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1       WHEREAS, the updated Development Process Manual has not yet been  
2 approved; and  
3       WHEREAS, the North Fourth Street Rank III Plan is an adopted Metropolitan  
4 Redevelopment Plan, so the street cross sections are still adopted as official  
5 City policy; and  
6       WHEREAS, the majority of the North Fourth Street area is designated in the  
7 ABC Comprehensive Plan (“Comp Plan”) as a Main Street Corridor; and  
8       WHEREAS, Main Street Corridors are intended to have the highest degree  
9 of pedestrian-friendly development and highest-quality standards for  
10 pedestrian-oriented development; and  
11       WHEREAS, the IDO establishes building design standards specific to  
12 Urban Centers (UC), Main Streets (MS), and Premium Transit (PT) areas; and  
13       WHEREAS, the 2019 annual update of the IDO includes applying the  
14 building design standards proposed for the North Fourth Corridor to all UC-  
15 MS-PT areas to raise the quality of development in these areas instead of  
16 through a North 4<sup>th</sup> Corridor CPO; and  
17       WHEREAS, the 2019 annual update of the IDO includes requiring a  
18 minimum setback of 10 feet where existing sidewalks are less than 10-foot  
19 wide in UC-MS-PT areas, instead of through a North 4<sup>th</sup> Corridor CPO; and  
20       WHEREAS, the 2019 annual update of the IDO includes requiring a Site  
21 Plan – DRB for projects that would otherwise be eligible to be decided by staff  
22 as a Site Plan – Administrative if an Infrastructure Improvement Agreement is  
23 necessary in order to comply with IDO or DPM standards. This change is  
24 intended to close a procedural gap in the process that would review and  
25 require sidewalks where they are needed in projects that would otherwise be  
26 reviewed/decided administratively; and  
27       WHEREAS, the IDO establishes the procedure for adopting new Character  
28 Protection Overlay (CPO) zones in areas where different regulations are  
29 needed to achieve the character of development in a particular area that  
30 differs from results intended from citywide regulations; and  
31       WHEREAS, the procedure to adopt a new CPO zone is a Zoning Map  
32 Amendment – Council, pursuant to IDO Subsection 14-16-6-7(G); and

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1 WHEREAS, the Environmental Planning Commission voted to send a  
2 recommendation of APPROVAL to the City Council.

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

5 SECTION 1. FINDINGS. City Council adopts the following findings of fact.

6 (A) In 2019, the City Council adopted interim design guidelines for the  
7 North 4<sup>th</sup> Street Corridor via City Council Resolution 19-162 (R-19-162) until the  
8 IDO could be amended to adopt a new Character Protection Overlay (CPO)  
9 zone.

10 (B) Per IDO Subsection 14-16-6-7(G), a new CPO zone is established  
11 through a Zoning Map Amendment – Council, which is first reviewed and  
12 recommended by the Environmental Planning Commission (EPC) and decided  
13 by the City Council as the City’s zoning authority.

14 (C) City Council submitted a request to establish a new CPO Zone, CPO-9,  
15 North 4th Street Corridor for properties on 2nd, 3rd, and 4th Streets north of  
16 Mountain Rd. NW to the Albuquerque city limits as mapped in the IDO as  
17 “North 4<sup>th</sup> Street area.”

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

22 (E) The request furthers the following applicable Comprehensive Plan  
23 goals and policies:

24 (1) Policy 4.1.2 Identity and Design: Protect the identity and  
25 cohesiveness of neighborhoods by ensuring the appropriate scale and  
26 location of development, mix of uses, and character of building design.

27 (2) Goal 5.1 Centers & Corridors: Grow as a community of strong  
28 Centers connected by a multi-modal network of Corridors.

29 (3) Policy 5.1.1 Desired Growth: Capture regional growth in Centers and  
30 Corridors to help shape the built environment into a sustainable development  
31 pattern.

1 (4) Policy 5.1.6 Activity Centers: Foster mixed-use centers of activity  
2 with a range of services and amenities that support healthy lifestyles and meet  
3 the needs of nearby residents and businesses.

4 (5) Policy 5.1.9 Main Streets: Promote Main Streets that are lively,  
5 highly walkable streets lined with neighborhood-oriented businesses.

6 (6) Goal 5.2 Complete Communities: Foster communities where  
7 residents can live, work, learn, shop, and play together.

8 (7) Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct  
9 communities with a mix of uses that are conveniently accessible from  
10 surrounding neighborhoods.

11 (8) Goal 5.3 Efficient Development Patterns: Promote development  
12 patterns that maximize the utility of existing infrastructure and public facilities  
13 and the efficient use of land to support the public good.

14 (9) Policy 5.3.1 Infill Development: Support additional growth in areas  
15 with existing infrastructure and public facilities.

16 (10) Goal 5.6 City Development Areas: Encourage and direct growth to  
17 Areas of Change where it is expected and desired to ensure that development  
18 in and near Areas of Consistency reinforces the character and intensity of the  
19 surrounding area.

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

23 (12) Policy 5.6.3 Areas of Consistency: Protect and enhance the  
24 character of existing single-family neighborhoods, areas, outside of Centers  
25 and Corridors, parks, and Major Public Open Space.

26 (13) Policy 5.6.4 Appropriate Transitions: Provide transitions in Areas of  
27 Change for development abutting Areas of Consistency through adequate  
28 setbacks, buffering, and limits on building height and massing.

29 (14) Goal 5.7 Implementation Processes: Employ procedures and  
30 processes to effectively and equitably implement the Comp Plan.

31 (15) Policy 5.7.2 Regulatory Alignment: Update regulatory frameworks  
32 to support desired growth, high quality development, economic development,  
33 housing, a variety of transportation modes, and quality of life priorities.

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1 (16) Policy 5.7.4 Streamlined Development: Encourage efficiencies in  
2 the development review process.

3 (17) Policy 7.2.2 Walkable Places: Promote high-quality pedestrian-  
4 oriented neighborhoods and districts as the essential building blocks of a  
5 sustainable region.

6 (18) Policy 7.3.2 Community Character: Encourage design strategies  
7 that recognize and embrace character differences that give communities their  
8 distinct identities and make them safe and attractive places.

9 (19) Goal 8.1 Placemaking: Create places where businesses and talent  
10 will stay and thrive.

11 (20) Policy 8.1.1 Diverse Places: Foster a range of interesting places and  
12 contexts with different development intensities, densities, uses, and building  
13 scale to encourage economic development opportunities.

14 (G) The request is justified pursuant to IDO Subsection 6-7(F)(3) Review  
15 and Decision Criteria for Zoning Map Amendments as follows:

16 (1) Criterion a: Consistency with the City’s health, safety, and general  
17 welfare is shown by demonstrating that a request furthers applicable ABC  
18 Comprehensive Plan goals and policies and does not significantly conflict  
19 with them. The CPO is generally consistent with a preponderance of  
20 applicable goals and policies and is not in significant conflict with them. The  
21 CPO boundary includes both Areas of Change and Areas of Consistency and  
22 contains a Main Street Corridor (North 4<sup>th</sup>) and an Activity Center (Guadalupe  
23 Plaza) as designated by the ABC Comp Plan. Main Streets are intended to be  
24 highly walkable streets lined with local-serving business. Main Streets are  
25 intended to have 1-4 story buildings, usually placed right up to the sidewalk.  
26 The IDO includes bonuses for building height that allow taller buildings when  
27 parking structures or workforce housing is provided. Although 4<sup>th</sup> Street is  
28 designated as a corridor, the intent of the Comprehensive Plan is to treat it as  
29 a linear center. The CPO would remove bonuses and limit building height to 50  
30 feet. The CPO regulations are generally consistent with applicable Goals and  
31 policies cited above.

32 (2) Criterion b: For the properties in the North 4<sup>th</sup> Street Corridor that are  
33 within an Area of Consistency, the changes in zoning regulations for the

1 proposed CPO-9 boundary would provide appropriate transitions from the  
2 more intense uses and zone districts along 4<sup>th</sup> Street to low-density residential  
3 development behind the corridor. The implementation of new development  
4 standards would be more advantageous to the community by moving closer to  
5 the policy intentions for Main Street areas as articulated in the ABC Comp  
6 Plan.

7 (3) Criterion C: for the properties in the North 4<sup>th</sup> Street Corridor that are  
8 within an Area of Change, the changes in zoning regulations for the proposed  
9 CPO-9 boundary are more advantageous to the community as articulated by  
10 the ABC Comp Plan by moving closer to the policy intentions for Main Street  
11 areas as articulated in the ABC Comp Plan.

12 (4) Criterion d: The CPO does not change any allowable uses and  
13 therefore would not create any additional harm to the community.

14 (5) Criterion e: The City’s existing infrastructure and public  
15 improvements will have adequate capacity to serve the development made  
16 possible by the CPO (Criterion 1) because the area within the CPO boundary is  
17 already a developed area of the City.

18 (6) Criterion f: These new regulations for building mass & scale are not  
19 completely based on the CPO’s location on a major street but rather would  
20 apply to all properties within the proposed CPO boundaries and provide better  
21 transitions to the low-density residential areas beyond the corridor.

22 (7) Criterion g: The new CPO is not based primarily on economic  
23 considerations, but rather on fulfilling the policy intentions for designated  
24 Centers and Corridors in the ABC Comp Plan, as amended.

25 (8) Criterion h: A new CPO would establish a “strip zone” with design  
26 regulations to implement the ABC Comp Plan and help create a transition from  
27 the corridor to the adjacent neighborhoods.

28 SECTION 2. The IDO text is amended to create a new IDO Subsection 14-16-  
29 3-4(J) that establishes a new Character Protection Overlay zone “North 4<sup>th</sup>  
30 Corridor – CPO-9” as shown in Exhibit 1 with subsequent subsections  
31 renumbered accordingly.

32 SECTION 3. The IDO text is amended to replace all references to “North 4<sup>th</sup>  
33 Street Area” with “North 4<sup>th</sup> Corridor – CPO-9.”

1 SECTION 4. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
2 clause, word or phrase of this ordinance is for any reason held to be invalid or  
3 unenforceable by any court of competent jurisdiction, such decision shall not  
4 affect the validity of the remaining provisions of this ordinance and each  
5 section, paragraph, sentence, clause, word, or phrase thereof irrespective of  
6 any provision being declared unconstitutional or otherwise invalid.

7 SECTION 5. COMPILATION. Sections 2 and 3 of this ordinance shall be  
8 incorporated in and made part of the Revised Ordinance of Albuquerque, New  
9 Mexico, 1994.

10 SECTION 6. EFFECTIVE DATE AND PUBLICATION. Sections 2 and 3 of this  
11 ordinance shall take effect after publication by title and general summary, but  
12 no sooner than the effective date of the 2019 IDO Annual Update.

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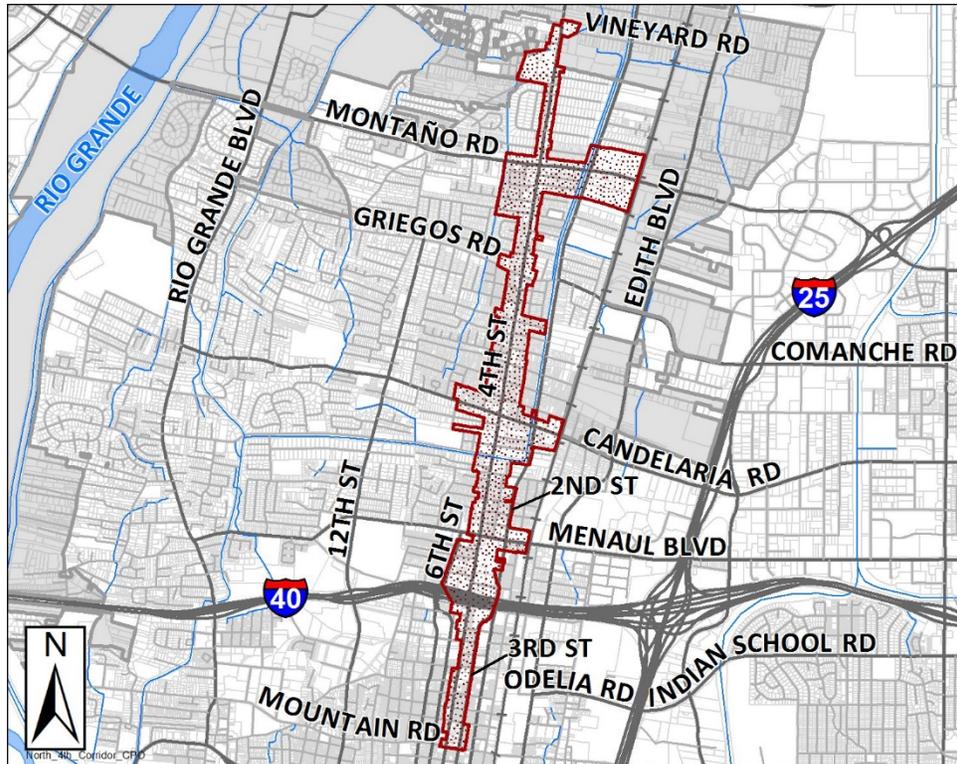
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# Exhibit 1

## 3-4(J) NORTH 4TH CORRIDOR – CPO-9

### 3-4(J)(1) Applicability

The CPO-9 standards apply in the following mapped area. Where the CPO-9 boundary crosses a lot line, the entire lot is subject to these standards.



### 6-4(J)(2) Site and Setback Standards

Lot size, width, usable open space, and setbacks shall be provided according to the applicable standards listed in Section 14-16-5-1.

### 6-4(J)(3) Building Height & Stepback

#### 1-1(A)(1)(a) Maximum Building Height

1. The maximum building height for properties zoned MX-M or higher is 55 feet.
2. No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.
3. If more than 165 feet of frontage along 4<sup>th</sup> Street is being developed or redeveloped, one third of the new development, with any fractions rounded down to the nearest foot, is limited to 45 feet in height.

1-1(A)(1)(b) **Building Stepback**

Any portion of a building over 30 feet tall shall incorporate a minimum stepback of 6 feet from any front façade facing a public street.

**1-1(A)(2) Street Cross Sections**

Development within this mapped area shall comply with all requirements in the DPM related to transportation design standards, including but not limited to street cross sections.



**CITY OF ALBUQUERQUE**  
**Albuquerque, New Mexico**  
**Office of the Mayor**

Mayor Timothy M. Keller

**INTER-OFFICE MEMORANDUM**

February 10, 2020

**TO:** Patrick Davis, President, City Council

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

**SUBJECT:** Project# 2019-003030 – RZ-2019-00067 – City of Albuquerque, City Council, request the above action for all or a portion of Various Lots and Blocks of portions of 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Streets, north of Mountain Rd to the City limits to establish a North 4<sup>th</sup> Corridor Character Protection Overlay (CPO) Zone, (E-14, E-15, F-14, F-15, G-14, H-14, & J-14 ) Staff Planners: Whitney Phelan & Russell Brito

The Environmental Planning Commission (EPC) heard this proposed Zoning Map Amendment to create a new North 4<sup>th</sup> Corridor CPO at its January 9, 2020 public hearing. The proposal is based on existing legislation for interim design standards for development along 4<sup>th</sup> Street, R-19-162. The proposed CPO-9 for North 4<sup>th</sup> Street is limited to roadway cross-sections and building mass & scale. Corresponding IDO Annual Update text amendments will address setbacks and building design (façade articulation) for designated Main Streets, including 4<sup>th</sup> Street.

The proposed CPO-9 has a provision that development shall comply with the requirements in the DPM. The 2019 Draft DPM would require that the City implement the street cross sections adopted in the past 10 years, which would include cross sections from the North Fourth Street Rank III Plan. However, the updated Development Process Manual has not yet been approved. The implication is that until the DPM is revised to include the North 4<sup>th</sup> Street cross sections, a portion of the legislative intent of this bill and the earlier North Fourth Street Rank III Plan will not be accomplished.

The attached Exhibit reflects the Planning Department's recommended changes to the proposed North 4<sup>th</sup> Corridor CPO, which City Council Staff concurred with (see Council Memo).

The EPC considered the staff analysis and presentation, public comment, and public testimony before they discussed the proposed change and arrived at their decision to recommend Approval of the amendment to the City Council on a unanimous vote. The EPC's recommendation of approval is based on twelve findings.

**Project #2019-003030/RZ-2019-00067 Adoption of a Character Protection Overlay Zone**

Approved:

 2/13/20  
Sarita Nair Date  
Chief Administrative Officer

Approved as to Legal Form:

 (AV)  
Esteban A. Aguilar, Jr. Date  
City Attorney

Recommended:

 12-FEB-2020  
Brennon Williams Date  
Director

### FISCAL IMPACT ANALYSIS

TITLE: Amending the Integrated Development Ordinance to adopt a new Character Protection Overlay (CPO) Zone for North 4th Corridor R: O:  
 FUND:110  
 DEPT:4926000

- 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:

		2020	Fiscal Years 2021	2022	Total
Base Salary/Wages					-
Fringe Benefits at	35.54%	-	-	-	-
Subtotal Personnel		-	-	-	-
Operating Expenses					-
Property					-
Indirect Costs	2.50%	-	-	-	-
<b>Total Expenses</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
[ ] Estimated revenues not affected					
[x] Estimated revenue impact					
Revenue from program					0
Amount of Grant			-	-	
City Cash Match					
City Inkind Match					
City IDOH		-	-	-	-
<b>Total Revenue</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created

**COMMENTS:**

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

This legislation amends the Integrated Development Ordinance to adopt a new Character Protection Overlay (CPO) zone for North 4th Corridor, including limits on building heights and massing. There is no fiscal impact to the Community/City Government.

PREPARED BY:

Debbi Dombroski 2/20/2020  
 FISCAL ANALYST

APPROVED:

[Signature] 20-FEB-2020  
 DIRECTOR (date)

REVIEWED BY:

[Signature] EXECUTIVE BUDGET ANALYST  
[Signature] 2/25/2020 BUDGET OFFICER (date)  
[Signature] 2/24/2020 CITY ECONOMIST

## Cover Analysis

### **1. What is it?**

This Ordinance would amend the Integrated Development Ordinance to establish a new Character Protection Overlay (CPO) zone for the North 4<sup>th</sup> Corridor.

### **2. What will this piece of legislation do?**

This Ordinance will establish zoning regulations for this area that differ from citywide regulations. The Ordinance limits building heights and establishes rules for building massing and scale.

### **3. Why is this project needed?**

Existing regulations for Main Street areas citywide allow buildings that are taller than some area residents want. The CPO would limit building heights and regulate massing and scale.

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

There is no cost to the City.

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

There is no revenue expected from this legislation.

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**RZ-2019-00067**

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# CITY OF ALBUQUERQUE



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

## OFFICIAL NOTIFICATION OF DECISION

January 9, 2020

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

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

### LEGAL DESCRIPTION:

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

PO Box 1293

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

NM 87103

www.cabq.gov

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

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5. The Albuquerque City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

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

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

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

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

GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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

7. The applicant has adequately responded pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
  - A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor (North 4<sup>th</sup>) and an Activity Center. Portions of the site are also designated Premium Transit. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above.
  - B. Criterion B: The subject site is located wholly in an Area of Consistency. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the

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

- C. Criterion C: A different set of regulatory standards for the North 4<sup>th</sup> Street Main Street Corridor is more advantageous to the Community as articulated by the ABC Comp Plan by updating regulations could better implement the intention of the Comprehensive Plan.
  - D. Criterion D: The request does not propose regulation changes to any allowable uses and therefore would not create any additional harm to the community.
  - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add or improve infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.
  - F. Criterion F: This request to change or modify regulations for building mass & scale and roadway cross sections would apply to all properties within the proposed CPO boundaries.
  - G. Criterion G: The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.
  - H. Criterion H: Establishing a new CPO would establish a "strip zone" that is design-oriented would facilitate implementation of the ABC Comp Plan and help create a transition from the corridor to the adjacent neighborhoods.
8. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of upgraded articulation standards.
  9. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet, if the sidewalk is less than 10 feet wide, in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2.
  10. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is necessary in order to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.
  11. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the Administration adopt the revised and updated 2019 Development Process Manual so that these street cross-sections and designs would guide future City projects and development-

OFFICIAL NOTICE OF DECISION

Project #2018-001843

January 9, 2020

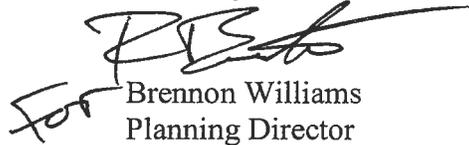
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related infrastructure improvements. [This would help implement the regulations proposed as Subsection 3-9(E)(2).]

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

APPEAL: It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation by 24 January 2020.

Sincerely,

  
For Brennan Williams  
Planning Director

BW/RB

cc: COA Planning Department, , 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Fl., ABQ, NM 87102  
Gavlian Addition NA, Connie Romero, [aubconjeff@msn.com](mailto:aubconjeff@msn.com)  
Gavlian Addition NA, Bret Haskins, [bhaskins1@aol.com](mailto:bhaskins1@aol.com)  
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North Valley Coalition, Doyle Kimbrough, [newmexmba@aol.com](mailto:newmexmba@aol.com)  
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Alan Varela, [avarela@cabq.gov](mailto:avarela@cabq.gov)  
Peggy Norton, 3810 11<sup>th</sup> Street NW, Albuquerque NM 87107  
Micheal Leach, 83000 Jefferson NE, Albuquerque NM 87113  
Marit Tully, PO BOX 6953, Albuquerque NM 87197  
Joe Sabatini, 3514 6<sup>th</sup> St. NW, Albuquerque NM 87107



**Environmental  
Planning  
Commission**

**Agenda Number: 5  
Project #: 2019-003030  
Case: RZ-2019-00067  
Hearing Date: 09 January 2020**

**Staff Report**

<b>Agent</b>	Shanna Schultz, City Council
<b>Applicant</b>	Albuquerque City Council
<b>Request</b>	<b>Zoning Map Amendment to create new CPO for North 4<sup>th</sup> Street</b>
<b>Legal Description</b>	
<b>Location</b>	Portions of 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> streets north of Mountain Rd to City Limits.
<b>Size</b>	
<b>Existing Zoning</b>	Various
<b>Proposed Zoning</b>	Character Protection Overlay

**Staff Recommendation**

RECOMENDATION OF APPROVAL of Project # 2019-003030 RZ-2019-00067, be forwarded to the City Council.

**Staff Planner  
Whitney Phelan**

**Summary of Analysis**

The request is for a recommendation to City Council regarding a zoning map amendment for a Character Protection Overlay Zone (CPO) for portions of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> streets, north of Mountain Rd to the Albuquerque city limits.

The subject site contains both Areas of Change and Areas of Consistency, as designated in the ABC Comp Plan. The site contains Main Street Corridor along 4<sup>th</sup> Street as well as an Activity Center.

The applicant has shown that the request generally agrees with the ABC Comp Plan, as amended. City Council staff has provided a revised proposal that limits the potential CPO to regulating only roadway cross-sections, and building mass & scale. Council staff appears satisfied that Planning staff's proposed Annual Update text amendments to the IDO for Main Streets will sufficiently address setbacks and building design (façade articulation).

There was a facilitated public meeting held by City Council Staff. There was 1 letter of support and 2 letters of public comment for this request.

Planning staff recommends that the EPC forward an Approval recommendation for the revised proposal.

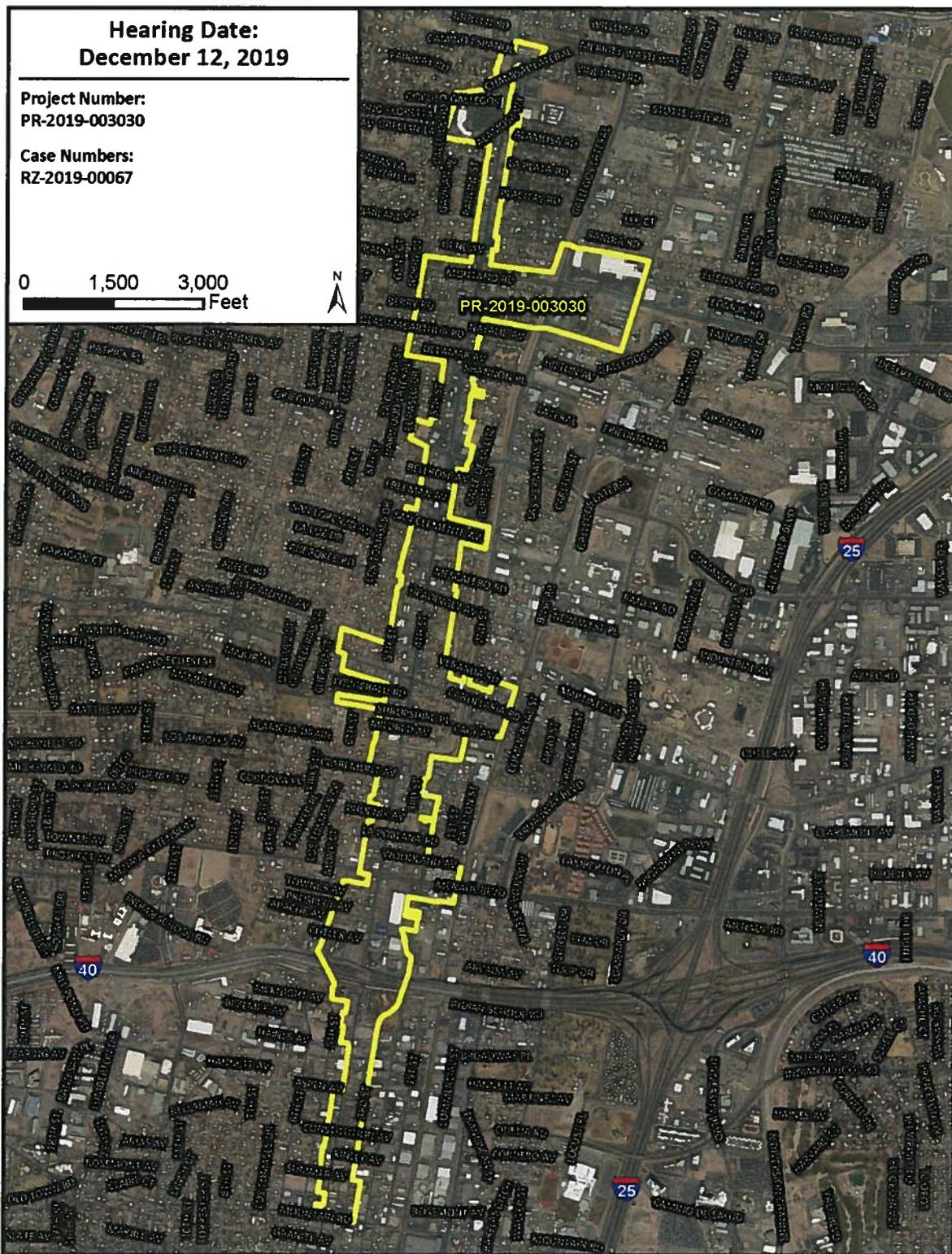


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## ***I. Introduction***

### ***Revised Request***

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4<sup>th</sup> St. The proposed Character Protection Overlay, North 4<sup>th</sup> Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4<sup>th</sup> Corridor Plan.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the draft regulations in the proposed CPO-9 have been updated in response to public comment, Planning staff comments from December 2019, and to clarify the intent.

City Council staff has provided a revised proposal that limits the potential CPO to regulating only roadway cross-sections, and building mass & scale. Council staff appears satisfied that Planning staff's proposed Annual Update text amendments to the IDO for Main Streets will sufficiently address setbacks and building design (façade articulation).

## ***II. Revised Planning Staff Recommendation***

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4<sup>th</sup> St. The proposed Character Protection Overlay, North 4<sup>th</sup> Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4<sup>th</sup> Corridor Plan.

The applicant conducted a facilitated meeting on October 2, 2019. Mailed notice was sent to all property owners with 100 feet of the proposed CPO boundary and email notice was sent to the required Neighborhood Association Representatives.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the regulations in the proposed CPO-9, have been updated in response to public comment and to clarify the intent.

Staff has performed a policy-based analysis of this request and recommends that the Environmental Planning Commission recommend approval of this new, revised CPO with updated Findings that reflect a reduced scope of CPO regulations and corresponding, city-wide amendments to the IDO.

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

**Project #: 2019-003030, RZ: 2019-00067**

1. This is a request for a Zoning Map Amendment- Council to establish a new Character Protection Overlay Zone District, CPO-9, North 4<sup>th</sup> Street Corridor. The site contains properties on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Streets north of Mountain Rd. NW and the Albuquerque City Limits.
2. The proposal is based on legislation authored by Council Services Staff and is known as City Council Resolution R-19-162 and was largely taken from the North 4<sup>th</sup> Corridor Plan. The EPC's task is to make a recommendation to the City Council regarding the proposed Character Protection Overlay. The City Council is the City's Zoning Authority and will make the final decision.
3. The Environmental Planning Commission (EPC) is hearing this case as a recommending body to the City Council. Pursuant to Subsection 14-16-6-7(D)(1)(a) of the Integrated Development because the request is to create or amend the text of a Character Protection Overlay zone, which are processed as part of a Zoning Map Amendment- Council pursuant to Subsection 14-16-6-7(G).
4. The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4<sup>th</sup> St Main St Corridor as designated by the ABC Comp Plan, as amended.
5. The Albuquerque City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

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

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

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

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

GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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

- 
7. The applicant has adequately responded pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
- A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor (North 4<sup>th</sup>) and an Activity Center. Portions of the site are also designated Premium Transit. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above. However, the applicant's justification does not expound on how applicable Comp Plan policies are furthered by this request.
  - B. Criterion B: The subject site is located wholly in an Area of Consistency. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.
  - C. Criterion C: A different set of regulatory standards for the North 4<sup>th</sup> Street Main Street Corridor is more advantageous to the Community as articulated by the ABC Comp Plan by updating regulations could better implement the intention of the Comprehensive Plan.
  - D. Criterion D: The request does not propose regulation changes to any allowable uses and therefore would not create any additional harm to the community.
  - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add or improve infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.

- 
- F. Criterion F: This request to change or modify regulations for building mass & scale and roadway cross sections would apply to all properties within the proposed CPO boundaries.
- G. Criterion G: The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.
- H. Criterion H: Establishing a new CPO would establish a “strip zone” that is design-oriented would facilitate implementation of the ABC Comp Plan and help create a transition from the corridor to the adjacent neighborhoods.
8. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of upgraded articulation standards.
9. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet, if the sidewalk is less than 10 feet wide, in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2.
10. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is necessary in order to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.
11. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the Administration adopt the revised and updated 2019 Development Process Manual so that these street cross-sections and designs would guide future City projects and development-related infrastructure improvements. [This would help implement the regulations proposed as Subsection 3-9(E)(2).]
12. City Council staff held a facilitated public meeting in regards to this request. As of Staff writing, there were 3 letters from the public. One in support, and two public comments. (See attached).

***Recommendation – RZ-2019-00067, 09 January 2020***

***That a RECOMMENDATION of APPROVAL of Project #: 2019-003030, RZ-2019-00067, a request for Zoning Map Amendment- Council for a new CPO be forwarded to the City council as detailed in the preceding Findings.***

***Whitney Phelan  
Staff Planner***

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

(List to be compiled after final decision)

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

### **PLANNING DEPARTMENT**

#### **Long Range Planning**

The Comprehensive Plan establishes and designates Main Street corridors that are more urban and walkable than other areas of Albuquerque. The Integrated Development Ordinance (IDO) implements this policy by allowing taller buildings by right, providing opportunities for building height bonuses in exchange for development that provides a public benefit, allowing zero-foot setbacks at the front property line, and requiring different building design standards for façades in these areas.

The proposed Character Protection Overlay (CPO) zone would modify citywide standards for building mass & scale, setbacks, and building design on 4th Street. Given that this area includes a Main Street, an Activity Center (Guadalupe Plaza), and Major Transit corridors, and that a majority of this area is an Area of Change, the proposed CPO seems to be out of alignment with the applicable goals and policies of the Comp Plan.

One of the considerations in creating a new CPO is whether the standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions might exist elsewhere in the City and need the same regulatory intervention and benefit from the same regulatory approach to improve or protect the existing or desired condition. The other designated Main Street corridors include Broadway, San Pedro, Bridge, and Central. Citywide regulations, even those that apply only in certain areas such as Main Streets, are implemented and enforced more easily and consistently than overlay zones or regulations for small areas. In adopting new regulations, not only must the vision of the Comp Plan be furthered, the City's ability to enforce them should be a primary consideration. If the regulations proposed for 4th Street would actually benefit other Main Street areas, City Council should first consider whether to adopt these rules to apply in all Main Street areas.

The IDO sets out criteria for the creation of new CPOs in Section 3-4(A); the most applicable is the first criteria "Have recognized neighborhood identity and character." The proposed regulations are intended to create a different character than what currently exists and different from what was envisioned and allowed by the prior Corridor Plan. In light of this, Long Range recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design.

The proposed CPO reduces building heights and increases setbacks along the Corridor. The proposed changes are intended to provide a less jarring transition between the existing low-slung buildings on the corridor and the taller buildings that were first intended and allowed through the North 4th Street Corridor Plan. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas. By imposing limitations on building height and removing any height bonuses, the Comp Plan's strategy of directing growth where it is most appropriate would be undermined, but perhaps in service of a different conception of what a Main Street area should be. One consequence of this change in strategy may be to increase development pressures on nearby existing residential neighborhoods by limiting the amount of growth that can be accommodated in the designated Corridor area.

If the City wants Main Street areas to have lower building heights than allowed by the IDO, it might make more sense to replace Main Street corridors with Major Transit corridors as the appropriate areas for receiving taller building heights and optional height bonuses for workforce housing and structured parking. Major Transit corridors are aligned with locations that the City plans to improve transit service, and as such, may have an even stronger connection to allowing taller buildings and workforce housing incentives. Long Range recommends considering whether the reduced building heights in this Main Street area should be applied to all Main Street areas as a citywide approach.

The increased setbacks recognize that the existing sidewalks on 4th Street and the constrained right-of-way pose challenges to the intended pedestrian-oriented regulations associated with Main Streets in the IDO. The proposed 10-foot setback would allow for additional pedestrian amenities and the required street trees to be provided in front of the building. However, new development is typically required to dedicate any additional right-of-way needed for the future road cross sections, so these elements could and should be accommodated in the public right-of-way, making this proposed change unnecessary if it is only meant to rectify existing conditions. If the same conditions exist in other Main Street areas, and the City wants to address those conditions with a consistent approach, then the proposed regulations should be added to Section 5-1 to apply to all mixed-use zones in Center and Corridor areas that allow a zero-foot setback where the sidewalk is less than 10 feet wide.

Related to this proposal is the updated Development Process Manual (DPM) that incorporates recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancements in those areas.

In the IDO Annual Update Staff Report dated October 10, 2019, the Planning Department suggested applying the building design elements proposed for 4th Street citywide in appropriate Center and Corridor areas, thereby making some of the proposed standards unique to a new North 4th Street CPO unnecessary.

Similarly, Long Range recommends considering whether the proposed setbacks, limits on building height bonuses, or massing regulations should be applied all Main Street areas as a citywide approach.

If any of the proposed regulations only apply to 4th Street, and Council agrees that they are appropriate to enhance and protect 4th Street corridor, then it makes sense to adopt them either as small area regulations in the relevant IDO section or, if most or all of the proposed regulations are to be adopted, as a CPO zone.

### Recommended Findings

1. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 IDO annual update.
  - a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
  - b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
  - c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]
2. The regulations proposed for massing along 4th Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
  - a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]
3. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).
4. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.

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

6. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]

**Zoning/Code Enforcement**

*Metropolitan Redevelopment*

CITY ENGINEER

*Transportation Development*

*Hydrology*

*New Mexico Department of Transportation (NMDOT)*

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

*Transportation Planning*

*Traffic Engineering Operations*

*Street Maintenance*

WATER UTILITY AUTHORITY

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

*Planning and Design*

*Open Space Division*

*City Forester*

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

ABQ Ride has the following comment on the North Fourth Character Protection Overlay (Project # 2019-003030): “ABQ RIDE has no objection to the basis of the North Fourth Street Character Preservation Overlay. However, we are concerned that the changes, if applied broadly as proposed in Condition of Approval #26, might chip away at the narrow edge of viability and affordability of mixed-use transit-oriented developments that we believe will help to revitalize or enhance the City’s transit corridors and centers.”

FIRE DEPARTMENT

***COMMENTS FROM OTHER AGENCIES***

ALBUQUERQUE PUBLIC SCHOOLS

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

CHAIR SERRANO: OK, Commissioners we'll go to agenda item number five. Staff please, is this you Mr. Brito again? Just for the record agenda item number five is continued from the December twelfth meeting.

MR. BRITO: Mr. Chair Commissioner, agenda item number five is project number 2019-003030 case number RZ-2019-00067. This is a proposed establishment of a character protection overlay, which per the IDO is a zoning map amendment requiring the Planning Commission's review and recommendation back to the City Council. At last month's hearing Planning Staff was recommending an alternative to creating a new CPO in the form of a more general overall text amendment to the IDO to shift density and height away from main street corridor designated areas to major transit areas. The Planning Commission voiced concern about such a change not having proper notice in giving residents near major transit corridors the opportunity to review and comment on Planning Staff's proposal. As well as concerns that Council staff had not weighed in on Planning Staff's proposed alternate recommendation. Planning Commission directed Planning staff to get such input and comment from City Council staff and that has occurred. City Council staff did not support Planning Staff's proposal, but in their letter to the Planning Commission from Ms. Schultz express support for proposed changes in the IDO annual update that would accomplish some of the things Planning staff is proposing. And Council staff, the applicant for this CPO proposed some changes to what they were proposing for the CPO.

The updated request before you is to only regulate height building massing in the CPO, so that it could be coordinated with the proposed text amendments in the annual update. And so, the – oh the other item that would be in this proposed CPO would be making sure that roadway cross sections that allow for more of a main street character for fourth street with wider sidewalks be noted as well. And so, with the scaled back proposal for the CPO, Planning staff recommends approval or recommends that the Planning Commissioner forward approval of this proposed zoning map amendment for a North Fourth Street CPO to City Council based on the findings contained in the staff report beginning on page two.

CHAIR SERRANO: Thank you Mr. Brito, just a quick question. So, with the omitted changes of all the timing notice has been met?

MR. BRITO: Yes, the – the boundary of the proposed CPO remains the same and so the notice that was sent out remains valid. The changed proposal that scales back what is regulated is still within the scope of what was originally submitted, so no re-notice was necessary.

CHAIR SERRANO: Thank you Mr. Brito, Commissioners any questions? Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Chair, Mr. Brito in staff report letter – excuse me number 7-A. The last sentence addresses the fact that the applicant's justification does not expound on how applicable comp plan policies are furthered by this request. I'd really like for you to address that, because I think we need to have comp plan policies addressed or at least furthered. And I did not see that anywhere in here.

MR. BRITO: Mr. Chair Commissioner Hudson, when the CPO was submitted the inaudible citations were just that. They were noted, but without language that explained how each policy is specifically furthered. And hence that's the -- the reason for the however sentence in the staff recommended finding. Now we do acknowledge that the proposed change is consistent with the applicable goals and policies that are cited in the applicant's submittal. That kind of further explanation about each policy being furthered could occur it goes up to City Council or the Planning Commission could require additional verbiage be provided by the applicant to show how goals and policies are specifically furthered by the proposed CPO.

COMMISSIONER HUDSON: With all due respect, you know it's what we look for when we're doing these cases and we look for goals and policies and that they're furthered. And I found it interesting that this is being presented by the City of Albuquerque and you know – and you – and you didn't have your own applicable – your own rules apply. So, I was just a little concerned about that because we were always looking for furthering comp plan policies and being furthered and in this case it's not the case. So, I just don't know if I – I'd love to hear what my fellow Commissioners have to say regarding this as well, but to be able to further send this on to the City Council without the comp plan policies being furthered I think would be – I don't think that it would be the wise thing to do at this point.

CHAIR SERRANO: Commissioners any other questions? Commissioner Meadows?

COMMISSIONER MEADOWS: Mr. Brito, I – one of things I was thinking about when I was reviewing this is has – have there been any consideration about how – so there's a lot of discussion about massing and scale and set backs from Fourth Street. Was there any discussion or consideration about how massing and scale and set back from side streets are handled? Because I know driving down Fourth Street there's one particular building where it's – its enormous and it extends way back on the lot and I can see that that also effects some of those side streets as well and – and so I was just wondering if there was any consideration about that and maybe Council staff could also address that. Thanks.

MR. BRITO: Mr. Chair Commissioner Meadows, the – the large buildings that have recently been developed along Fourth Street, there apartment buildings, mixed use buildings, were developed per the previously the – the previous sector development plan. The IDO currently has neighborhood edge protections that could apply to future developments and would still apply with the CPO and the existing zoning if there was adjacent R zoned protected lots. Which would require some lower heights within fifty feet of those residentially zoned parcels. There's nothing specific about side streets proposed, but if – if the Commission wishes you could always recommend to the Council that they consider side street set backs or step backs in addition to neighborhood edges for this CPO.

COMMISSIONER MEADOWS: Mr. Brito, yeah, I think some of the treatments that are recommended on Fourth Street should – should also be considered on side streets as well. That that maybe some language maybe should be added to – to consider that.

CHAIR SERRANO: Thank you Commissioner. Commissioners anything else? Commissioner Hudson?

COMMISSIONER HUDSON: Mr. Brito I also wanted to address number eleven in the staff report, and this is in regards to the – the DPM. And so, has the – has the DPM been approved? Is it – what – what is the status of the DPM, because I was not aware that the revised DPM has been adopted. Is that true?

MR. BRITO: Mr. Chair Commissioner Hudson, the update to the DPM was part of the ABC-Z project it was the third lag of – of the – of the project that was the update of the Comprehensive Plan, the adoption of the Integrated Development Ordinance, and the update of the Development Process Manual to have more modern standards, technical standards for infrastructure in the public right of way for streets, sidewalks, drainage, etc. The DPM Executive Committee, that includes representatives from the City, from the Planning Department, Municipal Development, engineers and planners. As well as members from the private sector including, private sector engineers and – and developers reviewed all of the proposed changes and updates to the DPM, completed their review in late 2018. But the final update of the DPM requires approval by the Chief Administrative Officer of the City the CAO. That is the last thing that needs to occur so that the City can start utilizing the updated and modern standards in the DPM.

COMMISSIONER HUDSON: So then how does this get effected? So, this would be something new that would be put into the DPM, would amend the DPM that the Mayor's office administration is still waiting to approve. Is that what I'm hearing you say?

MR. BRITO: The proposed language for the CPO is specific and says – you know you should look at some cross sections that have already been established that would create and maintain that main street character along Fourth Street. But it would only be for this CPO area and not for the entire City that the DPM effects. But together the CPO requirement to look at Fourth Street cross sections that have already been developed in addition to what's in the updated DPM would probably be the most ideal situation to ensure that new and future development also looks at adjacent public right of way. So that as this reinvestment in existing parts of town occur there's the commensurate updating of adjacent infrastructure so that land use and transportation can be better coordinated and you have the right type of development, and the right type of street in a particular location for each project.

COMMISSIONER HUDSON: One last question if I may and then I'll let someone else talk. So, are the building facades articulations and set backs are – is it just being applied to this Fourth Street corridor or is it being now applied City wide to all main streets? Is that – is the CPO is that what the CPO's saying that its going to be applied for building facades, articulation, and setbacks? Is that applying to City wide for all main streets?

MR. BRITO: The proposed text amendments in the annual update would – would raise the bar so to speak on design quality City wide. And the proposed CPO regulations would be for the roadway cross sections and then building mass and scale, those would be your – your setbacks and your step backs. But what's proposed in the annual update would address not only this CPO, but City wide requiring more building articulation.

COMMISSIONER HUDSON: So, this CPO is just for the Fourth Street Corridor?

MR. BRITO: That's right.

COMMISSIONER HUDSON: Thank you.

CHAIR SERRANO: Thank you Commissioner. Commissioner Shaffer?

COMMISSIONER SHAFFER: I have a question about that because that's – when you go – long range planning has huge concerns with this, and that's not what they say. The very first second paragraph says the proposed character protection overlay zone would modify City wide standards for building mass and scale. And they – I mean they really are against this and also re-propose all the findings. And we talked about a lot of these last meeting as well. So, I'm not sure all of this has been addressed in – in – in – in a way that everyone was looking for. But can you comment to the -- the first part of that on the second paragraph please?

MR. BRITO: Ms. Renz Whitmore from long range planning is here she probably could better address that.

COMMISSIONER SHAFFER: Welcome.

MS. RENZ-WHITMORE: Good morning Commissioners, with the latest changes based on Councils letter and the adjustments in the conditions, long range is satisfied going forward. So, we've made sure that we've taken care of the pieces that go into the annual update we can talk about those in a second.

CHAIR SERRANO: Excuse me one second Ms. I want to refresh my memory; did we hear you in at the beginning?

MS. RENZ-WHITMORE: You did.

CHAIR SERRANO: OK, I thought so.

MS. RENZ-WHITMORE: You can swear me in again.

CHAIR SERRANO: No.

MS. RENZ-WHITMORE: I'm happy to be.

CHAIR SERRANO: Because then you'll have to say twice as much.

COMMISSIONER SHAFFER: That's enough swearing.

MS. RENZ-WHITMORE: Alright so, bottom line long range is satisfied with – with what's in front of you today.

COMMISSIONER SHAFFER: Can I clarify that please, thank you. Because – because its in here and its on part of this and – and the commentary from long range, yourself, is it recommended the – the alternate findings. And are you satisfied that what you've written has now been incorporated to the revised findings that are in the staff report.

MS. RENZ-WHITMORE: I think long range now understands a little bit better what was proposed in the CPO that would only pertain to Fourth Street. And our comments didn't take into account what would happen if there were zone changes along the corridor. I think the -- the proposal in front of you today is more consistent and gives more protection no matter what zone is in place along the corridor. So, I think our – our concerns that we raised earlier are addressed and we didn't update them for that staff report today which was our oversight.

COMMISSIONER SHAFFER: OK, thank you for clarifying.

CHAIR SERRANO: Thank you Commissioner Hudson.

COMMISSIONER HUDSON: Thank you Mr. Chair. Mr. Brito, I want to go back to something I have highlighted here. In the recommended findings and this would be in finding 1-C, it states that revised subsection gives a number for building design regulations proposed in a CPO. So, they apply City wide to designated main street corridors. So, I just want to make sure that I'm hearing you correctly that this CPO is only applied to the Fourth Street Corridor and not to all main street corridors City wide. Is that – is that what that's saying or I'm confused.

MR. BRITO: Mr. Chair Commissioner Hudson, can you direct me to what your reading please?

COMMISSIONER HUDSON: Yeah, so its in the recommended findings, its page nine of the staff report. This would be recommended finding one little c. It says revised subsection five eleven E-2 for building design regulations proposed in the CPO so that they – they apply City wide to designated main street corridors. I think what happened last month if I remember correctly is that this was being proposed this – this – this CPO was

going to be proposed City wide and we as a Planning Commission opted to defer it for thirty days because the lack of notification to everyone if this is going to be applied City wide. Is – am I reading this wrong on 1-c?

MS. RENZ-WHITMORE: If I could jump in here, the anything that applies City wide you're going to be talking about in the annual update discussion. This recommendation for approval would only be for what applies to Fourth Street period. So, the – the any – the building design standards there is a proposal, there is a proposed condition in the annual update that would apply City wide to main street areas and center and urban centers. But within this approval that's in front of you only what applies in the character protection overlay is what your recommending to Council. So, we've tried to uncouple a little bit the package of proposals that were originally going to apply to Fourth Street. Long range believes that some of those proposals are appropriate for main streets City wide, we've taken those two – two ideas the – the building design standards as well as the idea that if you have a zero – if your allowed a zero-foot front set back, but your sidewalks aren't at least ten feet wide you should probably put your building back so that a – a ten-foot-wide sidewalk can eventually go in. So those two ideas, building design and that set back if your sidewalks aren't ten feet wide are what you will see when we talk about the annual update as having been taken from this Forth Street proposal and proposed City wide in main street areas. The rest, the building massing and the building height would apply only to Fourth Street and that's what your considering with this case.

COMMISSIONER HUDSON: Thank you for the clarification and that was my – that's kind of where I thought we were going as that this was just for Fourth Street. But when I read in here that there are being applied to City wide to designate main street corridors I – I don't want something like that buried in here and then it come back later going oop it was in finding 1-c that its City wide.

MS. RENZ-WHITMORE: Right.

CHAIR SERRANO: Mr. Brito.

MR. BRITO: Thank you Mr. Chair Commissioner Hudson, just a clarifying question. Are you looking at the January recommended findings or from the previous staff report?

COMMISSIONER HUDSON: I'm – I'm looking at the staff report dated January 9, 2020 on page nine. And its called recommended findings 1 little c.

MR. BRITO: Mr. Chair Commissioner Hudson, the – those are from previous comments, they're not the actual recommended findings currently. The -- the current recommended findings are on page two of the staff report and – and so what you are referring to from page nine are not part of staff's recommendation.

COMMISSIONER HUDSON: Alright forgive me for that, I guess I would ask. Why were they put in here then? Why were they put in as recommended findings under they – there actually under the City of Albuquerque agency comments. But.

MR. BRITO: Yes.

COMMISSIONER HUDSON: Just curious to know why the Commission was to consider those or to see them. Is it just – because that's what was in the – in the findings for last month?

MR. BRITO: Yes, they – the – those were recommended for the – the previous iteration of the – the CPO proposal, but since we've gotten updated comments from Council staff those comments are still part of the

record. But as Ms. Renz-Whitmore said or intimated they're no longer applicable to the – the updated iteration of the proposed CPO.

COMMISSIONER HUDSON: OK.

MR. BRITO: And so, they are not included in the current staff recommendation which is on page two.

COMMISSIONER HUDSON: OK. Thank you for the clarification.

CHAIR SERRANO: Thank you, Commissioner Shaffer.

COMMISSIONER SHAFFER: Mr. Brito I have a weird question for you. This morning's paper has a notice of public hearing of the Albuquerque Development Commission to consider recommending approval to the Albuquerque City Council the North Corridor Metropolitan Redevelopment Plan. Which is actually this – in this exact same street. So – well it is – you see someone shaking their head, but it is I'm looking right at it. It's the exact same corridor and it goes up to second street and it's the exact same area. So how does that then if – if we're proposing CPO for – well were talking about how does this tie into each other and is it relevant is my question?

MR. BRITO: Mr. Chair Commissioner Shaffer, that's – that's a good question because we don't want to conflate a CPO and a Metropolitan Redevelopment Area that actually do have slightly different boundaries in some cases they – they do definitely overlap. But the proposed CPO is regulatory for design whereas a Metro – Metropolitan Redevelopment Area and a Metropolitan Redevelopment Plan are more a set of policy intense and strategies and identification of catalyst sites to help encourage reinvestment in the Metropolitan Redevelopment Area and to identify catalyst sites where the City wants to partner with the private sector developer to help spur more private investment. Often times in the past when we had sector development plans they were also Metropolitan Redevelopment Plans, such as Los Candelarias at Twelfth and Candelaria.

Where the Metropolitan Redevelopment Plan and the sector plan that established SU-2 zoning were the same document. The Downtown 2020 plan when it was originally adopted as a sector plan established the regulatory language for the SU-3 zone that covered the Downtown area and had those policies and strategies to encourage private sector reinvestment in the MRA. When the sector development plans were rescinded by the City Council they were very careful not to rescind the Metropolitan Redevelopment Area Plan portions. When the Fourth Street sector plan corridor plan was originally adopted it was also intended to be followed up with a Metropolitan Redevelopment Plan and now the Metropolitan Redevelopment Agency is now able to move forward with that MR plan and hence the advertisement for proposals.

COMMISSIONER SHAFFER: Perfect, thank you.

CHAIR SERRANO: And just to clarify, so are you saying the MRA would a – adopt and or conform to this CPO if – if its approved.

MR. BRITO: Mr. Chair neither. There would be separate distinct documents so to speak, the CPO would live and exist in the regulatory document the Integrated Development Ordinance. Whereas a potential future Metropolitan Redevelopment Area plan would be a stand-alone document not regulatory would only contain the policies and strategies to help encourage private sector reinvestment in this designated MR area.

