



City of Albuquerque

PLANNING DEPARTMENT

Richard J. Berry, Mayor

Interoffice Memorandum

March 28, 2014

To: Ken Sanchez, President, City Council

From: Richard J. Berry, Mayor

[Handwritten signature]
RJRB

Subject: Project# 1008444 - 13EPC-40159 the Environmental Planning Commission (EPC) forwards a recommendation of **APPROVAL** to the City Council for the **Text Amendment to the Rank 2 West Side Strategic Plan** for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres. Staff Planner: Mikaela Renz-Whitmore

At its February 13, 2013 hearing, the Environmental Planning Commission (EPC) voted to forward a recommendation of Approval to the City Council to amend the text of the West Side Strategic Plan (WSSP) Volcano Mesa Amendment from 2011. These amendments include:

- 1) Updating the transportation network map to be consistent with Volcano Heights SDP and to change the designation of Woodmont Avenue from a collector to a minor arterial, as requested by a property owner in Volcano Trails and supported by the Planning Department and the Department of Municipal Development.
- 2) Revising language about the Volcano Heights Major Activity Center to reflect its designation by the Rank 1 Albuquerque-Bernalillo County Comprehensive Plan in an update approved by the City Council in August 2013.
- 3) Changing the language about the Volcano Cliffs Village Center to designate it as a Neighborhood Activity Center, where previously the language only recommended its designation, since this Rank 2 plan is an appropriate vehicle to designate Neighborhood Activity Centers, which are not designated by the Rank 1 Comprehensive Plan Centers and Corridors map.
- 4) Adding language regarding electrical utilities, as requested by the Public Service Company of New Mexico (PNM).

Request & Purpose

The Planning Department initiated amendments to all plans within Volcano Mesa after completing the process to adopt the third and final sector development plan – Volcano Heights in August 2013. The planning effort for Volcano Heights included gaining consensus from property owners about a backbone network of road corridors and approval from the Transportation Coordinating Committee of the Metropolitan Transportation Board for additional intersections on the limited-access Paseo del Norte and

Unser Boulevard within Volcano Mesa. These updates are reflected in the proposed amendment to the roadway network for Volcano Mesa in the WSSP as well as the three sector development plans. Similarly, the recent update to the Rank 1 Comprehensive Plan designated Volcano Heights as a Major Activity Center, as proposed by the Rank 2 WSSP Volcano Mesa Amendment. Since the Centers and Corridors Map only designates Major and Community Activity Centers, the language regarding Volcano Cliffs Village Center is proposed to be changed to designate it as a Neighborhood Activity Center, as opposed to recommending its designation.

The EPC Staff Report provides a detailed presentation of which elements of the Plan are proposed for amendment and the policy justification for each change. Changes proposed by staff or by the EPC during the February hearing as Conditions of Approval are included as redline items in a draft prepared for the Land Use, Planning, and Zoning (LUPZ) Committee. Changes recommended by staff subsequent to the EPC hearing are noted in blue.

EPC Actions

At the EPC hearing, discussion focused on providing safe bicycle facilities on multimodal roads within Volcano Mesa. This issue was addressed in the Conditions of Approval and shows up as red in the LUPZ draft for Council review, referenced in the proposed resolution to adopt these amendments.

Neighborhood Input

Several property owners testified at the hearing and generally supported the proposed amendments. There were several requests for additional changes to the Volcano sector development plans, but there were no comments related directly to the WSSP Volcano Mesa amendment.

Conclusion

The Environmental Planning Commission (EPC) voted 5-0 to recommend that an Approval recommendation be forwarded to the City Council. There is no other known opposition to these amendments.

Staff concludes that the proposed text amendments to the WSSP Volcano Mesa Amendment from 2011 do not conflict with applicable goals and policies of the Comprehensive Plan and the overarching intent of the City Charter and the Zoning Code and are not in conflict with the intent and purpose of the WSSP.

Title/ Subject of Legislation: Subject: Project# 1008444 –13EPC-40159, Text Amendment to the Rank 2 West Side Strategic Plan

Approved:




Robert J. Perry
Chief Administrative Officer

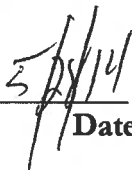


Date

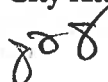
Approved as to Legal Form:



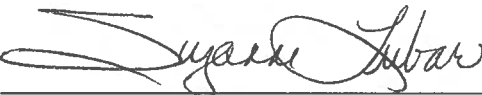
David Tourek
City Attorney



Date



Recommended:



Suzanne Lubar
Director



Date

Cover Analysis
Project 1008444 –13EPC-40159

1. What is it?

Text amendments to the West Side Strategic Plan to update the road network for Volcano Mesa, reflect the designation of Volcano Heights as a Major Activity Center by the update in August 2013 of the Rank 1 Albuquerque-Bernalillo County Comprehensive Plan, add language about electric utilities, and designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center, as recommended by the existing language in the Volcano Mesa amendment.

2. What will this piece of legislation do?

Amend the WSSP to reflect recent planning efforts for areas within Volcano Mesa.

3. Why is this project needed?

To provide clarity and improve consistency among City plans.

4. How much will it cost and what is the funding source?

These text amendments have no cost associated with their implementation. (See attached Fiscal Impact Analysis)

5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

This legislation only amends the text of the WSSP. Because there is no cost associated with implementation, there is no associated revenue source needed.

FISCAL IMPACT ANALYSIS

TITLE: Text Amendments to the West Side Strategic Plan

R: O:

FUND: 110

DEPT: 4926000

- ☒ [X] No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- ☐ [] (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	2014	Fiscal Years 2015	2016	Total
Base Salary/Wages				-
Fringe Benefits at	-	-	-	-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property			-	-
Indirect Costs 21.50%	-			-
Total Expenses	\$ -	\$ -	\$ -	\$ -
[] Estimated revenues not affected				
[x] Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match		-	-	-
City IDOH *21.5%	-			-
Total Revenue	\$ -	\$ -	\$ -	\$ -

These estimates do not include any adjustment for inflation.

* Range if not easily quantifiable.

Number of Positions created 0

COMMENTS: This is a request for text amendments to the 2011 Volcano Mesa Amendment of the West Side Strategic Plan to update the road network for Volcano Mesa, reflect the designation of Volcano Heights as a Major Activity Center by the update in August 2013 of the Rank 1 Albuquerque-Bernalillo County Comprehensive Plan, add language about electric utilities, and designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center, as recommended by the existing language in the Volcano Mesa amendment.

COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

Text amendments to the West Side Strategic Plan Volcano Mesa Amendment will have no fiscal impact on the City of Albuquerque.

PREPARED BY:

APPROVED:

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FISCAL MANAGER (date)

Suzanne Lujan 4/1/14
DIRECTOR (date)

REVIEWED BY:

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EXECUTIVE BUDGET ANALYST (date)
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Jacques B. Blair 4-1-2014
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TABLE OF CONTENTS
Project# 1008444 –13EPC-40159
Text Amendments to the
Rank 2 West Side Strategic Plan

	<u>PAGE(S)</u>
EPC STAFF REPORT, February 13, 2014	1 - 33
EPC OFFICIAL NOTICE OF DECISION, February 13, 2014.....	34 - 41
EPC MINUTES, February 13, 2014.....	42 – 100
PUBLIC COMMENTS – As of February 6, 2014 – Pre-Staff Report.....	101 - 104
ADDITIONAL INFORMATION,	105 – 185
Redline Draft for the EPC.....	186
LUPZ Blueline 2014	



Environmental Planning Commission

Agenda Number: 05
Project Number: 1008444
Case #s: 13EPC-40159
February 13, 2014

Staff Report

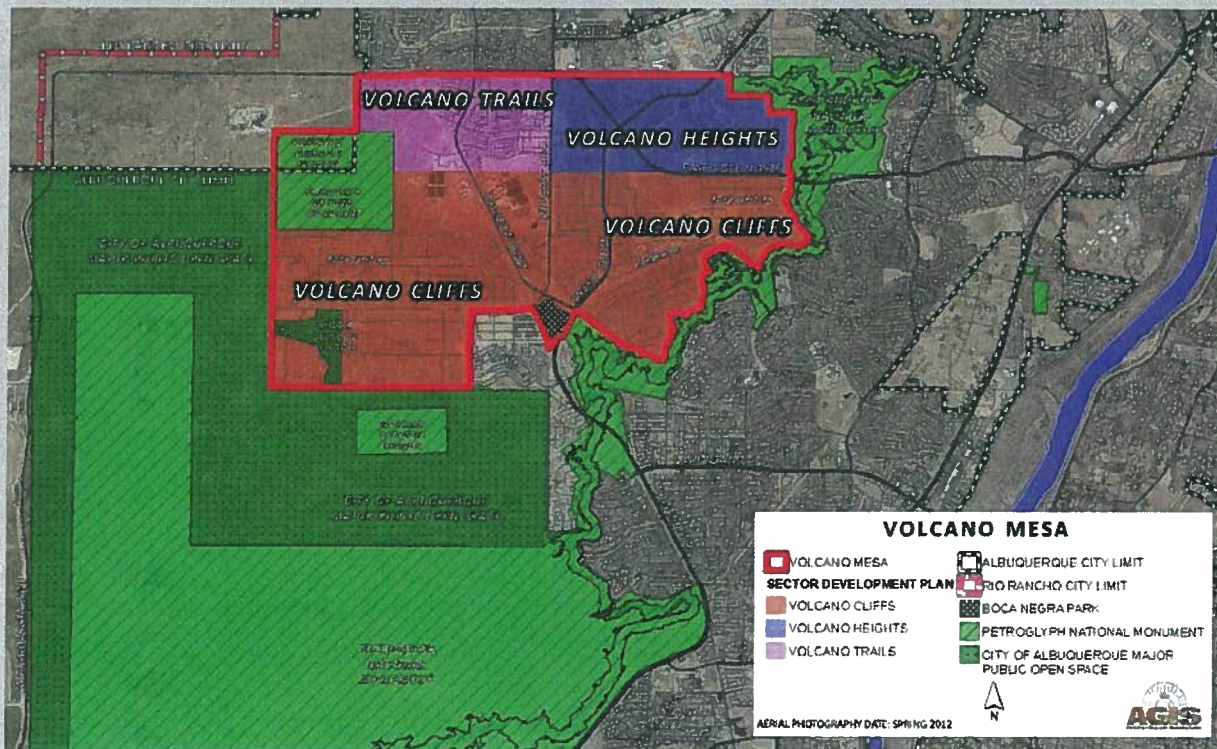
Agent	COA, Planning Department
Applicant	City of Albuquerque
Request(s)	Recommend Adoption of a text amendment to West Side Strategic Plan for Volcano Mesa community.
Legal Description	See attached map
Location	Area boundaries are the Petroglyph National Monument on the east, south and west and Paseo del Norte and the Atrisco Grant line on the north.
Size	Approximately 3,532 acres
Existing Zoning	Various

Staff Recommendation

Recommendation of APPROVAL of 13EPC-40159, text amendments to the West Side Strategic Plan for the Volcano Mesa community, be forwarded to the City Council based on the Findings beginning on Page 16 and subject to the Conditions of Approval beginning on Page 18.

Staff Planner

Mikaela Renz-Whitmore, Planner



Summary of Analysis

The Planning Department requests an Environmental Planning Commission (EPC) recommendation to City Council to approve text amendments to the West Side Strategic Plan (WSSP) for the Volcano Mesa community.

Volcano Mesa covers approximately 3,532 acres and is surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions, including land the U.S. Congress set aside as Petroglyph National Monument in 1990.

Volcano Mesa was first identified in an amendment to the West Side Strategic Plan in February 2011, which provided guidance for future development in this unique context, with rich cultural, geological, and historical significance. Subsequently, three sector development plans have been adopted for the area, each with similar policy underpinnings: Volcano Cliffs (May 2011), Volcano Trails (August 2011), and Volcano Heights (August 2013).

The amendment's purpose is to update the transportation network map based on changes and refinements adopted with the Volcano Heights Sector Development Plan in August 2013 and update policies related to Activity Centers based on an update to the Albuquerque-Bernalillo County Comprehensive Plan in August 2013.

City Departments and other interested agencies reviewed this application from 12/30/2013 to 01/10/2014.
Agency comments used in the preparation of this report begin on Page 20.

I. INTRODUCTION

Request

The City of Albuquerque Planning Department requests amendments to the Rank 2 West Side Strategic Plan (WSSP) for Volcano Mesa to update the road network map and associated language, as well as language related to Volcano Heights Major Activity Center and Volcano Cliffs Neighborhood Activity Center.

Purpose/Intent

This request is a Planning Department-led initiative to update the document based on planning efforts subsequent to the last update to the WSSP adopting policies for the Volcano Mesa community planning area.

Environmental Planning Commission (EPC) Role

The EPC's role in this case is quasi-judicial, as the EPC is a recommending body for text amendments to Rank 2 Plans, which are officially adopted by the City Council.

II. PROPOSED TEXT AMENDMENTS

- 1) Exhibit 10: Update road network map with Primary Streets and intersections as adopted in the Volcano Heights SDP.
 - *Following the original intent of the Volcano plans, this change provides a consistent road network for Volcano Mesa, incorporating streets in the Volcano Heights SDP as well as updates made to access points on the limited-access Paseo del Norte and Unser Boulevard through the Metropolitan Planning Organization. [NOTE: Please see agency comments and Conditions of Approval for additional change.]*
- 2) Policy 3.95: Edit language as follows to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center: “Volcano Heights Major Activity Center. Volcano Heights should develop as a Major Activity Center. Volcano Heights provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby.”
 - *Since the adoption of this Rank 2 amendment to the WSSP, the Volcano Heights Sector Development Plan was adopted, changing zoning to support a mixed-use, walkable district that can support employment, commercial, service, and retail opportunities, as well as higher-density residential areas. In addition, the most recent update of the Comprehensive Plan edited the Centers and Corridors map to include all but the Transition Zones within Volcano Heights as a Major Activity Center. The VHSDP does not have a mechanism to ensure that the area does not develop exclusively for residential uses; therefore, this policy would provide more guidance to emphasize employment and non-residential opportunities. [NOTE: This is an additional amendment added post-EPC submittal. See also Conditions of Approval.]*
- 3) Policy 3.97: Edit the language as follows to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center: “Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall be designated as a Neighborhood Activity Center.”
 - *Now that Volcano Cliffs SDP has been adopted and changed the zoning to create a Village Center, it is appropriate for this Rank 2 plan to designate it as a Neighborhood Activity Center. The Comprehensive Plan’s Centers and Corridors map only pertains to Community Activity Centers and Major Activity Centers. The policy justification for this Neighborhood Activity Center is still valid: “The Volcano Cliffs Village Center provides an opportunity to provide daily services, convenience goods and personal services to the residential area that surrounds it. It is centrally located to the Volcano Cliffs area, is located at the junction of a minor arterial (Universe) and a collector (Rosa Parks) and is therefore well placed to serve the community. The proximity of the area to the Volcano Vista High School and the Tony Hillerman Middle School also make*

this a logical location.” [NOTE: This is an additional amendment added post-EPC submittal. See also Conditions of Approval.]

- 4) Policy 1.110: Edit the language as follows to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards:

“Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic.”

In the narrative justification below the policy, replace “proposed” with “approved” wherever it appears.

Add the following sentences at the end:

“When constructed, these intersections will need to provide safe accommodations for all modes of traffic. Because the Major Activity Center is to some extent divided into quadrants by these limited-access roadways, the intersections provide critical connection points to unite these quadrants into a district. Safe intersection crossings for pedestrians and cyclists, together with other possible enhancements such as shuttles or circulators, will be key to supporting the area’s success as a Major Activity Center, with employment, retail, and entertainment uses in a walkable, urban district. Balancing these considerations with the need to minimize travel delays for significant levels of regional through-traffic will be vital.”

- ***The requested language reflects the more recent approval of access points by the Transportation Coordination Committee of the Metropolitan Planning Board (see TCC R-13-02). Additional language on multimodal intersection design matches the policy language in the TCC resolution regarding the intersection at Paseo del Norte and Unser Boulevard as well as policy language about intersection design in the Volcano Heights Sector Development Plan (see Section 10.5.4(i) on page 170). [NOTE: This is an additional amendment added post-EPC submittal. See also Conditions of Approval.]***

III. Background and History

In 2004, the Albuquerque City Council initiated a planning process for the Volcano Mesa area of the city, located along the volcanic escarpment of the city's Northwest Mesa. This area's unique features and special characteristics and conditions warranted special analysis and policies to ensure its protection. Development on private property surrounded by the Petroglyph National Monument and other Major Public Open Space needed to respect the sensitive nature of this context.

A sector plan was adopted in 2006, but it was challenged in court by the Volcano Cliffs Property Owners Association and was remanded to the City in 2008/9. In February 2011, the City amended the West Side Strategic Plan (WSSP) to include policies to guide development within Volcano Mesa, which was divided into three distinct but related sector development plan (SDP) areas: Volcano Cliffs to the south, Volcano Trails to the west, and Volcano Heights to the east.

Volcano Cliffs SDP was adopted next in May 2011 with widespread support. Volcano Trails SDP contained many of the same regulations, which were further analyzed and refined prior to its adoption in August 2011. Volcano Heights SDP, which also started with many of the same regulations in its initial 2010 draft, was significantly revised by a new consultant and adopted in August 2013.

Because Volcano Heights surrounds the intersection of the limited-access Paseo del Norte and Unser Boulevard – two vital regional arterials – it was expected that the transportation network originally proposed for Volcano Mesa in the WSSP amendment would need to be revised subsequent to further analysis and planning efforts for the Volcano Heights SDP. As part of those efforts, the City requested and received access modifications to allow additional intersections within the Volcano Mesa area, many to provide the high level of access and connectivity to support the Major Activity Center proposed in Volcano Heights. In addition, the cross sections first developed in conjunction with the WSSP Volcano Mesa amendment were analyzed, refined, and included in a traffic study for the Volcano Heights area. These revisions need to be incorporated and adopted into the WSSP Volcano Mesa amendment and the Volcano Cliffs SDP.

Context

The Volcano Mesa community covers approximately 3,532 acres. The area is surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions. The shape of the open space holdings includes large tracts and long, narrow bands of escarpment. The Volcano Mesa area includes portions of the land the U.S. Congress set aside as Petroglyph National Monument in 1990.

From east to west, the Volcano Mesa area extends from the volcanic escarpment to the Major Public Open Space surrounding five dormant volcanoes. From north to south, the Volcano Mesa area extends from south of the Atrisco Grant line and Paseo del Norte to the Petroglyph National

Monument. The Volcano Mesa area's boundary also includes a small area of unincorporated Bernalillo County land, in the Petroglyph National Monument's North Geological Window.

The Volcano Mesa area's cultural, natural and built conditions were used to inform the planning process and to guide the development of policies that are sensitive and responsive to the area's unique needs, challenges and opportunities.

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	Various	Developing Urban, Established Urban, Reserve West Side Strategic Plan (WSSP) Northwest Mesa Escarpment Plan (NWMEP)	Vacant, residential, City Major Public Open Space, State land and APS school sites.
<i>North</i>	RLT, SU-1 C2, R2, SU-1 PRD, A1 (County)	Established and Developing Urban, WSSP, NWMEP	Residential, APS school site
<i>South</i>	R1, RO-20	Reserve, WSSP, NWMEP	City Major Public Open Space
<i>East</i>	RO-20, SU-1 PRD, SU-1 C1, R1	Established Urban, WSSP, NWMEP	Petroglyph National Monument- Federal
<i>West</i>	RO-20, A-1 (County)	Reserve, WSSP, NWMEP	City Major Public Open Space

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Unser and Paseo del Norte as a Limited-Access Principal Arterials, with rights-of-way of 156 feet.

The Long Range Roadway System designates Universe as a Minor Arterial, with a right-of-way of 86 feet.

The Long Range Roadway System designates Rainbow as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban) or 156' (elsewhere).

Comprehensive Plan Corridor Designation

The Albuquerque/Bernalillo Comprehensive Plan designates Paseo del Norte and Unser Boulevard as Proposed Express Corridors.

Trails/Bikeways

A bike trail and or lane are proposed for Paseo del Norte and Unser. A bike trail is shown on Gila Road on the MRCOG Long Range Bikeway map.

Transit

The MRCOG High Capacity Transit map shows Paseo del Norte and Unser as Potential High Capacity Transit Corridors.

IV. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Note: Policy citations are in regular text; staff analysis is in ***Bold Italics***.

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

“The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. *The purpose of this Charter is to provide for maximum local self government.* A liberal construction shall be given to the powers granted by this Charter.” (emphasis added)

Article IX, Environmental Protection

“The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.”

Clarification of a Rank 2 land use policy plan is an exercise in local self-government and falls within the City’s powers (City Charter, Article I). The text amendments of the WSSP “ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment.” (City Charter, Article IX).

Staff finds that the request is consistent with the City Charter.

Rank 1 Albuquerque / Bernalillo County Comprehensive Plan

The Comprehensive Plan, the Rank 1 planning document for the City, contains goals and policies that provide a framework for development and service provision. The Plan’s goals and policies serve as a means to evaluate development proposals and requests for text amendments.

Volcano Mesa includes areas designated as Developing and Established Urban by the Comprehensive Plan. Applicable goals and policies include:

II.B.5 DEVELOPING AND ESTABLISHED URBAN AREAS: The goal is to create a quality urban environment, which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.

II B 5 Developing and Established Urban Areas, Policy c: Where needed to guide more detailed planning, major portions of the Established Urban Area and Developing Urban Area and adjacent Plan map areas shall be formed into districts for rank two area planning which should use the following process (excerpted):

- Determine activity center appropriateness and character for each area in coordination with the area wide Activity Centers implementation planning program.

The proposed amendment to the WSSP would designate a Neighborhood Activity Center in Volcano Cliffs. Currently, the language recommends a designation. The sector plan mentions the neighborhood activity center for the area zoned SU-2/VCVC (Volcano Cliffs Village Center). This change would activate the intended designation, which could help implement the vision. The proposed amendment would also be updated to reflect the recent designation of Volcano Heights as a Major Activity Center by the Comprehensive Plan.

II B 5 Developing and Established Urban Areas, Policy k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

The Volcano Mesa amendment to the WSSP contains policy 3.110, calling for the adoption of a road network map to plan for adequate connections between residential areas and surrounding non-residential development. The proposed amendments seek to update the road network map to reflect changes in Volcano Heights. Further, proposed amendments update the series of cross sections showing how different roads should be planned within that road network. The cross sections are carefully assigned to street designations so that the streets and proposed land uses are compatible. The majority of streets include planting strips and wide sidewalks and trails to create a safe and attractive pedestrian, bicycling and driving environment.

II.B.7 ACTIVITY CENTERS: The goal is to expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities that reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.

The proposed amendments to the transportation network help to coordinate land use and transportation in order to support the zoning schemes within Volcano Cliffs and Volcano Heights, which include zones with varying residential densities surrounding the Activity Centers as well as other mixed-use areas. Amendments to the transportation standards include a map designating streets in coordination with the proposed land uses abutting them and cross sections that include elements to provide appropriate amenities based on their intended use, either primarily serving auto traffic or providing multi-modal amenities for pedestrians and cyclists, as well as drivers.

These transportation amendments, in conjunction with the land uses entitled by the zoning, provide opportunities to reduce sprawl, auto travel needs and provide retail, service and office needs closer to residences.

II B 7 Activity Centers Policy e: New Activity Centers may be designated and added to the Comprehensive Plan through local government review and approval based upon the following criteria:

- The proposed Activity Center's potential for shaping the built environment, consistent with policies of the Comprehensive Plan.
- Market potential for concentrating activities to higher than average intensities, and potential for promoting infill of vacant land inside the existing urban services boundary.
- Appropriateness of the proposed Activity Center, including location relative to the market area and access/connections including transit service potential.
- Fiscal impact of the proposed Activity Center on City government and the private sector.
- Compatibility of the proposed Activity Center with surrounding neighborhoods.
- Capacity and availability of public services such as transportation, water, and sewer systems to support the Activity Center as proposed.
- Environmental impact of the proposed Activity Center.

The Major Activity Center first proposed as part of the Volcano Mesa amendment to the WSSP and recommended in the Volcano Heights SDP is consistent with policies in the Comprehensive Plan, has the potential to address the imbalance of jobs to housing on the Westside, has a wide market area and includes transit potential. A transit center is proposed to be the hub of the Town Center, serving not only Bus Rapid Transit on Paseo del Norte and Unser but also a local transit network. The proposed Major Activity Center is compatible with the surrounding neighborhoods, as it has the most intense land use and density located in the center, with the less intense land use and density radiating out from that point.

The Neighborhood Activity Center is also consistent with the Comprehensive Plan and is intended to serve as a central location for higher intensity activities and commercial and service uses. Located at the confluence of three major roadways – Unser, Rainbow, and Universe Boulevards – the Village Center is well situated to be served by transit and accessed by foot and bicycle, as well as by car.

II C 9 COMMUNITY IDENTITY AND URBAN DESIGN: The goal is to preserve and enhance the natural and built characteristics, social, cultural and historical features that identify Albuquerque and Bernalillo County sub-areas as distinct communities and collections of neighborhoods.

II C 9 Community Identity and Urban Design, Policy b: (excerpted)

In each Community Area, strategic planning, neighborhood planning, development and redevelopment shall be evaluated in light of its relationship to and effect upon the following:

2) Built environment

- Road widths, sidewalks, curb cuts, medians
- Grain of streets/size of parcels
- Patterns of movement (e.g. pedestrian connections, access to transportation/transit)

Amendments to the transportation network together with proposed amendments to transportation standards in the Volcano Cliffs and Volcano Heights SDPs ensure road widths and street configuration appropriate to context and proposed land uses and densities. The roadway network is planned in coordination with the Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs as transit-supportive developments that offer mixed-use development opportunities in walkable districts.

II C 9 Community Identity and Urban Design, Policy c: The identity and cohesiveness of each community shall be strengthened through identification and enhancement of community Activity Centers that have a scale, mix of uses, design character, and location appropriate to the unique character of the community. (See also policies under “Activity Centers.”)

The Major Activity Center in Volcano Heights and the Neighborhood Activity Center in Volcano Cliffs will provide areas for the community to gather, to strengthen the community as well providing an opportunity for retail, service and office uses and to positively address the imbalance of jobs and housing on the West Side.

II C 9 Community Identity and Urban Design, Policy e: Roadway corridors (collectors, arterials, Enhanced Transit and Major Transit) within each community and that connect the community’s Activity Centers shall be designed and developed to reinforce the community’s unique identity; streetscape improvements to these roadways shall be designed to:

- minimize water use
- screen parking areas
- create useful and attractive signage and building facades
- facilitate walking safety and convenience

Proposed transportation amendments help to ensure street designations and cross sections appropriate to proposed land use throughout Volcano Mesa. Cross sections include parking, medians, and sidewalks and trails. These amendments are planned in coordination with amendments to the Activity Centers in the Volcano Heights and Volcano Cliffs Sector Development Plans.

II D 6 ECONOMIC DEVELOPMENT: The goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals.

II D 6 Economic Development, Policy a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The Major Activity Center in Volcano Heights provides new employment opportunities for a wide range of occupations and skill levels. The Town Center is envisioned to include offices, services, and retail opportunities. The Neighborhood Activity Center in Volcano Cliffs will also provide new employment opportunities and possible locations for new small businesses.

II D 6 Economic Development, Policy g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

The Major Activity Center in Volcano Heights will create a concentration of employment opportunities on the West Side. This will help to alleviate some of the jobs/ housing imbalance in the area. While some future employees may live elsewhere in the Albuquerque Metropolitan area with commutes opposite of the norm, it is logical to expect that many will be West Side residents, thereby reducing their need to travel. The Volcano Cliffs Neighborhood Activity Center includes a smaller cluster of mixed use zoning in order to address neighborhood retail and service needs, as well as provide employment opportunities.

Rank 2 West Side Strategic Plan (WSSP)

The *West Side Strategic Plan (WSSP)* was first adopted in 1997 and amended in 2002, 2009, and 2011. The WSSP area is bounded by the Sandoval County line on the north, the Rio Puerco Escarpment on the west, a line south of Gun Club Road (the Atrisco Grant line) on the south, and the Rio Grande on the east for areas north of Central, and Coors Boulevard on the east for areas south of Central. It encompasses over 96,000 acres of land, or approximately 150 square miles. Specific boundaries are shown on the Plan Boundary map on p.2 in the WSSP.

The *WSSP* identifies fourteen communities in established areas of the West Side that are partially developed and describes how community concepts can be applied. A Community is comprised of a Neighborhood Center(s) and Community Center(s), and the Plan outlines uses that should occur within the centers, as well as uses that should occur in areas adjacent to the centers. The WSSP emphasizes throughout its text the concept of commercial development in cluster configurations in contrast to the traditionally evolved strip commercial development. Applicable policies include:

Policy 1.1: Thirteen distinct communities, as shown on the Community Plan Map and described individually in this Plan, shall constitute the existing and future urban form of the West Side.

Communities shall develop with areas of higher density (in Community and Neighborhood Centers), surrounded by areas of lower density. Bernalillo County and the City of Albuquerque Planning Commissions shall require that high density and non-residential development occur within Community and Neighborhood Centers. Low density residential development (typical 3-5 du/acre subdivisions, or large lot rural subdivisions) shall not be approved within the Centers.

Volcano Mesa was the fourteenth community added to the WSSP in the 2011 amendment. The proposed edits are consistent with this policy, as they designate appropriate Activity Centers within Volcano Heights and Volcano Cliffs for high density residential uses and higher-intensity non-residential uses. These nodes are surrounded by lower density residential uses in both plans. (See also Comprehensive Plan Policy II.B.7.e).

Policy 1.9: In the Established and Developing Urban areas mapped by the Albuquerque/Bernalillo County *Comprehensive Plan*, future neighborhood and community centers may be designated and developed at appropriate locations, determined as follows:

- Market Area – Community Centers should be located to serve a primary service area of about 30,000 people within approximately a three mile radius of the center; neighborhood centers should be located to serve approximately 15,000 population within about one mile radius of the center. Uses typical of community centers would likely be accessed on a weekly basis, whereas those in a neighborhood center might be used almost daily.
- Access/Connections – Community Centers shall be easily accessible by automobile, located at the intersections of at least one major and one minor arterial street, and connected to public transit service as well as the community-wide trail/bikeway network. Neighborhood Centers should be less automobile oriented, located on minor arterial and/or collector streets, and connected to public transit service as well as informal pedestrian and bicycle ways. Both community and neighborhood centers shall be very accommodating to the pedestrian even within predominately off-street parking areas.
- Scale – Community Centers shall be composed of blocks with buildings well connected by sidewalks and public spaces like plazas. Shared parking, through mainly off-street, should be encouraged, and larger parking areas may be divided into smaller ones or used for structured parking and/or additional active land uses. Neighborhood centers should also have small blocks, but with small clusters of shared parking as well as on-street parking. Both community and neighborhood centers shall have outdoor areas that encourage gathering; both shall include bicycle parking and both shall provide safe pedestrian connection among buildings and between buildings and parking areas. In the Reserve Area mapped by the *Comprehensive Plan*, neighborhood and center Plans for new Planned

Communities must be provided by the developer/owner according to the Planned Community Guideline requirement.

- Location – A major facility or employer located in a manner which creates a focus and stimulus to economic and social activity may also be a reason for designating a new center.

The amendment to the WSSP for the Volcano Mesa community supports the Comprehensive Plan policies with regards to the location of a Major Activity Center in the Volcano Heights SDP area and a Village Center in the Volcano Cliffs SDP. Each center is appropriately located with regards to market area, access, scale, and location.

Policy 1.14 The typical Community Activity Center shall be accessible by a major street or parkway, provide a hub for transit service, and be accessible by pedestrians and bicyclists.

The Major Activity Center in Volcano Heights SDP will be accessed from two Principal arterials- Paseo del Norte and Unser. A transit center is proposed to anchor the Town Center and could be the catalyst for development of the Town Center. The transit center is proposed to handle bus rapid transit as well as local transit connections. Although the Major Activity Center will be bounded on two sided by Paseo del Norte and Unser, both limited access Principal Arterials, pedestrian and bicycle connections from the surrounding residential areas will be available via the approved intersections shown on the updated Road Network map that accompanies the WSSP amendment and the three SDPs.

Policy 1.16 Neighborhood Centers shall be located on local collector and sometimes arterial streets. While their primary access may be by auto, pedestrian and bicycle connections shall be provided to all adjacent neighborhoods, parks and to the larger open space system. Convenient transit services shall be connected with community-wide and regional transit development.

The Neighborhood Activity Center proposed in Volcano Cliffs is located on a minor arterial- Universe Boulevard. The Village Center is located centrally to the Volcano Cliffs SDP and will be accessible to automobiles, as well as pedestrians and cyclists with bike lanes proposed on all arterials and 10 foot wide sidewalks proposed throughout.

Policy 1.18 Community Activity Centers shall contain mixed-use buildings and/or mixed use developments that combine commercial, residential, and/or civic land uses in one accessible location. Clustered buildings and formation of meaningful plazas and sheltering forms to promote pedestrian-friendly environments are encouraged.

The zoning within the Volcano Heights Major Activity Center and Volcano Cliffs Neighborhood Activity Center allow and encourage mixed-use development and

pedestrian-friendly districts. The built form of the area is proposed to be dense, and the multimodal street cross sections provide connections to surrounding open space for pedestrians and cyclists. Street cross sections include wide sidewalks with street trees between the pedestrian and traffic.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion/ Neighborhood/Public

Staff has received letters from property owners in Volcano Cliffs, Volcano Trails, and Volcano Heights, but most pertain to the specific amendments in each sector plan. The letters are included as Attachment B. Related concerns include the proper street designation for Woodmont Avenue within Volcano Trails and transportation plans for Volcano Heights.

The Department of Municipal Development included several comments related to the roadway network, and PNM requested new language to be added to the Volcano Mesa Amendment. See agency comments below. Where appropriate, agency comments have been addressed in the conditions of approval to revise the draft and/or language of the proposed amendments.

VI. CONCLUSION

The Planning Department requests an Environmental Planning Commission (EPC) recommendation to City Council to approve text amendments to the West Side Strategic Plan Volcano Mesa amendment, based on the Findings starting on page 16 and subject to the Conditions of Approval starting on page 18.

Adopted in February 2011, the amendment to the WSSP for the Volcano Mesa community provides policy guidance to address trends in development, the environment and open space, and transportation and transit. These policies provide the framework and guiding policies on land use, the environment and open space and transportation for the Volcano Cliffs SDP, Volcano Heights SDP, and the Volcano Trails SDP.

The proposed amendments include:

- 1) Updating transportation standards to be consistent with Volcano Heights SDP, including access modifications affecting the road network.
- 2) Updating language about the Volcano Heights Major Activity Center to reflect its recent designation by the Centers and Corridors map in the Comprehensive Plan.
- 3) Editing the language about the Volcano Cliffs Neighborhood Activity Center to go from a proposal to an actual designation as an Activity Center, since the Comprehensive Plan only designates Community Activity Centers and Major Activity Centers.

The most substantial amendment involves updating the transportation network map for Volcano Mesa and coordinating street designations with the Long Range Roadway System map, currently being updated by the Mid-Region Council of Governments. The correct designation of streets within Volcano Mesa will continue to be a significant point of discussion, and the transportation network map can be expected to change based on collaboration among MRCOG, Transportation Planning staff, and DMD.

PNM is also requesting language be inserted as an additional amendment. See agency comments below.

There is no known opposition to the proposed amendments.

FINDINGS – 10EPC 40043, September 2nd 2010. Recommendation of adoption of an amendment to the West Side Strategic Plan.

1. The Volcano Mesa amendment to the West Side Strategic Plan covers an area of approximately 3,532 acres. The plan boundaries are the Petroglyph National Monument on the east, south, and west and Paseo del Norte and the Atrisco Grant line on the north.
2. As a Rank 2 plan, the West Side Strategic Plan amendment for Volcano Mesa does not include zoning. The three accompanying sector development plans – Volcano Cliffs, Volcano Trails, and Volcano Heights – have adopted zoning ranging from low-density residential areas to high-density and high-intensity mixed-use areas. The Major Activity Center in Volcano Heights and the proposed Neighborhood Activity Center in Volcano Cliffs are surrounded by medium-intensity zones that provide a transition to lower-intensity residential areas.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Volcano Cliffs Sector Development Plan, Volcano Heights Sector Development Plan, Volcano Trails Sector Development Plan, Northwest Mesa Escarpment Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The proposed text amendments are consistent with the City Charter, which empowers the City to ensure proper land use and development (City Charter, Article I and support a high-quality urban environment (City Charter, Article IX).
5. Amendments to the transportation network map and associated language support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
 - a. II.B. 5 Developing and Established Urban Areas Goals and Policy k: protecting livability and safety of residential neighborhoods and
 - b. II C 9 Community Identity and Urban Design Goals and Policy b: protecting natural environment and improving built environment and Policy e: matching street design to community identity.
6. Amendments to the language associated with the Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
 - a. II.B. 5 Developing and Established Urban Areas Goals and Policies c: determining activity center appropriateness and character;

- b. II.B.7 Activity Centers Policy e: encouraging matching activity center designations with appropriate land uses, building design, and transportation systems; and
 - c. II.C.9 Community Identity and Urban Design Goals and Policies c and e: matching road design and activity center designations to enhance community identity and character.
7. Amendments to the language associated with Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following policies in the West Side Strategic Plan encouraging the designation of activity centers with appropriate land uses, building design, and transportation systems: Policies 1.1, 1.9, 1.14, 1.16, and 1.18.
8. Additional time is necessary to allow staff to coordinate review and comments with Transportation Planning, and to address comments received from other agencies and the public. A continuance is warranted to allow for these interactions.
9. There is no known opposition to these amendments.
10. Comments received from the City Department of Municipal Development and Public Service Company of New Mexico request changes to the road network map and Policy 3.98 regarding electric utilities.

RECOMMENDATION - 13EPC 40159 February 13th, 2014

Recommendation of APPROVAL of 13EPC 40159, an amendment to the West Side Strategic Plan, be forwarded to the City Council based on the preceding Findings and subject to the following Conditions.

***Mikaela Renz-Whitmore
Planner***

CONDITIONS FOR RECOMMENDATION OF APPROVAL – Project # 1008444 13EPC-40159
[Note: Numbers in brackets refer to the spreadsheet of comments.]

1. Edit language in Policy 3.95 as follows to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center [9]:

Volcano Heights Major Activity Center. Volcano Heights should develop as a Major Activity Center. Volcano Heights provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby.

2. Edit the language in Policy 3.97 as follows to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center [10]:

Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall be designated as a Neighborhood Activity Center.

3. Add a section to Policy 3.98 with the heading "Electric" and followed by this text [11]:

Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

4. Edit the language in Policy 3.110 as follows to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards [12]:

Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic.

5. In Exhibit 10, the Volcano Mesa roadway network map, change the symbol at the southern terminus of Transit Boulevard to indicate a full-access, signalized intersection. [1]
6. In Exhibit 10, the Volcano Mesa roadway network map, change the designation of Woodmont Avenue to a minor arterial. [2]
7. In Exhibit 10, the Volcano Mesa roadway network map, delete "proposed" in the legend where it appears. [3]

Attachments

A – Redline Draft of Proposed Amendment to the Road Network Map

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No comment.