CHAIR SERRANO: But that private sector reinvestment and development would have to conform.

MR. BRITO: With – with the IDO and the CPO.

CHAIR SERRANO: Correct.

MR. BRITO: Yes.

CHAIR SERRANO: OK, Commissioners any other questions? Thank you, Mr. Brito. The applicant please. Good morning.

MS. SCHULTZ: Good morning Commissioners.

CHAIR SERRANO: Please state your name and address for the record.

MS. SCHULTZ: Shanna Schultz, 1 Civic Plaza Northwest, Suite 9085.

CHAIR SERRANO: Please raise your right hand, you swear to tell the truth under penalty of perjury?

MS. SCHULTZ: I do.

CHAIR SERRANO: Please proceed.

MS. SCHULTZ: Commissioners thanks for the opportunity to speak this morning. Commissioner Shaffer I – I agree it's a little confusing that we've got two efforts on Fourth Street going right now. The MR effort has been in progress for about four or five years now, it just so happened that its concluding at the same time as this CPO is going through. But I think it makes the statement that the City is really trying to invest in Fourth Street and the CPO I think will complement the – the efforts of the Metropolitan Redevelopment Agency. Council services really appreciates working with Planning staff on this item over the last month. I think we came to a good conclusion and that we agree that there are a couple of things that we proposed in this kind of narrow – narrowly scoped mapped area that would really be good City-wide standards. So, we are amenable to striking those from the CPO that would only apply to Fourth Street and instead addressing those through the IDO annual update. I also agree with Commissioner Meadows statement, I think that over at Council services we would be open to looking at applying these regulations to you know all street facing facades or something. Instead of just the facades along Fourth Street, and if – if the Commission desired to make that a finding of some sort we – we would be open to that.

CHAIR SERRANO: Thank you, Commissioners any questions? Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Chair. Good morning and thank you for your presentation. You know I -- I asked Mr. Brito about the fact that the comp plan policies are not furthered in – in this report. And so, from the stand point of Council services how would that be – how would that be viewed by the City Council if we were to opt to move this forward today to – to the City Council. Without – without the comp plan policies being furthered?

MS. SCHULTZ: Mr. Chair Commissioner Hudson, we do believe that these comp plan policies are further, and – and – and Planning staff seems to agree with that. If – if the Commission desired to make a finding that when Council goes on to consider this – consider this that they should fur – or further explain those comp plan policies. We would be open to adding more narrative to the record if you would like, but from our perspective

and from the – you know Planning staff’s perspective they – they are furthered even – even though they’re lacking a little bit of the explanation that your mentioning.

COMMISSIONER HUDSON: And even though its stated the applicant’s justification does not expand on how applicable comp plan policies are furthered by this request? Your still comfortable with us moving that forward to the City Council?

MS. SCHULTZ: Mr. Chair Commissioner Hudson, the sentence before that says that the – the proposed zone change is generally consistent with the applicable goals and policies. So, I think there’s still something in the record that says what we provided meets the review and decision criteria required for a zone map amendment.

COMMISSIONER HUDSON: Did those two sentences contradict one another?

MS. SCHULTZ: Mr. Chair Commissioner Hudson, I think they probably do a little bit, yeah.

COMMISSIONER HUDSON: Would it be appropriate that we strike the last sentence or just leave it in there?

MS. SCHULTZ: Mr. Chair Commissioner Hudson, for the sake of clarity I think it could be appropriate to strike it so – so that we don’t have two statements that are in conflict.

COMMISSIONER HUDSON: I think that would be a good solution. Thank you.

CHAIR SERRANO: Commissioners any other questions? Thank you.

MS. SCHULTZ: Thank you.

CHAIR SERRANO: Do we have anyone signed up from the public to speak?

MR. SALAS: Yes I do, one. Joe Sabatini.

CHAIR SERRANO: Good morning Sir.

MR. SABATINI: Good morning.

CHAIR SERRANO: Please state your name and address for the record.

MR. SABATINI: I’m Joe Sabatini, I live at 3514 6<sup>th</sup> Street Northwest. I’m the secretary of the Near North Valley Neighborhood Association.

CHAIR SERRANO: Please raise your right hand, you swear to tell the truth under penalty of perjury?

MR. SABATINI: I do.

CHAIR SERRANO: Thank you, please proceed.

MR. SABATINI: As we communicated to you in December the Near North Valley Neighborhood Association continues to support the adoption of the protection overlay. We had some concerns when we saw the map that shows only the main street portions getting immediate attention. The gap between I-40 and I guess Claremont

doesn't – you know does not have a main street character you – you drive down it and you'll see six individual properties which have concertina wire. That – that zone is particularly impacted by the presence of the homeless shelters in – in – adjacent to -- to it in Second Street. There's also a property in that – in that part of the – the Fourth Street that between Fourth, Third, Claremont, and La Poblano where they – properties have been purchased businesses and residences taken down in anticipation that we might get another apartment like cascade next to Saint Therese Church. That – that concerns us, but generally the – the neighborhood association continues to support having the character overlay. And we also were participants in the Metropolitan Redevelopment planning and – and supportive of that as well.

CHAIR SERRANO: Thank you sir. Commissioners any questions? Thank you, Sir. Staff please.

MR. BRITO: Mr. Chair Commissioners, based on your discussions I think there's a possibility to strike the last sentence of finding 7-a and a desire to have a recommended condition to the City Council that they should consider adding additional design requirements to address the streetscape along side streets from Fourth Street. And so, drafting some language to address that if that is your desire.

CHAIR SERRANO: Commissioner Hudson?

COMMISSIONER HUDSON: Mr. Chair I'd like to address a couple other little house keeping items in the staff report while he's doing that because it might be appropriate that we take a break. But being that this was deferred from last month I did not see anything in this report that – that – that referred to the deferral one, and two this was just called a staff report and I'm thinking it should have been considered a supplemental staff report. Unless there's a different way that your doing it, but I don't see anywhere in here that it talked about that this was deferred from last month and why.

MR. CHAIR: Mr. Brito.

MR. BRITO: Mr. Chair Commissioner Hudson, I have to apologize we're a bit short staffed in current planning and with the holidays some things fell through the cracks so, format wise it is missing some of those things you pointed out. But I believe for the most part the recommended findings reflect the revised application for the CPO and could serve as your findings if you chose to send this on to City Council.

CHAIR SERRANO: And Commissioners the – the staff report is – is just for our review and – and for discussion and – and to give you an idea of – of what – what path were going down. The amended findings in any in – in the motion subsequent to that will be what we adopt and – and move forward to the Council as Mr. Brito stated. Commissioners any other questions? Commissioner Meadows?

COMMISSIONER MEADOWS: Mr. Brito on the condition your working on, when you say address the street scape is -- does that – that's not just about landscaping I mean is that – does that also – is that inclusive of the relationship of the street to the building height and set back and. I just want to make sure that that word is kind of inclusive of looking at set backs and building height and all that.

MR. BRITO: Mr. Chair Commissioner – Mr. Chair Commissioner Meadows, this actually just my first – first blush at this to – to get something on paper so I wouldn't miss it. Definitely it needs to be clarified exactly what your recommending I just – that's kind of just the place holder right now.

COMMISSIONER MEADOWS: OK.

MR. BRITO: I did building set backs and building step backs, and I believe you said building articulation as well. Anything else that you want to specify in a potential condition?

CHAIR SERRANO: Commissioner Meadows.

COMMISSIONER MEADOWS: I – I think just so that's is consistent with what the treatment that your proposing on Fourth Street.

CHAIR SERRANO: OK, Mr. Brito please continue working on – on what your doing and Commissioners well take a ten-minute break and come back at 10:40. OK, we'll reconvene at 10:45 Mr. Brito.

MR. BRITO: Mr. Chair Commissioners, based on your direction up on the screen is what I believe reflected your discussion with the findings amendment to strike the last sentence of finding A. And as recommended by Commissioner Meadows a condition of approval recommending to Council that they should apply the proposed Fourth Street building design requirements to the side streets within the proposed CPO boundaries. Including building setbacks, building step backs, building mass and scale etc. and its pretty specific for building design requirements not the street sections. Because we don't want to have to be buying more right of way than the City can afford for the side streets. So, that's up for your consideration.

MR. CHAIR: Thank you Mr. Brito, Commissioner Meadows is that language satisfactory to you what your intent was?

COMMISSIONER MEADOWS: Yes, it is, thank you.

CHAIR SERRANO: Thank you Commissioner Meadows. Mr. Brito you have anything further?

MR. BRITO: Mr. Chair just to let you know that during the break we had a member of the public come in requesting to speak to this item. It's up to you – you all if you want to reopen the floor for that comment.

CHAIR SERRANO: We haven't closed the floor, so who do we have to speak?

MR. SALAS: Peggy Norton.

CHAIR SERRANO: Good morning.

MS. NORTON: Good morning Commissioner – Chair and Commissioners I'm Peggy Norton and.

CHAIR SERRANO: Your address please?

MS. NORTON: And to be honest I really miss judged the agenda today if you've already gotten through four items and were up to this one, so.

CHAIR SERRANO: Are you – I'm sure your always honest Ms. Norton, so if you'd state your name and address for the record please.

MS. NORTON: OK, Peggy Norton, my address is 3810 11<sup>th</sup> Street Northwest.

CHAIR SERRANO: And please raise your right hand, you swear to tell the truth under penalty of perjury?

MS. NORTON: I do.

CHAIR SERRANO: Please proceed.

MS. NORTON: OK, I'm Peggy Norton I'm president of the North Valley Coalition. I spoke on this character protection overlay last time around, I spoke as an individual and at that point in time when I got home our executive committee had unanimously approved to support the character protection overlay. Now we have some revisions to it and I – just in general we support these revisions. What were really concerned about is development on Fourth Street and that it be in line with the character of what we want to see on Fourth Street. And so, if this is a way to accomplish that we support that.

CHAIR SERRANO: Thank you. Commissioners any questions? None. Thank you.

MS. NORTON: OK, thank you for allowing me to speak.

CHAIR SERRANO: Your welcome. Applicant please.

MS. SCHULTZ: Commissioners, thanks for one last chance to speak. I would like to briefly comment on Mr. Sabatini's comments that the proposed changes would leave a gap in increased design regulations because of where one main street corridor ends and another one picks back up along Fourth Street, and that is true. I can say there is an intention in the future to close that gap to extend that main street boundary. It's – it's kind of strange I think that there's just a ten-block gap between the two anyway. And I know that there is support from some of the Councilors to close that gap once we get around to amending the Comprehensive Plan. But regardless there are still interim design guidelines in place for this corridor per the resolution that Councilor Benton passed that kind of led us to look at this CPO. So, even though that gap exists there are still a couple of safety fall backs for design requirements that will affect any development that happens in that gap.

CHAIR SERRANO: Thank you, and just for the record do you concur with striking 7-a from the findings and the proposed condition?

MS. SCHULTZ: Mr. Chair the proposed finding and the proposed condition look great. Thank you for providing those.

CHAIR SERRANO: OK, Commissioners any questions? Thank you, ma'am.

MS. SCHULTZ: Sure.

CHAIR SERRANO: Commissioners? If there's no further discussion I will entertain a motion. You know what happens when we don't get a motion right? Commissioner Meadows?

COMMISSIONER MEADOWS: OK—OK sorry, with regards to project number 2019-003030 RZ-2019-00067 a zone map amendment I move approval with the – the findings one through twelve striking the last sentence of finding 7-a and with the condition of approval.

CHAIR SERRANO: Condition number one proposed.

COMMISSIONER MEADOWS: Condition – the number one proposed condition of approval.

CHAIR SERRANO: Is there a second? Commissioner Eyster seconds. Its been moved by Commissioner Meadows, seconded by Commissioner Eyster for approval of agenda item number five with findings one through twelve 7-a as amended with last sentence stricken and the proposed condition number one as read into the record. Any discussion Commissioners? If not all those in favor and raise your right hand and signify by saying “aye”.

COMMISSIONERS: Aye.

CHAIR SERRANO: Opposed neigh. Abstentions none, passes unanimously. Thank you.

## ENVIRONMENTAL PLANNING COMMISSION SIGN-IN SHEET

**AGENDA ITEM NO: 5 DATE: January 9, 2020**

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

**PLEASE PRINT CLEARLY**

<p>1. Name: <u>Joe Sabatini</u> Address: <u>3514 6th ST NW</u> <span style="margin-left: 300px;"><u>57107</u></span> City _____ State _____ Zip _____ Email Address: <u>jsabatini423@gmail.com</u></p>	<p>7. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>
<p>2. Name: <u>Peggy North</u> Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>	<p>8. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>
<p>3. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>	<p>9. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>
<p>4. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>	<p>10. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>
<p>5. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>	<p>11. Name: _____ Address: _____ City _____ State _____ Zip _____ Email Address: _____</p>
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# 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

December 12, 2019

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

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

### LEGAL DESCRIPTION:

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

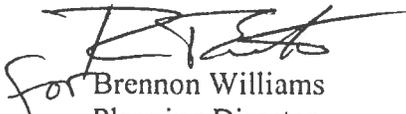
PO Box 1293

On December 12, 2019 the Environmental Planning Commission (EPC) voted to defer Project 2019-003030/RZ-2019-00067, Zone Map Amendment (Zone Change) for one month to 09 January 2020.  
Albuquerque

NM 87103

www.cabq.gov

Sincerely,

  
for Brennon Williams  
Planning Director

BW/RB

cc: COA Planning Department, , 600 2<sup>nd</sup> St. NW, 3<sup>rd</sup> Fl., ABQ, NM 87102

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OFFICIAL NOTICE OF DECISION

Project #2018-001843

December 12, 2019

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**Environmental  
Planning  
Commission**

**Agenda Number: 1  
Project #: 2019-003030  
Case: RZ-2019-00067  
Hearing Date: December 12, 2019**

**Staff Report**

<b>Agent</b>	Shanna Schultz, City Council
<b>Applicant</b>	Albuquerque City Council
<b>Request</b>	<b>Zoning Map Amendment to create new CPO for North 4<sup>th</sup> Street</b>
<b>Legal Description</b>	
<b>Location</b>	Portions of 2 <sup>nd</sup> , 3 <sup>rd</sup> , and 4 <sup>th</sup> streets north of Mountain Rd to City Limits.
<b>Size</b>	
<b>Existing Zoning</b>	Various
<b>Proposed Zoning</b>	Character Protection Overlay

**Staff Recommendation**

RECOMENDATION OF APPROVAL of Project # 2019-003030 RZ-2019-00067, an alternative to creating a new CPO in the form of text amendments to the IDO detailed in the Findings on Page 20, be forwarded to the City Council.

**Staff Planner  
Whitney Phelan**

**Summary of Analysis**

The request is for a recommendation to City Council regarding a zoning map amendment for a Character Protection Overlay Zone (CPO) for portions of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> streets, north of Mountain Rd to the Albuquerque city limits.

The subject site contains both Areas of Change and Areas of Consistency, as designated in the ABC Comp Plan. The site contains Main Street Corridor along 4<sup>th</sup> Street as well as an Activity Center.

The applicant has shown that the request generally agrees with the ABC Comp Plan, as amended, but a new CPO for this area would not further the goals of the Comprehensive Plan. Staff has proposed a recommendation of approval with an alternative to a new CPO, by adopting the proposed regulations as text amendments to the IDO.

There was a facilitated public meeting held by City Council Staff. There was 1 letter of support and 2 letters of public comment for this request.

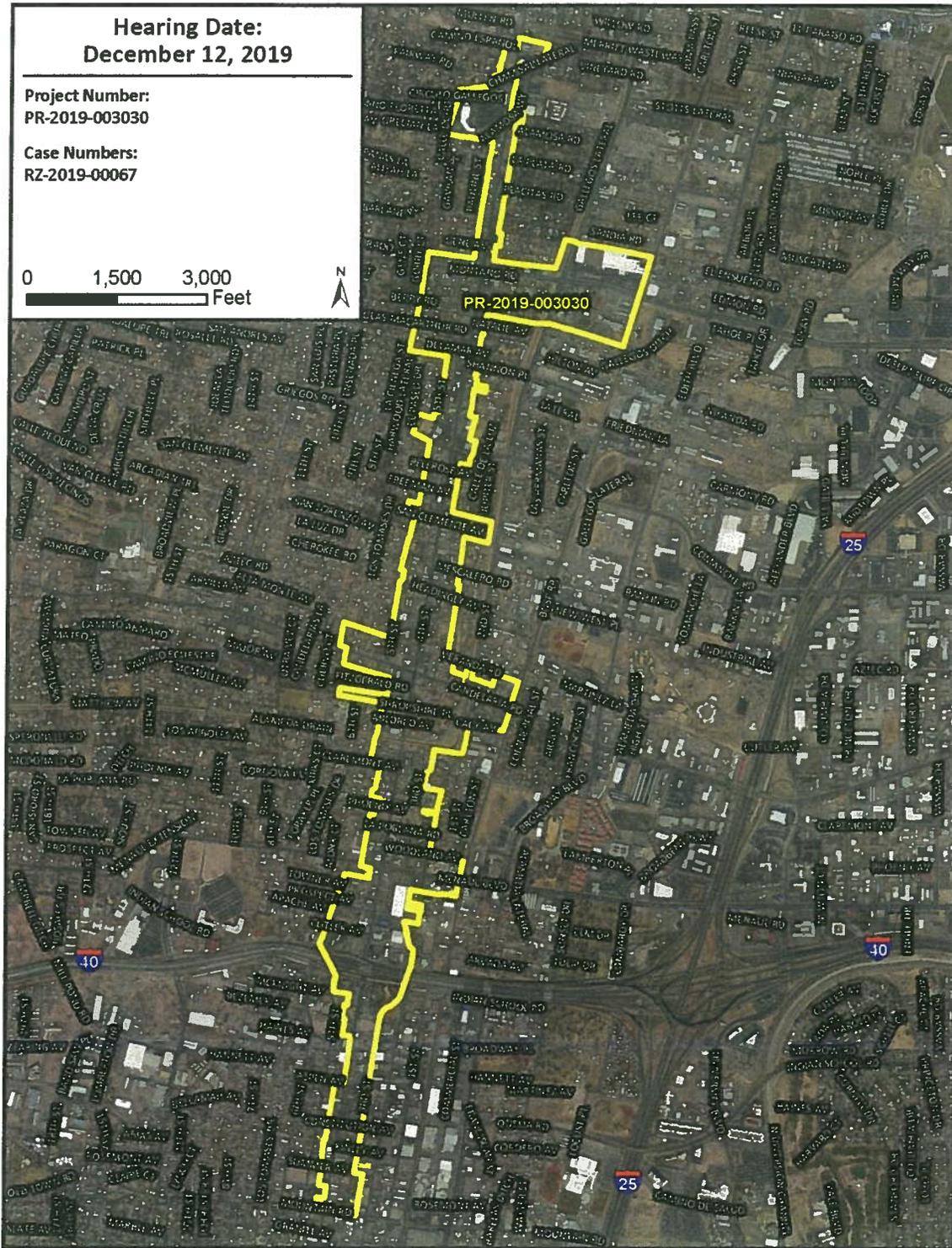


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## ***I. Introduction***

### ***Request***

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4<sup>th</sup> St. The proposed Character Protection Overlay, North 4<sup>th</sup> Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4<sup>th</sup> Corridor Plan.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the regulations in the proposed CPO-9, have been updated in response to public comment and to clarify the intent. Staff has performed a policy-based analysis of this request, but does not provide a recommendation to the Environmental Planning Commission.

### ***EPC Role***

The task of the Environmental Planning Commission (EPC) is to make a recommendation to the City Council regarding the proposed text amendments. The City Council is the City's Zoning Authority and will make the final decision. The EPC is a recommending body with review authority.

### ***Context***

North 4th Street is an area of mixed-use development that has built up over time. It is classified as a Main Street Corridor from Central Avenue to the south and north to the city limit with Los Ranchos with the exception of a three-quarter mile heavy commercial strip running from I-40 north to Claremont Avenue.

South of I-40, the corridor is largely residential to the west and light manufacturing to the east. North of I-40, while 4th Street is mixed use and largely commercial, the surrounding area east of 3rd St. and west of 5th St. is largely single family residential.

The North 4th Corridor is envisioned as a pedestrian corridor; however, historic development has resulted in an extended area of narrow, undersized sidewalks. Fourth Street is a four-lane corridor with a center turn lane. With the exception of the Griegos and Montano intersections, the traffic pedestrian interface is generally manageable. Several large expanses of car lots and building front parking detract from the pedestrian Main Street character desired for the area.

Existing building/street-front interface varies along the corridor.

### ***History***

In 2005, the City of Albuquerque began work on development of a Rank III Corridor Plan for Fourth Street in the area located between Mountain Road NW and Solar Road NW to provide a planning and regulatory framework to support revitalization. This

segment of the historic road extends 4 1/3 miles from the north edge of Downtown to Albuquerque's boundary with the Village of Los Ranchos at Solar Road and affects a wide area, including adjacent neighborhoods and portions of major streets such as Menaul Boulevard, Candelaria Road, Griegos Road, and Montano Road. This wider area is known by the community as the "North Fourth Street Corridor".

The North 4<sup>th</sup> St. Rank III Corridor Plan produced three regulatory mechanisms to guide future development:

- A form-based overlay zone to regulate new development
- A mechanism to give property owners options as to whether and when to adopt the Overlay Zone for their individual properties if they chose to opt in.
- Incentives for property owners to utilize the Overlay Zone including an expedited review process, the ability to mix uses and activities within buildings, and allowing higher intensity land development.

Enactment of the IDO in May 2018 removed sector plans from City ordinance and replaced some with CPOs. With the construction of a new mixed-use building along 4<sup>th</sup> St., the local community became concerned about the loss of guidelines and protections caused by the removal of the Rank III plan. As a result, on August 5, 2019, City Council adopted Resolution R-19-162, Interim Regulations for the North 4<sup>th</sup> Corridor.

The interim regulations for the North 4<sup>th</sup> Corridor address:

1. Sidewalk design to meet sidewalk and sidewalk buffer standards
2. Building Mass and Scale to
  - a. Limit building height to 55 ft.
  - b. Remove height bonuses
  - c. Require six ft. setback for facades over 30 ft.
  - d. Minimum front setback of 10 ft., maximum 15 ft.
3. Building articulation to require the incorporation of at least three listed features over at least 30% of a façade length so that every 30 ft. shall have at least one.

These features include:

  - a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
  - b. Windows on upper floors.
  - c. Primary pedestrian entrances.
  - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

- f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
- 4. Street facades over 50 linear feet should incorporate at least two of the following additional features:
  - a. Wall plane projections or recesses of at least 1 foot in depth occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.
  - b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.
  - c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.
  - d. Three-dimensional cornice or base treatments.
  - e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.
  - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
- 5. Except in Urban Center areas, street-facing facades shall change a minimum of every 30 linear feet in height, setback, or material.

On October 2, 2019, a facilitated meeting (see attachment) was held with the affected neighbors, neighborhood associations and neighborhoods of the N. 4<sup>th</sup> St. Corridor and City Council representatives. The proposed Character Protection Overlay Zone is a direct outcome of this facilitated meeting and the concerns and desires of the affected community.

The following table shows the differences between standards in the current IDO MX-M, the previous Rank III NFTOD (Transit Oriented Dev.) & NFMXD (Mixed Use Dev.) zones, and the proposed CPO-9.

***IDO Zoning Regulations vs. North 4<sup>th</sup> Street Corridor Plan***

<b>Standard</b>	<b>IDO MX-M (Mixed Use Medium)</b>	<b>NFTOD (Transit Oriented Dev.) &amp; NFMXD (Mixed Use Dev.)</b>	<b>North 4<sup>th</sup> Corridor CPO-9</b>
Uses	Uses are more restrictive, <i>except</i> outdoor storage is allowed with a conditional use permit approval. Liquor retail prohibited except with grocery store.	Only limited by a list of eight prohibited uses in 3.3.A of the Corridor Plan [1] Liquor retail prohibited except with grocery store.	No Change

Front Setback	0 ft. minimum 15 ft. maximum	0 ft. minimum 10 ft. maximum	10 ft. minimum 15 ft. maximum
Building Height	45 ft. or 65 ft. in UC-MS-PT areas (most of the corridor is MS/Main Street). No maximum > 100 ft. from lot lines. [2] Bonus for parking structure (12 additional feet of height). Bonus for workforce housing (12 additional feet of height).	66 ft. with 20 ft. setback; at the street edge maximum height is 52 ft. for <80% of the block face & 40 ft. for ≥20% of the block face.	55 ft. 1/3 of street frontage over 165 linear feet is limited to 45 ft. No height bonuses for Workforce Housing or Structured Parking. Building over 30 ft. must have 6 ft. stepback from front façade facing public street.
Neighborhood Edges	30 ft. within 100 ft. of R-A, R-1, R-MC, R-T.	26 ft. within 75 ft. of R-A or R-1.	No Change
Glazing	60% ground floor 30% second story and above	75% ground floor (NFTOD) 40-90% ground floor (NFMX)	Windows on upper floors shall have minimum 2" recess. 50% ground floor
Entryways	N/A	At least every 40 ft.	Part of building articulation
Articulation on streets	At least every 50 ft. change in height, setback, or material Shade elements for 50% of façade	At least every 40 ft. "façades of buildings...must be articulated"	At least every 50 ft. change in height, setback, cornice, or material
Building types and Frontages	N/A [Apply only in the MX-FB zone]	Yes	No Change
Parking prohibited in front of the building	Carried over from North 4 <sup>th</sup> SDP and applied citywide in UC-MS-PT	Yes	No Change
Shared parking and transit parking reduction factors	Carried over from North 4 <sup>th</sup> SDP and applied citywide	Yes	No Change
Parking lot trees	1 tree / 10 parking spaces No space > 100 ft. from tree	1 tree / 8 parking spaces No space > 50 ft. from tree	No Change
Landscape buffers, walls, and parking lot buffers	Carried over from North 4 <sup>th</sup> SDP and applied citywide	Yes	No Change
Accessory Buildings	N/A	N/A	If visible from the street, must be similar in color, material, rooflines, finishing details and accent features to the primary building.

Sign Regulations: Off-premises signs prohibited in the North 4 <sup>th</sup> Street Area.	Carried over from North 4 <sup>th</sup> SDP	Yes	No Change
Sign Regulations: Electronic wall signs prohibited in the North 4 <sup>th</sup> Street Area.	Carried over from North 4 <sup>th</sup> SDP	Yes	No Change

[1] Any use is allowed except liquor sales, adult amusement, toxic waste disposal, cement plant, truck terminal, outside storage as a primary use, auto dismantling, and rendering plant.

[2] Only 2 sites large enough to use this provision: the shopping center south of Menaul and the shopping center at Grecian Ave.

***Sector Development Plan (SDP) Protections Made Citywide in the IDO***

- **Landscaped Building Setback Areas** – setback area not used for pedestrian activity shall have a minimum landscape area of 50% applies in all DT-UC-MS-PT areas.
- **Front Edge Parking Lot Landscaping** – required landscape area and screen wall from North 4<sup>th</sup> Street SDP made generally applicable city-wide.
- **Side/Rear Edge Buffer Landscaping** – landscape buffering required between parking areas and residential lots made applicable citywide.
- **Sign Configurations** –standards from North 4<sup>th</sup> Street SDP made generally applicable city-wide. Note: Off-premise sign and Electronic Sign prohibitions in the North 4<sup>th</sup> Street Corridor were retained as a mapped area.

***Transportation System***

The Long-Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways.

The LRRS designates I-40 (cross street to the proposed zone) as an Interstate.

The LRRS designates Montano (cross street to the proposed zone) as a Regional Principal Arterial.

The LRRS designates Candelaria and Menaul (cross streets to the proposed zone) as Community Principal Arterials.

The LRRS designates 4<sup>th</sup> Street as a Minor Arterial.

The LRRS designates I-40 Frontage Road, and Griegos Rd, as Major Collector streets.

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***Comprehensive Plan Corridor Designation***

N. 4<sup>th</sup> St. is designated as a **Main Street Corridor**.

***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

The LRBS shows an Existing Multi-Use Trail, paved on Matthew Ave crossing 4<sup>th</sup> St.

The LRBS shows an Existing Bicycle Lane on Griegos Rd. and on Candelaria, east of 4<sup>th</sup> St.

The LRBS shows a Proposed Bicycle Lane on Candelaria west of 4<sup>th</sup> St and on Montano.

The LRBS shows a Proposed Route on Claremont Ave. crossing 4<sup>th</sup> St.

The LRBS shows a Pedestrian Longitudinal Project in 2040 MTP along 4<sup>th</sup> St.

***Transit***

Refer to Agency comments from the Transit Department.

***Public Facilities/Community Services***

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

***Comprehensive Plan Corridor Designation***

The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4<sup>th</sup> St Main St Corridor.

***Trails/Bikeways***

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies existing and proposed trails.

***Transit***

Refer to Transit Agency comments

***Public Facilities/Community Services***

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

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## II. Analysis of City Plans and Ordinances

### *Charter of the City of Albuquerque*

The Citizens of Albuquerque adopted the City Charter in 1972. Applicable articles include:

#### Article 1, 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.”

### *Integrated Development Ordinance (IDO)*

#### *Existing Post-IDO Zoning*

Various

#### *Proposed Zoning*

CPO-9 Character Protection Overlay Zone District, North 4<sup>th</sup> Corridor.

#### *Character Protection Overlay*

This request would establish a new Character Protection Overlay zone.

#### *IDO Subsection 14-16-3-4(A) Purpose*

The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. These areas meet 1 or more of the following characteristics:

- 3-4(A)(1) Have recognized neighborhood identity and character.
- 3-4(A)(2) Have high architectural value.

- 3-4(A)(3) Have a relationship to HPO zones that make the area's conservation critical.
- 3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended.

### ***Definitions***

**Activity Center (AC):** The area designated as an Activity Center in the ABC Comp Plan, as amended.

**Development Process Manual (DPM):** A compilation of City requirements related to design criteria, technical and engineering standards, and procedures for the processing of development proposals within the City's jurisdiction, particularly relating to public rights-of-way.

**Main Street (MS):** A Corridor designation from the Comprehensive Plan

**Overlay Zone:** Regulations that prevail over other IDO regulations to ensure protection for designated areas. Overlay zones include Airport Protection Overlay (APO), Character Protection Overlay (CPO), Historic Protection Overlay (HPO), and View Protection Overlay (VPO).

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

Applicable goals and policies include:

#### ***Chapter 4: Community Identity***

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

#### ***Chapter 5: Land Use***

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

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

- (a) Create walkable places that provide opportunities to live, work, learn, shop, and play.
- (c) Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

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

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

- (a) Prioritize street and walkway improvements, such as street trees, landscaping, lighting, wayfinding, and wide sidewalks, to create safe and comfortable pedestrian environments.
- (b) Minimize negative impacts on nearby neighborhoods by providing transitions between Main Street development and abutting single-family residential areas.

GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

- (a) Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents
- (d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.
- (e) Encourage higher density housing as an appropriate use in the following situations:
  - i. Within designated Centers and Corridors;
  - ii. In areas with good street connectivity and convenient access to transit;
  - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.

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

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

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

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

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

- (b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

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

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

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

- (a) Create pathways for economic growth and support the business ecosystem by providing clear development codes and processes.

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

*Chapter 7-Urban Design*

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

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

*Chapter 8- Economic Development*

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

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

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

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

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

Justification & Analysis

The applicant states that the proposed zoning map amendment (zone change) meets the IDO's zone change decision criteria [14-16-6-7(F)(3)] as elaborated in the justification letter. Citations are from the IDO.

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

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

*ABC Comp Plan policies support this criterion for a new Character Protection Overlay Zone and furthers the following applicable Goals and Policies in the ABC Comprehensive Plan.*

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

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

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

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

- b. Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.*

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

*Action 5.7.2.16 Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.*

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

- a. Design development to reflect the character of the surrounding area and protect and enhance views.*

Staff: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The Goals and policies listed here as applicable are relevant to the request; note that relevancy does not automatically mean that the Goal or policy is furthered.

The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them.

The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor, North 4<sup>th</sup>, and an Activity Center. Portions of the site also contain Premium Transit corridors. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed

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right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4<sup>th</sup> Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above. However, the applicant's justification does not expound on how applicable Comp Plan policies are furthered by this request.

- B) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.
  2. There has been a significant change in neighborhood or community conditions affecting the site.
  3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

*The CPO is primarily designated as an Area of Change, however, there are portions of the CPO that are designated as an Area of Consistency. This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with the character based on the ABC Comp Plan Goals and Policies cited above.*

Staff: The applicant's response is sufficient. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4<sup>th</sup> St. The implementation of new development standards would be more advantageous to the community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.

- C) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria:
1. There was typographical or clerical error when the existing zone district was applied to the property.

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

*The Goals and Policies cited above demonstrate that a different set of regulatory standards (i.e. the CPO) for the existing zone district is more advantageous to the Community as articulated by the ABC Comp Plan by implementing development patterns and densities desired by area residents and that better support could enhance the desired character for the area. Note that this CPO does not change any uses or zone districts within the boundary. Accordingly, subsections 1 and 2 above do not apply to the request.*

Staff: The applicant's response is sufficient.

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

*This CPO does not propose to change any allowable uses. This CPO relates to building massing and design standards, rather than changes to allowable uses.*

Staff: The applicant's response is sufficient.

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

*The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This Zone Map Amendment does not change any allowable uses or cause new development to happen, rather it changes design standards for any new development within the Overlay zone boundary. If approved, the requirements of this CPO will reference back to the*

*Development Process Manual where there will be roadway cross-sections incorporated to increase the quality of the public realm, including widened sidewalks.*

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

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

*This criterion relates to purported justifications for increases in zoning intensities based on access to/location along a major public street. Although this CPO would primarily to the 4<sup>th</sup> Street corridor, this section is not applicable because the CPO relates to all properties within the corridor and only modifies building massing and design standards, rather than to change allowable uses.*

Staff: The applicant's response is sufficient. This request is to change or modify regulations for building massing, design standards, and right-of-way requirements and would apply to all properties in the CPO.

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

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

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

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

Staff: Establishing a new CPO would establish a "strip zone" that cannot be evaluated per the above criteria that address land use because the proposed CPO is design-oriented.

#### ***IV. Supplemental Analysis***

The request is for a zoning map amendment (zone change) for the establishment of a new CPO (Character Protection Overlay Zone District) to be called CPO-9 North 4th St Corridor along portions of 2nd, 3rd, and 4th St between Mountain Rd NW and the Albuquerque city limits. The proposed CPO would add new zoning regulations to all new development along the 4th St corridor in regards to building massing, heights, and setbacks.

The Integrated Development Ordinance (IDO) implements Goals and Policies of the ABC Comprehensive Plan in regards to Centers and Corridors. The IDO specifically gives Main Street corridors taller buildings by right, opportunities for height bonuses in exchange for development that provides a public benefit, i.e. parking structures and workforce housing. The IDO also allows zero foot minimum front yard setbacks and has separate building façade requirements. The proposed CPO-9 contains areas designated in the Comprehensive plan as Main Street, an Activity Center and the majority of the subject site is designated as Area of Change. The proposed CPO would alter the applicability of citywide standards for building mass and scale, setbacks and building design on 4th Street.

When creating a new CPO, an analysis is needed of whether the new standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions exist in other parts of the city that would warrant a citywide change. Other designated Main Street corridors include Bridge Blvd, Broadway Blvd, San Pedro, and Central Ave. The regulations proposed in CPO-9 could be applied to and benefit all areas designated as Main Street and implement the Comprehensive Plan's intent for Main Streets to scale development at 1 – 4 stories in height, eliminate density bonuses and preserve wide sidewalks by increasing the minimum front yard setback to 10 feet instead of zero where sidewalks are narrower than 10 feet.

#### ***Efficient Development Process***

CPOs and other small area regulations add complexity to the administration of the plan review process. They modify the citywide rules in a one-off area-specific way that is sometimes confusing to determine how those rules supplement or replace other citywide rules. Regulations that are good for the entire City should be included in the IDO as citywide rules, and the use of Overlay Zone Districts and small area regulations should be limited unless they are specifically preserving or enhancing a distinct community character.

Citywide regulations, even ones that would apply only to Main Streets, are easier to enforce administratively than Overlay zones or small area regulations. If these changes would benefit all Main Street designated corridors, then the rules could be adopted to apply to and benefit all Main Streets citywide. Staff Analysis generally considers

Comprehensive Plan Intent, Goals and Policies surrounding efficient development process and streamlined development to ensure the City's ability to properly enforce regulations during the development process.

One of the challenges identified in this area is that when a property is not required to subdivide or go to the DRB, for example, approval of a building permit or Site Plan – Admin, there is no opportunity to require dedication of right-of-way to achieve the desired street section from the North 4<sup>th</sup> Street Corridor Plan in the updated DPM. There are several Technical Edits proposed in the IDO 2019 annual update to address this concern.

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

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

#### *Potential Unintended Consequences*

If the building height bonuses were removed along Main Streets, then additional growth that may have been captured along Main Street corridors may be pushed into adjacent residential areas, thereby increasing overall density in the area, rather than in Centers and Corridors, as the Comp Plan intends. Major Transit Corridors, Urban Centers, and Premium Transit areas are the most appropriate locations to increase density to protect the lower-density of nearby neighborhoods.

The Comprehensive Plan sets up and the IDO requires a process for Community Planning Area Assessments, which are intended to be the vehicle to define unique character in more localized areas such as North 4<sup>th</sup> Street. The North 4<sup>th</sup> Street Corridor Plan was adopted after years of public engagement and negotiation around the appropriate character of 4<sup>th</sup> Street. With the adoption of the IDO, the development standards from the North 4<sup>th</sup> Street Corridor Plan were integrated into the citywide MX-M standards, which is the zone the majority of the North 4<sup>th</sup> Street was converted to under the IDO.

Area residents have indicated that these development forms that were approved according to the North 4<sup>th</sup> Street Corridor regulations are not consistent with their vision for the area and therefore neither are the regulations in the MX-M zone. This proposed CPO aims to establish regulations for a new desired character, but it does not include design elements that are specific to the North 4<sup>th</sup> Street Corridor or the desired future character of the area.

A proposal for a new CPO or adoption of small area regulations would benefit from a community discussion through a planning process. Adopting them may undercut the intent of the CPA process, which is slated to begin in June 2020. Staff believes that the CPA process would be the appropriate time to do more extensive public outreach to develop unique character and design standards for this area, if needed.

#### *Recommended Approach*

In general, the proposed regulations in CPO-9 could potentially further implement the intent of the Comprehensive Plan; however, staff recommends a different approach to implementing them that focuses on a citywide approach for Main Streets instead of creating a new CPO at this time. Staff is recommending that the proposed regulations for setbacks and removing building height bonuses be adopted in the IDO annual update for all Main Streets.

If the City wants to adopt massing requirements proposed in this CPO for 4<sup>th</sup> Street, those regulations could be adopted as a small area rule in IDO Section 5-11 Building Design. These small area rules would need to be adopted as a Zone Map Amendment through this same case.

## **V. Agency & Neighborhood Concerns**

### *Reviewing Agencies*

**DMD-Engineering Division** – No Comment

**CABQ Code Enforcement** – No Comment

**Long Range Planning** - recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas.

**ABQ RIDE** - ABQ RIDE has no objection to the basis of the North Fourth Street Character Preservation Overlay. However, we are concerned that the changes, if applied broadly as proposed in Condition of Approval #26, might chip away at the narrow edge of viability and affordability of mixed-use transit-oriented developments that we believe will help to revitalize or enhance the City's transit corridors and centers.

**Mid-Region Metropolitan Planning Organization (MRMPO)** - No adverse comments

### *Neighborhood/Public*

The applicant conducted a facilitated meeting on October 2, 2019. The notes from this are included. This was attended by 51 people including representatives of the North Valley Coalition of Neighborhood Associations, Near North Valley NA and the Greater Albuquerque Housing Partnership.

Mailed notice was sent to all property owners with 100 feet of the proposed CPO boundary and email notice was sent to the required Neighborhood Association Representatives.

As of this writing, staff has received one letter of support and two letters with public comment. (see attached)

## **VI. Conclusion**

The request is for a recommendation to City Council regarding a Zoning Map Amendment to establish a new CPO (Character Protection Overlay) Zone District to a determined area along North 4<sup>th</sup> St. The proposed Character Protection Overlay, North 4<sup>th</sup> Corridor CPO-9, would include regulations from City Council Resolution R-19-162 that were largely taken from the North 4<sup>th</sup> Corridor Plan.

The applicant conducted a facilitated meeting on October 2, 2019. The notes from this are included. This was attended by 51 people including representatives of the North Valley Coalition of Neighborhood Associations, Near North Valley NA and the Greater Albuquerque Housing Partnership.

Mailed notice was sent to all property owners with 100 feet of the proposed CPO boundary and email notice was sent to the required Neighborhood Association Representatives.

The resolution also included required street cross-sections that new development would be required to comply with, however those regulations would need to be included into the Development Process Manual or DPM. Since the passage of R-19-162, the regulations in the proposed CPO-9, have been updated in response to public comment and to clarify the intent.

Staff has performed a policy-based analysis of this request and has provided a recommendation the Environmental Planning Commission to recommend approval of an alternative to creating a new CPO in the form of text amendments to the IDO as detailed in the Findings.

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

**Project #: 2019-003030, RZ: 2019-00067**

1. This is a request for a Zoning Map Amendment- Council to establish a new Character Protection Overlay Zone District, CPO-9, North 4<sup>th</sup> Street Corridor. The site contains properties on 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Streets north of Mountain Rd. NW and the Albuquerque City Limits.
2. The proposal is based on legislation authored by Council Services Staff and is known as City Council Resolution R-19-162 and was largely taken from the North 4<sup>th</sup> Corridor Plan. The EPC's task is to make a recommendation to the City Council regarding the proposed Character Protection Overlay. The City Council is the City's Zoning Authority and will make the final decision.
3. The Environmental Planning Commission (EPC) is hearing this case as a recommending body to the City Council. Pursuant to Subsection 14-16-6-7(D)(1)(a) of the Integrated Development because the request is to create or amend the text of a Character Protection Overlay zone, which are processed as part of a Zoning Map Amendment- Council pursuant to Subsection 14-16-6-7(G).
4. The proposed CPO-9 zone district includes Guadalupe Plaza (Activity Center) and the 4<sup>th</sup> St Main St Corridor as designated by the ABC Comp Plan, as amended.
5. The Albuquerque City Charter, the Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following, applicable Comprehensive Plan Goals and policies in regards to Community Identity:

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

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

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

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

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

GOAL 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1- Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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

7. The applicant has adequately responded pursuant to the Integrated Development Ordinance (IDO) Section 6-7(F)(3)-Review and Decision Criteria for Zoning Map Amendments, as follows:
  - A. Criterion A: Consistency with the City's health, safety, morals and general welfare is shown by demonstrating that a request furthers applicable Comprehensive Plan Goals and policies (and other plans if applicable) and does not significantly conflict with them. The required policy-based response demonstrates that the request would generally be consistent with a preponderance of applicable Goals and policies and not be in significant conflict with them. The subject site is located within both Areas of Change and Areas of Consistency and contains a Main Street Corridor, North 4th, and an Activity Center. Portions of the site also contain Premium Transit corridors. Main Street corridors, as designated by the ABC Comp Plan are intended to be lively, highly walkable streets lined with local-serving business. Main Streets are intended to have 1 – 4 story buildings, usually placed right up to the sidewalk. Fourth street historically has inadequate sidewalk widths, the current allowance for zero foot minimum setbacks in the MX-M zone allows for some development that imposes on the pedestrian environment. Although 4th Street is designated as a corridor, the intent of the Comprehensive Plan is to treat it as a linear center. The proposed zone change is generally consistent with applicable Goals and policies cited above. However, the applicant's justification does not expound on how applicable Comp Plan policies are furthered by this request.
  - B. Criterion B: The subject site is located wholly in an Area of Consistency. The changes in zoning regulations for the proposed CPO-9 boundary would add protections to serve appropriate transitions between the pedestrian environment and low-density residential zones to the more intense uses and zones along 4th St. The implementation of new development standards would be more advantageous to the community by moving closer to the policy intentions for Main Street Corridor areas as articulated in the ABC Comp Plan.
  - C. Criterion C: A different set of regulatory standards for the Main Street Corridor is more advantageous to the Community as articulated by the ABC Comp Plan by updating regulations could better implement the intention of the Comprehensive Plan.
  - D. Criterion D: The request does not propose regulation changes to any allowable uses and therefore would not create any additional harm to the community.
  - E. Criterion E: The City's existing infrastructure and public improvements will have adequate capacity to serve the development made possible by the change of zone (Criterion 1) because the subject site is already currently a developed area of the City. The updates to sidewalk infrastructure would also add infrastructure to the area that helps to fulfill ABC Comp Plan intentions for Main Street corridors.

- F. Criterion F: This request is to change or modify regulations for building massing, design standards, and right-of-way requirements and would apply to all properties in the CPO.
  - G. Criterion G: The request is not based primarily on economic considerations, it is based on fulfilling the policy intentions for designated Centers and Corridors in the ABC Comp Plan, as amended.
  - H. Criterion H: Establishing a new CPO would establish a “strip zone” that cannot be evaluated per the above criteria that address land use because the proposed CPO is design-oriented.
8. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 annual update.
- a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
  - b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
  - c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]
9. The regulations proposed for massing along 4th Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
- a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]
10. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).

11. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.
12. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.
13. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]
14. City Council staff held a facilitated public meeting in regards to this request. As of Staff writing, there were 3 letters from the public. One in support, and two public comments. (See attached).

***Recommendation – RZ-2019-00067, December 12, 2019***

***RECOMMEND APPROVAL of Project #: 2019-003030, RZ-2019-00067, a request for Zoning Map Amendment- Council for an alternative to creating a new CPO in the form of text amendments to the IDO detailed in the preceding Findings.***

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**Whitney Phelan  
Staff Planner**

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

(List to be compiled after final decision)

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## CITY OF ALBUQUERQUE AGENCY COMMENTS

### PLANNING DEPARTMENT

#### Long Range Planning

The Comprehensive Plan establishes and designates Main Street corridors that are more urban and walkable than other areas of Albuquerque. The Integrated Development Ordinance (IDO) implements this policy by allowing taller buildings by right, providing opportunities for building height bonuses in exchange for development that provides a public benefit, allowing zero-foot setbacks at the front property line, and requiring different building design standards for façades in these areas.

The proposed Character Protection Overlay (CPO) zone would modify citywide standards for building mass & scale, setbacks, and building design on 4th Street. Given that this area includes a Main Street, an Activity Center (Guadalupe Plaza), and Major Transit corridors, and that a majority of this area is an Area of Change, the proposed CPO seems to be out of alignment with the applicable goals and policies of the Comp Plan.

One of the considerations in creating a new CPO is whether the standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions might exist elsewhere in the City and need the same regulatory intervention and benefit from the same regulatory approach to improve or protect the existing or desired condition. The other designated Main Street corridors include Broadway, San Pedro, Bridge, and Central. Citywide regulations, even those that apply only in certain areas such as Main Streets, are implemented and enforced more easily and consistently than overlay zones or regulations for small areas. In adopting new regulations, not only must the vision of the Comp Plan be furthered, the City's ability to enforce them should be a primary consideration. If the regulations proposed for 4th Street would actually benefit other Main Street areas, City Council should first consider whether to adopt these rules to apply in all Main Street areas.

The IDO sets out criteria for the creation of new CPOs in Section 3-4(A); the most applicable is the first criteria "Have recognized neighborhood identity and character." The proposed regulations are intended to create a different character than what currently exists and different from what was envisioned and allowed by the prior Corridor Plan. In light of this, Long Range recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design.

The proposed CPO reduces building heights and increases setbacks along the Corridor. The proposed changes are intended to provide a less jarring transition between the existing low-slung buildings on the corridor and the taller buildings that were first intended and allowed through the North 4th Street Corridor Plan. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas. By imposing limitations on building height and removing any height bonuses, the Comp Plan's strategy of directing growth where it is most appropriate would be undermined, but perhaps in service of a different conception of what a Main Street area should be. One consequence of this change in strategy may be to increase development pressures on nearby existing residential neighborhoods by limiting the amount of growth that can be accommodated in the designated Corridor area.

If the City wants Main Street areas to have lower building heights than allowed by the IDO, it might make more sense to replace Main Street corridors with Major Transit corridors as the appropriate areas for receiving taller building heights and optional height bonuses for workforce housing and structured parking. Major Transit corridors are aligned with locations that the City plans to improve transit service, and as such, may have an even stronger connection to allowing taller buildings and workforce housing incentives. Long Range recommends considering whether the reduced building heights in this Main Street area should be applied to all Main Street areas as a citywide approach.

The increased setbacks recognize that the existing sidewalks on 4th Street and the constrained right-of-way pose challenges to the intended pedestrian-oriented regulations associated with Main Streets in the IDO. The proposed 10-foot setback would allow for additional pedestrian amenities and the required street trees to be provided in front of the building. However, new development is typically required to dedicate any additional right-of-way needed for the future road cross sections, so these elements could and should be accommodated in the public right-of-way, making this proposed change unnecessary if it is only meant to rectify existing conditions. If the same conditions exist in other Main Street areas, and the City wants to address those conditions with a consistent approach, then the proposed regulations should be added to Section 5-1 to apply to all mixed-use zones in Center and Corridor areas that allow a zero-foot setback where the sidewalk is less than 10 feet wide.

Related to this proposal is the updated Development Process Manual (DPM) that incorporates recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancements in those areas.

In the IDO Annual Update Staff Report dated October 10, 2019, the Planning Department suggested applying the building design elements proposed for 4th Street citywide in appropriate Center and Corridor areas, thereby making some of the proposed standards unique to a new North 4th Street CPO unnecessary.

Similarly, Long Range recommends considering whether the proposed setbacks, limits on building height bonuses, or massing regulations should be applied all Main Street areas as a citywide approach.

If any of the proposed regulations only apply to 4th Street, and Council agrees that they are appropriate to enhance and protect 4th Street corridor, then it makes sense to adopt them either as small area regulations in the relevant IDO section or, if most or all of the proposed regulations are to be adopted, as a CPO zone.

#### Recommended Findings

1. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 IDO annual update.
  - a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
  - b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
  - c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]
2. The regulations proposed for massing along 4th Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
  - a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4th Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]
3. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).
4. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.

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

6. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]

**Zoning/Code Enforcement**

*Metropolitan Redevelopment*

CITY ENGINEER

*Transportation Development*

*Hydrology*

*New Mexico Department of Transportation (NMDOT)*

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

*Transportation Planning*

*Traffic Engineering Operations*

*Street Maintenance*

WATER UTILITY AUTHORITY

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

*Planning and Design*

*Open Space Division*

*City Forester*

POLICE DEPARTMENT/PLANNING

SOLID WASTE MANAGEMENT DEPARTMENT

TRANSIT DEPARTMENT

ABQ Ride has the following comment on the North Fourth Character Protection Overlay (Project # 2019-003030): "ABQ RIDE has no objection to the basis of the North Fourth Street Character Preservation Overlay. However, we are concerned that the changes, if applied broadly as proposed in Condition of Approval #26, might chip away at the narrow edge of viability and affordability of mixed-use transit-oriented developments that we believe will help to revitalize or enhance the City's transit corridors and centers."

FIRE DEPARTMENT

***COMMENTS FROM OTHER AGENCIES***

ALBUQUERQUE PUBLIC SCHOOLS

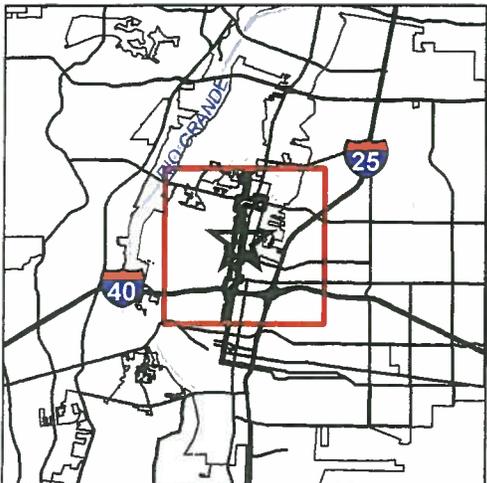
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comments.

MID-REGION COUNCIL OF GOVERNMENTS (MRCOG)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT



# IDO ZONING MAP

Note: Gray shading indicates County.



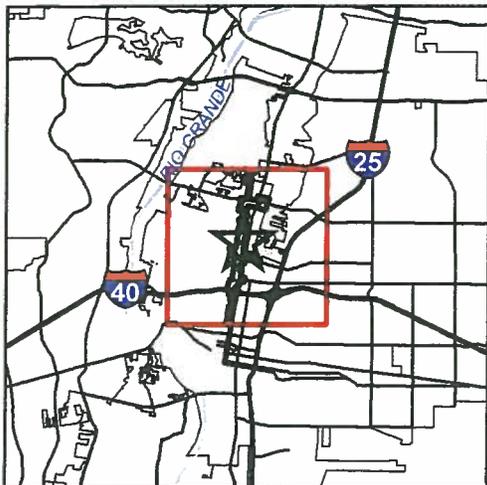
1 inch = 2,600 feet

Hearing Date:  
12/12/2019

Project Number:  
PR-2019-003030

Case Numbers:  
RZ-2019-00067

Zone Map Page:  
E14,15,F14,15,G14,H14,J14



# OLD ZONING MAP

Note: Gray shading indicates County.



1 inch = 2,600 feet

Hearing Date:

12/12/2019

Project Number:

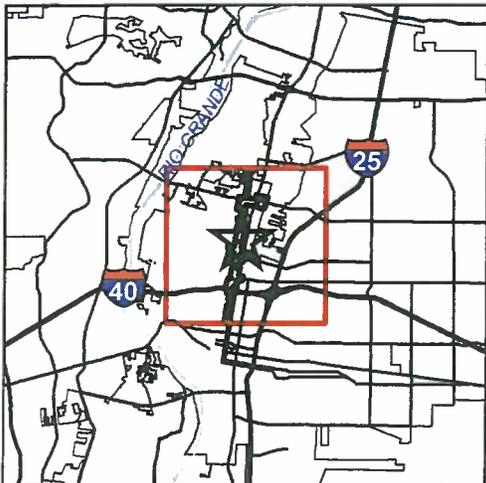
PR-2019-003030

Case Numbers:

RZ-2019-00067

Zone Map Page:

E14,15,F14,15,G14,H14,J14



# LAND USE MAP

Note: Gray shading indicates County.

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

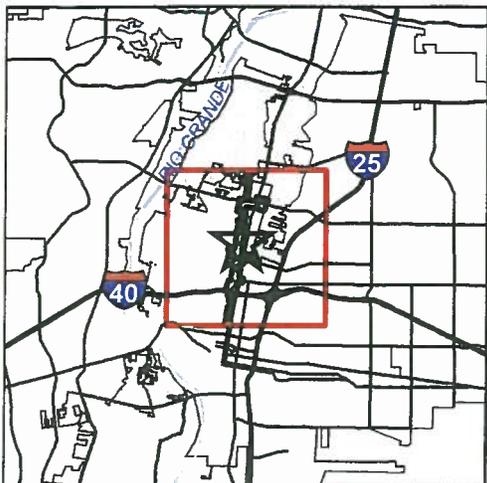


1 inch = 2,600 feet

Hearing Date:  
12/12/2019

Project Number:  
PR-2019-003030  
Case Numbers:  
RZ-2019-00067

Zone Map Page:  
E14,15,F14,15,G14,H14,J14



# HISTORY MAP

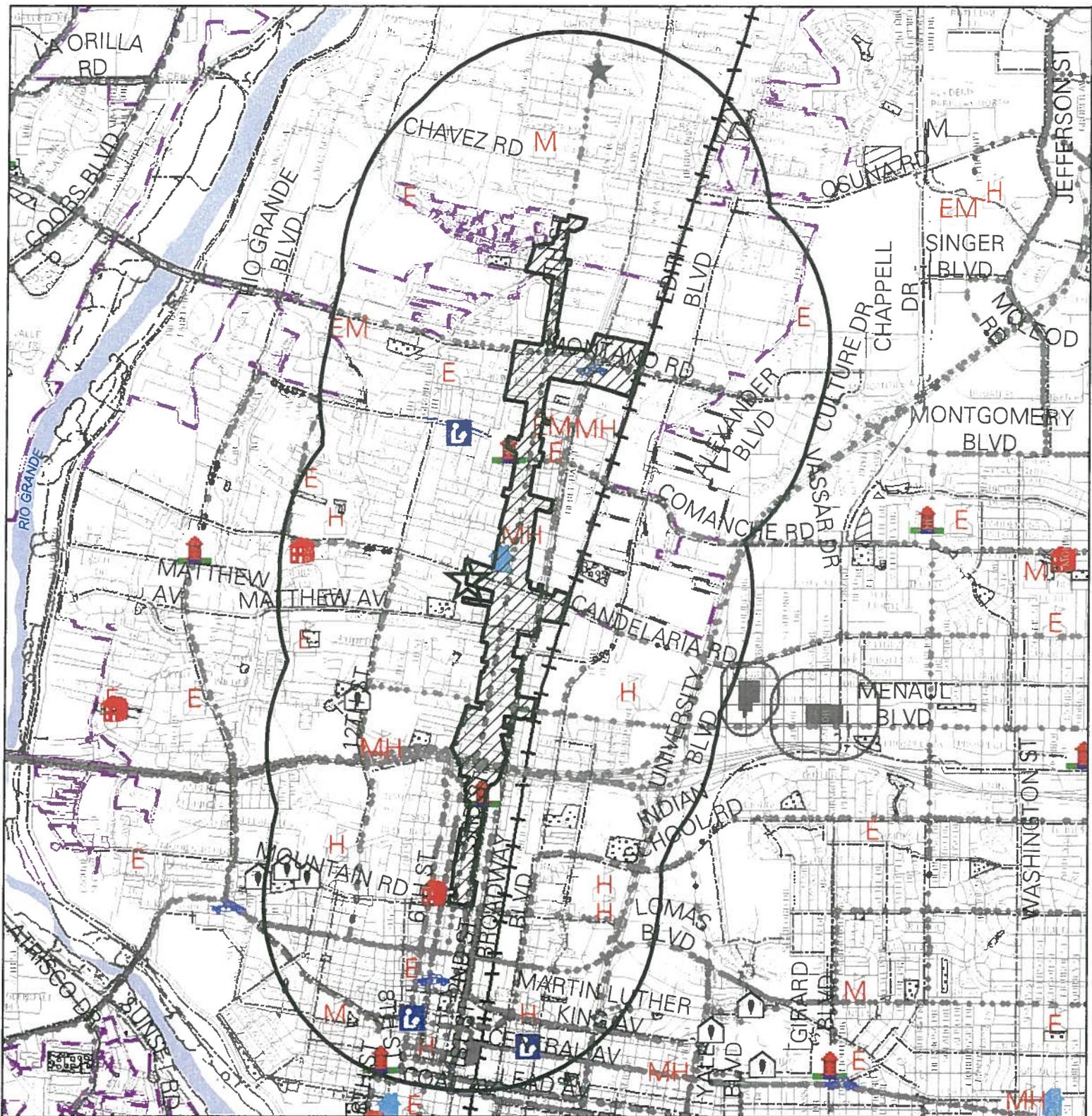
Note: Gray shading indicates County.



1 inch = 2,600 feet

Hearing Date:  
12/12/2019  
Project Number:  
PR-2019-003030  
Case Numbers:  
RZ-2019-00067

Zone Map Page:  
E14,15,F14,15,G14,H14,J14



## Public Facilities Map with One-Mile Buffer

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



## HISTORY

**CITY of ALBUQUERQUE  
NINETEENTH COUNCIL**

COUNCIL BILL NO. R-09-12 ENACTMENT NO. R. 2010.050

SPONSORED BY: Debbie O'Malley

1 RESOLUTION  
2 ADOPTING THE NORTH 4<sup>TH</sup> STREET CORRIDOR PLAN AS A RANK 3 PLAN;  
3 FOR THE AREA BORDERED GENERALLY BY THE CITY LIMIT ON THE NORTH,  
4 THE RAILROAD TRACKS ON THE EAST, MOUNTAIN ROAD ON THE SOUTH  
5 AND 5<sup>TH</sup> STREET ON THE WEST AND ESTABLISHING OVERLAY ZONE  
6 DISTRICTS INCLUDING THE NORTH FOURTH MIXED USE DISTRICT, THE  
7 NORTH FOURTH TRANSIT ORIENTED DEVELOPMENT DISTRICT AND THE  
8 NORTH FOURTH INFILL DEVELOPMENT DISTRICT AND THE LOS ALAMOS  
9 ADDITION HISTORIC DISTRICT.

10 WHEREAS, the City Council, the Governing body of the City of  
11 Albuquerque, enacted R-05-242 which called for the creation of a plan for the  
12 area encompassing what is now referred to as the North Fourth Street Rank III  
13 Corridor Plan ("the Plan"); and

14 WHEREAS, the City Council enacted F/S R-07-338 that adopted interim  
15 design regulations pending the completion of the Plan and prohibited certain  
16 development approvals in the area if the interim design standards were not met  
17 and the Council has subsequently extended the effective period by enacting R-  
18 09-118; and

19 WHEREAS, there were numerous meetings prior to the Environmental  
20 Planning Commission's recommendation of the Plan (Project # 1004928/06EPC-  
21 00767) to the City Council; and

22 WHEREAS, the Plan was jointly developed by the North Fourth Street  
23 Merchants Association and representatives of the North Valley neighborhood  
24 associations; and

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1       **WHEREAS, the area represented by the Plan is a key element in the overall**  
2 **economic and community revitalization efforts by the City of Albuquerque to**  
3 **promote neighborhood stabilization; and**

4       **WHEREAS, the Environmental Planning Commission, in its advisory role**  
5 **on all matters relating to Planning Zoning and Environmental Protection, held a**  
6 **public hearing on February 12, 2009 with respect to adoption of the Plan and**  
7 **voted (5-1) to recommend approval of the Plan to the City Council subject to**  
8 **recommendations, Findings and Conditions of Approval; and**

9       **WHEREAS, the Plan uses a modified form-based approach and creates four**  
10 **new overlay zone districts which regulate building form and articulation; and**

11       **WHEREAS, the new overlay zone districts are the following:**

12               **1. North Fourth Mixed Use (NFMXD) District: the NFMXD is designed**  
13 **as a pedestrian scale, principally commercial development area that is integral**  
14 **to a mixed use neighborhood. The NFMXD is located in two areas; parcels**  
15 **generally on either side of 4<sup>th</sup> Street beginning at Phoenix Avenue NW to Natalie**  
16 **Avenue NW consisting of primarily C-2 and C-3 zoned properties and the**  
17 **second area north of Montano NW along Fourth Street to the City limits**  
18 **consisting of a mix of C-2, C-1, O-1 and parcels categorized as Residential-**  
19 **Agricultural.**

20               **2. North Fourth Transit Oriented Development (NFTOD) District: the**  
21 **NFTOD is designed for the major transit areas of the corridor. The NFTOD is**  
22 **located in two areas; generally parcels on either side of 4<sup>th</sup> Street from Mountain**  
23 **Road to Phoenix Avenue NW. The East/West traffic intersections of I-40 and**  
24 **Menaul NW are contained within the District. The second area is found**  
25 **generally along 4<sup>th</sup> Street from Berry Road NW north past Montano Road and**  
26 **east along Montano Road to the Railroad tracks consisting of a C-2, M-1, and M-**  
27 **2.**

28               **3. North Fourth Infill Development (NFID) District(s): the NFID is**  
29 **designed as a buffer and provides a standard to encourage the context**  
30 **sensitive development of empty lots or the redevelopment of sites in**  
31 **substantially built up areas. The Districts are found in three areas; the first is**  
32 **generally on either side of Candelaria Road NW from 4<sup>th</sup> Street to 7<sup>th</sup> Street NW.**  
33 **The second area is generally east of the Harwood Lateral from Delamar Avenue**

1 NW to Sanchez Road NW. The third area is west of the Gallegos Lateral  
2 generally from Hendrix NW to Sanchez Road NW.

3           4. Los Alamos Addition Historic Area LAAHD District: The LAAHD is  
4 designed to establish commercial and mixed-use land uses as well as building  
5 forms that are compatible with the area of 4<sup>th</sup> Street adjacent to the Los Alamos  
6 neighborhood. The uses allowed in this district are at a neighborhood scale and  
7 will serve the residents and commercial property owners on the east side of 4<sup>th</sup>  
8 Street between Gene and Alamosa Streets. The standards are intended to  
9 create a safe pedestrian scale environment along 4<sup>th</sup> Street, orient buildings  
10 toward the public right of way and maintain clear separation between  
11 commercial and mixed uses and residential areas.

12           WHEREAS, the City's Environmental Planning Commission (EPC) held a  
13 public hearing with respect to the adoption of the Plan. The EPC voted (5-1) to  
14 recommend approval of the Plan to the City Council and thus sent the Plan with  
15 recommendations, findings and conditions.

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

18           SECTION 1. The City Council makes the following findings:

19           1. The North Fourth Street Corridor Plan Overlay Zone supports the  
20 policies listed in the adopted Comprehensive Plan including policies listed  
21 herein. Specifically, the Plan is in compliance with applicable land use goals  
22 and policies for Established Urban Areas as follows:

23           A. Policy II.B.5.a. of the Comprehensive Plan states: "The  
24 Developing Urban and Established Urban Areas as shown by the Plan map shall  
25 allow a full range of urban land uses, resulting in an overall gross density up to  
26 5 dwelling units per acre." The Corridor Plan implements the policy by providing  
27 a variety of zones that allow for residential, commercial or mixed use, and  
28 utilitarian building forms.

29           B. Policy II.B.5.d. of the Comprehensive Plan states: "The  
30 location, intensity and design of new development shall respect existing  
31 neighborhood values, natural environmental conditions and carrying capacities,  
32 scenic resources, and resources of other social, cultural, recreational concern."

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1 The newly created zones in the Corridor Plan are tailored to promote economic  
2 vitality and stable land uses while respecting the existing development

3 C. Policy II.B.5.e. of the Comprehensive Plan states: "New  
4 growth shall be accommodated through development in areas where vacant  
5 land is contiguous to existing or programmed urban facilities and services and  
6 where the integrity of existing neighborhoods can be ensured." The Corridor  
7 Plan area is fully served with urban infrastructure, and new developments will  
8 add to the efficiency of these services.

9 D. Policy II.B.5.h. of the Comprehensive Plan states:  
10 "Higher density housing is most appropriate in designated Activity Centers, in  
11 areas with excellent access to the major street network, in areas where a mixed  
12 density pattern is already established, and in areas where a transition is needed  
13 between single-family homes and much more intensive development." The  
14 NFTOD, NFMXD, and NFID districts allow for higher density housing, which is  
15 appropriate to the corridor.

16 E. Policy II.B.7.a. of the Comprehensive Plan states:  
17 "Existing and proposed Activity Centers are designated by a Comprehensive  
18 Plan map where appropriate to help shape the built environment in a  
19 sustainable development pattern, create mixed use concentrations of  
20 interrelated activities that promote transit and pedestrian access both to and  
21 within the Activity Center, and maximize cost-effectiveness of City services."  
22 Further, policy II.B.7.i. states: "Multi-unit housing is an appropriate use in  
23 Neighborhood, Community and Major Activity Centers." The NFTOD, NFMXD,  
24 NFID and LAAHD districts allow for a mix of multi-family, residential and non-  
25 residential uses.

26 F. Policy II.B.5.k. of the Comprehensive Plan states: "Land  
27 adjacent to arterial streets shall be planned to minimize harmful effects of  
28 traffic; livability and safety of established residential neighborhoods shall be  
29 protected in transportation planning and operation." In addition, policy II.B.5.l.  
30 states: "Quality and innovation in design shall be encouraged in all new  
31 development; design shall be encouraged which is appropriate to the Plan  
32 area." Design standards contained in the Corridor Plan will control uses and are  
33 intended to promote a quality environment by the incorporation of design

1 elements for buildings and sites and the encouragement of a pedestrian  
2 environment.

3       **SECTION 2. The City Council makes the following findings as to**  
4 **compliance with R-270-1980 for zone changes with respect to each of the four**  
5 **new overlay zones:**

6               **1. The North Fourth Street Corridor Plan proposes a new Overlay**  
7 **Zone in four new zoning categories. The following Analysis of Resolution 270-**  
8 **1980 (Policies for Zone Map Change Applications) shows that the proposed**  
9 **zoning is justified.**

10               **A. A proposed zone change must be found to be**  
11 **consistent with the health, safety morals and general welfare of the city. The**  
12 **proposed Overlay Zone for the North Fourth Street Corridor is found to be**  
13 **consistent with the health, safety and general welfare of the City: It gives**  
14 **property owners flexibility in the types of uses and buildings they can place on**  
15 **their properties. That flexibility creates a better chance that**  
16 **development/redevelopment will occur in the near future and supports the**  
17 **economic vitality of the area. Current economic conditions are likely to slow**  
18 **investment in development and redevelopment of the North Fourth Street**  
19 **Corridor. With the exception of projects currently underway, it is unlikely that**  
20 **substantial new development will take place until credit markets are stable and**  
21 **confidence returns to the commercial and residential real estate market.**

22               **B. Stability of land use and zoning is desirable; therefore,**  
23 **the applicant must provide a sound justification for the change. The burden is**  
24 **on the applicant to show why the change should be made, not on the City to**  
25 **show why the change should not be made. While the economic and financial**  
26 **health of the North Fourth Street Corridor varies along its 4 1/2 mile length,**  
27 **there are several areas that are struggling to maintain viable commercial**  
28 **activity. In this context, the Overlay Zone offers stability to the corridor by**  
29 **expanding the range and mix of residential, mixed-use and transit-oriented uses**  
30 **to support and take advantage of the expanding, multi-modal forms of**  
31 **transportation along Fourth Street. Additionally, to respond specifically to the**  
32 **timing and demands of the market, the development or redevelopment of**  
33 **properties using the new Overlay Zone is at the discretion of property owners.**

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1 However, the Overlay Zone will regulate development through the building  
2 permit process when the following conditions are present:

- 3 1. Construction of a replacement building after voluntary  
4 demolition of existing buildings.
- 5 2. Construction of new buildings on a vacant parcel.
- 6 3. Commencement of a new use that is permissible under  
7 the Overlay Zone but was not permissible on that parcel before the Plan's  
8 adoption.
- 9 4. Change to new Conditional Use under existing zoning  
10 that was not being employed on that parcel before the Plan's adoption. There is  
11 broad community support to adopt and implement the Plan. This resulted from  
12 strong representation on the merchants' and residents' negotiating teams as  
13 well as robust communication during the mediated negotiations held from  
14 September 11<sup>th</sup>, 2007 to December 10<sup>th</sup>, 2007. In addition leaders from both the  
15 merchants' and residents' negotiating teams guided the consultants in rewriting  
16 the June 2006 Corridor Plan over the subsequent six months. The Plan received  
17 supportive and positive feedback during an Open House held on August 19,  
18 2008 at the Los Griegos Community Center. The plan received further support  
19 and positive feedback at a community meeting held on December 10, 2009.

20 C. A proposed change shall not be in significant conflict with  
21 adopted elements of the Comprehensive Plan or other City master plans and  
22 amendments thereto including privately developed area plans, which have been  
23 adopted by the City. The North Fourth Street Corridor Plan furthers applicable  
24 goals and policies of the Comprehensive Plan and promotes a better-served  
25 community: It allows building placement closer to North Fourth Street and  
26 promotes multi-modal transportation. The use of a form-based approach for  
27 building types and establishment of specific design standards ensures quality  
28 and innovation in design, ensures compatibility between residential and non-  
29 residential uses, and provides a balanced circulation system with safe and  
30 convenient pedestrian activity. The following citations show that corridor plan is  
31 not in significant conflict with adopted elements of the Comprehensive Plan or  
32 other City master plans and amendments. The Albuquerque/Bernalillo County  
33 Comprehensive Plan and the Planned Growth Strategy guide the future

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1 development of the Albuquerque Urban Area. The envisioned development and  
2 redevelopment of the Plan and Overlay Zone are in compliance with the policies  
3 in these planning documents. Applicable policies from the Comprehensive Plan  
4 include: The Comprehensive Plan sets goals and strategies to implement  
5 Activity Centers: “[Activity Centers]... expand and strengthen concentrations of  
6 moderate and high-density mixed land use and social/economic activities which  
7 reduce urban sprawl, auto travel needs, and service costs, and which enhance  
8 the identity of Albuquerque and its communities. A technique for implementing  
9 Activity Centers is to “review Zoning and ordinances for revisions necessary to  
10 facilitate private development and redevelopment of mixed-use concentrations  
11 of housing and employment that supports transit and pedestrian activity.” The  
12 use of the form based Overlay Zone results in implementing the Comprehensive  
13 Plan’s policy on Activity Centers. As stated in the Supplemental Staff Report,  
14 the NFMXD and NFTOD districts in the Overlay Zone support the creation of  
15 multi-use Activity Centers and will promote ongoing public/private cooperation  
16 necessary for private market conditions that support the development and  
17 functioning of Activity Centers. Further, policy B7j states: “The City will  
18 structure capital expenditures and land use regulations in support of creating  
19 multi-use Activity Centers, and will promote ongoing public/private cooperation  
20 necessary for private market conditions that support the development and  
21 functioning of Activity Centers.” The Planned Growth Strategy intends to  
22 achieve the following objective, which is stated in Volume 2, page 4, of the  
23 Preferred Alternatives: “Planned neighborhoods [that] have close proximity to  
24 activity centers that contain businesses that serve basic needs...; be  
25 pedestrian, bicycle, and transit friendly; be located close to employment  
26 opportunities; include a mix of housing types and densities; and incorporate a  
27 satisfying mix of housing types and densities; and incorporate a satisfying built  
28 environment brought about through visually pleasing structures, landscaping,  
29 and physical identity.” In the NFMXD and NFTOD districts, the Plan encourages  
30 a mix of moderate and high-density housing along with commercial, office and  
31 related uses. In Section IV, the Plan promotes pedestrian, bicycle and transit  
32 friendly conditions. By utilizing a form based code, the NFMXD and the NFTOD  
33 districts, together with the NFID and LAAHD districts, incorporate building

1 forms that are visually pleasing and fit the context for redevelopment along the  
2 corridor. The North Valley Area Plan (adopted by R-255, Enactment No. 60-1993)  
3 guides planning and regulatory actions in the plan area, including corridor  
4 plans. Two of the applicable policies from the area plan include the following:  
5 Page 8-2f of the North Valley Area Plan states: "Undertake a planning process  
6 for areas of Mid-North Valley East and Mid-North Valley West to address land  
7 use conflicts, nonconforming uses, redevelopment of vacant land, affordable  
8 housing, transportation, streetscape improvements, cultural sites and other  
9 issues." Page 9-3c of the North Valley Area Plan states: "Promote commercial  
10 development and redevelopment of existing commercially zoned properties."

11 D. The applicant must demonstrate that the existing zoning is  
12 inappropriate because;

13 1. There was an error when the existing zone map pattern was  
14 created, or

15 2. Changed neighborhood or community conditions justify the  
16 change, or

17 3. A different use category is more advantageous to the  
18 community, as articulated in the Comprehensive Plan or other City master plan,  
19 even though (1) or (2) above do not apply. As per policy D (2): The proposed  
20 Overlay Zone in the Plan is justified by "changed neighborhood or community  
21 conditions" as described below for each of the new zones: Neighborhood and  
22 community conditions along North Fourth Street are significantly different from  
23 the conditions that existed when the City approved the existing zoning over fifty  
24 years ago. The zoning that the City of Albuquerque put in place for North Fourth  
25 Street during the 1960s reflected early development conditions and community  
26 connections, particularly the patterns and conditions that existed in the late  
27 1980s. Historically, North Fourth Street had served as a transportation route that  
28 connected Albuquerque to Santa Fe and other towns. During the 1950s, the  
29 agriculture and housing that bordered the street became interspersed with  
30 commercial businesses, many of which catered to automobile traffic. The street  
31 became an eclectic mix of businesses serving local, citywide, and regional  
32 market demands. Later in the 1960s, market conditions changed significantly  
33 when the freeway system drew much of the commercial development to malls

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1 sited in the Northeast Heights. The freeways also displaced the out-of-state  
2 traffic from North Fourth. Many businesses, such as motels, gas stations, and  
3 restaurants that had depended on travelers for their primary customer base, lost  
4 a substantial share of their markets. With the rapid growth of the West Mesa  
5 since the 1980s, much of Albuquerque's new development has shifted west of  
6 the Rio Grande. As a result, development near and along North Fourth Street  
7 has slowed, although drivers commuting to and from the West Side discovered  
8 the corridor as a commuting route. Simultaneously, other commercial and retail  
9 development has provided fierce competition for many small businesses. These  
10 market changes over the past five decades have resulted in some businesses  
11 along the corridor surviving, some making a transition and others going out of  
12 business. This has resulted in underutilized property in many locations along  
13 the Corridor with a mixed pattern of old, new, vacant and redeveloped  
14 properties.

15 **North Fourth Transit Oriented Development (NFTOD) District:**

16 The NFTOD is designed for the major transit areas of the corridor. Two NFTOD  
17 areas are designated within the corridor boundary. Generally, the first District  
18 covers parcels on either side of Fourth Street beginning at Mountain Road NW  
19 to Phoenix Avenue NW. East/West traffic intersections of I-40 and Menaul NW  
20 are contained within the District. Community conditions in the first NFTOD  
21 area, especially south of the freeway, are conducive for revitalization and  
22 transit-oriented neighborhood scale commercial development. The streetscape  
23 includes buildings from the 1940s and 1950s that create a continuous façade of  
24 storefronts and provide community establishments. While the sidewalks are in  
25 need of repair and must be ADA compliant, the scale of the street and the  
26 buildings are appropriate for pedestrian amenities and activities. In the area  
27 north of the freeway to Phoenix Ave, near Menaul, the street widens into four  
28 lanes and accommodates large commercial activities, like the Menaul  
29 Marketplace and other strip commercial development set back from the road.  
30 Older buildings are interspersed and located close to the street. Conditions in  
31 the area have changed sufficiently to allow new development to include higher  
32 densities, including mixed uses and housing. Together with an enhanced  
33 streetscape and pedestrian amenities, it is possible to create a vital living and

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1 working neighborhood. The NFTOD District encourages this type of  
2 revitalization to occur. The second NFTOD area in the Montano and Fourth area  
3 at Berry Road, extending along Montano Road to the Rail Road tracks, is  
4 intended to support new development, especially related to development from a  
5 planned transit station. Property in this area includes the intense commercial  
6 activity at Montano and Fourth Street as well as auto related commercial uses  
7 and fast food services south of Montano. These conditions set the stage for  
8 increasing the intensity and mix of uses over time, as the area becomes more  
9 transit oriented and accessible. The area around the railroad tracks is  
10 dominated by large warehousing, repair and storage uses.

11 **North Fourth Mixed Use Development (NFMXD) District:**

12 The NFMXD is designed as a pedestrian scale, principally commercial  
13 development area that is integral to a mixed-use neighborhood. Two NFMXD  
14 areas are designated within the corridor boundary. Generally, the first area  
15 covers parcels on either side of Fourth Street beginning at Phoenix Avenue NW  
16 to Natalie Avenue NW. Conditions in the area from Phoenix to Natalie include  
17 vacant lots, building set back from the street, auto-oriented repairs and  
18 recycling businesses and large and small commercial activities. The area  
19 contained vital economic activity but has transformed from small-scale historic  
20 roadside auto uses of the 1950s and 1960s to large commercial and  
21 construction related businesses. The properties were assembled over time,  
22 from small lots to larger properties accommodating car sales and heavier  
23 commercial uses. As some of the business died out, some of the land has  
24 become underutilized and is prime for redevelopment. The second area begins  
25 generally north of Montano NW along Fourth Street to the City Limits near  
26 Camino Espanol NW. In the second NFMXD area the commercial property is  
27 close to residential areas and the residents have expressed a desire to make the  
28 area safer and more accessible for pedestrians as well as less congested with  
29 traffic. Sidewalks are non-existent in some places and partially complete in  
30 others, so vehicles cross the pedestrian way. In some places there is no curb or  
31 landscaping to separate commercial from vehicular or residential uses.

32 **North Fourth Infill Development (NFID) District.**

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1 The NFID serves as a buffer and provides a standard to encourage the context-  
2 sensitive development of empty lots or the redevelopment of sites in  
3 substantially built up areas. The NFID District is found in four areas with the  
4 corridor boundaries. The first is generally either side of Candelaria Road NW  
5 from Fourth Street to 7<sup>th</sup> Street NW. The second area is generally east of the  
6 Harwood Lateral from Delamar Avenue NW to Sanchez Road NW. The third area  
7 is west of the Gallegos Lateral generally from Hendrix NW to Sanchez Road NW,  
8 and the fourth area is generally along Pauline Street NW from Gene NW to  
9 Guadalupe Trail NW. Areas that have been designated as potential for the North  
10 Fourth Infill Development District have generally changed over time from  
11 commercial or vacant land to properties that contain higher density residential  
12 apartments or condominiums. Over time, the land has become more valuable  
13 and amenable to multi-family development and creates the opportunity for a  
14 transition from commercial or other mixed uses to neighborhood scale  
15 development. In some of the areas, there are under-utilized properties or  
16 segments of street frontage with lots that may accommodate future infill of  
17 residential uses. The key in these areas is to provide a transition in density and  
18 intensity of uses so that new infill development buffers the neighborhood from  
19 more intense commercial development. Design and development in the NFID  
20 areas is intended to be sensitive to the surrounding development and act as a  
21 buffer between residential uses and other commercial and mixed use  
22 development along the corridor. The places identified in the district either  
23 currently function in this way or could in the future. As per policy D (3): The  
24 proposed zoning in the North Fourth Street Corridor Plan is "more  
25 advantageous to the community" as described below for each of the  
26 Development Districts:

27 **NFMXD**

28 This district promotes a different approach to development. The prescribed  
29 building forms accommodate a greater range of mixed uses than those allowed  
30 under traditional commercial zoning. The mixed uses in the NFMXD Overlay  
31 District give greater flexibility to the property owner and increase the likelihood  
32 that redevelopment will occur. Further, the added flexibility will make it possible

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1 for property owners to fit the scale of the development to the community and  
2 the adjacent properties.

3 **NFTOD**

4 This district promotes development that is pedestrian oriented, accommodates  
5 an expanded range of uses, and enhances an intensifying urban destination.  
6 Inclusion of this transit-oriented development zone is integral to the  
7 community's vision for North Fourth Street and furthers applicable goals and  
8 policies of the Comprehensive Plan by leveraging transportation-related  
9 services to promote and encourage redevelopment. The current use of transit  
10 (and future increase) coupled with increased development of mix of uses  
11 presents an opportunity to promote North Fourth Street as a commercial/transit  
12 corridor. The district recognizes the transportation-oriented development near  
13 the freeway and anticipates it in the vicinity of the future Railrunner Station. An  
14 additional advantage to the community is that this district may attract new  
15 businesses that depend on excellent transportation access.

16 **NFID**

17 The North Fourth Infill Development District provides a buffer between the  
18 mixed-use development and the residential neighborhoods that border the  
19 corridor and is important to realizing the community's vision for the corridor.  
20 This district would allow only limited residential and certain commercial (flex  
21 building) and utilitarian (civic or institutional building) building forms. Thus, this  
22 district would increase the range of allowable land uses and is therefore  
23 advantageous to the community.

24 **LAHD**

25 Los Alamos Addition Historic Area District is designed to establish commercial  
26 and mixed-use land uses as well as building forms that are compatible with the  
27 area of 4<sup>th</sup> Street adjacent to the Los Alamos neighborhood. The uses allowed  
28 in this district are at a neighborhood scale and will serve the residents and  
29 commercial property owners on the east side of 4<sup>th</sup> Street between Gene and  
30 Alamosa Streets. The standards are intended to create a safe pedestrian scale  
31 environment along 4<sup>th</sup> Street, orient buildings toward the public right of way and  
32 maintain clear separation between commercial and mixed uses and residential  
33 areas.

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1 E. A change of zone shall not be approved where some of the  
2 permissive uses in the zone would be harmful to adjacent property, the  
3 neighborhood or the community. The following paragraph is universally  
4 applicable to areas covered by the Overlay Zone in the Plan. Thus, it is stated  
5 once and applies to all new districts (NFTOD, NFMXD, NFID, and LAAHD): The  
6 districts provide certainty regarding future development by regulating building  
7 types and frontage types and excluding certain "noxious" uses. These  
8 regulations will assure compatibility of adjacent uses and prevent harm to  
9 adjacent properties. The districts have been carefully mapped and negotiated to  
10 reasonably ensure that no harm to adjacent property will occur.

11 F. A proposed zone change which, to be utilized through land  
12 development, requires major and un-programmed capital expenditures by the  
13 City may be:

- 14 1. Denied due to lack of capital funds, or
- 15 2. Granted with the implicit understanding that the City is not  
16 bound to provide the capital improvements on any special schedule. The  
17 following paragraph is universally applicable to areas covered by the Overlay  
18 Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and  
19 applies to all new districts (NFTOD, NFMXD, NFID and LAAHD): The corridor  
20 plan will focus the city by planning capital authorization through priorities  
21 including a capital improvements list for projects that are intended to enhance  
22 the area. Consistent with the qualification in 2 above, these projects are public  
23 investments to be made to increase the functionality of the area and to make  
24 private investment in the area more desirable by private property owners. City  
25 staff will request funding from the Capital Improvements Program, General  
26 Obligation bonds as well as other state and federal revitalization programs.

27 G. The cost of land or other economic considerations pertaining to the  
28 applicant shall not be the determining factor for a change of zone. The  
29 following paragraph is universally applicable to areas covered by the Overlay  
30 Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and  
31 applies to all new districts (NFTOD, NFMXD, NFID and LAAHD ): The City is  
32 interested in guiding the area's development and keeping the area an  
33 economically viable part of the community. The area's commercial development

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1 serves the local community as well as acts as a regional market serving  
2 downtown, the Northeast and Southeast Heights, and the developing West Side.  
3 The proposed changes will help to stabilize the North Fourth Street corridor by  
4 enabling a mix of both residential and commercial development.

5 H. Location on a collector or major street is not in itself sufficient  
6 justification of apartment, office, or commercial zoning. The following  
7 paragraph is universally applicable to areas covered by the Overlay Zone in the  
8 North Fourth Street Corridor Plan. Thus, it is stated once and applies to all new  
9 districts: NFTOD, NFMXD, NFID and LAAHD. The City has already designated  
10 North Fourth Corridor a transit corridor. The current use of transit (and the  
11 future increase of bus and rapid transit lines) coupled with increased  
12 development of a mix of uses presents an opportunity to promote North Fourth  
13 Street as a commercial/transit corridor. The modified form-based code  
14 promotes construction of prescribed building forms and corresponding facades  
15 accommodate an expanded range of mixed-uses than those allowed under  
16 traditional commercial zoning.

17 I. A zone change request, which would give a zone different from  
18 surrounding zoning to one small area, especially when only one premise is  
19 involved, is generally called a "spot zone." Such a change of zone may be  
20 approved only when;

21 1. The change will clearly facilitate realization of the  
22 Comprehensive Plan and any applicable adopted sector development plan or  
23 area development plan, or

24 2. The area of the proposed zone change is different from  
25 surrounding land because it could function as a transition between adjacent  
26 zones; because the site is not suitable for the uses allowed in any adjacent zone  
27 due to topography, traffic, or special adverse land uses nearby; or

28 3. Because the nature of structures already on the premises  
29 make the site unsuitable for the uses allowed in any adjacent zone. The

30 following paragraph is universally applicable to areas covered by the Overlay  
31 Zone in the North Fourth Street Corridor Plan. Thus, it is stated once and  
32 applies to all new districts (NFTOD, NFMXD, NFID and LAAHD ): The Overlay  
33 Zone is comprehensive in covering the entire corridor, and it treats all property

1 owners equally in its application. The Overlay Zone precludes "spot zoning."  
2 The Plan's Overlay Zone covers an area that is greater than 4 1/2 miles in length.  
3 It provides a comprehensive approach for development and revitalization of the  
4 area. The Plan expands categories of appropriate uses through new allowable  
5 building forms as identified in each district, and the Overlay Zone implements  
6 policies contained in the Comprehensive Plan, the North Valley Area Plan, and  
7 the Planned Growth Strategy.

8 J. A zone change request which would give a zone different from  
9 surrounding zoning to a strip of land along a street is generally called "strip  
10 zoning." Strip commercial zoning will be approved only where:

11 1. The change will clearly facilitate realization of the  
12 Comprehensive Plan and any adopted sector development plan or area  
13 development plan, and

14 2. The area of the proposed zone change is different from  
15 surrounding land because it could function as a transition between adjacent  
16 zones or because the site is not suitable for the uses allowed in any adjacent  
17 zone due to traffic or special adverse land uses nearby. The following  
18 paragraph is universally applicable to areas covered by the Overlay Zone in the  
19 North Fourth Street Corridor Plan. Thus, it is stated once and applies to all new  
20 districts (NFTOD, NFMXD, NFID and LAAHD): The Overlay Zone is part of a  
21 comprehensive planning effort for the entire corridor area, and as such treats all  
22 property owners equally with respect to requirements of the Plan. As mentioned  
23 in I. above, the implementation of the Overlay Zone and corresponding Districts  
24 creates a contiguous area of appropriate uses through allowable building forms  
25 as identified by the Development District. The Development Districts identified  
26 in the Plan are appropriate due to their adjacent transportation facilities and  
27 surrounding land uses - there will be no strip zoning.

28 SECTION 3. All development and redevelopment activities within the area  
29 shall be guided and regulated by the provisions of the North Fourth Street  
30 Corridor Plan, including the recommendation that an engineering study be  
31 conducted prior to any major reconstruction of the street or streets affected by  
32 the Plan.

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1 SECTION 4. The Zone Map, adopted by Article 14-16-4-9 ROA 1994 is  
2 hereby amended to reflect the overlay zone districts in the map shown in  
3 Attachment A hereto, and the North Fourth Street Rank III Corridor Plans (first  
4 volume from Mountain Road to Douglas MacArthur NW and second volume from  
5 Douglas MacArthur to Vineyard NW) attached hereto are approved and  
6 incorporated herein.

7 SECTION 5. EFFECTIVE DATE AND PUBLICATION. This legislation shall  
8 take effect five days after publication by title and general summary.

9 SECTION 6. SEVERABILITY CLAUSE. If any section, paragraph, sentence,  
10 clause, word or phrase of this resolution is for any reason held to be invalid or  
11 unenforceable by any court of competent jurisdiction, such decision shall not  
12 affect the validity of the remaining provisions of this resolution. The Council  
13 hereby declares that it would have passed this resolution and each section,  
14 paragraph, sentence, clause, word or phrase thereof irrespective of any  
15 provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 15<sup>th</sup> DAY OF March 2010  
2 BY A VOTE OF: 7 FOR 1 AGAINST.

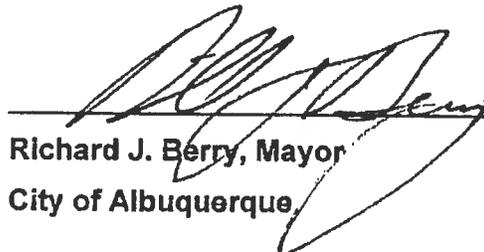
3  
4 Against: Jones  
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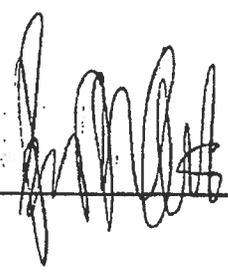
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10 Ken Sanchez, President  
11 City Council

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13 APPROVED THIS 9<sup>th</sup> DAY OF April, 2010  
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17 Bill No. R-09-12

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19 \_\_\_\_\_  
20 Richard J. Berry, Mayor  
21 City of Albuquerque

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25 ATTEST:

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

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## APPLICATION INFORMATION



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

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

**APPLICATION INFORMATION**

Applicant: <b>Albuquerque City Council</b>		Phone: <b>505-768-3302</b>
Address: <b>1 Civic Plaza NW</b>		Email: <b>Syara@cabq.gov</b>
City: <b>Albuquerque</b>	State: <b>New Mexico</b>	Zip: <b>87103</b>
Professional/Agent (if any): <b>Shanna Schultz</b>		Phone: <b>505-768-3185</b>
Address: <b>1 Civic Plaza NW</b>		Email: <b>Smschultz@cabq.gov</b>
City: <b>Albuquerque</b>	State: <b>New Mexico</b>	Zip: <b>87102</b>
Proprietary Interest in Site:	List <u>all</u> owners:	

**BRIEF DESCRIPTION OF REQUEST**

**Zone Map Amendment to create a new Character Protection Overlay for portions of 2nd, 3rd, and 4th street, north of Mountain Rd. to the City limits.**

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

Lot or Tract No.: <b>Various - See Map</b>	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature:	Date: <b>10/29/19</b>
Printed Name: <b>Stephanie Yara</b>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
<b>R2-2019-0006</b>	<b>ZMA-C</b>				

Meeting/Hearing Date: <b>January 9, 2019</b>	Fee Total: <b>30</b>
Staff Signature:	Date: <b>10-30-19</b> Project # <b>PR-2019-0030</b>

**Form Z: Policy Decisions**

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

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

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

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

**ADOPTION OR AMENDMENT OF COMPREHENSIVE PLAN**

**ADOPTION OR AMENDMENT OF FACILITY PLAN**

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

**AMENDMENT TO IDO (TEXT)**

- Section(s) of the Integrated Development Ordinance to be amended with changes noted and marked
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(D)(3) R-18-29
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing

**ZONING MAP AMENDMENT – EPC**

**ZONING MAP AMENDMENT – COUNCIL – Adoption of a new View Protection Overlay for North Fourth Street**

- ✓ 05 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- ✓ 06 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(F)(3) or Section 14-16-6-7(G)(3), as applicable
- ✓ 07 Required notices with content per IDO Section 14-16-6-4(K)(6)
  - ✓ 07a Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first-class mailing (to NAs)
  - ✓ 07b Proof of emailed notice to affected Neighborhood Association representatives
  - ✓ 07c Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first-class mailing (to property owners)
- ✓ 08 Sign Posting Agreement

**ANNEXATION OF LAND**

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

<b><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></b>	
Signature:	Date: October 31, 2019
Printed Name: Shanna Schultz	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
PR-2019-003030	RZ-2019-00067
Staff Signature:	
Date: 10-31-19	



# CITY OF ALBUQUERQUE

## City Council

P.O. Box 1293  
Albuquerque, NM 87103  
Tel: (505) 768-3100  
Fax: (505) 768-3227  
[www.cabq.gov/council](http://www.cabq.gov/council)

President Klarissa J. Peña  
District 3

Vice President Cynthia D. Borrego  
District 5

Stephanie M. Yara  
Council Director

Ken Sanchez  
District 1

Isaac Benton  
District 2

Brad Winter  
District 4

Patrick Davis  
District 6

Diane G. Gibson  
District 7

Trudy E. Jones  
District 8

Don Harris  
District 9

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October 29<sup>th</sup>, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Chair Serrano,

Please let this letter serve as notice that Shanna Schultz, Council Senior Planner, is authorized to act as my agent with respect to an application for a Zone Map Amendment – Council for the creation of a new Character Protection Overlay Zone for the North 4<sup>th</sup> area.

Sincerely,

Stephanie M. Yara  
Director of Council Services

# CITY OF ALBUQUERQUE

## TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: City of Albuquerque DATE OF REQUEST: 9/25/19 ZONE ATLAS PAGE(S): multiple

**CURRENT:**

ZONING multiple  
PARCEL SIZE (AC/SQ. FT.) \_\_\_\_\_

**LEGAL DESCRIPTION:**

LOT OR TRACT # \_\_\_\_\_ BLOCK # \_\_\_\_\_  
SUBDIVISION NAME \_\_\_\_\_

**REQUESTED CITY ACTION(S):**

ANNEXATION [ ]  
ZONE CHANGE [ ]: From \_\_\_\_\_ To \_\_\_\_\_  
SECTOR, AREA, FAC, COMP PLAN [ ]  
AMENDMENT (Map/Text)   
Small Area Overlay Zone

**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: N/A  
BUILDING SIZE: N/A (sq. ft.) North 4<sup>th</sup> CPO  
Map + Text Amendment to IDO-Overlay Zone

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

APPLICANT OR REPRESENTATIVE KC Bahl DATE 9/25/19

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

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

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

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

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

[Signature]  
TRAFFIC ENGINEER

09-25-2019  
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



# CITY OF ALBUQUERQUE

## City Council

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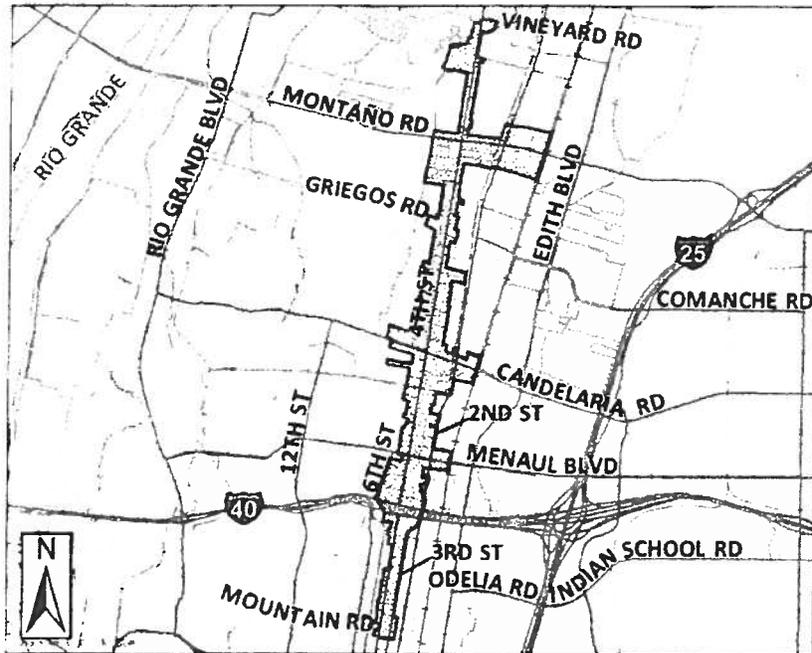
Don Harris  
District 9

October 29<sup>th</sup>, 2019

Dan Serrano, Chair  
Environmental Planning Commission  
c/o City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Chair Serrano,

Council Services is pleased to submit an application for a Zone Map Amendment – Council to be reviewed and recommended by the Environmental Planning Commission. The application is for the creation of a new Character Protection Overlay (CPO) titled the “North 4<sup>th</sup> Corridor CPO”. The boundaries of this proposed CPO follow those of the previous North 4<sup>th</sup> Rank III Corridor Plan. Generally, the goal of the CPO is to establish regulations for the North 4th Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community’s desire for development along the corridor, mapped below:



The North 4th Corridor CPO intends to maintain the scale of development along the corridor. A comparison of the existing regulations and the proposed regulations is as follows. Please note that most of the corridor is within a Main Street designation, so UC-MS-PT bonuses are often granted:

Topic	Existing	Proposed
<b>Building Height</b>		
MX-M	<ul style="list-style-type: none"> <li>• 45 feet or</li> <li>• 65 feet if within UC-MS-PT</li> <li>• 12- feet bonus for workforce housing</li> <li>• 12- feet bonus for podium parking</li> </ul>	<ul style="list-style-type: none"> <li>• 55 feet maximum</li> <li>• No height bonuses permitted</li> </ul>
MX-H	<ul style="list-style-type: none"> <li>• 65 feet or</li> <li>• 75 feet if within UC-MS-PT</li> <li>• 24-feet bonus for structured parking</li> <li>• 12-feet bonus for workforce housing</li> </ul>	<ul style="list-style-type: none"> <li>• 55 feet maximum</li> <li>• No height bonuses permitted</li> </ul>
NR-C	<ul style="list-style-type: none"> <li>• 35 feet or</li> <li>• 55 feet if within UC-MS-PT</li> </ul>	<ul style="list-style-type: none"> <li>• 55 feet maximum</li> </ul>
NR-BP NR-LM NR-GM	<ul style="list-style-type: none"> <li>• 65 feet maximum</li> </ul>	<ul style="list-style-type: none"> <li>• 55 feet maximum</li> </ul>
Height Variety	No variety required today	<ul style="list-style-type: none"> <li>• For any development encompassing more than 50% of any block, one third of the development will be limited to 45 feet</li> </ul>
<b>Stepback</b>		
	<ul style="list-style-type: none"> <li>• No stepback required</li> </ul>	<ul style="list-style-type: none"> <li>• 6-foot stepback required after 30 feet of building height</li> </ul>
<b>Front Setbacks</b>		
MX-T, MX-L, MX-M, MX-H	<ul style="list-style-type: none"> <li>• Minimum: None</li> <li>• Maximum: 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum: 10 feet</li> <li>• Maximum: 15 feet</li> </ul>
NR-C	<ul style="list-style-type: none"> <li>• Minimum: None</li> <li>• Maximum: 15 feet</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum: 10 feet</li> <li>• Maximum: 15 feet</li> </ul>
NR-BP, NR-LM, NR-GM	<ul style="list-style-type: none"> <li>• Minimum: N/A</li> <li>• Maximum: N/A</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum: 10 feet</li> <li>• Maximum: 15 feet</li> </ul>
<b>Building Design</b>		
	<ul style="list-style-type: none"> <li>• Building design is regulated per section 5-11 of the IDO. Generally, it requires a number of articulation elements every set number of feet of the building façade. See section in IDO for specific details.</li> </ul>	<ul style="list-style-type: none"> <li>• Proposed regulations will increase the number of elements required and increase the rate at which they are required. See amendment for details.</li> </ul>

Additionally, this CPO will have a reference to the Development Process Manual (DPM). It is expected that the roadway cross-sections from the North 4<sup>th</sup> Rank III Corridor Plan (now rescinded) will be amended into the DPM to become permanent standards for the corridor. The addition of this cross-reference will help ensure that applicants, interested parties, and plan reviewers are aware that there are special requirements for the public realm applicable to this area.

### **Justification for a Character Protection Overlay Zone under the Criteria in 6-7(G)(3)(a)**

The review and decision criteria for a Zoning Map Amendment – Council include the approval criteria in Subsection 14-16-6-7(F)(3). This request meets those criteria as follows.

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

**Response:** ABC Comp Plan policies support this criterion for a new Character Protection Overlay Zone and furthers the following applicable Goals and Policies in the ABC Comprehensive Plan.

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

#### **Goal 5.6 City Development Areas**

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

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

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

b) Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

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

**Action 5.7.2.16** Work with property owners to identify mismatches between existing land uses, zoning, and the Comp Plan vision and recommend City-sponsored zone changes for the future.

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

a) Design development to reflect the character of the surrounding area and protect and enhance views.

6-7(F)(3)(b) If the proposed amendment is located wholly or partially in an Area of Consistency (as shown in the ABC Comp Plan, as amended), the applicant has demonstrated that the new zone would clearly reinforce or strengthen the established character of the surrounding Area of Consistency and would not permit development that is significantly different from that character. The applicant must also demonstrate that the existing zoning is inappropriate because it meets any of the following criteria: 1. There was typographical or clerical error when the existing zone district was applied to the property. 2. There has been a significant change in neighborhood or community conditions affecting the site. 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:** The CPO is primarily designated as an Area of Change, however, there are portions of the CPO that are designated as an Area of Consistency. This request would clearly reinforce the established character of the surrounding area and would result in development that is consistent with the character based on the ABC Comp Plan Goals and Policies cited above.

6-7(F)(3)(c) If the proposed amendment is located wholly in an Area of Change (as shown in the ABC Comp Plan, as amended) and the applicant has demonstrated that the existing zoning is inappropriate because it meets at least one of the following criteria: 1. There was typographical or clerical error when the existing zone district was applied to the property. 2. There has been a significant change in neighborhood or community conditions affecting the site that justifies this request. 3. A different zone district is more advantageous to the community as articulated by the ABC Comp Plan, as amended (including implementation of patterns of land use, development density and intensity, and connectivity), and other applicable adopted City plan(s).

**Response:** The Goals and Policies cited above demonstrate that a different set of regulatory standards (i.e. the CPO) for the existing zone district is more advantageous to the Community as articulated by the ABC Comp Plan by implementing development patterns and densities desired by area residents and that better support could enhance the desired character for the area. Note that this CPO does not change any uses or zone districts within the boundary. Accordingly, subsections 1 and 2 above do not apply to the request.