Office of Neighborhood Coordination

Alameda North Valley, Alamosa, Alban Hills, Alvarado Gardens Andulcia, Anderson Hills, Anderson Hills HOA, Avalon, Blossom Ridge, Crestview Bluff, Encanto Village, Grande Heights, La Luz Del Sol, La Luz Landowners, Ladera Heights, Ladera West, Las Casitas Del Rio, Las Casitas Del Rio Unit 2 Subdivision, Las Lomas, Las Terrazas, Laurelwood, Los Altos Civic, Los Duranes, Los Volcanes, Molten Rock, Orchards at Anderson Heights Subdivision, Oxbow Park, Oxbow Village, Paloma Del Sol, Paradise Hills, Parkway, Pat Hurley, Petroglyph Estates, Piedras Marcadas, Quaker Heights, Rancho Encantado, Rancho Sereno, Richland Hills, Rio Grande Blvd., Rio Grande Compound, Rio Oeste, Riverfront Estates, Riverview Heights, S.R. Marmon, San Blas, Santa Fe Village, Skyview West, St. Joseph Townhomes, Stinson Tower, Stonebridge, Story Rock, Sunrise, Sunstar, Taylor Ranch, The Courtyards, The Enclave at Oxbow, Thomas Village, Thomas Village Patio, Torretta Oeste/Este, Tres Volcanes, Tuscany, Valley Gardens, Vecinos Del Bosque, Ventana Ranch, Villa De Paz, Vista Grande, Vista Magnifica, Vista Montecito, Vista Sandia, Vista West, Volcano Cliffs, West Bluff, West Old Town, West Park, Western Trails Estates, Westgate Heights, Windmill Manor, North Valley Coalition, South West Alliance of Neighbors (SWAN), South Valley Coalition of NA's, Westside Coalition of NA's

1/9/14— Staff Planner to provide ONC with a NL article for the January/February 2014 issue.

Long Range Planning

The proposed changes help to clarify the regulations in the plans and to correct or add information. These changes will make the administration of the plans more efficient, because the requirements will be more clear.

CITY ENGINEER

Transportation Development Services (Planning Department):

Street sections including on-street parking show the parking stalls at widths of 6-7 feet. When added to the proposed 9-11 foot wide travel lanes, this may cause a conflict between parking vehicles and the through movement of traffic.

Traffic Engineering Operations (Department of Municipal Development):

No comments received.

Hydrology (Planning Department):

No comments.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

The TCC's R-13-03 calls for a "High-T" at the intersection of Transit Blvd. and Paseo del Norte, which appears to be inconsistent with the right-in, right-out designated on the amendment's Exhibit 10, Volcano Mesa Road Network map.

Street Maintenance

No comments received.

WATER UTILITY AUTHORITY

Utility Services

No comments received.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received.

Environmental Services Division

No comments received.

PARKS AND RECREATION

Planning and Design

No comments received.

Open Space Division

No comments received.

City Forester

No comments received.

POLICE DEPARTMENT/Planning

No comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it complies with the SWMD Ordinance and our requirements.

FIRE DEPARTMENT/Planning

No comments received.

TRANSIT DEPARTMENT

None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The City of Albuquerque proposes an amendment to the Rank 2 West Side Strategic Plan to update a transportation network map for Volcano Mesa, the area that includes the Volcano Cliffs, Volcano Heights and Volcano Trails Sector Development Plan areas. This amendment is intended to update the Road Network Map to incorporate the following revisions; (1) final street network and street type designations within Volcano Heights, (2) additional intersections on Paseo del Norte and Unse Blvd within Volcano Heights (3) revised street designations within Volcano Cliffs to be consistent with final engineering drawings and construction by Special Assessment District.

APS schools that serve the plan area include; Tierra Antigua Elementary, Sunset View Elementary, Tony Hillerman Middle School, James Monroe Middle School, Cibola High School, and Volcano Vista High School.

Currently, Tierra Antigua Elementary is exceeding capacity, Sunset View Elementary and James Monroe Middle School are nearing capacity, and Volcano Vista High School is at

capacity. All other schools within the plan area currently have excess capacity. APS does not oppose this amendment.

Loc No	School	2013-14 40th Day	2013-14 Capacity	Space Available
389	Tierra Antigua ES	768	660	-108
393	Sunset View ES	583	660	77
492	Tony Hillerman MS	1006	1200	194
490	James Monroe MS	980	1000	20
580	Cibola HS	1864	2100	236
575	Volcano Vista HS	2200	2200	0

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
 - Construct new schools or additions
 - Add portables
 - Use of non-classroom spaces for temporary classrooms
 - Lease facilities
 - Use other public facilities
- Improve facility efficiency (short term solution)
 - Schedule Changes
 - Double sessions
 - Multi-track year-round
 - Other
 - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
 - Boundary Adjustments / Busing
 - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

MID-REGION COUNCIL OF GOVERNMENTS

No comments received.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

No comments received.

PUBLIC SERVICE COMPANY OF NEW MEXICO

Underlined text indicates added language and strike-through text indicates deleted language.

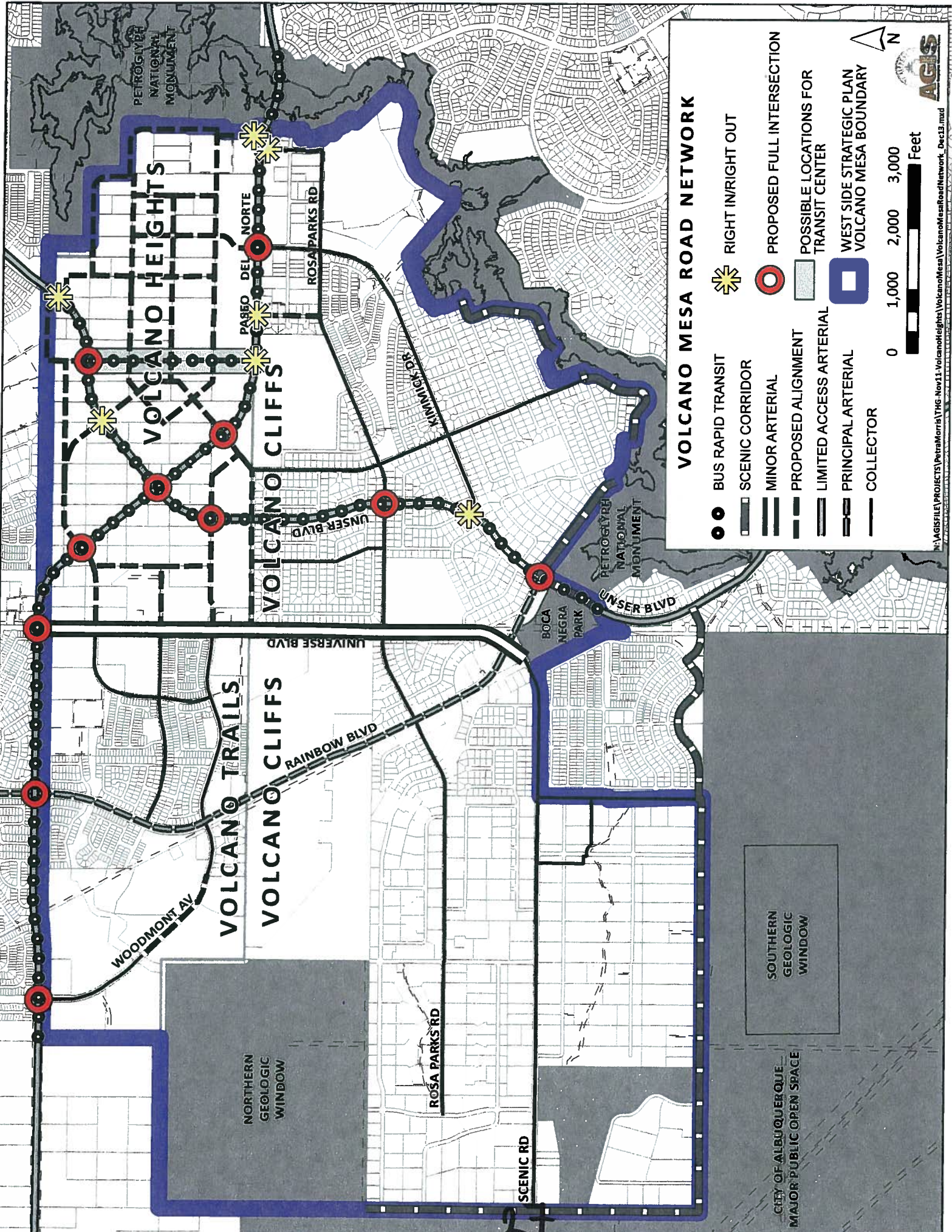
1. Add a section to Policy 3.98. Implementation Strategies... at the top of page 4 of the Volcano Mesa Amendment, "Electric" with the following language:

Electric. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

NEW MEXICO DEPARTMENT OF TRANSPORTATION

The NMDOT has no objections to the coordination among the plans which resulted in amendments to the West Side Strategic Plan, Volcano Trails Sector Development Plan, and the Volcano Cliffs Sector Development Plan.

Attachment A – Redline Draft of Proposed Amendments



Attachment B – Public Comments



Volcano Cliffs Property Owners Association, Inc.

P.O. Box 27666, Albuquerque, New Mexico 87125

January 29, 2014

Mikaela J. Renz-Whitmore
Planning Department
City of Albuquerque

sent by email

Subject: Volcano Cliffs SDP Amendment

Dear Mikaela:

As a follow to up to our discussion about the amendments to VCSDP we request that one item be added. You probably have to use different wording but here's our thoughts on the amendment.

In the VCRR zone the current amendment allows open view fencing which is appropriate for perimeter, yard or corrals.

Please add text that would allow Patio-Pool-Courtyard walls that meet these standards:

- a.)Must be attached to a dwelling
- b.)Must not infringe on any of the front, side or rear setbacks
- c.)Must be made of materials similar to or complementary to the dwelling
- d.)The total enclosed wall area (any combination of a Patio, Pool, Courtyard) per dwelling unit may be 1000 sq.ft. or 50% of the dwelling square footage whichever is greater. (If a home owner wanted a small walled area in front this would then be deducted from the remaining space allowed in the side or rear.)

Purpose:

Protect and provide privacy for patio and pool areas adjacent to dwellings in a zone that could have significant distances between houses and otherwise requires open view fencing.

Provide security for the home and a secure area for children to play. The Rural Residential area with its low density and openness encourages the roaming of wildlife including coyotes.

Protect areas close to homes from dust and tumbleweeds.

We studied several house plans and discussed with realtors to come up with a size recommendation. A Pool or grass area of 20'X40' would be 800 sq.ft. A homeowner would then need some space for bar-b-que and patio furniture. In this example an area of 1200-1400 sq.ft. would seem reasonable.

This is what the Patio area to home size would look like.

1600 sq.ft. (smallest per some covenants) home could have 1000 sq.ft. walled Patio area

2000 sq.ft. home could have 1000 sq.ft. walled Patio area

2500 sq.ft. home could have 1250 sq.ft. walled Patio area

3000 sq.ft. home could have 1500 sq.ft. walled Patio area

4000 sq.ft. home could have 2000 sq.ft. walled Patio area

Contact information for the VCPOA includes email: volcanocliffs@hotmail.com or free phone message line 1-877-793-8173, or board member phone numbers are listed below.

Sincerely

Volcano Cliffs Property Owners Association Board

Dave Heil

Board of Directors:

Joe Archbold (505) 328-1331, Blake Thompson (Sec.) (505) 328-3117, Patrick Chapman (505) 897-0337, Ralph Davis (Treas) (505) 899-1705, Dave Heil (Pres.) (505) 228-7189, Barbara Mueller (505) 898-7755, Bill Wright (505) 872-0523, Kyle Falls (V.P.) (505) 459-3638, Ivan Santestivan (505) 350-3324, Markku Koskelo (505) 898-7875, Jim Wiegmann (505) 881-4597, Keith Perry (505) 298-2547

Renz-Whitmore, Mikaela J.

From: Hoffman, Jim <jim.hoffman@alcon.com>
Sent: Thursday, January 30, 2014 2:06 PM
To: Renz-Whitmore, Mikaela J.; Webb, Andrew
Subject: Public Comment - Volcano Mesa Plan Amendments for EPC 2/13/14

Attached are my comments regarding the three Volcano Mesa sector plan updates to be heard at EPC on 2/13/14.

Volcano Trails

1. Page 7 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.

Volcano Cliffs

2. Page 29 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.
3. Page 34 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. Cross section 7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
4. Page 48 - Which side of the road is the multi-use trail on in cross section 7.4 for Paseo del Norte?
5. Page 84 – Align terminology for “significant rock outcropping” in the VCSDP with “rock outcropping” in the VHSDP

Volcano Heights

6. Page 49 - Align terminology for “rock outcropping” in the VHSDP with “significant rock outcropping” in the VCSDP
7. Other definitions – Add definitions for “Leapfrog Development” and “Urban Infill”.

Leapfrog Development – Development that does not occur contiguously to existing development

Urban Infill – New development within an existing community that is enclosed by other types of development

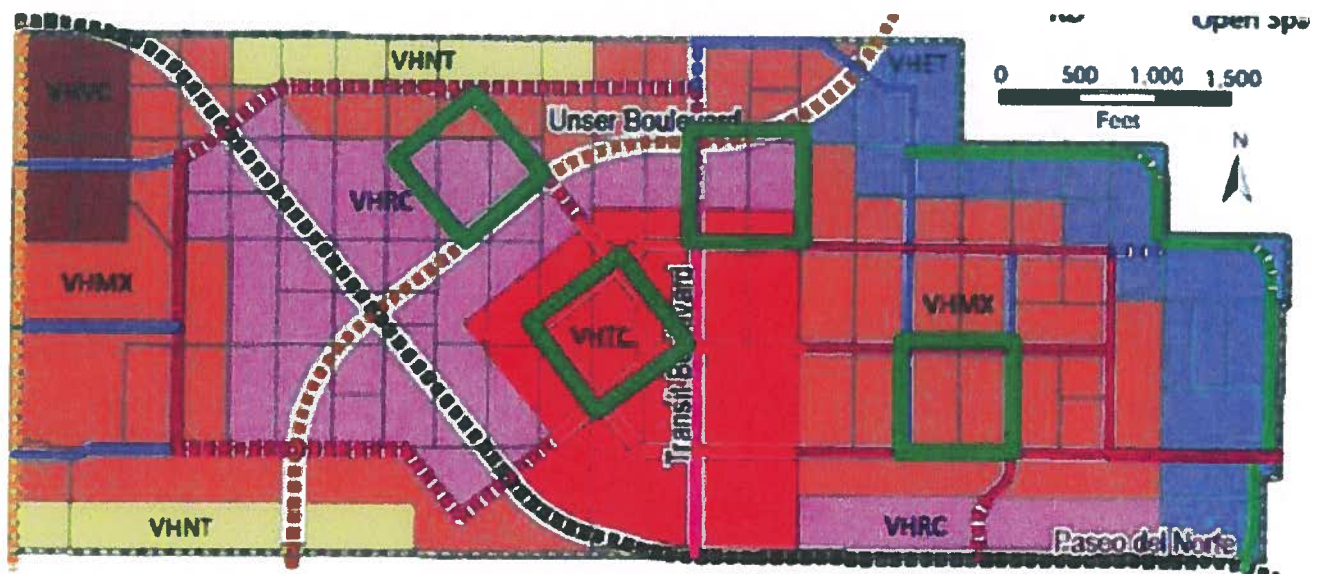
The plan should reference that Volcano Heights is urban infill due to previous leapfrog development that occurred in the past 15 years.

8. Pages 163 / 164 - Cross section ST7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
9. Page 187 / 188 - Which side of the road is the multi-use trail on in cross section ST7.3 for Unser Blvd. and ST7.4 for Paseo del Norte? What is the purpose of the multi-use trails as they are not part of the other cross-sections for Unser Blvd. and Paseo del Norte.

10. Page 197 – I do not agree with section 10.7.2 and table 10.2. Please refer to the figure below that shows four different square ~10 acre parcels (~660' x 660'). Two parcels contain regional center zoning that is supposed to allow more auto oriented use, one parcel is mixed use, and one parcel is town center. If one looks at the two parcels with regional center zoning the corner adjacent to the two "B" streets (Unser Blvd and transit Rd / Loop Rd) would be the most desirable corner for auto oriented uses. However, one is to access this corner via an internal "B" street, then any other internal street within the regional center would need to be an "A" street with the associated "A" streetscape to meet the requirements of table 10.2. Conversely, if one looks at the mixed use or town center parcel which are completely surrounded by "A" streets, internal auto oriented "B" streets can divide these parcels into four smaller parcels (each ~330' x 330') while meeting the requirements of table 10.2. It is counter-intuitive that the more pedestrian oriented town center can be built out with more auto-oriented "B" street flexibility than the regional center zones which are supposed to be more auto-oriented.

This situation arises because Unser Blvd. and Paseo del Norte are classified as "B" streets. While these two regional highways are definitely auto-oriented, they are limited access roadways that do not provide direct site access. Both Unser Blvd. and Paseo del Norte also have "A" street characteristics such as bike lanes and multi-use trails.

I fully support that the entire plan area should incorporate features to create a walkable environment; however, in order to avoid the problems cited above, Unser Blvd. and Paseo del Norte should be classified as "A" streets for determining the percentages in table 10.2.



11. Page 225 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed.

Additional Comment

I would also like to comment that I fully support Policy 13.3.1 / 13.3.1 i on page 216 regarding Regionally Significant Roads, section 14.1 regarding Priority Capital Improvement Projects on page 234, and the inclusion of the Fiscal Impact Analysis (Appendix E), in the adopted VHSDP. Policy 13.3.1 originated from condition 96 in the previous EPC notice of decision dated December 10, 2012 following public comment regarding regional infrastructure needs. I would like to ask for EPC's re-affirmation of this policy as there is a continued need for constructive dialogue between the City and landowners to plan both the build out of the regional transportation infrastructure of the two regional highways (Unser Blvd. and Paseo del Norte), along with associated "backbone" utility infrastructure to be located along the right-of-way of these highways, while landowners concurrently plan for the secondary roadway and utility infrastructure in the VHSDP plan area.

Respectfully,

James Hoffman

817-551-4335 (work)

817-568-6971 (fax)

817-689-4897 (cell)

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW, 3rd Floor, 87102

P.O. Box 1293, Albuquerque, NM 87103

Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

February 18, 2014

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Project# 1008444
13EPC-40159 Text Amendment to the Rank 2
West Side Strategic Plan

REQUEST:

City of Albuquerque requests the above action for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres.

Staff Planner: Mikaela Renz-Whitmore

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

On February 13, 2014, the Environmental Planning Commission (EPC), voted that a Recommendation of Approval be forwarded to City Council for Project 1008444, 13EPC-40159, a request for a Text Amendment to the West Side Strategic Plan, based on the following Findings and Conditions:

FINDINGS:

1. The Volcano Mesa amendment to the West Side Strategic Plan covers an area of approximately 3,532 acres. The plan boundaries are the Petroglyph National Monument on the east, south, and west and Paseo del Norte and the Atrisco Grant line on the north.
2. As a Rank 2 plan, the West Side Strategic Plan amendment for Volcano Mesa does not include zoning. The three accompanying sector development plans – Volcano Cliffs, Volcano Trails, and Volcano Heights – have adopted zoning ranging from low-density residential areas to high-density and high-intensity mixed-use areas. The Major Activity Center in Volcano Heights and the proposed Neighborhood Activity Center in Volcano Cliffs are surrounded by medium-intensity zones that provide a transition to lower-intensity residential areas.

OFFICIAL NOTICE OF DECISION

Project #1008444, 13EPC-40159

February 13, 2014

Page 2 of 4

3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Volcano Cliffs Sector Development Plan, Volcano Heights Sector Development Plan, Volcano Trails Sector Development Plan, Northwest Mesa Escarpment Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The proposed text amendments are consistent with the City Charter, which empowers the City to ensure proper land use and development (City Charter, Article I and support a high-quality urban environment (City Charter, Article IX).
5. Amendments to the transportation network map and associated language support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
 - a) II.B. 5 Developing and Established Urban Areas Goals and Policy k: protecting livability and safety of residential neighborhoods and
 - b) II C 9 Community Identity and Urban Design Goals and Policy b: protecting natural environment and improving built environment and Policy e: matching street design to community identity.
6. Amendments to the language associated with the Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
 - a) II.B. 5 Developing and Established Urban Areas Goals and Policies c: determining activity center appropriateness and character;
 - b) II.B.7 Activity Centers Policy e: encouraging matching activity center designations with appropriate land uses, building design, and transportation systems; and
 - c) II.C.9 Community Identity and Urban Design Goals and Policies c and e: matching road design and activity center designations to enhance community identity and character.
7. Amendments to the language associated with Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following policies in the West Side Strategic Plan encouraging the designation of activity centers with appropriate land uses, building design, and transportation systems: Policies 1.1, 1.9, 1.14, 1.16, and 1.18.
8. There is no known opposition to these amendments.
9. Comments received from the City Department of Municipal Development and Public Service Company of New Mexico request changes to the road network map and Policy 3.98 regarding electric utilities.

OFFICIAL NOTICE OF DECISION

Project #1008444, 13EPC-40159

February 13, 2014

Page 3 of 4

CONDITIONS:

1. Edit language in Policy 3.95 as follows to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center:

Volcano Heights Major Activity Center. Volcano Heights should develop as a Major Activity Center. Volcano Heights provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby.

2. Edit the language in Policy 3.97 as follows to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center:

Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall be designated as a Neighborhood Activity Center.

3. Add a section to Policy 3.98 with the heading "Electric" and followed by this text:

Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

4. Edit the language in Policy 3.110 as follows to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards:

Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic.

5. In Exhibit 10, the Volcano Mesa roadway network map, change the symbol at the southern terminus of Transit Boulevard to indicate a full-access, signalized intersection.
6. In Exhibit 10, the Volcano Mesa roadway network map, change the designation of Woodmont Avenue to a minor arterial.
7. In Exhibit 10, the Volcano Mesa roadway network map, delete "proposed" in the legend where it appears.

8. The following policy shall be added in the most appropriate location:
Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.

OFFICIAL NOTICE OF DECISION

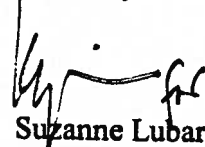
Project #1008444, 13EPC-40159

February 13, 2014

Page 4 of 4

PROTEST: It is not possible to appeal EPC Recommendations to City Council; Rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision, which is by **FEBRUARY 28, 2014.**

Sincerely,



Suzanne Lubar
Planning Director

SL/MRW/mc

cc: None

8. New median cuts must be requested in writing to the Traffic Engineer, Development & Review Services. The construction of appropriate left turn lanes must be included with any new median cuts.
9. Access points must meet DPM's minimum distances from intersections. Proposed access 'H' must provide minimum of 100 ft. setback and proposed access 'G' must be a minimum of 200 ft. setback from projected intersecting flow lines.
10. Concurrent Platting Action required at Development Review Board (DRB).
11. A cross access easement and shared parking agreement shall be part of the platting process.
12. The text "Landscaping and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area" shall be added to Design Standards, Section 3 Landscape and Section 5 Signage, to demonstrate that the signs and landscaping will not interfere with the sight distance of the entrances.
13. Revise Site Plan sheet 1, under Building Heights and Setbacks, to delete the first two sentences and replace with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
14. Revise Design Standards sheet 2, under Architecture, to delete 4.C.2 in its entirety and replace the first sentence of 4.C.1 with the following: "Maximum building heights for all buildings shall be per the SU-1 zone."
15. The design of access to Unser Blvd. shall demonstrate consistency with AASHTO guidelines for bicycle safety.

MOVED BY COMMISSIONER GONZALEZ
SECONDED BY COMMISSIONER MCCOY

MOTION PASSED 5-0

5. Project# 1008444

13EPC-40159 Text Amendment to Area Plan

City of Albuquerque requests the above action for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres. (C-8-11, D-8-11)

Staff Planner: Mikaela Renz-Whitmore

STAFF PRESENTING CASE:

Mikaela Renz-Whitmore

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:

Russell Brito, Planning Department

SEE ATTACHED TRANSCRIPTS

FINAL ACTION TAKEN:

NOW, THEREFORE, BE IT RESOLVED THAT the Environmental Planning Commission (EPC), voted that a Recommendation of Approval be forwarded to City Council for Project 1008444, 13EPC-40159, a request for a Text Amendment to the West Side Strategic Plan, based on the following Findings and Conditions:

FINDINGS:

1. The Volcano Mesa amendment to the West Side Strategic Plan covers an area of approximately 3,532 acres. The plan boundaries are the Petroglyph National Monument on the east, south, and west and Paseo del Norte and the Atrisco Grant line on the north.
2. As a Rank 2 plan, the West Side Strategic Plan amendment for Volcano Mesa does not include zoning. The three accompanying sector development plans – Volcano Cliffs, Volcano Trails, and Volcano Heights – have adopted zoning ranging from low-density residential areas to high-density and high-intensity mixed-use areas. The Major Activity Center in Volcano Heights and the proposed Neighborhood Activity Center in Volcano Cliffs are surrounded by medium-intensity zones that provide a transition to lower-intensity residential areas.
3. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Volcano Cliffs Sector Development Plan, Volcano Heights Sector Development Plan, Volcano Trails Sector Development Plan, Northwest Mesa Escarpment Plan, etc. and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
4. The proposed text amendments are consistent with the City Charter, which empowers the City to ensure proper land use and development (City Charter, Article I and support a high-quality urban environment (City Charter, Article IX).
5. Amendments to the transportation network map and associated language support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:
 - a) II.B. 5 Developing and Established Urban Areas Goals and Policy k: protecting livability and safety of residential neighborhoods and
 - b) II C 9 Community Identity and Urban Design Goals and Policy b: protecting natural environment and improving built environment and Policy e: matching street design to community identity.
6. Amendments to the language associated with the Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following goals and policies in the Rank 1 Albuquerque/Bernalillo County Comprehensive Plan:

- a) II.B. 5 Developing and Established Urban Areas Goals and Policies c: determining activity center appropriateness and character;
 - b) II.B.7 Activity Centers Policy e: encouraging matching activity center designations with appropriate land uses, building design, and transportation systems; and
 - c) II.C.9 Community Identity and Urban Design Goals and Policies c and e: matching road design and activity center designations to enhance community identity and character.
7. Amendments to the language associated with Major Activity Center in Volcano Heights and Neighborhood Activity Center in Volcano Cliffs support the following policies in the West Side Strategic Plan encouraging the designation of activity centers with appropriate land uses, building design, and transportation systems: Policies 1.1, 1.9, 1.14, 1.16, and 1.18.
8. There is no known opposition to these amendments.
9. Comments received from the City Department of Municipal Development and Public Service Company of New Mexico request changes to the road network map and Policy 3.98 regarding electric utilities.

CONDITIONS:

1. Edit language in Policy 3.95 as follows to reflect the recent update of the Centers and Corridors map in the Albuquerque-Bernalillo County Comprehensive Plan, which designated Volcano Heights as a Major Activity Center:
- Volcano Heights Major Activity Center. Volcano Heights should develop as a Major Activity Center. Volcano Heights provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service, and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby.
2. Edit the language in Policy 3.97 as follows to designate the Village Center in Volcano Cliffs as a Neighborhood Activity Center:
- Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall be designated as a Neighborhood Activity Center.
3. Add a section to Policy 3.98 with the heading "Electric" and followed by this text:
- Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020).

4. Edit the language in Policy 3.110 as follows to reflect the approved access points on the limited-access Paseo del Norte and Unser Boulevards:
Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic.
5. In Exhibit 10, the Volcano Mesa roadway network map, change the symbol at the southern terminus of Transit Boulevard to indicate a full-access, signalized intersection.
6. In Exhibit 10, the Volcano Mesa roadway network map, change the designation of Woodmont Avenue to a minor arterial.
7. In Exhibit 10, the Volcano Mesa roadway network map, delete "proposed" in the legend where it appears.
8. The following policy shall be added in the most appropriate location:
Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards.

MOVED BY COMMISSIONER PECK
SECONDED BY COMMISSIONER MCCOY

MOTION PASSED 5-0

6. Project# 1008444
13EPC-40160 Text Amendment to Sector
Development Plan

City of Albuquerque requests the above action for all of Volcano Trails, zoned SU-2 / VTVC / VTUR / VTRD / VTSL / VTML/RD located near Paseo del Norte and Woodmont Avenue between Major Public Open Space and Universe Boulevard, containing approximately 446 acres. (C-8 & 9)
Staff Planner: Mikaela Renz-Whitmore

STAFF PRESENTING CASE:
Mikaela Renz-Whitmore

PERSONS PRESENT TO SPEAK IN REFERENCE TO THIS REQUEST:
René Horvath, 5515 Palomino Dr NW, Albuquerque, NM 87120
Jim Strozier, 302 8th St NW, Albuquerque, NM 87102
Hugh Floyd, 10536 Vista Bella Pl NW, Albuquerque, NM 87114

CITY OF ALBUQUERQUE
ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

**PROJECT NOS. 13EPC-40159,
-40160, -10062, -40161**

FEBRUARY 13, 2014

COMMISSION MEMBERS PRESENT:

Peter Nicholls, Chair
James Peck, Vice Chair
Doug Peterson
Maia Mullen
Bill McCoy
Moises Gonzalez
Patrick Griebel

STAFF MEMBERS PRESENT:

Mikaela Renz-Whitmore, Planner
Russell Brito, Planning Department
Madeline Carruthers, Admin. Assistant

1 CHAIR NICHOLLS: I believe we're ready for Agenda
2 Item Number 5, then 6, then 7 and 8.

3
4 Ms. Renz-Whitmore, if you're ready.

5
6 MS. RENZ-WHITMORE: I am. Thank you, Mr. Chair,
7 Commissioners.

8
9 Again, this presentation will be talking about
10 Agenda Items 5 through 8. These plans are separate, but
11 related. And we'll get into that.

12
13 I have a bit of housekeeping before my
14 presentation starts. I wanted to make sure that
15 everyone has all of the materials that pertain to all of
16 these cases. So you should have a staff report for the
17 West Side Strategic Plan Volcano Mesa amendments, staff
18 reports for the Volcano Cliffs, Volcano Heights and
19 Volcano Trails.

20
21 There was a question about Attachment A for the
22 West Side Strategic Plan staff report. That is only one
23 redline, which is the map of the road network. That was
24 the only redline for the West Side Strategic Plan. I
25 just wanted to let you and the public know that that was
26 not a mistake. That really is the only redline.

27
28 In addition, there is matrix, a summary matrix
29 of the amendments. The top portion of that matrix, it
30 should look something like that. The top portion of
31 this matrix includes the planning department's request
32 for amendments that were submitted to the EPC in
33 December of 2013. The bottom portion of this matrix
34 refers to additional changes that the planning
35 department has requested as part of the conditions of
36 approval for the different plans. The numbers in that
37 matrix in brackets refer to the spreadsheets of
38 comments, which is another handout that refers to all
39 four plans. It summarizes the request source, what
40 they're requesting, staff response, and then if there is
41 a condition attached to those separate plans, it's there
42 on the right-hand side.

43
44 Any questions about the various items before
45 you for review before I start?

46
47 COMMISSIONER GONZALEZ: No. I'm ready to make a
48 motion.

49
50 MS. RENZ-WHITMORE: All right. First an

1 orientation. So we're talking here about the Volcano
2 Mesa area. That's the larger area that we're talking
3 about. That community area was defined in the West Side
4 Strategic Plan in an amendment adopted in 2011
5 designating this area as the Volcano Mesa community
6 area.

7
8 Within Volcano Mesa are three sector
9 development plan areas. Volcano Cliffs was the first to
10 be adopted in 2011. Volcano Trails came hard after in
11 August of 2011. A slight reprieve for you all, and then
12 the Volcano Heights Plan was adopted in 2013.

13
14 You'll note that the map that you may have
15 studied is slightly different from this one because of
16 the clerical improvements to the map. We realized that
17 this portion that is not within the sector plan is
18 within the community planning area called Volcano Mesa.
19 That area is sometimes referred to as Molten Rock,
20 sometimes referred to as SAD 228. That area is part of
21 Volcano Mesa, but not covered by one of the Volcano
22 sector development plans.

23
24 So this area in general is surrounded on all
25 sides by open space and the Petroglyph National
26 Monument, about 7,000 acres of pristine, beautiful open
27 space, permanently protected as a national monument, or
28 as major public open space owned by the City of
29 Albuquerque, jointly managed by the open space division
30 and the National Park Service.

31
32 Other key things to note on the map, you've got
33 Paseo del Norte coming in from the east, makes a strange
34 turn in Volcano Heights, and then heads back East along
35 the northern boundary of Volcano Trails. The other
36 notable road is Unser Boulevard. You've just been
37 talking about it. This is farther to the north, where
38 you see it again kind of curved. It breaks through the
39 escarpment here, comes up along the Boca Negra Canyon,
40 that's this hatched area here, and continues north to
41 the City of Albuquerque limits and into the Rio Rancho
42 area.

43
44 These plans are all connected. Because of
45 their unique context next to the Petroglyph National
46 Monument, there is policy justification for treating
47 development in these areas specially, making sure that
48 we do a good job of insuring that development is
49 compatible with that open space. In addition, Volcano
50 Heights is also designated a major activity center.

1 That's a change since you last saw it. The
2 comprehensive plan did designate it as a major activity
3 center, with the centers and corridors map update that
4 came before you and then was adopted by city council
5 also in 2013.
6

7 So here's just a summary slide. What I'd like
8 to do today is only hit the highlights of the key
9 amendments that the planning department is requesting
10 that are common among at least three of the plans. Also
11 noting one notable exception, a request that came in
12 from the Volcano Cliffs Property Owners Association.
13

14 Again, we note that these plans were all
15 adopted in different times in a sequential order. The
16 Rank 2 west side strategic plan was first, and the key
17 amendments for the West Side Strategic Plan is the road
18 network map.
19

20 I'd like to say that the impetus for bringing
21 all of these plans to you for amendments was the Volcano
22 Heights Plan went into much greater detail looking at
23 the road network. So when the West Side Strategic Plan,
24 Volcano Cliffs and Volcano Trails were passed, we had
25 not yet done detailed analysis of the road network in
26 Volcano Heights. And we also had not changed the access
27 to Paseo del Norte and Unser Boulevard, the changes in
28 the intersection allowed within the area.
29

30 So once that happened in Volcano Heights, we
31 knew that we were going to have to amend all four plans
32 to make the road network consistent. And while we were
33 doing that, we wanted to also go backward in time and
34 bring up to date all of the various substantive content
35 that had been adjusted and we think improved with each
36 plan as it went through.
37

38 So many of the amendments are cleanup in
39 nature. The intent is to bring all of the plans closer
40 to consistency, except where they need to be separate,
41 because they're different context. And let me just walk
42 through a few of these for you.
43

44 So first we've got the road network map, and
45 the key things that we're asking you to change today
46 Woodmont Avenue, through Volcano Trails, was originally
47 shown as a collector. The Mid Region Council of
48 Governments, sometimes referred to as MRCOG, is
49 currently going and updating its long range roadway
50 system -- sorry for all of these acronyms -- the long

1 range roadway system map. That's the LRRS map, I guess.
2

3 In that interim map, they are showing Woodmont
4 as a principal arterial. We've had conversations with
5 DMD, our department of municipal development here at the
6 city, about requesting that that road be changed to a
7 minor arterial within this area, not going on all the
8 way to a principal arterial. So at the moment what
9 we're requesting is that this Woodmont Avenue here
10 within Volcano Trails be shown as a minor arterial.
11

12 Secondly, this intersection here at the bottom
13 of what we're proposing to be a transit boulevard, here
14 through Volcano Heights, it was originally noted as a
15 right-in/right-out intersection. It's actually, by
16 resolution of the transportation coordinating committee
17 of the metropolitan transportation board, designated as
18 a High-T intersection, and I can talk you through what
19 that high T means. But in essence, it's full access
20 intersection; it means it's signalized, you can turn in
21 any direction, but it's nuanced engineering form of a
22 full access intersection.
23

24 And then lastly, the legends incorrectly stated
25 that these are proposed full access intersection, when
26 actually they are currently approved, again by the TCC
27 body, a committee of the metropolitan transportation
28 board.
29

30 So if you are to approve all of those, this map
31 is more what we'd like it to see. So you see, again,
32 those changes. The Woodmont Avenue is a minor arterial.
33 We've changed this symbol to reflect that it's a
34 full-access intersection. And you no longer see
35 "proposed" for the full intersection.
36

37 This is just a quick -- it's actually a video,
38 if you really wanted to see it. It's at your pleasure,
39 by the way. But this is the High-T intersection. This
40 is not drawn to scale for this particular area. I found
41 it as a model that a school had provided to just show
42 how the intersection generally works. But you can see
43 that -- pretend for a second that this is Paseo del
44 Norte heading east. These cars are heading east toward
45 the escarpment. Here is Transit Boulevard, heading
46 north. So you would have a light here. So these cars
47 wanting to turn left on Transit Boulevard would stop at
48 the light until they got a green, and then could cross
49 here. These cars heading west on Paseo del Norte would
50 have to stop so those cars could make that turning

1 movement. But the cars traveling east on Paseo del
2 Norte, which is the highest peak commute hours in the
3 morning, heading east to Albuquerque, where 80 percent
4 of the jobs in the region are, those cars would not have
5 to stop for those turning movements. So they have a
6 free flow movements protecting that peak-hour commute so
7 that congestion is controlled in this particular
8 intersection.

9
10 Any questions about that yet, or can I -- do
11 you need to see the video?

12
13 CHAIR NICHOLLS: Commissioner Gonzalez.

14
15 MS. RENZ-WHITMORE: Please.

16
17 COMMISSIONER GONZALEZ: Where am I with my little
18 helmet here?

19
20 No, I mean, seriously, in this whole map, I
21 don't see any -- and certainly in that High-T there, I
22 might as well just sit out in the middle of the road and
23 wait to get hit. I'm just wondering.

24
25 MS. RENZ-WHITMORE: Thank you, Mr. Chair,
26 Commissioner Gonzalez. Again, this is just a model, so
27 it doesn't reflect the bike lanes, the multi use trail
28 that are planned for Paseo del Norte in this particular
29 location. But your point is well taken. The High-T
30 intersection works best for cars and --

31
32 COMMISSIONER GONZALEZ: I'm sorry. I don't mean to
33 interrupt, but I'm not just -- part of the problem that
34 we have is that bicycle facilities are pasted on
35 afterwards instead of engineered into the whole program
36 from the beginning. So that's why I'm wondering why it
37 isn't included here.

38
39 The other comment that I want to make is that
40 MRCOG and the projections that we make -- and I
41 understand why from a traffic point of view you want to
42 make sure that people can move to the east, but the
43 other problem is that we keep on making allowances to
44 make -- to make it more convenient for people to live on
45 the west side. MRCOG is constantly acting as though
46 their protections are prophecies and that we have to
47 keep on behaving this way because that's the way that we
48 have built everything. And so everybody gets to sleep
49 over here and go over there. You know, I think we're
50 trying to get away from that.