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

**Response:** This CPO does not propose to change any allowable uses. This CPO relates to building massing and design standards, rather than changes to allowable uses.

6-7(F)(3)(e) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems meet 1 the following requirements: 1. Have adequate capacity to serve the development made possible by the change of zone. 2. Will have adequate capacity based on improvements for which the City has already approved and budgeted capital funds during the next calendar year. 3. Will have adequate capacity when the applicant fulfills its obligations under the IDO, the DPM, and/or an Infrastructure Improvements Agreement. 4. Will have adequate capacity when the City and the applicant have fulfilled their respective obligations under a City-approved Development Agreement between the City and the applicant.

**Response:** The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems have adequate capacity to serve the development made possible by the change of zone. This Zone Map Amendment does not change any allowable uses or cause new development to happen, rather, it changes design standards for any new development within the Overlay zone boundary. If approved, the requirements of this CPO will reference back to the Development Process Manual where there will be roadway cross-sections incorporated to increase the quality of the public realm, including widened sidewalks.

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

**Response:** This criteria relates to purported justifications for increases in zoning intensities based on access to/location along a major public street. Although this CPO would apply primarily to the 4<sup>th</sup> Street corridor, this section is not applicable because the CPO relates to all properties within the corridor and only modifies building massing and design standards, rather than to change allowable uses.

## Public Outreach

City Council staff held a facilitated public meeting on October 2, 2019 to present the request. 51 people were in attendance and provided input throughout the meeting. Council Staff described the purpose and intent of the proposed CPO and then took public comment and questions. The public was generally supportive of making changes to the development requirements along the

Page 6

4<sup>th</sup> street corridor. They expressed concern over some development that has occurred in the last 5 years under the previous Sector Plan and are interested in higher standards for the area. Please see the Facilitated Meeting Report for the complete list of questions, concerns, and areas of agreement.

### Conclusion

This CPO is intended to increase the quality of development through new design standards for the North 4<sup>th</sup> Street area. The requirements found within the CPO are not overly burdensome to a developer and may have a long-term positive impact on the aesthetics and economic development of the area. This CPO intends to build upon the years of work the community has put into trying to ensure desirable development occurs in the area. This request is in accordance with many Comprehensive Plan policies, particularly in the sections related to Community Identity and is adequately justified under review and decision criteria 14-16-6-7(F)(3) for a Zone Map Amendment – Council.

Sincerely,



Stephanie M. Yara  
Director of Council Services



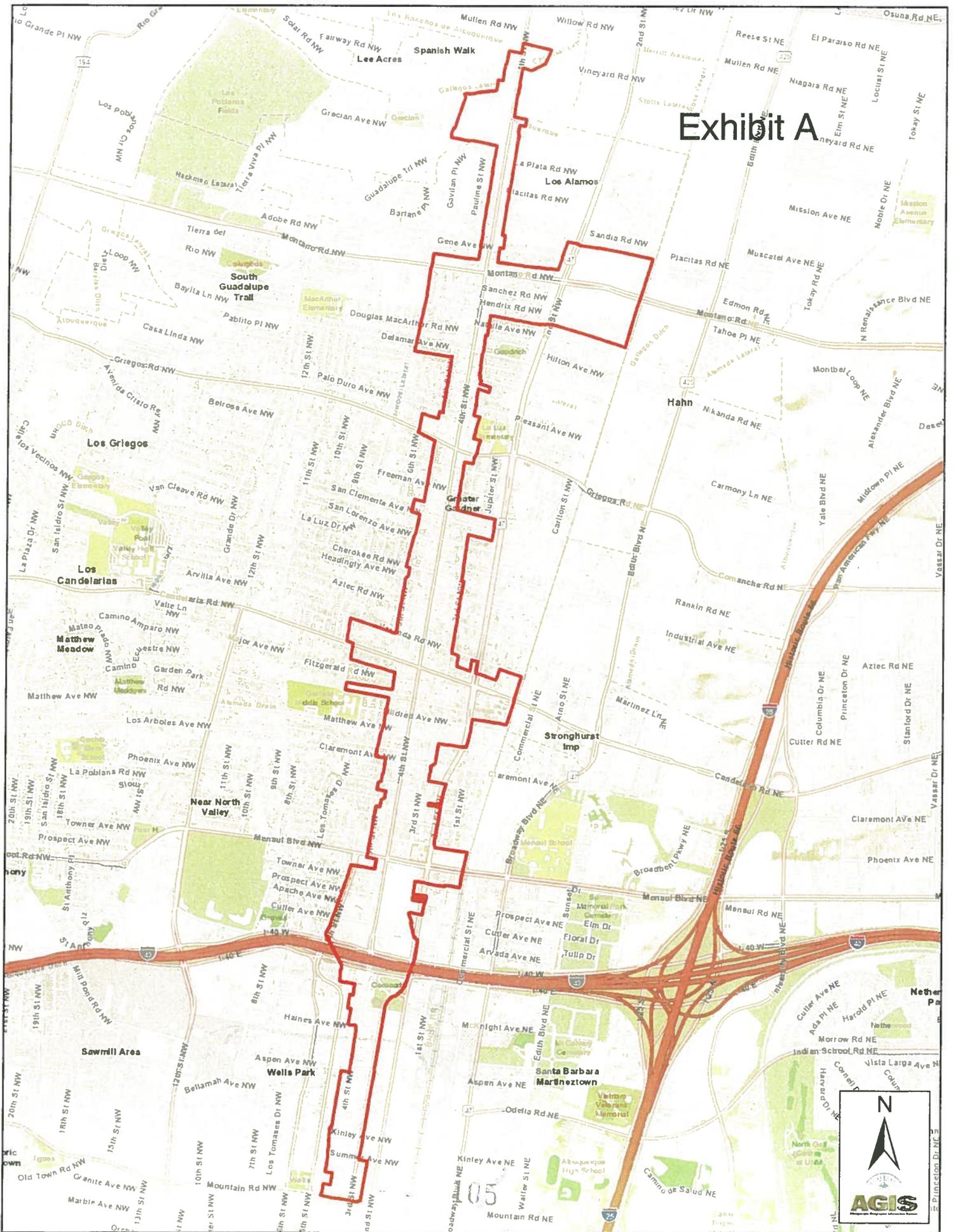
1           **SECTION 2. The City Planning Department is hereby directed to consider**  
2           **amended regulations for the area bounded in Exhibit A, with particular**  
3           **attention towards massing, scale, and articulation that is consistent with the**  
4           **character of the area.**

5           **SECTION 3. This Resolution shall not apply to building permits that have**  
6           **been applied for prior to adoption of this Resolution by the Council.**

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# Exhibit A



## Exhibit B to R-19-162

The following street and sidewalk design requirements are applicable to all properties within Exhibit A (North 4<sup>th</sup> Rank III Corridor Plan Area).

### **Street & Sidewalk Design**

1. New development shall ensure sufficient right-of-way is provided from the midpoint of the roadway to the property line of the subject site per the cross-sections in Appendix 1 to this exhibit.
2. New development shall comply with all sidewalk and sidewalk buffer requirements within the appendix.

Regulations provided below are applicable to all properties zoned MX-L or higher within Exhibit A (North 4<sup>th</sup> Rank III Corridor Plan Area). The following requirements supplement those that exist in the Integrated Development Ordinance. In the event of a conflict, these interim design requirements shall prevail.

### **Building Mass & Scale**

1. The maximum building height for properties zoned MX-M is 55 feet. No height bonuses allowed by the IDO shall be granted.
2. Any portion of a building over 30 feet shall incorporate a minimum setback of 6 feet from the front façade facing a public street.
3. Front setbacks shall be a minimum of 10 feet and a maximum of 15 feet.

### **Building Articulation**

1. Building design for any parcels zoned MX-M shall comply with section 5-11(E)(2) of the IDO with the following revisions:
  - a. 5-11(E)(2)(a)(2) Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
    - a. Ground-floor clear, transparent display windows, with the lower edge of window sills no higher than 30 inches above the finished floor.
    - b. Windows on upper floors.
    - c. Primary pedestrian entrances.
    - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
    - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.

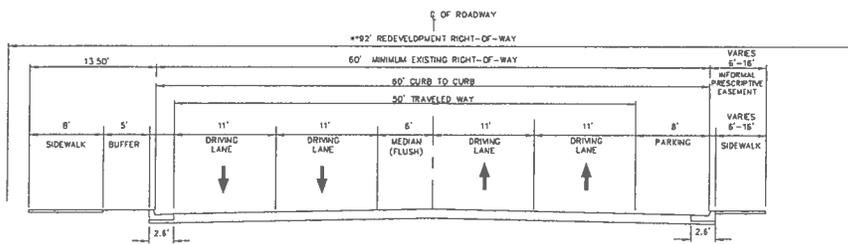
- f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
- b. 5-11(E)(2)(a)(3) Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:
  - a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 100 linear feet and extending at least 25 percent of the length of the façade.
  - b. A change in color, texture, or material occurring every 50 linear feet and extending at least 20 percent of the length of the façade.
  - c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 30 feet.
  - d. Three-dimensional cornice or base treatments.
  - e. A projecting gable, hip feature, or change in parapet height for every 100 linear feet of the façade.
  - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
- c. 5-11(E)(2)(b)(3) Except in Urban Center areas, street-facing façades shall change a minimum of every 30 linear feet in height, setback, or material.



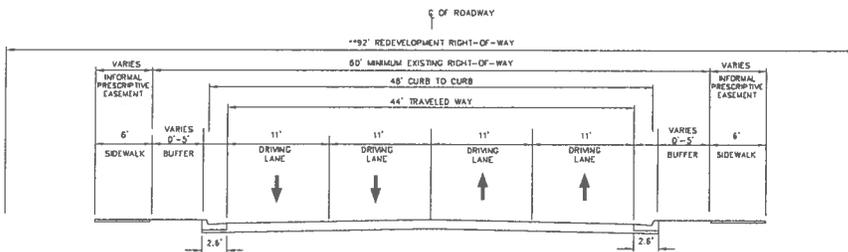




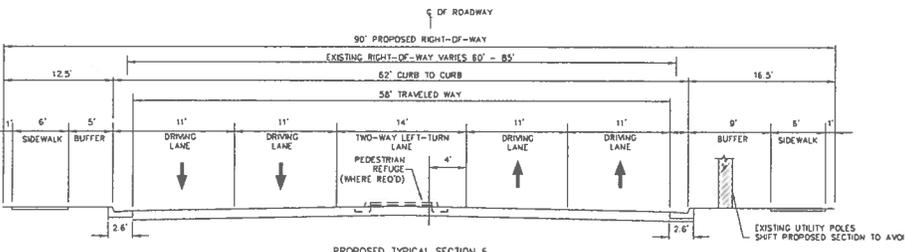




INTERIM TYPICAL SECTION 4  
FREEMAN AVE. TO BELLAGOSE AVE.



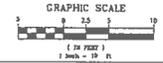
INTERIM TYPICAL SECTION 5  
MEXICAL BLVD. TO CLAREMONT RD.  
MILDRED AVE. TO CANDELARIA BLVD.  
MESCALERO RD. TO SAN CLEMENTE RD.



PROPOSED TYPICAL SECTION 6  
DIEGOS RD. TO MONTANO RD.

NOTE: TYPICAL SECTIONS 3 THRU 5 ARE FOR INTERIM CONSTRUCTION UNTIL REDEVELOPMENT ALONG THE CORRIDOR OCCURS, AND THE PROPOSED ULTIMATE TYPICAL SECTION CAN BE IMPLEMENTED

\*\* REDEVELOPMENT RIGHT-OF-WAY INDICATES THE FULL WIDTH OF RIGHT-OF-WAY REQUIRED TO CONSTRUCT THE RECOMMENDED TYPICAL SECTION. SEE SHEET 6 FOR PROPOSED ULTIMATE TYPICAL SECTION



**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
TRANSPORTATION DIVISION  
NORTH FOURTH STREET REDEVELOPMENT STUDY  
MOUNTAIN RD. TO CAMINO ESPANOL  
PROPOSED TYPICAL SECTIONS

DESIGN	DATE	1/24/11
DRAWN BY	DATE	1/24/11
CHECKED BY	DATE	1/24/11

City Project No. COA 5878.91    Zone Map No.    Sheet 5 of 28

AS BUILT INFORMATION		CONTRACT NO.		DATE	
BENCH MARKS		NO.		DATE	
ENGINEER'S SEAL		NO.		DATE	
SURVEY INFORMATION		NO.		DATE	
FIELD NOTES		NO.		DATE	
PRELIMINARY		NO.		DATE	
NOT FOR CONSTRUCTION		NO.		DATE	
REMARKS		BY		DATE	
DESIGN		DATE		1/24/11	
DRAFTER		DATE		1/24/11	
CHECKER		DATE		1/24/11	

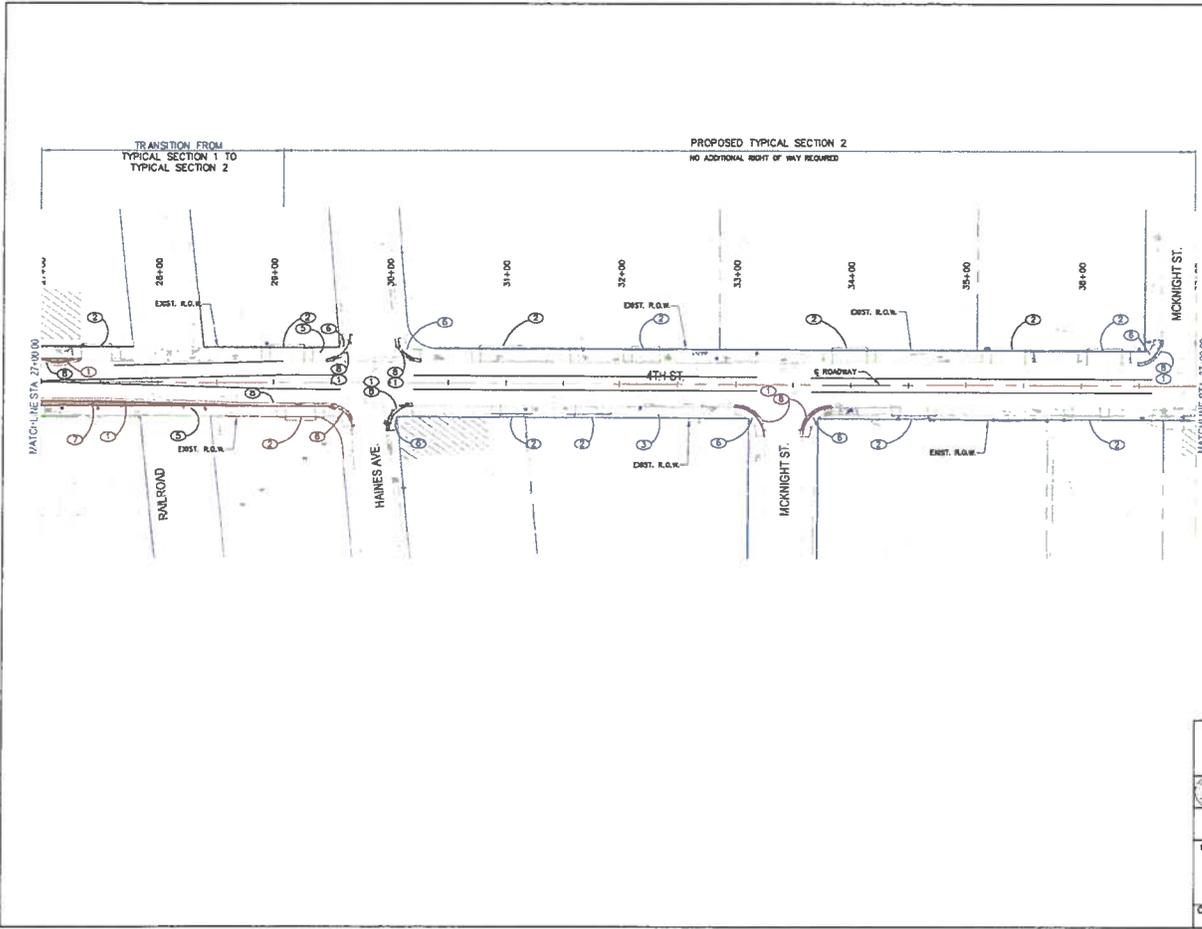












- KEYED NOTES:**
- 1 NEW STANDARD CURB & GUTTER, SEE COA STD. DWG. 2415A.
  - 2 NEW ADA COMPLIANT DRIVEPAD, SEE DETAIL SHIT. 7
  - 3 REMOVE EXISTING DRIVEPAD
  - 4 NEW 8" WIRE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
  - 5 NEW 4" WIRE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
  - 6 NEW ADA COMPLIANT CURB RAMP, SEE COA STD. DWG. 2441
  - 7 NEW LANDSCAPE AREA
  - 8 SAWCUT EXISTING ASPHALT
  - 9 NEW FULL DEPTH ASPHALT, SEE COA STD. DWG. 2407
  - 10 PARALLEL PARKING SPACE, 8' WIDE x 20' LONG
  - 11 RELOCATE EXISTING PINE POLE

- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - PROPOSED ASPHALT
  - PROPOSED BUFFER

**ENGINEER'S SEAL SURVEY INFORMATION**

NO.	DATE	BY	REMARKS

**PRELIMINARY NOT FOR CONSTRUCTION**

**GRAPHIC SCALE**  
1" = 40' H

**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
TRANSPORTATION DIVISION  
NORTH FOURTH STREET  
MOUNTAIN ROAD TO CAMINO ESPANOL  
15% ROADWAY PLANS

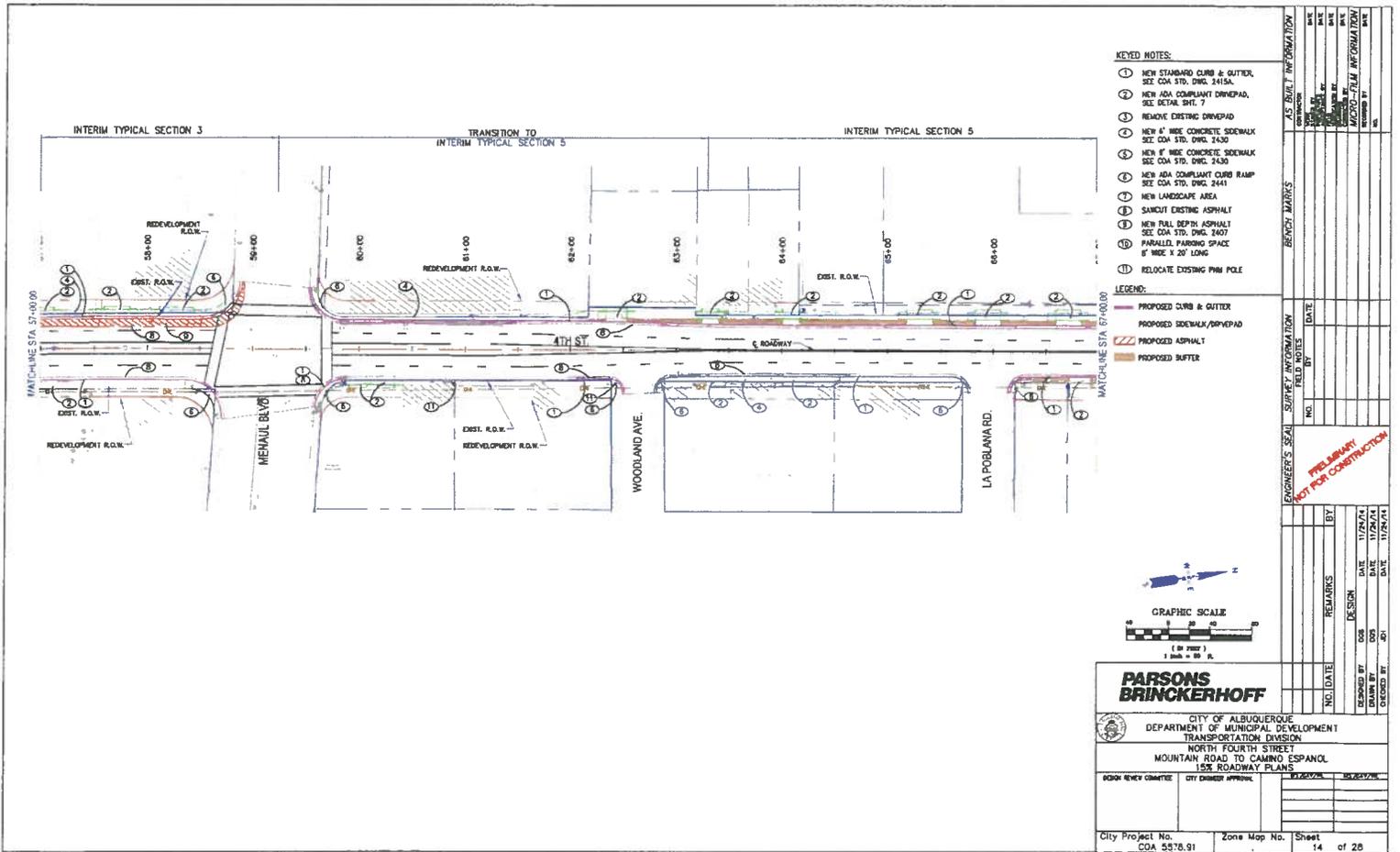
DESIGNED BY	DATE	BY	DATE
DWG	11/29/14	DESIGN	11/29/14
DRAWN BY	DATE	BY	DATE
CHECKED BY	DATE	BY	DATE

City Project No. COA 5878.01      Zone Map No.      Sheet 11 of 28

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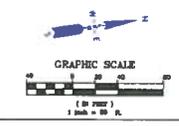






- KEYED NOTES:**
- 1 NEW STANDARD CURB & GUTTER, SEE COA STD. DWG. 2415A.
  - 2 NEW ADA COMPLIANT DRIVEPAD, SEE DETAIL SHT. 7
  - 3 REMOVE EXISTING DRIVEPAD
  - 4 NEW 6" WIDE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
  - 5 NEW 4" WIDE CONCRETE SIDEWALK, SEE COA STD. DWG. 2430
  - 6 NEW ADA COMPLIANT CURB RAMP, SEE COA STD. DWG. 2441
  - 7 NEW LANDSCAPE AREA
  - 8 SURFOUT EXISTING ASPHALT
  - 9 NEW FULL DEPTH ASPHALT, SEE COA STD. DWG. 2407
  - 10 PARALLEL PARKING SPACE, 8' WIDE X 20' LONG
  - 11 RELOCATE EXISTING PNM POLE

- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - PROPOSED ASPHALT
  - PROPOSED BUFFER



**PARSONS BRINCKERHOFF**

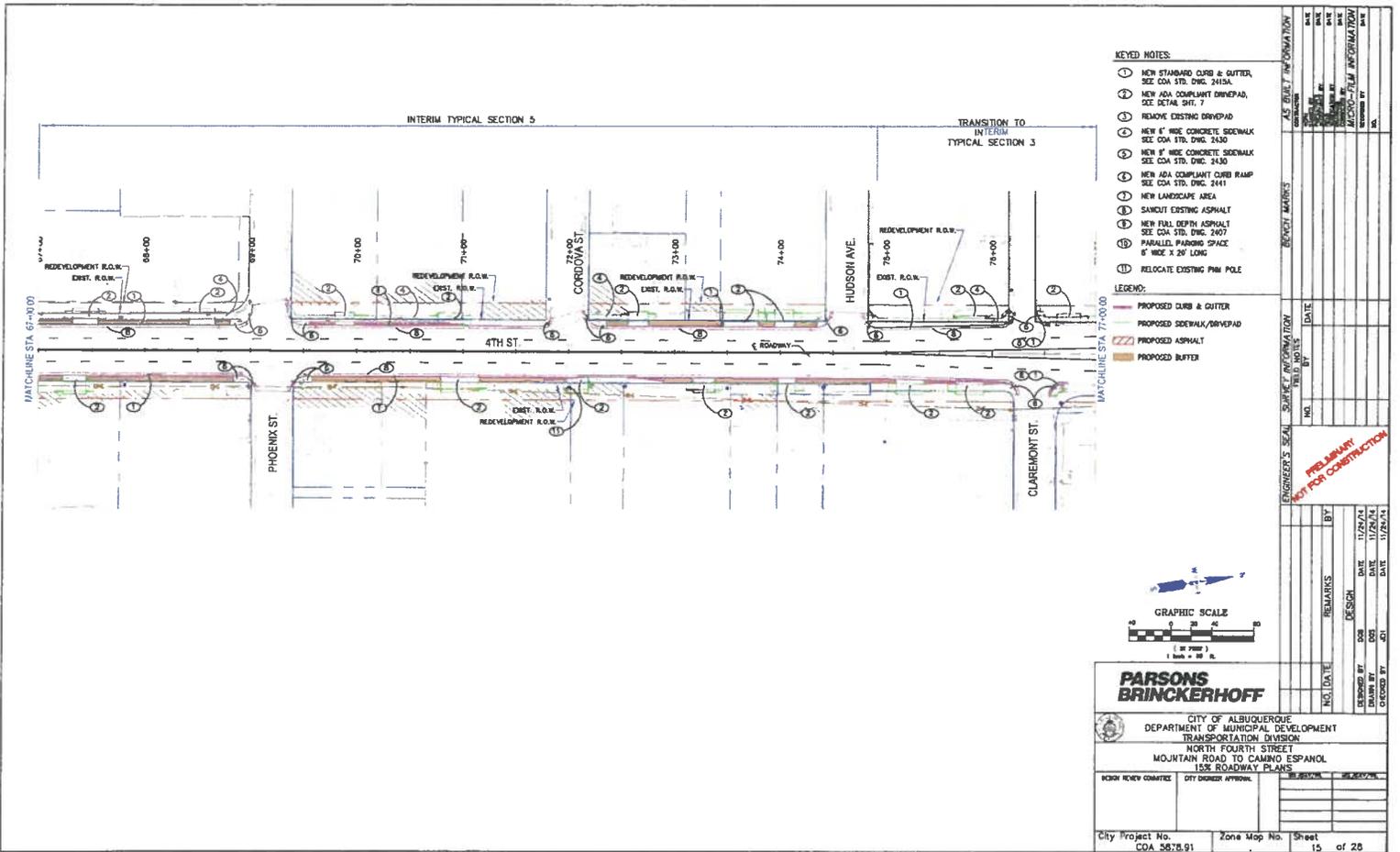
CITY OF ALBUQUERQUE  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 TRANSPORTATION DIVISION  
 NORTH FOURTH STREET  
 MOUNTAIN ROAD TO CAMINO ESPANOL  
 15% ROADWAY PLANS

DESIGNED BY	CHKD BY	DATE	DATE
DRWN BY	CHKD BY	11/29/14	11/29/14
CHECKED BY	APPV BY		

City Project No. COA 5576.91      Zone Map No.      Sheet 14 of 28

AS BUILT INFORMATION		DATE	DATE
NO.	BY	DATE	DATE
BENCH MARKS		DATE	DATE
NO.	BY	DATE	DATE
SURVEY INFORMATION		DATE	DATE
NO.	BY	DATE	DATE
FIELD NOTES		DATE	DATE
NO.	BY	DATE	DATE
MICRO-FILM INFORMATION		DATE	DATE
NO.	BY	DATE	DATE

**PRELIMINARY  
NOT FOR CONSTRUCTION**



- KEYED NOTES:**
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  - 6 NEW ADA COMPLIANT CURB RAMP SEE COA STD. DWG. 2441
  - 7 NEW LANDSCAPE AREA
  - 8 SANDSET EXISTING ASPHALT
  - 9 NEW FULL DEPTH ASPHALT SEE COA STD. DWG. 2407
  - 10 PARALLEL PARKING SPACE 6' WIDE X 20' LONG
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- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - PROPOSED ASPHALT
  - PROPOSED BUFFER

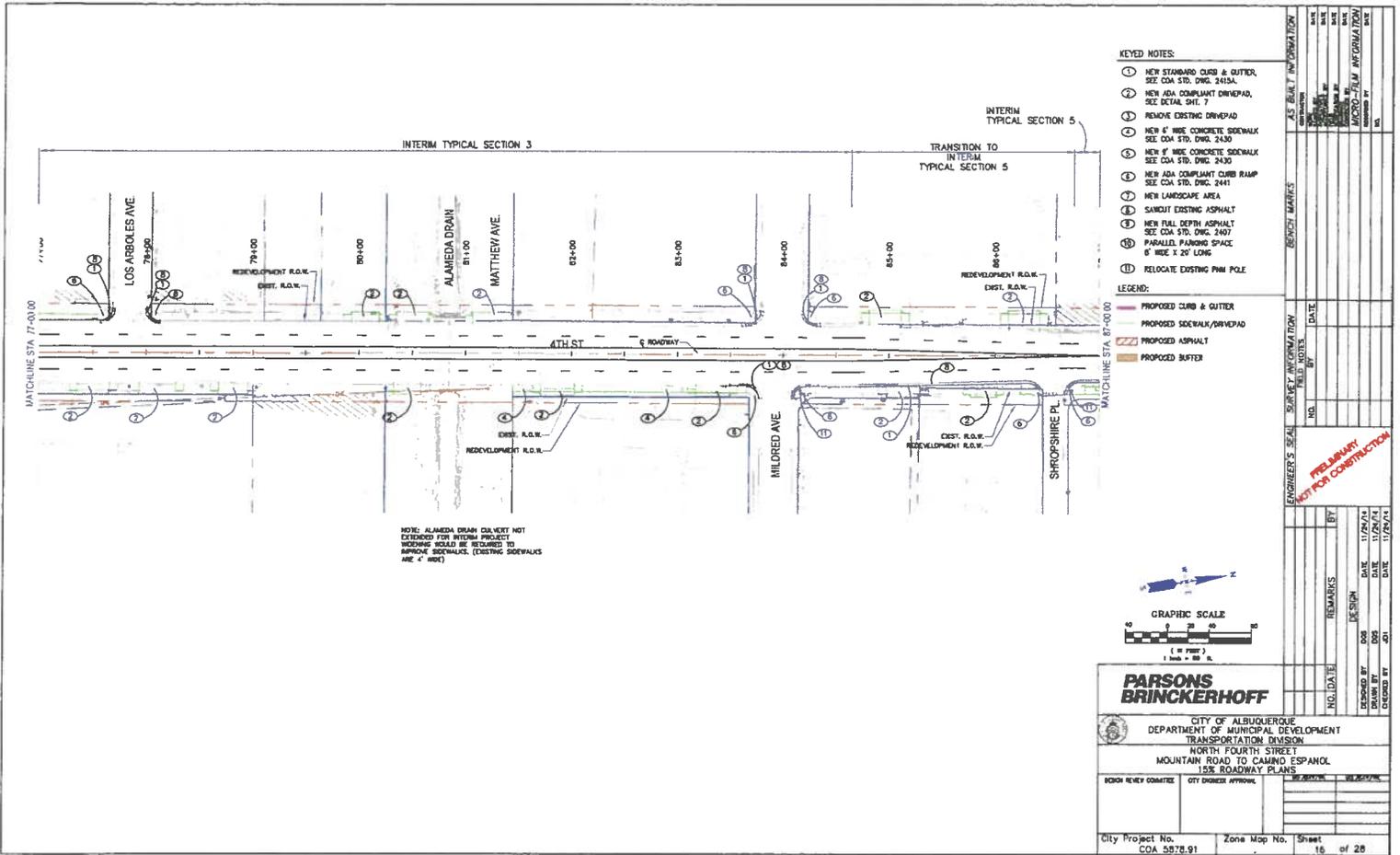


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CITY OF ALBUQUERQUE  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 TRANSPORTATION DIVISION  
 NORTH FOURTH STREET  
 MOUNTAIN ROAD TO CAMINO ESPANOL  
 15th ROADWAY PLANS

DESIGNED BY	DATE	BY	DATE
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CHECKED BY	DATE	APPROVED BY	DATE

City Project No. COA 5878.91      Zone Map No.      Sheet 15 of 28

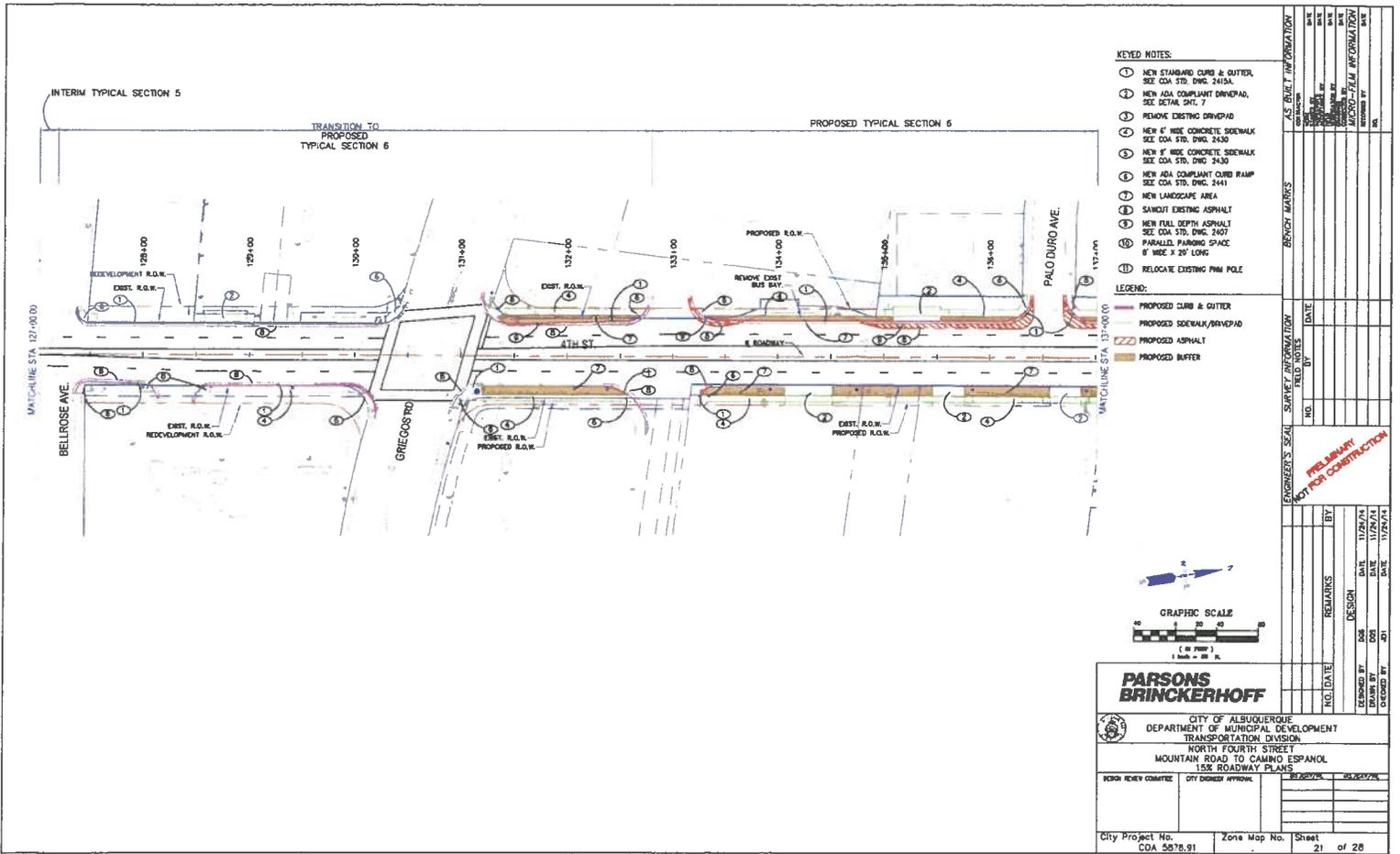












- KEYED NOTES:**
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  - 3 REMOVE EXISTING DRIVEPAD.
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  - 7 NEW LANDSCAPE AREA.
  - 8 SANDLOT EXISTING ASPHALT.
  - 9 NEW FULL DEPTH ASPHALT, SEE CDA STD. DWG. 2407.
  - 10 PARALLEL PARKING SPACE, 6' WIDE X 20' LONG.
  - 11 RELOCATE EXISTING PNM POLE.

- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - PROPOSED ASPHALT
  - PROPOSED BUFFER

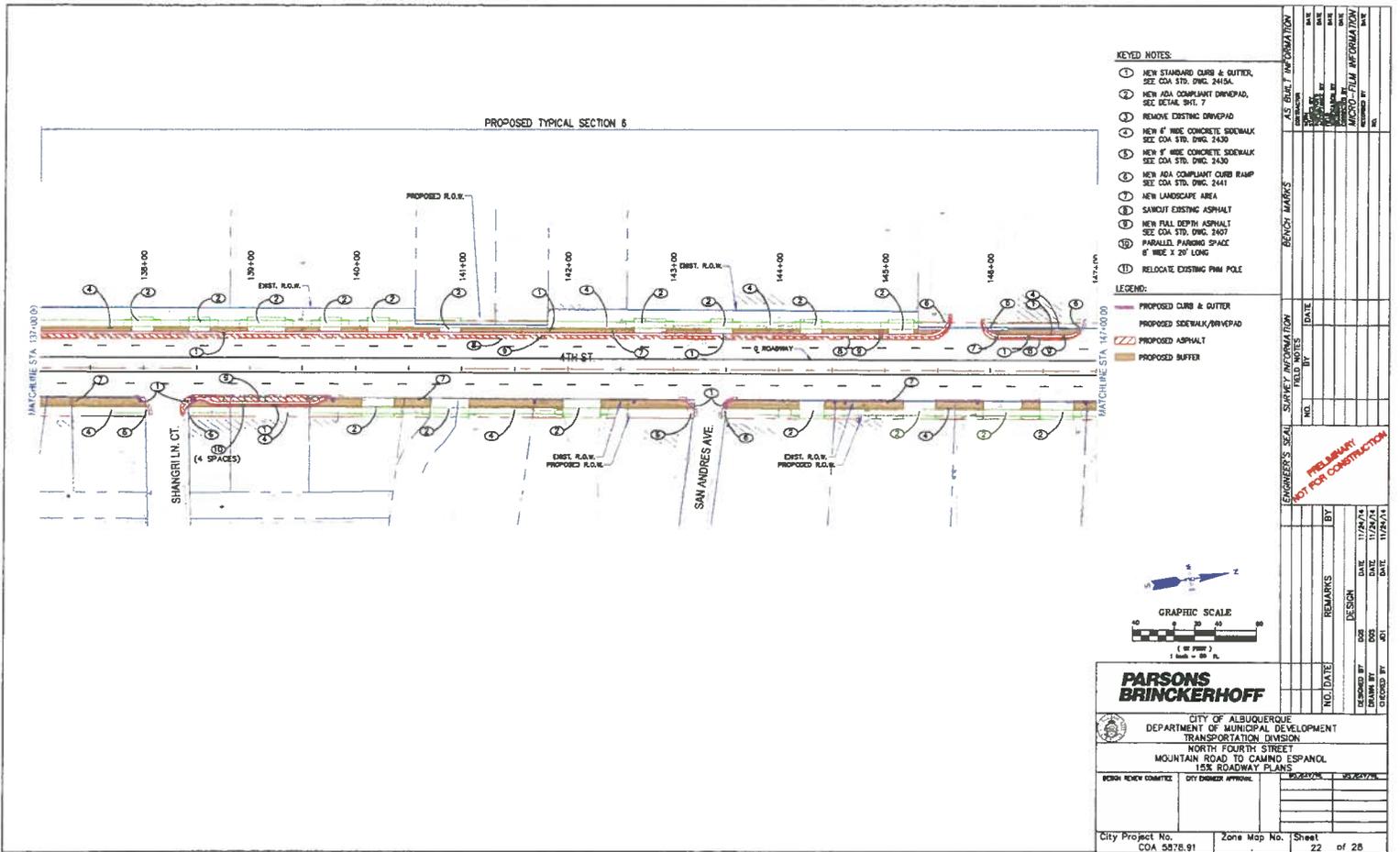
AS-BUILT INFORMATION		REVISIONS	
NO.	DATE	BY	DATE

**PARSONS BRINCKERHOFF**

CITY OF ALBUQUERQUE  
 DEPARTMENT OF MUNICIPAL DEVELOPMENT  
 TRANSPORTATION DIVISION  
 NORTH FOURTH STREET  
 MOUNTAIN ROAD TO CAMINO ESPIAOL  
 15th ROADWAY PLANS

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CHECKED BY	DOB	DATE	11/29/14

City Project No. CDA 5676.91      Zone Map No.      Sheet 21 of 28



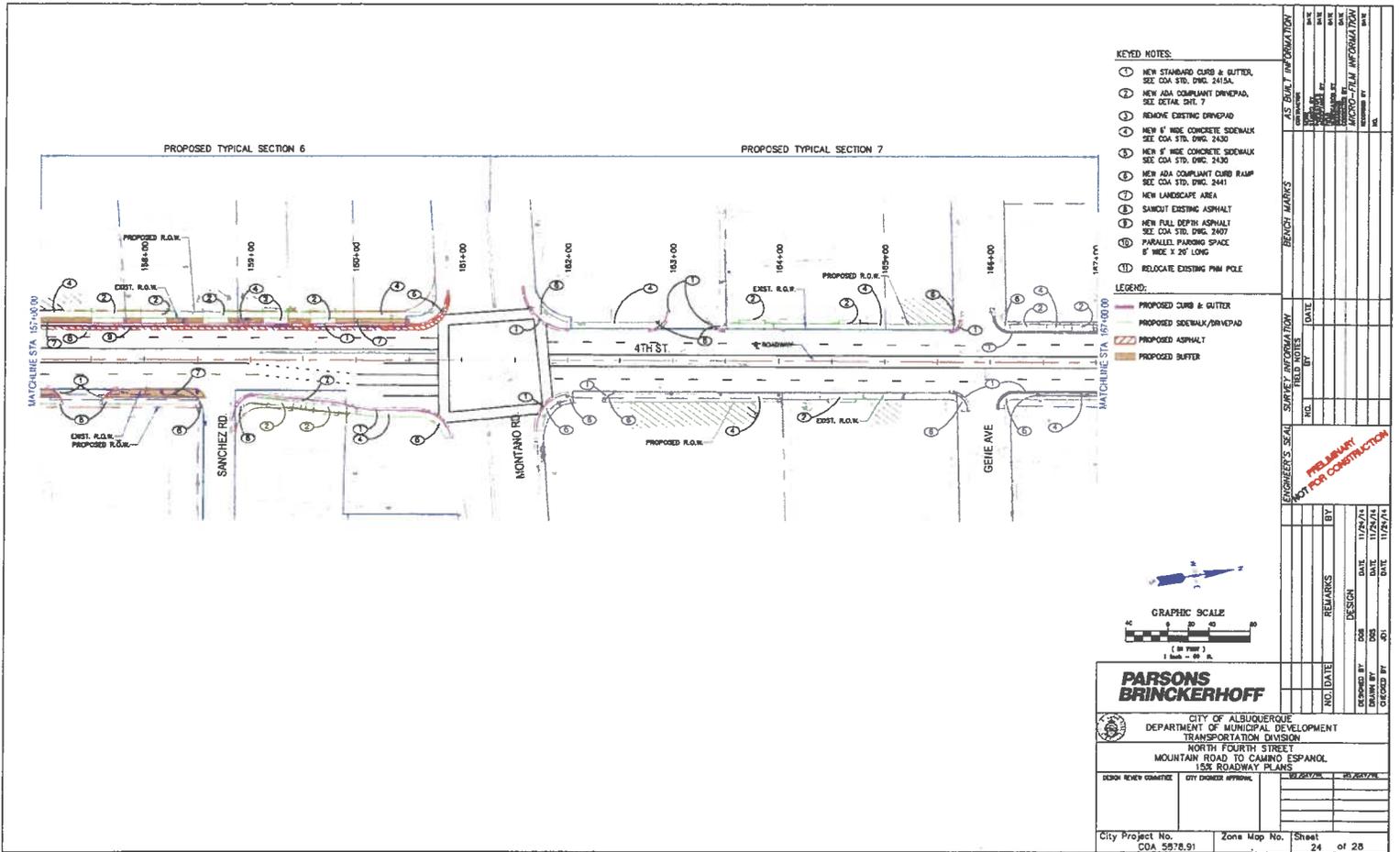
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  - 5 NEW 4" WIDE CONCRETE SIDEWALK SEE COA STD. DWG. 2430
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  - 7 NEW LANDSCAPE AREA
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  - 9 NEW FULL DEPTH ASPHALT SEE COA STD. DWG. 2407
  - 10 PARALLEL PARKING SPACE 6" WIDE X 20' LONG
  - 11 RELOCATE EXISTING PNM POLE

- LEGEND:**
- PROPOSED CURB & GUTTER
  - PROPOSED SIDEWALK/DRIVEPAD
  - PROPOSED ASPHALT
  - PROPOSED BUFFER



<b>ENGINEER'S SEAL</b>		<b>DATE</b>	
NO.	BY	NO.	DATE
<b>REMARKS</b>		<b>DATE</b>	
DESIGN BY	DESIGN	11/24/14	
DRAWN BY	DDJ	11/24/14	
CHECKED BY		11/24/14	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>			
<b>PARSONS BRINCKERHOFF</b>			
CITY OF ALBUQUERQUE DEPARTMENT OF MUNICIPAL DEVELOPMENT TRANSPORTATION DIVISION NORTH FOURTH STREET MOUNTAIN ROAD TO CAMINO ESPANOL 15% ROADWAY PLANS			
FORM REVIEW DRAFTER:	CITY ENGINEER APPROVAL:		
City Project No. COA 5876.91	Zone Map No.	Sheet 22	of 28













PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-250 Date: 09-03-2019 Time: 2:30 pm

Address: N. 4th Corridor

AGENCY REPRESENTATIVES AT MEETING:

Planning: Chump

Code Enforcement: Carl

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

Transportation: Megan

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

**PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**  
**THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..**

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

REQUEST: N 4th Street - CPO

SITE INFORMATION:

Zone: \_\_\_\_\_ Size: \_\_\_\_\_

Use: \_\_\_\_\_ Overlay Zone: \_\_\_\_\_

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

Comp Plan Center: \_\_\_\_\_ MPOS or Sensitive Lands: \_\_\_\_\_

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

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

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

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

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

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

PROCESS:

Type of Action: Zone Map Amendment Process - EPC - Council

Review and Approval Body: \_\_\_\_\_ Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19260 Date: 09.03.2019 Time: 2:30 pm

Address: N. 4th Corridor

NOTES: \_\_\_\_\_

· 6.7.D.1.a  $\Rightarrow$  6.7.G  
(not just Amendment to IDO text) for new CPO  
must be Zone Map Amendment Council 6.7.G

· Notification Requirements apply per Table 6.1.1  
1,000 sq ft notices

STAFF INFORMATION

## Long Range Comments for December 12, 2019 EPC Hearing

PR-2019-003030/RZ-2019-00067

*Address: Portions of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Street, North of Mountain Rd. to city limits (formerly North 4<sup>th</sup> Street Corridor Plan boundary)*

*IDO Zoning: Various*

*Request: Amendment to IDO Text/Zone Map*

*Request: Create a new Character Protection Overlay*

The Comprehensive Plan establishes and designates Main Street corridors that are more urban and walkable than other areas of Albuquerque. The Integrated Development Ordinance (IDO) implements this policy by allowing taller buildings by right, providing opportunities for building height bonuses in exchange for development that provides a public benefit, allowing zero-foot setbacks at the front property line, and requiring different building design standards for façades in these areas.

The proposed Character Protection Overlay (CPO) zone would modify citywide standards for building mass & scale, setbacks, and building design on 4<sup>th</sup> Street. Given that this area includes a Main Street, an Activity Center (Guadalupe Plaza), and Major Transit corridors, and that a majority of this area is an Area of Change, the proposed CPO seems to be out of alignment with the applicable goals and policies of the Comp Plan.

One of the considerations in creating a new CPO is whether the standards are addressing a unique character that warrants an individual overlay zone or whether the same conditions might exist elsewhere in the City and need the same regulatory intervention and benefit from the same regulatory approach to improve or protect the existing or desired condition. The other designated Main Street corridors include Broadway, San Pedro, Bridge, and Central. Citywide regulations, even those that apply only in certain areas such as Main Streets, are implemented and enforced more easily and consistently than overlay zones or regulations for small areas. In adopting new regulations, not only must the vision of the Comp Plan be furthered, the City's ability to enforce them should be a primary consideration. If the regulations proposed for 4<sup>th</sup> Street would actually benefit other Main Street areas, City Council should first consider whether to adopt these rules to apply in all Main Street areas.

The IDO sets out criteria for the creation of new CPOs in Section 3-4(A); the most applicable is the first criteria "Have recognized neighborhood identity and character." The proposed regulations are intended to create a different character than what currently exists and different from what was envisioned and allowed by the prior Corridor Plan. In light of this, Long Range recommends that the proposed regulations be adopted citywide for Main Street areas except for the proposed massing regulations, which could be adopted as small area regulations in Section 5-11 Building Design.

The proposed CPO reduces building heights and increases setbacks along the Corridor. The proposed changes are intended to provide a less jarring transition between the existing low-slung buildings on the

corridor and the taller buildings that were first intended and allowed through the North 4<sup>th</sup> Street Corridor Plan. These proposed CPO regulations may hinder the ability of development to fulfill the policies related to desired growth and development areas. By imposing limitations on building height and removing any height bonuses, the Comp Plan's strategy of directing growth where it is most appropriate would be undermined, but perhaps in service of a different conception of what a Main Street area should be. One consequence of this change in strategy may be to increase development pressures on nearby existing residential neighborhoods by limiting the amount of growth that can be accommodated in the designated Corridor area.

If the City wants Main Street areas to have lower building heights than allowed by the IDO, it might make more sense to replace Main Street corridors with Major Transit corridors as the appropriate areas for receiving taller building heights and optional height bonuses for workforce housing and structured parking. Major Transit corridors are aligned with locations that the City plans to improve transit service, and as such, may have an even stronger connection to allowing taller buildings and workforce housing incentives. Long Range recommends considering whether the reduced building heights in this Main Street area should be applied to all Main Street areas as a citywide approach.

The increased setbacks recognize that the existing sidewalks on 4<sup>th</sup> Street and the constrained right-of-way pose challenges to the intended pedestrian-oriented regulations associated with Main Streets in the IDO. The proposed 10-foot setback would allow for additional pedestrian amenities and the required street trees to be provided in front of the building. However, new development is typically required to dedicate any additional right-of-way needed for the future road cross sections, so these elements could and should be accommodated in the public right-of-way, making this proposed change unnecessary if it is only meant to rectify existing conditions. If the same conditions exist in other Main Street areas, and the City wants to address those conditions with a consistent approach, then the proposed regulations should be added to Section 5-1 to apply to all mixed-use zones in Center and Corridor areas that allow a zero-foot setback where the sidewalk is less than 10 feet wide.

Related to this proposal is the updated Development Process Manual (DPM) that incorporates recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancements in those areas.

In the IDO Annual Update Staff Report dated October 10, 2019, the Planning Department suggested applying the building design elements proposed for 4<sup>th</sup> Street citywide in appropriate Center and Corridor areas, thereby making some of the proposed standards unique to a new North 4<sup>th</sup> Street CPO unnecessary.

Similarly, Long Range recommends considering whether the proposed setbacks, limits on building height bonuses, or massing regulations should be applied all Main Street areas as a citywide approach.

If any of the proposed regulations only apply to 4<sup>th</sup> Street, and Council agrees that they are appropriate to enhance and protect 4<sup>th</sup> Street corridor, then it makes sense to adopt them either as small area regulations in the relevant IDO section or, if most or all of the proposed regulations are to be adopted, as a CPO zone.

## Recommended Findings

1. The proposed CPO is inconsistent with the implementation of several Comp Plan policies. The IDO could be made more consistent with adopted policies and vision by adopting the following proposed regulations amending the IDO text through conditions of approval in the 2019 IDO annual update.
  - a. Revise Table 5-1-2 and 5-1-3 for building heights and height bonuses from “UC-MS-PT” to apply to “UC-PT and MT in Areas of Change.” [This would implement the regulations proposed as Subsection 3-9(E)(3)(a) & (c).]
  - b. Revise Table 5-1-2 and 5-1-3 for setbacks from “UC-MS-PT” to apply to “UC-PT-MS and MT in Areas of Change” and add a new note that says, “If the sidewalk abutting the front lot line is less than 10 feet wide, the minimum front setback in UC-MS-PT-MT areas is 10 ft.” [This would implement the regulations proposed as Subsection 3-9(E)(4).]
  - c. Revise Subsection 5-11(E)(2) for building design regulations proposed in this CPO so that they apply citywide to designated Main Street corridors. [This would implement the regulations proposed as Subsection 3-9(E)(5).]
2. The regulations proposed for massing along 4<sup>th</sup> Street seems related to desired character in this area. Those regulations could be adopted into the IDO as a zone map amendment for a small area without creating a CPO.
  - a. Revise Subsection 5-11(E)(2)(b) for building massing regulations proposed in this CPO as a new small area regulation that applies within the North 4<sup>th</sup> Street area. Provide graphic illustrations of example façades and massing to communicate the regulations. [This would implement the regulations proposed as Subsection 3-9(E)(3)(b) & (d).]
3. The 2019 IDO annual update proposes recommended conditions of approval to amend building design regulations in Subsection 5-11(E)(2) to achieve the intent of the proposed CPO articulation standards proposed as Subsection 3-9(E)(5).
4. The 2019 IDO annual update proposes a recommended condition of approval to require a minimum setback of 10 feet in UC-MS-PT areas that would otherwise allow a 0-foot setback in Table 5-1-2 if the sidewalk is less than 10 feet wide.
5. The 2019 IDO annual update proposes a recommended condition of approval that would require DRB review/decision for projects that would otherwise be eligible to be decided by staff as a Site Plan – Administrative if an Infrastructure Improvement Agreement is needed to comply with IDO or DPM standards. This change is intended to close a procedural gap in the process that would review and require sidewalks where they are needed in projects that would otherwise be reviewed/decided administratively.
6. The Development Process Manual Executive Committee revised the 2019 Draft Development Process Manual to incorporate recommended street cross-sections and designs from adopted Sector Development Plans that were rescinded by the IDO as the basis for future design for any street enhancement. The EPC recommends that the administration adopt the revised Development Process Manual so that these street cross-sections and designs would guide future City projects. [This would implement the regulations proposed as Subsection 3-9(E)(2).]

NOTIFICATION &  
NEIGHBORHOOD INFORMATION

**From:** Schultz, Shanna M.  
**To:** [aubconjeff@msn.com](mailto:aubconjeff@msn.com); [bhaskins1@aol.com](mailto:bhaskins1@aol.com); [sylvan.cs@gmail.com](mailto:sylvan.cs@gmail.com); [wood\\_cpa@msn.com](mailto:wood_cpa@msn.com); [chrisb901@comcast.net](mailto:chrisb901@comcast.net); [thestoallgroup@gmail.com](mailto:thestoallgroup@gmail.com); [don.dudley@dondudleydesign.com](mailto:don.dudley@dondudleydesign.com); [jeremywilcox@gmail.com](mailto:jeremywilcox@gmail.com); [don.newman@mac.com](mailto:don.newman@mac.com); [kiboutz@gmail.com](mailto:kiboutz@gmail.com); [nearnorthvalleyna@gmail.com](mailto:nearnorthvalleyna@gmail.com); [isabatini423@gmail.com](mailto:isabatini423@gmail.com); [grumpyeh46@comcast.net](mailto:grumpyeh46@comcast.net); [christinebnvdz@aol.com](mailto:christinebnvdz@aol.com); [peggynorton@yahoo.com](mailto:peggynorton@yahoo.com); [newmexmba@aol.com](mailto:newmexmba@aol.com); [jpseaborn@gmail.com](mailto:jpseaborn@gmail.com); [casand74@msn.com](mailto:casand74@msn.com); [aberdaber@comcast.net](mailto:aberdaber@comcast.net); [bills@dpsdesign.org](mailto:bills@dpsdesign.org); [cmexal@gmail.com](mailto:cmexal@gmail.com); [doreenmcknightnm@gmail.com](mailto:doreenmcknightnm@gmail.com)  
**Subject:** Neighborhood Notification - Request to the Environmental Planning Commission for a Zone Map Amendment - Council  
**Date:** Wednesday, October 30, 2019 10:34:00 AM  
**Attachments:** [06a-North 4th Text EPC .pdf](#)  
[North 4th Map.pdf](#)

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Good morning Neighborhood Association Representative,

This message is to notify you that the Environmental Planning Commission (EPC) will be holding a hearing on **December 12<sup>th</sup>, 2019 at 8:30 a.m.** in the **Basement Hearing Room at Plaza del Sol (600 2<sup>nd</sup> Street NW)** to consider a new Character Protection Overlay for portions of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> street.

Generally, the goal of the CPO is to enhance articulation and design standards for development along and near 4th street while maintaining a sense of character for the area. This CPO is proposed to limit building heights in certain zones, implement a building setback requirement, add minimum setbacks, and increase building design standards. I have attached to this e-mail:

1. A map of the proposed boundary of the new CPO.
2. The proposed regulations for the CPO.

The hearing begins at **8:30 a.m.** and the EPC will likely be considering a number of items on their agenda in addition to this proposed CPO. Public comment will be taken on this item. The EPC is only a recommending body to the City Council on this action - after the EPC has made their recommendation, the request will be considered by the Council's Land Use, Planning, and Zoning Committee before being heard by the full City Council for final action.

Like many zoning actions, this process requires special procedures that limit the City Councilors abilities to speak directly to constituents about this proposal. Please direct any questions, comments, or inquiries to Council staff so that it can be made part of the official record and made available to the Councilors and the general public.

Send written comments for the record to the Environmental Planning Commission via:

**Email:** Chair Dan Serrano  
c/o Planning Department  
[rbrito@cabq.gov](mailto:rbrito@cabq.gov)

**Regular mail:** Chair Dan Serrano  
c/o Planning Department  
600 Second Street NW, Third Floor  
Albuquerque NM 87102

For full consideration by Planning staff please send comments by **9 a.m. on Friday, December 2<sup>nd</sup>**. To be included in the packet for EPC consideration, send comments by 9

a.m. on Tuesday, December 10<sup>th</sup>.

Thank you,  
Shann

**Shanna Schultz, MPA, MCRP**  
Council Senior Planner  
Albuquerque City Council  
505.768.3185  
[smschultz@cabq.gov](mailto:smschultz@cabq.gov)

**Henry, Dora L.**

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**From:** Henry, Dora L.  
**Sent:** Friday, November 15, 2019 9:31 AM  
**To:** Schultz, Shanna M.  
**Cc:** Salas, Alfredo E.  
**Subject:** EPC 12-12-19 Hearing Character Protection Overlay

Good morning Shanna,

Will you please e-mail me the excel spreadsheet that ONC provided you for the mail outs to the Neighborhood Associations?

Thank you in advance.

Dora Henry



DORA HENRY  
epc hearing monitor  
urban design & development  
o 505.924.3883  
e dhenry@cabq.gov  
cabq.gov/planning

Benton Mailer

**MAIL ROUTING SLIP**

Department: Council Date: 10-30-19  
Division: 110 Activity: # 1710000

**ALL MAIL MUST HAVE A RETURN ADDRESS W/ DEPARTMENT NAME**

NUMBER OF PIECES*	CLASS/PRICE*
1306	First

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REVISED 02/17

P100602

**CITY OF ALBUQUERQUE  
CITY COUNCIL**

**INTEROFFICE MEMORANDUM**

**TO: Russell Brito, Urban Design & Development, Division Manager**  
**FROM: Shanna Schultz, Council Senior Planner**  
**SUBJECT: Required Mailed Notice for EPC Application to Create a New  
Character Protection Overlay Zone**  
**DATE: October 30<sup>th</sup>, 2019**

Russell Brito  
Urban Design & Development, Division Manager  
Planning Department  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Dear Mr. Brito,

Please accept this letter as certification of Mailed Notice as required by the IDO.

I, Shanna Schultz, do hereby certify and attest that I personally delivered 1,306 letters to the City of Albuquerque's mail room for first class stamping and delivery to the U.S. Post Office on October 30<sup>th</sup>, 2019. The letters were address to applicable Neighborhood Association representatives and property owners for a Zone Map Amendment – Council per the procedures in the Integrated Development Ordinance as provided by the Office of Neighborhood Coordination and the AGIS Department.

Kind regards,

**Shanna Schultz, MPA, MCRP**  
Council Senior Planner  
Albuquerque City Council  
P: 505.768.3161 E: smschultz@cabq.gov

Received by *Larry O English* Date 10-30-19  
DFAS/Purchasing/Office Services (mail room)

REGENTS OF UNM C/O REAL ESTATE  
DEPT  
1 UNIVERSITY OF NEW MEXICO MSC06  
3595

EPPIES MOTORCYCLE SERVICE LLC  
10032 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107

CHIORDI TITO J ETAL  
10103 LA SALLE PL NW  
ALBUQUERQUE NM 87114

ROMERO RONALD & ALBERTILLA  
102 ROEHL RD NW  
ALBUQUERQUE NM 87107

COLLINS LYNN & FANTOZZI VICTOR P  
10205 SAN GABRIEL RD NE  
ALBUQUERQUE NM 87111

TORREZ PRESILIANO A  
10301 CORONADO AVE NE  
ALBUQUERQUE NM 87122-3001

G & R DEVELOPMENT LLC C/O  
WALGREEN CO MS #1435  
104 WILMOT RD  
DEERFIELD IL 60015

SPECTER LIONEL & BARBARA G &  
GREENFIELD JUDITH SPECTER & JONES J  
WILBUR (ESTATE  
10419 SANTA SUSANA RD NE

CASAUS PHIL R & CATHERINE A  
10513 OLYMPIC PL NW  
ALBUQUERQUE NM 87114

PASTIAN HARRY G & MIRIAM H  
10629 SIERRA OSCURA NE  
ALBUQUERQUE NM 87111

TROPICANA INVESTMENTS LLC  
10 LA POBLANA RD NW  
ALBUQUERQUE NM 87107

MKHITARIAN HAKOP  
1008 5TH ST NW  
ALBUQUERQUE NM 87102

SMITHS FOODKING PROPERTIES INC  
C/O NICKEL & CO LLC  
1014 VINE ST FLOOR 7TH  
CINCINNATI OH 45202-1141

VIGIL CHRISTOPHER  
102 TODOS JUNTOS RD  
CORRALES NM 87048-8410

GUEVARA EUCARIO R & CLORAIDA T  
1021 SOLAR RD NW  
ALBUQUERQUE NM 87107-5751

KOZLOWSKI CRISELDA C/O KOZLOWSKI  
DONALD C  
1033 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1135

SEDILLO FRANK A  
10400 WILSHIRE AVE NE  
ALBUQUERQUE NM 87122

KHIMJI HASSAN J TRUSTEE KHIMJI RVT  
TRUST B  
10500 PALOMAS AVE NE  
ALBUQUERQUE NM 87122-2514

FRIEDRICHSEN LUISA OR APODACA  
LUCILLE  
106 HACIENDA RD NW  
ALBUQUERQUE NM 87114

MBM ENTERPRISES LLC  
107 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

DARK HORSE INVESTMENTS INC  
10000 WILSHIRE AVE NE  
ALBUQUERQUE NM 87122-3018

KALKA KRISTYNA  
101 VERANDA RD NW SUITE A  
ALBUQUERQUE NM 87107-2215

PEREA RUTH OR VIGIL DONALD  
102 LOS RANCHOS RD NE  
ALBUQUERQUE NM 87113-1218

CARBONE MARISSA J  
10200 ARROYO BEND DR NW  
ALBUQUERQUE NM 87114-5819

SANDOVAL RAPHAEL E & SYLVIA  
103 GRIEGOS RD NW  
ALBUQUERQUE NM 87107

FIRST CALIFORNIA INVESTMENTS  
104 TIBURON BLVD SUITE 100  
MILL VALLEY CA 94941

LOPEZ SCOTT & LEAH  
10408 WOODQUAIL DR NW  
ALBUQUERQUE NM 87114-1345

JACOBS MICHAEL & MERRY  
10510 CITY LIGHTS DR NE  
ALBUQUERQUE NM 87111-7537

DE PALMA DEREK & VITE CARA  
10601 APACHE AVE NE  
ALBUQUERQUE NM 87112-3023

TRINITY GROUP FOURTH STREET LLC  
107 CORNELL DR SE  
ALBUQUERQUE NM 87106-3508

CHAVEZ MARK EDWIN & MARY CHRISTINA & MARCOS DOMINIC 107 PLACITAS RD NE ALBUQUERQUE NM 87107-5032	KLISO ENTERPRISES LLC 10728 SHOOTING STAR NW ALBUQUERQUE NM 87114-3787	WEATHERBEE SHIRLEY 1075 CALLE DEL ORO BOSQUE FARMS NM 87068-9792
SALAZAR DOUGLAS K & BARBARA E 10820 BARBARA ELLEN AVE NE ALBUQUERQUE NM 87111-3916	LANGFORD KEITH W 109 BELLROSE AVE NW ALBUQUERQUE NM 87107-4014	GARCIA ERIK 109 VERANDA RD NW ALBUQUERQUE NM 87107
RIVERA JOHN & ELLEN 1090 15TH ST SE RIO RANCHO NM 87124-3657	ARCHULETA GORDON & ROSEMARIE J 10900 GLENDALE AVE NE ALBUQUERQUE NM 87122	WILSON JERRY D & DEBBIE K 10909 EAGLE ROCK AVE NE ALBUQUERQUE NM 87122-4045
DST ENTERPRISES INC 10909 SANTA MONICA DR NE ALBUQUERQUE NM 87122	ZAMORA FRANK & JANE & FELIX DANIEL 10920 CANDELARIA RD NE ALBUQUERQUE NM 87112-1729	VAZQUEZ JOSE 10932 HABANERO WAY SE ALBUQUERQUE NM 87123-4274
ESQUIRE ACQUISITIONS LLC 1100 4TH ST NW ALBUQUERQUE NM 87102-1416	PINO CHRIS 1100 MARQUETTE PL NE ALBUQUERQUE NM 87108-4703	MCCOLLUM THOMAS E & GAY N & MCCOLLUM JEFFREY P & JANE N 11000 BERMUDA DUNES NE ALBUQUERQUE NM 87111-6555
1116 4TH ST LLC 1101 3RD ST NW ALBUQUERQUE NM 87102-1401	CANO RAUL R & ELSA 1107 9TH ST SW ALBUQUERQUE NM 87102	TEN BROECK PROPERTIES LLC 1109 LA POBLANA RD NW ALBUQUERQUE NM 87107
HERRERA RAFAEL 1109 VILLA RD SE RIO RANCHO NM 87124-3577	BERRY JAMES A 111 HOLLY LN BRAXTON MS 39044-9428	MARBLE DEVELOPMENT LLC 111 MARBLE AVE NW ALBUQUERQUE NM 87102-2315
DINELLI ROSEMARY 11104 WOODLAND AVE NE ALBUQUERQUE NM 87112	STEINBERG SCOTT & ROBIN 11110 SAN BERNARDINO DR NE ALBUQUERQUE NM 87122-2352	THIRD GEN PROPERTIES LLC 1112 3RD ST NW ALBUQUERQUE NM 87102
1116 4TH ST LLC 1113 3RD ST NW ALBUQUERQUE NM 87102-1401	ST MARTINS HOSPITALITY 1115 3RD ST NW ALBUQUERQUE NM 87102	1116 4TH ST LLC 1116 4TH ST NW ALBUQUERQUE NM 87102-1413
ESQUIBEL IDA JEAN & ROYBAL CARLOS A 112 CALLE DEL FUEGO NE ALBUQUERQUE NM 87113-2331	HOPEWORKS 1120 2ND ST NW ALBUQUERQUE NM 87102-2218	ADOBE VILLAGE LLC 11205 DESERT CLASSIC LN NE ALBUQUERQUE NM 87111-7502

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

MOODY DOUGLAS D TR & MOODY  
JACQUELINE L TR MOODY RVT &  
MOODY DOUGLAS D  
11213 COUNTRY CLUB DR NE

SANCHEZ TIMOTHY J & LINDA A  
113 110TH ST SW  
ALBUQUERQUE NM 87121-7754

HEARN DONALD R & DENISE G  
1131 LANES END NW  
ALBUQUERQUE NM 87114-1979

HELTMAN HARRIET  
1150 DON GASPAR AVE  
SANTA FE NM 87505

SANCHEZ RICHARD L & IDA  
116 AZTEC RD NW  
ALBUQUERQUE NM 87105

G L A D INVESTMENT COMPANY  
117 VERANDA NW  
ALBUQUERQUE NM 87107

BLAIR THERESA & ROGER C  
120 SANDIA RD NW  
ALBUQUERQUE NM 87107

SOTO HELEN L & LUIS I SOTO & NANCY  
L HOGAN  
1206 3RD ST NW  
ALBUQUERQUE NM 87102-1404

JACS LLC  
1208 LEXINGTON RD  
CLOVIS NM 88101-4412

NM LEGAL RESOURCE CENTER INC  
1121 4TH ST NW SUITE 1D  
ALBUQUERQUE NM 87102-1466

GABALDON ORLANDO A  
11224 CANYONLANDS RD SE  
ALBUQUERQUE NM 87123-5775

ARCHULETA CLARA  
113 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1431

AC&R INC HEATING COOLING &  
PLUMBING INC  
11408 KIELICH AVE NE  
ALBUQUERQUE NM 87111-5964

GUADALUPE STATION LLC C/O MARVIN  
F POER & COMPANY  
11501 NORTHLAKE DR  
CINCINNATI OH 45249-1669

LIN SHAO FEN SUN  
11624 GRAND AVE NE  
ALBUQUERQUE NM 87123-1321

COZZONE LISA K BALONIS  
11900 PALM SPRINGS AVE NE  
ALBUQUERQUE NM 87111-5329

KB PHOTO NM LLC  
1200 LOBO CANYON RD  
GRANTS NM 87020-2176

DI GIULIO ROBERT  
1208 3RD ST NW  
ALBUQUERQUE NM 87102

YOUNG PHILLIP ALLEN  
1209 SUNSET RD SW  
ALBUQUERQUE NM 87105-3725

POWELL KENNETH J & LORI  
11212 SANTA MONICA DR NE  
ALBUQUERQUE NM 87122

PERRY GEORGE M III & LEEANNE F  
1124 E 19TH ST  
TULSA OK 74120-7417

ASSOC RETARDED CITIZENS ALBUQ  
11300 LOMAS BLVD NE  
ALBUQUERQUE NM 87112-5512

GUEST COURTNEY E  
115 CACY AVE NW  
ALBUQUERQUE NM 87107

LANGDON LAWRENCE L & HELEN JEAN  
U CO-TRUSTEES LANGDON RVL T  
11513 BAR HARBOR PL NE  
ALBUQUERQUE NM 87111

MR TRIM INC  
117 CACY AVE NW  
ALBUQUERQUE NM 87107-1424

CIRCLE K STORES INC C/O ATTN LOU  
VALDES  
1199 S BELTLINE RD SUITE 160  
COPPELL TX 75019-4666

ROMERO SAMUEL T & ANGIE Q  
TRUSTEES ROMERO TRUST  
1205 STOVER AVE SW  
ALBUQUERQUE NM 87102-3768

HSU SAMUEL BUU & LING YEN FAMILY  
TRUST  
1208 HIDEAWAY LN SE  
ALBUQUERQUE NM 87123-4339

WEBB BRIAN D  
121 ROEHL NW  
ALBUQUERQUE NM 87107

<p>TYNDALL MARK A &amp; LARA J 1211 12TH ST NW ALBUQUERQUE NM 87104-2113</p>	<p>GILLMORE DONALD W 1218 3RD ST NW ALBUQUERQUE NM 87107</p>	<p>ORTIZ FRANK M 1221 3RD ST NW ALBUQUERQUE NM 87102-1403</p>
<p>GUTIERREZ DIANE TRUSTEE GUTIERREZ RVT 1222 BARELAS RD SW ALBUQUERQUE NM 87102-4040</p>	<p>CHENVON INVESTMENTS LLC 1222 SYRACUSE LN MANTECA CA 95336-2989</p>	<p>KUEHI RYAN 1231 GALLEGOS LN SANTA FE NM 87505-3234</p>
<p>STAFFORD BETTY JO TRUSTEE STAFFORT RVT 124 NARA VISA RD NW ALBUQUERQUE NM 87107</p>	<p>ROMERO JOE R 12412 CONEJO RD NE ALBUQUERQUE NM 87123-1520</p>	<p>SADIES REAL ESTATE LLC 125 NARA VISA RD NW ALBUQUERQUE NM 87107</p>
<p>WESTERN REFINING RETAIL LLC 1250 W WASHINGTON ST SUITE 101 TEMPE AZ 85281</p>	<p>RASTEGARI INC C/O MEINEKE DISCOUNT MUFFLERS 12616 MORROW AVE NE ALBUQUERQUE NM 87112-4735</p>	<p>TAFOYA FAMILY TRIPLE R LTD PTNS 12701 ELYSE PL SE ALBUQUERQUE NM 87123</p>
<p>JACS LLC 128 MARIPOSA DR CLOVIS NM 88101</p>	<p>YOUR HOUSE HEROES LLC 12805 MENAUL BLVD NE ALBUQUERQUE NM 87112-2547</p>	<p>SANDOVAL FIDENCIO C &amp; VIOLA E 12990 W 6TH PL GOLDEN CO 80401-4624</p>
<p>BENITEZ-SALINAS ANA R &amp; RAFAEL E BENITEZ 13 1ST ST NE RIO RANCHO NM 87124</p>	<p>GUTIERREZ MARY EMMA 13001 ARROYO DE VISTA NE ALBUQUERQUE NM 87111-2907</p>	<p>MICH GREGG &amp; KERRI 1301 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107-1013</p>
<p>2 T'S LLC 1307 CRESCENT DR NW ALBUQUERQUE NM 87105-1151</p>	<p>HARGROVE MARTHA LOUISE 1310 5TH ST NW ALBUQUERQUE NM 87102-1332</p>	<p>WEBB WAREHOUSE LLC 13104 CANYON EDGE TRL NE ALBUQUERQUE NM 87111</p>
<p>VIGIL MARTIN J 1315 2ND ST NW ALBUQUERQUE NM 87107</p>	<p>GUTIERREZ ARMANDO &amp; DORA A GARCIA 1315 CAMINO ECUESTRE NW ALBUQUERQUE NM 87107-2612</p>	<p>RAINBO BAKING CO C/O RYAN LLC LB 73 13155 NOEL RD SUITE 100 DALLAS TX 75240-5090</p>
<p>LOBO PROPERTIES LLC 1321 2ND ST NW ALBUQUERQUE NM 87102-1440</p>	<p>SMITH GARY WILLIAM &amp; DOLORES C 1333 ASPEN AVE NW ALBUQUERQUE NM 87104-2211</p>	<p>WRIGHT LAWRENCE J JR ETUX 134 SANDIA RD NW ALBUQUERQUE NM 87107-5037</p>
<p>US BANK TRUST TRUSTEE LSF11 MASTER PARTICIPATION TRUST 13801 WIRELESS WAY OKLAHOMA CITY OK 73134-2500</p>	<p>ORTIZ TERESA NIEPO 1383 FIREWEED DR NE RIO RANCHO NM 87144-6257</p>	<p>ROMERO MICHAEL R 140 SANDIA NW ALBUQUERQUE NM 87107</p>

CENTRAL PAINT & BODY LLC  
1400 4TH ST NW  
ALBUQUERQUE NM 87102-1419

RIO GRANDE CREDIT UNION  
1401 SAN PEDRO NE  
ALBUQUERQUE NM 87110

JOSEPH DOLORES I & KAHLIL K  
14126 STRAWFLOWERS DR  
FRISCO TX 75035

VERTACNIK ROBIN J  
1415 ROMA AVE NW  
ALBUQUERQUE NM 87104

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION  
14221 DALLAS PKWY SUITE 1000  
DALLAS TX 75254-2946

ANDRADE KATHLEEN R  
146 SYCAMORE DR  
SAN GABRIEL CA 91775-2846

J&M PROPERTIES LP DBA JMFP  
PROPERTIES LIMITED PARTNERSHIP  
15001 S FIGUEROA ST  
GARDENA CA 90248-1721

VAZQUEZ JOSE C/O MAGALLANES  
ROGELIO  
1511 1/2 TIO CARLOS ST SW  
ALBUQUERQUE NM 87105-4026

NEW MEXICO BEEF JERKY PROPERTY  
LLC  
1527 4TH ST NW  
ALBUQUERQUE NM 87102-1420

419 MOUNTAIN LLC  
16 NOZHONI CT  
SANDIA PARK NM 87047

ALAMAR LLC  
1401 3RD ST NW  
ALBUQUERQUE NM 87102

5804 PAULINE RD NW LLC  
1403 CAMINO HERMOSA  
CORRALES NM 87048-8624

DOMINGUEZ ERNEST  
1413 YOSEMITE DR  
LOS ANGELES CA 90041-2808

NARVAIZ ROBERT JOSEPH  
1417 E STEAMBOAT BEND DR  
TEMPE AZ 85283-2177

GONZALES MICHAEL A  
1426 4TH ST SW  
ALBUQUERQUE NM 87102-4317

MUSKET CORPORATION C/O RYAN LLC  
BANK OF AMERICA CENTER  
15 W 6TH ST SUITE 2400  
TULSA OK 74119-5417

ANAYA FRED S & SANDRA L  
1501 3RD ST NW  
ALBUQUERQUE NM 87102

ST JOSEPH COMMUNITY HEALTH  
1516 5TH ST NW  
ALBUQUERQUE NM 87102

SMITHS FOOD & DRUG CENTERS INC  
ATTN: DIR REAL ESTATE LEGAL  
SERVICES  
1550 S REDWOOD RD

BANK OF AMERICA C/O CARRINGTON  
MORTGAGE SERVICES LLC  
1600 S DOUGLASS RD SUITE 200-A  
ANAHEIM CA 92806-5951

SANCHEZ MARIO A  
1401 GRIEGOS RD NW  
ALBUQUERQUE NM 87107

CATHOLIC CHARISMATIC CENTER INC  
1412 5TH ST NW  
ALBUQUERQUE NM 87102-1334

KKMM LLC  
1415 CAMINO AMPARO NW  
ALBUQUERQUE NM 87107-2607

ARAGON LOUIE J  
1417 TOBACCO RD SW  
ALBUQUERQUE NM 87105

MCMAHON DONNA  
146 SANDIA RD NW  
ALBUQUERQUE NM 87107-5037

MCELROY PROPERTIES NEW MEXICO  
LLC  
1500 HAMILTON RD  
BOSSIER CITY LA 71111

SANDOVAL DANIEL D  
1505 GSCHWIND PL SW  
ALBUQUERQUE NM 87121-8238

BARBERO DAVID A & JOANN  
152 SANDIA RD NW  
ALBUQUERQUE NM 87107

MUNOZ JOSE RAMON CORDOVA &  
ARMENTA MIRTA ELDA CARAVEO  
157 PUEBLO SOLANO RD NW  
ALBUQUERQUE NM 87107-6729

GUADALUPE VILLAGE HOMEOWNERS  
1600 W BROADWAY RD SUITE 200  
TEMPE AZ 85282-1136

THIRD STREET WAREHOUSES LLC 1605 SAN PATRICIO SW ALBUQUERQUE NM 87104-1047	KILLEBREW KENNETH O & FULLER JULIE R 161 RAILCAR RD CORRALES NM 87048-7909	TANIGAKI EMA 1612 5TH ST NW ALBUQUERQUE NM 87102-1302
KLEIN RANDI LEE 1615 VAN CLEAVE RD NW ALBUQUERQUE NM 87107-3441	MARTINEZ FLORENTINO JR 1625 GONZALES RD SW ALBUQUERQUE NM 87105-2711	PRASEK EDWARD J & KRISTEN L 1632 NORTHLAND AVE LAKEWOOD OH 44107
PAGE JOE B & LINDA S TRUSTEES PAGE FAMILY RVT 1643 TIERRA DEL RIO NW ALBUQUERQUE NM 87107	WILSON MINTRA & RICK & WILSON SIVAN 1647 W ANAHEIM ST HARBOR CITY CA 90710-3213	KAPLAN 4TH STREET LLC 17 HOGAN CT SANDIA PARK NM 87047-9477
SOLANO ISIDRO 170 ALAMOS RD CORRALES NM 87048	BLACK HARRISON E JR & ELIZABETH A 1701 WHITE CLOUD NE ALBUQUERQUE NM 87112	SEYMOUR D R & DONETTE J TRUSTEES SEYMOUR LVT 1709 ALLEGHENY RD NE RIO RANCHO NM 87144-5504
OTERO GILBERT 1712 54TH ST NW ALBUQUERQUE NM 87105	BASSETT THOMAS C 1714 ESCALANTE AVE SW ALBUQUERQUE NM 87104-1011	AG PROPERTIES LLC C/O DAN GARCIA 1736 A CENTRAL AVE SW ALBUQUERQUE NM 87104-1151
STEVENS WILLIAM J SR & PRISCILLA E TRUSTEES STEVENS FAMILY TRUST 1736 DIETZ LP NW ALBUQUERQUE NM 87107	WATKINS PROPERTIES LLC 174 SANDIA RD NW ALBUQUERQUE NM 87107-5037	CAIN BRIANA 17402 N 56TH PL SCOTTSDALE AZ 85254
HONG LIN J TRUST HONG MARITAL TR & HONG LIN J SOLE TRUSTEE HONG EXEMPTION TRUST 1795 FULTON RD	SANCHEZ ARTURO JR & LORENA 1801 CORTE ELICIA ST SW ALBUQUERQUE NM 87105-6009	LOWES FAMILY PARTNERSHIP 1804 S HALL AVE LITTLEFIELD TX 79339-5439
FARRIS THOMAS H 1848 CENTRAL AVE ALAMEDA CA 94501-2621	GRANICKIN LLC C/O KIN PROPERTIES INC 185 NW SPANISH RIVER BLVD SUITE 100	GARCIA GUY & TRIPLETT JULIE 1856 DOTY ST SW ALBUQUERQUE NM 87105-6022
HAYNES MICHAEL EUGENE II & CYNTHIA LILLIAN HAYNES 1882 GOLDENFLARE LP NE RIO RANCHO NM 87144-5799	SAN RIO VENTURES LLC 1917 7TH ST NW ALBUQUERQUE NM 87102	MARQUEZ OMAR 1919 WALTER SE ALBUQUERQUE NM 87102
PLANT CARRY & LYDIA V 1932 CANDELARIA RD NW ALBUQUERQUE NM 87107-1230	SCHLENKER ANDREA A 1960 CAMINO CANCUN SW LOS LUNAS NM 87031-8883	GONZALES PEGGY J 1988 CHEROKEE RD NW APT B ALBUQUERQUE NM 87107-2847

2300 4TH ST NW LLC  
20 BANTA PL SUITE 100  
HACKENSACK NJ 07601-5611

AUTSY LLC BOX #347  
2001 E LOHMAN AVE SUITE 110  
LAS CRUCES NM 88001-3197

BARRERAS RAYMOND D & DOLORES  
201 LA MEDIA RD SW  
ALBUQUERQUE NM 87105-2721

LANDAVAZO MAURICE  
2010 6TH ST NW  
ALBUQUERQUE NM 87102

MILLS MELANIE & STREETER CLAUDIA  
SUE  
202 SHROPSHIRE AVE NW  
ALBUQUERQUE NM 87107-2309  
RAMIREZ MANUEL F & ELAINE  
203 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5258

BACA RASHIA  
204 SHROPSHIRE AVE NW  
ALBUQUERQUE NM 87107-2309

RIVAS JOSE L & ROSARIO  
206 B SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5241

CORDOVA PHILLIP M  
207 SAN LORENZO NW  
ALBUQUERQUE NM 87107

CARDENAS CLORINDA  
208 SHROPSHIRE PL NW  
ALBUQUERQUE NM 87107

ARIAS ANTHONY & BROOKE  
200 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5241

ENTERPRISE INVESTMENTS LLC  
2001 JUNE ST NE  
ALBUQUERQUE NM 87112-3239

OTERO ANTONIO  
201 NATALIE AVE NW  
ALBUQUERQUE NM 87107

ARGYRES CHRISTINA P  
2011 LOS POBLANOS PL NW  
ALBUQUERQUE NM 87107

SANCHEZ ALBERT R  
202 VERANDA RD NW  
ALBUQUERQUE NM 87107-2334

GARCIA ERIC J  
203 VERANDA RD NW  
ALBUQUERQUE NM 87107-2333

2040 ENTERPRISES LLC  
2040 4TH ST NW  
ALBUQUERQUE NM 87102-1430

BALL MARION L  
206 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

BACA MARIA  
208 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1332

MATA RAFAEL BARRAZA & RIO DE  
BARRAZA APOLINAR & BARRAZA  
OCTAVIO  
208 VERANDA RD NW

GUTIERREZ ANDY L & VERONICA O  
2000 8TH ST NW  
ALBUQUERQUE NM 87102

CARLETON MARIE E  
201 CALLE DEL FUEGO NE  
ALBUQUERQUE NM 87113-2311

JARAMILLO DONALD F & DEBBIE A  
201 SHROPSHIRE AVE NW  
ALBUQUERQUE NM 87107

RUIZ-JIMENEZ CESAR RAUL & KRISTEN  
ANN  
202 MONTANO RD NW  
ALBUQUERQUE NM 87107

ZEON ASSOCIATES LLC  
2024 5TH ST NW  
ALBUQUERQUE NM 87102

FREEWAY LIQUORS INC  
2034 2ND ST NW  
ALBUQUERQUE NM 87102

LEGER ANNETTE & KATONA STEVE  
205 NATALIE AVE NW  
ALBUQUERQUE NM 87107-5236

RUIZ MARIA A  
206 VERANDA RD NW  
ALBUQUERQUE NM 87107

QUINTANA DESIREE MARIE  
208 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

PADILLA RANDY & PEGGY  
209 HENDRIX RD NW  
ALBUQUERQUE NM 87107

FRANK BARBARA BLOCK 209 NATALIE AVE NW ALBUQUERQUE NM 87107-5236	MAESE BENJAMIN & MELBA MAESE 209 SANCHEZ RD NW ALBUQUERQUE NM 87107-5258	488 SOUTHWEST LLC 210 MONTANO RD NW ALBUQUERQUE NM 87107-5220
RIMBERT PETER L & THERESA 210 SANCHEZ RD NW ALBUQUERQUE NM 87105	LOVATO KAILA M 210 VERANDA RD NW ALBUQUERQUE NM 87107-2334	AB TRAILERS LLC 2100 2ND ST NW ALBUQUERQUE NM 87102-1045
BODO MACHKENZIE J & BOWLES JUSTIN E 211 HENDRIX RD NW ALBUQUERQUE NM 87107-5215	RAEL JOSE R 211 SANCHEZ RD NW ALBUQUERQUE NM 87107-5258	VALDEZ GREGORY R & JEANNIE A 2112 68TH ST NW ALBUQUERQUE NM 87120-6052
G & G DEVELOPMENT LLC & GARCIA JOSHUA R & KRISHNA R GORADIA 212 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-2344	NORRIS ANGELA 2120 WOODHAVEN LN SPARKS NV 89434-0746	BLAIR DARRELL JAMES 2126 MATTHEW AVE NW ALBUQUERQUE NM 87104
MARCHAL GILLES ROBERT 2128 MANCHESTER PL NW ALBUQUERQUE NM 87107	HERRERA PETER & SHAUNA P 213 NATALIE AVE NW ALBUQUERQUE NM 87107-5236	BARRERAS RAYMOND J & TRUDIE S 213 SANCHEZ RD NW ALBUQUERQUE NM 87107-5258
GARCIA JUAN C 2135 RAVEN LN SW ALBUQUERQUE NM 87105	ANDRADE JOSE J & ANITA H 214 CANDELARIA RD NW ALBUQUERQUE NM 87107-2302	KNIGHT ROBERT ERIC & KNIGHT ELIZABETH J S 214 HENDRIX RD NW ALBUQUERQUE NM 87107-5203
PEREZ JUAN 215 HEADINGLY AVE NW ALBUQUERQUE NM 87107	MORRIS JIMMY C 215 HENDRIX RD NW ALBUQUERQUE NM 87109-5215	BURRIS JAMES R 215 HWY 165 PLACITAS NM 87043
ABRAMS JOE GREG & ABRAMS CRISTYA MARIE & ABRAMS NICHOLAS GREGORY & ABRAMS MIKAYLA 215 PHOENIX NW	NAJERA ISIDRO 215 SAN LORENZO AVE NW ALBUQUERQUE NM 87107	ALVARADO LUIS A 215 SANCHEZ RD NW ALBUQUERQUE NM 87107
PADILLA FLORENTINO & GERTRUDE 216 HENDRIX RD NW ALBUQUERQUE NM 87107	GARCIA GILBERT O & BERTHA MARIE 217 HENDRIX RD NW ALBUQUERQUE NM 87107-5215	SERRANO MADONNA 217 SAN LORENZO AVE NW ALBUQUERQUE NM 87107-2329
GARCIA MICHELLE M 217 SANCHEZ RD NW ALBUQUERQUE NM 87107	GOMEZ NATIVIDAD M & JUANITA B 218 CANDELARIA RD NW ALBUQUERQUE NM 87107	MONTOYA GILBERT A & ANGIE C 218 HENDRIX RD NW ALBUQUERQUE NM 87107-5127

BACA JUANITA  
218 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2330

HATTON RICHARD E & CARLA E  
2200 DIETZ FARM RD NW  
ALBUQUERQUE NM 87107-3116

ALTERNATIVE HOUSE INC  
2206 4TH ST NW  
ALBUQUERQUE NM 87102

GONZALES PATRICIO ANTONIO  
222 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

ARANDA AUGUSTINE & ISABEL  
223 AZTEC RD NW  
ALBUQUERQUE NM 87107-2337

GALLARDO MARIA R & GALLARDO  
VICKY  
223 VERANDA RD NW  
ALBUQUERQUE NM 87107

BACA JULIANNA L  
225 NATALIE AVE NW  
ALBUQUERQUE NM 87107-5236

PEREZ JUAN & MARIA S  
226 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

WILSON PAM  
226 SHROPSHIRE PL NW  
ALBUQUERQUE NM 87107-2309

ZAMARRON LUIS & FIDELINA  
227 VERANDA RD NW  
ALBUQUERQUE NM 87107

CARAVEO ENRIQUE  
219 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5258

THIRD STREET EQUITIES LLC  
2200 DIETZ PL NW  
ALBUQUERQUE NM 87107

FRIS CHKN A DELAWARE LLC C/O RYAN  
LLC  
221 N KANSAS ST SUITE 2101  
EL PASO TX 79901-1440

BENEFIELD JAMIE A & ANNETTE M  
RODDEN  
2225 4TH ST NW  
ALBUQUERQUE NM 87102

ATENCIO YOLANDA K  
223 HEADINGLY AVE NW  
ALBUQUERQUE NM 87107-2321

PESHLAKAI CONSUELO J  
225 AZTEC RD NW  
ALBUQUERQUE NM 87107-2337

BAROS LARRY DAVID & DIANA  
225 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5258

TRUJILLO DONALD & TRUJILLO JANE  
226 HENDRIX RD NW  
ALBUQUERQUE NM 87107

LOVATO PHILLIP N JR & AMBER N  
227 MESCALERO RD NW  
ALBUQUERQUE NM 87107-2325

MONTOYA FRANK & BERNADETTE  
229 CAMINO CUATRO SW  
ALBUQUERQUE NM 87105-7581

HERRERA ERNEST JR  
220 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107

LEVINE INVESTMENTS LIMITED  
PARTNERSHIP  
2201 E CAMELBACK RD SUITE 650  
PHOENIX AZ 85016-3457

ANTILLON ERLINDA Z  
221 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2329

SAN LORENZO NORTH LLC  
223 1/2 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2329

SANCHEZ MILDRED  
223 HENDRIX RD NW  
ALBUQUERQUE NM 87107-5215

MORALES ANTHONY R & ANTONETTE  
M  
225 MILDRED AVE NW  
ALBUQUERQUE NM 87107-2305

MEDINA EDUARDO & PERLA G  
RAMIREZ  
225 VERANDA RD NW  
ALBUQUERQUE NM 87107

DEVARGAS TOBY V JR  
226 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

BAROS LAWRENCE D & DIANA Y  
227 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

CRAWFORD-REMELY MATTEA  
229 MESCALERO RD NW  
ALBUQUERQUE NM 87107-2325

GARCIA JUAN B 229 NATALIE AVE NW ALBUQUERQUE NM 87107-5236	WHITE ROCKY L 229 SHANGRI LA DR NW ALBUQUERQUE NM 87107	LOFLAND COMPANY C/O INDUSTRIAL COMPLEX PROP GROUP 2300 1ST ST NW ALBUQUERQUE NM 87102
MY FAIR LADY LLC 231 ADAMS ST NE ALBUQUERQUE NM 87108-1203	DEVARGAS TOBY & DOROTHY 231 HENDRIX RD NW ALBUQUERQUE NM 87107-5215	CONGLETON ROBERT CLAY JR & CONGLETON ROBERT CRAIG 2315 PARKLINE DR BOSQUE FARMS NM 87068-9396
DOMINGUEZ DAVID A & ROSE H 2316 DIETZ PL NW ALBUQUERQUE NM 87107-3016	WOODARDS NICOLE A 232 CANDELARIA RD NW ALBUQUERQUE NM 87107-2302	SANCHEZ RAMON C 232 HENDRIX RD NW ALBUQUERQUE NM 87107-5216
CHAVEZ RUDY & LOUISE 2320 2ND ST NW ALBUQUERQUE NM 87102	4501 4TH STREET LLC 2325 SAN PEDRO DR NE SUITE 2A ALBUQUERQUE NM 87110-4121	430 REAL ESTATE GROUP LLC 2325 SAN PEDRO NE SUITE 2-A ALBUQUERQUE NM 87110
FULTON ROSE MARGARET 233 AZTEC RD NW ALBUQUERQUE NM 87107-2337	SANCHEZ STEVEN F 233 HENDRIX RD NW ALBUQUERQUE NM 87107-5215	DURAN ROBERT & MARY LOU 233 NATALIE AVE NW ALBUQUERQUE NM 87107-5236
MIERA ALBERT & MARY LOU 233 SHANGRILA CT NW ALBUQUERQUE NM 87107-3920	PACHECO JACOBO J & ANGELA 2335 ARROYO FALLS ST NW ALBUQUERQUE NM 87120	ROGERS ALLEN & CATHERINE I 236 SHROPSHIRE PL NW ALBUQUERQUE NM 87107
VILLAS LAWRENCE 236 VINEYARD RD NW ALBUQUERQUE NM 87107	VALTIERRA VICTOR 237 NATALIE AVE NW ALBUQUERQUE NM 87107-5236	FIRST BAPTIST CHURCH OF ALBUQUERQUE C/O THE ROCK 2400 2ND ST NW ALBUQUERQUE NM 87125-1075
GALINDO ARMANDO RODRIGUEZ & CECILIA CELIS 2401 6TH ST NW ALBUQUERQUE NM 87102-1070	BJMA LLC 2401 SAN PEDRO DR NE ALBUQUERQUE NM 87110-4101	BRYSON JON D 241 NATALIE AVE NW ALBUQUERQUE NM 87107-5236
COE STEVE L & LISA 2411 4TH ST NW ALBUQUERQUE NM 87102-1056	CL & F FARM LLC 2414 LILAC DR NW ALBUQUERQUE NM 87104	GURULE FRED 2417 DIETZ FARM RD NW ALBUQUERQUE NM 87107
RAMIREZ DANIEL & JUANA 2417 EDUARDO RD SW ALBUQUERQUE NM 87121	HERNANDEZ SALVADOR & ELEUTERIA & ETAL 2419 1ST ST NW ALBUQUERQUE NM 87102-1061	GRADO JOSE & MARISELA & LUJAN MARIA G & ROMERO RAY & FLORES PERFECTO A 2421 1ST ST NW

JENG YANG & TUYET THI TSAY  
2443 CAMINO CATALONIA SE  
RIO RANCHO NM 87124-8830

SOTO TEOFILO & MARGIE  
250 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

NEVILLE BARBARA A  
251 GENE AVE NW  
ALBUQUERQUE NM 87107

GOATCHER FAMILY LTD CO  
2511 MONROE ST NE  
ALBUQUERQUE NM 87110-4060

STEEGE DONNA M  
252 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

PEREZ COLLISION LLC  
2520 2ND ST NW  
ALBUQUERQUE NM 87102-4504

ROMERO JUAQUIN E & SOTO ALADINA  
253 GENE AVE NW  
ALBUQUERQUE NM 87107-5316

GRANTS STEEL SASH DOOR &  
HARDWARE INC  
2530 1ST ST NW  
ALBUQUERQUE NM 87102

DIXON JILL L  
254 GENE AVE NW  
VILLAGE OF LOS RANCHOS NM 87107-  
5317

MANZANARES ANN THERESE  
256 GENE AVE NW  
ALBUQUERQUE NM 87107

MASON ANDREA R  
260 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

MORENO DANNY O  
262 GENE AVE NW  
ALBUQUERQUE NM 87107

REUST WILLIAM P C/O JONES ROBERT C  
2625 5TH ST NW  
ALBUQUERQUE NM 87107-1325

STOUT EDWARD J & MARIE A  
264 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

TOWNSEND JUDITH M  
2644 CAMPBELL RD NW  
ALBUQUERQUE NM 87104

MILLER DAVID  
267 YELLOWFIELD WAY  
ERIE CO 80516

CHANDLER LAURIE  
268 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

PARRA CONSEPCION & PARRA  
MARGARITA  
270 GENE AVE NW  
ALBUQUERQUE NM 87107-5317

PATEL ARVIND N & PATEL DEVAYANI A  
& PATEL RAJAN A  
2700 4TH ST NW  
ALBUQUERQUE NM 87107

CHAVEZ SONYA M  
2700 VISTA GRANDE DR NW UNIT #30  
ALBUQUERQUE NM 87120-1039

BENAVIDEZ KAYLA  
2702 1ST ST NW  
ALBUQUERQUE NM 87107

GONZALES ANA MARIA  
2702 PLAZUELA SERENA  
SANTA FE NM 87505-5274

CABRERA MATILDE  
2705 5TH ST NW  
ALBUQUERQUE NM 87107-1327

CONTRERAS RONALD A  
2711 3RD ST NW  
ALBUQUERQUE NM 87107

GONZALES ANDRES J & MARY ANN  
2711 4TH ST NW  
ALBUQUERQUE NM 87107

CASAUS CHRIS S & JULIANA FLORES-  
CASAUS  
2711 5TH ST NW  
ALBUQUERQUE NM 87107-1327

KUTVIRT DANIEL M & KUTVIRT SUSAN  
G  
2711 CANDELARIA RD NW  
ALBUQUERQUE NM 87107-2912

BERNS LLC C/O ACCUMATCH  
2711 LBJ FWY SUITE 1065  
DALLAS TX 75234

SOTO AURELIA  
2712 5TH ST NW  
ALBUQUERQUE NM 87107-1328

EASLEY MICHAEL SHAWN  
2713 2ND ST NW  
ALBUQUERQUE NM 87107

MARTINEZ RAMON C 2714 2ND ST NW ALBUQUERQUE NM 87107-1412	DE VARGAS TANYA 2715 3RD ST NW ALBUQUERQUE NM 87107-1304	LOPEZ JOSE & AMANDA 2721 5TH ST NW ALBUQUERQUE NM 87107-1327
RODRIGUEZ MARIA GRACIELA & EDMUNDO FEDERICO 2724 5TH ST NW ALBUQUERQUE NM 87107 FISHER MARTIN DALE 2800 HUNTERS CT SW ALBUQUERQUE NM 87105	ESTRADA OSCAR J & DUARTE OLAYA MUNOZ 2733 FOOTHILL DR SW ALBUQUERQUE NM 87105-4963 CHAVEZ RALPH P & CHAVEZ IDA E 2813 CARDENAS DR NE ALBUQUERQUE NM 87110-3205	RIOS BARBARA G TRUSTEE OF ESTEBAN M R TRUST 2737 CARDENAS DR NE ALBUQUERQUE NM 87112 RASCON ARIEL CANO & CANO EDUARDO 2816 SOCORRO ST NW ALBUQUERQUE NM 87104-2646 ESLIN PHILIP GREY & REBECCA BARNES 290 SANDIA RD NW ALBUQUERQUE NM 87107-5335
WIEGERS JOHN 2817 MORNINGSIDE DR NE ALBUQUERQUE NM 87110-2941	MAESTAS BENNIE A & REINA MARIA A TRUSTEES TRUST AGREEMENT 2825 MOYA RD NW ALBUQUERQUE NM 87104-2816 LUCERO AVENANCIO (BEN) & ELEANOR C 2902 LA CAMILA RD NE ALBUQUERQUE NM 87111-4510 CERVANTES ROSA ISELA 2909 3RD ST NW ALBUQUERQUE NM 87107	PACHECO JOEY & AMALIA 2904 ALAMOGORDO DR NW ALBUQUERQUE NM 87120 JUARROS BENJAMIN & ALICE M 2910 3RD ST NW ALBUQUERQUE NM 87107
ORTIZ DAVID 2900 2ND ST NW ALBUQUERQUE NM 87107 VALDEZ RICHARD & REYES MARTHA 2905 4TH ST NW ALBUQUERQUE NM 87107-1315	HATTON RICHARD E 2919 4TH ST NW ALBUQUERQUE NM 87107 LEHMAN WILLIAM C & BRIANNA E 296 ALAMOSA RD NW ALBUQUERQUE NM 87107 HOLZRICHTER MICHAEL & WEI CHENG 3 SANDIA HEIGHTS DR NE ALBUQUERQUE NM 87122-2009 GRANILLO MANUEL & BERTHA 300 CANDELARIA RD NW ALBUQUERQUE NM 87107-2304	JARD LTD LIABILITY CO 2921 2ND ST NW ALBUQUERQUE NM 87107 PROPERTY 2339 LLC 296 LA PLATA RD NW ALBUQUERQUE NM 87107-5323 ROMERO ALBERT A & NANCY 3 WOODLAND AVE NW ALBUQUERQUE NM 87107-1437 MAGENNIS ERIN & OR RAY KYLE 300 GENE AVE NW ALBUQUERQUE NM 87107-5319
JUARROS RITA A 2916 3RD ST NW ALBUQUERQUE NM 87107 TABET LINDA & TABET NITA & LORI T BREIDENBACH 2926 2ND ST NW ALBUQUERQUE NM 87107-1416 UHER DARRELL LEE JR TRUSTEE RVT 3 DANCING HORSE LN CORRALES NM 87048 PERMACS PROPERTIES LLC 300 ARVADA AVE NW ALBUQUERQUE NM 87102		

WILLIAMS KEVIN B & ROBERTA A  
300 HENDRIX AVE NW  
ALBUQUERQUE NM 87107

LEBLANC DIANE M  
3000 VATAPA RD NE  
RIO RANCHO NM 87124-5772

BLANDO ALFREDO C  
3001 4TH ST NW  
ALBUQUERQUE NM 87107-1317

MAY LISA M  
3001 DIAMANTES NW  
ALBUQUERQUE NM 87120-1535

SANCHEZ ROSALBA  
3002 3RD ST NW  
ALBUQUERQUE NM 87108

KEHOE MATTHEW  
3007 3RD ST NW  
ALBUQUERQUE NM 87107-1308

BARRERAS ROBERT T  
301 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1333

CASS KEITH A & CASS S SALAZAR  
TRUSTEES CASS LVT  
301 MENAUL BLVD NE  
ALBUQUERQUE NM 87107-1527

MARTINEZ MARTIN A & SISNEROS-  
MARTINEZ MARY  
301 MESCALERO RD NW  
ALBUQUERQUE NM 87107-2327

NAVARRO GUILLERMINA TORRES  
301 MILDRED AVE NW  
ALBUQUERQUE NM 87107-2306

JENKINS JUDITH A  
301 NATALIE AVE NW  
ALBUQUERQUE NM 87107-5238

ORTIZ ROBERT E & RENATE  
301 PHOENIX AVE NW  
ALBUQUERQUE NM 87107-1343

ARAGON RICHARD & YOLANDA  
301 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2331