1 So I'm wondering how -- as often -- where does
2 the rubber meet the road, or stop meeting the road, I
3 guess?
4

5 MS. RENZ-WHITMORE: Thank you for that question,
6 actually. It's wonderful. Two answers. There's a lot
7 of discussion that can happen around that question, by
8 the way. But two answers, and then I'll keep moving in
9 the presentation.
10

11 One is that all of the roads within this area
12 have cross sections attached to them that are very
13 carefully designed to be multi-modal. In this
14 particular instance, with the High-T intersection, which
15 was not originally envisioned with those cross sections,
16 there will need to be a high degree of engineering.
17 Each of the plans mentions every time we can the
18 importance of having multi-modal accommodations and safe
19 accommodations for pedestrians and bicycles in this area
20 precisely because these sector development plans are
21 trying for a development pattern that's not typical of
22 the west side, that is -- that does allow density within
23 centers that are designated and planned and multi-modal
24 by nature from their DNA all the way through the
25 implementation and the approved design, as well as this
26 intersection in general is about the Transit Boulevard.
27

28 So the Mid Region Council of Governments
29 transit arm, Rio Metro, is currently planning a BRT line
30 that would connect Rio Rancho to the north, down this
31 Transit Boulevard, back out onto Paseo del Norte to
32 connect up to the Journal I-25 center. That transit
33 connection between Rio Rancho and the jobs on the east
34 is exactly intended to interrupt the business of usual
35 flow of only cars being able to cross the river in the
36 mornings. But this provides an alternative, an
37 alternative living pattern, frankly, in Volcano Heights
38 with a walkable district that allows people to make
39 separate choices.
40

41 The multi-use trails that are currently planned
42 for Paseo del Norte and Unser Boulevard would provide
43 the kind of commuting facility for cyclists to -- for
44 continuity through the area. So we will definitely
45 cycle back to your question. Please hold onto it. But
46 if it's okay, I'd like to just --
47

48 COMMISSIONER GONZALEZ: Is that a pun, or were
49 you...
50

1 MS. RENZ-WHITMORE: Yes.
2

3 COMMISSIONER GONZALEZ: But if I could just mention
4 also that one of the criticisms that I sometimes have is
5 multi-use trails are fantastic, however, if you're
6 actually going to have people use bicycles to get
7 places, they need transit facilities; in other words,
8 ways the bicycles can get from Point A to Point B, and
9 not necessarily a place where people can have fun. And
10 sometimes those things come into conflict. And so I
11 just wanted to keep that in mind, as well.
12

13 MS. RENZ-WHITMORE: Okay. Thank you.
14

15 So the next key amendment is around the issue
16 of fugitive dust. So all of the plans, all of the
17 sector development plans originally had language about
18 construction mitigation. And at the land use planning
19 and zoning committee, while the plans were under review
20 by city council, Councillor Benton, in 2011, when
21 Volcano Cliffs was first being heard, added language
22 that was intended to minimize the potential for fugitive
23 dust during construction, and it had two components.
24

25 One was a commercial component saying that in
26 order to get a grading permit, you had to have a
27 building permit, so that the two would be issued
28 concurrently. The idea being you couldn't grade your
29 site, put it on the market and let it sit for untold
30 years. So you really had to have a plan, you had to be
31 ready to construct something before you were issued a
32 grading permit.
33

34 The second component was residential. And the
35 language basically said for any residential development
36 over ten areas, you had to stabilize the soil within
37 three months. And that was -- that language was adopted
38 into cliffs, subsequently in trails, and, again, in
39 Volcano Heights, the exact same language, all three
40 plans.
41

42 Then came last summer, with construction
43 blasting related to Special Assessment District 228 in
44 Volcano Cliffs. At that time there were also several
45 summer storms that kicked up a lot of wind, rain. There
46 were drainage and flooding issues, which you may hear
47 more about today, the city, pardon the pun again,
48 received a flood of calls. And we realized we had
49 another opportunity to look at that language, and we
50 also had some specific requests from property owners to

1 look to see if there was anything we could strengthen in
2 the language and the plan to help protect from that
3 occurring again.
4

5 So at that time, in December 2013, when we
6 first submitted to the EPC, we amended the language to
7 say not only commercial but mixed use and residential
8 developments, you all had to have a building permit
9 before you could get your grading permit. And we kept
10 the language about residential developments needed to be
11 stabilized within three months.
12

13 Then we had a little time between the submittal
14 and this hearing and we went and talked to environment
15 health, we talked to the city hydrologist and the
16 building and safety division manager, and realized that
17 some of our language is highly problematic, particularly
18 for residential developments on a large scale. And so
19 the language that is currently in the three sector
20 development plans as conditional language for you to
21 approve basically does this. Instead of creating new
22 regulations that nobody really knew how to enforce or
23 who would enforce, it didn't really have staff to
24 enforce, the language now specifically references the
25 existing regulations in place.
26

27 So currently people have to go to environmental
28 health to get a fugitive dust permit anytime they
29 disturb more than three-quarters of an acre of soil,
30 regardless of what they're building. So that's on the
31 books today. At the same time, in order to get a
32 grading permit, you have to show the city hydrologist an
33 erosion and sediment control plan, and get it approved,
34 as well as anything required under the flood hazard
35 control ordinance. So, again, these are two currently
36 existing, parallel regulations.
37

38 We added here for your consideration language
39 that says you have to show proof before you can get a
40 grading permit and a building permit that you've gone
41 and done your fugitive dust permit. So we'll change
42 some forms, there will be an additional check box. It's
43 not that you have to do it -- you have to do anything
44 differently, you just have to show proof that you've
45 done what you're supposed to do.
46

47 We're keeping the commercial plus mixed use, so
48 the addition of mixed use to the language that
49 Councillor Benton proposed. And lastly, for the
50 residential component, after talking again with the

1 folks here who approve all of those residential
2 developments, instead of showing a building permit,
3 which doesn't really work with how people really develop
4 the land, you would have to show an approved plat and an
5 approved erosion control permit, again, which you'd have
6 to get anyway. It's just the timing of when you show
7 proof of these things that we're changing. So I'm sure
8 there will be lots of discussion of that.

9
10 And here's one that's specific to Volcano
11 Cliffs. So the Volcano Cliffs Property Owners
12 Association, which is highly involved in the drafting of
13 the Volcano Cliffs plan, is requesting an additional
14 allowance for walls in the rural residential zone. So
15 currently, as the plan is written, all you can have is a
16 perimeter fence, and that perimeter fence has to be a
17 view fencing, because the idea is to have that
18 connection with the open space that surrounds it.

19
20 They're requesting walls that could be attached
21 to the house to create a private courtyard, either in
22 the back or in the front, or perhaps to enclose a pool.
23 So there are several ways that those walls would -- we
24 could ensure that those walls don't become walls on
25 perimeter. One is, they have to be attached to that
26 main dwelling, as I said. They can't protrude on any of
27 the building setbacks. The materials have to compliment
28 the main dwelling. Both the materials have to
29 compliment, and the color has to be per the regulations
30 in the plan. That's to, again, make sure that
31 development is complimentary to the open space area that
32 surrounds it.

33
34 And lastly, the total area of any enclosed --
35 the combination of any enclosed areas in your yard,
36 whether it's front, back or both, is limited to 1,000
37 square feet, the larger of 1,000 square feet, or
38 50 percent of your total square footage up to a maximum
39 of 2,000 square feet. So this language is largely taken
40 directly from the request from the property owners
41 association, with a little bit of tweaking from us, to
42 make sure that our code enforcement folks liked the
43 language.

44
45 The other issues that you're going to hear
46 about today that are noted in the spreadsheet of
47 comments but don't necessarily have resolution, DMD, as
48 well as one of the private property owners, is asking
49 about where the multi-use trails -- which side of the
50 road the multi-use trails are planned to be on for Paseo

1 and Unser. And the answer is, we don't know yet. The
2 plans all have language that say the elements in any
3 cross section can be rearranged based on future
4 engineering and decision making from city agencies.

5
6 Another property owner is also asking about why
7 the cross sections for Paseo here, right on the boundary
8 between Cliff to the south and Heights to the north, why
9 the transit location in those cross sections moved. And
10 the answer is because the transit doesn't know where it
11 wants to be yet. And so we're showing different
12 options. And, again, that language in the plan saying
13 that those elements can move around, we think provides
14 sufficient protection for any future eventuality.

15
16 And lastly, a question, a very detailed
17 question about Volcano Heights, which we can get into in
18 Moore detail. I have prepared some initial analysis,
19 that I will pull out later if it's appropriate, about
20 whether Unser Boulevard and Paseo del Norte, for the
21 purposes of the Volcano Heights plan should be called A
22 streets, which the plan talks about as pedestrian
23 oriented, or B streets, which the plan talks about as
24 auto oriented. So we can get into that discussion a
25 little bit later.

26
27 I've taken plenty of your time. I do have more
28 to say as public comments unfold. But at this moment, I
29 stand for questions.

30
31 CHAIR NICHOLLS: Commissioners.

32
33 So what I think, I need you to give me some
34 instruction here as to how to proceed. Are we going to
35 take each one of these in turn and then vote? What's
36 the options here? What are the options here?

37
38 MS. RENZ-WHITMORE: Thank you, Mr. Chair,
39 Commissioners. I believe the public comment will likely
40 be a combination -- addressing a combination of the
41 plans. So if possible, I'd like to keep the public
42 comments open to all four agenda items. And then after
43 public comments and after discussion, in response to
44 those comments, we can take final action plan by plan.

45
46 CHAIR NICHOLLS: Okay. So your proposal is to
47 launch straight into specifically Agenda 5? Is that
48 what I thought I heard?

49
50 MS. RENZ-WHITMORE: I was actually offering to you

1 letting public comment be Agenda 5 through 8.
2

3 CHAIR NICHOLLS: Oh, yes, absolutely. But what I'm
4 trying to get to is to hear each one of these, because
5 each one needs to be voted on separately. Yes.
6

7 Mr. Brito.
8

9 MR. BRITO: Thank you, Mr. Chair. I think if
10 you're comfortable, we can just keep the floor open for
11 all four items and maybe ask any public speakers to
12 specify which plan they're speaking to so that we can
13 take notes about comments for West Side Strategic Plan,
14 or one of the three Volcano sector plans. And then, you
15 know, once the floor is closed, you know, it would be up
16 to you whether you want to -- you know, first let's take
17 on the West Side Strategic Plan discussion. But I would
18 recommend that you not take any action on individual
19 cases until you've discussed them all.
20

21 CHAIR NICHOLLS: Okay. So then do we have anyone
22 signed up?
23

24 COMMISSIONER GONZALEZ: May I ask one more
25 question?
26

27 CHAIR NICHOLLS: Yes.
28

29 COMMISSIONER GONZALEZ: As we're talking about once
30 again the -- I'm disturbed by the lack of mention of
31 bicycle facilities. And I'm just wondering if there's
32 any reason that the solution that we found in the last
33 case is one that cannot be applied here, that bicycle
34 facilities will meet ASHTO guidelines? It's a big
35 sandwich, but the city -- the city has a problem that we
36 have bicycle facilities that don't meet guidelines and
37 they're dangerous facilities. So if you're going to put
38 it on the map and you're going to say we have a bicycle
39 facility, there needs to be an appropriate bicycle
40 facilities. You can't give somebody 30 inches of space
41 and a ditch and say it's a bicycle lane.
42

43 And I'm afraid that what's going to happen
44 here, that's happened other places, because it's not in
45 the DNA of the plan, that that's what's going to end up
46 happening, well, we just have this much right-of-way, so
47 we can't put in a real bicycle lane. Well, if you're --
48 you know, either meet the guidelines, or don't put in
49 the bicycle facility.
50

1 MS. RENZ-WHITMORE: Mr. Chair, Commissioners,
2 Commissioner Gonzalez, I think your question, in my
3 mind, brings up potentially two avenues. It's all about
4 puns today. One is, I think we might need to look at
5 the cross sections for the plans and see -- how do you
6 see what's proposed? Most of the cross sections do you
7 proposal a bike lane and additionally a bike buffer?
8

9 My -- my hesitation about the ASHTO standards
10 is I believe that the Volcano Heights plan currently
11 specifies that the ITE manual will be looked at for the
12 cross sections as they're engineered in the final steps.
13 And I'm not sure how the ITE and the ASHTO may conflict.
14 Hopefully they don't, but in the case that they do, or
15 in the case that the cross sections individually that
16 are already adopted in the plan don't comport to the
17 letter of those standards, I don't want to create a knot
18 of standards that people can't actually implement.
19

20 COMMISSIONER GONZALEZ: Wouldn't that be -- or
21 couldn't that be dealt with easily enough by adopting
22 language that says that there are standards that are
23 being followed presently, that those standards will take
24 precedence, and just say in all other cases, ASHTO will
25 be followed?
26

27 MS. RENZ-WHITMORE: Except in the cases where the
28 cross sections in the actual plans may have the same
29 intent, but get at that intention a different way.
30

31 COMMISSIONER GONZALEZ: Okay. But I still have a
32 serious problem with the idea that the bicycle
33 facilities don't need to meet a guideline. Because
34 that's the problem that we -- as I said, it's a problem
35 that we have all over the city. And so it's -- I don't
36 see -- well, actually, I guess I can just make a motion
37 to say that that's what I'd like to see. Because I just
38 don't -- it's just happened so many times that they say,
39 "Well, we can't really do that," and so we end up doing
40 something substandard, which actually puts bicyclist at
41 risk. And then we say, "Well, we can't do anything
42 because that's the way that it's been."
43

44 I think that it needs to be considered from
45 earlier on in the planning phases so that we don't have
46 those situations where you have a lack of right-of-way
47 but you have a bicycle lane. And the city is going to
48 have to come to terms with it. And I think that
49 actually, not to sound litigious, but I think if they
50 continue doing what they're going to do and people keep

1 on dying on bicycle facilities, it's going to become a
2 legal problem.

3
4 So I'll make the motion.

5
6 MS. RENZ-WHITMORE: Great.

7
8 CHAIR NICHOLLS: So let me just backtrack here,
9 because -- Commissioner Gonzalez, if I could just take
10 you up on this.

11
12 COMMISSIONER GONZALEZ: Sure.

13
14 CHAIR NICHOLLS: Are you proposing a motion to add
15 a condition to one or more of these?

16
17 COMMISSIONER GONZALEZ: Yes, sir. I would be
18 proposing to add a condition to one and all, I guess,
19 that bicycle facilities should be ASHTO guidelines.

20
21 CHAIR NICHOLLS: And I think that's appropriate.
22 But I think when we come down to the discussion of the
23 individual plan, I'd like to hear that formally for the
24 record so that at any time in the future there's no
25 doubt in anyone's mind as to what this commission was
26 thinking and trying to act on. Not in any way meaning
27 to cut you off, Commissioner, on that, but I think it's
28 better if we take that up individually. And I'd
29 certainly appreciate you adding that in when we come to
30 looking at each individual one and moving forward at
31 that particular point in time.

32
33 Are you comfortable with that?

34
35 COMMISSIONER GONZALEZ: Yes, sir.

36
37 MS. RENZ-WHITMORE: Absolutely.

38
39 CHAIR NICHOLLS: All right. So do we have anyone
40 from the public signed up? How many?

41
42 MS. CARRUTHERS: Six.

43
44 CHAIR NICHOLLS: Six, all right. If you'll go
45 ahead and call the first two, please.

46
47 MS. CARRUTHERS: Okay. They all signed up on
48 different sheets, but we're going to just hear them kind
49 of like one big (inaudible).

50

1 CHAIR NICHOLLS: Yes.
2
3 MS. CARRUTHERS: I'd like to have Renee Horvath,
4 followed by Kyle Falls.
5
6 CHAIR NICHOLLS: Good evening.
7
8 MS. HORVATH: Good morning.
9
10 CHAIR NICHOLLS: If you'd state your name and
11 address for the record, please.
12
13 MS. HORVATH: Okay. My name is Renee Horvath, and
14 I'm with the Taylor Ranch Neighborhood Association.
15
16 (Witness sworn.)
17
18 CHAIRMAN NICHOLLS: And are you representing that
19 association?
20
21 MS. HORVATH: Yes.
22
23 CHAIR NICHOLLS: Then let's start with five
24 minutes, please.
25
26 MS. HORVATH: Okay. And I'm speaking to all the
27 plans. I just want to mention that Taylor Ranch has
28 been involved in this planning process of the Volcano
29 Mesa plans since it began four years ago, and we'd like
30 to comment on the proposed amendments and some of the
31 issues that we're dealing with in Taylor Ranch.
32
33 We do support amendments that give greater
34 protection to the natural and cultural resources, such
35 as the rock outcrops and to curb the fugitive dust. In
36 terms of fugitive dust, Taylor Ranch Neighborhood
37 Association supports the inclusion of residential
38 development in issuing grading permits concurrently with
39 the building permits, as it is with the commercial
40 property.
41
42 And we also want to include clearing and
43 grubbing also and controlling blowing dust. And I just
44 want to mention that the fugitive dust is becoming a
45 huge problem for Taylor Ranch. And not only for Taylor
46 Ranch, but also for the escarpment. This stuff is
47 burying the escarpment, and it's burying the lava rocks,
48 it's killing off the plants, and it's impacting the
49 residents below. It's now also creating erosion on
50 those sandy soils and drainage problems for the

1 residents below the escarpment.

2
3 And I think we need to start paying attention
4 to see what we can do to curb the fugitive dust better,
5 because I know there is, you know, these ordinances, but
6 this is kind of a different situation for the residents
7 down below and for the cultural resources and the
8 natural resources of the open space and the monument.
9

10 And in addition to the clearing and grubbing, I
11 know we're talking about residential development, but
12 clearing and grubbing I've noticed is also occurring
13 along Paseo del Norte. And I'm just wondering how much
14 are they being monitored. When they first started, they
15 started removing the topsoil and all the trees. And
16 over the months now, there's piles of rocks and dirt.
17 At first I didn't see a silt fence. Now I see a partial
18 silt fence but half of it's blown over. So it just
19 seems like we need a little more monitoring of
20 controlling that area. And everybody should understand
21 that if you're going to clear anything or scrape
22 anything, that there are issues -- people and the
23 resources are being impacted, so more care should be
24 taken.
25

26 Also, I want address blasting is another issue
27 which is seriously affecting the residents in Taylor
28 Ranch below the mesa. We feel that blasting needs to be
29 reevaluated and other options encouraged, such as
30 trenching, to stop the damage to residential structures
31 which these residents are experiencing. Because I've
32 been talking to some of them and reading e-mails that
33 they are experiencing cracks in their homes and their
34 walls and it's going -- and each time these things
35 blast, they're filing claims with insurance companies.
36

37 The other issue I wanted to bring up is rock
38 outcrops. We have spent a lot of time commenting on the
39 preservation of the rock outcrops. They're volcanic
40 hills on top of the mesa. They're very unique to
41 Albuquerque. You don't really see them in any other
42 place, but we have them because of the volcanoes and the
43 lava flows. The plan has certain requirements for the
44 rock outcrops to be considered for protection, such as
45 being 500 square feet and 6 feet high in order to be
46 considered to be protected. And I guess there are some
47 maps that locate some of these rock outcrops, but -- and
48 there are some incentives to help preserve those rock
49 outcrops.
50

1 But I guess -- you know, I went out there to
2 actually measure some of them to see if some of the ones
3 that I thought were really unique and should be
4 preserved, to see if they qualified, and a lot of them
5 do, but some of them are just below those criteria that
6 still I think should be incorporated.
7

8 But I guess what I'm concerned about, that even
9 with the incentives, that doesn't mean that they're
10 going to be protected. At first I thought, oh, they're
11 going to be protected because they meet this criteria.
12 But, well, no, they're not, not unless a developer wants
13 to protect them. It's really up to them. So I think
14 more needs to be done.
15

16 Even a comment that I talked to the
17 vulcanologist from the museum of natural history after
18 his lecture, and he's familiar with that area. And he
19 is studying Mars right now, he was in the paper a few
20 weeks ago. But he says, "You know, these rock" --
21 "these" -- could I have a little more time?
22

23 CHAIR NICHOLLS: How long do you think you'll need?
24

25 MS. HORVATH: Oh, three minutes, possibly.
26 Hopefully not that long. I'm finishing up here.
27

28 But I just want to say that he says, you know,
29 "Albuquerque is unique and there's not these rock
30 outcroppings anywhere," and they're all on the west
31 side. So he'd like to see more protection of them.
32

33 And an archaeologist also mentioned that a lot
34 of times there's a lot of archaeological features
35 sometimes that you find on these rock outcrops. And we
36 hopes that they're being monitored, too, for protection.
37

38 And so therefore I'm also making note that
39 there are no parts planned in the planned areas up
40 there, and that private developments could -- will have
41 to create their own parks. So if you look at these rock
42 outcrops, you can look at, hey, you could use these
43 areas and design your developments around them and use
44 them as your parks in your subdivisions. And the Trails
45 development by Volcano Vista High School, that's up
46 there, they've done a fantastic job in designing their
47 subdivision around these rock outcrops and tying them
48 together with a trail, a paved trail.
49

50 So I think we should really encourage

1 protection of them and including them in their -- for
2 parks that they could be designed and design around
3 those rock outcrops. So I think more needs to be done
4 to curb fugitive dust, the blasting and the preservation
5 of these rock outcrops. Thank you.

6
7 CHAIR NICHOLLS: Any questions, Commissioners?

8
9 Thank you.

10
11 Ms. Renz-Whitmore, the one that's up on to
12 screen there, do we have that in our package?

13
14 MS. RENZ-WHITMORE: You do not. I received this
15 after the 48-hour rule. So I did get a definition from
16 environmental health. The clarification that I received
17 is that grubbing and clearing is covered by the current
18 fugitive dust ordinance. So as long as you're grubbing
19 and clearing more than three-quarters of an acre, you
20 are required to get a fugitive dust permit from
21 environment health.

22
23 Grubbing and clearing, particularly for roads
24 and utilities, does not fall under the drainage
25 ordinance that the city hydrologist would look at to
26 issue a grading permit. So you're covered from -- by
27 the environmental health standard, but not necessarily
28 from the hydrology perspective.

29
30 CHAIR NICHOLLS: Thank you.

31
32 Will you call the second speaker, please.

33
34 MS. CARRUTHERS: We have Kyle Falls, followed by
35 Hugh Floyd.

36
37 CHAIR NICHOLLS: Good morning, sir.

38
39 MR. FALLS: Good morning.

40
41 CHAIR NICHOLLS: If you'd state your name and
42 address for the record, please.

43
44 MR. FALLS: Kyle Falls, 6515, Monte Serrano,
45 Northeast, Albuquerque, 87111.

46
47 (Witness sworn.)

48
49 CHAIR NICHOLLS: Are you representing yourself or a
50 neighborhood?

1
2 MR. FALLS: I represent the Volcano Cliffs Property
3 Owners Association. I'm vice president there.
4

5 CHAIR NICHOLLS: We'll start you with five minutes,
6 then.
7

8 MR. FALLS: And I just want to say that they've
9 done a great job in putting this together, and we
10 support it, every item on here.
11

12 The privacy walls, if you want to call them
13 courtyards, we're for that also. So we agree with the
14 perimeter fence being a see-through fence, but we felt
15 like it was pretty important to have a privacy patio
16 there where you could enclose a pool or have a private
17 gathering where you're not in view of public view.
18

19 And I can address some of these concerns. You
20 know, as -- talking about the fugitive dust, as it grows
21 out there and develops, that dust goes away. So I just
22 feel like, you know, as time goes by, and it won't take
23 that long, but houses are already being constructed, as
24 we know, out there. So as building happens, the dust
25 problem goes away.
26

27 There was a concern also about outcroppings of
28 those rocks. And remember, these outcroppings now are
29 on property that's privately owned. We're not talking
30 about the Petroglyph Monument anymore. There could be a
31 home or there could be a business on an outcropping
32 piece of property. So consider that. What do you do?
33 You're not going to let that person build because
34 there's an outcropping there? Well, you better buy that
35 property, I guess, if you want to protect it, otherwise
36 there's going to be a building on it.
37

38 And then the blasting, I spoke with Steve
39 Metro, who is the head engineer at Wilson and Company,
40 and they're the ones that are doing all that
41 infrastructure, and he told me that the blasting is just
42 about done. Now, on those rock outcroppings, there may
43 be a need, as building happens, for a little bit more of
44 that. But it will be very minor. So I think the -- you
45 know, the biggest problem was putting in the drainage.
46 And in doing that, that was where they were having to
47 blast quite a bit. But putting a home up and you have a
48 little outcropping, probably wouldn't be much.
49
50

1 So that's about all I have to say.
2
3 CHAIR NICHOLLS: Thank you, sir.
4
5 Questions, Commissioners?
6
7 Thank you for coming?
8
9 MR. FALLS: Thank you very much.
10
11 CHAIR NICHOLLS: The third one was.
12
13 MS. CARRUTHERS: Hugh Floyd, followed by Jim
14 Strozier.
15
16 MR. FLOYD: Morning.
17
18 CHAIR NICHOLLS: You look familiar from somewhere.
19 I'm usually good with faces.
20
21 MR. FLOYD: Nightmare (inaudible).
22
23 CHAIR NICHOLLS: Oh, no, I don't think so.
24
25 If you'd state your name and address for the
26 record, please.
27
28 MR. FLOYD: Hugh Floyd, 10536 Vista Bella Place,
29 Northwest. And I swear to tell the truth.
30
31 CHAIR NICHOLLS: Thank you, sir. Are you
32 representing yourself or a neighborhood.
33
34 MR. FLOYD: Myself.
35
36 CHAIR NICHOLLS: Let's start you with two minutes.
37
38 MR. FLOYD: Okay. Just some quick comments. I
39 concur with the last speaker, Mikaela. As we've worked
40 with her, has been wonderful in this process. Not only
41 in taking into consideration our comments, but in
42 talking with the other interested parties and being able
43 to tell you that "I did a non-starter," or, you know,
44 "Here's where you got common ground. And how can you
45 kind of get to a solution rather than, you know, coming
46 in here and screaming at each other?" So it's been a
47 great job.
48
49 In her language for what I believe was given to
50 you guys as a handout, that fugitive dust amendment,

1 very good. It incorporates, you know, who are the real
2 regulators, you know, the environmental health
3 department, the grading and drainage department here at
4 the city, and then the newly created sediment and
5 erosion control group.
6

7 So with that, I think it's very good. We'd
8 like to see one amendment -- well, maybe a couple
9 amendments. The first one is just cleanup on Item
10 Number B. It says "settlement." It should be
11 "sediment," I believe, "control plan."
12

13 And then we would like to add a few Item F, and
14 I'll read that into the record in just a second. And
15 then change the current F to G, if you guys decide to
16 pick that up. And I have copies for you, but let me
17 read it into the record first.
18

19 So for Paragraph F, would read, "For situations
20 that require grading without a building permit or
21 preliminary plat, or in advance of a preliminary permit
22 or preliminary plat, a special plan can be submitted for
23 approval. Such a plan shall meet all requirements of
24 Items A through E and must satisfy the requirements of
25 the city engineer and the environment health department.
26 The plan shall address any special requirements
27 associated with the proposed plan."
28

29 The reason for this -- the reason for this is
30 you might have situations like a park, a drainage pond
31 that would -- is it all right if I continue?
32

33 CHAIR NICHOLLS: Yes, sir. How much more time do
34 you need?
35

36 MR. FLOYD: It should be just a minute.
37

38 CHAIR NICHOLLS: Go ahead, sir.
39

40 MR. FLOYD: If you have one of those situations,
41 you know, you're not going to be asking for a grading
42 permit, you're not going to be asking for a plat,
43 potentially, on either one of those. And I think it's
44 those type of situations that kind of fall between the
45 normal regulatory cracks where you actually wind up with
46 problems. A subdivision that's not ready yet for
47 preliminary plat, somebody might bring in a stockpile
48 and they're not quite sure what the process is. And so
49 if somebody doesn't come and pop them with a fine, you
50 know, it's just kind of falls through the cracks.

1
2 I think having this language in there that
3 would allow that, those special situations, makes it's
4 very clear that you have to have a grading and drainage
5 plan, you have to have the erosion and sediment control
6 plan and you have to have your dust permit, then
7 somebody in one of those special situations realizes
8 exactly what they need to have and there's no excuse for
9 doing something other than that.

10
11 And that's it.

12
13 CHAIR NICHOLLS: Thanks, sir.

14
15 Any questions, Commissioners?

16
17 COMMISSIONER GRIEBEL: Just a basic one. Where are
18 you --

19
20 CHAIR NICHOLLS: Commissioner Griebel.

21
22 COMMISSIONER GRIEBEL: Where are you proposing that
23 this Paragraph F would fit?

24
25 MR. FLOYD: That would fit --

26
27 COMMISSIONER GRIEBEL: I'm lost here.

28
29 MR. FLOYD: -- in the -- maybe you can help me,
30 Ms. Renz-Whitmore. Is it the same handout that they
31 would have received?

32
33 MS. RENZ-WHITMORE: Commissioners, the fugitive
34 dust amendment is the final page of all sector plans
35 staff reports. So if you have in front of you Cliffs,
36 Heights Or Trails, flip all the way to the back, the
37 fugitive dust amendment is there, A through current F.
38 Mr. Floyd is proposing to replace F with new language
39 and move the current F to G. It's literally the back
40 page of all those staff reports.

41
42 Mr. Chair, did you find it? I can also put it
43 back up on the screen, if that would be helpful.

44
45 CHAIR NICHOLLS: Any other questions, comments?

46
47 COMMISSIONER GRIEBEL: I'm still not finding it,
48 but...

49
50 CHAIR NICHOLLS: The very last page on agenda Item

1 Number 7.

2
3 COMMISSIONER GONZALEZ: It's on 6, 7 and 8, the
4 last page. The last, last page.

5
6 MR. FLOYD: Got it.

7
8 CHAIR NICHOLLS: Okay.

9
10 MR. FLOYD: And one final comment, if I may. In
11 regard to Ms. Horvath's request that it was tied back to
12 building permit even for residential, and that's
13 essentially what the original language said, they see
14 that we have -- I represent a residential developer in
15 the area, is just if you make that language the same --
16 for commercial, it makes sense because you kind of do
17 all your site at one time, residential, if you have it
18 tied to building permit, you know, there's a residential
19 developer that builds the streets, grades pads, does all
20 that preliminary work, and then there's a builder that
21 comes behind them and buys lots and builds houses, on
22 there, you know, that would be kind of the third party
23 in the chain, they're the ones that actually ask for a
24 building permit from the city when they're ready to
25 build an actual house. So if you tie it to building
26 permit before that, you kind of eliminate that in
27 between developer and you would create situations where,
28 you know, this house is built and this house is built,
29 now somebody is coming in to grade this intermediate
30 lot, you know, and they're excavating 4 feet and they're
31 running, you know, huge vibratory rollers, and if you
32 think you get complaints for the blasting, wait until
33 somebody is running a huge roller between two houses,
34 you know, so that language is problematic, I guess is my
35 point.

36
37 COMMISSIONER GRIEBEL: Let me see if I've got this
38 clear. So how are you planning on delineating these two
39 things? I assume that there's a desire here to avoid
40 people grading huge swaths for a subdivision, and then
41 like the situation you're talking about, building
42 permits don't come along for years and years, but yet
43 you have a -- you're creating fugitive dust by --

44
45 MR. FLOYD: Right. I think in those situations,
46 sometimes it happens. It happened that way. Or, you
47 know, a lot of this area has an underlying rock layer,
48 and the least expensive way to deal with that is to
49 bring in extra fill so you're not digging through that
50 rock for all your utilities or you're minimizing the

1 amount you have to blast and dig through that rock. So
2 there's an advantage in that regard to bringing in a lot
3 of dirt at one time. But in some ways, that's kind of
4 falling through the cracks, because you may not be to a
5 preliminary plat level when you want to bring in the
6 dirt.

7
8 So I think adding the language we're talking
9 about here makes it very clear that if you're doing any
10 of these things, you need a grading and drainage plan,
11 you need an erosion control plan.

12
13 Which the erosion control plan through the city
14 is new. It's something that's trying to come into
15 compliance with EPA requirements. So in that language,
16 when you talk about erosion, in the past we thought of it
17 as water erosion, you know, what runs off when you get a
18 big rain. With the EPA language and the way they
19 enforce it, that also includes wind-blown erosion. So
20 if you're losing dirt from your site from any of those
21 means, you're in violation of that erosion and sediment
22 control plan. You know, and then the third thing, it
23 makes it clear to anyone doing that that they also need
24 that dust control permit from the environmental health
25 department.

26
27 So on one hand, it grants a little bit more
28 leniency as to when you can grade, but it makes it very
29 clear that you shouldn't be bringing in a stockpile of
30 dirt and leaving it unattended, you know, for two years
31 before you start issuing building permits. But you need
32 to have a real plan and implement it.

33
34 COMMISSIONER GRIEBEL: Thank you.

35
36 Any other comments or questions?

37
38 MR. FLOYD: Thank you.

39
40 CHAIR NICHOLLS: Mr. Strozier, I believe you're
41 next.

42
43 MR. STROZIER: Thank you, Mr. Chair. Commissioners
44 Jim Strozier, 302 8th Street, Northwest, 87102. And I
45 swear to tell the truth.

46
47 CHAIR NICHOLLS: Thank you, sir. Who are you
48 representing today?

49
50 MR. STROZIER: Well, I'm representing -- I'm here

1 to speak -- I signed up on multiple sheets because I
2 have some kind of overview comments. I have specific
3 comments relative to the trails, very -- and then also
4 the cliffs. And I'm representing a number of different
5 clients relative to those. So if I could have a little
6 leeway in terms of time. I'll try and make it through
7 this as quickly as possible.
8

9 And we have had meetings with Mikaela on all of
10 these issues, but I wanted to make sure that I at least
11 get them out there in the record as this proceeds up to
12 the city council process.
13

14 CHAIR NICHOLLS: Let's start you with five minutes.
15

16 MR. STROZIER: Okay. I will do my best. Thank
17 you.
18

19 First of all, as I mentioned, we met with a
20 Mikaela on a number of these issues, and I just want to
21 publicly thank her for all her work on this. She's done
22 an amazing job of trying to keep all this together. And
23 we have not -- I'll state for the record, we have not
24 made her life easy in this process, because -- and one
25 of the things, kind of as an overview comment, you know,
26 these plans were developed right -- and there wasn't a
27 lot of activity going on. And right now we're just
28 starting to see the builders, the developers, they're
29 all coming back to life and they're all looking at these
30 plans as we speak and looking at the details associated
31 with these plans. So all of a sudden we're paying very
32 close attention to window recesses and types of stucco
33 and all this stuff is now coming to the forefront that
34 maybe before nobody was really, you know, paying as
35 close attention to it.
36

37 So I would also support Mr. Floyd's comments
38 relative to the fugitive dust grading and drainage
39 issues. And I think that ought to apply to all three of
40 the plans. I think that's critical that we don't create
41 confusion in the rules and regulations, and also
42 recognize how that process works differently between
43 residential and commercial development.
44

45 And I'd also -- I'll start by talking about the
46 Trails. And as Ms. Horvath mentioned, I think the
47 Trails has done an awesome job of open space and rock
48 outcropping preservation with their open space network
49 and their trails. And I think that's a great example of
50 how that can be done very well.

1
2 All right. With regard to the trails, I'll try
3 and sort of hit the highlights of these. One is with
4 regard to the requirement for the stucco being of
5 integral color. This is one of those issues -- I'm not
6 a builder, but the customer, as they're building a
7 house, something happens, they have to patch it, they
8 have to come in and make a repair, the integral color,
9 it's almost impossible to get that to match. The
10 customers really like alternatives, whether it's
11 synthetic or a painted stucco. There's other options
12 and this making it limited only to integral color, it
13 seems too restrictive.
14

15 With regard to Woodmont, we support the
16 recommendation of staff to pursue modifying that to a
17 minor arterial. I have a number of issues related to
18 that, but I think that's been covered.
19

20 Driveway width, we also support the proposed
21 amendment that would widen that drive pad to 14 feet.
22 And that is -- I think that's critical in terms of the
23 actual operation of those driveways and people getting
24 in and out of their driveway and their garages. If you
25 create sort of a curbing on the wings and people end up
26 hitting that, they don't like it. They're customers,
27 once again. And so we definitely support that
28 modification.
29

30 With regard to the Tract 8 and Valle Vista,
31 that's a cleanup with regard to RD versus VTRD, and we
32 support the change clearing that up, because right now
33 it says one thing and the map says another, but we would
34 like to make it clear. Part of that has already been
35 platted, and we want the ability -- we would like the
36 ability to replat it. So what we would have suggested
37 is that the land development requirements do not apply
38 to the already platted and developed portion of that
39 area, but that the home, the design restrictions do
40 apply that are in the sector plan. And that's just a --
41 question?
42

43 COMMISSIONER GRIEBEL: Can I interrupt, Mr. Chair?
44

45 CHAIR NICHOLLS: Yes, please. Commissioner
46 Griebel.
47

48 COMMISSIONER GRIEBEL: If you could just refer to
49 where you're talking about as you -- because you're --
50 you're moving quickly.

1 MR. STROZIER: And I am specifically trying to move
2 quickly. And I believe, and Mikaela can help me out,
3 that is on the zoning page, which is 24 of the plan,
4 which I don't know what page that is in the staff
5 report.

6
7 COMMISSIONER GRIEBEL: I'm sorry, we're on?

8
9 MR. STROZIER: The VTRD versus RD. The design
10 standards that I'm going to be speaking to are on Pages
11 46 and 47 of the red-line version of the plan. Does
12 that help?

13
14 COMMISSIONER GRIEBEL: And I'm sorry. To cross
15 reference that to the agenda, which staff report are
16 you --

17
18 MR. STROZIER: This is the trails, and this is Item
19 Number 6.

20
21 COMMISSIONER GRIEBEL: Got it.

22
23 MR. STROZIER: So Page 24, which is Chapter 3,
24 zoning has the map that shows the area, and this is to
25 the south of Woodmont and to the west of Rainbow is the
26 area that I'm specifically speaking to. It's labeled
27 VTRD and colored beige. And the developed portion is
28 the area that you can see where the streets are shown
29 and the lots are -- and they're currently going through
30 a process to replat those lots, but it's already been
31 built, so it would be very difficult to address some of
32 the land development requirements that are in the sector
33 plan, sort of to retrofit those, so to speak. Is that
34 clear?

35
36 COMMISSIONER GRIEBEL: Thank you.

37
38 MR. STROZIER: Okay. With regard to the general
39 standards related to garages, and I'm just going to try
40 and hit the highlights on this, there's I think in
41 general a concern that on the limitations of garage
42 types and making sure that we account for narrower lots
43 for townhouses, and this is on Page 46, where these
44 regulations are pertaining in terms of residential
45 garages, and that the lot width generally allow for the
46 different types, more flexibility in terms of the garage
47 types based on lot widths, and getting down to, for
48 instance, in small Roman Numeral V, allowing that on
49 lots as narrow as 58 feet instead of 70 feet. There are
50 a number of provisions in these standards that address

1 the character of that front facade and the attempt to
2 make it non-garage dominated.

3
4 The other issue, and this is at the top of Page
5 47, individual garage bay shall be no greater than
6 12 feet wide. I think this is one where it actually
7 creates -- maybe the unintended consequence is more of a
8 garage-dominated facade. And a typical two-car garage
9 bay is 16 feet wide. And so if you can only do 12, you
10 would end up -- in order to do a two-car garage, you'd
11 end up with 24 feet of garage bay. So this, I think, is
12 something that better reflects how they built the
13 garages.

14
15 And -- let's see, make sure I got that point.
16 Okay. I believe that that is good. At least I think
17 I've addressed those.