GARCIA KIM C  
301 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

GUEVARA SR JOSE L ETUX  
3012 3RD ST NW  
ALBUQUERQUE NM 87107

CHAVEZ JOSEPHINE  
3014 3RD ST NW  
ALBUQUERQUE NM 87107-1309

KEHOE MATTHEW  
3014 4TH ST NW  
ALBUQUERQUE NM 87107-1318

IBARRA JOSE L  
302 ESPANOLA ST NE  
ALBUQUERQUE NM 87107-2150

DAVEN PATRICIA A  
302 GENE AVE NW  
ALBUQUERQUE NM 87107-5319

GONZALES JOE G & LYDIA S  
302 SAN ANDRES AVE NW  
ALBUQUERQUE NM 87107-3925

PEREZ ROSE A  
302 SHROPSHIRE PL NW  
ALBUQUERQUE NM 87107-2311

JIMENEZ RAFAEL R & MARY JEAN  
3020 3RD ST NW  
ALBUQUERQUE NM 87102

STANFILL TERRY L SR & WANDA F  
3023 COMMERCIAL ST NE  
ALBUQUERQUE NM 87107-1508

GARCIA STEVE ANTHONY  
303 ARVADA AVE NW  
ALBUQUERQUE NM 87102

PAJARITO ASSOCIATES LLC  
303 CENTRAL AVE NE UNIT 300  
ALBUQUERQUE NM 87102-3800

REHANI LAITH & RANA  
303 WYTHE RD  
EGG HARBOR TOWNSHIP NJ 08234

JENKINS AURELIA A  
304 GENE AVE NW  
ALBUQUERQUE NM 87107-5319

FELIX GREGORIO & ERMA  
304 MESCALERO RD NW  
ALBUQUERQUE NM 87107-2328

SANCHEZ JOSE HUMBERTO &  
MANUELA E  
304 SAN ANDRES AVE NW  
ALBUQUERQUE NM 87107-3925

SAYERS DAVID C  
304 SHROPSHIRE AVE NW  
ALBUQUERQUE NM 87107-2311

VICENTE LEON LAWRENCE 304 VERANDA RD NW ALBUQUERQUE NM 87107	SOMMER ROBERT C 3049 ASCOT DR SAN RAMON CA 84587	THURGOOD SCOT L & JEANNINE TRUSTEES THURGOOD RVT 305 ENCHANTED VALLEY RD NW LOS RANCHOS DE ALBUQUERQUE NM
FLORES KATRINA Y 305 MILDRED AVE NW ALBUQUERQUE NM 87107-2306	ROMERO MARY ANN 305 NATALIE AVE NW ALBUQUERQUE NM 87107	BARRAZA GUADALUPE 305 PHOENIX AVE NW ALBUQUERQUE NM 87107-1343
VALDEZ ARCHIE F 305 SANCHEZ RD NW ALBUQUERQUE NM 87107	GARCIA RICHARDO M & GUILLERMINA 306 CANDELARIA RD NW ALBUQUERQUE NM 87107-2304	BURGETT MARK & DELLA 306 GENE AVE NW ALBUQUERQUE NM 87107-5319
MAES ALBERT A & MARGARITA MARY 306 HEADINGLY AVE NW ALBUQUERQUE NM 87107-2324	MALDONADO MARIA 306 LA POBLANA RD NW ALBUQUERQUE NM 87107-1334	PALLEY BRANT C 306 SAN LORENZO AVE NW ALBUQUERQUE NM 87107
VALDEZ GILBERT U 306 SANCHEZ NW ALBUQUERQUE NM 87107	MARES JOLENA D 306 VERANDA RD NW ALBUQUERQUE NM 87120	SIAS DONALD S & BARBARA C CO- TRUSTEES SIAS RVT 307 SAN LORENZO AVE NW ALBUQUERQUE NM 87107
MANRIQUEZ KATHY 307 VERANDA RD NW ALBUQUERQUE NM 87107	DAWSON STEWART A & LYN A 308 GENE AVE NW ALBUQUERQUE NM 87107	MARJON SOLEDAD BIAGI 308 LA PLATA RD NW ALBUQUERQUE NM 87107-5325
DEVARGAS ABEL JR & OLIVIA 308 LA POBLANA RD NW ALBUQUERQUE NM 87107-1334	GALLEGOS MARTIN M & WALSH AUDREY J 308 WOODLAND AVE NW ALBUQUERQUE NM 87107	OVERMIER ALAN C 309 14TH ST SW ALBUQUERQUE NM 87102
PADILLA EDUARDO A & PADILLA EDUARDO L 309 ALAMOSA RD NW ALBUQUERQUE NM 87107-5312	ARCHIBEQUE ROBERT D & ORLANDO R ARCHIBEQUE 309 MILDRED AVE NW ALBUQUERQUE NM 87107-2306	AGUILAR MANUEL P & GERALDINE M 309 WOODLAND AVE NW ALBUQUERQUE NM 87107-1345
LOGAN LARRY L & SONYA 31 MILL RD NW ALBUQUERQUE NM 87120	ARNELL DELBERT & ROSAURA 31 TENNIS CT NW ALBUQUERQUE NM 87120-1825	SILVA SAMMY J & PATRICIA A 310 ALAMOSA RD NW ALBUQUERQUE NM 87107-5313
RAMIREZ ROSE 310 AZTEC RD NW ALBUQUERQUE NM 87107-2338	NAVAREZ MARTIN 310 CONSTITUTION AVE NW ALBUQUERQUE NM 87102-0000	PACHECO HILARIO & NERI PERES GLORIA E 310 HEADINGLY AVE NW ALBUQUERQUE NM 87107-2324

CALVERT SEAN & FRANCES  
310 LA PLATA RD NW  
ALBUQUERQUE NM 87107

TRILLO SUSAN T  
310 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2332

GALLEGOS GINGER LEE TRUSTEE TRUST  
B DECEDENTS TRUST UNDER GALLEGOS  
RVT  
3101 OLD PECOS TRL #404

COREY JEFFERY B  
311 PLACITAS RD NW  
ALBUQUERQUE NM 87107

GONZALEZ EVERARDO L & MARGARET  
312 HENDRIX RD NW  
ALBUQUERQUE NM 87107-5218

WOODMANSEE ALLENE J C/O ROBERT  
G WOODMANSEE  
31280 BROKEN TALON TRL  
OAK CREEK CO 80467-8507

VIGIL JACOBO M & STITH SARAH S  
313 NATALIE AVE NW  
ALBUQUERQUE NM 87107-5238

LUNA KENNY F & DOROTHY C  
313 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-2331

MAVROLEON GIUSSEPPE  
314 HENDRIX RD NW  
ALBUQUERQUE NM 87107

WHITE MARCUS E  
315 DELAMAR AVE NW  
ALBUQUERQUE NM 87107

NGUYEN DUNG H & NGUYEN NGA THI  
& NGUYEN BICH THI  
310 LA POBLANA RD NW  
ALBUQUERQUE NM 87107

MURDOCH RICHARD S  
310 SANDIA RD NW  
ALBUQUERQUE NM 87107

CAWLEY BILLY WAYNE  
311 BELLROSE AVE NW  
ALBUQUERQUE NM 87107

MOLINA MARIA DEL REFUGIO  
311 WOODLAND AVE NW  
ALBUQUERQUE NM 87107

CERNA OLGA  
312 SAN LORENZO NW  
ALBUQUERQUE NM 87107

PORTILLO MAURICIO & CARAVEO  
ARMINDA  
313 GENE AVE NW  
ALBUQUERQUE NM 87107-5318  
ARAGON EDUARDO & ROSEMARY A  
313 PLACITAS RD NW  
ALBUQUERQUE NM 87107-5332

LUNA KENNETH & DOROTHY  
313 SAN LORENZO NW  
ALBUQUERQUE NM 87107

MOWRER COURTNEY ANN  
314 NATALIE AVE NW  
ALBUQUERQUE NM 87107

POON ELYSIA & CHAVARRIA ANTONIO  
315 GENE AVE NW  
ALBUQUERQUE NM 87107

SIMMS KENNETH W & CHARLENE A  
310 PLACITAS RD NW  
ALBUQUERQUE NM 87107-5333

MASADA LTD CO  
3100 COORS BLVD NW  
ALBUQUERQUE NM 87120-1226

STOREY J LYNNE C/O FRAUENGLASS  
MARK  
311 LA PLATA RD NW  
ALBUQUERQUE NM 87107-5324

PEREZ ELIZABETH & MANUEL E  
312 AZTEC RD NW  
ALBUQUERQUE NM 87107

HUTCHINSON DAVID C & DOROTHEE  
312 SHANGRI LA CT NW  
ALBUQUERQUE NM 87107-3917

CARAVEO ARMINDA  
313 GENE ST NW  
ALBUQUERQUE NM 87107

LUNA KENNY F  
313 SAN LORENZO AVE NE  
ALBUQUERQUE NM 87107

ENRIQUEZ ERNEST  
314 HEADINGLY AVE NW  
ALBUQUERQUE NM 87107

NEWMAN ROSE  
314 SHANGRI LA CT NW  
ALBUQUERQUE NM 87107

GONZALES ALBERT D & GILL BERENICE  
M  
315 HEADINGLY AVE NW  
ALBUQUERQUE NM 87107-2323

ARCHIBEQUE ROBERT D 315 MILDRED AVE NW ALBUQUERQUE NM 87107	GARCIA ALBERT JR & BERNADETTE 315 SAN ANDRES AVE NW ALBUQUERQUE NM 87107	FUENTES NOEL JEAN 315 SAN LORENZO AVE NW ALBUQUERQUE NM 87107-2331
BISHOP DIANNE L W 315 SANDIA RD NW ALBUQUERQUE NM 87107	MARTINEZ ANTHONY E & ANDREA K 316 NATALIE AVE NW ALBUQUERQUE NM 87107-5239	IAN & IRENE LLC 3167 SAN MATEO BLVD NE #187 ALBUQUERQUE NM 87110-1921
APODACA MARK 317 DELAMAR AVE NW ALBUQUERQUE NM 87107	VACUERA ERNESTINE 319 MESCALERO RD NW ALBUQUERQUE NM 87107-2327	ESTRADA KENNETH & RACHEL P 319 SHANGRI LA CT NW ALBUQUERQUE NM 87107-3919
CASADOS ALFRED L 32 CRIPPLE CREEK RD SE ALBUQUERQUE NM 87123-9651	DURKIN PATRICK D & LISA 32 PORSCHE PL LOS LUNAS NM 87031	CUATRO APARTMENTS LIMITED PARTNERSHIP LLLP 320 GOLD AVE SW SUITE 918 ALBUQUERQUE NM 87102
LOVELESS RICHARD & JUDITH 320 MESCALERO RD NW ALBUQUERQUE NM 87107	REDITUS ALBI LLC 3204 LOMA VISTA PL NE ALBUQUERQUE NM 87106-1924	BLAKES LOTABURGER LLC 3205 RICHMOND DR NE ALBUQUERQUE NM 87107-1922
LEGER ERNEST H & GLORIA I CO- TRUSTEES 3207 MANCHESTER CT NW ALBUQUERQUE NM 87107-3016	HERNANDEZ SERGIO & RAMIREZ LUIS F 321 AZTEC RD NW ALBUQUERQUE NM 87107-2338	JARAMILLO TONY ETUX 321 MESCALERO RD NW ALBUQUERQUE NM 87107-2327
KEEFE MICHAEL JOSEPH 321 SANDIA RD NW ALBUQUERQUE NM 87107-5336	PIETRZAK JEAN M 321 SHANNON PL NW ALBUQUERQUE NM 87107-3923	MCELYEA GEORGIA P 3212 JUNE ST NE ALBUQUERQUE NM 87111-5027
HASKEW JAMES W 3223 MOORHEAD DR JOPLIN MO 64804-8359	MAURINO HENRY L & LAURA B 3239 CALLE DE DEBORAH NW ALBUQUERQUE NM 87104-3001	WHITE L ANDRA 325 SHANNON PL NW ALBUQUERQUE NM 87107
FOURTH STREET & MENAUL INC C/O CLEAN MACHINE CAR WASH LLC 3260 N HAYDEN RD SUITE 204 SCOTTSDALE AZ 85251-6651	LOPEZ ALEX PAUL & LOPEZ MARIE & TALBOT ROBERT C III 3265 W ARROWLEAF CT CASTLE ROCK CO 80109-9499	ANAYA RAUL J 3277 DURANES RD NW ALBUQUERQUE NM 87104-2757
GRIEGO FRED I & CHRISTINE MILLIGAN 328 SHANNON PL NW ALBUQUERQUE NM 87107-3924	HERNDON MARIA B TRUSTEE HERNDON TRUST 329 SHANNON PL NW ALBUQUERQUE NM 87107-3923	HARTLOT HOLDINGS LLC 330 LOUISIANA BLVD NE ALBUQUERQUE NM 87108-2062

TRUJILLO ADRIENNE N  
3307 CONDOR LN NW  
ALBUQUERQUE NM 87107-1330

SEDILLO JEFFRIES ERIC  
3312 CALLE DE DANIEL NW  
ALBUQUERQUE NM 87104-3023

VAN DEVENTER CHELSEA NICOLE  
332 FONTANA PL NE  
ALBUQUERQUE NM 87108-1167

DAVIGNON JODI L & TORREZ AMY LL  
335 VINEYARD RD NW  
LOS RANCHOS NM 87107-5805

KLEIN DEENA  
3404 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2442

GUTIERREZ JOHN  
34328 N 5TH AVE  
PHOENIX AZ 85085-7099

ELLA REZA G  
3500 4TH ST NW  
ALBUQUERQUE NM 87107-2426

BACA AMADO G & MARY L  
3506 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2443

COLEMAN JAMES E JR  
3512 11TH ST NW  
ALBUQUERQUE NM 87107

BACA SALVADOR A  
3514 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2443

SILVERADO STUCCO SYSTEMS  
3308 CALLE VIGO NW  
ALBUQUERQUE NM 87104-1823

CASADOS GILBERT R  
3315 CONDER LN NW  
ALBUQUERQUE NM 87107-1330

MCALLISTER SUSAN A & WILLIAMS  
DAVID T  
3333 PURDUE PL NE  
ALBUQUERQUE NM 87106-1328

PADILLA BARBARA S & JOE FRANK  
339 TYLER RD NW  
ALBUQUERQUE NM 87107

HERNANDEZ DANIEL J & SOUTHARD  
KATE M  
3405 AVENIDA CHARADA NW  
ALBUQUERQUE NM 87107-2601

ROMERO BILLY & PATSY  
346 APPLEWOOD RD  
CORRALES NM 87048

ORTIZ MARCOS & CELSA M  
3502 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2443

PARKER MARNIE ANNE  
3510 6TH ST NW  
ALBUQUERQUE NM 87107

LOIACONO MELISSA  
3513 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107

STRUCTURAL SERVICES  
3520 4TH ST NW  
ALBUQUERQUE NM 87107

SMITH ANNETTE G  
3311 CONDER LN NW  
ALBUQUERQUE NM 87107-1330

GUADAGNOLI MARK D  
3316 TERRY POINT DR  
FORT COLLINS CO 80524

OLAGUE ROBERTO & MARCELA  
3348 DEL RIO RD SW  
ALBUQUERQUE NM 87105-6038

ARMENTA PAULINE  
3402 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2442

LITTLETON ANGELA W  
3408 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107

GALLEGOS RAY L & MARCELLA J  
348 VINEYARD RD NW  
LOS RANCHOS NM 87107

YURCIC TRUST FRANCES Y DUNCAN  
TRUSTEE

3505 CAMINO APLAUSO NW  
ALBUQUERQUE NM 87107-2611

CORONA MARGARET  
3510 NORTHFIELD CT NW  
ALBUQUERQUE NM 87107-2443

SABATINI JOSEPH D & MARY B  
TRUSTEES SABATINI RVT  
3514 6TH ST NW  
ALBUQUERQUE NM 87107-2419

LUBRICAR PROPERTIES III LLC  
3520 CALLE CUERVO NW  
ALBUQUERQUE NM 87114-9220

BACA GENE & MONA V 3530 7TH ST NW ALBUQUERQUE NM 87107-2421	REGIS ALAN F & FRANCINE A 3535 GIRARD BLVD NE ALBUQUERQUE NM 87107	PACHECO ARTHUR & LORRAINE 3559 LUKE CIR NW ALBUQUERQUE NM 87107-3014
SWAYDEN CHARLES A & CHRISTINE 36 CEDAR HILL PL NE ALBUQUERQUE NM 87122-1907	ATENCIO JOHN A & SONYA M 3601 7TH ST NW ALBUQUERQUE NM 87107	GARCIA LEROY & MAGDALENE M 3610 2ND ST NW ALBUQUERQUE NM 87107
MALATKER AGASTYA & ULIBARRI SONIA 3615 7TH ST NW ALBUQUERQUE NM 87107-2422	FARADAY 100 LLC 3636 4TH AVE SUITE 300 SAN DIEGO CA 92103-4294	TRAFTON CLINTON M & DEBORAH D TRUSTEES TRAFTON FAMILY TRUST 3639 MIDWAY DR SUITE B #338 SAN DIEGO CA 92110-5254
WINTERSTEEN GEORGIA LOUISE 3707 3RD ST NW ALBUQUERQUE NM 87107	ALBERT ARTHUR L & TILLIE M 3709 5TH ST NW ALBUQUERQUE NM 87107	ALEXANDER PATRICK H & MARY L 3716 CAMINO SACRAMENTO NE ALBUQUERQUE NM 87111-3912
JARAMILLO JOSEPH I & CINDY M 3719 3RD ST NW ALBUQUERQUE NM 87107-2312	GARCIA JOSE G & ANGELICA 3720 4TH ST NW ALBUQUERQUE NM 87107	ALVIDREZ TIRSO E 3724 3RD ST NW ALBUQUERQUE NM 87107
LOPEZ BENJAMIN & PRISCILLA T 3727 3RD ST NW ALBUQUERQUE NM 87107	CORDOVA CARLOS S 3728 3RD ST NW ALBUQUERQUE NM 87107-2313	HODELL TED 3729 11TH ST NW ALBUQUERQUE NM 87107
VARGAS UBALDO & ELENA & VARGAS MANUEL 3732 4TH ST NW ALBUQUERQUE NM 87107-2507	CHAN LILY BIK TRUSTEE CHAN TRUST 376 IMPERIAL WAY APT 108 DALY CITY CA 94015-2531	LOPEZ JOSIE 3800 2ND ST NW ALBUQUERQUE NM 87107-3306
SANCHEZ SEFERINA 3800 ALTA MONTE PL NW ALBUQUERQUE NM 87107-2525	COMMERCIAL PRODUCTS INC 3800 RIO GRANDE BLVD NW ALBUQUERQUE NM 87107	ORNELAS RUBY O 3803 3RD ST NW ALBUQUERQUE NM 87107
CAMPBELL ELIZABETH A 3805 5TH ST NW ALBUQUERQUE NM 87107	NOLAND MARY C 3805 TRES PINOS LN NW ALBUQUERQUE NM 87107	JARAMILLO GEORGE & MARIA 3807 3RD ST NW ALBUQUERQUE NM 87107
CHAVEZ SALVADOR 3808 3RD ST NW ALBUQUERQUE NM 87107	MORA LARRY 3808 ALTA MONTE PL NW ALBUQUERQUE NM 87107	VAZQUEZ JOSE 3809 5TH ST NW ALBUQUERQUE NM 87107-2515

SANCHEZ EDWARD H 3810 3RD ST NW ALBUQUERQUE NM 87107	PENA GANDARA VIRGINIA 3814 ANDERSON AVE SE ALBUQUERQUE NM 87108	FRUIT BASKET OF ALBUQUERQUE INC 3821 12TH ST NW ALBUQUERQUE NM 87107
SAMHO LLC 3826 4TH ST NW ALBUQUERQUE NM 87107	BUNGAY PROPERTIES LLC C/O TROUBLED MINDS HOLDINGS LLC 3905 SIMMS AVE SE ALBUQUERQUE NM 87106	WELSH JEFFRI 3907 3RD ST NW ALBUQUERQUE NM 87107-2316
PARRA CARLOS & DALILA 3919 5TH ST NW ALBUQUERQUE NM 87107-2516	RAMOS RAFAEL & RAMONA L 3920 5TH ST NW ALBUQUERQUE NM 87107	CORDOVA DEBORAH 3923 3RD ST NW ALBUQUERQUE NM 87107-2316
CURTIS KENNETH III & SHELLEY 3924 3RD ST NW ALBUQUERQUE NM 87107-2317	FLORES FELICIANO 3925 3RD ST NW ALBUQUERQUE NM 87107	GARCIA MARCOS 4 TUKI CT LOS LUNAS NM 87031-8269
HIETPAS-CARVER JEANNE 400 PHOENIX AVE NW ALBUQUERQUE NM 87107-1248	ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION TRUSTEE ETAL 4000 ST JOSEPH PL NW ALBUQUERQUE NM 87120-1714	ARCHDIOCESE OF SANTA FE REAL ESTATE CORP 4000 ST JOSEPHS PL NW ALBUQUERQUE NM 87120-1714
COSS-VEGA SIGIFREDO 4008 ZORRO DR SE ALBUQUERQUE NM 87105	SALAZAR KEN & YVONNE 4010 3RD ST NW ALBUQUERQUE NM 87107-2340	NIETO ERNEST E 4012 3RD ST NW ALBUQUERQUE NM 87107
LOS PUENTES EDUCATION FOUNDATION 4012 4TH ST NW ALBUQUERQUE NM 87107	TRUJILLO CARL M 4013 3RD ST NW ALBUQUERQUE NM 87107	LOPEZ OLGA & JAVIER 402 PHOENIX AVE NW ALBUQUERQUE NM 87107
TEXICO CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS 402 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3629	VALDEZ FRANK E & BERTHA L 404 HUDSON AVE NW ALBUQUERQUE NM 87107-1219	ROPEL MARK L 407 BELLROSE AVE NW ALBUQUERQUE NM 87107
BLAIR F CELESTINA 407 PHOENIX AVE NW ALBUQUERQUE NM 87107-1247	RODARTE DOROTHY 407 PROSPECT AVE NW ALBUQUERQUE NM 87102-1020	CABRERA MARIA D 408 HUDSON AVE NW ALBUQUERQUE NM 87107
PONCE JOSE A & MARGARET A 408 PHOENIX AVE NW ALBUQUERQUE NM 87107	TEETER JAMES DAVID 408 PROSPECT AVE NW APT B ALBUQUERQUE NM 87102	PLY GROUP ABQ LLC 4080 GLENCOE AVE UNIT 309 MARINA DEL REY CA 90292-7507

JOHNSON ROBERT LEE 409 FREEMAN AVE NW ALBUQUERQUE NM 87107-3759	DELGADO EVANGELINE G 409 HUDSON AVE NW ALBUQUERQUE NM 87107	CASIAS DELLA E 409 PHOENIX AVE NW ALBUQUERQUE NM 87107
GONZALES LAURO LEROY & OLIVIA 410 HUDSON AVE NW ALBUQUERQUE NM 87107-1219	NEW MEXICO PLASTER & SUPPLY INC 4100 4TH ST NW ALBUQUERQUE NM 87107-3508	MORAGA EUGENE & AGNES 4100 SILVERY MINNOW PL NW ALBUQUERQUE NM 87120-4743
ORTIZ CARMEL R & CORINA E 4101 5TH ST NW ALBUQUERQUE NM 87107-3509	ACER HOME SOLUTIONS LLC 4102 5TH ST NW ALBUQUERQUE NM 87107-3509	RAEL MARIA GLORIA & MARTINEZ CLARA V 4104 AVON ST NW ALBUQUERQUE NM 87107
GARCIA ANTONIO 4105 5TH ST NW ALBUQUERQUE NM 87107	CHAVEZ AGNES & MONTOYA RUSSELL 4106 5TH ST NW ALBUQUERQUE NM 87107	SANTILLANES ANTHONY J 4108 AVON ST NW ALBUQUERQUE NM 87107-3511
MOORE AHMAD L & LOVELESS STEFANIE M 4109 5TH ST NW ALBUQUERQUE NM 87107-3509	NEW MEXICO ORGANIZING & SUPPORT CTR INC 411 BELLAMAH AVE NW ALBUQUERQUE NM 87102	GALLION TERESA E 411 BELLROSE AVE NW ALBUQUERQUE NM 87107-3725
GONZALES JANIE FAY 411 HUDSON AVE NW ALBUQUERQUE NM 87107-1216	MYRIAD HOSPITALITY LLC DBA COMFORT INN & SUITES 411 MCKNIGHT AVE NW ALBUQUERQUE NM 87102-1361	HUMMELL TYSON R 411 PHOENIX AVE NW ALBUQUERQUE NM 87107-1247
LANDRY PATRICK S 4111 AVON ST NW ALBUQUERQUE NM 87107-3511	ABEYTA IVAN CARLOS & GARCIA JOSHUA MICHEAL 4112 AVON ST NW ALBUQUERQUE NM 87107-3511	DUARTE OLAYA MUNOZ 4113 4TH ST NW ALBUQUERQUE NM 87107
CHACON TOMAS S 4115 5TH ST NW ALBUQUERQUE NM 87107-3509	CRAIG JOEL & JULIETTE 412 GRIEGOS RD NW ALBUQUERQUE NM 87107	ARMIJO WILLIAM F 412 PHOENIX AVE NW ALBUQUERQUE NM 87107
ORTIZ PATRICK J & BONITA L 412 SOLAR RD NW ALBUQUERQUE NM 87107-5740	GARCIA GEORGE H 4121 5TH ST NW ALBUQUERQUE NM 87107	APODACA RICHARD L & ESTHER M 4125 5TH ST NW ALBUQUERQUE NM 87107
MONTANO CHRISTINE M 413 CORDOVA AVE NW ALBUQUERQUE NM 87107-1215	GALLION TRYCE R 413 DELAMAR AVE NW ALBUQUERQUE NM 87107-5113	TORRES ARTURO A JR 413 GENE AVE NW ALBUQUERQUE NM 87107-5320

MCDONALD BARBARA A  
413 HUDSON AVE NW  
ALBUQUERQUE NM 87107-1216

CAMARGO MANUEL R & MARY J  
414 GRIEGOS RD NW  
ALBUQUERQUE NM 87107-3737

BECERRA NICOLAS & GUILLERMINA  
415 LOS ARBOLES AVE NW  
ALBUQUERQUE NM 87107-5332

HEALEY JOHN  
416 ASPEN AVE NW  
ALBUQUERQUE NM 87102

SELVAGE TERRY & MARSHA  
416 LOS ARBOLES AVE NW  
ALBUQUERQUE NM 87107

JACKSON PATRICK L & BONNIE L  
416 SOLAR RD NW  
ALBUQUERQUE NM 87107

SCHOUMAN JENNIFER L  
417 PHOENIX AVE NW  
ALBUQUERQUE NM 87107-1247

LOERA PORFIRIO H & LETICIA  
418 TOWNER NW  
ALBUQUERQUE NM 87102

PHILLIPS BRITTANIE E  
419 PHOENIX AVE NW  
ALBUQUERQUE NM 87107-1247

APODACA JO ANNA MARIE  
420 CHEROKEE RD NW  
ALBUQUERQUE NM 87107-3513

HERNANDEZ LAURA E  
4131 5TH ST NW  
ALBUQUERQUE NM 87107

SCOTT PAMELA R & ERNEST L  
414 PHOENIX AVE NW  
ALBUQUERQUE NM 87107-1248

SMITHPETER TRACY A  
415 PHOENIX AVE NW  
ALBUQUERQUE NM 87107

STEWART FRANCINE R  
416 BERRY RD NW  
ALBUQUERQUE NM 87107

WILEY CATHERINE ANN  
416 PALO DURO AVE NW  
ALBUQUERQUE NM 87107-3829

CONWELL JAMES O JR & ALICE C  
417 BLEDSOE RD NW  
ALBUQUERQUE NM 87107

SANCHEZ PHILLIP M  
417 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107

CORDOVA EDWARD T & PATRICIA A  
419 CHEROKEE RD NW  
ALBUQUERQUE NM 87107-3512

BENAVIDEZ MARY JANE  
419 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1020

HAFNER JESSICA MARIE  
420 CORDOVA AVE NW  
ALBUQUERQUE NM 87107-1273

ARAGON ROBERT L  
414 GAVILAN DR NW  
ALBUQUERQUE NM 87107

DIXON ERIC E & MICHELLE R  
415 HUDSON AVE NW  
ALBUQUERQUE NM 87107

LUCERO DAVID A & HILDA F  
415 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87123

JARAMILLO CARLOS  
416 GAVILAN PL NW  
ALBUQUERQUE NM 87107

LUCERO CARL L  
416 PHOENIX AVE NW  
ALBUQUERQUE NM 87107-1248

MONTOYA STEVEN M  
417 GENE AVE NW  
ALBUQUERQUE NM 87107-5320

ROMERO GINA  
418 CORDOVA AVE NW  
ALBUQUERQUE NM 87107-1273

ROYBAL TILLY SEDILLO  
419 LOS ARBOLES AVE NW  
ALBUQUERQUE NM 87107

DOUVILLE KEVIN J  
420 BERRY RD NW  
ALBUQUERQUE NM 87107-5211

DEATON KAREN J  
420 GRACELAND DR SE  
ALBUQUERQUE NM 87108

STARK JODY M 420 PHOENIX AVE NW ALBUQUERQUE NM 87107	HARWOOD METHODIST CHURCH 420 SAN LORENZO NW ALBUQUERQUE NM 87107	ORTEGA PAULINE C 421 CORDOVA AVE NW ALBUQUERQUE NM 87107-1215
SAUNDERS CLARENCE M & LINDA L 421 DELAMAR AVE NW ALBUQUERQUE NM 87107-5113	CORDERO ERNEST 421 HEADINGLY AVE NW ALBUQUERQUE NM 87107-3518	ARREOLA EMMANUEL & OLIVAS- ARREOLA MAYRA A 421 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107-1228
HERSCHLER WILLIAM R & JULIE L 421 PHOENIX AVE NW ALBUQUERQUE NM 87107	MAESTAS ANDREW 421 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3628	CORDOVA ROBERT W 421 SAN LORENZO AVE NW ALBUQUERQUE NM 87107
PEREA FRANCES L & PEREA JAKE A 422 CHEROKEE RD NW ALBUQUERQUE NM 87107-3513	STEVENS WILLIAM J & STEVENS PRISCILLA E 4227 4TH ST NW ALBUQUERQUE NM 87107	AMERICAN LEGION POST 100 424 CANDELARIA RD NW ALBUQUERQUE NM 87107-2402
MCCASH AARON & CONSUELO L 424 CORDOVA AVE NW ALBUQUERQUE NM 87107-1273	ALVARADO MANUEL & RAMONA 425 1/2 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107	CORDOVA ISABEL R & CRISTOBAL 425 HEADINGLY AVE NW ALBUQUERQUE NM 87107-3518
GONZALES CRISTAL 425 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107	HIGGINS DAVID J & REBECCA C 425 SAN LORENZO AVE NW ALBUQUERQUE NM 87107-3640	MARTINEZ MARCELLA J 426 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107
JARAMILLO E ANTHONY & CHRISTINE M 427 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107-5100	TYE PATRICK A & LINDA K 428 GENE AVE NW ALBUQUERQUE NM 87107-5321	CHAVEZ LORETTA A 429 PROSPECT AVE NW ALBUQUERQUE NM 87102
JANECKY STEVEN K & JULIA J KEE- JANECKY 430 GENE AVE NW ALBUQUERQUE NM 87107-5321	LARA-GUEVARA LUPE 430 TOWNER AVE NW ALBUQUERQUE NM 87102-1019	RED EARTH PROPERTIES INC 4313 CORRALES RD #6 CORRALES NM 87048-8663
WEBB JUDY L 432 CORDOVA AVE NW ALBUQUERQUE NM 87107	MARIANETTI PAUL A & PATRICIA A TRUSTEE MARIANETTI RVT 4333 PAN AMERICAN FWY NE SUITE A ALBUQUERQUE NM 87107-6833	LEYBA ANNABELL 434 MILDRED AVE NW ALBUQUERQUE NM 87107-2439
LOPEZ MARIA M 434 PROSPECT AVE NW ALBUQUERQUE NM 87102-1021	CALDERON WILLIAM B 435 CORDOVA AVE NW ALBUQUERQUE NM 87107-1215	BEVAN DEBRA L 436 CORDOVA AVE NW ALBUQUERQUE NM 87107

CRUZ ELIGIO RUBEL & ALICE A & CRUZ  
ROY R

437 CORDOVA AVE NW  
ALBUQUERQUE NM 87107-1215

CISNEROS MIGUEL A & VAZQUEZ-  
BARRON ROSA MARIA & CISNEROS  
CLAUDIA E  
4400 ARROWHEAD AVE NW

MONTANO PROPERTIES II LLC  
4401 LOMAS BLVD NE  
ALBUQUERQUE NM 87110

J W BREWER TIRE COMPANY INC C/O  
TIRE DISTRIBUTION SYS INC  
441 DONELSON PIKE SUITE 310  
NASHVILLE TN 37214-3568

VIDRO MICHAEL J & FELICIA J  
4440 3RD ST NW  
ALBUQUERQUE NM 87107-3927

LAWSON BEATRICE  
4444 JUPITER ST NW  
ALBUQUERQUE NM 87107-3941

SAX-ROMNEY CYNTHY A  
4448 3RD ST NW  
ALBUQUERQUE NM 87107-3927

PATCHELL MARGARET P  
4457 3RD ST NW  
ALBUQUERQUE NM 87107

GARCIA DAVID L  
4500 CARLTON RD NW  
ALBUQUERQUE NM 87107

RADILLO SHARON T  
4501 5TH ST NW  
ALBUQUERQUE NM 87107

ORTIZ OLIVER J  
438 CORDOVA AVE NW  
ALBUQUERQUE NM 87107-1274

VAZQUEZ DAVID RICARDO  
4400 BRIDGEPORT RD NW  
ALBUQUERQUE NM 87120-0000

LICINI HEATHER R & WOODARD  
NATHAN M  
4402 6TH ST NW  
ALBUQUERQUE NM 87107

ANTHEM OIL LLC  
4421 IRVING BLVD NW SUITE A  
ALBUQUERQUE NM 87114

BUCKLEY FERN L & LISA B MARTINEZ &  
ALBERT G MARTINEZ  
4441 3RD ST NW  
ALBUQUERQUE NM 87107

VIGIL LISA  
4445 3RD ST NW  
ALBUQUERQUE NM 87107

HANRETTA THERESA C  
4449 JUPITER ST NW  
ALBUQUERQUE NM 87107

DAWSON BRIAN D & JESSICA R  
446 GENE AVE NW  
ALBUQUERQUE NM 87107-5321

RM 2821 LLC  
4500 SUNDT RD NE  
RIO RANCHO NM 87124-7021

JORGENSEN CONSULTING LLC  
4501 BOGAN AVE NE SUITE A-1  
ALBUQUERQUE NM 87109-2225

SCHRAUDENBACH MAVIS H & MAH  
ROBERT LAWRENCE LVG TRUST C/O  
SHARON KARPINSKI  
439 GAVILAN PL NW

SCHUMACHER R ELLEN  
4401 5TH ST NW  
ALBUQUERQUE NM 87107

VANETSKY SCOTT  
4405 5TH ST NW  
ALBUQUERQUE NM 87107-3720

LOVATO THOMAS & RAMONA  
4423 5TH ST NW  
ALBUQUERQUE NM 87107-3720

STELL WENDY L  
4441 JUPITER ST NW  
ALBUQUERQUE NM 87107-3940

LOWEY KATHARINE  
4445 JUPITER ST NW  
ALBUQUERQUE NM 87107-3940

WYLER VIOLA C  
4453 3RD ST NW  
ALBUQUERQUE NM 87107-3926

NICASIO PETER & LUCILLE C  
447 ESTANCIA DR NW  
ALBUQUERQUE NM 87105

WAINWRIGHT HILARY R  
4501 3RD ST NW  
ALBUQUERQUE NM 87107-3928

CORDOVA MATHEW BRENT  
4506 FOURTH ST NW  
ALBUQUERQUE NM 87107-3935

GUTIERREZ SALVADOR & SAENZ DE GUTIERREZ MARIANA VERONICA 4508 4TH ST NW ALBUQUERQUE NM 87107-3935	SANDOVAL ROBERT & SERRRANO EVA M 4508 5TH ST NW ALBUQUERQUE NM 87107	BLAIR JANET R 4509 3RD ST NW ALBUQUERQUE NM 87107
EMERALD BUILDING DEVELOPMENT CO LLC 4509 ALAMEDA BLVD NE SUITE B ALBUQUERQUE NM 87113-1705	SENA EDWARD A & NATALIE M 4511 5TH ST NW ALBUQUERQUE NM 87107-3721	OLIVAS MARTHA 4514 5TH ST NW ALBUQUERQUE NM 87107
STEPHENS MICHELLE M 4517 3RD ST NW ALBUQUERQUE NM 87107-3928	UNITZ SOUND 4518 4TH ST NW ALBUQUERQUE NM 87107	TORRES OBED & MATILDE 4520 4TH ST NW ALBUQUERQUE NM 87107
CORDOVA MATHEW BRENT 4522 4TH ST NW ALBUQUERQUE NM 87107-3935	STEVENS GRACE M TRUSTEE STEVENS LVT 4523 5TH ST NW ALBUQUERQUE NM 87107	MONTOYA LEAH 454 GENE AVE NW ALBUQUERQUE NM 87107-5321
POLITO ROBERT A & PATRICIA J 456 GAVILAN PL NW ALBUQUERQUE NM 87107-5315	SNIDER JERRY LEE & AVONA 458 GAVILAN PL NW ALBUQUERQUE NM 87107-5315	ZELLET I 4590 TIERRA DEL ORO SW ALBUQUERQUE NM 87105-5559
MARKS NATHAN M 460 GAVILAN PL NW ALBUQUERQUE NM 87107-5315	RECTOR JACK F & PHYLLIS C RECTOR ESTATE RVLTL 460 GENE AVE NW ALBUQUERQUE NM 87107-5321	SHULTZ DELBERT L 4601 5TH ST NW ALBUQUERQUE NM 87107
BARELA BARBARA J 4602 3RD ST NW ALBUQUERQUE NM 87107	TRUMAN MARK 4604 3RD ST NW ALBUQUERQUE NM 87107-3931	TAFOYA FRANCES F 4604 5TH ST NW ALBUQUERQUE NM 87107
ESPINOZA MARIO A 4605 3RD ST NW ALBUQUERQUE NM 87107	WOODCOCK MATTHEW JOHN 4605 5TH ST NW ALBUQUERQUE NM 87107	WALKIW IRENE J 4608 3RD ST NW ALBUQUERQUE NM 87107
MONTGOMERY BEN W & ALEXIS A & MONTGOMERY TONI D 4609 5TH ST NW ALBUQUERQUE NM 87107	ULIBARRI JOSE A ETUX 4610 5TH ST NW ALBUQUERQUE NM 87107-3724	BRISTER JAMES H 4615 5TH ST NW ALBUQUERQUE NM 87107-3723
ZAMORA ELIZABETH M RVLTL 4615 MI CORDELIA DR NW ALBUQUERQUE NM 87120-1849	O LEARY KYLE G & CLAUDIA 462 GAVILAN PL NW ALBUQUERQUE NM 87107-5315	MC SORLEY KAREN H 4620 5TH ST NW ALBUQUERQUE NM 87107

TEUPELL CHARLOTTE E & TEUPELL  
ALICIA R  
4620 QUAKER HEIGHTS PL NW  
ALBUQUERQUE NM 87120  
OTERO DENNIS  
4704 BROOKWOOD ST NE  
ALBUQUERQUE NM 87109-2806

ROMERO JOSEPH P II  
4803 TEODOCIO RD NW  
ALBUQUERQUE NM 87107

DIAZ ROWLAND A  
4900 LENNOX BLVD  
INGLEWOOD CA 90304

RC ACCOUNTING INC  
4902 HAWKINS ST NE  
ALBUQUERQUE NM 87109-4344

FLOREZ RUBEN B & EMMA L  
4914 5TH ST NW  
ALBUQUERQUE NM 87107

CHAVEZ CANDELARIA E  
4926 5TH ST NW  
ALBUQUERQUE NM 87107

MCLAUGHLIN MOLLY  
500 AZTEC RD NW  
ALBUQUERQUE NM 87107-2526

SANCHEZ ANDREW E ETUX  
500 PALO DURO AVE NW  
ALBUQUERQUE NM 87107-3831

PEERLESS TYRE CO  
5000 KINGSTON ST  
DENVER CO 80239-2522

ZAMARRON JOSELUIS  
4624 3RD ST NW  
ALBUQUERQUE NM 87107

LARDNER GRACELAND LLC  
4741 PAN AMERICAN WEST FWY NE  
ALBUQUERQUE NM 87109

CRUZ JOE ETUX  
4804 BAJA CT NE  
ALBUQUERQUE NM 87111-2711

ARCHULETA DAVID GARY & SANDRA L  
4900 SHELLY ROSE RD NW  
ALBUQUERQUE NM 87114-5751

ARCHIBEQUE ANTHONY M & KATHY R  
4908 5TH ST NW  
ALBUQUERQUE NM 87107

ZAMORA MARY LOU  
4916 5TH ST NW  
ALBUQUERQUE NM 87107

GRIEGO GERALD E  
4928 5TH ST NW  
ALBUQUERQUE NM 87107-3802

WATERS LON J  
500 CIRCULO FLORETTA NW  
ALBUQUERQUE NM 87102-5714

MONTOYA JOSEPHINE  
500 SANCHEZ NW  
ALBUQUERQUE NM 87107

FEARFIELD SYLVIA R  
501 BELLROSE AVE NW  
ALBUQUERQUE NM 87107-3757

BUTLER FRANK F C/O TAPIA CHRIS &  
DANIELLE

4686 LOS POBLANOS CIR NW  
ALBUQUERQUE NM 87107-5557

LUCERO AVENANCIO & ELEANOR C  
4801 HARDWARE DR NE  
ALBUQUERQUE NM 87109

DUNN-EDWARDS CORPORATION  
4885 E 52ND PL  
LOS ANGELES CA 90040

JARAMILLO RAUL A  
4902 5TH ST NW  
ALBUQUERQUE NM 87107

WILLIAMS DEBRA L & WILLIAMS  
FORREST E  
4908 NORTHERN TRL NW  
ALBUQUERQUE NM 87120

LUCERO DAVID & HILDA  
4918 FOURTH ST NW  
ALBUQUERQUE NM 87107

APODACA PAUL S & TANUZ-APODACA  
ROSEMARY A  
50 IDA CT  
CORRALES NM 87048

MERRELL NORMA FAYE TRUSTEE  
MERRELL RVT  
500 CIRCULO GALLEGOS NW  
ALBUQUERQUE NM 87107-5715

VILLANUEVA ANTHONY & FLORENCE  
500 VERANDA RD NW  
ALBUQUERQUE NM 87107-2541

THRASHER KATHERINE E  
501 BERRY RD NW  
ALBUQUERQUE NM 87107

BAWDEN REBECCA 501 CIRCULO FLORETTA NW ALBUQUERQUE NM 87107-5714	SHIRM JOSEPH & MARTINEZ PRISCILLA 501 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107-5136	GONZALES ANSELMO FELIX & PETRA 501 HEADINGLY AVE NW ALBUQUERQUE NM 87107
SURA JOSE LEYVA & MARIA 501 LA POBLANA RD NW ALBUQUERQUE NM 87107-1335	ROMERO MARTIN C 501 SAN ANDRES AVE NW ALBUQUERQUE NM 87107-3854	SPEIGNER SEAN 501 SAN LORENZO AVE NW ALBUQUERQUE NM 87107-3642
DURAN BENNY & ALICIA FAMILY TRUST 501 VERANDA RD NW ALBUQUERQUE NM 87107-2540	MONTOYA RAY L & MARIE T 501 VILLA VERDE DR SE RIO RANCHO NM 87124-1241	ABLE LLC 5010 4TH ST NW ALBUQUERQUE NM 87107
MOUNTAIN MAHOGANY COMMUNITY SCHOOL 5014 4TH ST NW ALBUQUERQUE NM 87107	JIMENEZ SEAN & OLIVIA A 5014 5TH ST NW ALBUQUERQUE NM 87107	MAHONEY SHEILA F 5015 5TH ST NW ALBUQUERQUE NM 87107
KELLY PAUL M 502 AZTEC RD NW ALBUQUERQUE NM 87107	ALVAREZ MOISES & MILDRED R 502 DELAMAR AVE NW ALBUQUERQUE NM 87107	RUNDELL ROBERT D 502 GORRY CT NW ALBUQUERQUE NM 87107-5412
BARAGIOLA ERIN MARIE 502 PONDEROSA AVE NW ALBUQUERQUE NM 87107-3851	KUSTER NATHANIEL M & ZEGOBIA- KUSTER NORMA R 502 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3631	CAMACHO CHRISTINA R 5020 5TH ST NW ALBUQUERQUE NM 87107-3804
MCKENNA CHAD & ASHLEY 5023 5TH ST NW ALBUQUERQUE NM 87107-3803	RUNNING STARS LLC 5024 4TH ST NW ALBUQUERQUE NM 87107-3954	MITCHELL KATHRYN C & GONZALES ANTHONY 5024 5TH ST NW ALBUQUERQUE NM 87107-3804
MARTIN PAUL J & MADRID ANALISA G 5028 LA CIENEGA ST NW ALBUQUERQUE NM 87107-3826	PAGE JOE B & LINDA S 5029 4TH ST NW ALBUQUERQUE NM 87107	PALS LAURIE J 503 AZTEC RD NW ALBUQUERQUE NM 87107
GALLEGOS TONY RICHARD & EMMA 503 DELAMAR AVE NW ALBUQUERQUE NM 87107-5115	REYES AURELIANO & ESTELA 503 HEADINGLY AVE NW ALBUQUERQUE NM 87107-3520	ZAMORA JESUS R 503 PALO DURO AVE NW ALBUQUERQUE NM 87107
SANCHEZ CORINA R & HERNANDEZ- BACA GABRIEL A 503 PONDEROSA AVE NW ALBUQUERQUE NM 87107-3850	ENCINIAS CONRADA O & GABALDON ANNA MARIE 503 VERANDA RD NW ALBUQUERQUE NM 87107-2540	SANCHEZ ISAAC M & JANELL L CALLAHAN 5030 5TH ST NW ALBUQUERQUE NM 87107

PEREZ JOSE A  
5030 LA CIENEGA ST NW  
ALBUQUERQUE NM 87107

PICHARDO JAMES D & MARIA C  
ORTEGA  
504 FITZGERALD RD NW  
ALBUQUERQUE NM 87107

JAYNES RYAN  
504 SAN CLEMENTE AVE NW  
ALBUQUERQUE NM 87107-3631

CHAVEZ FRANK A & DULEMIA  
505 CANDELARIA RD NW  
ALBUQUERQUE NM 87107-2403

LUCERO RAYMOND & DIANE H  
505 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1335

LUGO SATURNINA  
506 APACHE AVE NW  
ALBUQUERQUE NM 87102

BACA PRISCILLA  
506 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107-3643

PAPROCKI DEBRA A  
508 BERRY RD NW  
ALBUQUERQUE NM 87107-5214

MARTINEZ DON J & JOANN S  
508 CLAREMONT AVE NW  
ALBUQUERQUE NM 87107

DELEON ROBERT  
508 FITZGERALD ST NW  
ALBUQUERQUE NM 87107

MENDOZA JOSE R  
5031 EL PASEO DR NW  
ALBUQUERQUE NM 87107-3813

BROOKS SHERRY L & RICHARD V  
504 GORRY CT NW  
ALBUQUERQUE NM 87107

BEYOND ELECTRIC LLC  
504 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5263

DORR JEREMY M  
505 CIRCULO FLORETTA NW  
ALBUQUERQUE NM 87107-5714

PATTISON KENNETH E  
505 SAN LORENZO AVE NW  
ALBUQUERQUE NM 87107

MARTINEZ GERALDINE & MENDOZA  
CATHY & MENDOZA FRANCES  
506 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5116

SERNA REBECCA D  
507 HEADINGLY AVE NW  
ALBUQUERQUE NM 87107-3520

HAYES MARLENE J  
508 CIRCULO FLORETTA NW  
ALBUQUERQUE NM 87107-5714

MARTINEZ PHILLIP J & CONNIE  
508 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5116

ARMIJO ANGIE & ARMIJO JOE A &  
ARMIJO ROBERT L & ARMIJO LORRAINE  
508 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1336

GUTIERREZ ANTHONY P  
504 DOUGLAS MACARTHUR RD NW  
ALBUQUERQUE NM 87107-5137

SALAZAR LOUIE & RITA  
504 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1336

RAEL FRANCIS D & DIANA E S  
505 AZTEC RD NW  
ALBUQUERQUE NM 87107

VALLEJOS EARLINO A ETUX  
505 DOUGLAS MCARTHUR RD NW  
ALBUQUERQUE NM 87107

BOWEN BECKY  
505 VERANDA RD NW  
ALBUQUERQUE NM 87107-2540

GUTIERREZ FRANK JR & VIOLA  
506 PALO DURO AVE NW  
ALBUQUERQUE NM 87107-3831

DERR WILLIAM M  
507 MONTANO RD NW  
ALBUQUERQUE NM 87107

LINTHICUM BARBARA A  
508 CIRCULO GALLEGOS NW  
ALBUQUERQUE NM 87107-5715

SPENCER GARY R & ROSE A  
508 DOUGLAS MACARTHUR RD NW  
ALBUQUERQUE NM 87107

JARAMILLO CORCINIO C  
508 PALO DURO AVE NW  
ALBUQUERQUE NM 87107-3831

SANCHEZ BENITO & RITA 509 CAMINO DE LA SIERRA NE ALBUQUERQUE NM 87123-2404	CASIAS CONSUELO 509 CIRCULO FLORETTA NW ALBUQUERQUE NM 87107-5714	MEEK JAMES E & FRANCES C CO TRUSTEES MEEK RVT 509 DOUGLAS MCARTHUR RD NW ALBUQUERQUE NM 87107-5136
HOWARD THERESA A 509 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107	WHITING HENRY JR 509 PALO DURO AVE NW ALBUQUERQUE NM 87107-3830	WATKINS KENNETH & MICHELE S 509 PALOMAS DR NE ALBUQUERQUE NM 87108
BRENNAN LISA 509 SAN LORENZO AVE NW ALBUQUERQUE NM 87107-3642	GALLEGOS MARY & TIMOTHY 509 VERANDA ST NW ALBUQUERQUE NM 87107	LEPPKE INVESTMENTS 510 CAMINO ESPANOL NW ALBUQUERQUE NM 87107-5815
ALLISON BRUCE 510 DELAMAR AVE NW ALBUQUERQUE NM 87107-5116	VASQUEZ PAULINO & L S RIVERA 510 GRIEGOS RD NW ALBUQUERQUE NM 87107	GALLEGOS ISABEL M 510 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3631
MILLER MICHAEL J 510 SAN LORENZO AVE NW ALBUQUERQUE NM 87107	MONTOYA AMBROS D & ERICA N 510 SOLAR RD NW ALBUQUERQUE NM 87107-5742	LUCERO DARLENE C 5102 5TH ST NW ALBUQUERQUE NM 87107
NEWMAN ROSALVA P & LASCANO- PEREZ MARIA ISABEL 5108 5TH ST NW ALBUQUERQUE NM 87105	FENNEMA ROBERTA WILLIAMS & DONALD ROBERT FENNEMA 511 SAN ANDRES AVE NW ALBUQUERQUE NM 87107-3854	MONTANO ELIA G & JEAN M MONTANO & ALEXANDRIA CISNEROS 5112 5TH ST NW ALBUQUERQUE NM 87107
GALLEGOS MARIA C 5116 5TH ST NW ALBUQUERQUE NM 87107-3806	LUICK MARTHA 512 BERRY RD NW ALBUQUERQUE NM 87107	MOYA MICHAEL E & MOYA RUBEN P & ESTER 512 CIRCULO FLORETTA NW ALBUQUERQUE NM 87107-5714
MONTOYA ESTHER J 512 CIRCULO GALLEGOS NW ALBUQUERQUE NM 87107-5715	TRUJILLO TOMMY M 512 DELAMAR AVE NW ALBUQUERQUE NM 87107-5116	LUCERO FANNIE N 512 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107
GALLEGOS JOLENE 512 FITZGERALD RD NW ALBUQUERQUE NM 87107	MARTINEZ PATRICIA G & JESUS J 512 GRECIAN AVE NW ALBUQUERQUE NM 87107	SANCHEZ ANTONIO & PUNNARAI 512 INDIAN SCHOOL RD NW ALBUQUERQUE NM 87102-1325
MCFARLANE JOAN M & MCFARLANE DAVID J 512 LOS ARBOLES AVE NW ALBUQUERQUE NM 87107	BAGGERLY DAVID M & YVETTE J 512 SANCHEZ RD NW ALBUQUERQUE NM 87107-5245	EVERGUARD PROPERTIES LLC 512 VERANDA RD NW ALBUQUERQUE NM 87107