18
19 Now I would like to move on to the Volcano
20 Cliffs. And the Pulte group, and this is -- the Pulte
21 group is in the process of developing Montecito West in
22 this area. And we had an excellent meeting with Mikaela
23 to review a number of these points. But one of them is
24 that -- and this is unique to this project, is that they
25 are actually going through the private commons
26 development regulations. And you don't see that very
27 often. It kind of was I think originally intended for
28 little infill projects down in the valley, but the
29 requirement is that you have to provide 30 percent open
30 space that is visually accessible.

31
32 And so one of the things -- so that's a great
33 idea, right? This sounds wonderful. But in doing that,
34 you end up with smaller lots that now, you know, no good
35 deed shall go unpunished, right? So by doing the
36 private commons, they've then sort of boxed themselves
37 into some issues related to the smaller lots. And one
38 of the key things is on the building height and
39 second-story limitation, and I do not know where this
40 occurs within this -- this is a new -- this is really a
41 new issue. But we would like some flexibility on this.
42 And the portion that restricts the second story to
43 50 percent of the building footprint. And for a large
44 lot, where you have -- where you can -- you know, you
45 have a lot of flexibility on how big your first floor
46 is, that makes sense. But since we are doing the
47 private commons, we're restricting the lot size, it
48 becomes problematic, and we would like the ability to go
49 up to 75 percent on that second story.

1 And in talking to Mikaela, one of the -- the
2 rationale behind that limitation from the Volcano Cliffs
3 plan was view preservation. Well, if we're already
4 doing the private commons and we've got a site plan that
5 has 30 percent open space, we're providing view
6 corridors and view opportunities in a much bigger way
7 that would have been accomplished with large lots with
8 this same limit, with this existing limitation.

9
10 So we think it should only be applicable to
11 those --

12
13 CHAIR NICHOLLS: How much time do you need, sir?

14
15 MR. STROZIER: Probably two more minutes.

16
17 CHAIR NICHOLLS: Go ahead.

18
19 MR. STROZIER: So that's the rationale there, that
20 we're only asking -- we think this is appropriate for
21 projects that utilize the private commons development.
22 Hopefully we'll see more. We think that ought to be an
23 incentive.

24
25 The other thing is that they're designing a
26 product -- this is where I talked about getting into the
27 weeds -- that has an interior courtyard that's accessed
28 off the front. And it creates a private space for the
29 resident, but is not done as a typical front porch. But
30 we feel strongly that this actually is -- encourages
31 more use. These things are very popular, these interior
32 courtyards. You have an entry into that courtyard
33 that's visible from the street, and it gets used a lot,
34 and it actually provides a lot of activity, as opposed
35 to a porch that may or may not get used. The porch,
36 aesthetically, it's a different model, but it does
37 provide something different. So we would like the
38 flexibility to not -- I think the current rules are two
39 out of every three lots have to have a front porch, and
40 we would like to eliminate that provision.

41
42 And maybe we could work with staff as this goes
43 up to come up with some design parameters as to how that
44 would function. But we think that some flexibility
45 there would be -- would actually help to provide that
46 intent of activating the front and that outdoor space in
47 the street -- the street realm, if you will, but doing
48 it differently. I know I have a front porch on my
49 house. We have a nice porch swing, but we never sit out
50 there.

1
2 So just real quickly make sure that I've
3 addressed -- oh, the other thing is more of a
4 construction issue with regard to the recessed windows.
5 And that is just a change from 2 and a half inches
6 minimum recess to two inches. I don't think anybody
7 could see it, but the way that they build them, it's
8 much easier to construct a 2-inch recess. And these
9 plans, they're actually designing the primary windows
10 that they're trying to accentuate with a 2 to 2 and a
11 half foot recess. So they're okay with the idea of the
12 recess. It's just from a building standpoint, it's
13 easier to construct.
14

15 And I think that hits the highlights, and we
16 will certainly follow up in writing with all of this.
17 And I apologize for bringing all this at the last
18 moment. I apologize mainly to Mikaela for all the
19 meetings we've had and promises that I haven't kept in
20 terms of getting her all this in a timely manner.
21

22 CHAIRMAN NICHOLLS: Commissioners, any questions?
23

24 MR. STROZIER: Thank you.
25

26 CHAIR NICHOLLS: Thank you.
27

28 Who's next?
29

30 MS. CARRUTHERS: James Hoffman, followed by John
31 Ransom, and then John Edward.
32

33 CHAIR NICHOLLS: Good morning, sir. If you'd state
34 your name and address for the record, please.
35

36 MR. HOFFMAN: James Hoffman, 4606 Firewheel Drive,
37 in Garland, Texas.
38

39 (Witness sworn.)
40

41 CHAIR NICHOLLS: Are you representing yourself?
42

43 MR. HOFFMAN: I'm representing my family's limited
44 partnership that owns property in the Volcano Heights
45 area.
46

47 CHAIR NICHOLLS: So you're just speaking as a
48 property owner?
49

50 MR. HOFFMAN: Yes.

1
2 CHAIR NICHOLLS: Let's start you with two minutes,
3 sir.

4
5 MR. HOFFMAN: Okay. So we support the plan, you
6 know, the zoning, the vision. We would really like to
7 see the plan achieve that vision, but we continue to
8 have the same concerns that we expressed in
9 December 2012 regarding regional infrastructure.
10 Primarily, we're referring to Paseo del Norte and Unser
11 Boulevard, the associated back (inaudible) utility
12 infrastructure along those facilities and possibly the
13 transit road -- the transit lanes which are dedicated
14 would be regional in nature also.

15
16 The lack of infrastructure is going to inhibit
17 development. You're not going to attract quality
18 businesses. During December 2012, Gateway Planning, who
19 is the city's consultant, made a presentation. They
20 showed a couple of example sites from the Dallas-Fort
21 Worth area. Those sites had planned -- one of them --
22 their sector plan was approved in December 2012. Today
23 there's a -- eight cranes on that site building, and
24 they're anchored by a State Farm Regional Center. Just
25 last week another one here, Legacy Town Center, the
26 other example, announced that FedEx is moving their
27 regional offices. These are jobs that Albuquerque could
28 have, but we're just not competitive in any way. And
29 one of the reasons is regional infrastructure.

30
31 Now, Unser and Paseo, again, they're regional
32 highways, they've been on the books for decades, they'll
33 be there with or without a sector plan. And part of the
34 reason for the lack of infrastructure is due to some
35 external factors. We're all aware of the difficulties
36 with the escarpment crossings. Now, those are due to
37 just the city not prioritizing this area.

38
39 I'd like to point out that the West Side
40 Strategic Plan on Page 57 identifies the Paradise
41 community, which is part of Volcano Heights is
42 located --

43
44 CHAIR NICHOLLS: How much longer do you need, sir?

45
46 MR. HOFFMAN: A couple more minutes.

47
48 CHAIR NICHOLLS: (Inaudible).

49
50 MR. HOFFMAN: (Inaudible). Thank you.

1 You know, it states that there are several
2 significant regional transportation impacts that need to
3 be resolved to accommodate future growth. And Policy
4 3.9 also states that north/south roads should be
5 extended and widened to the Paradise community as soon
6 as the Paseo del Norte alignment issue has been
7 resolved. Well, Paseo del Norte was in 2007, and right
8 now we have a temporary road that's going to have to be
9 ripped out, is Unser, in the Volcano Heights area.

10
11 They also talk about infrastructure and phasing
12 of development. They talk about vacant land already
13 served by infrastructure first, then followed by area
14 adjacent to the proposed facilities. That is the
15 Paradise community where Volcano Heights is. Page 158
16 in the sector plan -- or in the strategic plan has a
17 phasing prioritization plan. It shows the Paradise
18 community for the 1995 to 2015, we're at the tail end of
19 that, is priority Number 1. Whereas other areas to the
20 west, Ventana Ranch, Volcano Cliffs, are Priority 2 or
21 Priority 3 for the county.

22
23 Clearly those developments have leapfrogged,
24 and that's why I disagree with staff's comment on my
25 statement saying that we should refer maybe in the
26 existing conditions that leapfrog development is what
27 has occurred and that this is somewhat of an infill
28 site. I mean, let's call it what it is, it's true. In
29 fact, that definition of leapfrog comes from the West
30 Side Strategic Plan. So we have -- you know, I could go
31 on. I know I'm limited to time. Probably have another
32 ten minutes I could talk. I'll defer any comments on
33 the A, B streets for Mikaela's discussion.

34
35 And thank you for your time. If you have any
36 questions on any of my other comments in the plan?

37
38 CHAIR NICHOLLS: I was going to say, I think most
39 of what you're talking about is actually covered in your
40 submittal; is that correct?

41
42 MR. HOFFMAN: Yes. Well, all right. There's a lot
43 of detail behind it, a lot of history, intersections.
44 If I could make one quick comment. You've heard a lot
45 about bike lanes, intersections. You know, the
46 cross-sections of Unser would show a slip lane. It's,
47 you know, kind of unique. How those intersection, how
48 they access the cars and bikes, you know, that needs to
49 be discussed. But every time I've tried to bring it up
50 within the sector plan or by other means through

1 Councillor Lewis, I've always been told that that's out
2 of scope. So I share those concerns with Councillor
3 Gonzalez. You know, I think that's why it needs to be a
4 regional, city-sponsored infrastructure. Thank you.

5
6 CHAIR NICHOLLS: Thank you, sir.

7
8 Any questions, Commissioners?

9
10 Okay. Let's call the next speaker, please.

11
12 MS. CARRUTHERS: John Ransom, followed by John
13 Edward.

14
15 CHAIR NICHOLLS: Good morning, sir.

16
17 MR. RANSOM: Good morning.

18
19 CHAIR NICHOLLS: If you'd state your name and
20 address for the record, please.

21
22 MR. RANSOM: John Ransom, 2424 Louisiana Boulevard.

23
24 (Witness sworn.)

25
26 CHAIR NICHOLLS: Thank you. And are you
27 representing yourself or a neighborhood organization?

28
29 MR. RANSOM: I'm representing myself as a landowner
30 in Volcano Heights Sector Plan.

31
32 CHAIR NICHOLLS: Then let's start you with two
33 minutes.

34
35 MR. RANSOM: Thank you, sir. I want to speak
36 specifically to the road network, the regional highways,
37 Paseo del Norte and Unser. We heard earlier from the
38 west side coalition that we need more retail. We've
39 heard from Ms. Renz-Whitmore earlier about 80 percent of
40 our jobs are actually on the east side of the river.
41 We've actually had Commissioner Gonzalez make his point
42 that our community needs to stop accepting that we just
43 live on the west side and commute over our limited
44 bridges to shop and to work. I know I paraphrased.

45
46 What our community really needs is a plan for
47 funding and the completion of Paseo del Norte and the
48 Unser regional highways. In December of '12, EPC
49 actually changed previous language that basically said
50 the landowner is responsibility for the construction and

1 the expense of building out these regional highways.
2 LUPZ and city counsel unanimously confirmed their new
3 language that the city should provide -- prioritize and
4 secure funding to help with the construction of Paseo
5 del Norte and Unser. I'm telling you that is not
6 happening.
7

8 Landowners, prospective regional and national
9 retailers and future employers have met with the city
10 and city planners, and the city's position and response
11 to us is that you, meaning the user and employer, pay
12 for the construction of these regional highways. So
13 these potential users leave and they go develop
14 elsewhere. That is not what I would say trying to work
15 out a plan for the funding and planning of completing
16 these roads.
17

18 So I ask that you reaffirm and emphasize the
19 need for the city to prioritize and secure funding for
20 the construction of these regional highways. Thank you.
21

22 CHAIR NICHOLLS: Commissioners, any questions?
23

24 MR. RANSOM: Thank you.
25

26 CHAIR NICHOLLS: Thanks.
27

28 The next speaker? Is this the last one?
29

30 MS. CARRUTHERS: This is our last one. John
31 Edward.
32

33 CHAIR NICHOLLS: Good morning, sir.
34

35 MR. EDWARD: Hello, Councillors. How are you
36 today?
37

38 CHAIRMAN NICHOLLS: If you'd state your name and
39 address for the record.
40

41 MR. EDWARD: My name is John Edward. And I -- do
42 you want a P.O. Box or address.
43

44 CHAIR NICHOLLS: Whichever you're --
45

46 MR. EDWARD: P.O. Box 26506 Albuquerque, New
47 Mexico, 87125.
48

49 (Witness sworn.)
50

1 CHAIR NICHOLLS: And are you representing yourself
2 or a neighborhood organization?

3
4 MR. EDWARD: My family is a landowner within a
5 partnership within the Volcano Heights Sector
6 Development Plan.

7
8 CHAIR NICHOLLS: Let's start you with two minutes,
9 then.

10
11 MR. EDWARD: I'd like to start off with the idea of
12 fugitive dust, and I think the real concern we have is
13 the city for future fugitive dust is the current
14 statistic that 13,000 people have left our region. And
15 if we don't get economically minded, the fugitive dust
16 will be coming from abandon properties.

17
18 And when we think about economic development
19 and we think about land development, we need to think
20 about things that are economically viable, economically
21 realistic to support the current residents in the homes
22 that they live in, whether they be new homes or current
23 homes.

24
25 And when you look at the draft recommendations
26 and changes in here, that has to be principal in your
27 mind. Because a community is a living organism, which
28 if it is not growing, it is dying. And you can go to
29 Vaughn, you can go to Sumner, you can go to any small
30 towns around and their real estate values are worth
31 nothing and they don't have nurses or doctors to help
32 serve them. That's an extreme example compared to a
33 large city like ours. But that is the reality.

34
35 We have become -- lost our critical mass. I'm
36 an insurance broker. Not a single representative I
37 engage with is from the city or the State of New Mexico.
38 They outsource. We have become an outsourced community.
39 We need critical mass. That comes in the form of
40 regional infrastructure. And you didn't depend on 200
41 acres -- a landowner like myself and my mother, who is
42 83, and her IRA, to fund the regional infrastructure for
43 an area that serves 50 square miles. That does not
44 happen.

45
46 As it relates to the programs relating to the
47 recommended changes, I won't get into the specifics
48 other than to say are they practical, are they
49 realistic, are they achievable? And what do we need to
50 do to make sure that they are. The idea of somebody

1 living 5 miles away worrying about blasting, I can
2 appreciate that concern, but the real concern is, I need
3 to have proof. I can't take hearsay to make a policy
4 decision today without proof.

5
6 I think that the decisions dealing with the
7 soil and erosion and the blasting, my concern is that as
8 a landowner, that if a neighboring property owner is
9 restricted from doing some sort of preliminary site work
10 before my building has already gone in, then I fear for
11 the development of my project because somebody wasn't
12 able to be proactive in the development of their sites.

13
14 CHAIR NICHOLLS: How much more time do you need,
15 sir?

16
17 MR. EDWARD: I just need a couple more minutes.

18
19 One of the requests I'd make, and if you can
20 just advise me on the policy, when a neighborhood
21 association comes to speak, should there be something
22 relative to the number of members of an association that
23 support that position? And is there actually any
24 validity to the claims? Because I've been coming here a
25 long time. The woman is very nice. She claims to
26 represent a neighborhood association, but I don't see
27 any sort of a petition, I don't see any documentation
28 that this is a directive, other than an individual
29 affecting the economic future of our community. I
30 believe in quality of life. That is critical. People
31 confuse where they want to live these days. Because of
32 this little laptop, my computer here, you can live
33 anywhere in the world. And we need to think about that
34 when we think about our jobs in development.

35
36 So I'd like to know, what is that position? Is
37 this a forum for me to ask that question?

38
39 CHAIR NICHOLLS: Let me see if I can just clarify
40 what it is you're asking, and correct me if I'm wrong.

41
42 MR. EDWARD: Right.

43
44 CHAIR NICHOLLS: When somebody represents a
45 neighborhood organization, that should imply that that
46 organization has done two things. One, that they have
47 discussed the issue at heart; and secondly, taken a
48 position. And when they've taken a position, they
49 should do one more thing, and that is elect a
50 spokesperson for that organization.

1 If you're representing 1500 homes, as I think
2 was mentioned at some point today, that's awful hard to
3 get a consensus out of 1500 homeowners. And usually
4 there's a board of directors, and that board of
5 directors in general represents those homeowners,
6 usually because they're scattered throughout a
7 neighborhood, as in my case up in the Northeast Heights.
8

9 But there are times when the commission can ask
10 how a decision was reached from a particular member of
11 the public who's speaking on behalf of the organization.
12 That is done in some cases, particularly, say, with the
13 zoning hearing examiner. They will often ask and have
14 asked; I know because I've been before them, "So you say
15 you're representing your organization or your board of
16 directors. Was there a vote? What was it? Is there a
17 set of minutes that support that?" And, in fact, the
18 board of appeals, the same thing happens.
19

20 In general, we do tend to see from certain
21 areas of town, should we say, the same person on a
22 regular basis. And by and large, I think we're fairly
23 comfortable with that person speaking for the
24 organization because they do it on an almost monthly
25 basis. But it is not unreasonable to ask that question.
26 Is that the root of what --
27

28 MR. EDWARD: Yes. Because people can come in and
29 say that they represent a certain organization, but what
30 sort of documentation do they have to say that that
31 really is the position of the organization, and with
32 even any realm of reality that it represents a large
33 number or even a majority of those people?
34

35 Because at some point it takes on an economic
36 challenge. I'll give you a case in point. My family
37 owned the property at Academy and Wyoming. Neighborhood
38 people came out claiming -- to make certain claims. The
39 city made demands on us to pay for regional
40 infrastructure that was three miles away. And in the
41 process of doing so damn near bankrupted my family.
42 It's not economically viable for an organization to make
43 claims on people that are unrealistic and
44 unsubstantiated. And this community is not going to
45 grow and it's going to go in the toilet, and it is from
46 a growth perspective -- you take at any of the regional
47 cities around us, they have developed to a point that we
48 are an after thought. Economically, an after thought.
49 And when Intel begins to phase down and you lose 5,000
50 jobs out there that pay four times the per capita

1 income, we don't have a plan -- or we have a (inaudible)
2 going in place right now to build regional
3 infrastructure to replace those jobs and get out ahead
4 of that.

5
6 And when you have a person come in here and
7 make unsubstantiated claims, there's no technical
8 geological statements, there's no measurements, nothing,
9 that has serious consequences on other people's lives.
10 And if people are going to make these claims and they
11 want to make changes to the draft, then you guys need to
12 make sure that there is substantiated claims.

13
14 I'll give you a great example. They were
15 trenching up Lead and Coal, old neighborhood, one of the
16 oldest neighborhoods in the City of Albuquerque. They
17 hit a waterline. It created water hammer inside my
18 father's office building. Water hammer is the
19 compression of air and water coming together and it
20 causes and earthquake effect. We went in and we put,
21 wherever there was a little crack, monitoring devices to
22 measure over a reasonable period of time the change in
23 those cracks. We did what was necessary so that we
24 could actually substantiate our claims. And people
25 should have to be able to do the same thing here.
26 Because at the end of the day, the policies they're
27 asking for, you're going to build a five-story building
28 within the height limitations of this property, you're
29 going to have to put in regional infrastructure, you're
30 going to have to put in other types of infrastructure,
31 but you're really not allowed to do it economically in
32 any degree of viable means because it's claiming to
33 effect somebody five miles away.

34
35 What about the guy who owns the property right
36 next door who wants to put in his infrastructure and
37 it's too late. There's enough buildings built close
38 enough nearby within feet that nobody's willing to take
39 that legal liability of risk that you screw that up,
40 I've got a \$25 million property right here and if you
41 jack it up because we relied on the unsubstantiated
42 claims of other people five miles away, you're not going
43 to have economic development. You won't have a
44 development that will build out.

45
46 CHAIR NICHOLLS: Okay. I'm going to have to stop
47 you right there.

48
49 Are there any questions? Commissioner Griebel.
50

1 COMMISSIONER GRIEBEL: So specifically what are we
2 talking about here? Is there a dispute as to particular
3 language that was brought up?
4

5 MR. EDWARD: Well, I think that Mr. Floyd made some
6 nice commentaries and some modifications to it, but I
7 think it needs to be more broadminded. I think that as
8 a community, we need to be visionary people. I'm
9 thinking visionary terms but in practical terms.
10

11 If somebody has got the capital, they've got
12 the funding behind them, they've got the wherewithal to
13 go out and do things and get out in front of this
14 cart -- you take the FedEx facility that went into
15 Texas, it's going to be about a \$3 billion deal. New
16 Mexico hasn't seen a \$3 billion deal in a long time.
17 They have that because they had that forward thinking.
18 And what some of these plans say was, you know, can you
19 do this, can you not do that, how do you go about doing
20 it, it gets in the way of that. Well, if you do it at
21 too late, people don't have patient money to wait more
22 than six months, nine months, three months. And so to
23 tell people that they're going to have to wait till the
24 last minute to do something, that means that to get it
25 through city processes, you might have to wait three or
26 four years. There's not a publicly traded company out
27 there that's going to wait one year.
28

29 COMMISSIONER GRIEBEL: So let me come back to the
30 question. So if the redline is approved as proposed,
31 which way does that cut, in your view? Is it a good
32 thing or a bad thing?
33

34 MR. EDWARD: Well, if you will take the
35 recommendations of this gentleman here, I think it's
36 better. But I think it's -- in talking to people who
37 are looking at trying to develop and interested in this
38 area, the challenges that they face are how slow things
39 can move, and it's all kind of intertwined.
40

41 So you need regional infrastructure. You need
42 plans for that. You need drawings for that. You need
43 engineering for that. Then you need to put the stuff
44 in. You need to get the funding for it. You can't get
45 the funding till you get all this stuff done. And
46 everybody is moving at a snail's pace. But then you get
47 into the fugitive dust control aspects, how far out in
48 advance can you actually do any sort of earth work
49 before you have a building permit. Those don't come to
50 economic realities.

1
2 You can't say to somebody, "You can't disturb
3 the soil unless you have a building permit over here."
4 Well, it's not always going to work that way.
5 Especially when you got in some places out there, you
6 know, 15 feet thick of the rock that is as hard as
7 Granite. There needs to be a practical economic-minded
8 reality to some of these provisions.
9

10 Now, if you said to me, "We're going to
11 continue to want to modify this document as we move
12 forward and take into those considerations," then I'm
13 going to feel good about it. And if these guys will
14 invite that sort of discussion. And I think they've
15 been very good at what they're doing. They're under a
16 lot of pressure to meet a lot of different masters in
17 this regard.
18

19 But what we need is -- if I could make any
20 recommendation, is whenever you look at a modification
21 of that plan, you need to ask yourself, could a banker,
22 could a business owner, can an individual, can an
23 83-year-old woman with an IRA money invested in this,
24 can they economically see that this is even possible
25 based upon the way that things are drawn up, based upon
26 the recommendations and requests of people that are five
27 miles away that have nothing to substantiate? And
28 that's important. That's really important.
29

30 Sorry to get so fired up, but I let myself do
31 that.
32

33 CHAIR NICHOLLS: All right. Thank you for coming
34 in.
35

36 MR. EDWARD: Thank you very much.
37

38 CHAIR NICHOLLS: So where do we stand now? What do
39 we need to do next? I'm looking for your guidance here.
40

41 MR. BRITO: Mr. Chair, we're at a junction here
42 where, you know, you can continue to ask questions of
43 speakers, of staff. You can close the floor and have a
44 discussion amongst the commission, or you can break for
45 lunch, because it is the noon hour and, you know, here's
46 another pun, you could digest what you've heard.
47

48 CHAIR NICHOLLS: Digest lunch, is that what you're
49 saying?
50

1 MR. BRITO: And come back and have your discussion
2 at that point. It's up to you how you want to proceed.
3 But this is a good junction to consider what you want to
4 do next.

5
6 CHAIR NICHOLLS: I concur with that. Let me ask my
7 fellow commissioners what they would feel on this. Do
8 we need to take a break?
9

10 UNIDENTIFIED MALE: I move for digestion.

11 CHAIR NICHOLLS: Of lunch?

12 UNIDENTIFIED MALE: Both, lunch and the proposals.

13
14 CHAIR NICHOLLS: But of course during that lunch we
15 are not able to discuss any of this.
16

17 UNIDENTIFIED MALE: Correct.
18

19 CHAIR NICHOLLS: Clearly. So with that in mind, is
20 lunch here? It is. Okay. We'll recess now. And I
21 believe let's call back to order at 1:30. So we'll take
22 an hour.
23

24 MS. CARRUTHERS: (Inaudible).
25

26 CHAIR NICHOLLS: Okay. Thank you.
27

28 (Proceedings recessed.)
29

30 CHAIR NICHOLLS: We're recording?
31

32 MS. CARRUTHERS: Yes.
33

34 CHAIR NICHOLLS: Thank you. Let's call the meeting
35 back to order. We are back from recess. And
36 Ms. Renz-Whitmore, would you like to guide us to where
37 you want to go next with this.
38

39 MS. RENZ-WHITMORE: Thank you, Mr. Chair,
40 Commissioners. I believe we have a few items to talk
41 through in terms of additional conditions. And if it's
42 your pleasure to talk through them before we take these
43 item by item for your final action, that would be
44 helpful.
45

46 And discuss those and then close the floor,
47 have questions, discussion, and then move on each agenda
48 item separately.
49
50

1 CHAIR NICHOLLS: These items that I'm seeing on the
2 screen tonight, do all of these or selectively?
3

4 MS. RENZ-WHITMORE: Mr. Chair, some of them will be
5 for all, they'll be applicable to all, and several of
6 them will be targeted, at your discretion.
7

8 CHAIR NICHOLLS: From my perspective, I would
9 rather go step by step, so that we keep everything
10 clear, because what I don't want to do is say one that
11 is particular to, let's say, Agenda Number 8, now we're
12 assuming or thinking that it might apply to all when it
13 actually doesn't. And so I'd rather keep everything
14 clean, if we can.
15

16 MS. RENZ-WHITMORE: Absolutely. The only
17 consideration is if we've acted on it for subsequent
18 plans and then change the language at the very end for a
19 particular reason, we might have to go backwards. But I
20 think we can handle that.
21

22 CHAIR NICHOLLS: You're not making this easy on us.
23

24 MS. RENZ-WHITMORE: It's not easy. It's a tangle.
25 It's a spaghetti pile.
26

27 CHAIR NICHOLLS: It is. And that's what I was
28 afraid of when I saw this coming up.
29

30 MS. RENZ-WHITMORE: Can I walk you through what's
31 here and then we'll make a decision?
32

33 CHAIR NICHOLLS: Do that, yes, please. Thank you.
34

35 MS. RENZ-WHITMORE: Absolutely. So the first thing
36 is there's a finding that is erroneous that we just need
37 to strike. It came from an old (inaudible)
38 unfortunately. My mistake.
39

40 And then we have a proposal for an additional
41 condition to the Rank 2 West Side Strategic Plan in
42 response to Commissioner Gonzalez's question about
43 bicycle safety and street design. And then we have
44 several proposed conditions for the sector development
45 plans specifically. The first two bullet points that
46 that you see on the screen would pertain to the fugitive
47 dust amendment. One was a staff request from
48 environmental health, that's Bullet Point 1 in the
49 proposed fugitive dust amendment, edit Item A to read
50 three-quarters of an acre or over.

1 The second bullet point would be the request
2 from Mr. Floyd, a little bit of us massaging that
3 language, but substantively, exactly the same as you
4 heard during testimony. And then a somewhat blanket
5 condition in the sector development plans directing
6 staff to address the concerns and issues raised by
7 stakeholder who spoke here today. And we would ask for
8 you to direct us on which priority items to focus on
9 between now and the land use planning and zoning
10 committee meeting.

11
12 That's it.

13
14 CHAIR NICHOLLS: Okay. Then why don't we just
15 start -- do you have anything else, Mr. Brito?

16
17 Okay. Start with Agenda Item Number 5. Let's
18 go through that, clean up what we need to in that, and
19 let's take the vote on that. And remember, though, that
20 this is the overarching document.

21
22 MS. RENZ-WHITMORE: Correct.

23
24 CHAIR NICHOLLS: You know, I want to be -- make
25 sure we're very careful the way we do this.

26
27 So let's start with Agenda Item Number 5, and
28 let's go back -- let me just think here. Do you want to
29 present specifics to -- all right.

30
31 MS. RENZ-WHITMORE: Mr. Chair, I believe if we
32 could focus on the conditions of approval in the staff
33 report and at least make sure that those meet your
34 approval to include --

35
36 CHAIR NICHOLLS: Okay.

37
38 MS. RENZ-WHITMORE: -- and then we will add the
39 others that are proposed from today.

40
41 CHAIRMAN NICHOLLS: Then let's do that for each of
42 them. Let's get the language first, and then what I'd
43 like to the is open that up for discussion amongst the
44 commissioners. Then propose a motion and deal with that
45 one. Is that acceptable?

46
47 MS. RENZ-WHITMORE: Sounds wonderful.

48
49 CHAIR NICHOLLS: All right. Let's do that for each
50 of these cases, if we may. So this is for Case

1 Number 5. How do you want to go through that for the
2 language for conditions?
3

4 MS. RENZ-WHITMORE: Mr. Chair, I would entertain
5 you all entertaining a motion to pass the conditions as
6 written, or if there's any that I can answer questions
7 about, I'd be happy to do that. But the conditions as
8 written in the staff report will stand until -- oh,
9 you're talking about the new ones?
10

11 CHAIR NICHOLLS: Yes, please.
12

13 MS. RENZ-WHITMORE: Oh, I'm sorry. In that case, I
14 would propose adding a Condition Number 8 for the Rank 2
15 West Side Strategic Plan Volcano Mesa amendments with
16 the following language. This is Number 8, a new
17 Condition Number 8.
18

19 The following policies shall be added to the
20 Volcano Mesa amendment in the most appropriate location.
21 Bicycle facilities, including on-street bicycle lanes
22 and multi-use trails should be designed and developed to
23 meet the safety considerations as provided in the
24 Institute for Transportation Engineers, that's ITE, or
25 American Association of State Highway Transportation
26 Officials, ASHTO, standards.
27

28 CHAIR NICHOLLS: That's the only change for this
29 one?
30

31 MS. RENZ-WHITMORE: That is the only change for
32 this one.
33

34 CHAIR NICHOLLS: Okay. Then let me close the floor
35 and ask the staff -- excuse me -- ask commissioners for
36 their comments.
37

38 COMMISSIONER GONZALEZ: I think that's a great
39 idea. Seriously, I think this is the -- it is at this
40 level that we have to start making those changes. It's
41 only sensible. Either you have bicycle facilities or
42 you don't, but if you're going to have them, don't make
43 them inadequate. Make them adequate. If you're going
44 to say this road can in no way have a bicycle, like an
45 interstate or something like that, then you just don't
46 have bicycles there. But if you're going to put a
47 facility, make sure it's right. I think that makes
48 sense.
49

50 CHAIR NICHOLLS: Commissioners, any other comments?

1 Then is someone prepared to make a motion on
2 this?

3
4 Commission Peck.

5
6 COMMISSIONER PECK: Thank you, Mr. Chairman.
7 Regarding Agenda Item Number 5, Project 1008444
8 13EPC-40159, I make a motion of approval subject to
9 Findings 1 through 10, and Conditions of Approval 1
10 through 7 and new Condition Number 8 as read into the
11 record by Ms. Renz-Whitmore.

12
13 CHAIR NICHOLLS: Is there a second to that?

14
15 COMMISSIONER MCCOY: I second that.

16
17 CHAIR NICHOLLS: Thank you, Commissioner McCoy. I
18 would just like to make one slight modification to the
19 motion, and that is approval to be sent to the city
20 council.

21
22 COMMISSIONER PECK: Correct.

23
24 CHAIR NICHOLLS: Ms. Renz-Whitmore.

25
26 MS. RENZ-WHITMORE: May I also request that we
27 strike Finding 8, please.

28
29 CHAIR NICHOLLS: Finding 8. Does the maker of the
30 motion agree with that?

31
32 COMMISSIONER PECK: I agree.

33
34 CHAIR NICHOLLS: And the second?

35
36 COMMISSIONER MCCOY: Yes.

37
38 CHAIR NICHOLLS: Okay. So the motion is to approve
39 this to council, striking Finding Number 8, and adding a
40 new condition, also Number 8.

41
42 Any further discussion? Hearing none, those in
43 favor say aye.

44
45 ALL MEMBERS: Aye.

46
47 CHAIR NICHOLLS: Those against, say no.

48
49 Motion carries unanimously.
50

1 (7-0 vote. Agenda Item 5 approved.)
2

3 CHAIR NICHOLLS: (Inaudible) right along, if we
4 may, to Agenda Item Number 6.
5

6 MS. RENZ-WHITMORE: Thank you, Chair,
7 Commissioners. For agenda Item Number 6, Volcano
8 Heights Sector Development Plan amendments, I would like
9 to discuss adding a Condition Number 14, which would
10 read: In the proposed fugitive dust amendments, edit
11 Item A to read, in quotes, three-quarters of an acre or
12 over, end quote.
13

14 UNIDENTIFIED MALE: We only have five conditions.
15

16 CHAIR NICHOLLS: Yes, I was going to say, we only
17 have five.
18

19 MS. RENZ-WHITMORE: Oh, I'm looking at findings,
20 probably. I'm on the wrong case. Excuse me. Let me
21 fix this.
22

23 So this is Agenda Number 6 for the Volcano
24 Trails Sector Development Plan, proposing to add a
25 Condition Number 6 which would read as I read into the
26 record for the fugitive dust amendments.
27

28 CHAIR NICHOLLS: As read in on Case Number 5?
29

30 MS. RENZ-WHITMORE: Correct.
31

32 CHAIR NICHOLLS: Okay.
33

34 MS. RENZ-WHITMORE: No. As just read into the case
35 just now when I thought it was Volcano Cliffs.
36

37 CHAIR NICHOLLS: Oh, okay. Yeah. Sorry.
38

39 MS. RENZ-WHITMORE: Excuse me.
40

41 CHAIR NICHOLLS: My bad.
42

43 Commissioners, discussion?
44

45 Commission Peck, are you willing to --
46

47 COMMISSIONER PECK: No. I just wanted to comment.
48 I think the plan is nice, it's workable. I'm pleased to
49 see some moving forward on the west side with some new
50 projects. And I guess my only concern that I heard from

1 one speaker was the city wanting the developers to kind
2 of front some of the money for Paseo and for Unser, and
3 I'd like to see the city step in and try and help that
4 out. Because I don't think the developers should be
5 carrying that. They're carrying an awful lot of burden
6 just doing the development itself, so...

7
8 MS. RENZ-WHITMORE: Thank you, Mr. Chairman,
9 Commission Peck. I believe those comments came in
10 response for Volcano Heights, which is a separate agenda
11 item. Here we're focused on Volcano Trails, and I
12 neglected to read the second bullet point about the
13 fugitive dust. May I do so now?

14
15 CHAIR NICHOLLS: Yes, please.

16
17 MS. RENZ-WHITMORE: So proposing an additional
18 condition Number 7 to read as follows: In the proposed
19 fugitive dust amendment, add the following language in
20 the new Item F in all three -- new Item F, and renumber
21 subsequent items accordingly. Quote, in situations that
22 require grading without a building permit or a
23 preliminary plat or in advance of a building permit or a
24 preliminary plat, the city engineer may grant a grading
25 permit if an applicant makes a special request, provided
26 that the requirements in Items A through C above are
27 met, as well as other requirements from both the city
28 engineer and the city environmental health departments.

29
30 CHAIR NICHOLLS: Okay. Any other comments or
31 discussion?

32
33 COMMISSIONER GONZALEZ: I'm just wondering, is
34 there a reason not to put that same condition in the
35 sector development plan, or do you feel it's adequate to
36 just have it in the...

37
38 MS. RENZ-WHITMORE: This same language would be
39 proposed in the next agenda items for Volcano Cliffs and
40 Heights. So right now we're looking just as Trails.
41 This language would go into Trails and then we'll --

42
43 COMMISSIONER GONZALEZ: I meant this language about
44 the bicycles. Is that -- is there a reason that that
45 shouldn't go into the sector development plan as well?

46
47 MS. RENZ-WHITMORE: Thank you for that
48 clarification. The West Side Strategic Plan, because
49 the Rank 2 plan covers -- it's a policy umbrella for all
50 three of the sector development plans. If you'd like to

1 see the same language in all three plans, that's
2 absolutely fine. But as the umbrella policy document,
3 we believe it will pertain to all three sector
4 development plans.

5
6 COMMISSIONER GONZALEZ: The wheels slowly turning
7 through the turkey sandwich.

8
9 Yeah, I guess I'd like to plaster it everywhere
10 myself. So I guess I would like to ask that we do that
11 with each of the sector development plans as well.

12
13 CHAIR NICHOLLS: Any other comments, Commissioners?

14
15 UNIDENTIFIED MALE: Probably doesn't harm anything,
16 but I don't -- do you think it adds anything? Do you
17 think it's superfluous?

18
19 COMMISSIONER GONZALEZ: I'll actually -- Mikaela,
20 I'll take your advice if you believe that it's fine just
21 having it in the Rank 2 plan. I mean, as you all know,
22 there's a lot of great ideas and philosophy in Rank 1
23 and Rank 2 plans they kind of float away into the ether
24 when you get down to brass tacks, so...-

25
26 MS. RENZ-WHITMORE: Mr. Commissioner, I believe
27 that you might want to create a condition that direct
28 staff to consider the existing policy language in all
29 three plans and make sure that it's consistent with the
30 courts and furthers the new policy just added to the
31 West Side Strategic Plan Volcano Mesa amendments.

32
33 CHAIR NICHOLLS: Commissioner McCoy.

34
35 COMMISSIONER MCCOY: I'm going to follow
36 Commissioner Gonzalez's lead. I think if we put this in
37 each of the documents that we're less likely to have
38 this disappear from the Rank 2 plan, creating confusion
39 or potential conflict later. I'm not sure that it's
40 terribly, crucially legally necessary. But it seems to
41 me that it pretty well states it and makes sure we don't
42 lose it from one document and cost ourselves that in
43 three plans.

44
45 CHAIR NICHOLLS: And I think -- from the Chair's
46 point of view, I think Commissioner Gonzalez has made a
47 very good case for insisting that this be brought before
48 us in the Rank 2 plan, but I do think that in the sector
49 development plans, it needs to be there just so that
50 there isn't that issue of it disappearing. I don't

1 think -- well, Commissioner Gonzalez's -- Commissioner,
2 that he would let that happen, but I think it's better
3 if it's spelled out into the record. My position has
4 always been make sure it's in the record, that way it
5 actually happened. If it's not in the record, it may
6 not have happened. That's the interpretation I tend to
7 apply to these situations.

8
9 So would the maker of the motion --

10
11 COMMISSIONER PECK: I haven't made a motion yet.

12
13 CHAIR NICHOLLS: Oh, you haven't yet? But you're
14 going to?

15
16 COMMISSIONER PECK: I could.

17
18 CHAIR NICHOLLS: Commission Peck.

19
20 COMMISSIONER PECK: Thank you, Mr. Chair.

21
22 Regarding Project Number 1008444 13EPC -- am I
23 on the wrong one?

24
25 MS. RENZ-WHITMORE: Excuse me, Mr. Chair.

26
27 CHAIR NICHOLLS: Yes.

28
29 MS. RENZ-WHITMORE: So I was hoping to have one
30 more condition added about directing staff to address
31 concerns and issues raised by stakeholders. May we add
32 that as either Number 8 or Number 9, depending on which
33 order the maker of the motion would like it to appear?

34
35 CHAIR NICHOLLS: Let's make that then Number 9.
36 Perhaps you'd read in the language for us.

37
38 MS. RENZ-WHITMORE: Absolutely. So a new Condition
39 Number 8 for the bicycle amendments would read as
40 follows. The following policy shall be added in the
41 most appropriate location. Quote, bicycles facilities,
42 including on street bicycle lanes and multi-use trails
43 should be designed and developed to meet safety
44 conversations as provided in the Institute for
45 Transportation Engineers, ITE, or American Association
46 of State Highway Transportation Officials, ASHTO,
47 standards.

48
49 A new Number 9, condition Number 9 would read
50 as follows: Staff shall address concerns and issues

1 raised by stakeholder as this plan progresses to city
2 council, including but not limited to blasting,
3 residential garages, integral stucco color and land and
4 development standards versus design standards for
5 already platted portions of the VTRD zone.
6

7 CHAIR NICHOLLS: Okay. Commission Peck, are you
8 comfortable with that?
9

10 COMMISSIONER PECK: Uh-huh.
11

12 CHAIR NICHOLLS: Is there a second.
13

14 COMMISSIONER PECK: Okay. Let's actually finish
15 the motion.
16

17 CHAIR NICHOLLS: Yeah, please.
18

19 COMMISSIONER PECK: Okay. Motion of approval for
20 Project Number 10008444 13EPC-40160, subject to the
21 Findings 1 through 10, Conditions For Approval --
22 recommendation of Approval 1 through 5, and Conditions
23 6, 7, and 9 as read into the record by
24 Ms. Renz-Whitmore.
25

26 COMMISSIONER MCCOY: Second.
27

28 CHAIR NICHOLLS: Further discussion, Commissioners?
29 Hearing none, we have a motion and a second. Those in
30 favor, say aye.
31

32 ALL MEMBERS: Aye.
33

34 CHAIR NICHOLLS: Those against, say no.
35

36 Motion carries unanimously.
37

38 (7-0 vote. Agenda Item 6 approved.)
39

40 CHAIR NICHOLLS: Now we are on Number 7, I believe.
41

42 MS. RENZ-WHITMORE: Mr. Chair, Commissioners, I
43 would like to propose a new Condition Number 14 to the
44 Volcano Cliffs sector development plan that reads as
45 follows: The following policy shall be added in the
46 post appropriate location. Quote, bicycle facilities,
47 including on street bicycle lanes and multi-use trails
48 should be designed and developed to meet safety
49 considerations as provided in the Institute for
50 Transportation Engineers, ITE, or American Association

1 of State Highway Transportation Officials, ASHTO,
2 standards.

3
4 I'd like to propose a new Number 15, a new
5 Condition Number 15, to read as follows: In the
6 proposed fugitive dust amendment, edit Item A to read,
7 in quotes, three-quarters of an acre or over, end quote.
8

9 I'd like to propose a new Condition Number 16
10 to read as follows. In the proposed fugitive dust
11 amendment, add the following language as a new Item F
12 and renumber subsequent items accordingly. Quote, in
13 situations that require grading without a building
14 permit or preliminary plat, or in advance of the
15 building permit or a preliminary plat, the city engineer
16 may grant a grading permit if an applicant makes a
17 special request, provided that the requirements in
18 Items A through C above are met as well as other
19 requirement from both the city engineer and the city
20 environment health department.
21

22 I'd like to propose a new condition Number 17
23 to read as follows: Staff shall address concerns and
24 issues raised by stakeholder as this plan progresses to
25 city council, including but not limited to blasting,
26 residential garages, windows, porches versus courtyards,
27 and height limits in SU-2 VCRR rural residential for
28 private commons development.
29

30 CHAIR NICHOLLS: That should be it, right?

31
32 MS. RENZ-WHITMORE: This is it.
33

34 CHAIR NICHOLLS: That is it. Okay.
35

36 Discussion, Commissioners? Would you like
37 to -- Commissioner Gonzalez.
38

39 (Inaudible crosstalk.)
40

41 COMMISSIONER GONZALEZ: 8444, Case
42 Number 13EPC-40162, recommend approval be afforded to
43 city council based on the Findings 1 through 12 and the
44 Conditions For Recommendation of Approval 1 through 13
45 as written, and 14 through 17, as read into the record.
46

47 CHAIR NICHOLLS: Is there a second?
48

49 COMMISSIONER MCCOY: Second.
50

1 CHAIR NICHOLLS: Seconded by Commissioner McCoy.
2

3 Any further discussion? Hearing none, we have
4 a motion and a second. All those in favor, say yes.
5

6 ALL MEMBERS: Aye.
7

8 CHAIR NICHOLLS: Those against, say no. The motion
9 carries unanimously.
10

11 (7-0 vote. Agenda Item 7 approved.)
12

13 CHAIR NICHOLLS: We're almost done. One more,
14 Agenda Item Number 8, please.
15

16 MS. RENZ-WHITMORE: For Agenda Item Number 8, the
17 Volcano Heights Sector Development Plan, I propose a new
18 condition, Number 15, read as follows: The following
19 policy shall be added in the most appropriate location.
20 Quote, bicycle facilities, including on-street bicycle
21 lanes and multi-use trails should be designed and
22 developed to meet safety considerations as provided in
23 the Institute for Transportation Engineers, ITE, or
24 American Association of State Highway Transportation
25 Officials, ASHTO, standards.
26

27 As a new Number 16, I propose the following
28 condition: In the proposed fugitive dust amendment edit
29 Item A to read three-quarters of an acre or over.
30

31 As a new Item 17, a new Condition Number 17, I
32 propose the following language. In the proposed
33 fugitive dust amendment, add the following language as a
34 new Item F and renumber subsequent items accordingly.
35 Quote, in situations that require grading without a
36 building permit or preliminary plat or in advance of a
37 building permit or preliminary plat, the city engineer
38 may grant a grading permit if an applicant makes a
39 special question, provided that the requirement in
40 Items A through C above are met, as well as other
41 requirements from both the city engineer and the city
42 environmental health departments.
43

44 Finally, as a Number 18, a new Condition
45 Number 18, the following language is proposed: Staff
46 shall address concerns and issues raised by stakeholders
47 as this plan progresses to city council, including but
48 not limited to blasting, residential garages, and
49 regional infrastructure such as Paseo del Norte, Unser
50 Boulevard and backbone utilities.

1 CHAIR NICHOLLS: Okay. Any discussion,
2 Commissioners?

3
4 Commissioner Gonzalez.

5
6 COMMISSIONER GONZALEZ: I just wanted to make some
7 quick comments, because I wasn't sure where we were
8 supposed to make these comments about the whole shebang.
9 And I had three thoughts listening in the testimony that
10 we had today.

11 One was the concern about thwarting development
12 in this area. And I -- I think there is -- you know,
13 that we're all optimistic about the possibilities of
14 building up some major areas that had been kind of
15 sitting aside. But I think that it's also important to
16 remember that what got us into trouble on the west side
17 in the past was hasty development and saying -- just
18 greasing all tracks, going in any direction, and that
19 we -- it seems like if we're intelligent, we won't make
20 the same mistakes that we made in the past.

21
22 The other one is, there was an issue about what
23 should be allowed in these areas and whatnot, and
24 whether we should have these major projects and, you
25 know, whether we should blow up large chunks of
26 escarpment to put in huge buildings and so forth. There
27 was a former commissioner who said something very
28 similar to what one of the speakers said today, which
29 was that there was a -- if you -- if you wanted to
30 protect you had to buy it, and the city should buy it if
31 they wanted to protect it. I can't remember his name.
32 I think it was Hugh Floyd. The -- but the -- I think
33 that there is also a question in my mind about that
34 notion that you -- if the city or the nation didn't buy
35 this land that, it's not more important or more
36 vulnerable. And I think that given its proximity to the
37 Petroglyph and to the open space that we have in that
38 section, that it does require different consideration
39 than other places. And so I just wanted to go on record
40 saying that.

41
42 And in the last part, as far as -- as getting
43 investment and growth in that area, I think the more
44 intelligently that we do it, the more prospects that
45 we'll have if we just do the same thing. And I think
46 this plan and why I like this plan is because this plan
47 is trying to shape a community on west side in a
48 different way, and actually with a much more
49 forward-thinking way of doing. And I think that that
50 ultimately is what attracts investment. So I just

1 wanted to get that on the record.
2
3 CHAIR NICHOLLS: Thank you.
4
5 Any other comments? Can we hear a motion,
6 please. Commissioner Gonzalez.
7
8 COMMISSIONER GONZALEZ: In the matter of project
9 Number 1009414, Case Number 13EPC-40161, I make a motion
10 for recommendation of approval to the city council based
11 on the Findings 1 through 13 and the Conditions of
12 Approval 1 through 14 as written, and 15 through 18 as
13 read into the record.
14
15 CHAIR NICHOLLS: Is there a second?
16
17 COMMISSIONER PECK: Second.
18
19 CHAIR NICHOLLS: Thank you, Commission Peck.
20
21 Any further discussion? Hearing none, we have
22 a motion and a second. Those in favor, say aye.
23
24 ALL MEMBERS: Aye.
25
26 CHAIR NICHOLLS: Those against, say no.
27
28 Motion carries unanimously.
29
30 (7-0 vote. Agenda Item 8 approved.)
31
32 CHAIR NICHOLLS: You're off the hook.
33
34 MS. RENZ-WHITMORE: Thank you commissioner.
35
36 CHAIR NICHOLLS: I didn't want for make it painful,
37 but I wanted it to be very, very clear on the record
38 what we've done today. I think we've also satisfied
39 many of the stakeholders by doing it that way. So thank
40 you. I appreciate it.
41
42 (Conclusion of recording.)
43
44
45
46
47
48
49
50

1 RE: Project Nos. 13EPC-40159, -40160, -10062, -40161
2
3
4

5
6 TRANSCRIPTIONIST'S AFFIRMATION
7

8 I HEREBY STATE AND AFFIRM that the foregoing is a
9 correct transcript of an audio recording provided to me
10 and that the transcription contains only the material
11 audible to me from the recording and was transcribed by
12 me to the best of my ability.

13 IT IS ALSO STATED AND AFFIRMED that I am neither
14 employed by nor related to any of the parties involved
15 in this matter other than being compensated to
16 transcribe said recording and that I have no personal
17 interest in the final disposition of this matter.

18 DATED this 5th day of March 2014.
19
20
21
22

23 _____
24 Kelli A. Gallegos
25
26
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Public Comments
As of 2/6/2014 – Pre-Staff Report

Renz-Whitmore, Mikaela J.

From: Hoffman, Jim <jim.hoffman@alcon.com>
Sent: Thursday, January 30, 2014 2:06 PM
To: Renz-Whitmore, Mikaela J.; Webb, Andrew
Subject: Public Comment - Volcano Mesa Plan Amendments for EPC 2/13/14

Attached are my comments regarding the three Volcano Mesa sector plan updates to be heard at EPC on 2/13/14.

Volcano Trails

1. Page 7 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.

Volcano Cliffs

2. Page 29 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. A reference to TCC resolution 13-03 should also be included either on the map of the sector plan text.
3. Page 34 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed. Cross section 7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
4. Page 48 - Which side of the road is the multi-use trail on in cross section 7.4 for Paseo del Norte?
5. Page 84 - Align terminology for "significant rock outcropping" in the VCSDP with "rock outcropping" in the VHSDP

Volcano Heights

6. Page 49 - Align terminology for "rock outcropping" in the VHSDP with "significant rock outcropping" in the VCSDP
7. Other definitions - Add definitions for "Leapfrog Development" and "Urban Infill".

Leapfrog Development - Development that does not occur contiguously to existing development

Urban Infill - New development within an existing community that is enclosed by other types of development

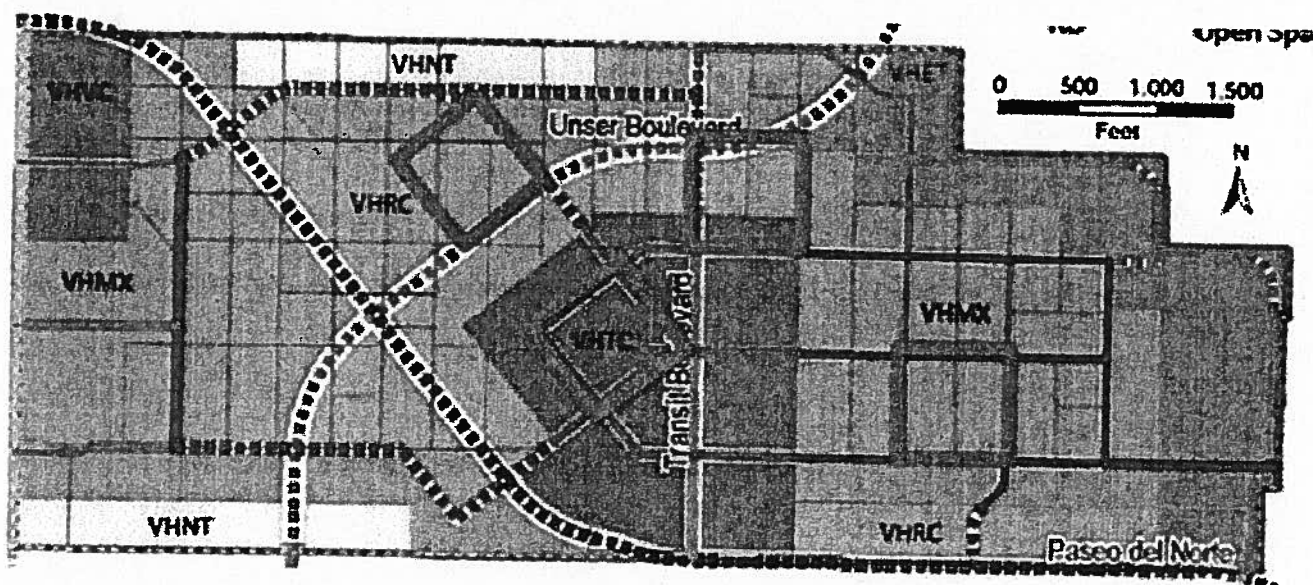
The plan should reference that Volcano Heights is urban infill due to previous leapfrog development that occurred in the past 15 years.

8. Pages 163 / 164 - Cross section ST7.1 does not make sense for Paseo del Norte. Specifically, why would BRT lanes on Paseo del Norte transition from being outside lanes in cross section 7.4, to median lanes in cross section 7.1, and then back to outside lanes in cross section 6?
9. Page 187 / 188 - Which side of the road is the multi-use trail on in cross section ST7.3 for Unser Blvd. and ST7.4 for Paseo del Norte? What is the purpose of the multi-use trails as they are not part of the other cross-sections for Unser Blvd. and Paseo del Norte.

10. Page 197 – I do not agree with section 10.7.2 and table 10.2. Please refer to the figure below that shows four different square ~10 acre parcels (~660' x 660'). Two parcels contain regional center zoning that is supposed to allow more auto oriented use, one parcel is mixed use, and one parcel is town center. If one looks at the two parcels with regional center zoning the corner adjacent to the two "B" streets (Unser Blvd and transit Rd / Loop Rd) would be the most desirable corner for auto oriented uses. However, one is to access this corner via an internal "B" street, then any other internal street within the regional center would need to be an "A" street with the associated "A" streetscape to meet the requirements of table 10.2. Conversely, if one looks at the mixed use or town center parcel which are completely surrounded by "A" streets, internal auto oriented "B" streets can divide these parcels into four smaller parcels (each ~330' x 330') while meeting the requirements of table 10.2. It is counter-intuitive that the more pedestrian oriented town center can be built out with more auto-oriented "B" street flexibility than the regional center zones which are supposed to be more auto-oriented.

This situation arises because Unser Blvd. and Paseo del Norte are classified as "B" streets. While these two regional highways are definitely auto-oriented, they are limited access roadways that do not provide direct site access. Both Unser Blvd. and Paseo del Norte also have "A" street characteristics such as bike lanes and multi-use trails.

I fully support that the entire plan area should incorporate features to create a walkable environment; however, in order to avoid the problems cited above, Unser Blvd. and Paseo del Norte should be classified as "A" streets for determining the percentages in table 10.2.



11. Page 225 - The legend Volcano Mesa Road Network map should reflect that intersections are approved, not proposed.

Additional Comment

I would also like to comment that I fully support Policy 13.3.1 / 13.3.1 i on page 216 regarding Regionally Significant Roads, section 14.1 regarding Priority Capital Improvement Projects on page 234, and the inclusion of the Fiscal Impact Analysis (Appendix E), in the adopted VHSDP. Policy 13.3.1 originated from condition 96 in the previous EPC notice of decision dated December 10, 2012 following public comment regarding regional infrastructure needs. I would like to ask for EPC's re-affirmation of this policy as there is a continued need for constructive dialogue between the City and landowners to plan both the build out of the regional transportation infrastructure of the two regional highways (Unser Blvd. and Paseo del Norte), along with associated "backbone" utility infrastructure to be located along the right-of-way of these highways, while landowners concurrently plan for the secondary roadway and utility infrastructure in the VHSDP plan area.

Respectfully,

James Hoffman

817-551-4335 (work)

817-568-6971 (fax)

817-689-4897 (cell)

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- ☐ Annexation
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☒ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D A APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Nikaela Ranz-Whitmore PHONE: 924-3932
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: mrenze@cabq.gov
 APPLICANT: City of Albuquerque PHONE: _____
 ADDRESS: 600 2nd St NW FAX: _____
 CITY: ABQ STATE NM ZIP 87102 E-MAIL: _____
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Text amendment to West Side Strategic Plan Volcano Mesa Amendment

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☒ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. _____ Block: _____ Unit: _____
 Subdiv/Addn/TBKA: _____
 Existing Zoning: _____ Proposed zoning: No change MRGCD Map No _____
 Zone Atlas page(s): see map UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z, V, S, etc.): 1009444

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No
 No. of existing lots: _____ No. of proposed lots: _____ Total site area (acres): _____
 LOCATION OF PROPERTY BY STREETS: On or Near: Paseo del Norte or Unser Boulevard
 Between: Major Public Open Space and Petroglyph National Monument
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE [Signature] for City of Albuquerque DATE 12/26/13
 (Print name) Nikaela Ranz-Whitmore Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

<input checked="" type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>13EPC-40159</u>	<u>TA</u>		\$ <u>0</u>
<input checked="" type="checkbox"/> All fees have been collected				\$ _____
<input checked="" type="checkbox"/> All case #s are assigned				\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent				\$ _____
<input type="checkbox"/> Case history #s are listed				\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill				\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date			Total
	<u>Feb. 13, 2014</u>			\$ <u>0</u>

12-26-13
 Staff signature & Date

Project # 1009927 1008444

105

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION (EPC08)

- ☐ Application for zone map amendment including those submittal requirements (see below).
 - ☐ *Annexation and establishment of zoning must be applied for simultaneously.*
 - ☐ Petition for Annexation Form and necessary attachments
 - ☐ Zone Atlas map with the entire property(ies) clearly outlined and indicated
 - ☐ NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ☐ Letter describing, explaining, and justifying the request
 - ☐ NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ☐ Letter of authorization from the property owner if application is submitted by an agent
 - ☐ Board of County Commissioners (BCC) Notice of Decision
 - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ☐ Sign Posting Agreement form
 - ☐ Traffic Impact Study (TIS) form
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)

☐ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)

☐ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

- ☐ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
- ☐ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
- ☐ Zone Atlas map with the entire plan area clearly outlined and indicated
- ☐ Letter describing, explaining, and justifying the request
- ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
- ☐ Traffic Impact Study (TIS) form (for EPC public hearing only)
- ☐ Fee for EPC final approval only (see schedule)
- ☐ List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings.

Your attendance is required.

☐ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ☐ Zone Atlas map with the entire property clearly outlined and indicated
 - ☐ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - ☐ Letter of authorization from the property owner if application is submitted by an agent
 - ☐ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ☐ Sign Posting Agreement form
 - ☐ Traffic Impact Study (TIS) form
 - ☐ Fee (see schedule)
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)

☒ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ☒ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ☒ Plan to be amended with materials to be changed noted and marked
 - ☒ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ☒ Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - ☒ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - ☒ Traffic Impact Study (TIS) form
 - ☒ Sign Posting Agreement
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ☐ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ☐ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ☐ Letter describing, explaining, and justifying the request
 - ☐ Fee (see schedule)
 - ☐ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.* Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

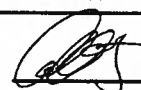
Applicant signature & Date

Revised: June 2011

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers

13 EPC - 40159



12-26-13

Staff signature & Date

Project # 1009927 1008444

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102



Richard J. Berry, Mayor

December 31, 2013

Dear Property Owners and Neighbors,

The Planning Department is submitting an amendment to the **Rank 2 West Side Strategic Plan** to update a transportation network map for Volcano Mesa, the area that includes the Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plan areas. The Department will submit the amendment to the Environmental Planning Commission for the first hearing in the review and approval process in February 2014. You and your neighborhood association are invited and encouraged to participate in the review process.

Proposed Changes

As originally intended, the Planning Department returned to the Volcano Mesa amendment as well as the three sector development plans in Volcano Mesa after Volcano Heights was adopted in August 2013 to update the transportation network to be consistent within Volcano Mesa. Specifically, the Exhibit 10, Road Network Map will be updated to incorporate the following revisions:

1. Final street network and street type designations within Volcano Heights,
2. Additional intersections on Paseo del Norte and Unser Boulevard within Volcano Heights as approved by the Metropolitan Transportation Board's Transportation Coordinating Committee, and
3. Revised street designations within Volcano Cliffs to be consistent with final engineering drawings and construction by Special Assessment District (SAD) 228.

Environmental Planning Commission (EPC) Hearing

The amendment to the West Side Strategic Plan, as well as text amendments to the other Volcano Mesa plans to fix errata and improve consistency among the three plans, will be scheduled for an EPC hearing on **Thursday, February 13, 2014** at 8:30 a.m. in the Planning Department Hearing Room, Plaza del Sol, 600 2nd Street NW, Basement Level. Please see the agenda to determine the order cases will be heard or call Madeline Carruthers, EPC Board Secretary at (505)924-3339.

Draft for Review

The revised network transportation map as well as text amendments to the three Plans will be prepared as redline drafts, available at the City of Albuquerque Planning Department, 600 2nd Street NW, 3rd Floor from December 30 onward. Electronic versions of the redline draft pages will also be available on the project webpage:

<http://www.cabq.gov/planning/residents/sector-development-plan-updates/volcano-mesa-area-sector-development-plans/>

Please call the Project Manager, Mikaela Renz-Whitmore, at 505-924-3932 if you need help accessing a copy of the Plan.

Opportunities for Review and Comment

The EPC is expected to vote on its recommendation to City Council at the February hearing. You may present comments verbally at the hearings and/or send written comments for inclusion in the file. Once the City Council receives the EPC recommendation, the Plan will move on to City Council, heard first at the Land Use, Planning, and Zoning Committee (LUPZ) and then full City Council.

To be included in the first EPC staff report, please submit your written comments by **Thursday, January 30, 2014.**

Mail: Mikaela Renz-Whitmore, P.O. Box 1293, Albuquerque, NM 87103

Fax: 505-924-3339, Attention: Mikaela Renz-Whitmore

Email: mrenz@cabq.gov

After January 30, you can submit comments for Commissioner review by hand delivering, faxing, or emailing them to the EPC Board Secretary no later than 3:30 p.m. on **Monday, February 10, 2014.**

Hand deliver: Madeline Carruthers, EPC Board Secretary, 600 2nd Street NW, 3rd floor

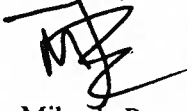
Fax: 505-924-3339, Attention: Madeline Carruthers

Email: mtafoya@cabq.gov

Written comments received after February 10 will be included in the file for consideration at subsequent hearings in the adoption process.

We look forward to your comments and ideas to improve the workability and effective of this Plan to improve the quality of life for existing and future residents while protecting the unique natural and cultural resources of the area.

Sincerely,



Mikaela Renz-Whitmore, Planner

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Acting Director
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102



December 23, 2013

Richard J. Berry, Mayor

Mr. Hugh Floyd, EPC Chair
Environmental Planning Commission
c/o City of Albuquerque Planning Department
600 2nd Street NW, Suite 300
Albuquerque, NM 87102

Dear Chairman Floyd,

The Planning Department respectfully requests that the Environmental Planning Commission review and recommend adoption of a map amendments to the Rank 2 West Side Strategic Plan (WSSP) Volcano Mesa Amendment to the City Council.

Proposed Changes

After the City Council adopted the Volcano Heights SDP in August 2013, the Planning Department returned to all three sector development plans in Volcano Mesa, as originally intended, to update the transportation network to be consistent among the three plans. Specifically, Exhibit 10, the Road Network Map, will be updated to incorporate the following revisions:

1. Final street network alignments and street type designations within Volcano Heights,
2. Additional intersections on Paseo del Norte and Unser Boulevard within Volcano Heights as approved by the Metropolitan Transportation Board's Transportation Coordinating Committee, and
3. Revised street designations within Volcano Cliffs to be consistent with final engineering drawings and construction by Special Assessment District (SAD) 228.

The WSSP Volcano Mesa Amendment responds to changed conditions in the area and furthers a preponderance of applicable goals, policies, and intents from the Rank 1 Comprehensive Plan, therefore complying with and furthering key policies of R-270-1980.

Background

Volcano Mesa covers approximately 3,532 acres and is made up of three plan areas: Volcano Cliffs to the south, Volcano Heights to the east, and Volcano Trails to the West.

- Volcano Cliffs, the largest of the three areas, is made up predominantly of single-family residential lots, with one village center proposed near the intersection of Universe Blvd. and Roas Parks Rd.
- Volcano Trails was originally owned by a single master developer: Longford Homes and is intended to be developed largely as single-family homes, with one village center proposed near the intersection of Paseo del Norte and Woodmont Ave. and another proposed near the intersection of Universe Blvd. and Paseo del Norte.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

- Volcano Heights is made up predominantly of 5-acre parcels owned by approximately 35 different entities. The majority of Volcano Heights is designated a Major Activity Center in order to encourage development that adds significant jobs to the area, supports regional transit, and provides goods and services for nearby residents.

Volcano Mesa is unique in being surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions. The Volcano Mesa area includes portions of the land the US Congress set aside in 1990 as Petroglyph National Monument (the "Monument"). All plans within the Volcano Mesa area help guide development to be sensitive and responsive to the area's unique cultural, geological, and archaeological history, including both challenges and opportunities.

The Volcano Mesa plans also work together to accomplish several objectives:

- (1) to address the jobs/housing imbalance on the City's West Side by allowing mixed uses and increased density in appropriate places in each Plan area,
- (2) to address traffic congestion by contributing to the roadway network grid on the West Side and encouraging transit-supportive development along key corridors; and
- (3) to improve quality of life for residents by providing opportunities for goods and services within easy walking and biking distance of neighborhoods.

The proposed map amendment is intended to strengthen the coordination among the Plans and to continue the comprehensive approach to planning for development that will benefit residents and businesses, while respecting and enhancing this area's unique natural and cultural resources. Please do not hesitate to contact me with questions or concerns. Thank you for your thoughtful review and consideration of this amendment.

Sincerely,



Mikaela Renz-Whitmore, Planner (505-924-3932 or mrenz@cabq.gov)

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director
600 2nd Street NW – 3rd Floor
Albuquerque, NM 87102



Richard J. Berry, Mayor

December 20, 2013

Dear Property Owners and Neighbors,

The Planning Department is submitting an amendment to the **Rank 2 West Side Strategic Plan** to update a transportation network map for Volcano Mesa, the area that includes the Volcano Cliffs, Volcano Heights, and Volcano Trails Sector Development Plan areas. The Department will submit the amendment to the Environmental Planning Commission for the first hearing in the review and approval process in February 2013. You and your neighborhood association are invited and encouraged to participate in the review process.

Proposed Changes

As originally intended, the Planning Department returned to the Volcano Mesa amendment as well as the three sector development plans in Volcano Mesa after Volcano Heights was adopted in August 2013 to update the transportation network to be consistent within Volcano Mesa. Specifically, the Exhibit 10, Road Network Map will be updated to incorporate the following revisions:

1. Final street network and street type designations within Volcano Heights,
2. Additional intersections on Paseo del Norte and Unser Boulevard within Volcano Heights as approved by the Metropolitan Transportation Board's Transportation Coordinating Committee, and
3. Revised street designations within Volcano Cliffs to be consistent with final engineering drawings and construction by Special Assessment District (SAD) 228.

Environmental Planning Commission (EPC) Hearing

The amendment to the West Side Strategic Plan, as well as text amendments to the other Volcano Mesa plans to fix errata and improve consistency among the three plans, will be scheduled for an EPC hearing on **Thursday, February 13, 2013** at 8:30 a.m. in the Planning Department Hearing Room, Plaza del Sol, 600 2nd Street NW, Basement Level. Please see the agenda to determine the order cases will be heard or call Madeline Carruthers, EPC Board Secretary at (505)924-3339.

Draft for Review

The revised network transportation map as well as text amendments to the three Plans will be prepared as redline drafts, available at the City of Albuquerque Planning Department, 600 2nd Street NW, 3rd Floor from December 27 onward. Electronic versions of the redline draft pages will also be available on the project webpage:

<http://www.cabq.gov/planning/residents/sector-development-plan-updates/volcano-mesa-area-sector-development-plans/>

Please call the Project Manager, Mikaela Renz-Whitmore, at 505-924-3932 if you need help accessing a copy of the Plan.

PO Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Opportunities for Review and Comment

The EPC is expected to vote on its recommendation to City Council at the February hearing. You may present comments verbally at the hearings and/or send written comments for inclusion in the file. Once the City Council receives the EPC recommendation, the Plan will move on to City Council, heard first at the Land Use, Planning, and Zoning Committee (LUPZ) and then full City Council.

To be included in the first EPC staff report, please submit your written comments by **Thursday, January 30, 2013.**

Mail: Mikaela Renz-Whitmore, P.O. Box 1293, Albuquerque, NM 87103

Fax: 505-924-3339, Attention: Mikaela Renz-Whitmore

Email: mrenz@cabq.gov

After January 30, you can submit comments for Commissioner review by hand delivering, faxing, or emailing them to the EPC Board Secretary no later than 3:30 p.m. on **Monday, February 10, 2014.**

Hand deliver: Madeline Carruthers, EPC Board Secretary, 600 2nd Street NW, 3rd floor

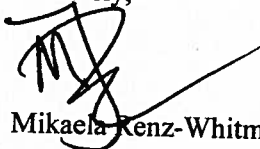
Fax: 505-924-3339, Attention: Madeline Carruthers

Email: mtafoya@cabq.gov

Written comments received after February 10 will be included in the file for consideration at subsequent hearings in the adoption process.

We look forward to your comments and ideas to improve the workability and effective of this Plan to improve the quality of life for existing and future residents while protecting the unique natural and cultural resources of the area.

Sincerely,



Mikaela Renz-Whitmore, Planner



ENVIRONMENTAL PLANNING COMMISSION

ACTIONSHEET

Thursday, February 13, 2014

Plaza Del Sol Hearing Room

Lower Level

2nd Street NW

MEMBERS PRESENT:

Peter Nicholls, Chair
James Peck, Vice-Chair
Moisés González
Patrick Griebel
Bill McCoy

MEMBERS ABSENT:

Maia Mullen

RECORDING SECRETARY:

Madeline Carruthers

1. Call to Order: 8:36 AM

- A. Introduction of New Current Planning Manager
- B. Presentation of Plaque to Hugh Floyd
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda – APPROVED
- E. Swearing in of City Staff

2. Project# 1006520

13EPC-40156 Amendment to Site
Development Plan for Building Permit

13EPC-40157 Amendment to Site
Development Plan for Subdivision

FBT Architects agent for Twilight Homes of New Mexico requests the above actions for Tract A and Tract B-1, Hope Plaza Subdivision, zoned SU-1 for O-1 and R-T, located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St., containing approximately 6.2 acres. (C-20)

Staff Planner: Chris Glore

13EPC-40156 - WITHDRAWN

13EPC-40157 - APPROVED

3. Project# 1003275

13EPC-40148 Site Development Plan for
Subdivision

Garrett Development Corp agent for Western Albuquerque Land Holdings LLC requests the above action for all or a portion of lot 1-A-1, El Rancho Atrisco Phase III zoned SU-1 Office & Commercial located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres. (H-9)

Staff Planner: Chris Glore

APPROVED

112

4. Project# 1003859
13EPC-40137 Site Development Plan for
Building Permit Interpretation

COA Planning Department request the above action for all or a portion of lot 6B, Lands of Ray Graham III, Ovenwest Corp., zoned SU-1/O-1, C-2 & PRD, located on Coors between Montano and Learning containing approximately 15 acres. (E-12)

Staff Planner: Russell Brito

DEFERRED TO MAY 8, 2014

5. Project# 1008444
13EPC-40159 Text Amendment to Area Plan

City of Albuquerque requests the above action for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres. (C-8-11, D-8-11)

Staff

Planner: Mikaela Renz-Whitmore

RECOMMENDATION OF APPROVAL TO CITY COUNCIL

6. Project# 1008444
13EPC-40160 Text Amendment to Sector
Development Plan

City of Albuquerque requests the above action for all of Volcano Trails, zoned SU-2 / VTVC / VTUR / VTRD / VTSL / VTML/RD located near Paseo del Norte and Woodmont Avenue between Major Public Open Space and Universe Boulevard, containing approximately 446 acres. (C-8 & 9)

Staff Planner: Mikaela Renz-Whitmore

RECOMMENDATION OF APPROVAL TO CITY COUNCIL

7. Project# 1008444
13EPC-40162 Text Amendment to Sector
Development Plan

City of Albuquerque requests the above action for all of Volcano Cliffs, zoned SU-2 / VCVC / VCUR / VCRR / VCMX / VCLL or R-1, located near Unser Boulevard and Rainbow Boulevard between Boulevard de Oest and the Petroglyph National Monument, containing approximately 2,327 acres. (C-8-11, D-8-11)

Staff Planner: Mikaela Renz-Whitmore

RECOMMENDATION OF APPROVAL TO CITY COUNCIL

8. Project# 1009414
13EPC-40161 Text Amendment to Sector
Development Plan

City of Albuquerque requests the above action for all of
Volcano Heights, zoned SU-2 / VHTC / VHVC / VHRC /
VHMX / VHET / VHNT located near Paseo del Norte and
Unser Boulevard between Universe Boulevard and the
Petroglyph National Monument, containing approximately
569 acres. (C-10 & 11)

Staff Planner: Mikaela Renz-Whitmore

**RECOMMENDATION OF APPROVAL TO CITY
COUNCIL**

9. OTHER MATTERS:

- A. Approval of January 9, 2014 Minutes. APPROVED
- B. Hearing Procedures
 - Discussion of Pledge of Allegiance at beginning of hearings
 - Discussion of placement of microphone for public speakers either at podium or sitting at table.
- C. EPC Training Retreat
 - Possible training retreat at the April Study session.

10. ADJOURNED AT 2:21 PM



ENVIRONMENTAL PLANNING COMMISSION AGENDA

**Thursday, February 13, 2014
8:30 a.m.**

**Plaza Del Sol Hearing Room, Lower Level
600 2nd Street NW**

MEMBERS

**Peter Nicholls, Chair
James Peck, Vice-Chair**

**Doug Peterson
Maia Mullen
Bill McCoy**

**Moises Gonzalez
Patrick Griebel**

NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications with no known opposition that are supported by the Planning Department are scheduled at the beginning of the agenda; these cases are noted with an asterisk (*). Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. However, interested parties can monitor the progress of the hearing by calling the Planning Department at 924-3860. All parties wishing to address the Commission must sign-in with the Commission Secretary at the front table prior to the case being heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking per Rule B.12 of the EPC Rules of Conduct.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER
HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

1. Call to Order:

- A. Introduction of New Current Planning Manager
- B. Presentation of Plaque to Hugh Floyd
- C. Announcement of Changes and/or Additions to the Agenda
- D. Approval of Amended Agenda
- E. Swearing in of City Staff

2. Project# 1006520

13EPC-40156 Amendment to Site
Development Plan for Building Permit

13EPC-40157 Amendment to Site
Development Plan for Subdivision

FBT Architects agent for Twilight Homes of New Mexico requests the above actions for Tract A and Tract B-1, Hope Plaza Subdivision, zoned SU-1 for O-1 and R-T, located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St., containing approximately 6.2 acres. (C-20)

Staff Planner: Chris Glore

3. Project# 1003275

13EPC-40148 Site Development Plan for
Subdivision

Garrett Development Corp agent for Western Albuquerque Land Holdings LLC requests the above action for all or a portion of lot 1-A-1, El Rancho Atrisco Phase III zoned SU-1 Office & Commercial located on Unser Blvd NW between Hanover Rd NW and Ladera Dr NW containing approximately 19.98 acres. (H-9)

Staff Planner: Chris Glore

(DEFERRED FROM DECEMBER 12, 2013)

4. Project# 1003859

13EPC-40137 Site Development Plan for
Building Permit Interpretation

COA Planning Department request the above action for all or a portion of lot 6B, Lands of Ray Graham III, Owenwest Corp., zoned SU-1/O-1, C-2 & PRD, located on Coors between Montano and Learning containing approximately 15 acres. (E-12)

Staff Planner: Russell Brito

**(DEFERRED FROM NOVEMBER 14, 2013, &
JANUARY 9, 2014)**

5. Project# 1008444

1 3EPC-40159 Text Amendment to Area Plan

City of Albuquerque requests the above action for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres. (C-8-11, D-8-11)

Staff

Planner: Mikaela Renz-Whitmore

6. Project# 1008444

1 3EPC-40160 Text Amendment to Sector Development Plan

City of Albuquerque requests the above action for all of Volcano Trails, zoned SU-2 / VTVC / VTUR / VTRD / VTSL / VTML/RD located near Paseo del Norte and Woodmont Avenue between Major Public Open Space and Universe Boulevard, containing approximately 446 acres. (C-8 & 9)

Staff Planner: Mikaela Renz-Whitmore

7. Project# 1008444

1 3EPC-40162 Text Amendment to Sector Development Plan

City of Albuquerque requests the above action for all of Volcano Cliffs, zoned SU-2 / VCVC / VCUR / VCRR / VCMX / VCLL or R-1, located near Unser Boulevard and Rainbow Boulevard between Boulevard de Oest and the Petroglyph National Monument, containing approximately 2,327 acres. (C-8-11, D-8-11)

Staff Planner: Mikaela Renz-Whitmore

8. Project# 1009414

1 3EPC-40161 Text Amendment to Sector Development Plan

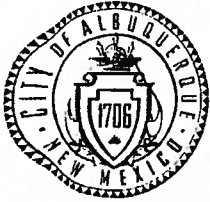
City of Albuquerque requests the above action for all of Volcano Heights, zoned SU-2 / VHTC / VHVC / VHRC / VHMx / VHET / VHNT located near Paseo del Norte and Unser Boulevard between Universe Boulevard and the Petroglyph National Monument, containing approximately 569 acres. (C-10 & 11)

Staff Planner: Mikaela Renz-Whitmore

9. OTHER MATTERS:

- A. Approval of January 9, 2014 Minutes.
- B. Hearing Procedures
- C. EPC Training Retreat

10. ADJOURNED



**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

INTER-OFFICE MEMORANDUM

TO: ENVIRONMENTAL HEALTH/Suzanne Busch
PARKS & RECREATION:
PARK DESIGN/Carol Dumont
OPEN SPACE DIVISION/Susannah Abbey
PLANNING:
LONG RANGE PLANNING/Maggie Gould
METROPOLITAN REDEVELOPMENT/ John G. Rivera
HYDROLOGY/Curtis Cherne
NEIGHBORHOOD COORDINATION/Stephani Winklepleck
TRANSPORTATION DEV. SERVICES/Cynthia Beck/Nilo Salgado-Fernandez
ZONING/Jonathan Turner
ABC WATER UTILITY AGENCY/Allan Porter
POLICE DEPARTMENT/Steve Sink
FIRE DEPARTMENT/Richard C. Suazo
SOLID WASTE MANAGEMENT DEPARTMENT/Lee Whistle
TRANSPORTATION PLANNING/Debbie Bauman
TRANSIT DEPARTMENT/Shabih Rizvi
ALBUQUERQUE PUBLIC SCHOOLS/April Winters
AMAFCA/Lynn Mazur
COUNTY OF BERNALILLO/Nano Chavez
MID-REGION COUNCIL OF GOVERNMENTS/Steven Montiel
MIDDLE RIO GRANDE CONSERVANCY DISTRICT/Ray A. Gomez
NM DEPARTMENT OF TRANSPORTATION/Nancy Perea
NM GAS COMPANY/Brandon Kaufman
PETROGLYPH NATIONAL MONUMENT/Diane Souder
PUBLIC SERVICE COMPANY OF NEW MEXICO/Laurie Moyer

FROM: Russell Brito, Urban Design & Development, Planning Department

SUBJECT: ENVIRONMENTAL PLANNING COMMISSION CASE DISTRIBUTION

Attached are the legal descriptions, applications, and related materials for the cases scheduled for public hearing before the Environmental Planning Commission on **FEBRUARY 13, 2014**.