WHEELER CATHERINE  
5120 4TH ST NW  
ALBUQUERQUE NM 87107

GOMEZ RONALD B & DEBORAH E  
513 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5115

GONZALES PATRICIA ANN  
513 VERANDA NW  
ALBUQUERQUE NM 87107

DURAN PHILLIP B  
514 SAN CLEMENTE AVE NW  
ALBUQUERQUE NM 87107-3631

MARTINEZ STELLA D  
516 BERRY RD NW  
ALBUQUERQUE NM 87107-5214

VARGAS KELLI ANN  
516 GRECIAN AVE NW  
ALBUQUERQUE NM 87107

GONZALES JULIA A & PHILIP C  
517 BRYN MAWR DR SE  
ALBUQUERQUE NM 87106-2301

ARMIJO GILBERT A  
518 SAN CLEMENTE AVE NW  
ALBUQUERQUE NM 87107-3631

PUENTES RAFAELA  
519 TOWNER AVE NW  
ALBUQUERQUE NM 87102

ROWE BEVERLY S  
5201 ROMA AVE NE APT 419  
ALBUQUERQUE NM 87107-1334

RUBI DIEGO GEORGE  
5120 5TH ST NW  
ALBUQUERQUE NM 87107-3806

APODACA LOUIS A DBA LOUIS A  
APODACA INS AGENCY & KATHLEEN E  
513 DOUGLAS MACARTHUR RD NW  
ALBUQUERQUE NM 87107-5136

BACA DORENE B  
514 FITZGERALD RD NW  
ALBUQUERQUE NM 87107

MCCORMICK ESTHER B  
515 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5115

SCHIPPERS JAMES J & JANET  
516 DOUGLAS MACARTHUR RD NW  
ALBUQUERQUE NM 87107-5137

MOLLER INGE  
516 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5245

MAESTAS DOLORES C  
517 DOUGLAS MACARTHUR RD NW  
ALBUQUERQUE NM 87107

BLEA DEBBIE L  
519 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5115

GILBERT PEGGY  
520 BERRY RD NW  
ALBUQUERQUE NM 87107-5214

MORTENSEN GREG & CATHERINE L  
5202 CONCORDIA ST  
FAIRFAX VA 22032-3408

BECERRIL BURCIAGA JORGE GABRIEL &  
BURCIAGA CARRASCO GABRIELA  
5127 WILLOW CREEK DR NW  
ALBUQUERQUE NM 87114-3816

SALAZAR JENNIFER J  
513 MC KNIGHT AVE NW  
ALBUQUERQUE NM 87102-1326

SMITH ALICE A  
514 LOS ARBOLES AVE NW  
ALBUQUERQUE NM 87107-1231

BACA STEVEN L  
515 SAN ANDRES AVE NW  
ALBUQUERQUE NM 87107

KONZEN RUTH M  
516 FITZGERALD RD NW  
ALBUQUERQUE NM 87107-2432

STEWART TAYLOR & IAN  
516 SOLAR RD NW  
ALBUQUERQUE NM 87107-5742

URQUIDEZ EVA F & URQUIDEZ BLAS JR  
517 SAN CLEMENTE AVE NW  
ALBUQUERQUE NM 87107-3630

MARTINEZ MARIA J  
519 SAN ANDRES AVE NW  
ALBUQUERQUE NM 87107-3854

TORRES RALPH C & MARY A  
520 PALO DURO AVE NW  
ALBUQUERQUE NM 87107-3831

DRELLS INC DBA MR POQDREL'S BBQ  
HOUSE  
5209 4TH ST NW  
ALBUQUERQUE NM 87107

WYMAN ELIZABETH A & WYMAN BROOKE 521 BERRY RD NW ALBUQUERQUE NM 87107	PLAGGE LYNN K TRUSTEE PLAGGE LVT 521 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3630	HERNANDEZ JORGE & IMELDA 521 VERANDA RD NW ALBUQUERQUE NM 87107
SCOTT MARY EDIE 522 SAN CLEMENTE AVE NW ALBUQUERQUE NM 87107-3631	STULL JON D 5227 CEDRO WAY SW LOS LUNAS NM 87031	BRUNO SAMUEL 5235 EDITH BLVD NE ALBUQUERQUE NM 87107
WILSON AMBER R 524 BERRY RD NW ALBUQUERQUE NM 87107	HALVERSON TERRANCE LEE & DIANNE 524 CANDELARIA RD NW ALBUQUERQUE NM 87107	ADAIR FREDERICK C TRUSTEE ADAIR FAMILY TRUST 524 FITZGERALD RD NW ALBUQUERQUE NM 87107-2483
INDRITZ TOVA 524 GRIEGOS RD NW ALBUQUERQUE NM 87107-3739	FAITHFUL LAND LLC 524 MONTANO RD NW ALBUQUERQUE NM 87107-5225	ALPERIN LESLIE 524 PALO DURO AVE NW ALBUQUERQUE NM 87107-3831
STOUT REGINA M & GLEN L 524 SANCHEZ RD NW ALBUQUERQUE NM 87107-5245	DELKER LINDA A 525 BERRY RD NW ALBUQUERQUE NM 87107-5213	JENKINS PATRICIA GIL 527 SAN ANDRES AVE NW ALBUQUERQUE NM 87107-3854
OROZCO BRITTANY A & OROZCO CHRISTINA M & DOMINIC D 528 BERRY RD NW ALBUQUERQUE NM 87107-5214	WOODS ANTHONY 528 CANDELARIA RD NW ALBUQUERQUE NM 87107-2404	SUMROW JOHN B 528 SANCHEZ RD NW ALBUQUERQUE NM 87107
GALLEGOS JOEL A 529 BERRY RD NW ALBUQUERQUE NM 87107	ESPINOZA EDDIE A & RITA PADILLA 530 FITZGERALD RD NW ALBUQUERQUE NM 87107-2432	CITY CHURCH OF ALBUQUERQUE INC 5300 2ND ST NW ALBUQUERQUE NM 87107-4056
FIRSTENBURG GREGORY S & DEBORAH T 5301 EDUARDO AVE NW ALBUQUERQUE NM 87120	CORDOVA MATTHEW D 5305 6TH CT NW ALBUQUERQUE NM 87107-5108	RUSSELL STEPHEN C & SANCHEZ RENEE N 5306 6TH CT NW ALBUQUERQUE NM 87107-5108
MEYERS NICHOLAS A & MEYERS ROBERT J & SMITH JANE ELLEN 5306 7TH CT NW ALBUQUERQUE NM 87107-5109	TORRACO MARY C 5308 6TH CT NW ALBUQUERQUE NM 87107	PELIGRO LLC 5309 4TH ST NW ALBUQUERQUE NM 87107-5205
PADILLA JR MARTIN 5309 6TH CT NW ALBUQUERQUE NM 87107-5108	FOLLOWING DADS WISHES LLC 5309 LEHR PL NW ALBUQUERQUE NM 87114-4641	ROMERO DANNY SR & ELENA 531 VERANDA NW ALBUQUERQUE NM 87107

ROMERO DANIEL & ELENA T  
531 VERANDA RD NW  
ALBUQUERQUE NM 87107-2540

GUTIERREZ ESTHER & ANTHONY P  
5315 5TH CT NW  
ALBUQUERQUE NM 87107

J SQUARED 4TH STREET LLC  
5319 MENAUL BLVD NE  
ALBUQUERQUE NM 87110-3113

SEVILLA ALFONSO & LOPEZ RACHEL  
ANN  
5322 7TH CT NW  
ALBUQUERQUE NM 87107-5109

VILLANUEVA GARY & DONNA M  
534 VERANDA NW  
ALBUQUERQUE NM 87107

PHILLIPS REBECCA  
537 VERANDA RD NW  
ALBUQUERQUE NM 87107-2540

YAGER BRUCE E  
540 SANCHEZ RD NW  
ALBUQUERQUE NM 87107-5245

SANCHEZ TED L  
5401 5TH ST NW  
ALBUQUERQUE NM 87107-5201

COMBA CHARLENE  
5405 5TH ST NW  
ALBUQUERQUE NM 87107-5201

BRAY MATTHEW A  
541 BERRY RD NW  
ALBUQUERQUE NM 87107

MAESTAS NETTIE F  
5312 5TH ST NW  
ALBUQUERQUE NM 87107

ECKMAN JOAN E AND/OR ERICKSON  
DONNA F  
5315 6TH CT NW  
ALBUQUERQUE NM 87107-5108

MIRANDA CRYSTAL T  
532 SANCHEZ RD NW  
ALBUQUERQUE NM 87107

ALVARADO JOHN & ELVIRA  
5328 HAMMILL RD  
EL MONTE CA 91732

BROWNING MICHELLE  
536 BERRY RD NW  
ALBUQUERQUE NM 87107-5214

ORTIZ TIMOTHY A  
5380 SOBRANTE AVE  
SOBRANTE CA 94803-1434

MARTINEZ LE ROY DANIEL  
540 VERANDA RD NW  
ALBUQUERQUE NM 87107-2541

ULIBARRI MARCIA C  
5401 6TH ST NW  
ALBUQUERQUE NM 87107

BELYEA MARY  
5405 6TH ST NW  
ALBUQUERQUE NM 87107

CONNELLY RICHARD M & EVA B  
541 VERANDA RD NW  
ALBUQUERQUE NM 87107-2540

SANCHEZ DONALD E & SANDRA C  
5313 5TH CT NW  
ALBUQUERQUE NM 87107

MCCONNELL ADRIENNE E  
5316 7TH CT NW  
ALBUQUERQUE NM 87107

VANDERGRIFF JESSE D JR & CHERYL A  
5321 6TH CT NW  
ALBUQUERQUE NM 87107-5108

BONDU VIRGINIE  
533 BERRY RD NW  
ALBUQUERQUE NM 87107

VILLAS CONNIE C  
537 BERRY RD NW  
ALBUQUERQUE NM 87107

POPE-SCHUCH ELOISE N & POPE-HEIN  
STACIE  
539 VERANDA RD NW  
ALBUQUERQUE NM 87107

GUTIERREZ FRED D ETUX  
5400 9TH ST NW  
ALBUQUERQUE NM 87107

PAVLAKOVICH NICK JR & ERNESTINE  
5401 LAS TRAMPAS WAY NW  
ALBUQUERQUE NM 87120-2339

DOLTER MICHAEL D & CATHIE A  
5409 5TH ST NW  
ALBUQUERQUE NM 87107

ARAGON CLIM LLOYD  
5411 4TH ST NW  
ALBUQUERQUE NM 87107-5207

JARAMILLO NICOLE 5415 6TH ST NW ALBUQUERQUE NM 87107	CHAVEZ ADOLPH 5419 5TH ST NW ALBUQUERQUE NM 87107-5201	LOBATO PAUL 5419 6TH ST NW ALBUQUERQUE NM 87107-5248
GUZMAN MICHAEL F 542 VERANDA RD NW ALBUQUERQUE NM 87107-2541	WILLIAMS SAM A & PATRICIA G WILLIAMS 5426 6TH ST NW ALBUQUERQUE NM 87107	BONADEA JEANNE 5427 5TH ST NW ALBUQUERQUE NM 87107-5201
CHAVEZ RICARDO J 5427 6TH ST NW ALBUQUERQUE NM 87107-5248	RAMIREZ FRANCISCO 543 VERANDA RD NW ALBUQUERQUE NM 87107-5023	HILL LINDA L 5431 5TH ST NW ALBUQUERQUE NM 87107
SALAZ ROBERTO P 5431 6TH ST NW ALBUQUERQUE NM 87107	MURROW SARAH A 5434 6TH ST NW ALBUQUERQUE NM 87107	ZMROCZEK SUSAN D 5435 6TH ST NW ALBUQUERQUE NM 87105
PIKE WILLIAM F JR & PIKE ORION R 5438 6TH ST NW ALBUQUERQUE NM 87107-5249	LLOYD JOAN P TRTE LLOYD RVT & LAURETTE ALEXANDER & WHEATON BRADISH BYERS JR 5439 6TH ST NW	LOPEZ-HARRIS JOAN 544 VERANDA NW ALBUQUERQUE NM 87107
HARRIS THOMAS B 5442 6TH ST NW ALBUQUERQUE NM 87107	GIBBS CHARLES E JR 545 BERRY RD NW ALBUQUERQUE NM 87107-5213	MONTOYA MICHAEL A 5451 6TH ST NW ALBUQUERQUE NM 87107-2015
ZAMORA BETTY J 5463 6TH ST NW ALBUQUERQUE NM 87107	PAWLEY JANET 548 BERRY RD NW ALBUQUERQUE NM 87107	WELCH JODY L 549 SANCHEZ RD NW ALBUQUERQUE NM 87107-5259
VAZQUEZ JOSE 5500 BRIDGEPORT RD NW ALBUQUERQUE NM 87120-3224	BAUMGARDNER SUSAN F 552 BERRY RD NW 132 ALBUQUERQUE NM 87107-5214	SEMANICK TAMERA K 553 SANCHEZ RD NW ALBUQUERQUE NM 87107
SAYLOR RICHARD B & SUSAN J & BUNGAY PROPERTIES LLC 5565 EAKES RD NW ALBUQUERQUE NM 87107	PILCHER AMANDA R & PILCHER RANDALL 557 SANCHEZ RD NW ALBUQUERQUE NM 87107	LOPEZ DIONICO J & LOPEZA ATANACIO J 559 BERRY RD NW ALBUQUERQUE NM 87107-5213
LANE SUSAN 560 BERRY RD NW ALBUQUERQUE NM 87107-5214	FEDERAL NATIONAL MORTGAGE ASSOCIATION C/O GRANITE PARK VII 5600 GRANITE PKWY PLANO TX 75024-4126	GRAND RIVER LLC 5604 MARIOLA PL NE ALBUQUERQUE NM 87111-8330

FRAIRE CRUZ & PADILLA JERRY  
5624 LIZARD LN SW  
ALBUQUERQUE NM 87121-6988

KRZYKOWSKI TYLER DANIEL  
568 BERRY RD NW  
ALBUQUERQUE NM 87107-5214

HAWKINS FAMILY PARTNERS LP  
5716 W HIGHWAY 290 SUITE 200  
AUSTIN TX 78735-8721

EMOK LLC C/O 5810 4TH ST LLC  
5810 4TH ST NW  
ALBUQUERQUE NM 87107-5343

SANCHEZ GILBERT L ETUX  
5820 4TH ST NW  
ALBUQUERQUE NM 87107

MEEK RONALD L  
5836 PAULINE AVE NW  
ALBUQUERQUE NM 87107

HASKINS BRET & ELLIOTT JACQUELINE  
5912 PAULINE AVE NW  
ALBUQUERQUE NM 87107

GARCIA DAVID & BARBARA  
5932 PAULINE AVE NW  
ALBUQUERQUE NM 87107-5329

SAIZ JERRY  
6 GADDIS RD  
SANDIA PARK NM 87047-9347

MOORE ALLISON  
600 SOLAR RD NW  
ALBUQUERQUE NM 87107

BOURDIER LAURA G  
564 BERRY RD NW  
ALBUQUERQUE NM 87107

BRANSON THOMAS L  
5701 TIOGA NW  
ALBUQUERQUE NM 87120

JARAMILLO LEROY C & KRISTOPHER B  
JARAMILLO  
5720 ALTA VISTA CT SW  
ALBUQUERQUE NM 87105-3362

MEJIA MANUEL JESUS & DEANZA  
MARIE  
5812 PAULINE AVE NW  
ALBUQUERQUE NM 87107

SPITZ BARBARA F & TERRENCE C  
5820 PAULINE AVE NW  
ALBUQUERQUE NM 87107-5327

HOOPER TIMOTHY E & KATHLEEN M  
5904 PAULINE AVE NW  
ALBUQUERQUE NM 87107

RUIZ FRANCISCO J E  
5923 4TH ST NW  
ALBUQUERQUE NM 87107-5305

VIGIL JACOB M & STITH SARAH S  
5934 PAULINE AVE NW  
ALBUQUERQUE NM 87107

MC COMAS JACK D & HELEN M  
TRUSTEES MCCOMAS RVT  
600 ALCALDE PL SW UNIT 10  
ALBUQUERQUE NM 87104-1066

PEREZ-PEREZ HUMBERTO F  
6000 MONTANO PL NW APT 4C  
ALBUQUERQUE NM 87120-2471

JEM PROPERTIES LLC  
5645 4TH ST NW  
ALBUQUERQUE NM 87107

BAGGERLY JO ANN & JAMES M  
5713 CHIMAYO DR NW  
ALBUQUERQUE NM 87120-2131

LUCERO DAVID & HILDA  
5801 EDITH BLVD NE SPACE 1  
ALBUQUERQUE NM 87107-5077

ROGERS PATRICK J  
5819 PADRE ROBERTO RD NW  
LOS RANCHOS NM 87107-7114

GUTIERREZ RONNIE A  
5828 PAULINE AVE NW  
ALBUQUERQUE NM 87107-5327

MONTOYA CHARLES C  
5911 4TH ST NW  
ALBUQUERQUE NM 87107

LUCERO CARLO A & PAULINE RVT  
5924 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107

YADAV LLC  
5939 4TH ST NW  
ALBUQUERQUE NM 87107

CASTELLANO DANIEL R & MARIA I  
600 MONTOYA ST NW  
ALBUQUERQUE NM 87104

PROPERTY 2339 LLC  
601 CANDELARIA RD NW  
ALBUQUERQUE NM 87107-2405

PACHECO ANALISA M 601 GRECIAN LN NW ALBUQUERQUE NM 87107-5728	KEY DONALD W & SR & CANYON LINDA JO 601 GRIEGOS RD NW ALBUQUERQUE NM 87107-3740	ST MICHAEL & ALL ANGELS EPISCOPAL CHURCH 601 MONTANO RD NW ALBUQUERQUE NM 87107
ALARID CHRISTIAN A 6013 CALLE OCHO NW ALBUQUERQUE NM 87107-5710	FACIO ANGELICA 6017 CALLE OCHO NW ALBUQUERQUE NM 87107-5710	NLA LLC 6017 NASCI DR NE ALBUQUERQUE NM 87111
ROJAS-HERNANDEZ HILDA 602 DELAMAR AVE NW ALBUQUERQUE NM 87107	KENNEDY JOHN W & GEORGIANA M TRUSTEES KENNEDY RVL T 602 MONTANO RD NW ALBUQUERQUE NM 87107-5227	NEWSOM ELIZABETH 6021 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338
VERGARA ROGER L 6025 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338	MANN NEIL B & SANDRA K 6029 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338	KEITH DANIEL H & CHERYL A 603 DELAMAR AVE NW ALBUQUERQUE NM 87107
WASHBURN DAVID D JR & JEANNE CAMERON 603 GRIEGOS RD NW ALBUQUERQUE NM 87107	DURGIN JENNIFER R 6033 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338	MARVICK BRUCE & LISA D FRAY 6037 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338
MIERA JOSE I 604 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107	MARTINEZ VENESSA L 6041 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338	OLONA DIANA C 6045 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338
REINEKE LINDA M & SID A LUCERO 6049 ALAMOSA WAY NW ALBUQUERQUE NM 87107-5338	MORTELLARO DONNA E TRUSTEE MORTELLARO RVT 605 FITZGERALD RD NW ALBUQUERQUE NM 87107-2433	ALBUQUERQUE PRE-SCHOOL COOP 606 CANDELARIA RD NW ALBUQUERQUE NM 87107-2406
MONTOYA RUTH 607 DELAMAR AVE NW ALBUQUERQUE NM 87107-5117	HERANDEZ ARTURO 608 DELAMAR AVE NW ALBUQUERQUE NM 87107-5118	HERNANDEZ ARTURO 608 DELMAR AVE NW ALBUQUERQUE NM 87107-5118
GALLEGOS NETTIE R TRUSTEE GALLEGOS TRUST 608 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107-5138	STARLING KIM KATHLEEN & EISELE DAVID ARTHUR 6085 SPRING GLADE RD LOVELAND CO 80538	CALDWELL VERONICA 609 CUTLER AVE NW ALBUQUERQUE NM 87107
HILL JEFFREY D 610 DELAMAR AVE NW ALBUQUERQUE NM 87107-5118	VIGIL JAMES D 610 DOUGLAS MACARTHUR RD NW ALBUQUERQUE NM 87107	MONTOYA JERRY T & TRACY 610 GUADALUPE CT NW ALBUQUERQUE NM 87114-2312

HASSAN INVESTMENTS LLC  
6100 4TH ST 281  
ALBUQUERQUE NM 87107-5309

JOHNSON FRANK G & GORDON ZELDA L  
611 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5117

RFT 717 CANDELARIA LLC  
612 CHARLES PL NW  
ALBUQUERQUE NM 87107-6223

MONTOYA JOSE A TRUSTEE MONTOYA  
RVLT  
614 1/2 CUTLER AVE NW  
ALBUQUERQUE NM 87102

HUGHSON ELIZABETH A  
615 FITZGERALD RD NW  
ALBUQUERQUE NM 87107-2433

ROMERO LEANDREA R & LUCERO  
ROBERT J  
617 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5117

ABUDAYYEH DR KAMAL B OKLA &  
HILDA  
6200 MONTANO PLAZA DR NW APT  
1724

CHAVEZ YVETTE A  
6201 SABRE CT NW  
ALBUQUERQUE NM 87107-5739

CHAVEZ ROBERT & FLORA V  
621 5TH ST SW  
ALBUQUERQUE NM 87102

CLARK DAVID & CAROLYN  
6216 SABRE CT NW  
ALBUQUERQUE NM 87107-5739

HASSAN INVESMENTS LLC  
6100 4TH ST NW 281  
ALBUQUERQUE NM 87107-5309

CANO BERNIE F & MARIA E  
6110 GUADALUPE TR NW  
ALBUQUERQUE NM 87107

MORENO DANNY O  
613 CUTLER AVE NW  
ALBUQUERQUE NM 87102

BEGNAUD ANDRE D & LAURIE A  
614 FITZGERALD RD NW  
ALBUQUERQUE NM 87107-2434

CRW PROPERTIES IV LLC  
615 S DUPONT HWY  
DOVER DE 19901-4517

MONTESSORI OF THE RIO GRANDE INC  
618 FAIRWAY RD NW  
ALBUQUERQUE NM 87107-5717

CHAVEZ ORLANDO SR  
6201 NABOR RD NW  
LOS RANCHOS NM 87107

SHINES PINON LLC  
6208 GHOST FLOWER TRL NE  
ALBUQUERQUE NM 87112-8349

ORITZ BRIAN & ERICA D  
6212 CASA BLANCA DR NW  
ALBUQUERQUE NM 87120

PLUNKETT ROBERT M & RUMLEY  
DENISE R  
622 FITZGERALD RD NW  
ALBUQUERQUE NM 87107-2434

GREY GILLEY & VILLANUEVA LYNETTE  
OLSON  
6100 4TH ST NW SUITE A234  
ALBUQUERQUE NM 87107-5309

CANO BERNIE F & MARIA E  
6110 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107

PDH LLC  
6131 4TH ST NW  
ALBUQUERQUE NM 87107

MOYE BRYAN R & MARGUERITE  
6149 W 74TH ST  
LOS ANGELES CA 90045-1605

DOW-DOSS LORRI A  
616 DELAMAR AVE NW  
ALBUQUERQUE NM 87107

PROPERTY 296 LLC  
619 CANDELARIA RD NW  
ALBUQUERQUE NM 87107-2405

MARTINEZ FLORA OR GRIEGO CINDY  
6201 PONDEROSA AVE NE  
ALBUQUERQUE NM 87110-1335

GARCIA ANGEL Y  
6208 NORTHLAND AVE NE  
ALBUQUERQUE NM 87109

CIDDIO WAYNE W & DEBORAH A  
6212 SABRE CT NW  
ALBUQUERQUE NM 87107-5739

DUNAGAN KATHERYNE  
6220 SABRE CT NW  
ALBUQUERQUE NM 87107-5739

NAPOLITANO LUIGI 6225 4TH ST NW ALBUQUERQUE NM 87107	WRINKLE MARIAN PENNIMAN 6231 COLUMBIA ST HASLETT MI 48840-8225	ST MARTIN SHERI & MICHAEL ARCHULETA 625 FITZGERALD RD NW ALBUQUERQUE NM 87107-2433
EARL RICHARD V 628 FITZGERALD RD NW ALBUQUERQUE NM 87107-2434	CLARK RALPH B JR & ELSIE M 6281 BEAVER CT NE RIO RANCHO NM 87144-1553	US WEST COMMUNICATIONS INC 6300 S SYRACUSE WAY ENGLEWOOD CO 80111-6720
ROMERO BONNIE K TRUSTEE ROMERO RVT 6304 CRABTREE CT NW ALBUQUERQUE NM 87120	MORALES CARMEN ANN THERESA 631 CII DEL PAJARITO NW LOS RANCHOS DE ALBUQUERQUE NM 87114	COPPERHEAD ENTERPRISES LLC 631 N STEPHANIE ST #388 HENDERSON NV 89014-2633
GRADI ARTHUR & GRADI ANITA & GRADI LAWRENCE ENRICO 6338 4TH ST NW ALBUQUERQUE NM 87107-5802	LERNER DAVID A & RICKER SUSAN L 635 ISLETA BLVD SW ALBUQUERQUE NM 87105	BARELA PHILLIP D 6401 SUMAC DR NW ALBUQUERQUE NM 87120-2527
MYERS KENNETH & TERRI 6425 GUADALUPE PL NW LOS RANCHOS DE ALBUQUERQUE NM 87107	GIL VIRGILIO SERGIO SR TRUSTEE VIRJAIRAI RVLV 6506 CALLE REDONDA NW ALBUQUERQUE NM 87120-2728	RUIZ MARCELLO G 6525 4TH ST NW ALBUQUERQUE NM 87107
SMITH WYNETTE 6528 4TH ST NW ALBUQUERQUE NM 87107	SPITZER AUTOMOTIVE & INDSTR PRODUCTS CO A TEXAS CORP 6601 N WASHINGTON ST DENVER CO 80229-7014	GINDER DOMINIC IDAHO 6613 LAS CASITAS CT NW ALBUQUERQUE NM 87107
HAJI SHIRAZ & YASMIN 6619 SUERTE PL NE ALBUQUERQUE NM 87113-1971	ALLEN GARY & SANDOVAL ANTHONY & BARBARA TRS RVT & VAN DRIESSCHE YVON & JANET 67 BANBRIDGE PL	RITTIMAN ROAD LLC 67 MOUNTAIN BLVD SUITE 201 WARREN NJ 07059-5319
HADDOW FAMILY LLC 670 RANCHITOS RD CORRALES NM 87048	JOHNSON MARK K & JOHNSON MICHAEL A 6708 AVENIDA LA COSTA NE ALBUQUERQUE NM 87109-4032	DIERSCHKE MARY CATHERINE SUCCESSOR TRUSTEE FRANCIS B COREY RVT 6709 LEAMEADOW DR
ROWE DAN ATTN ROWE 6711 ACADEMY RD NE SUITE B ALBUQUERQUE NM 87109-3364	JSP PROPERTIES LLC 6712 VENTANA HILLS RD NW ALBUQUERQUE NM 87114-2433	LANDGRAF JOSEPH 675 E ANGIE CIR MIDVALE UT 84047-1337
EMERALD DOWNTOWN LLC 6801 JEFFERSON ST NE SUITE 300 ALBUQUERQUE NM 87109-4379	BLANTON JOSEPH L & DENA M 6821 GUADALUPE TRL NW LOS RANCHOS NM 87107	CORDOVA MAX R & CRUTCHLEY FRANCISCA 6896 COUNTY OAKS HIGHLAND CA 92346

NORDHAUS RICHARD S & MARY  
700 FITZGERALD RD NW  
ALBUQUERQUE NM 87109

BRUNSON ASHFORD J & CANDICE  
706 DETAMAR AVE NW  
ALBUQUERQUE NM 87107

MARTINEZ DORA E & BELTRAN-  
MORENO JUAN  
709 DELAMAR AVE NW  
ALBUQUERQUE NM 87107-5119

STAFFORD BRIAN  
712 SOLAR RD NW  
ALBUQUERQUE NM 87107

BROUSSARD ALVIN L JR  
717 CANDELARIA RD NW APT 1  
ALBUQUERQUE NM 87107

PADILLA V P  
717 CANDELARIA RD NW APT F  
ALBUQUERQUE NM 87107-2470

TRUJILLO ROLAND & TRACI  
7200 WINANS DR NE  
ALBUQUERQUE NM 87109

GUERIN CONNIE  
7209 TOULON DR NE  
ALBUQUERQUE NM 87122

LUCERO PAUL R  
731 LA POBLANA RD NW  
ALBUQUERQUE NM 87107-1226

GIBSON BRUCE A  
7404 SKY COURT CIR NE  
ALBUQUERQUE NM 87110

VALLES MOISES C/O RODRIGUEZ  
HIRAM & SALCIDO ANAHI M  
7004 CASA ELENA DR NE  
ALBUQUERQUE NM 87113-1143

CEBALLOS-HIRNING ROSEMARY  
707 PROSPECT AVE NW  
ALBUQUERQUE NM 87102-1026

HONTAS MICHAEL A  
710 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

BENNETT YVONNE D  
714 TOWNER AVE NW  
ALBUQUERQUE NM 87102-1037

TRUMPOLD DEBORAH M  
717 CANDELARIA RD NW APT A  
ALBUQUERQUE NM 87107-2470

LOCKWOOD STEPHEN R  
717 CANDELARIA RD NW APT K  
ALBUQUERQUE NM 87107

BOWERS ROBERT H & BOWERS ROBERT  
7201 RIO GRANDE BLVD NW  
ALBUQUERQUE NM 87107

ENGELHARDT STEVEN C & JEANIE  
7217 SYR CT NE  
RIO RANCHO NM 87144

PATZ LOGAN W  
7312 APPOMATTOX PL NE  
ALBUQUERQUE NM 87109-5015

WEBB DANNI L  
7415 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107

A & D LLC  
703 OSUNA RD NE SUITE 6  
ALBUQUERQUE NM 87113-1392

CHAVEZ ARMANDO & ERALIA  
TRUSTEES CHAVEZ LVT  
708 DOLORES DR NW  
ALBUQUERQUE NM 87105-1356

NEAL SUSAN M & THURMOND  
STEPHEN A  
7104 GUADALUPE TRL NW  
ALBUQUERQUE NM 87107

SOL RIO CO-OPERATIVE ASSOC  
717 CANDELARIA RD NW  
ALBUQUERQUE NM 87107

MAESE JUSTIN V  
717 CANDELARIA RD NW APT D  
ALBUQUERQUE NM 87107-2470

WATSON STEFAN  
720 MOUNTAIN RD NW  
ALBUQUERQUE NM 87102

GURULE BESSIE  
7205 DODGE TRL NW  
ALBUQUERQUE NM 87120-2961

ENGLISH MICHAEL  
728 LAFAYETTE DR NE  
ALBUQUERQUE NM 87106-2039

MCILHANEY STEPHEN C  
7401 ARROYO DEL OSO AVE NE  
ALBUQUERQUE NM 87109-2926

BACA MICHEAL A & VIRGINIA L  
7417 FREMONT PL NW  
ALBUQUERQUE NM 87121-1319

DELAND LTD CO 7427 BLUE MOON LN NE ALBUQUERQUE NM 87113	J & K RE HOLDINGS LLC 7427 SEFTON RD SW ALBUQUERQUE NM 87105-7232	SPENCE WILLIAM (BILL) & SYLVIA 743 CHAVEZ RD NW ALBUQUERQUE NM 87107
B&B MERRITT REAL ESTATE LLC 750 N 17TH ST LAS CRUCES NM 88005-4153	GUTIERREZ CECILIA H & OLDFIELD CENIA M 7500 EDITH BLVD NE ALBUQUERQUE NM 87113-1204	BACA ROBERT J 7509 DESERT EAGLE RD NE ALBUQUERQUE NM 87113-2287
QUESTON CONSTRUCTION INC 7518 2ND ST NW ALBUQUERQUE NM 87107	MAES MARGARITO FRED & ROMERO STELLA & MAES RICHARD & MAES FRANK & ETAL 7613 SHARPS RD NE	HANSON ORLOE D 7619 CALLE PARAISO NE ALBUQUERQUE NM 87113-1272
SMITH GLENN R & STEPHANIE LANDRY 7628 RIO GRANDE BLVD LOS RANCHOS NM 87107	MELLOY BROTHERS MOTOR CO 7707 LOMAS BLVD NE ALBUQUERQUE NM 87110	REZA HENRY J & MARY FRANCES 7722 CUTLER AVE NE ALBUQUERQUE NM 87110-4709
LE QUANG DAO & LE DONNA DOAN- THUY DO TRUSTEES LE LVT 799 PACHECO DR MILPITAS CA 95035-4507	VIGIL BERTHA BALDERRAMA & TAPIA LUCY E 800 12TH ST NW ALBUQUERQUE NM 87102-1828	4455 3RD ST LLC 8000 JACS LN NE ALBUQUERQUE NM 87113-2548
JUAREZ LUIS & JUAREZ JACINDA K 8006 MORROW AVE NE ALBUQUERQUE NM 87110-4834	2910 LLC 8016 OSO ABRAZO DR NE ALBUQUERQUE NM 87122-1362	CISNEROS JONATHAN D 808 LOS POBLANOS RANCH LN NW ALBUQUERQUE NM 87107
MEDINA CESAR 808 PROSPECT AVE NW ALBUQUERQUE NM 87102	MID REGION COUNCIL OF GOVERNMENTS 809 COPPER AVE NW ALBUQUERQUE NM 87102	CUDEK JOHN A & MARY K GNERICH 809 MARCELLA ST NE ALBUQUERQUE NM 87123-1240
GRIEGO JAMES 8100 4TH ST NW ALBUQUERQUE NM 87107	ASHBY JEANETTE M 8105 PICKARD AVE NE ALBUQUERQUE NM 87110-1568	WHEELER-PAIZ CHERYL LYNN 8116 CREEKWOOD AVE NW ALBUQUERQUE NM 87120
FENZL VOLKER A & HELGA M 821 FORRESTER AVE NW ALBUQUERQUE NM 87102-1903	3D PROPERTIES LLC 8224 COLFAX AVE NE ALBUQUERQUE NM 87109	PINO CHRIS 8300 CARMEL AVE NE SUITE 201 ALBUQUERQUE NM 87122-3147
SAMHO LLC 838 VIDEL RD SW ALBUQUERQUE NM 87105	ANAYA EDWARD 840 DELAMAR AVE NW ALBUQUERQUE NM 87107-5122	DOWNTOWN LIQUOR & FOODMART LLC 8400 HELEN HARDIN ST NE ALBUQUERQUE NM 87122-2833

MANICKI KENNETH C & DELORES  
TRUSTEES MANICKI LVT  
8423 RIO VERDE PL NW  
ALBUQUERQUE NM 87120

NGUYEN QUAN M & LE HANH T  
8500 CENTRAL AVE SE  
ALBUQUERQUE NM 87108

STARUSTKA MICHAEL H  
8704 SUNCREST AVE SW  
ALBUQUERQUE NM 87121

DRESKIN MICHAEL  
8928 ASHTON LP NE  
ALBUQUERQUE NM 87122-2960

LLAVES INVESTMENT LLC  
9016 BERRYESSA RD NE  
ALBUQUERQUE NM 87122

PENNINGTON SHERRY  
9101 LONA LN NE  
ALBUQUERQUE NM 87111-1616

BROWN DONALD L  
912 WESTERN MEADOWS CT NW  
ALBUQUERQUE NM 87114

SELVA STAN  
914 QUINCY ST NE  
ALBUQUERQUE NM 87110-6330

CANDELARIA RICHARD & SOLEDAD R  
919 ARNO ST NE  
ALBUQUERQUE NM 87102

ALVARADO DEVELOPMENT LLC  
924 W COLFAX AVE SUITE 302  
DENVER CO 80204-2629

GOMEZ ISMAEL T & MARY A  
844 GUADALUPE CIR NW  
ALBUQUERQUE NM 87114-1710

SLICE PIE LLC  
8525 JEFFERSON ST NE  
ALBUQUERQUE NM 87109-1603

LUCERO FRITZ & MARY & RIVERA SALLY  
& MUNOZ DANIEL & SALIDO DANIEL  
ETAL  
8716 GUTIERREZ RD NE

GALLEGOS FELIBERTO & LUCILLE O  
TRUSTEE GALLEGOS RVT  
90 COROVAL RD  
CORRALES NM 87048-9303

PEREA CHRISTOPHER D TRUSTEE PEREA  
RVT  
9025 4TH ST NW  
ALBUQUERQUE NM 87114-1650

HINDI MONEER & HINDI AZEEZ  
9108 BELLEHAVEN CT NE  
ALBUQUERQUE NM 87112

ZAMORA MICHAEL A & LORA A  
9131 AUTUMN ROSE DR NE  
ALBUQUERQUE NM 87113

LUJAN WALTER R & VIOLA M  
917 CHAMISAL RD NW  
ALBUQUERQUE NM 87107-6409

WOOD VELMA LEE  
9209 BENGE PL NW  
ALBUQUERQUE NM 87114-1637

STRIBLING LUKE T  
925 8TH ST NW  
ALBUQUERQUE NM 87102

CHAVEZ GILBERT T & CHAVEZ ELFIDO R  
846 CHAVEZ RD NW  
ALBUQUERQUE NM 87107

INDIAN HILLS WATERWORKS INC  
8616 MENAUL BLVD NE SUITE C  
ALBUQUERQUE NM 87112

FLORES ANDREW P & OLIVIA  
8748 SPRINGHILL DR NW  
ALBUQUERQUE NM 87114

BEZEMEK GORMAN SHARON LOUISE  
9005 HANNETT AVE NE  
ALBUQUERQUE NM 87112

SMITH-EMSLIE WYNETTE  
905 GREEN VALLEY RD NW  
LOS RANCHOS NM 87107-6319

HAVENS TODD A & NUBIA B  
9119 CORONA AVE NE  
ALBUQUERQUE NM 87122

GONZALES DAVID XAVIER PEDRO &  
REBECCA MARIE TRUSTEES GONZALES  
RVT  
914 MONTANO RD NW

MOORE JEAN C & JOSEPH X FUKA  
917 JUANITA LN NW  
ALBUQUERQUE NM 87107

MILANI WILLIAM J  
924 1/2 11TH ST NW  
ALBUQUERQUE NM 87102

SCOTT NORMA JEAN  
9304 4TH ST NW  
ALBUQUERQUE NM 87114

JPT GROUP INC 9347 ADMIRAL LOWELL PL NE ALBUQUERQUE NM 87111-1264	WILKIE MARILYN STABLEIN & GARY G 9405 NE HANCOCK DR PORTLAND OR 97220	CARLSON LEAVITT JOYCE CO-TRUSTEE LEAVITT FT 944 GREEN VALLEY RD NW ALBUQUERQUE NM 87107-6315
BARBERE MICHAEL & BARBERE GALE SUTTON ETAL 9444 RIO GRANDE BLVD NW ALBUQUERQUE NM 87114 1000 LIGHTS LLC 963 NICKLAUS DR NEWPORT NEWS VA 23602-8898	HORN THOMAS E TRUSTEE HORN 2003 RVT 950 ROCKDALE DR SAN FRANCISCO CA 94127-1725 HISE CHARLES & JEANNE M (ESTATES OF) C/O ROBERT C HISE 9637 MORROW AVE NE ALBUQUERQUE NM 87112-2951	M & D PROPERTY GROUP INC 9605 SOMMER PL OAKDALE CA 95361 JOHNSON EDWIN F & LORRAINE K TR JOHNSON LVT & LORRAINE K JOHNSON TR EXEMP TR 9651 SANTA ROSA RD
IDM PROPERTIES LLC 9721 OAKLAND AVE NE ALBUQUERQUE NM 87122-3888	WALL JUSTIN 9880 MENAUL BLVD NE H-13 ALBUQUERQUE NM 87112-2332	WHISTLE DEVELOPMENT LLC 9905 CAMERON ST NW ALBUQUERQUE NM 87114-5836
PUBLIC SERVICE CO OF NM ALVARADO SQUARE ALBUQUERQUE NM 87158	PUBLIC SERVICE COMPANY OF NEW MEXICO CORPORATE HEADQUARTERS MS 1025 ALBUQUERQUE NM 87158	WHATABURGER OF NEW MEXICO C/O K E ANDREWS & COMPANY P O BOX 13752 PHILADELPHIA PA 19101-3752
M & E SALES LLC P O BOX 25321 ALBUQUERQUE NM 87125	MENDOZA JESSE P O BOX 40753 ALBUQUERQUE NM 87196	FOSSE AMBER P O BOX 4737 ALBUQUERQUE NM 87196
MENAUUL PROPERTY LLC P O BOX 50620 IDAHO FALLS ID 83405-0620	CLAGHORN TINA H C/O JULIE SMALL CONSERVATOR P O BOX 65041 ALBUQUERQUE NM 87193-5041	TEN BROECK PROPERTIES LLC P O BOX 6632 ALBUQUERQUE NM 87197-6632
GARRETT BRANDIE P O BOX 6886 ALBUQUERQUE NM 87197-6886	PROPERTY 2104 LLC P O BOX 70263 ALBUQUERQUE NM 87197	LEAPING LAB PROPERTIES LLC P O BOX 9043 ALBUQUERQUE NM 87119-9043
BARTON INVESTMENT LLC C/O OREILLY AUTO STORES #2700 RYAN LLC P O BOX 9167 SPRINGFIELD MO 65801-9167	CHAMPINE DANIEL J & AMANDA P O BOX 94104 ALBUQUERQUE NM 87199-4104	RYDER TRUCK RENTAL INC PO BOX 025719 MIAMI FL 33122-5719
RIO GRANDE PORTLAND CEMENT CORP PO BOX 100 TIJERAS NM 87059-0100	GALLEGOS THOMAS A & DIANA B PO BOX 10066 ALBUQUERQUE NM 87184-0066	FARR JOSEPH R & PATRICIA A PO BOX 10090 ALBUQUERQUE NM 87184-0090

NM BANK & TRUST  
PO BOX 1048  
ALBUQUERQUE NM 87103

ARMIJO JOE L  
PO BOX 1091  
BERNALILLO NM 87004-1091

4504 FOURTH STREET LLC  
PO BOX 10910  
ALBUQUERQUE NM 87184-0910

DEL SOL PROPERTIES LLC  
PO BOX 1160  
CORRALES NM 87048

JD & A WEST TRUST  
PO BOX 1161  
PINE AZ 85544-1161

TRUJILLO VALENTIN E  
PO BOX 123  
DOWNEY CA 90241-0123

MALDONADO STEVEN & PORTILLO  
MALDONADO HELEN MALDONADO  
FAMILY TRUST  
PO BOX 126

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

CHAVEZ MARY H  
PO BOX 13747  
ALBUQUERQUE NM 87192-3747

ARCHULETA STEVE & STELLA  
PO BOX 14275  
ALBUQUERQUE NM 87191

RIVERA PROPERTY MGNT LLC  
PO BOX 15039  
ALBUQUERQUE NM 87174-0039

1120 THIRD STREET LLC  
PO BOX 1535  
BERNALILLO NM 87004-1535

LARSON KARL & SISSON SCOTT M  
PO BOX 1718  
PERALTA NM 87042-1718

CHAPARRAL MATERIALS INC C/O  
ROGER L PROBASCO MANAGER  
PO BOX 1719  
BERNALILLO NM 87004

FRANCHISE REALTY CORP PTS INC DBA  
MCDONALDS (30-0003)  
PO BOX 182571  
COLUMBUS OH 43218-2571

VALDEZ FRANK J & WALLACE GALE R  
PO BOX 19183  
IRVINE CA 92623-9183

DUTTON ROBERT F  
PO BOX 2044  
LOS LUNAS NM 87031

TADAY STEPHEN T & THERESA A  
TRUSTEES TADAY LVT  
PO BOX 2064  
CORRALES NM 87048

RUNNING PROPERTIES LLC C/O JOHN  
STRONG  
PO BOX 211  
FAIRBURY IL 61739-0211  
CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

GARCIA ISMAEL A & RUTH M CO-  
TRUSTEES GARCIA RVT  
PO BOX 218  
CHIMAYO NM 87522-0218  
WELLS PARK DEVELOPMENT LLC  
PO BOX 23977  
PLEASANT HILL CA 94523-3977

AUTO SHACK INC DEPT 4040  
PO BOX 2198  
MEMPHIS TN 38101-2198

ALBUQUERQUE MONTHLY MEETING  
RELIGIOUS SOCIETY INC  
PO BOX 25462  
ALBUQUERQUE NM 87125-5462

PELIGRO LLC  
PO BOX 25662  
ALBUQUERQUE NM 87125

KNIGHTON LINDA B & DALE W  
PO BOX 25087  
ALBUQUERQUE NM 87125-0087

WELLS FARGO BANK NM NATL ASSOC  
C/O DELOITTE TAX LLP  
PO BOX 2609  
CARLSBAD CA 92018-2609

APODACA LEONARD K & SAMIA D  
PO BOX 26785  
ALBUQUERQUE NM 87125-6785

BOARD OF EDUCATION  
PO BOX 25704  
ALBUQUERQUE NM 87125-0704

SNELL CHARLES E & PATRICIA P  
TRUSTEES LVT  
PO BOX 26801  
ALBUQUERQUE NM 87125-6801

LORWAY LLC PO BOX 27249 ALBUQUERQUE NM 87125	ST MARTINS HOPEWORKS PO BOX 27258 ALBUQUERQUE NM 87125-7258	LOVATO PHILIP & CORRINE C/O PHILIP & SONS MECHANIC PO BOX 27287 ALBUQUERQUE NM 87125
BARELA SANDRA M PO BOX 27438 ALBUQUERQUE NM 87125-7438	U-HAUL REAL ESTATE COMPANY PO BOX 29046 PHOENIX AZ 85038	STEELBRIDGE MINISTRIES PO BOX 331 ALBUQUERQUE NM 87103-0331
STOWE COLIN M PO BOX 35158 ALBUQUERQUE NM 87176-5158	MIRA CONSTRUCTION CO INC PO BOX 36977 ALBUQUERQUE NM 87176-6977	CRUZ SANDRA L PO BOX 37203 ALBUQUERQUE NM 87176-7203
TINLEY MICHAEL PO BOX 4040 ALBUQUERQUE NM 87196-4040	FAHEY PAUL & KIMBERLEY PO BOX 4087 ALBUQUERQUE NM 87196-4087	RAELS INSURANCE & INVESTMENT SERVICE INC PO BOX 44306 ALBUQUERQUE NM 87174
LAMBERT KURT P PO BOX 512 CEDAR CREST NM 87008	ROUNTREE CHARLES PO BOX 521 PINEHILL NM 87357	WILSON REX P PO BOX 57060 ALBUQUERQUE NM 87187
MIDDLE RIO GRANDE CONSERVANCY PO BOX 581 ALBUQUERQUE NM 87107	MONTOYA BARBARA PO BOX 6012 ALBUQUERQUE NM 87197	SANDERS GWENN ETAL TRUSTEES ALB NORTH CONG JEHOVAHS WITNESSES PO BOX 6063 ALBUQUERQUE NM 87197-6063
ANDERSON GLASS CO INC C/O KENNETH ANDERSON PO BOX 6083 ALBUQUERQUE NM 87197-6083	WOOD GARY W PO BOX 6121 ALBUQUERQUE NM 87197-6121	GUTIERREZ LUCIA M (ESTATE OF) PO BOX 6144 ALBUQUERQUE NM 87197-6144
DURAN GILBERT M & OR DURAN IRENE L PO BOX 6183 ALBUQUERQUE NM 87197-6183	ALBUQUERQUE BIBLE CHAPEL PO BOX 6294 ALBUQUERQUE NM 87107	ENCINIAS ROSEMARY PO BOX 631 TOME NM 87060
CHANSLOR ROANLD L TRUSTEE CHANSLOR TRUST PO BOX 6323 ALBUQUERQUE NM 87197	C & L PROPERTIES LLC PO BOX 6407 ALBUQUERQUE NM 87197	C DE BACA PHILIP E TR C DE BACA TRUST PO BOX 6436 ALBUQUERQUE NM 87197-6436
COOPER GRIFFIN WATER SERVS INC PO BOX 6438 ALBUQUERQUE NM 87197-6438	EPNM INC PO BOX 6465 ALBUQUERQUE NM 87197-6465	GARRITY ENTERPRISES LLC PO BOX 6494 ALBUQUERQUE NM 87197-6494

REDFERN BIFFEL MAJORS  
PO BOX 65  
JOSHUA TREE CA 92252-0065

DANIEL LESLIE J  
PO BOX 6562  
ALBUQUERQUE NM 87197-6562

MCDOWELL TRUELLE  
PO BOX 66086  
ALBUQUERQUE NM 87193-6086

RUIZ BEN  
PO BOX 66960  
ALBUQUERQUE NM 87193-6960

BETHANY SPANISH BAPTIST CHURCH  
PO BOX 6857  
ALBUQUERQUE NM 87107

GARCIA STEVEN A & CATHLEEN A  
PO BOX 6864  
ALBUQUERQUE NM 87197

VASQUEZ MARTHA M C/O DELGADILLO  
OMAR  
PO BOX 6942  
ALBUQUERQUE NM 87197-6942

PROPERTY 2104 LLC  
PO BOX 70263  
ALBUQUERQUE NM 87194

ECKHARDT ERIC E & ECKHARDT  
WILLIAM E  
PO BOX 70585  
ALBUQUERQUE NM 87197-0585

KRUMSICK HERBERT L TR KRUMSICK  
RVT & ETAL C/O T JOHNSON  
MANAGEMENT LC  
PO BOX 7326

ALVARADO HERIBERTO  
PO BOX 7361  
ALBUQUERQUE NM 87194

BACA BILLY W & JEANETTE M  
PO BOX 7489  
ALBUQUERQUE NM 87194

LUTHY PHYLLIS H & JOHN FREDERICK  
LUTHY TRUSTEES FREDERICK LUTHY  
IRRV T  
PO BOX 7650

FOWLER KEVIN W & JANICE M  
PO BOX 785  
PLACITAS NM 87043

TADAY STEPHEN T JR & THERESA A  
PO BOX 8423  
ALBUQUERQUE NM 87198-8423

NEW MEXICO EDUCATORS FEDERAL  
CREDIT UNION INC  
PO BOX 8530  
ALBUQUERQUE NM 87198-8530

RESCINO RONALD DECEDENTS TRUST  
PO BOX 91028  
ALBUQUERQUE NM 87199-1028

CREAMLAND DAIRIES ASSOCIATED TAX  
APPRAISERS  
PO BOX 91119  
AUSTIN TX 78709

DEAN RONALD R & ILENE K  
PO BOX 91315  
ALBUQUERQUE NM 87199-1315

HORNE THOMAS B & SUSAN S  
TRUSTEES HORNE LVT C/O OREILLY  
AUTO PARTS  
PO BOX 9167

HARVEL C DEAN & DORIS E & HARVEL  
CRAIG E  
PO BOX 93281  
ALBUQUERQUE NM 87199

ESQUIVEL-CHAVEZ BEV & CHAVEZ  
LAWRENCE S  
PO BOX 93901  
ALBUQUERQUE NM 87199-3901

SOUTHWEST FEDERAL CREDIT UNION  
PO BOX 95410  
ALBUQUERQUE NM 87199

Gavilan Addition NA - Connie Romero  
444 Gavilan Place NW  
Albuquerque NM 87107

Gavilan Addition NA - Bret Haskins  
5912 Pauline Street NW  
Albuquerque NM 87107