Please remember that all agency comments are due **NO LATER THAN JANUARY 10, 2014**.

COMMENTS TO: Chris Glore (cgllore@cabq.gov)
Mikaela Renz-Whitmore (mrenz@cabq.gov)
Lorena Patten-Quintana (lpatten-quintana@cabq.gov)

Project# 1006520
13 EPC-40156 AMEND SITE
DEVELOPMENT PLAN - BLD PRMT

13 EPC-40157 AMEND SITE
DEVELOPMENT PLAN - SUBDVN

TWILIGHT HOMES OF NM agent(s) for FBT ARCHITECTS request(s) the above action(s) for all or a portion of lot(s) B-1, block(s) 4, TRACT 3, HOPE PLAZA Unit(s) 3 zoned SU-2/O-1 & R-T located on SIGNAL BETWEEN BARSTOW AND VENTURA containing approximately .78 acre(s). (C-20)
Staff Planner: Chris Glore

Project# 1009923
13 EPC-40158 AMEND SITE
DEVELOPMENT PLAN - BLD PRMT

RIO GRANDE ENGINEERING agent(s) for CARLISLE PLAZA UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of lot(s) 1, block(s) 13, CARLISLE PLAZA UNITED METHODIST CHURCH zoned SU-1 CHURCH & RELATED FACILITIES located on MONTCLAIRE BETWEEN CANDELARIA AND VALVERDE containing approximately .688 acre(s). (G-17)
Staff Planner: Lorena Patten-Quintana

Project# 1009927
13 EPC-40159 AMNDT TO SECTOR DEV,
AREA, FAC, OR COMP

CITY OF ALBUQUERQUE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of WEST SIDE STRATEGIC PLAN located on PASEO DEL NORTE OR UNSER BETWEEN MAJOR PUBLIC OPEN SPACE AND PETROGLYPH NATIONAL MONUMENT (SEE MAP PAGE)
Staff Planner: Mikaela Renz-Whitmore

Project# 1009928
13 EPC-40162 AMNDT TO SECTOR DEV,
AREA, FAC, OR COMP

CITY OF ALBUQUERQUE agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of lot(s) SEE ATTACHED MAP, VOLCANO CLIFFS SDP zoned SU-2/VCVC/VCUR/VCRR/VCMX/R-1/VCLL located on UNSER AND RAINBOW BETWEEN BOULEVARD DE OEST AND PETROGLYPH NATIONAL MONUMENT (C-8-11, D8-11)
Staff Planner: Mikaela Renz-Whitmore

Project# 1002962

13 EPC-40160 AMNDT TO SECTOR DEV,
AREA, FAC, OR COMP

CITY OF ALBUQUERQUE agent(s) for CITY OF
ALBUQUERQUE request(s) the above action(s) for all or a
portion of lot(s) SEE ATTACHED MAP, VOLCANO
MESA zoned SU-2/VTVC/VTUR/VTRD/VTSL/VTML/RD
located on PASEO DEL NORTE AND UNIVERSE
BETWEEN MAJOR PUBLIC OPEN SPACE AND
UNIVERSE (C-8 & 9)

Staff Planner: Mikaela Renz-Whitmore

Project# 1009414

13 EPC-40161 AMNDT TO SECTOR DEV,
AREA, FAC, OR COMP

CITY OF ALBUQUERQUE agent(s) for CITY OF
ALBUQUERQUE request(s) the above action(s) for all or a
portion of lot(s) SEE ATTACHED MAP, zoned SU-
2/VHTC/VHVC/VHRC/VHMX/VHET/VHNT located on
PASEO DEL NORTE AND UNIVER BETWEEN UNIVER
AND PETROGLYPH NATIONAL MONUMENT
containing approximately 569.11 acre(s). (C-10 & 11)

Staff Planner: Mikaela Renz-Whitmore



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for
Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: (505) 924-3913 -OR- you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@caba.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at (505) 924-3914.

Zone Map and this Developer Inquiry Sheet **MUST** be provided with request.
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

Cell Tower Submittal: ☐ Free-Standing Tower -OR- ☐ Concealed Tower
☒ EPC Submittal ☐ DRB Submittal ☐ LUCC Submittal ☐ Liquor Submittal
☐ Administrative Amendments (AA's) Submittal ☒ City Project Submittal

CONTACT NAME: City of Albuquerque / Mikaela Renz-Whitmore
COMPANY NAME: City of Albuquerque
ADDRESS/ZIP: 600 2nd St NW
PHONE: 505-924-3932 FAX: 505-924-3339

LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS
DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

West Side Strategic Plan Area

LOCATED ON

LEGAL DESCRIPTION

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN

STREET NAME OR OTHER IDENTIFYING LANDMARK

AND

STREET NAME OR OTHER IDENTIFYING LANDMARK

THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE ().

ONC/DeveloperInquirySheet/slw (01/26/12)

A2-A16	F2-F12	L1-L11
B2-B14	G1-G12	M1-M11
C2-C14	H1-H11	N1-N11
D2-D13	J2-J12	P1-P10
E2-E12	K1-K12	Q1-Q10



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

December 19, 2013

Mikaela Renz-Whitmore
City of Albuquerque
Planning Department
600 Second Street NW, Third Floor/87102
Phone: 505-924-3932/Fax: 505-924-3339
E-mail: mrenz@cabaq.gov

Dear Makaela:

Thank you for your inquiry of **December 19, 2013** requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL FOR CITY PROJECT) – WESTSIDE STRATEGIC PLAN AREA** Zone Map: **A-2-16, B-2-14, C-2-14, D-2-13, E-2-12, F-2-12, G-1-12, H-1-11, J-2-12, K-1-K-12, L-1-11, M-1-11, N-1-11, P-1-10, Q-1-10.**

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

See "Attachment A" for contact information on this EPC Submittal – swinklepleck

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabaq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningrnaform(03/20/12)

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NA AND/OR HOA AND COALITION
PROVIDED ON THIS LETTER.**

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ☒ **ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- ☐ **The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.**
- ☒ **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- ☒ **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 12/19/13 Time Entered: 12:15 p.m. ONC Rep. Initials: siw

ATTACHMENT A

Mikaela Renz-Whitmore

City of Albuquerque

Planning Department

600 Second Street NW, Third Floor/87102

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Zone Map: A-2-16, B-2-14, C-2-14, D-2-13, E-2-12, F-2-12, G-1-12, H-1-11, J-2-12, K-1-K-12, L-1-11, M-1-11, N-1-11, P-1-10, Q-1-10

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Orin Dooley
7611 Via Sereno SW/87121 260-1788 (h)

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LA LUZ LANDOWNERS ASSOC. "R"

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15 Pool NW/87120 688-6923 (c)

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Danielle Wierengo

3608 Panicum NW/87120

LAS CASITAS DEL RIO UNIT 2 SUBDIVISION H.O.A.

***Larry Foor**

6184 Deergrass Cir. NW/87120 242-7701 (h)

Nita Day

6127 Deergrass Cir. NW/87120 293-7241 (h)

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***Antonio Alba**

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2716 Mountain Gate SW/87121 306-3950 (h)

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***Laura Horton**

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Judith Kanester

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Johnny Luevano

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Jon Ethridge

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Sarah Wentzel-Fisher

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***Mari Simbana**

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Kathleen Ingley

5228 Tierra Amada St. NW/87120

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David Wood, 158 Pleasant NW/87107 250-0421 (c)

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***Rod Mahoney**, 1838 Sadora Rd. SW/87105 681-3600 (c)
Marcia Fernandez, 2401 Violet SW/87105 877-9727 (h)

SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

***Klarissa Pena**, 6525 Sunset Gardens SW/87121 839-0372 (h) 270-9289 (c)
Louis Tafoya, 6411 Avalon Rd. NW/87105 836-3189 (h) 363-4757 (c)

WESTSIDE COALITION OF N.A.'S

***Candelaria Patterson**, 7608 Elderwood NW/87120 321-1761 (c)
Harry Hendriksen, 10592 Rio Del Sole Ct. NW/87114-2701 890-3481 (h)

***President of NA/HOA/Coalition**

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Chris Roth

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Albuquerque, NM 87114

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Total F

Sent To: Marie Ludi
 ST. JOSEPH TOWNHOUSE ASSOC
 6216 Saint Josephs NW
 City, Sta: Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4513

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To: David Jordan
 Sent: STONEBRIDGE HOA
 Street, A or PO B: 5112 Pyrite Pl. NW
 City: Albuquerque, NM 87114

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4490

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Total

Sent To: Tony Chavez
 SKYVIEW WEST NA
 Street or PO B: 305 CLAIRE Ln SW
 City: Albuquerque, NM 87121

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4483

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Total P: Heidi Marchand
 Sent To: SAN BLAS HOA
 Street, A or PO B: 6608 San Blas Pl NW
 City, Sta: Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4476

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Restricted Delivery Fee (Endorsement Required)	

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To

Sent To: Em Ward
 S.R. MARMON NA
 P.O. Box 7434
 City: Albuquerque, NM 87194

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4469

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Total: Jan Harrington
 Sent: RIVERVIEW HEIGHTS NA
 Street or PO B: P.O. Box 7434NW
 City: Albuquerque, NM 87194

114

7012 1010 0002 6708 4629

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Restricted Delivery Fee (Endorsement Required)	

Postmark
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Total P

Sent To
 David Jordan
 STONEBRIDGE HOA
 10728 Flagstone NW
 Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4346

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Total

Sent To
 Janie Anderson
 RIO GRANDE COMPOUND HOA
 3109 Calle del Alamo NW
 Albuquerque, NM 87104

PS Form 3800, August 2006 Instructions

7012 1010 0002 6708 4551

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Deborah Riddley
 THOMAS VILLAGE NA
 3247 Calle De Deborah NW
 Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4537

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Postmark
Here

Andres Anaya
 SUNRISE HOA
 209 Galataneu NW
 Albuquerque, NM 87121

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7012 1010 0002 6708 4545

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Postmark
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To
 Jack Motley
 SUNSTAR NA
 2830 Rio Bravo Blvd. SW
 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4520

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Postmark
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Total P
 Amanda Armenta
 STORY ROCK HOA
 6005 Sipapur NW
 Albuquerque, NM 87120

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7012 1010 0002 6708 8312

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Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: Jeanette Baca
 Street, or PO Box: Alamosa NA
 City, State: 901 Field SW
 Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5534

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total I		

Sent To: Art Woods
 Street, or PO Box: LA LUZ DEL SOL N.A.
 City, State: 33 Wind RD NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5633

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Steve Wentworth
 Street, or PO Box: Alameda North Valley Association
 City, State: 8919 Boe Ln. NE
 Albuquerque, NM 87113-2328

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7012 1010 0002 6708 4957

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Pat Parkison
 Street, or PO Box: VISTA SANDIA HOA
 City, State: 2823 Richamond Dr. NE
 Albuquerque, NM 87107

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4643

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Total		

Sent To: Darlene Norris
 Street, or PO Box: SUNRISE HOA
 City, State: 319 Galataneu NW
 Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4636

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Mike Smith
 Street, or PO Box: SUN GATE ESTATES HOA
 City, State: 2612 Mountain Gate SW
 Albuquerque, NM 87121

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7012 1010 0002 6708 8221

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To
Kristin Hogge
Street, Apt. or PO Box
ALBARADO GARDENS NA
City, State
3031 Calle San Angel NW
Albuquerque, NM 87107
PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 8214

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To
Patsy Nelson
Street, Apt. or PO Box
ALBAN HILLS NA
City, State
3301 La Rambla NW
Albuquerque, NM 87120
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7012 1010 0002 6708 8191

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To
David Lindner
Street, Apt. or PO Box
Alameda North Valley Association
City, State
10407 4th St. NW
Albuquerque, NM 87114
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7012 1010 0002 6708 8320

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To
Lynne Scott
Street, Apt. or PO Box
ALBAN HILLS NA
City, State
6419 Camino Del Arbol NW
Albuquerque, NM 87120
PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5596

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To
David Skowran
LAS LOMITAS NA
Street or PO Box
8116 Corte De Aguila NW
City, State
Albuquerque, NM 87120
PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 8306

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To
Lara Campbell
Street, Apt. or PO Box
LA LUZ LANDOWNERS ASSOC
City, State
15 Pool NW
Albuquerque, NM 87120
PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5862

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Restricted Delivery Fee (Endorsement Required)	

Postmark
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Total \$

Sent To **Harry Hendriksen**
WESTSIDE COALITION of NA'S
 Street, Apt. or PO Box **10592 Rio Del Sol Ct NW**
 City, State **Albuquerque, NM 87114**

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4582

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Certified Fee	
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Restricted Delivery Fee (Endorsement Required)	

Postmark
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Total

Sent To **Donna Rigano**
SANTA FE VILLAGE NA
 Street, Apt. or PO Box **5132 Bogart St. NW**
 City, State **Albuquerque, NM 87120**

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 8337

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total \$

Sent To **Larry La Pitz**
ANDERSON HILLS HOA
 Street, Apt. or PO Box **3120 Rio Plata Dr. SW**
 City, State **Albuquerque, NM 87121**

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 8252

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Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total \$

Sent To **Linda Schilz**
THE COURTYARDS NA
 Street, Apt. or PO Box **2836 Monument Dr. NW**
 City, State **Albuquerque, NM 87120**

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See Reverse for Instructions

7012 1010 0002 6708 8245

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total \$

Sent To **Bob Wood**
AVALON NA
 Street, Apt. or PO Box **9135 Anacapa Ave NW**
 City, State **Albuquerque, NM 87121**

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 8238

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Restricted Delivery Fee (Endorsement Required)	

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Total

Sent To **Celeste Wheeler**
ANDERSON HILLS NA
 Street, Apt. or PO Box **3209 Lazy Day Dr. SW**
 City, State **Albuquerque, NM 87121**

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4322

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Sander A. Rue
 RANCHO SERENO NA
 7500 Rancho Solano Ct NW
 Albuquerque, NM 87120

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7012 1010 0002 6708 4889

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Marta Belden
 VALLEY GARDENS NA
 4611 Valley Park SW
 Albuquerque, NM 87105

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7012 1010 0002 6708 4285

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Joan Jones
 PAT HURLEY NA
 309 Rincon Ct. NW
 Albuquerque, NM 87105

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7012 1010 0002 6708 4209

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees		

Sent To: Paul DePetro
 QUAKER HEIGHTS NA
 5124 Northern Trail NW
 Albuquerque, NM 87120

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7012 1010 0002 6708 5855

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Louis Tafoya
 SW ALLIANCE OF NEIGHBORS
 6411 Avalon Rd NW
 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5879

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Rod Mahoney
 SOUTH VALLEY COALITION
 1838 Sadora Rd SW
 Albuquerque, NM 87105

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7012 1010 0002 6708 4179

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: Mary Loughram
PARKWAY NA.
8015 Fallbrook NW
Albuquerque, NM 87120

PS Form 3800, August 2006

7012 1010 0002 6708 4262

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: Tom Anderson
PARADISE HILLS CIVIC ASSOC.
10013 Plunkett Dr. NW
Albuquerque, NM 87114

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7012 1010 0002 6708 4155

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Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: Gary smith
The Paloma Del Sol NA
10408 Los Suenos Ct NW
Albuquerque, NM 87114

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: JoAnn McNeil
RIVERFRONTE ESTATES NA
1610 Lyria Rd NW
Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4216

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: Debra Cox
RANCHO SERENO NA
8209 Rancho Paraiso NW
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4193

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P ^t		

Sent To: Tony Paiz
PIEDRAS MARCADAS NA
4905 Sherry Ann NW
Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4032

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To: Cindy Churan
 OXBOW PARK HOA
 3900 Oxbow Village Ln NW
 City, State: Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4018

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage & Fees

Sent To: Chris Perkins, ORCHARDS AT
 ANDERSON HEIGHTS SUB NA
 2924 Margerum Trail SW
 City, State: Albuquerque, NM 87121

PS Form

ions

7012 1010 0002 6708 3998

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Postage	\$
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
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To

Sent To: Ann McCoy Chavez
 LOS VOLCANES NA
 6700 Silkwood Ave NW
 City, State: Albuquerque, NM 87121

PS Form

Instructions

7012 1010 0002 6708 3974

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Postage & Fees

Sent To: William C. Herring
 LOS DURANES NA
 3104 Coca Rd NW
 City, State: Albuquerque, NM 87104

PS Form

See Reverse for Instructions

7007 1490 0004 0994 6532

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To: Lydia Ashanin
 MOLTEN ROCK NA
 8001 Cliff Rd NW
 City, State: Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4186

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To: Steven J. Metro, PETROGLYPH
 ESTATES OWNERS
 8860 Desert Finch NE
 City, State: Albuquerque, NM 87122

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4094

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **Lee Oconnell**
 Las Terrazas NA
 4324 La Paloma Rd NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4100

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **Diane Beserra**
 LOS ALTOS CIVIC ASSOC
 814 Rio Vista Cir. SW
 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4070

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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **MARIO GONZALES**
 LAS LOMITAS NA
 8104 Corte Del Viento NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4063

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **Danielle Wierengo**
 Las CASITAS DEL RIO HOA
 3608 Panicum NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4056

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **Steven Collins**
 LADERA WEST NA
 7517 Vista Alegre NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4049

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent **Danielle Wolf**
 The Paloma Del Sol NA
 10409 Madrina Ct. NW
 Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 3912

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
Nick Harrison
OXBOW VILLAGE HOA
3800 Oxbow Village Ln NW
Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 3455

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
Bob Nashwinter
OXBOW PARK HOA
3828 Tundra Swan
Albuquerque, NM 87120

PS Form

Instructions

7012 1010 0002 6708 4146

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
Richard Shine
OXBOW VILLAGE HOA
3835 Oxbow Village Ln. NW
Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4131

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

To
Sent
Arturo Cardenas, ORCHARDS AT
ANDERSON HEIGHTS SUB NA
10724 McMichael SW
Albuquerque, NM 87121

PS Form 3800, August 2006

Instructions

7012 1010 0002 6708 4124

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
Markku Koskelo
MOLTEN ROCK NA
7916 Victoria Dr. NW
Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4117

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
Jose Viramontes
LOS DURANES NA
3104 Coca Rd NW
Albuquerque, NM 87104

PS Form

See Reverse for Instructions

7012 1010 0002 6708 8146

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: *Dr Joe Valles Grande Hght*
Street, Apt. No., or PO Box No. *5020 Grande Vista CT NW*
City, State, ZIP+4[®] *Alb NM 87120*

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 3950

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Antonio Alba
Street, Apt. No., or PO Box No. Las Terrazas NA
City, State, ZIP+4[®] 8428 Calle Primera NW
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 3936

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

To: Mary Zarembo
Street, Apt. No., or PO Box No. Las CASITAS DEL RIO HOA
City, State, ZIP+4[®] 6252 Stipa NW
Albuquerque, NM 87120

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7012 1010 0002 6708 3967

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: John M. Vrabec
Street, Apt. No., or PO Box No. LAURELWOOD NA
City, State, ZIP+4[®] 7721 Pinewood Dr. NW
Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 3943

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

To: Nita Day, LAS CASITA DEL RIO
Street, Apt. No., or PO Box No. UNIT 2 SUBD. HOA
City, State, ZIP+4[®] 6127 Deergass Dir. NW
Albuquerque, NM 87120

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7012 1010 0002 6708 3929

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To: Pat Moses
Street, Apt. No., or PO Box No. LADERA HEIGHTS NA
City, State, ZIP+4[®] 6314 Dona Linda PL. NW
Albuquerque, NM 87120

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7012 1010 0002 6708 5558

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Rae Perl
 Street, or PO Box: LA LUZ LANDOWNERS ASSOC
 City, State: 15 Tennis Ct. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5640

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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Jerry Gallegos
 Street, or PO Box: Alamosa NA
 City, State: 6013 Sunset Gardens SW
 Albuquerque, NM 87121

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7012 1010 0002 6708 8290

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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: R.W. Kirschner
 Street, or PO Box: GRANDE HEIGHTS ASSOC.
 City, State: 5004 Grande Vista Ct. NW
 Albuquerque, NM 87120

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7012 1010 0002 6708 8283

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Jill M. Greene, THE ENCLAVE AT
 Street, or PO Box: OXBOW HOA
 City, State: 3915 Fox Sparrow Trail NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 8269

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Milton Brown
 Street, or PO Box: CRESTVIEW BLUFF NA
 City, State: 5216 White Reserve Av SW
 Albuquerque, NM 87105

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7012 1010 0002 6708 8184

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OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Terry Wilmot
 Street, or PO Box: LA LUZ DEL SOL N.A.
 City, State: 10 Mill Rd. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 5527

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OFFICIAL USE

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

Postmark
Here

Sent To

Forrest Uppendahl, THE ENCLAVE
 AT OXBOW HOA
 3900 Rock Dove Trail NW
 Albuquerque, NM 87120

PS Form

Instructions

7012 1010 0002 6708 5510

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	

Postmark
Here

Sent To

Linda J. Oakes
 ENCANTO VILLAGE HOA
 7415 Via Tranquilo SW
 Albuquerque, NM 87121

PS Form 3800, August 2006

Instructions

7012 1010 0002 6708 5503

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	

Postmark
Here

Sent To

Jayne Aubele
 THE COURTYARDS NA
 2919 Monument Dr. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5497

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	

Postmark
Here

Sent To

Joseph Thomas
 BLOSSOM RIDGE HOA
 P.O. Box 93488
 Albuquerque, NM 87199

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 8344

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Post	

Postmark
Here

Sent To

Margarita Cardenas
 Anderson Hills NA
 3227 Rio Linda Dr. SW
 Albuquerque, NM 87121

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5565

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To

Allan Ludi
 LADERA HEIGHTS NA
 6216 Saint Josephs NW
 Albuquerque, NM 87120

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total F		

Sent To Rick Jenkins
 Street, Apt or PO Box CRESTVIEW BLUFF NA
 City, State 208 Crestview Bluff SW
 Albuquerque, NM 87105

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total F		

Sent To Klarissa Pena
 SW ALLIANCE OF NEIGHBORS
 6525 Sunset Gardens SW
 Albuquerque, NM 87121

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total F		

Sent To Jwynne Yee
 ANDERSON HILLS HOA
 109 Cricket Pl. SW
 Albuquerque, NM 87121

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To James Larkin
 LAURELWOOD NA
 7304 Inwood NW
 Albuquerque, NM 87120

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Post		

Sent To Karen Cotter
 LOS ALTOS CIVIC ASSOC
 815 Rio Vista Cir. SW
 Albuquerque, NM 87105

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To Larry Foor, LAS CASITA DEL RIO
 UNIT 2 SUBD. HOA
 6184 Deergass Dir. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for instructions

7012 1010 0002 6708 4926

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Richard Schaefer
VISTA GRANDE NA
3579 sequoia Pl. NW
Albuquerque, NM 87120

Sent To
Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 4612

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Norman Mason
STINSON TOWER NA
7427 Via Tranquila SW
Albuquerque, NM 87121

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 8153

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Fee

Sent To
Orin Dooley
ENCANTO VILLAGE HOA
7611 Via Sereno SW
Albuquerque, NM 87121

Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5756

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Fee

Dr. Joe Valles
WEST BLUFF NA
5050 Grande Vista Ct. NW
Albuquerque, NM 87120

Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5893

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To
Candelaria Patterson
WESTSIDE COALITION of NA'S
7608 Elderwood NW
Albuquerque, NM 87120

Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5657

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Fee

Sent To
Carolyn R. Siegel
ALVARADO GARDENS NA
2726 Candelaria Rd. NW
Albuquerque, NM 87107

Street, Apt.
or PO Box
City, State

PS Form 3800, August 2006

See Reverse for Instructions

154

7012 1010 0002 6708 4995

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Louis Tafuya
 WEST MESA NA
 6411 Avalon Rd NW
 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4971

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Dave Heil
 VOLCANO CLIFFS PROP. OWNERS
 160 Itasca Rd.
 Rio Rancho, NM 87124

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7007 1490 0004 0994 6549

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Postage \$		Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Elaine Faust
 WEST PARK NA
 200 Gallup Av SW
 Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 493E

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Restricted Delivery Fee (Endorsement Required)		
Total		

To: Johnny Luevano
 VISTA MAGNIFICA ASSOC
 1715 Bluffside NW
 Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4940

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Krista Gessing
 WESTERN TRAILS ESTATES HOA
 5500 Benson Ct NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4940

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

To: Dan Lyon
 VISTA MONTECITO HOA
 9216 Camino Viejo NW
 Albuquerque, NM 87114

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4968

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: John Landman
 WEST BLUFF NA
 2236 ana Ct. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4964

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Denise Guana
 VISTA WEST HOA
 676 Ridgeside Trl. SW
 Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4919

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Judith Kanester
 VILLA DE PAZ HOA
 115 Calle Sol Se Mete
 Albuquerque, NM 87120

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4902

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Joy Garratt
 VENTANA RANCH NA
 10308 Marin Dr. NW
 Albuquerque, NM 87114

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7007 1490 0004 0994 6563

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Anna Padilla Morgan
 WEST OLD TOWN NA
 6411 Avalon Rd NW
 Albuquerque, NM 87105

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7012 1010 0002 6708 4896

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Robert Sanchez
 VECINOS DEL BOSQUE NA
 631 Sunset SW
 Albuquerque, NM 87105

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7012 1010 0002 6708 5800

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Paul Fredrickson

Sent To WESTGATE HEIGHTS NA
 8508 Mesa Real Ave SW
 Albuquerque, NM 87121

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See Reverse for Instructions

7012 1010 0002 6708 5794

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total John Padilla

Sent To WESTERN TRAILS ESTATES HOA
 1917 Morningside Dr. NE
 Albuquerque, NM 87109

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7012 1010 0002 6708 5749

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To Ralph Davis
 VOLCANO CLIFFS PROP. OWNERS
 5612 Popo Dr. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5725

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Kathleen Ingley

Sent To WINDMILL MANOR SUBD.
 5228 Tierra Amada St. NW
 Albuquerque, NM 87120

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5732

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total F

Sent To Austen Walsh
 VISTA WEST HOA
 651 Rembert Trl. SW
 Albuquerque, NM 87121

PS Form 3800, August 2006

See Reverse for Instructions

7012 1010 0002 6708 5716

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Postage	\$7
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total Art Gonzales

Sent To WESTGATE HEIGHTS NA
 P.O. Box 13803
 Albuquerque, NM 87192

PS Form 3800, August 2006

See Reverse for Instructions

122

7012 1010 0002 6708 4841

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Tom Salas
VISTA MAGNIFICA ASSOC
1704 Cliffside NW
Albuquerque, NM 87105

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4872

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Marcella Rael
VALLEY GARDENS NA
4500 West Lea SW
Albuquerque, NM 87105

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7012 1010 0002 6708 5787

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Mari Simbana
WEST PARK NA
2014 Alhambra SW NW
Albuquerque, NM 87104

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7012 1010 0002 6708 4865

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: George Benavidez
VISTA SANDIA HOA
8001 Vista Volcan Ln SW
Albuquerque, NM 87121

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7012 1010 0002 6708 4834

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Berent Groth
VISTA GRANDE NA
3546 Sequoia Pl NW
Albuquerque, NM 87120

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7012 1010 0002 6708 5763

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: Jon Ethridge
WEST MESA NA
440 60th St NW
Albuquerque, NM 87105

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7012 1010 0002 6708 4610

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Laura Horton
 VENTANA RANCH NA
 7224 Cascada NW
 City: Albuquerque, NM 87114

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See Reverse for Instructions

7012 1010 0002 6708 4780

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

Sent To: Harry Hendriksen
 TUSCANY N.A.
 10592 Rio del Sol NW
 City: Albuquerque, NM 87114

PS Form

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7012 1010 0002 6708 4803

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Rod Mahoney
 VECINOS DEL BOSQUE NA
 4611 Valley Park SW
 City: Albuquerque, NM 87105

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See Reverse for Instructions

7012 1010 0002 6708 4827

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: John Scholz
 VILLA DE PAS HOA
 115 Calle Sol Se Mete NW
 City: Albuquerque, NM 87120

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See Reverse for Instructions

7012 1010 0002 6708 4797

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total P		

Sent To: Janelle Johnson
 TUSCANY N.A.
 P.O. Box 6270
 City: Albuquerque, NM 87197

PS Form 3800, August 2006

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7012 1010 0002 6708 4858

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Deanna Huff
 VISTA MONTECITO HOA
 9208 Camino Viejo NW
 City: Albuquerque, NM 87114

PS Form

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Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To **Deaun Lewis**
S.R. MARMON NA
 Street or PO **6400 Sunny Day Ct. NW**
 City, St **Albuquerque, NM 87120**

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7012 1010 0002 6708 5824

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Kyle Silfer
NORTH VALLEY COALITON
 Street or PO **4465 Jupiter ST NW**
 City, St **Albuquerque, NM 87107**

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See Reverse for Instructions

7012 1010 0002 6708 5770

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total P

Sent To **Sarah Wentzel-Fisher**
WEST OLD TOWN NA
 Street or PO **2515 Consuelo NW**
 City, St **Albuquerque, NM 87104**

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7012 1010 0002 6708 5848

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Marcia Fernandez
SOUTH VALLEY COALITON
 Street or PO **2401 Violet SW**
 City, St **Albuquerque, NM 87105**

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7012 1010 0002 6708 5817

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Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

Sent To **Lisa Woods**
WINDMILL MANOR SUBD.
 Street or PO **5304 Tierra Amada St NW**
 City, St **Albuquerque, NM 87120**

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See Reverse for Instructions

7012 1010 0002 6708 5831

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Restricted Delivery Fee (Endorsement Required)	

Postmark
Here

Total

David Wood
NORTH VALLEY COALITON
 Street or PO **158 Pleasant NW**
 City, St **Albuquerque, NM 87107**

PS Form 3800, August 2006

See Reverse for Instructions

15

7012 1010 0002 6708 4759

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Dave Bedford
 THOMAS VILLAGE PATIO HOA
 Street or PO Box: 2521 Don Juan NW
 City, State, ZIP+4: Albuquerque, NM 87104

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7012 1010 0002 6708 4742

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Rene Horvath
 TAYLOR RANCH NA
 Street or PO Box: 515 Palomino Dr NW
 City, State, ZIP+4: Albuquerque, NM 87120

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7012 1010 0002 6708 4735

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: David Vargas
 SUNSTAR NA
 Street or PO Box: 3200 Rio Bravo Blvd. SW
 City, State, ZIP+4: Albuquerque, NM 87105

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7012 1010 0002 6708 4605

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Beatrice Purcella
 SKYVIEW WEST NA
 Street or PO Box: 201 Claire Ln SW
 City, State, ZIP+4: Albuquerque, NM 87121

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7012 1010 0002 6708 4728

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Robert Maldonado
 SUN GATE ESTATES HOA
 Street or PO Box: 2716 Mountain Gate SW
 City, State, ZIP+4: Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6708 4667

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total		

Sent To: Richard Meyners
 THOMAS VILLAGE NA
 Street or PO Box: 3316 Calle De Daniel NW
 City, State, ZIP+4: Albuquerque, NM 87104

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6706 4364

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Carole Montgomery**
PAT HURLEY NA
408 Atrisco NW
Albuquerque, NM 87105

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7012 1010 0002 6706 4276

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Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Maria Warren**
PARADISE HILLS CIVIC ASSOC.
5020 Russell NW
Albuquerque, NM 87114

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7012 1010 0002 6706 5626

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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Margaret K. Woods**
LOS VOLCANES NA
6503 Honeylocust Ave NW
Albuquerque, NM 87121

PS Form 3800, August 2006 See Reverse for Instructions

7012 1010 0002 6706 5572

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Shariess McCannon**
LADERA WEST NA
2808 El Tesoro Escondido NW
Albuquerque, NM 87120

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7012 1010 0002 6706 4776

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Jason Stone**
TRES VOLCANES N.A.
1136 Makian Pl. NW
Albuquerque, NM 87120

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7012 1010 0002 6706 4766

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Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		

Total

Sent To: **Thomas Borst**
TRES VOLCANES NA
1908 Selway Pl. NW NW
Albuquerque, NM 87120

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895 9029 2000 6708 5695

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total	

Postmark
Here

Sent To
 Street or PO: Kelly Chappelle
 City, St: AVALON NA
 9135 Santa Catalina Ave. NW
 Albuquerque, NM 87121

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5695 9029 2000 6708 5695

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Certified Fee	
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Sent To
 Street or PO: Chris Lopez
 City, St: BLOSSOM RIDGE HOA
 P.O. Box 93488
 Albuquerque, NM 87199

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 Street or PC: Lucy Arzate-Boyles
 City, St: STINSON TOWER NA
 3684 Tower Rd. SW
 Albuquerque, NM 87121

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Sent To
 Street or PO: Allan Ludi
 City, St: ST. JOSEPH TOWNHOUSE ASSOC
 6216 Saint Josephs NW
 Albuquerque, NM 87120

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Sent To
 Street or PC: Dan Carter
 City, St: SAN BLAS HOA
 6608 San Blas Pl NW
 Albuquerque, NM 87120

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Sent To
 Street or PC: Russ Sheets
 City, St: RIVERFRONTE ESTATES NA
 9515 Kandace Dr NW
 Albuquerque, NM 87114

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Sent To **Colin Semper**
RANCHO ENCANTADO HOA
5809 Mesa Sombra Pl. NW
Albuquerque, NM 87120

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Sent To **John Foley**
PIEDRAS MARCADAS NA
8619 Tia Christina Dr. NW
Albuquerque, NM 87114

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Sent To **Jill Waugh**
THOMAS VILLAGE PATIO HOA
2833 Don Pancho Rd
Albuquerque, NM 87104

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TAYLOR RANCH NA
4800 College Heights Dr. NW
Albuquerque, NM 87120

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Sent To **Blake Thompson, PETROGLYPH**
ESTATES OWNERS
3009 Palo alto Dr. NE
Albuquerque, NM 87111

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Sent To **John McCormack**
STORY ROCK HOA
5916 Legends NW
Albuquerque, NM 87120

PS Form

Instructions

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Alameda North Valley Association
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Albuquerque, NM 87113-2328

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Alameda North Valley Association
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Albuquerque, NM 87114

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901 Field SW
Albuquerque, NM 87121

Jerry Gallegos
Alamosa NA
6013 Sunset Gardens SW
Albuquerque, NM 87121

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Alban HILLS NA
3301 La Rambla NW
Albuquerque, NM 87120

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Alban Hills NA
6419 Camino Del Arbol NW
Albuquerque, NM 87120

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Albuquerque, NM 87107

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Albuquerque, NM 87107

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**Forrest Uppendahl, THE ENCLAVE
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UNIT 2 SUBD. HOA
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1610 Lyria Rd NW
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1306 Riverview Dr. NW
Albuquerque, NM 87105

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P.O. Box 7434NW
Albuquerque, NM 87194

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P.O. Box 7434
Albuquerque, NM 87194

Deaun Lewis
S.R. MARMON NA
6400 Sunny Day Ct. NW
Albuquerque, NM 87120

Dan Carter
SAN BLAS HOA
6608 San Blas Pl NW
Albuquerque, NM 87120

Heidi Marchand
SAN BLAS HOA
6608 San Blas Pl NW
Albuquerque, NM 87120

Donna Rigano
SANTA FE VILLAGE NA
5132 Bogart St. NW
Albuquerque, NM 87120

Craig Kelley
SANTA FE VILLAGE NA
9445 Coors Blvd. NW #1003
Albuquerque, NM 87114

Tony Chavez
SKYVIEW WEST NA
305 CLAIRE Ln SW
Albuquerque, NM 87121

Beatrice Purcella
SKYVIEW WEST NA
201 Claire Ln SW
Albuquerque, NM 87121

Allan Ludi
ST. JOSEPH TOWNHOUSE ASSOC
6216 Saint Josephs NW
Albuquerque, NM 87120

Marie Ludi
ST. JOSEPH TOWNHOUSE ASSOC
6216 Saint Josephs NW
Albuquerque, NM 87120

Norman Mason
STINSON TOWER NA
7427 Via Tranquila SW
Albuquerque, NM 87121

Lucy Arzate-Boyles
STINSON TOWER NA
3684 Tower Rd. SW
Albuquerque, NM 87121

David Jordan
STONEBRIDGE HOA
5112 Pyrite Pl. NW
Albuquerque, NM 87114

David Jordan
STONEBRIDGE HOA
10728 Flagstone NW
Albuquerque, NM 87114

John McCormack
STORY ROCK HOA
5916 Legends NW
Albuquerque, NM 87120

Amanda Armenta
STORY ROCK HOA
6005 Sipapur NW
Albuquerque, NM 87120

Mike Smith
SUN GATE ESTATES HOA
2612 Mountain Gate SW
Albuquerque, NM 87121

Robert Maldonado
SUN GATE ESTATES HOA
2716 Mountain Gate SW
Albuquerque, NM 87121

Andres Anaya
SUNRISE HOA
209 Galataneu NW
Albuquerque, NM 87121

Darlene Norris
SUNRISE HOA
319 Galataneu NW
Albuquerque, NM 87121

David Vargas
SUNSTAR NA
3200 Rio Bravo Blvd. SW
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Jack Motley
SUNSTAR NA
2830 Rio Bravo Blvd. SW
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Ray Shortridge
TAYLOR RANCH NA
4800 College Heights Dr. NW
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Rene Horvath
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Deborah Riddley
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3247 Calle De Deborah NW
Albuquerque, NM 87104

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THOMAS VILLAGE NA
3316 Calle De Daniel NW
Albuquerque, NM 87104

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Albuquerque, NM 87104

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THOMAS VILLAGE PATIO HOA
2833 Don Pancho Rd
Albuquerque, NM 87104

Thomas Borst
TRES VOLCANES NA
1908 Selway Pl. NW NW
Albuquerque, NM 87120

Jason Stone
TRES VOLCANES N.A.
1136 Makian Pl. NW
Albuquerque, NM 87120

Harry Hendriksen
TUSCANY N.A.
10592 Rio del Sol NW
Albuquerque, NM 87114

Janelle Johnson
TUSCANY N.A.
P.O. Box 6270
Albuquerque, NM 87197

Rod Mahoney
VECINOS DEL BOSQUE NA
4611 Valley Park SW
Albuquerque, NM 87105

Laura Horton
VENTANA RANCH NA
7224 Cascada NW
Albuquerque, NM 87114

John Scholz
VILLA DE PAS HOA
115 Calle Sol Se Mete NW
Albuquerque, NM 87120

Berent Groth
VISTA GRANDE NA
3546 Sequoia Pl NW
Albuquerque, NM 87120

Tom Salas
VISTA MAGNIFICA ASSOC
1704 Cliffside NW
Albuquerque, NM 87105

Deanna Huff
VISTA MONTECITO HOA
9208 Camino Viejo NW
Albuquerque, NM 87114

George Benavidez
VISTA SANDIA HOA
8001 Vista Volcan Ln SW
Albuquerque, NM 87121

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VALLEY GARDENS NA
4500 West Lea SW
Albuquerque, NM 87105

Marta Belden
VALLEY GARDENS NA
4611 Valley Park SW
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VECINOS DEL BOSQUE NA
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Albuquerque, NM 87105

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Dave Heil
VOLCANO CLIFFS PROP. OWNERS
160 Itasca Rd.
Rio Rancho, NM 87124

John Landman
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Albuquerque, NM 87120

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WEST MESA NA
6411 Avalon Rd NW
Albuquerque, NM 87105

Anna Padilla Morgan
WEST OLD TOWN NA
6411 Avalon Rd NW
Albuquerque, NM 87105

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Albuquerque, NM 87105

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Candelaria Patterson
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7608 Elderwood NW
Albuquerque, NM 87120

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: CABA Planning DATE OF REQUEST: 12/23/13 ZONE ATLAS PAGE(S): C8-C11
D8-D11

CURRENT: ZONING SU-2 LEGAL DESCRIPTION: Volcano Mesa
PARCEL SIZE (AC/SQ. FT.) _____ LOT OR TRACT # _____ BLOCK # _____
SUBDIVISION NAME _____

REQUESTED CITY ACTION(S):

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

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 ☒

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 [Signature]

DATE 12/23/13

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

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

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☒ BORDERLINE ☐

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

TIS MAY BE REQUIRED AT TIME OF DEV.

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.**

[Signature]
TRAFFIC ENGINEER

12-23-13
DATE

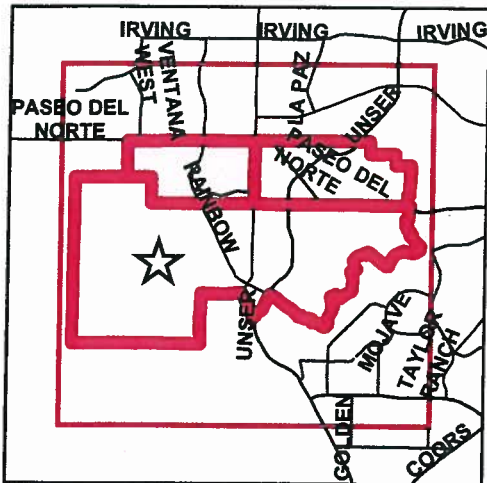
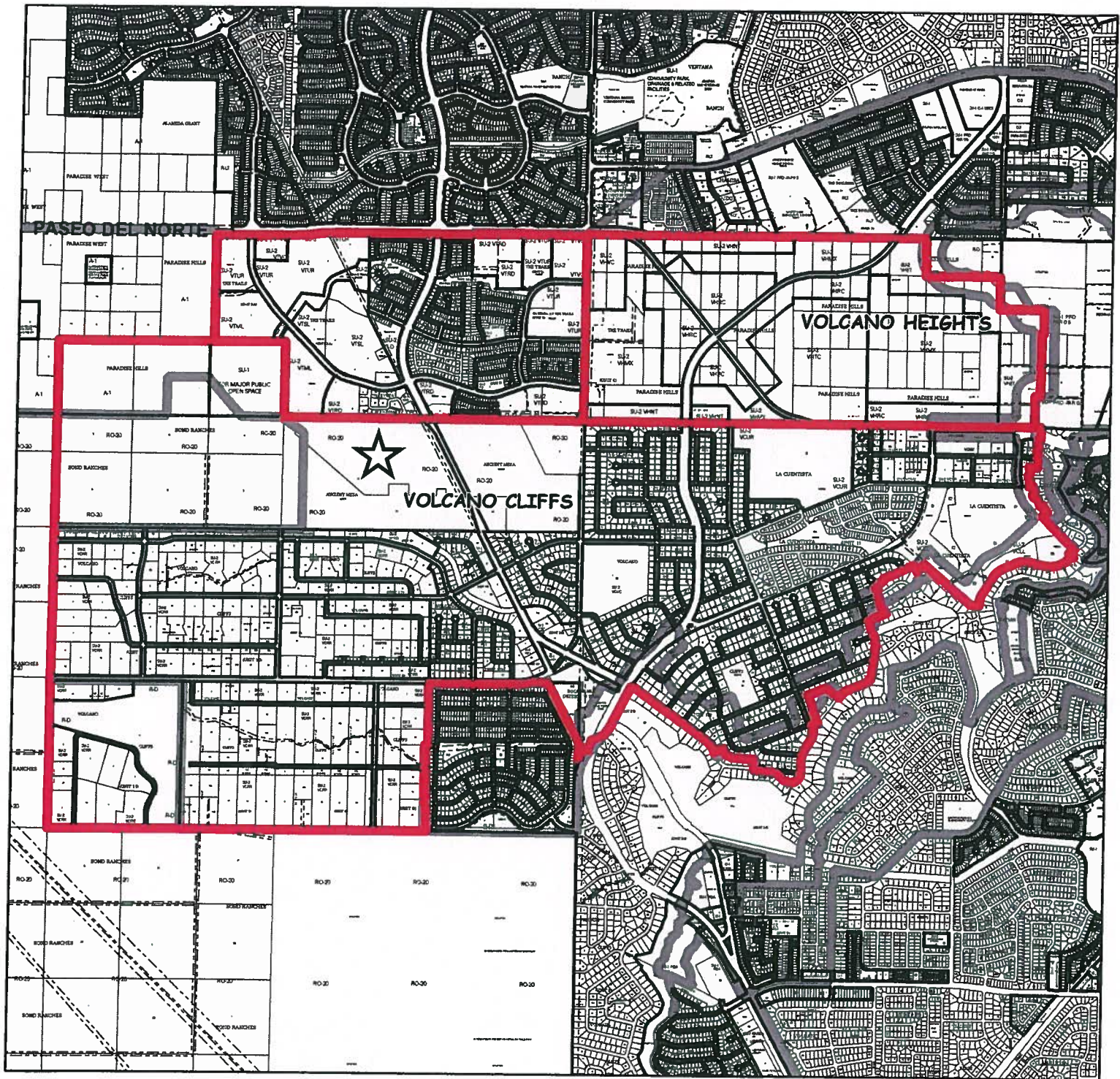
Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011



ZONING MAP

Note: Grey shading indicates County.

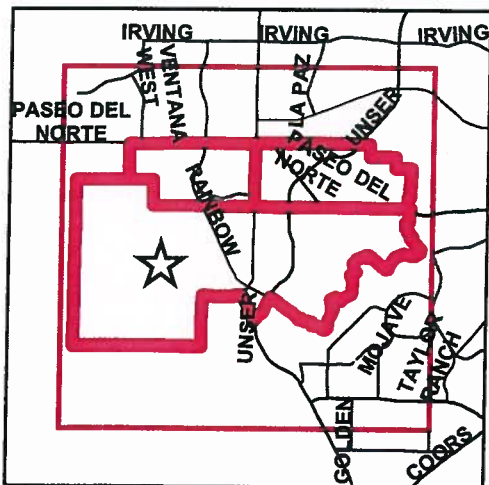
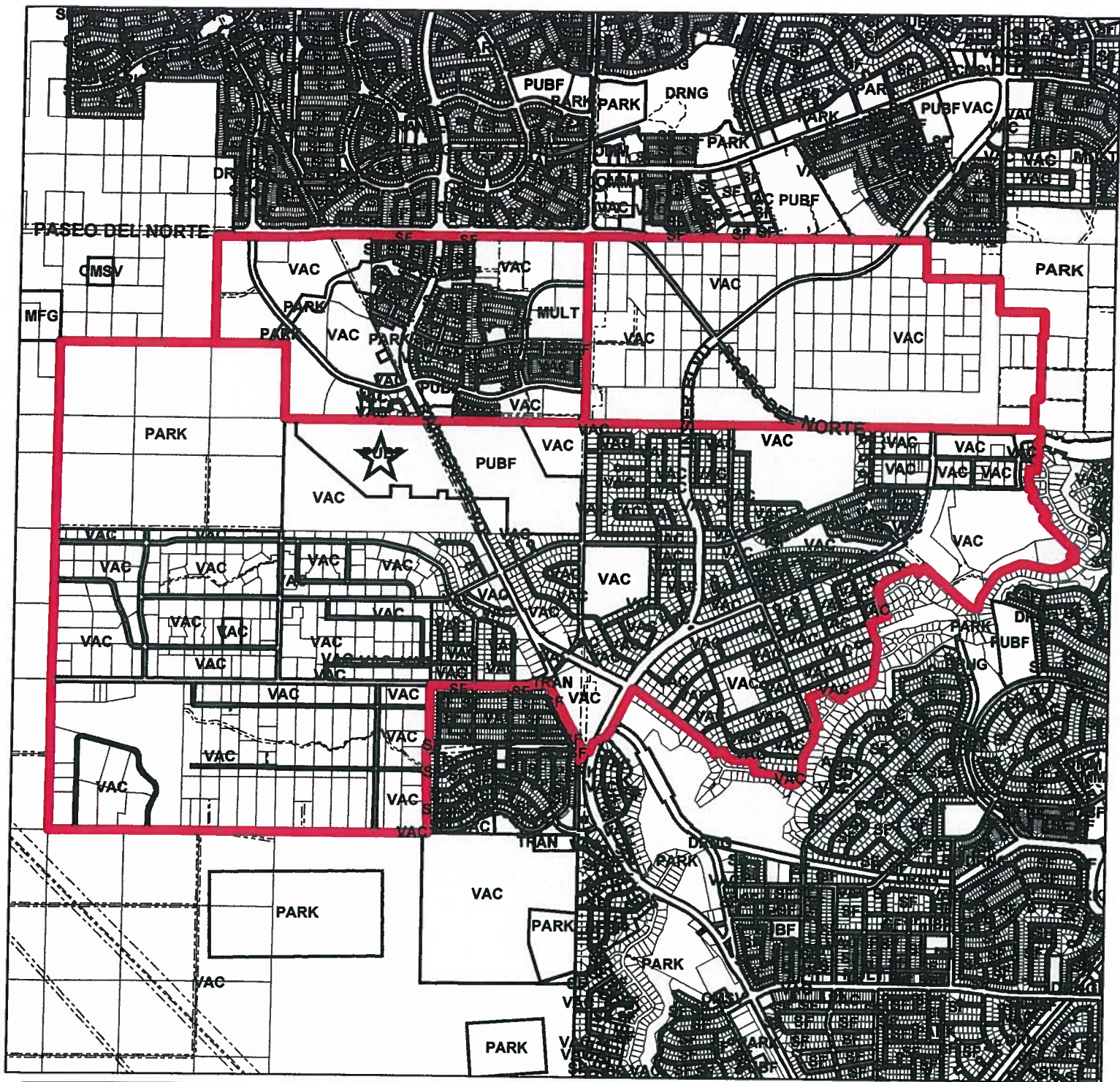


1 inch = 2,371 feet

Project Number:
1008444

Hearing Date:
2-14-2013

Zone Map Page: C-10
Additional Case Numbers:
13EPC 40159



LAND USE MAP

Note: Grey shading indicates County.

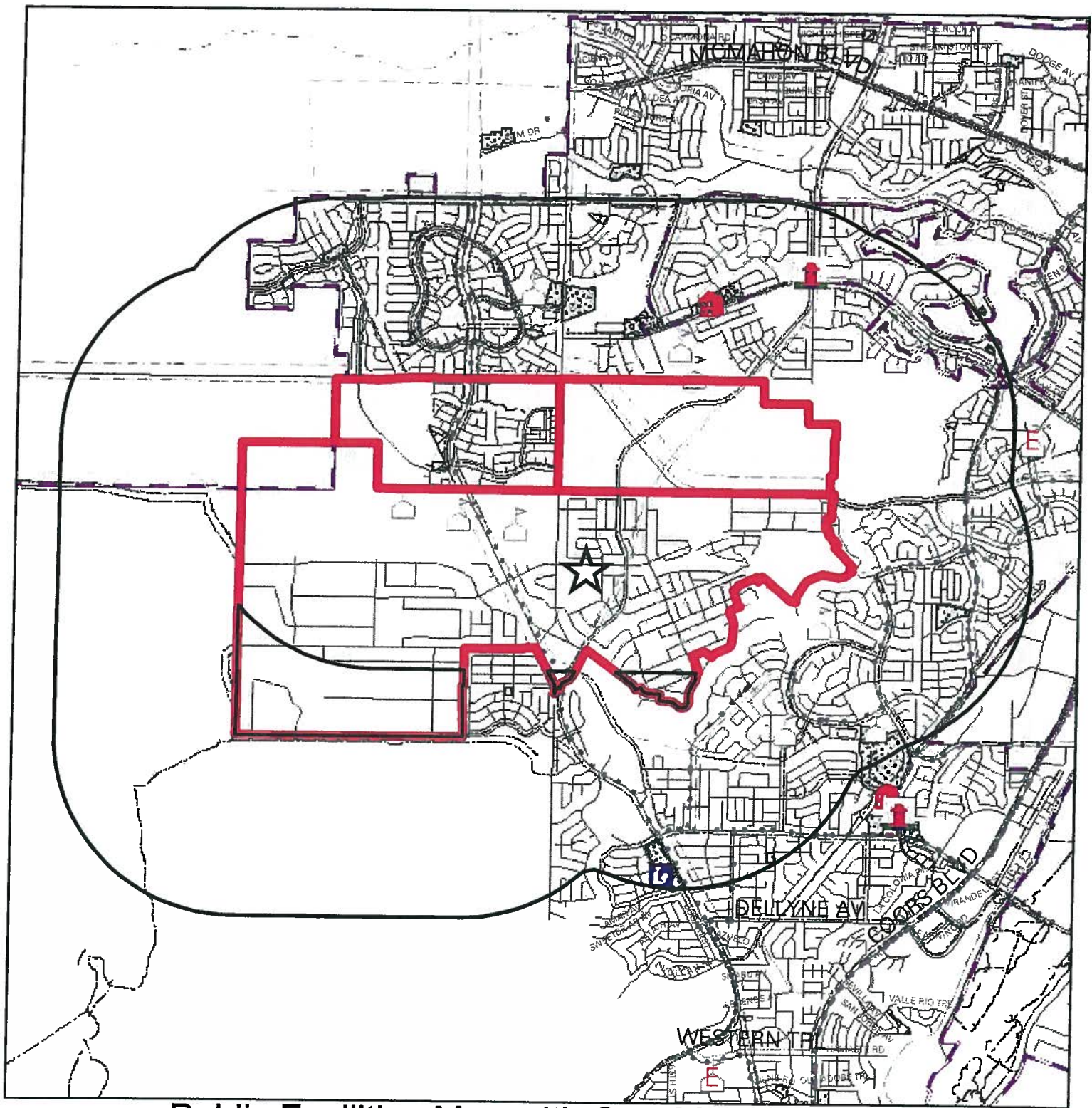
KEY to Land Use Abbreviations

AGRI Agriculture
 COMM Commercial - Retail
 CMSV Commercial - Service
 DRNG Drainage
 MFG Manufacturing
 MULT Multi-Family or Group Home
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage

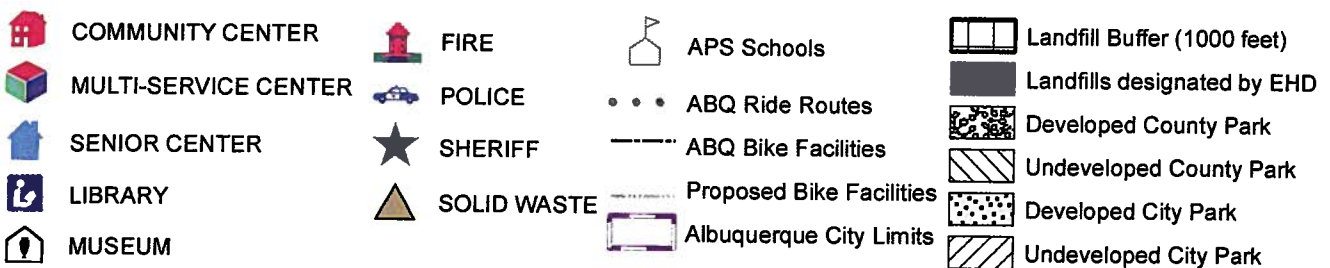


1 inch = 2,371 feet

Project Number:
 1008444
Hearing Date:
 2-14-2013
Zone Map Page: C-10
Additional Case Numbers:
 13EPC 40159

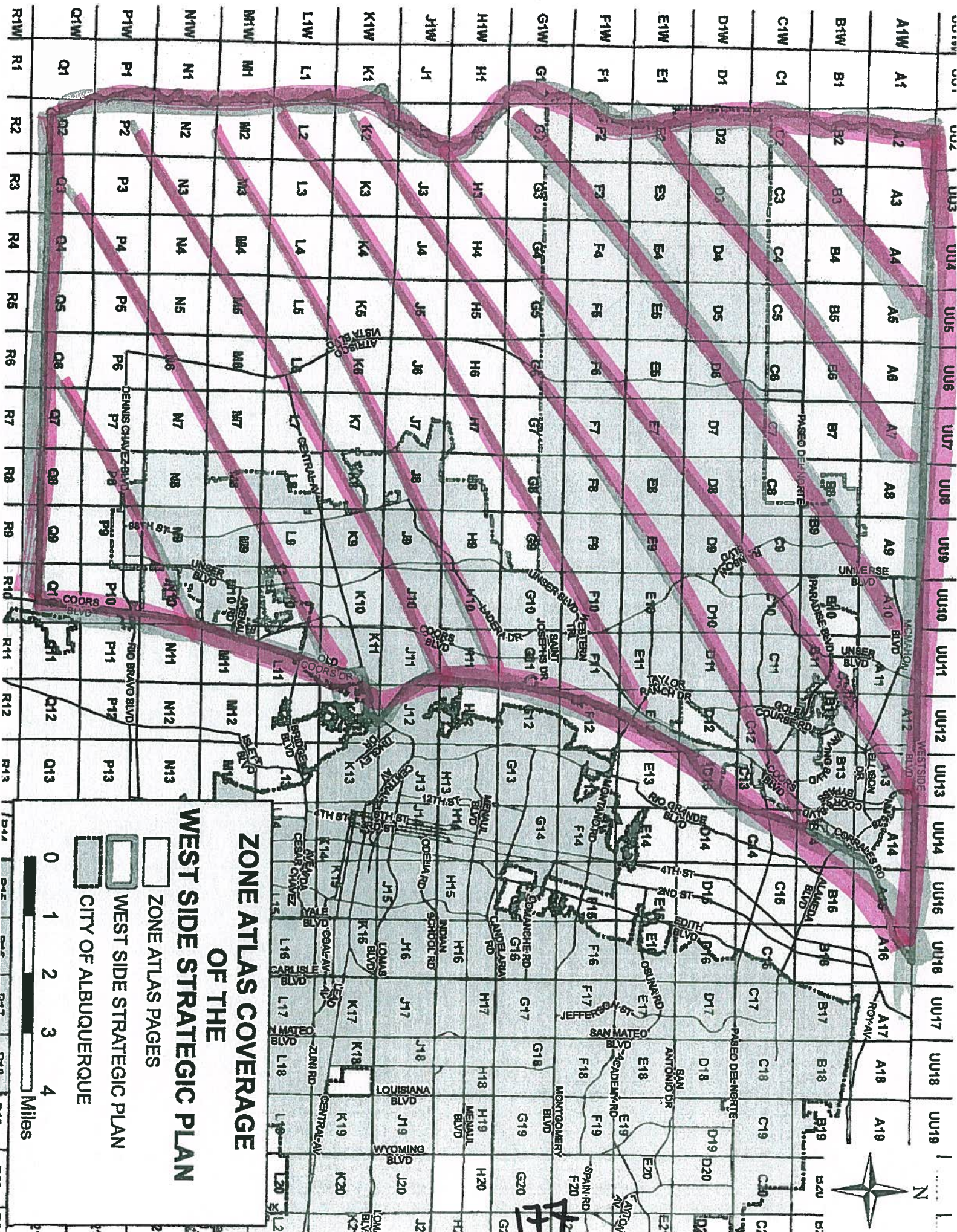


Public Facilities Map with One-Mile Buffer



Project Number: 1008444

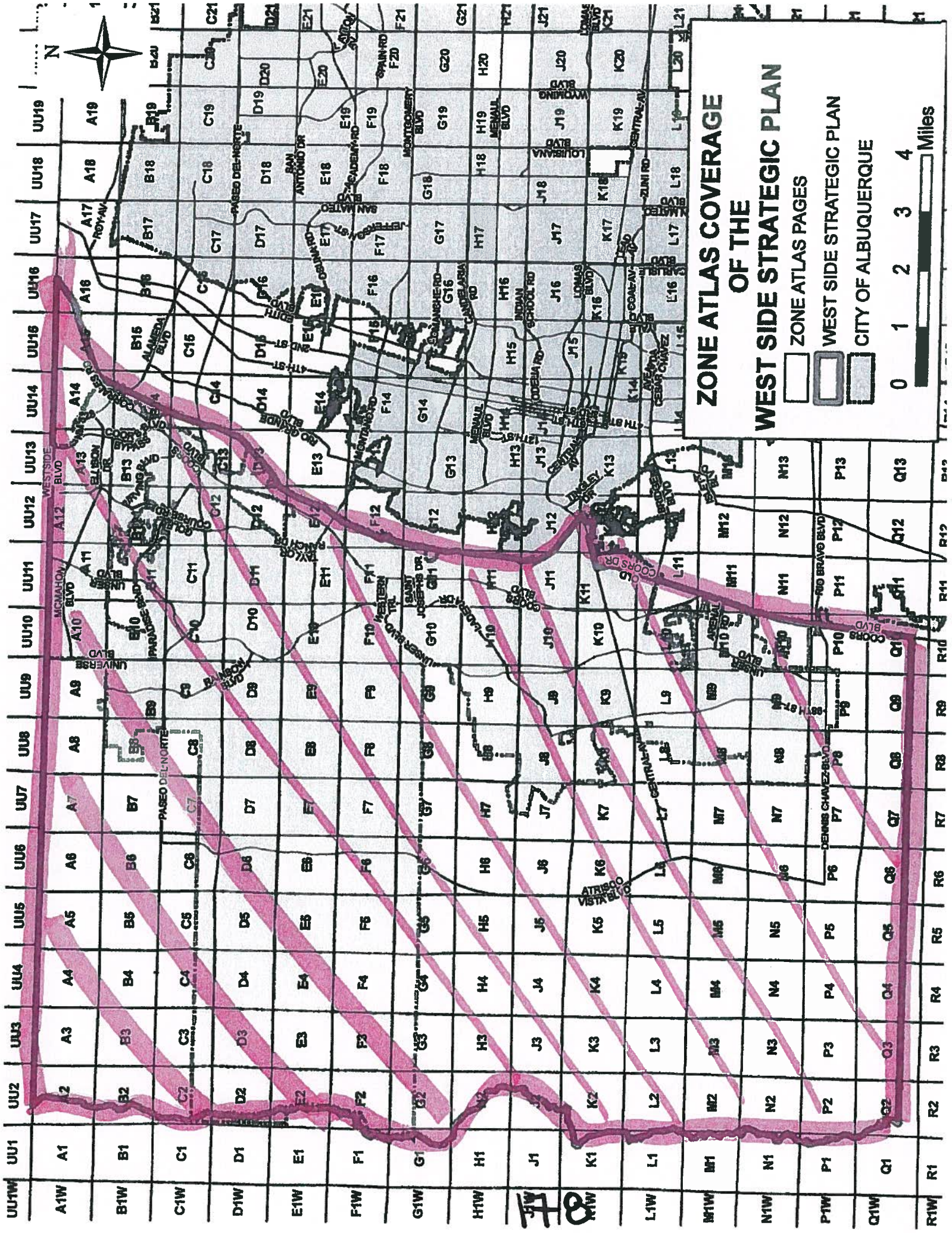
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**ZONE ATLAS COVERAGE
OF THE
WEST SIDE STRATEGIC PLAN**


- ☐ ZONE ATLAS PAGES
- ☐ WEST SIDE STRATEGIC PLAN
- ☐ CITY OF ALBUQUERQUE


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**ZONE ATLAS COVERAGE
OF THE
WEST SIDE STRATEGIC PLAN**

 ZONE ATLAS PAGES

 WEST SIDE STRATEGIC PLAN

 CITY OF ALBUQUERQUE

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NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Environmental Planning Commission (EPC) will hold a **Public Hearing on Thursday, February 13, 2014 at 8:30 a.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol building, 600 2nd St. NW, Albuquerque, NM to consider the items described below.

Distribution of the Planning Department's staff reports regarding the following items will occur at a **Case Distribution Session on Thursday, February 6, 2014 at 3:00 p.m.**, in the Plaza del Sol Hearing Room, Lower Level, Plaza del Sol Building, 600 2nd St. NW, Albuquerque, NM.

Project# 1006520

13EPC-40156 Amendment to Site
Development Plan for Building Permit

13EPC-40157 Amendment to Site
Development Plan for Subdivision

FBT Architects agent for Twilight Homes of New Mexico requests the above actions for Tract A and Tract B-1, Hope Plaza Subdivision, zoned SU-1 for O-1 and R-T, located at 8700 Alameda Blvd. NE, between Barstow St. and Ventura St., containing approximately 6.2 acres. (C-20) Staff Planner: Chris Glore

Project# 1008444

13EPC-40159 Text Amendment to Area Plan

City of Albuquerque requests the above action for a portion of the planning area covered by the West Side Strategic Plan defined as Volcano Mesa, located near Paseo del Norte and Unser Boulevard between Major Public Open Space and the Petroglyph National Monument, containing approximately 3,532 acres. (C-8-11, D-8-11) Staff Planner: Mikaela Renz-Whitmore

Project# 1008444

13EPC-40160 Text Amendment to Sector
Development Plan

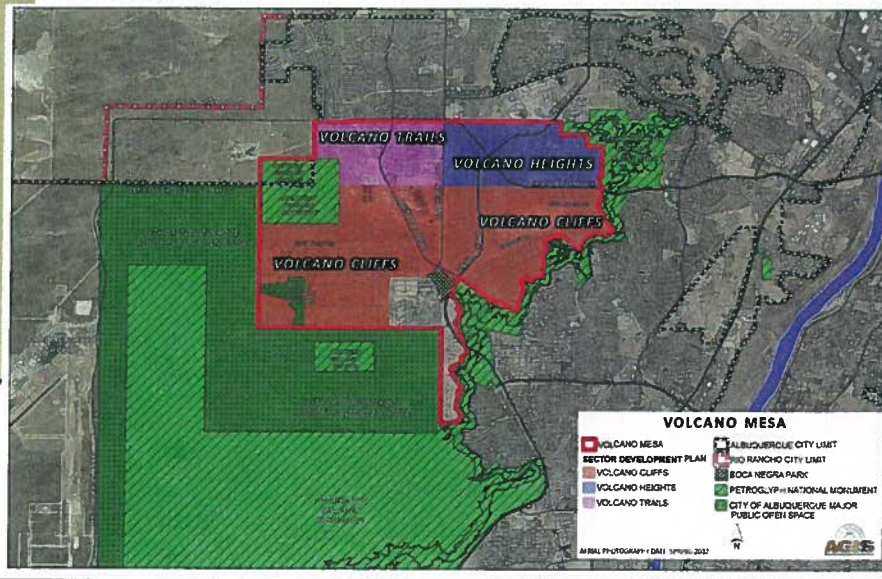
City of Albuquerque requests the above action for all of Volcano Trails, zoned SU-2 / VTVC / VTUR / VTRD / VTSL / VTML/RD located near Paseo del Norte and Woodmont Avenue between Major Public Open Space and Universe Boulevard, containing approximately 446 acres. (C-8 & 9) Staff Planner: Mikaela Renz-Whitmore

Volcano Mesa Plans Proposed Text Amendments

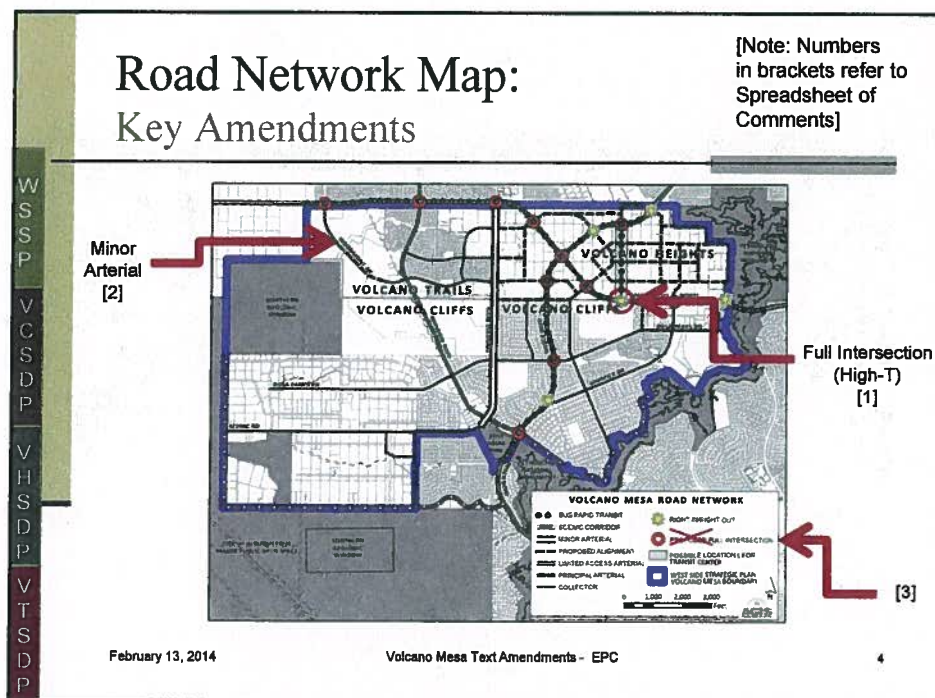
Environmental Planning Commission (EPC)
February 13, 2014

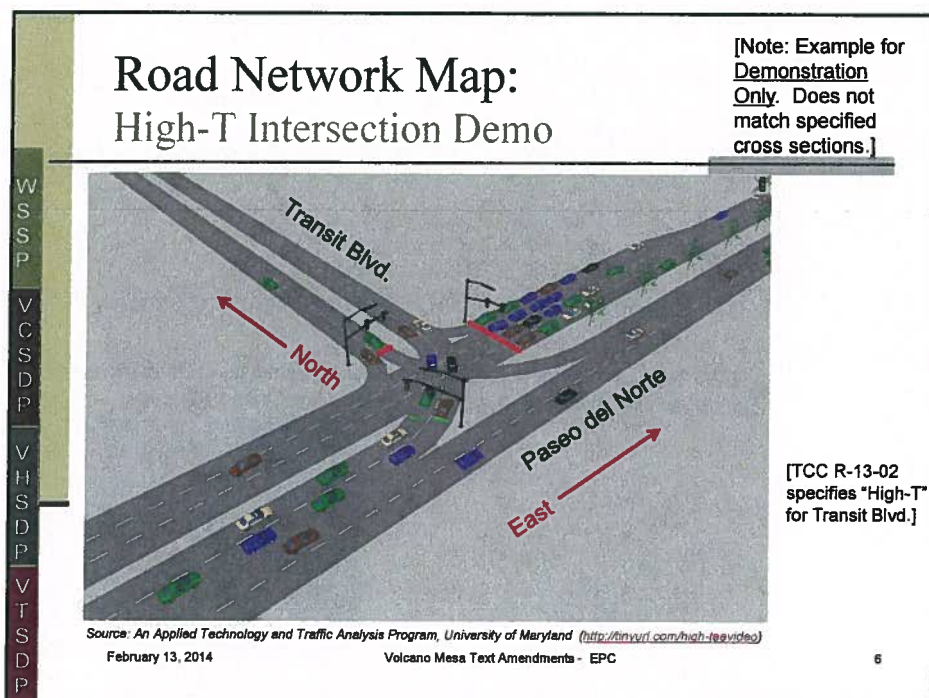
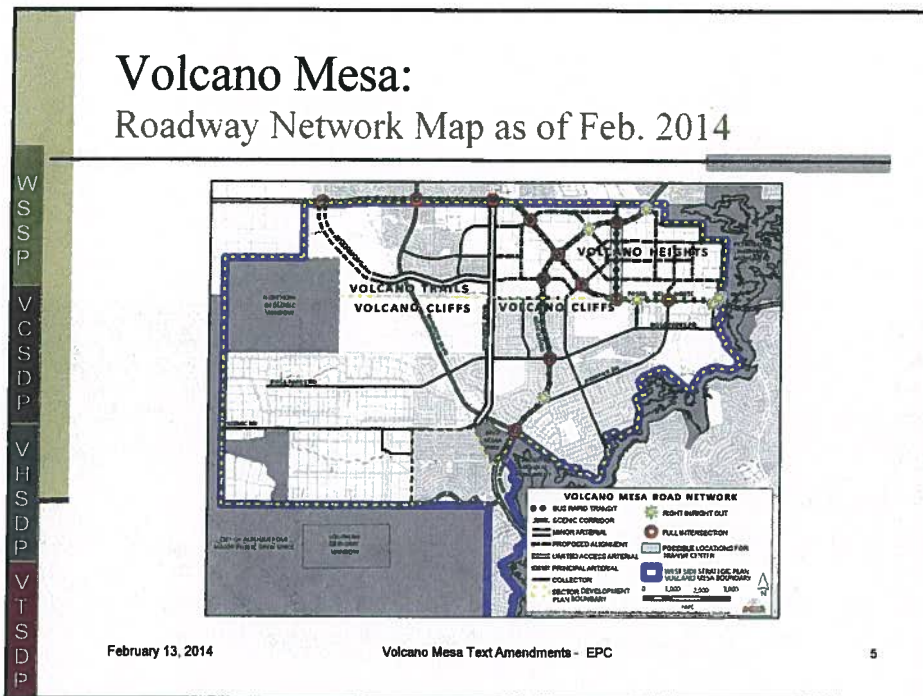
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Albuquerque's West Side: Volcano Mesa



Volcano Mesa Plans: History & Key Amendments			[Note: Numbers in brackets refer to Spreadsheet of Comments]
Adopted	Plan	Key Amendments	
Feb. 2011	<ul style="list-style-type: none"> Rank 2 West Side Strategic Plan (WSSP) Volcano Mesa Amendment 1008444 / 13EPC-40159 Agenda Item 05 	<ul style="list-style-type: none"> Road network map [1, 2, 3] Activity Centers [9, 10] <ul style="list-style-type: none"> Volcano Heights – MAC [9] Volcano Cliffs – NAC [10] 	
May 2011	<ul style="list-style-type: none"> Rank 3 Volcano Cliffs Development Plan (SDP) 1008444 / 13EPC-40162 Agenda Item 07 	<ul style="list-style-type: none"> Road network map [1, 2, 3] Cross Sections Fugitive dust [4] Walls in VCRR [17] 	
Aug. 2011	<ul style="list-style-type: none"> Rank 3 Volcano Trails SDP 1008444 / 13EPC-40160 Agenda Item 06 	<ul style="list-style-type: none"> Road network map [1, 2, 3] <ul style="list-style-type: none"> Woodmont Ave. [2] Fugitive dust [4] 	
Aug. 2013	<ul style="list-style-type: none"> Rank 3 Volcano Heights SDP 1008444 / 13EPC-40161 Agenda Item 08 	<ul style="list-style-type: none"> Road network map [1, 2, 3] <ul style="list-style-type: none"> "High T" intersection on Transit Blvd. [1] Fugitive dust [4] 	



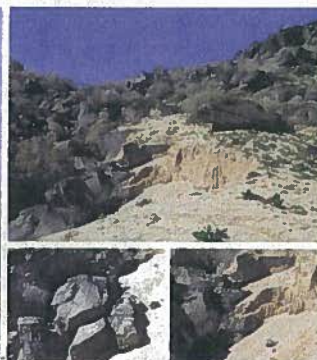


Fugitive Dust: History, Impetus and Intent

1 Petroglyph National Monument protection

Councilor Benton Amendment Language (2011)

- Commercial: Grading permit tied to building permit
- Residential: Developments > 10 acres stabilize soil within 3 months

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Fugitive Dust: History, Impetus and Intent

1 Petroglyph National Monument protection

Councilor Benton Amendment Language (2011)

- Commercial: Grading permit tied to building permit
- Residential: Developments > 10 acres stabilize soil within 3 months

2 Special Assessment District (SAD) 228 blasting/construction

Proposed language (December 2013)

- Commercial + Mixed Use + Residential: Grading permit tied to building permit
- Residential: Developments > 10 acres stabilize soil within 3 months

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February 13, 2014

Volcano Mesa Text Amendments - EPC

8

Fugitive Dust: History, Impetus and Intent

- 1 Petroglyph National Monument protection
Councilor Benton Amendment Language (2011)
 - Commercial: Grading permit tied to building permit
 - Residential: Developments > 10 acres stabilize soil within 3 months
- 2 Special Assessment District (SAD) 228 blasting
Proposed language (December 2013)
 - Commercial + Mixed Use + Residential: Grading permit tied to building permit
 - Residential: Developments > 10 acres stabilize soil within 3 months
- 3 **City Environmental Health & Hydrology enforcement issues**
Revised language (February 2014)
 - **Existing Regulations**: Fugitive Dust Ordinance, Drainage Ordinance, & Flood Hazard Control Ordinance
 - **Commercial + Mixed Use**: Grading permit tied to building permit
 - **Residential**: Grading permit tied to approved plat and Erosion & Settlement Control Plan

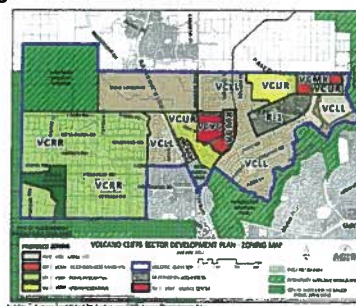
February 13, 2014

Volcano Mesa Text Amendments - EPC

9

Volcano Cliffs SDP: Walls in SU-2/VCRR (Volcano Cliffs Rural Residential)

- 1 Volcano Cliffs Property Owners Association request
- 2 Walls to create enclosed outdoor area allowed if:
 - Attached to main dwelling.
 - Not in building setbacks.
 - Materials complement main dwelling
 - Color per General Regulations.
 - Total area limited to larger of:
 - 1,000 SF or
 - 50% total SF of main dwelling (up to 2,000 SF)



February 13, 2014

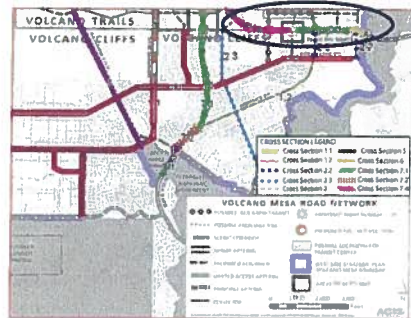
Volcano Mesa Text Amendments - EPC

10

Volcano Mesa Plans: Other Issues

[Note: Numbers
in brackets refer to
Spreadsheet of
Comments]

- Multi-use trails on Unser Boulevard and Paseo del Norte [5, 6]
- Cross sections for Paseo del Norte [7]
- 'A' vs. 'B' Street Designation for Paseo del Norte and Unser Blvd. [27]



February 13, 2014

Volcano Mesa Text Amendments - EPC

11

Volcano Mesa Text Amendments: Contact

Mikaela Renz-Whitmore
Long-range Planner – Planning Dept.
mrenz@cabq.gov
505-924-3932



February 13, 2014

Volcano Mesa Text Amendments - EPC

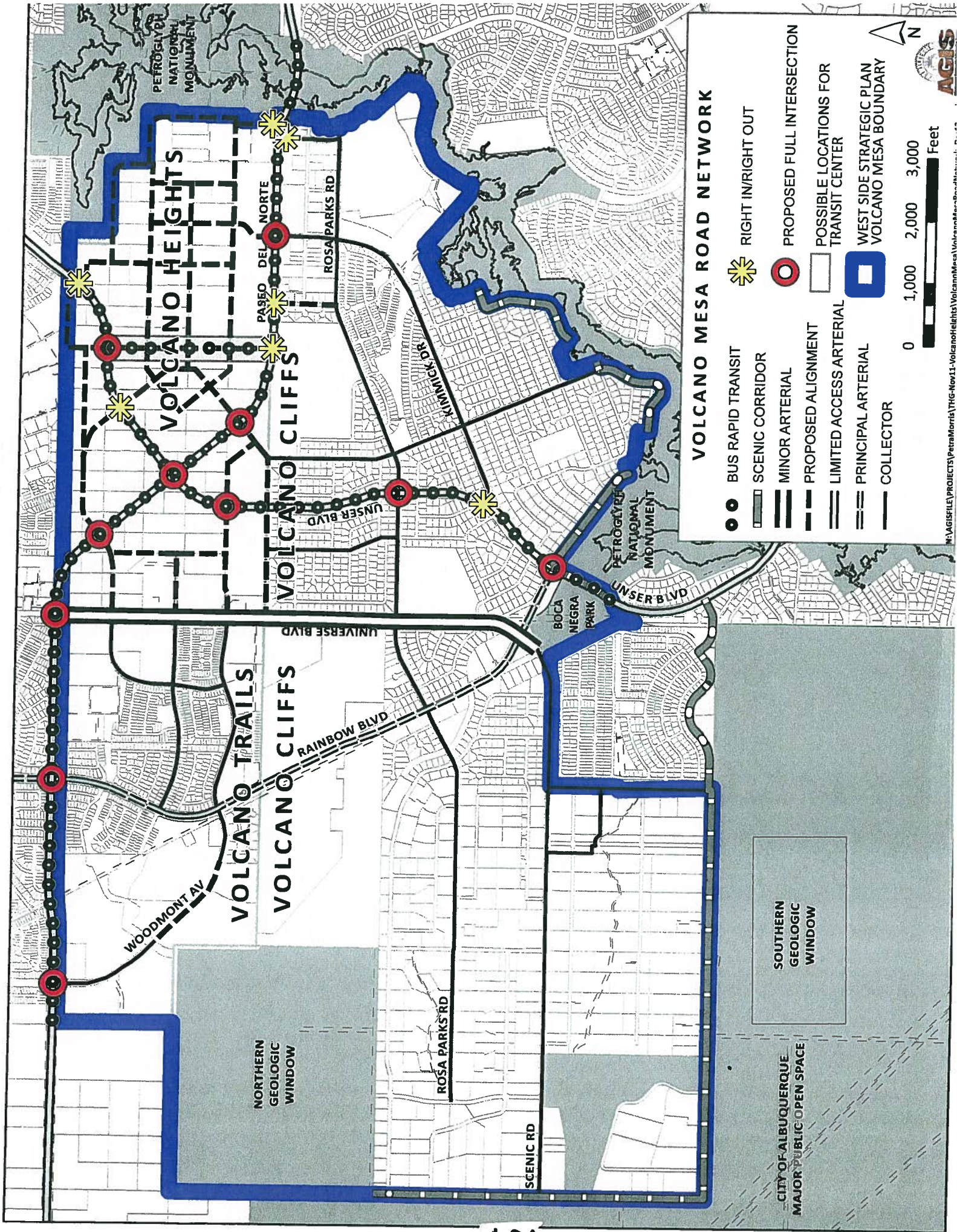
12

West Side Strategic Plan

Volcano Mesa Amendment

Redline Draft for the Environmental Planning Commission

Submitted December 2013



VOLCANO MESA ROAD NETWORK

- BUS RAPID TRANSIT
- SCENIC CORRIDOR
- MINOR ARTERIAL
- PROPOSED ALIGNMENT
- LIMITED ACCESS ARTERIAL
- PRINCIPAL ARTERIAL
- COLLECTOR
- RIGHT IN/RIGHT OUT
- PROPOSED FULL INTERSECTION
- POSSIBLE LOCATIONS FOR TRANSIT CENTER
- WEST SIDE STRATEGIC PLAN VOLCANO MESA BOUNDARY



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West Side Strategic Plan

Volcano Mesa Amendment

Blueline Draft for the Land Use, Planning, and Zoning Committee

Submitted April 2014

[NOTE: Changes in red were recommended by the Environmental Planning Commission at its hearing February 13, 2014. Numbers in brackets indicate the associated Condition of Approval from the Notice of Decision. Changes in blue are subsequent changes recommended by staff.]

WEST SIDE STRATEGIC PLAN AMENDMENT

The amendment to the West Side Strategic Plan that follows shall be inserted after page 154 of the West Side Strategic Plan, at what is currently the end of Section 3 Specific Westside Communities, to continue after Policy 3.94.

Exhibit list:

1. Volcano Mesa Area
2. Relationship of the Volcano Mesa Area to the Volcanoes and Larger West Mesa Community
3. Volcano Mesa Community Sub-Areas
4. Employment Activity Centers
5. Natural and Cultural Features
6. Paths
7. Visual Sensitivity
8. Soil Series Map
9. Parks and Natural Drainages
10. Road Network Map
11. Trail Network Map

VOLCANO MESA AREA

The Volcano Mesa Area (See Exhibit 1, Volcano Mesa Community) covers approximately 3,532 acres. The area is surrounded on three sides by more than 7,000 acres of open space under City, State and Federal jurisdictions. The shape of the open space holdings includes large tracts and long, narrow bands of escarpment. The Volcano Mesa area includes portions of the land the US Congress set aside as Petroglyph National Monument (the "Monument") in 1990. From east to west, the Volcano Mesa area extends from the volcanic escarpment to the Major Public Open Space surrounding five dormant volcanoes (See Exhibit 2, Relationship of the Volcano Mesa Area to the Volcanoes and Larger West Mesa Community). From north to south, the Volcano Mesa area extends from south of the grant line and Paseo Del Norte to the Petroglyph National Monument. The Volcano Mesa area's boundary also includes a small area of unincorporated Bernalillo County land, in the Monument's North Geological Window. Any future actions in this area would require County review and approval. The Volcano Mesa area's cultural, natural and built conditions were used to inform the planning process and to guide the development of policies that are sensitive and responsive to the area's unique needs, challenges and opportunities. The Volcano Mesa area is made up of three separate planning areas, reflecting their distinct characters and planning needs: Volcano Cliffs, Volcano Heights and Volcano Trails (See Exhibit 3, Volcano Mesa Community Sub-Areas).

A. DEVELOPMENT TRENDS

1. Development Trends. Single-family residential subdivisions are the pattern for new development in the Volcano Mesa area by the area's existing RD zoning. The original single-use residential zoning prohibits integrating a mix of other uses which could make neighborhoods more walkable and convenient (e.g. neighborhood services). Under this type of zoning, it is certain that a desirable jobs / housing balance will not be achieved. Assuming a workforce need of 1.25 jobs per dwelling, a deficit of 13,000 jobs within the Plan area

under the original trends is projected. Including the major Quail Ranch and Ventana West developments to the northwest, which are zoned for approximately 23,500 jobs, there is still a deficit of around 24,000 additional jobs needed to provide an adequate job base serving the anticipated population of the plan area and vicinity. Build-out exclusively with single-family residential subdivisions would increase jobs / housing imbalances on the West Side, adding to traffic demands and increasing the burden on West Side and east-west transportation systems. Without adequate provision of employment, greater trip internalization, and more emphasis on transit-supportive land uses and road systems on the West Side, traffic congestion and demand for expanded river crossings will increase.

Policy 3.95 Volcano Heights Major Activity Center. ~~The Volcano Heights Town-Center~~ should be designated develop as a Major Activity Center. ~~The Volcano Heights Town-Center~~ provides an opportunity to address the jobs/housing imbalance in the area and will serve the region with employment, commercial, service and retail opportunities. Development should prioritize employment and non-residential land uses to serve the predominantly residential areas nearby. [1]

The Albuquerque Bernalillo County Comprehensive Plan designates two areas on the West Side of Albuquerque as Major Activity Centers (MAC): the Cottonwood Center and the Atrisco Business Park. Due to the way in which these two areas have developed – with low-density, auto-oriented, and single-use patterns – they are not contributing to meeting the employment and other daily needs of residents of the West Side as a Major Activity Centers should. Four areas are designated as Proposed Major Activity Centers; however, these are all west of Paseo Del Volcan.

By comparison, the east side of Albuquerque contains ten designated Major Activity Centers. According to the Mid Region Council of Governments (MRCOG), in 2008, there were 152,300 jobs provided on the east side of Albuquerque in the top seven activity centers on the east side, including Downtown, Uptown, UNM/CNM/Hospitals, Jefferson/I-25, Midtown, Sunport, and Kirtland Air Force Base. This is in stark contrast to the 14,400 jobs available in 2008 on the west side in the Intel/Cottonwood and Atrisco Business Park centers. (See Exhibit 4, Employment Activity Centers)

This suggests that the majority of people who live on the west side find their employment on the east side of the river, and, as an auto-oriented city, this has led to significant traffic problems today, which are predicted to continue and worsen. According to MRCOG, based on present-day land-use and zoning policies, the current trend of employment growth concentrated on the east side of the Rio Grande River will continue and will far outpace employment growth on Albuquerque's West Side. The only way to reverse this trend is to provide significant and attractive opportunities for employers to locate on the West Side.

Opportunities for designation of a Major Activity Center on the West Side are limited due to a lack of large, undeveloped tracts of land (300 acres or more, per the Comprehensive Plan) that are located at the intersection of two major roadways (also per the Comprehensive Plan). The Volcano Heights area provides a critical opportunity for the West Side to locate a mix of employment, commercial, service and residential uses to meet the needs of the wider area and decrease cross-river traffic. A MAC is described by the Comprehensive Plan as being 3 stories or higher, with a minimum Floor Area Ratio of 1.0. Therefore, to be considered a MAC, density and intensity of development is required. The opportunity presented by the Volcano Heights area should not be lost by allowing for development that follows the typical suburban pattern of single-story, single-use development, such as large retail facilities, that provide large areas of surface parking and cannot take advantage of or support quality transit service.

Policy 3.96 New zoning should be established for the Volcano Mesa area to correct the jobs/housing imbalance that exists for the area and to support area wide transit services. Development of the Volcano Mesa Area has the potential, with new zoning, to result in approximately 12,000 additional housing units with 30,000 residents and significant non-residential building. The total growth in the Albuquerque market is approximately 5,500 residential units and 7,000 new jobs per year. Since Volcano Mesa is only a portion of the inventory of developable land, it is reasonable to expect build-out there to occur over several years, if not decades.

Policy 3.97 Volcano Cliffs Neighborhood Activity Center. The Volcano Cliffs Village Center shall ~~should~~ [2] be designated as a Neighborhood Activity Center. The Volcano Cliffs Village Center provides an opportunity to provide daily services, convenience goods and personal services to the residential area that surrounds it. It is centrally located to the Volcano Cliffs area, is located at the junction of a minor arterial (Universe) and a collector (Rosa Parks) and is therefore well placed to serve the community. The proximity of the area to the Volcano Vista High School and the Tony Hillerman Middle School also make this a logical location.

3.98. Implementation Strategies should consider the following for growth phasing and timing. The considerations for the various phases of growth should generally include the following:

Public Improvement Districts. Public Improvement Districts (Sections 5-11-1 et seq. NMSA 1978 provide another mechanism for funding development in the Volcano Mesa area. PIDs are established to create a special property tax assessment, over the normally charged rate, to fund the development of street and parking facilities, trails, parks, open space, recreational facilities, landscaping, public building, school sites and facilities, libraries and other educational and cultural facilities, water and wastewater systems, storm drainage, and private utilities, as provided in the Statute. Current City Ordinance requires a unanimous vote of all property owners to establish a PID, the State Statutory requirement is for three-fourths affirmative votes of District property owners cast, with the number of votes based on the acreage held of each owner. Due to these requirements, PIDs are more appropriate in cases where all of the property is owned by 1-5 developers.

Special Assessment Districts. SADs are districts that can be set up by State Statute (Chapter 3, Article 33 NMSA 1978) and used to finance and ensure timely provision of infrastructure to a defined area. Infrastructure in an SAD is funded through an assessment that is levied on each property within the district. The benefits of using SADs as a mechanism to fund infrastructure are that the City controls infrastructure improvement and can therefore ensure that it is developed at appropriate standards, and SADs are set up to permit development in areas that have a large number of property owners, as is the case in Volcano Cliffs. Funding generated under SADs is eligible to be utilized for basic infrastructure as well as things such as streetscape enhancements and landscaping.

PID/SAD Implementation. In order to ensure development that is compatible with the policies of the Volcano Mesa area and the regulations in applicable Rank 3 sector development plans, PIDs and SADs are subject to the requirements and guidelines established in the Volcano Mesa plans as required by state statute and other provisions of state statute as appropriate.

Workforce Housing. One of the goals of the Workforce Housing Act is to create diverse communities. A number of financial and regulatory mechanisms are available in the City to assist in reaching this goal in the Volcano Mesa area. These include, but are not limited to, waivers of City impact fees for affordable housing units in Planned Village Development Zones, affordable housing in adopted Centers and Corridors, and in mixed-income projects, affordable housing tax credits, and gap financing to achieve housing affordability using Federal, State, and Local funding sources.

Public-Private Partnership. It is recognized that there are many challenges involved in implementing development in the Volcano Mesa area due principally to the multiple ownership of parcels in critical locations such as the proposed Major Activity Center in the Volcano Heights sub-area. Overcoming these challenges will involve close and cooperative working relationships among the City, the private sector, and others.

Water. The Volcano Mesa area is located adjacent to the northern boundary of the pre-2006 Albuquerque Bernalillo County Water Utility Authority service area boundary. This boundary was extended northward with the acquisition of New Mexico Utilities in 2006. As such, all water system improvements identified in the project area are focused on improving the connectivity of the two water systems and well production.

Electric. Electric infrastructure is planned and constructed in response to new development. New electric transmission lines and multiple substations will be needed within the Volcano Mesa area to provide electric service once regional employment center development occurs. Substations typically require two-acre parcels of land. It may be necessary for substations to be located near the electric load in the Plan area. Transmission lines should be located along arterial streets, major drainage channels, non-residential collector streets and other potential corridors as directed by the Facility Plan: Electric System Transmission and Generation (2010-2020). [3]

B. ENVIRONMENT AND OPEN SPACE

1. Natural and cultural features

Volcano Mesa is privately held land that lies between the publicly owned lands that preserve the escarpment and protect the volcanoes and geologic windows. Volcano Mesa provides a unique portal to understand the rich interplay of cultures that is New Mexico as well as providing a unique portal into New Mexico's geological past. Most Albuquerque residents recognize the Monument as an important asset and associate it with the five volcanic cones and the 17-mile escarpment containing petroglyphs. There are more than 20,000 petroglyphs dating from 700 to 3,000 years ago carved within the Monument. A 2002 National Park Service ethnographic study—"That Place People Talk About: The Petroglyph National Monument, Ethnographic Landscape Report," Anschuetz et al., 2002 (hereinafter referred to as "Anscheutz") illuminates the still active religious and cultural value these sacred places hold for many Native Americans. The Monument's legal boundaries were influenced by the financial resources available for land acquisition. For the Pueblos, however, the site encompasses the entire lava bed, the volcanoes' caves and shafts, the petroglyphs, and additional features of importance in meaning and use. The Volcanoes, Petroglyph National Monument, outcrops of basalt (especially those containing petroglyphs), the Sandia Mountains, and other locations are sacred places for many Native Americans and they still figure into their ceremonial practices.

Petroglyphs. Not just realistic representations of specific animals or people, the images are used to transmit thought, energy, and learning across space and time into other dimensions within a defined and bounded world.

Shrines, Caves, Lava Tubes in Volcanoes, Recesses in the Escarpment Face, and Elsewhere. Various other West Mesa sites function with the petroglyphs as an interlocking system of spiritual communication. The lava tubes and caves near two northernmost Volcanoes west of the Plan area contained shell beads, pendants, turquoise, hematite, selenite, mica, colored pebbles, prayer sticks, and feathers. These are places "where the world breathes" and prayers are directed. (Anscheutz, 3.24-25). Arrangements of stones, boulders with pecked and ground facets, stone piles, prominent boulders, recesses in the Escarpment, or rock spires are similarly meaningful.

Plazas. Plazas physically express the Pueblos' center and open the villages to the landscape.

b. For private utility and public projects, an archeological survey report should be submitted prior to approval of Rank 3 corridor plans or facility designs. The review function shall be carried out by the City Archaeologist as specified in the Archaeological Sites Ordinance, § 14-16-3-20 ROA 1994. Once a survey is accepted it should be utilized to meet this requirement for subsequent approvals of the tract.

c. All archeological surveys should follow a general archaeological research design that treats the Volcano Mesa Community as a whole and not as disparate sites within the area. The Volcano Mesa Community should then be treated as an integral part of the larger west mesa, including the Petroglyph National Monument, its volcanoes and escarpment faces. The area is an archaeological landscape, and data should be collected before it is lost to development. Special attention should be given to watersheds, watercourses, and adjacent lands that form cultural and spiritual linkages for past and present Native belief systems. Individual properties will not be required to survey any larger area than what they own or propose to develop. Thresholds for archaeological survey on individual properties will follow the criteria established in the Archaeological Sites Ordinance, § 14-16-3-20 ROA 1994.

C. TRANSPORTATION AND TRANSIT

Planned Roadway Improvements. Phasing of roadway improvements, based on the inclusion of roadways in approved plans and programmed funding, provides a critical context in the Volcano Mesa area for the phasing and timing of development and needed implementation mechanisms. It will be necessary to identify sources of right-of-way, street, and streetscape funding/dedications /contributions-in-aid to implement the roadway network identified in Exhibit 9.

Regional Impacts. Increasing regional traffic demands have occurred against a backdrop of rapid suburban growth and increasing travel. In 1970, per capita vehicle-miles traveled were 12.4 miles per day (per Albuquerque Metropolitan Planning Area); by 2000, per capita vehicle miles had increased to 20.9 miles per day—an increase of 69%. As seen in other metropolitan areas, much of this increase in car travel is attributable to spreading low-density growth, where destinations are spread farther out and walking to destinations is increasingly difficult.

Transportation impacts from Volcano Cliffs development have raised concern among public decision-makers, government agencies, and citizens. The West Side arterial network is strained, with points of frequent congestion on Coors Boulevard, the only continuous north-south arterial currently built west of the Rio Grande. Congestion has increased on many river crossings, most notably on Montañito. Many workers on the West Side must commute to job centers east of the river.

City and regional transportation planners are looking to the planned extensions of Unser and Paseo del Norte to alleviate congestion on the West Side, although arterial connections will remain constrained at the Rio Grande and across the Monument escarpment. Near the Plan area, Albuquerque, Rio Rancho and Bernalillo County have approved many projects that are moving forward. Low density, single-family residences dominate nearly all of this new growth. Little employment growth has been planned, further contributing to an imbalance of jobs and housing on the West Side, and even greater pressures on the road system.

Policy 3.110 Access points on Paseo del Norte and Unser Boulevard should be limited to those shown in Exhibit 10, Road Network Map. When constructed, intersections should be carefully designed with multimodal accommodations to ensure safe access for pedestrians and cyclists to enhance the connectivity and walkability of this Major Activity Center, balanced with minimizing delay for regional through traffic.

~~The access points to Paseo Del Norte and Unser, shown in Exhibit 10, Road Network Map should be adopted.~~

~~MRCOG defines Unser and Paseo Del Norte as “limited access roadways” designed to carry high volumes of regional traffic. To maintain travel speeds, intersection spacing is restricted. However, a key component of the Roadway plan (See Exhibit 10) is the proposed access locations along Unser Blvd. and Paseo Del Norte within the Volcano Mesa area. While both roads are currently designated Limited Access Arterials, whose main function is to move traffic quickly and efficiently, these arterials must now provide access to and from adjacent neighborhoods as well as the Volcano Heights sub-area in order to support the level of employment, commercial, and residential uses envisioned for the Volcano Heights Major Activity Center. The proposed access points, both full and right in/ right out, provide essential connections into and within the Volcano Mesa area and form the basis of the area’s internal network. In addition, the proposed access points facilitate access to transit and the proposed Transit Center located in the Volcano Heights sub-area. Proposed access points are shown on the Roadway plan, these access locations are generally located to provide optimal connections to, from, and within the Volcano Mesa area and the Volcano Cliffs sub-area. [4]~~

Transit. Coors Boulevard is designated as the main west side corridor for High Capacity Transit on the MRCOG Long Range High Capacity Transit System Map. The Albuquerque-Bernalillo County Centers and Corridors Plan shows Unser as an Express Corridor appropriate for limited stop service from Rio Bravo to McMahon north of the Plan area. This regional plan designates Unser as a major north-south route, ultimately connecting I-40 to Rio Rancho on the north. City and regional transportation authorities are considering expanding the network of Bus Rapid Transit (BRT) and/or Rapid Bus routes.

Policy 3.111 Transit service that is efficient, accessible and reliable should be developed for the Volcano Mesa area. Fast, frequent, and reliable transit plays a vital role in reducing both Vehicle Miles Traveled (VMT) and regional traffic congestion, but it cannot achieve these goals without a parallel effort to develop a land-use pattern that supports transit. The Volcano Mesa area’s emphasis on walkability and the range of densities and built forms proposed will ultimately make more frequent transit service viable. Transit systems should be deployed in the area in a manner commensurate with the intensity of development. As full development is achieved, the Bus Rapid Transit (BRT) system proposed for the area, using dedicated bus lanes and emerging technologies, can make transit competitive with the car. Transit, and especially BRT, can eventually serve as the conveyance of choice between communities and employment centers in the Volcano Mesa area and on the West Side in general, and also to and from central Albuquerque and the I-25 corridor.

The following are recommendations for transit development within the Plan area.

a. Transit Network. Transit stops and/or stations should be located to maximize the number of residents and workers who can walk less than one-quarter mile to a stop or station. On these routes, crossings of a limited-access arterial or arroyo will need special design treatment to ensure safe and easy pedestrian crossings. Transit stops or stations should be placed near the center of the Volcano Cliff Village Center, and the Major Activity Center, and adjacent to where retail conveniences, schools and public amenities are planned. At the same time reasonably direct routes and acceptable system-wide travel speeds should be maintained.

b. Long Range High Capacity Transit Plan. Unser Boulevard should be designated as suitable for High Capacity Transit, and linked within the Volcano Mesa area with an extension of BRT on Paseo del Norte extending west of Coors. Transit improvements may be phased and interim routing may be different from the ultimate routes in some locations. The Long Range High Capacity Transit Plan should be amended to be consistent with adopted recommendations.

c. High Occupancy Vehicle (HOV) Lanes & Bus Rapid Transit (BRT). Travel lanes dedicated solely to buses and other high occupancy vehicles reduce travel time for those who car pool or use transit. Paseo del Norte and Unser should be designed to accommodate travel lanes for BRT/HOV lanes. A BRT and future light rail station should be maintained near the center of the Major Activity Center to enhance its pedestrian and locational advantages. Lanes solely for the use of BRT should connect HOV lanes along Paseo del Norte and Unser with the center of the Major Activity Center (see **Exhibit 10, Road Network Map, for possible BRT alignments**).

d. Transit-Oriented Development. To attain high transit ridership, transit-supportive uses should predominate within a third of a mile (1,760 feet) of transit stops. Consideration should be given to transit system policies, which emphasize more frequent service along high-density corridors.

e. Convenience and Access. Pedestrian routes to transit stops should be reasonably direct (along streets and/or off-street paths); circuitous routes should be avoided. Transit stops should be placed near retail conveniences and community amenities.

f. Transit Centers. Transfer between BRT routes should occur at a “transit center” near the center of the Major Activity Center; this transit center may also serve local buses (see **Exhibit 10, Road Network Map, for possible BRT alignments**). Transfer between BRT and local bus should be facilitated by a transit center near where Rainbow, Universe, and Unser converge; a more detailed master plan for this area should consider how this “transit center” might be accomplished.

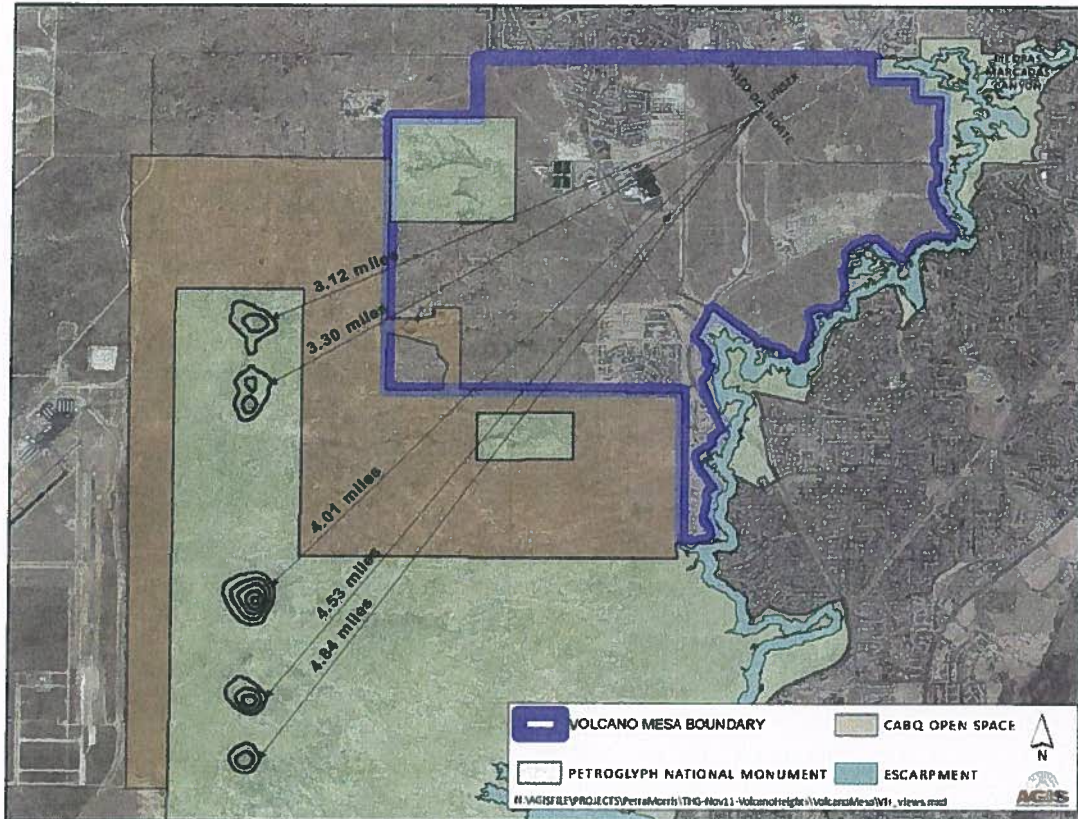
g. Park & Ride. “Park & Ride” locations should be sought in the Volcano Mesa area and their design should consider how future parking could be introduced. If BRT on Unser extends beyond the northern edge of the Volcano Mesa area, land should be reserved for the creation of a “Park & Ride” lot as a way of intercepting traffic flowing from Rio Rancho and other points to the north. Parking structures can provide greater security for parked vehicles and are desirable at these locations.

h. Transit Stop & Station Design. The approach to transit stops / stations should offer direct pedestrian routes, and be tree-lined and barrier free. Transit stops and/or stations should be designed as prominent focal points, offering well lit shelters that provide shelter and shade and are within or adjacent to plazas or other civic features. Shelter may be incorporated within the architecture of adjacent buildings, or through the use of arcades or durable awnings. Transit route and system maps should be displayed at all stops / stations. Bicycle storage racks should be located at major transit stops.

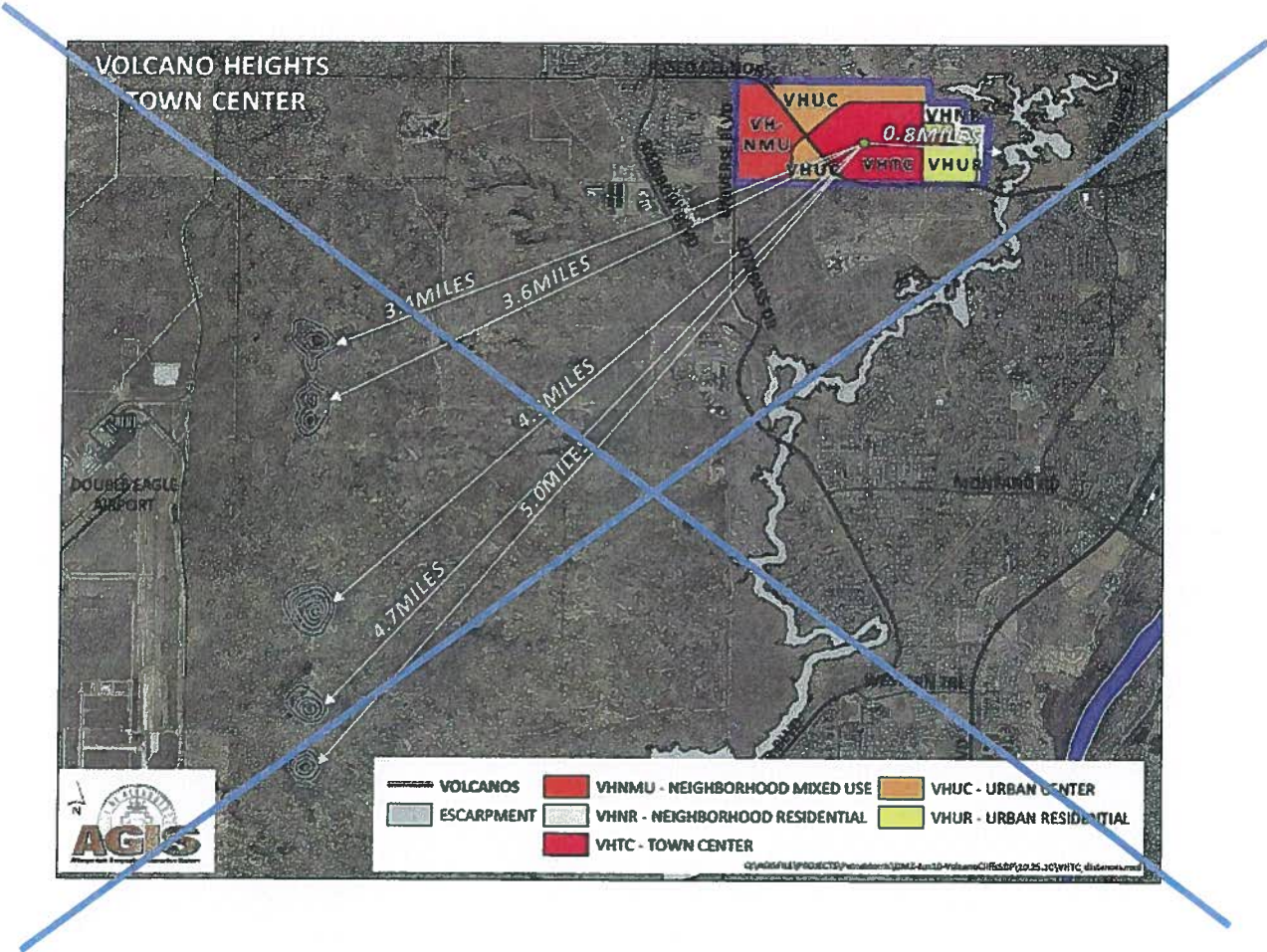
Policy 3.112 Establish and adopt a bicycle network that supports a safe, accessible and efficient alternative to the car. Bicycle facilities, including on-street bicycle lanes and multi-use trails, should be designed and developed to meet safety considerations as provided in the Institute for Transportation Engineers (ITE) or American Association of State Highway Transportation Officials (AASHTO) standards. [8]

The Long Range Bikeway System map for the Albuquerque urban area shows bike trails along Unser, Paseo Del Norte and Rainbow Blvd. Bicycling and walking/hiking should be encouraged through an expanded network of open space trails and supportive street features, like bike lanes and landscaping (see **Exhibit 11, Volcano Mesa Bike & Trail Network**). These facilities will make biking, hiking and walking safer and more enjoyable, whether it is for commuting, errands, or leisure. Multi-use trail locations and design will help avoid human activity on ecologically and archeologically sensitive lands.

Exhibit 2, Relationship of the Volcano Mesa Area to the Volcanoes and Larger West Mesa Community

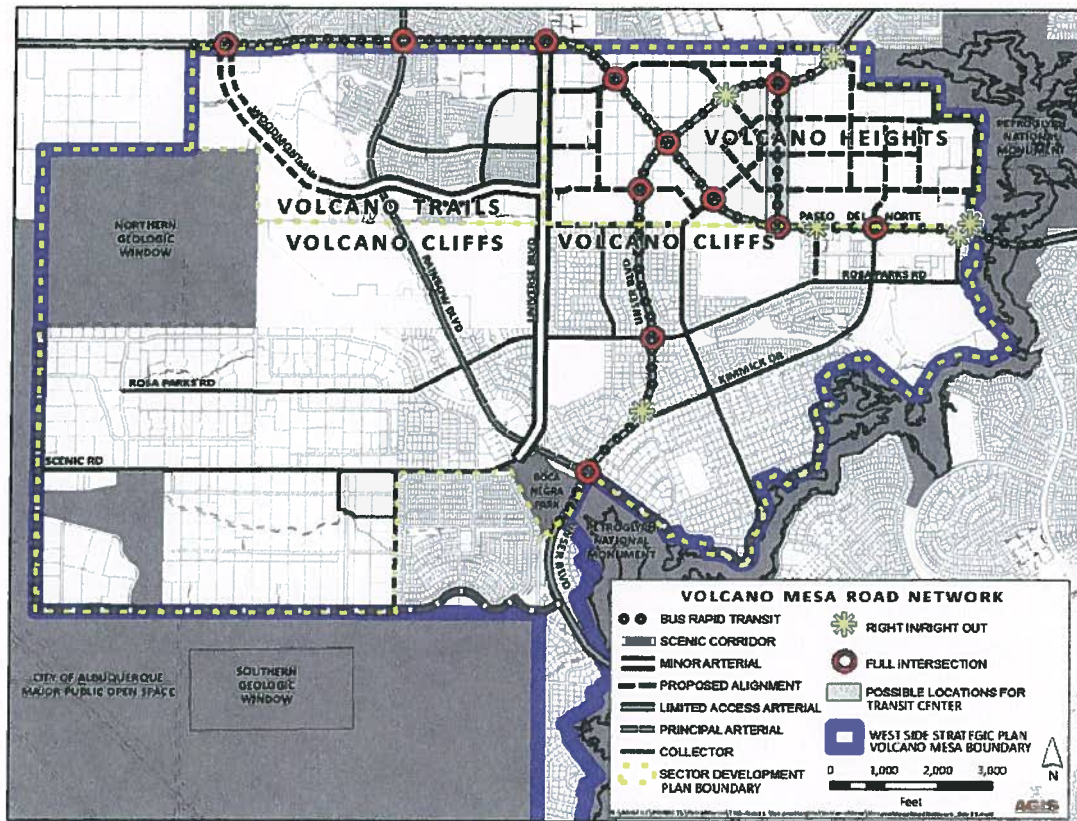


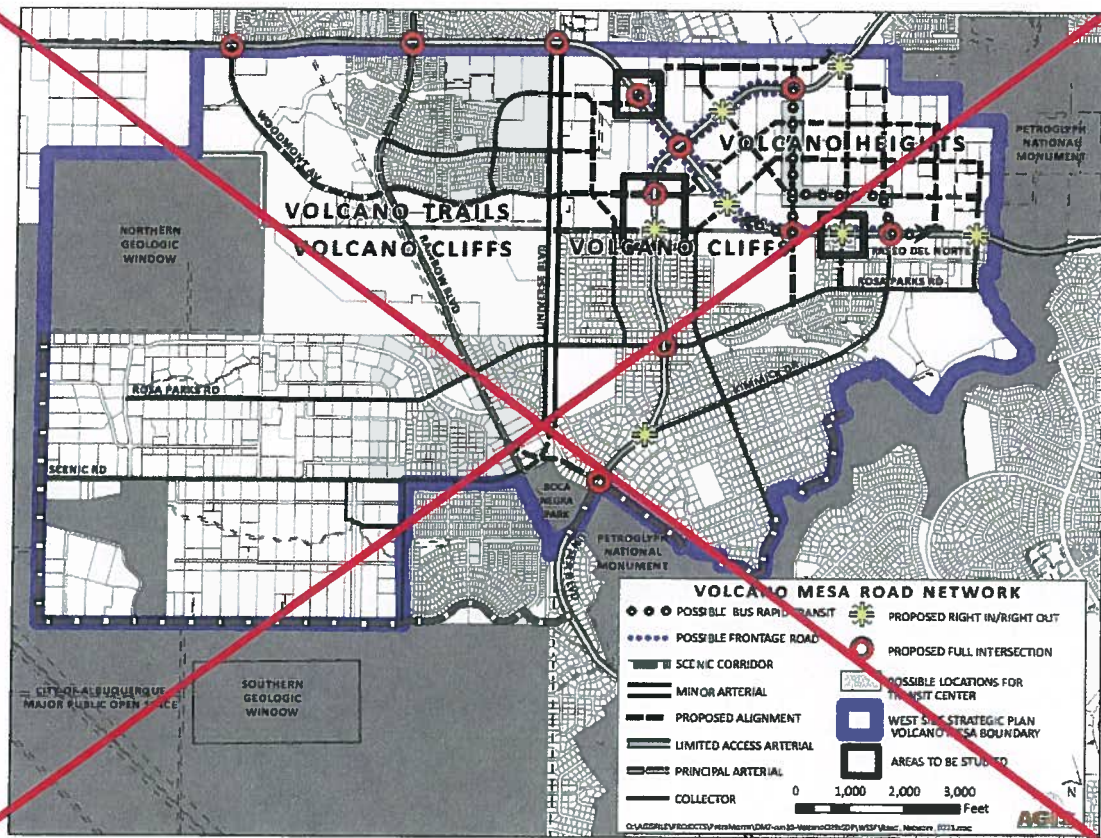
[Updated]



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Exhibit 10, Road Network Map





[5, 6, 7]