Greater Gardner & Monkbridge NA -  
Chris Sylvan  
226 Natalie Avenue NW  
Albuquerque NM 87107

Greater Gardner & Monkbridge NA -  
David Wood  
158 Pleasant Avenue NW  
Albuquerque NM 87107

Lee Acres NA - Christine Burrows  
901 Solar Road NW  
Albuquerque NM 87107

Lee Acres NA - Anna Stovall  
832 Solar Road NW  
Albuquerque NM 87107

Los Alamos Addition NA - Don Dudley  
302 Sandia Road NW  
Albuquerque NM 87107

Los Alamos Addition NA - Jeremy  
Wilcox  
305 Sandia Road NW  
Albuquerque NM 87107

Near North Valley NA - Marit Tully  
PO Box 6953  
Albuquerque NM 87197

North Edith Commercial Corridor  
Association - Christine Benavidez  
10417 Edith Boulevard NE  
Albuquerque NM 87113

Spanish Walk NonProfit Corporation -  
Jerri Paul-Seaborn  
610 Camino Espanol NW  
Albuquerque NM 87107

Stronghurst Improvement Association  
Incorporated - William Sabatini  
2904 Arno Street NE  
Albuquerque NM 87107

Los Poblanos NA - Don Newman  
5723 Guadalupe Trail NW  
Albuquerque NM 87107

Near North Valley NA - Joe Sabatini  
3514 6th Street NW  
Albuquerque NM 87107

North Valley Coalition - Peggy Norton  
P.O. Box 70232  
Albuquerque NM 87197

Spanish Walk NonProfit Corporation -  
Sandra Nunn  
602 Camino Espanol NW  
Albuquerque NM 87107

Wells Park NA - Catherine Mexal  
1404 Los Tomasos NW  
Albuquerque NM 87102

Los Poblanos NA - Karon Boutz  
1007 Sandia Road NW  
Albuquerque NM 87107

North Edith Commercial Corridor  
Association - Evelyn Harris  
10401 Edith Boulevard NE  
Albuquerque NM 87113

North Valley Coalition - Doyle  
Kimbrough  
2327 Campbell Road NW  
Albuquerque NM 87104

Stronghurst Improvement Association  
Incorporated - Mark Lines  
3010 Arno Street NE  
Albuquerque NM 87107

Wells Park NA - Doreen McKnight  
1426 7th Street NW  
Albuquerque NM 87102

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from December 25, 2019 to January 9, 2020

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

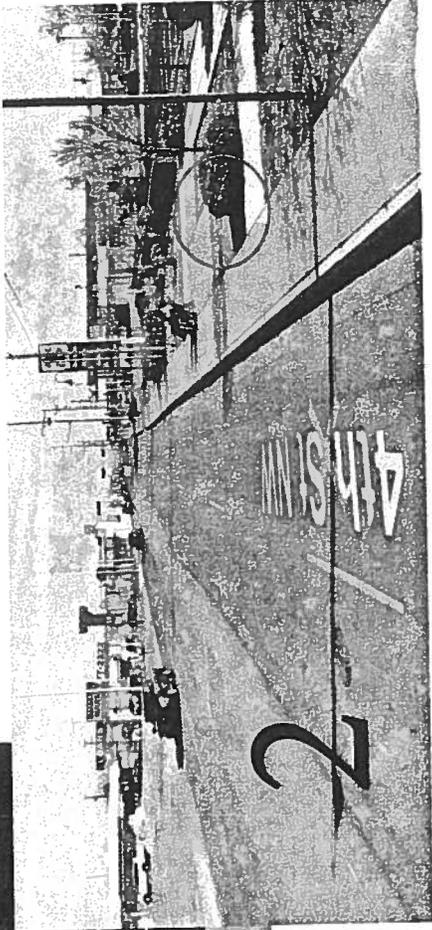
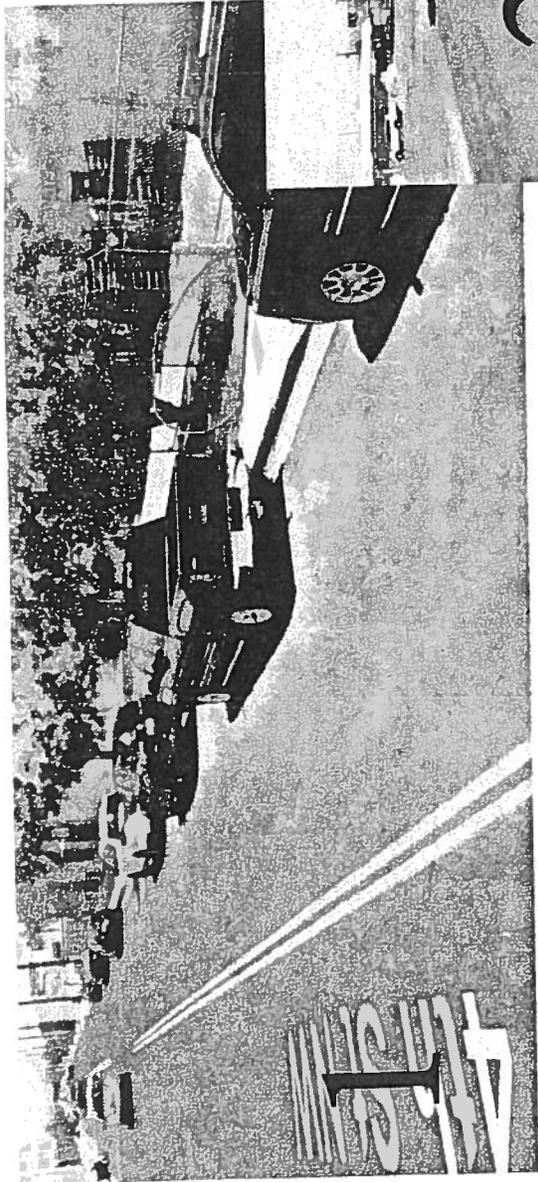
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
(Applicant or Agent) (Date)

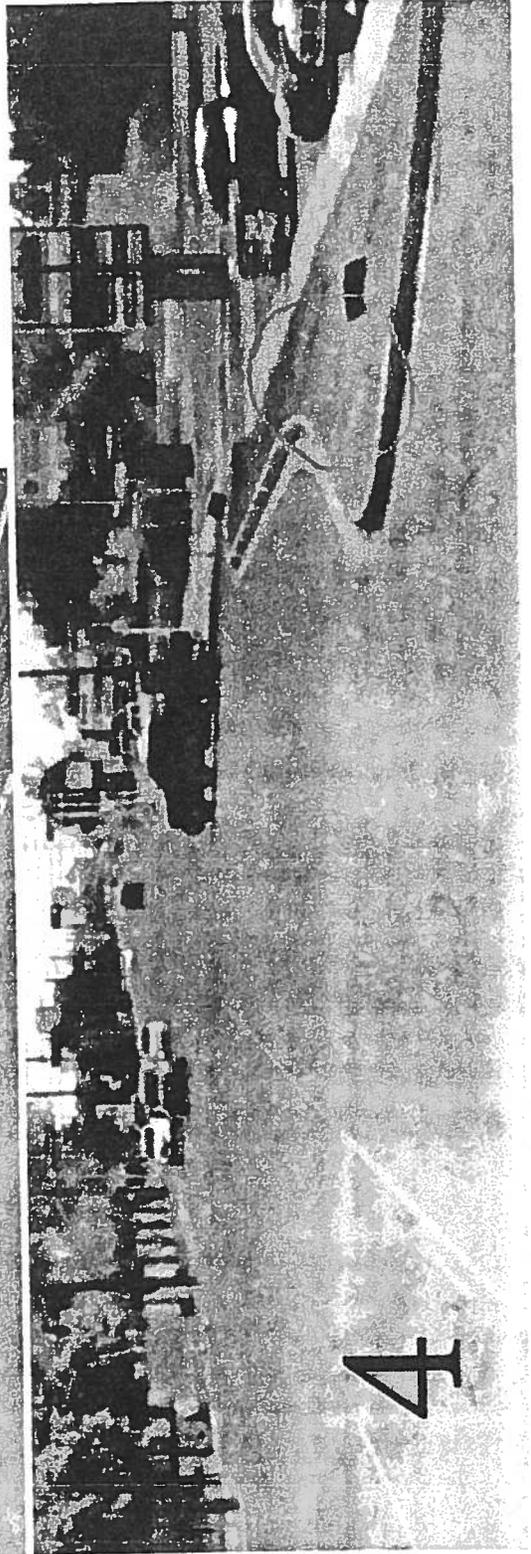
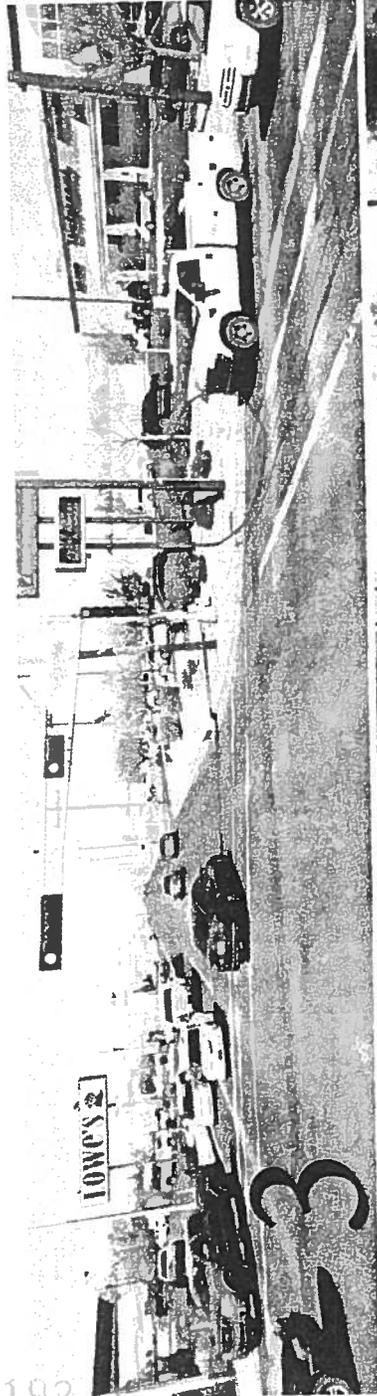
I issued 4 signs for this application, 10-30-19, [Signature]  
(Date) (Staff Member)

PROJECT NUMBER: PR-2019-003028





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FACILITATED MEETING REPORT

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

**Project:** North 4<sup>th</sup> Character Protection Overlay (CPO) Pre-Application Meeting.

**Project Description:** "... the City Council will be submitting an application for a Zone Map Amendment to be reviewed and recommended by the Environmental Planning Commission. The application is for the creation of a new Character Protection Overlay (CPO) titled the "North 4th CPO." Generally, the goal of the CPO is to enhance articulation and design standards for development along and near 4th street while maintaining a sense of character for the area.."<sup>1</sup>

**Date Submitted:** October 7, 2019

**Submitted By:** Philip Crump

**Meeting Date/Time:** October 2, 2019; 6:00 PM – 7:50 PM

**Meeting Location:** Los Griegos Health and Social Services Center  
1231 Candelaria NW, ABQ NM 87107

**Facilitator:** Philip Crump

**Co-facilitator:** Jocelyn M. Torres

### Parties:

- **Applicant:** CABQ City Council – Shanna Schultz, Planner & Petra Morris, Council Planning Manager
- **Affected Neighbors, Neighborhood Associations and Neighborhoods:** North Fourth Corridor - Attendee Names and Affiliations are provided at the end of this Report.

### Meeting Summary:

"The purpose of this proposed amendment is to establish regulations for the North 4th Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community's desire for development along the corridor. The resolution also included required street cross-sections that new development would be required to comply with, however those cross-sections are more appropriately placed in the Development Process Manual rather than the IDO."<sup>2</sup>

This meeting is pre-application to provide the neighbors and neighborhood associations the opportunity to learn about the request and share questions or concerns. The proposed CPO Map is attached as Exhibit B. The Council's Proposed North Fourth Boundary Map and Overview Meeting Flyer are attached as Exhibits C and D.

### Outcomes:

1. **Areas of Agreement: The City will review open space, landscaping and building size requirements. The City will also look at CPO parking requirements and diversity of structures. Some elements of prior efforts have remained and are positive.**

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<sup>1</sup> Excerpt taken from City Council Planner's IDO Pre-Application Neighborhood Meeting Notification, attached as Exhibit D. *See also* Facilitator's Meeting Notice, attached as Exhibit E.

<sup>2</sup> Excerpt taken from Councilor Benton's IDO North 4<sup>th</sup> CPO Update of July 24, 2019, attached as Exhibit A.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

2. **Unresolved Issues & Concerns:** The City will follow the Application Process, to include potential CPO revisions based upon Community Input and the EPA/City Council Hearing Process.
3. **Other Key Points:** Several prior years of the Community's diligent efforts have brought about many positive improvements in the North Fourth Corridor. Neighbors, Neighborhoods and NA's are again willing to work together regarding the proposed CPO.
4. **Next Steps:** Follow the City's CPO Application and Hearing Process. EPC Hearing is scheduled for December 12, 2019.

### Meeting Specifics:

1. **Overview of Proposed Project: Shanna Schultz.**
  - a. Shanna Schultz provided and described various handouts.
    - a. The focus of the CPO includes 2<sup>nd</sup>, 3<sup>rd</sup> & 4<sup>th</sup> Streets.
    - b. Existing Conditions under MX-T Zoning are not affected and will stay the same
  - b. The CPO provides for increased design standards
    - a. MX-M Zoning provides for a maximum building height of 55 feet.
    - b. Setbacks are 10-15 feet.
    - c. The CPO provides for MX-M maximum building height of 45 to 65 feet in an Urban Center- Main Street Premium Transit Zone (UC-MS-PT).<sup>3</sup>
    - d. The CPO allows for two 12 foot height bonuses in a UC-MS-PT.
    - e. The Maximum height of a 65 foot building in a UC-MS-PT could therefore reach 89 feet.
    - f. The CPO provides for more articulation of building design in Zones MX-M or higher.
  - c. All red text in the proposed CPO [Pages 1, 2 in Exhibits] is temporarily in place. These standards will remain in place for either 12 months or less if the CPO is implemented if before the 12 month period. The EPC must approve the proposed CPO. There is time to make changes as the adoption process continues.
    - a. The EPC application will be submitted by the end of the month.
    - b. The EPC Hearing is scheduled for December 12, 2019.
    - c. The EPC either does or does not recommend the Application to the Council and may also recommend modifications.
    - d. The Council's Land Use, Planning and Zoning (LUPZ) Subcommittee will then hear the Application.
    - e. The City Council makes the final decision.
  - d. The City seeks community feedback and concerns.
    - a. The City will make necessary changes resulting from this meeting and the Application process.

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<sup>3</sup> See Exhibit D.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

**Participant Questions (Q), Comments (C) and Answers (A) - The North Valley Coalition and other Attendees voiced several questions during the meeting.**

### **2. CPO's Purpose and Process.**

- a. Q. What is the character we are trying to protect with the CPO and how does it protect?
  - a. A. There is decreased building height with the CPO, decreased condensation, along with minimum setbacks. The CPO gives more space to the corridor than we have today.
- b. Q. Is this the first meeting regarding this CPO concept?
  - a. A. We had prior meetings regarding this CPO concept. This is the first community meeting.
- c. Q. Have you modeled these results in 3-D?
  - a. A. No
  - b. Q. Why don't you go back and create pictures showing what the setbacks are and modeling the design? You owe it to the public
  - c. A. I understand.
- d. Q. Are we talking about new construction or old buildings?
  - a. A. New construction.
- e. Q. Several people met before over a long period of time. Is this CPO based on the prior plan?
  - a. A. The IDO rescinded prior plans. Proposed map boundaries and some building heights and setbacks came from prior efforts.
- f. Q. The building North of St. Therese Church came under the previous plan.
  - a. A. Yes.
  - b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.
  - c. A. No response.
- g. Q. The CPO applies to what construction?
  - a. A. New.
- h. Q. Would the existing 14-5-5 be amended for special maximum area? There are setbacks in that ordinance.
  - a. A. The IDO requirements must be followed.

### **4. Building Density and Planning Vision.**

- a. Q. Density is a problem. How much input can the public have? How many businesses are present?
  - a. A. When the CPO proposes 55 maximum building height, you don't get bonuses.
- b. Q. Regarding the MRI Meeting last week, does there need to be further process regarding the CPO? Should it be less specific and more vision oriented regarding the 4<sup>th</sup> Street character?
  - a. A. No response.
- c. C. I helped write the prior development plan. The 4<sup>th</sup> Street character was a suburban strip mall in the 60's. The City was losing businesses. There was a five (5) year process on how to revitalize the area. People wanted density. Let's fix what we can. I support Councilor Benton's CPO effort.

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- a. A. No response.
- d. C. Density can be worked out. Beautification would help acceptance of the CPO.
  - a. A. The City can add landscaping to public not private property.
- e. C. I am disappointed regarding large apartment buildings on 4<sup>th</sup>. One is near La Mesquite. The huge building near St. Therese is terrible. The 4<sup>th</sup> Street Corridor meetings happened for over 20 years. Now we need trees, open space and better bus service.
  - a. A. I am asking the facilitators to add a Meeting Note regarding Open Space Requirements and Landscaping [See Outcomes Item Number 1, Page 1 above].
  - b. Q. We could require open space and landscaping in the CPO. Is there something that addresses the size of the building?
    - i. A. There might be a way to look at the size of buildings. Some elements of prior efforts have remained and are positive. [See Outcomes Item Number 1, Page 1].

### 5. Planning Vision, Funding, Traffic and Safety.

- a. C. Fourth Street is a complex Corridor. This highlights earlier comments. For the public to agree on the CPO we have to see it. Simulations would be the most helpful. We had no money then but we have it now. We need landscaping and improvements.
  - a. A. No response
- b. C. North 4<sup>th</sup> could qualify for development dollars. Share with Gabriel Herrera.
  - a. A. No response
- c. Q. Has there been a traffic analysis?
  - a. A. Attendees estimate that there are 18 to 20 thousand vehicles per day. Shanna stated that the City will look into this.
- d. C. Some Auto Parts stores are not complying with the current 4<sup>th</sup> Street Plan. The IDO was imposed instead of changing the sector plan. Building mass and scale are the issues. Big blocks are the issue. We need 3D simulation. We'll seek money to do that.
  - a. A. No response.
- e. C. T-Mobile is very dangerous. The City needs to do something for safety purposes. Possibly knock down their wall.
  - a. A. No response.
- f. Q. What does the City's Planning Department think about the CPO, since they passed the IDO?
  - a. A. Shanna said she is not sure. Petra Morris stated that the CPO fits within the IDO requirements.
- g. Q. What do the purple and pink colors on the handout signify? [See Exhibit C].
  - a. A. Handout clarification was provided by Shanna.
- h. Q. How would the St. Therese project be different under the CPO guidelines?
  - a. A. That building would be 11 feet shorter. It would be 55 feet, not 66 feet. It would set back at least ten (10) feet. There would be more openness along the sidewalk. After you go up to a certain height, you have to take the roof back a few feet in order to achieve articulation.
- i. Q. What is the interplay regarding the CPO and existing structures? Designation is just one of several pieces, right?

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM

## MEETING SUMMARY REPORT

- a. A. Yes. In the Downtown, Mainstreet, ART Corridor, if measured from the centerline of the road, a 600 foot buffer allows for extra entitlements. Residential buildings don't have necessary zoning for this designation.
- j. Q. The St. Therese building has underground parking. What about visitor parking?
  - a. A. The CPO will not adjust existing parking requirements. The City will look at CPO parking requirements. [See Outcomes Item Number 1, Page 1 above].
- k. Q. What about new developments, such as Aztec & 3<sup>rd</sup> Street?
  - a. A. The City needs to look into it.
- l. Q. What are the CPO requirements regarding the same type of buildings on a block?
  - a. A. The City will look into requiring diversity of structures. The IDO has solar and shade protections for low density residential zones.
- m. Q. What about abandoned buildings?
  - a. A. Developments need to follow existing regulations in red. The City needs to move from temporary to permanent regulations.

### 6. Additional Items.

- a. There is a Water Authority Meeting Tuesday 10/8/19 from 6:00-8:00 pm, here at 1231 Candelaria NW.
- b. The Meeting Summary Report does become part of the public record.
- c. Any additional comments may be directed to Shanna Schultz: smschultz@cabq.gov.

### MEETING CONCLUDED.

#### Attendees:

<u>NAME</u>	<u>AFFILIATION</u>		
Cruz Tercero	Business owner	Gary Kitts	Property Owner
Petra Morris	City Council Planner	Louis & Kathleen	
Shanna Schultz	City Council Planner	Apodaca	Property Owners
Debbie O'Malley	County Commission	Miriam Hicks	Property Owner
David Poole	GAHP	Sandra Barela	Property Owner
Marti Luick	Montaño Village	Joe Cruz	Property Owner
Debra Paprocki	Montaño Village	Stephen Miller	Property Owner
Peggy Gilbert	Montaño Village/NVC	William Derr	Property Owner
Marit Tully	NNVNA	David Wood	Property Owner
Marit Tully	NNVNA	Gilbert & Helen	Property Owner
Wynona Sexson	NNVNA	Barbara Chávez	resident
Joe Sabatini	NNVNA/P.O.	Edward & Patricia	
Camille Varos	NVC	Cordova	residents
Pat & Jess Martinez	NVC	Tracy Jordan	resident
Peggy Norton	NVC	Bill Sabatini	Stronghurst
Aaron Haddow	Property Owner	Carlos Garcia	
Bill Haddow	Property Owner	Chris Kenny	
Billy Stevens	Property Owner	Debbie & Donald Jaramillo	
Cheng Wei	Property Owner	Jennifer Parker	
Don Hernandez	Property Owner	LeRoy Lehr	
		Nancy Traylor	

# CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM MEETING SUMMARY REPORT

Katie McCorkell  
Norma Scott  
Anne Marie Sekula  
Robert DiGiulio  
Sofia Hines  
Brian Montano  
Quan Nguyen  
Melinda Sanchez

Eric & Elizabeth Knight  
Sherry Pennington  
Joe & Alice Guevara  
Mark Chavez

NVC = North Valley Coalition of NAs  
NNVNA = Near North Valley NA  
GAHP = Greater Albq Housing Partnership

# FACILITATED MEETING REPORT AMENDMENT

## North 4<sup>th</sup> Street Character Protection Overlay

**Date Submitted:** 29 October 2019  
**Original Submission:** 7 October 2019  
**Submitted By:** Philip Crump  
**Facilitator:** Philip Crump  
**Co-facilitator:** Jocelyn Torres  
**Project Name:** North 4th Street Character Protection Overlay Pre-application  
**Meeting Date and Time:** 2 October 2019; 6:00-7:50 pm

[Changes or additions indicated with *italics*.]

### Meeting Specifics:

2. f. Q. The building ~~North~~ *South* of St. Therese Church came under the previous plan.
- a. A. Yes.
  - b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.
  - c. A. No response.

# FACILITATED MEETING REPORT AMENDMENT II

## North 4<sup>th</sup> Street Character Protection Overlay

**Date Submitted:** 30 October 2019  
**Original Submission:** 7 October 2019  
**Submitted By:** Philip Crump  
**Facilitator:** Philip Crump  
**Co-facilitator:** Jocelyn Torres  
**Project Name:** North 4th Street Character Protection Overlay Pre-application  
**Meeting Date and Time:** 2 October 2019; 6:00-7:50 pm

[Deletions indicated with ~~strikeouts~~; Changes or additions indicated with *italics*.]

### Outcomes:

2. Unresolved Issues & Concerns: The City will follow the Application Process, to include potential CPO revisions based upon Community Input and the ~~EPA/City Council~~ *EPC/City Council* Hearing Process.

### Meeting Specifics:

**1.b.c** ~~The CPO provides~~ *Without the CPO*, the code allows for MX-M maximum building height of 45 to 65 feet in an Urban Center- Main Street Premium Transit Zone (UC-MS-PT).<sup>1</sup>

**1.b.d.** ~~The CPO~~ *Without the CPO*, the code would allow for two 12 foot height bonuses in a UC-MS-PT.

**1.b.e.** *Without the CPO*, the code would allow The Maximum height of a 65 foot building in a UC-MS-PT could therefore reach 89 feet.

**1.d.a.** ~~The City will make necessary changes resulting from this meeting and the Application process.~~ *The City will consider amendments to the CPO resulting from comments made at this meeting and comments made through the Application process.*

### 2. CPO's Purpose and Process.

**2.a.a** A. There is decreased building height with the CPO, decreased ~~condensation~~ *density*, along with minimum setbacks. The CPO gives more space to the corridor than we have today.

**2. f. Q.** The building ~~North~~ *South* of St. Therese Church came under the previous plan.

a. A. Yes.

b. C. That building height with underground parking is 66 feet. The CPO maximum is 55 feet.

c. A. No response.

---

<sup>1</sup> See Exhibit D.

**2.h.a.** A. ~~The IDO requirements must be followed.~~ *If adopted, this CPO would supersede general IDO requirements.*

**4. Building Density and Planning Vision.**

**4.b.q.** Q. Regarding the ~~MRI~~ *MRA* Meeting last week,

**5. Planning Vision, Funding, Traffic and Safety.**

**5.b.** C. North 4<sup>th</sup> could qualify for development dollars. Share with Gabriel ~~Herrera~~ *Rivera*.

**5.c.** Q. Has there been a traffic analysis?

a. A. Attendees estimate that there are 18 to 20 thousand vehicles per day. Shanna stated that ~~the City will look into this.~~ *The City can conduct traffic studies on roadways, however that's not part of what this CPO can do. I'll reach out to Councilor Benton's office about your request for a traffic study on 4th and Montaña. [Paraphrase]*

IDO Annual Update Amendment – North 4<sup>th</sup> Corridor CPO-9  
October 29<sup>th</sup>, 2019

**Purpose:** The purpose of this proposed amendment is to establish regulations for the North 4<sup>th</sup> Corridor through a new Character Protection Overlay. This CPO takes regulations from Resolution R-19-162 and puts them into a permanent overlay for the area. These regulations are intended to be more aligned with the surrounding community's desire for development along the corridor. The resolution also included required street cross-sections that new development would be required to comply with, however those cross-sections are more appropriately placed in the Development Process Manual rather than the IDO. Since the passage of R-19-162, the regulations in this proposed CPO have been updated in response to public comment and to clarify the intent.

**Action:**

1. Create a new CPO-9 titled "North 4<sup>th</sup> Corridor" and renumber subsequent CPO's. Change all references of small mapped areas titled "North 4<sup>th</sup>" to "CPO – 9 North 4<sup>th</sup> Corridor"

3-9(E)(1) Applicability

The CPO-9 standards apply in the following mapped area. *[Insert small area map for North 4<sup>th</sup>]*

3-9(E)(2) Roadway Cross-Sections

Development within this mapped area shall comply with all requirements in the DPM related to transportation design standards.

3-9(E)(3) Building Mass & Scale

- a) The maximum building height for properties zoned MX-M or higher is 55 feet.
- b) If more than 165 feet of frontage along 4<sup>th</sup> Street is being developed or redeveloped, one third of the new development is limited to 45 feet.
- c) No height bonuses allowed by Table 5-1-2 for Workforce Housing or Structured Parking shall be allowed.
- d) Any portion of a building over 30 feet shall incorporate a minimum stepback of 6 feet from the front façade facing a public street.

3-9(E)(4) Setback Standards

- a. Front, minimum: 10 feet.
- b. Front, maximum: 15 feet.

3-9(E)(5) Building Design

**Building design for any parcels zoned MX-M or higher shall comply with the design requirements of 5-11(E) with the exception of 5-11(E)(2), which shall be replaced with the following for the purposes of this CPO:**

- 1. In new residential and mixed-use development, windows on the upper floors

shall be recessed not less than two inches.

2. Each façade facing a public street shall incorporate at least 3 of the following features along at least 30 percent of the horizontal length of the façade. The features listed below shall be distributed along the façade so that each horizontal façade length of 30 linear feet contains at least 1 of the following features:
  - a. Ground-floor clear, transparent display windows and/or doors, with the lower edge of window sills no higher than 30 inches above the finished floor. The ground floor clear, transparent display windows and/or doors shall comprise a minimum of 50 percent of the ground floor façade, except where a building faces a street on 2 or more sides, the primary façade shall contain a minimum of 50 percent of its surfaces in windows and/or doors, and the remaining street-facing façades shall contain a minimum of 30 percent of their surfaces in windows and/or doors with no minimum window sill height required.
  - b. Windows on upper floors.
  - c. Primary pedestrian entrances.
  - d. Portals, arcades, canopies, trellises, awnings over windows, or other elements that provide shade or protection from the weather.
  - e. Sun shelves or other exterior building features designed to reflect sunlight into the building and reduce the need for interior lighting.
  - f. Raised planters between 12 inches and 28 inches above grade with the surface planted to achieve at least 75 percent vegetative cover at maturity.
3. Each street-facing façade longer than 50 feet shall incorporate at least 2 of the following additional features:
  - a. Wall plane projections or recesses of at least 1 foot in depth, occurring at least every 50 linear feet and extending at least 25 percent of the length of the façade.
  - b. A change in texture, or material occurring every 25 linear feet and extending at least 20 percent of the length of the façade.
  - c. An offset, reveal, pilaster, or projecting element, no less than 2 feet in width and projecting from the façade by at least 6 inches and repeating at minimum intervals of 25 feet.
  - d. Three-dimensional cornice or base features that are different in material from the primary façade and projecting no less than 3 inches. A base feature shall be no shorter than 18 inches and a cornice feature shall be no shorter than 12 inches.
  - e. A projecting gable, hip feature, or change in parapet height for every 50 linear feet of the façade.
  - f. Art such as murals or sculpture that is privately-owned or coordinated through the City Public Arts Program.
4. All accessory buildings visible from a public street shall be similar in color, material, distinctive rooflines, finishing details, and accent features to the primary building.

NEIGHBORHOOD COMMENTS

# **NORTH VALLEY COALITION, INC.**

**Individuals, Neighborhood Associations, Businesses & Community Groups Working Together**

December 1, 2019

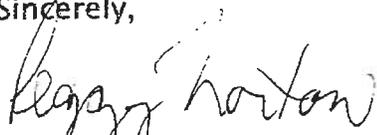
Chair Dan Serrano  
c/o Planning Department  
[rbrito@caba.gov](mailto:rbrito@caba.gov)

Character Protection Overlay for North 4<sup>th</sup> Corridor/zone map amendment

The North Valley Coalition has received numerous complaints regarding several new development projects along North 4<sup>th</sup> Street. Although these projects were completed under the North 4<sup>th</sup> Corridor Plan, people took a closer look at what was allowed under the Integrated Development Ordinance. We had a meeting with our City Councilor, Council Services, City Planning, Administration and the proposal was made to consider developing a Character Protection Overlay for this area. We appreciate the efforts put into moving this idea forward by Councilor Benton, Shanna Schultz, Petra Morris. A public meeting was facilitated by Mr. Philip Crump. This meeting was surprisingly well attended - many people continue to be interested in this area and want it to succeed and have a certain uniqueness. Many of the people had been involved in developing the North 4<sup>th</sup> Corridor Plan and were disappointed with the results. They, and others, are hoping for better results this time around.

We therefore support this Character Protection Overlay. It should provide for some interesting architectural designs, open space and landscaping, making it as pedestrian/bicycle friendly as can be done within the constraints. It will be interesting to read and hear any public comments that are made, and will consider them in any future hearings where public input can be made.

Sincerely,



Peggy Norton  
President

## Phelan, Whitney A.

---

**From:** Brito, Russell D.  
**Sent:** Wednesday, November 13, 2019 11:01 AM  
**To:** Phelan, Whitney A.  
**Cc:** Renz-Whitmore, Mikaela J.  
**Subject:** FW: Comments on North 4th Street Character Protection Overlay in the IDO Annual Update Amendment  
**Attachments:** IDOUpdateNorth4thCorridor (002)-RDSuggestions.pdf

Whitney,

For the file for December's EPC agenda item.

Thanks,

- Russell

---

**From:** Rosemary Dudley [mailto:rdudley@sites-sw.com]  
**Sent:** Wednesday, November 13, 2019 10:54 AM  
**To:** Brito, Russell D.  
**Subject:** Comments on North 4th Street Character Protection Overlay in the IDO Annual Update Amendment

Dear Dan Serrano and Commissioners

Thank you for the opportunity to provide comments on the Character Protection Overlay for North 4th Corridor CPO-9. Having worked with City staff and the community on the Brown Property recently, I have the following suggestions for language revisions. Please see the attached pdf for exact comment locations or the list below:

- Page 1, Action 1, 3-9(E)(3)c: Specify "one third of the new development is limited to 45 feet **in height**."
- Page 1, Action 1, 3-9(E)(4)b: Recommend there be exceptions to this setback requirement for plazas or public open space. For example you could add, "A minimum of X percent of the facade must meet the setback standard. The remaining Y percent must be used for plazas, landscaping, or public open space." The plazas could be used for outdoor dining so don't need to be public.
- Page 2, Action 1, 3-9(E)(5)2d-f: Recommend including a minimum length otherwise the result could be one little awning/shelf/planter over a door or window every 30 feet.
- Page 2, Action 1, 3-9(E)(5)3d: Add a missing "." after "3 inches"



ROSIE DUDLEY, AICP  
Senior Planner

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113 La Poblana Rd NW  
Albuquerque, NM 87107  
December 2, 2019

Environmental Planning Commission  
Chair Dan Serrano  
C/O Planning Department  
600 Second St NW, Third Floor  
Albuquerque, NM 87102

Dear Chair Dan Serrano:

I am writing to you in regard to the letter I received on October 29, 2019 concerning redevelopment on some part of 2nd Street. I live on La Poblana off 2nd Street.

I attended a meeting on September 24th where Gabriel Rivera of the Metropolitan Redevelopment Agency was there and he assured me that my property would not be included in the proposal because I explained to him that my home here at 113 La Poblana Rd NW has been renovated. I have done a lot of work to my home. It is not run down.

I would appreciate your consideration in this matter as it is important to me.

Sincerely,

Clara Archuleta

# NORTH VALLEY COALITION, INC.

Individuals, Neighborhood Associations, Businesses & Community Groups Working Together

December 1, 2019

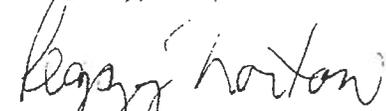
Chair Dan Serrano  
c/o Planning Department  
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President

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ROSIE DUDLEY, AICP  
Senior Planner

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# CITY OF ALBUQUERQUE

## City Council

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**President Klarissa J. Peña**  
District 3

**Vice President Cynthia D. Borrego**  
District 5

**Stephanie M. Yara**  
Council Director

**Ken Sanchez**  
District 1

**Isaac Benton**  
District 2

**Brad Winter**  
District 4

**Patrick Davis**  
District 6

**Diane G. Gibson**  
District 7

**Trudy E. Jones**  
District 8

**Don Harris**  
District 9

October 29<sup>th</sup>, 2019

Dear Property Owner,

This letter is to notify you that the Environmental Planning Commission (EPC) will be holding a hearing on **December 12<sup>th</sup>, 2019 at 8:30 a.m.** in the **Basement Hearing Room at Plaza del Sol (600 2<sup>nd</sup> Street NW)** to consider a new Character Protection Overlay for portions of 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> street.

Generally, the goal of the CPO is to enhance articulation and design standards for development along and near 4th street while maintaining a sense of character for the area. This CPO is proposed to limit building heights in certain zones, implement a building setback requirement, add minimum setbacks, and increase building design standards. I have attached to this letter:

1. A map of the proposed boundary of the new CPO (on reverse side of this letter).
2. The proposed regulations for the CPO.

The hearing begins at **8:30 a.m.** and the EPC will likely be considering a number of items on their agenda in addition to this proposed CPO. Public comment will be taken on this item. The EPC is only a recommending body to the City Council on this action - after the EPC has made their recommendation, the request will be considered by the Council's Land Use, Planning, and Zoning Committee before being heard by the full City Council for final action.

Like many zoning actions, this process requires special procedures that limit the City Councilors abilities to speak directly to constituents about this proposal. Please direct any questions, comments, or inquiries to Council staff so that it can be made part of the official record and made available to the Councilors and the general public.

Send written comments for the record to the Environmental Planning Commission via:

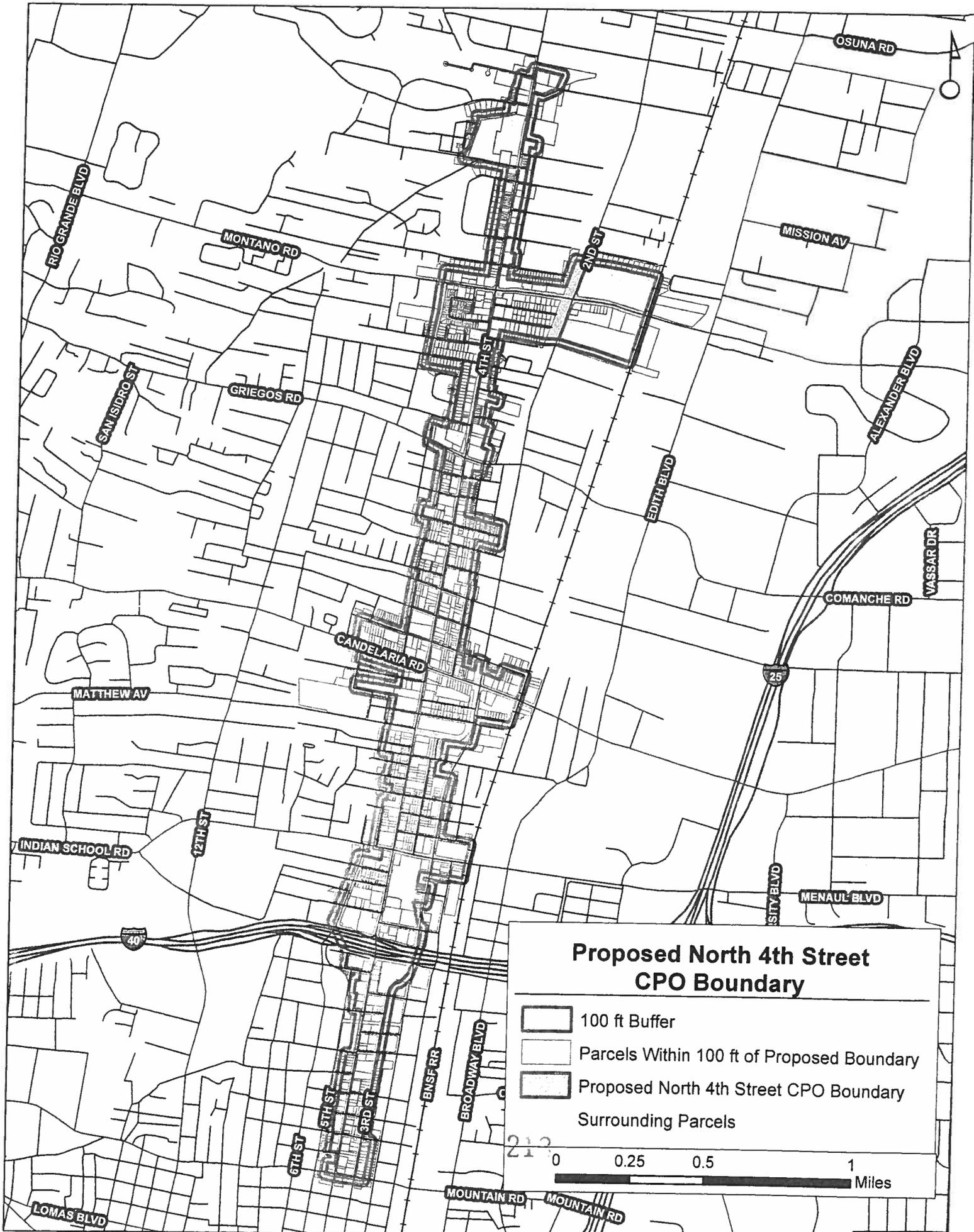
**Email:** Chair Dan Serrano  
c/o Planning Department  
[rbrito@cabq.gov](mailto:rbrito@cabq.gov)

**Regular mail:** Chair Dan Serrano  
c/o Planning Department  
600 Second Street NW, Third Floor  
Albuquerque NM 87102

For full consideration by Planning staff please send comments by **9 a.m. on Friday, December 2<sup>nd</sup>**. To be included in the packet for EPC consideration, send comments by **9 a.m. on Tuesday, December 10<sup>th</sup>**.

Thank you,

**Shanna Schultz, MPA, MCRP** | Council Senior Planner  
Albuquerque City Council  
505.768.3185  
[smschultz@cabq.gov](mailto:smschultz@cabq.gov)



MR BRITO: Mr. Chair Commissioners this is agenda item number one, it is a – considered a zone map amendment per the Integrated Development Ordinance with -- as a inaudible for a new character protection overlay zone for the North Fourth Street Corridor. Project number 2019-00 3030 case number RZ-2019-00067. As proposed by the legislation that was sent down from City Council for staff and Planning Commission review and recommendation. It would create a North Fourth Character Protection Overlay that would include regulations specific to this main street corridor, requiring slightly larger setbacks, eliminating some height bonuses, and requiring more building articulation on façades. The North Fourth Corridors pretty large, its stretches all the way from the Downtown area north to City limits. Its relatively narrow and not only encompasses Fourth street but also some properties on Second street and so the cross streets including Menaul and Montano.

Now staff reviewed the proposal for this specific corridor, this main street corridor, and we definitely saw met in what the legislation is proposing to do. But I felt that what was being proposed would benefit the entire City. The Comprehensive Plan the vision document that guides and support the Integrated Development Ordinance and vice versa, talks about main street corridors having building heights anywhere from one to four stories. And so, we recognize that perhaps height bonuses in main street are not necessary. But based on population increased projections we still have to provide housing for our increasing population. People are living longer, people are still having babies, and if we want to continue to grow as the City we need to provide housing and affordable housing in key locations that have access to transit as well as to employment.

So, staff is recommending approval, but not of a new CPO. Staff is recommending that the City Council consider revisiting the IDO more globally by taking away the height bonuses in main street, but having requirements applying City wide that do have more building façade articulation so we don't get flat tall boxes that there is some visual relief with different design elements on facades. And we do recommend that the City Council consider allowing height bonuses within major transit corridors, if they are in areas of change. And this map illustrates where those potential allowance could occur. Of course, they would be subject to any kind of overriding existing protection overlay or view protection overlay to maintain existing character. But in areas of change along these corridors that already have good transit service, we feel its appropriate to shift that bonus from main streets to major transit in areas of change.

So, we – as I mentioned we do recommend approval but of a slightly different strategy and slightly different prospective that still furthers the goals and policies, vision and intent of the Comprehensive Plan. And I'll stand for any questions.

CHAIR SERRANO: Commissioners? Commissioner Bohannan?

COMMISSIONER BOHANNAN: Just for the record what was inaudible services comments when you came back with this recommendation, increasing the overall applicability to a broader area of the City?

MR. BRITO: We haven't had any negative comments, we did have an opportunity to briefly discuss this with the sponsoring Councilor, Sir Benton, he didn't see any problem with it because it still meets his intent of – of maintaining the – the – the – the lower heights and character of the North Fourth Street Corridor. And I think he also recognizes that inaudible what we've done in the IDO if it's a good idea for one area its probably a good idea across the City and in an equitable even-handed manner. And also ensuring that any height bonuses may not be applicable if there's an existing character protection overlay of view protection that would limit building heights.

CHAIR SERRANO: Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Chair. Good morning Mr. Brito. So, my -- my question is what -- what would be the unintended consequences to apply this City wide, one. And -- and -- and why not do each area individually to see if it really fit, rather than just doing a broad -- broad -- broad approval City wide?

MR. BRITO: Mr. Chair Commissioner Hudson, this is one of the issues that we dealt with in the old zone code system. Where we had many many overlaps of rules and regulations, and our concern is that if we start creating too many distinct and unique overlays that its going to become more difficult for development review and maybe less transparent to all stakeholders about what is intended and what is expected for new development and redevelopment. When we looked at the overall affect when you apply this to major transit corridors its relatively limited and its already where in some cases like Central avenue where there's already premium transit designation. There was existing -- there's existing higher density development for example on Montgomery, where you have taller apartment buildings on this major transit corridor and would allow for the development of more affordable housing whether that's affordable housing with a capital A, that meets the federal definition. Or market rate housing that is still affordable for folks who are not able or not ready to jump to the single family or town house market.

Again, we have a shortage of affordable housing we see that the vacancy for apartments is like two percent three percent and a very high demand for that type of housing. And so, if we want to provide that within the City where most of the jobs in the region already exist and try to minimize the effects of river crossing traffic. This morning there was a huge wreck on I-40 that backed up traffic, people trying to get to work and including our -- our chair today. What we need to do is allow for more housing where the jobs already are, and per the Comprehensive Plan vision, hopefully get more jobs on the westside to help jobs housing balance. And so, we saw this as one way to further that growth vision in the Comprehensive Plan but in a way that is very contained and limited per the map that you see on this screen.

COMMISSIONER HUDSON: So -- does, for the most part everything that's in the staff report that's applied to the North Fourth Corridor is -- is what's laid out in the staff report then applicable to everywhere else in the City as well.

MR. BRITO: Not everywhere again, if there any height bonuses then those can be shifted to major transit corridors where we do expect growth in areas of change of course. The Comprehensive Plan has that protection and that guidance for growth built in and the IDO reflects that. Its one of the tools in the IDO that can be used to help address changes and demographics, changes in growth patterns etc., and to help shape them. As allowed in the City charter and in the state statues.

COMMISSIONER MEADOWS: Chair.

CHAIR SERRANO: Commissioner Meadows.

COMMISSIONER MEADOWS: Mr. Brito, so if -- if this goes back to the Council staff can this be taken up again anytime, or does this have to wait to the next change of the IDO. Like next year and then also is there a moratorium on development along the North Fourth Corridor right now or has that already expired.

MR. BRITO: Mr. Chair Commissioner Meadows, the City Council can take up legislation to amend the IDO anytime. They -- they have no restrictions on when they can adjust the regulations as the ultimate Planning and Zoning authority for the City. There is no moratorium on development in the North Fourth Corridor, though there are some interim design standards that are reflected in the legislation for the proposed North Fourth CPO.

CHAIR SERRANO: Commissioner Bohannan.

COMMISSIONER BOHANNAN: One of the main points of emphasis in the conclusion is the notices sent to all property owners within one hundred feet of the CPO boundary. Were – was that notification process updated to reflect all of the new people that would be affected by this, the new property owners. Was – with the new recommendation from staff do you feel proper notification was given to all those who were going to be affected. And if not is there a procedure that that can be addressed before this goes to City Council?

MR. BRITO: Mr. Chair Commissioner Bohannan, when this proposed zone map amendment, this new North Fourth CPO was proposed thousands of notices were sent to property owners. What staff is proposing though is a text amendment to the IDO, which does not require individual property owner notification.

CHAIR SERRANO: Commissioner Shaffer.

COMMISSIONER SHAFFER: Thank you Chair, good morning Mr. Brito. So, to be clear and piggy back off of Commissioner Bohannan's comments and on the screen were looking at your proposing this is the areas of change within major transit that this CPO would be applicable to these areas as well. Or instead or in lieu of correct?

MR. BRITO: Mr. Chair Commissioner Shaffer, not necessarily a CPO, but text amendments to the IDO that would further the intent of what the CPO language says, but would really be a shift of height bonuses that you would get in main street areas and shifting those bonuses away from main street areas that generally wouldn't need the height bonus to fulfill the comp plan vision of four stories and shifting those to major transit corridors. So that those types of development could support transit and vice versa.

COMMISSIONER SHAFFER: Understood, and I guess more of my question to that as well is on starting on page three and through page four five of the staff report it lists the changes that are being proposed for the CPO on the right hand column so, with the text amendment would those changes then, your proposing, staffs proposing that these changes go into effect as a text amendment in all of the areas of change within a major transit.

MR. BRITO: Yes, its – as well as some general design standards so that increased building articulation can benefit all parts of the City where this type of development may – might occur.

COMMISSIONER SHAFFER: I'll have further questions later.

CHAIR SERRANO: And Mr. Brito, just to follow up on Commissioner Bohannan, I think he raises a good point with respect to notice since we are looking at changing the original intent of what we started off with here. And – and that could you know be something we need to address later. But I want to go back to couple things, one is you know you did mention the two percent vacancy we continue to hear at this commission and elsewhere that the terms major transit corridor and multi family housing. And its somewhat concerning for a guy like me I'm not sure I'm quite at that geriatric level yet, but I'm getting there, but none the less. It seems like were getting away from how I believe we should really build our communities, which is a combination of that with an emphasis on single family dwellings. Homeownership, and I've always advocated that there weren't enough jobs on the westside to balance the housing and – and we've had those discussions over the years.

But are we looking at going down the path of just focusing on the transit corridors and multifamily housing, and if that's the case – I mean that's understandable why we have a two percent or less apartment vacancy rate, because are we really looking at the fact that we don't have the type of jobs we need, and folks can't afford the

American dream of a single-family home and a back yard. That's a – you may not be able to answer that, but – but you sort of opened the door to it, but just your opinion.

MR. BRITO: Mr. Chair, the short answer is, I would say yes, that's becoming more difficult with today's economy with wages that fewer people are able to afford the American dream of the single-family house. Or it's taking longer for them to be able to afford it. We can see that with many millennials who are professionals with high paying jobs because they have a college degree, but because of the repayment of their student loans they essentially graduate from college with a mortgage. And so, it takes them longer to be able to afford that type of single-family house. We see demographically that millennials are waiting longer to have children, because kids aren't cheap. And in the mean time we still have to house them somewhere, as they do that. The other consideration is that within the City limits are opportunities to grow in – in terms of single-family neighborhoods is very limited. We – we got some areas on the westside maybe on the southwest, and north of 40 and maybe some areas where in the volcano area and Mesa Del Sol. But other than that, were – were almost built out for single family housing development and per the Comprehensive Plan vision we need to provide the opportunity for more dense development in appropriate locations in designated activity centers and transit corridors.

CHAIR SERRANO: Can, Mr. Brito – let's go back to the beginning. You indicated I think Commissioner Bohannon asked a question with respect to consultation with Council and I think Councilor Benton is – is the one who introduced this. Does it not make more sense for us to maybe look at – at deferring this or withdrawing this to allow Councilor Benton who's obviously not here to – to address the – the – the initial question by Commissioner Bohannon, but to go back and bring it back to this body in the form of – of a text edit or text amendment.

MR. BRITO: That's – that's definitely a consideration and we have Shanna Schultz who's one of the Planning Policy Analysts in Council services who may be able to address some of it.

CHAIR SERRANO: And – and before we bring her up, and the reason being is you know you're asking this – this body to – to do a considerable tweak to send back so that they can take that and send back to us per say, to send back to them. So why don't we save some time and – and look at just deferring it or withdrawing it if – if Council services is – is agreeable to that. Take it back to Councilor Benton let staff and Councilor Benton, Council services work on redrafting the intent of what he wants and bring it back to this body.

MR. BRITO: Mr. Chair that – that is definitely something I think that Ms. Schultz could either address or take back to Council services and Councilor Benton. And for example, it might be appropriate for it to be in the next annual update to – to the IDO.

CHAIR SERRANO: And – and at the same time it – it serves all due respect to Councilor Benton who is not here to – to actually say you know this is what I'm prepared to do and this is acceptable etc, etc. And – and I think out of all respect to Councilor Benton and I think that would might be the best way to go, but I'll let you speak to.

COMMISSIONER BOHANNAN: Chair if I may.

CHAIR SERRANO: Commissioner Bohannon.

COMMISSIONER BOHANNAN: I – I think that's I could support – easily support a deferral at the minimum withdrawal will probably be the recommended. But my biggest concern here is the way that this has been advertised to the public. If I'm going through at looking at EPC agenda for things I might feel I have a – some –

a steak in to that I want to come comment to me I read agenda item number one and I'm nowhere near Fourth Street. So to me I'm like OK, you know this doesn't really apply to me, I have no steak in this I probably shouldn't dive into this. With the wholesale change that were presented today I feel that this – this meeting here is the public's first chance to express their concern either in writing up to the forty-eight hours before or to come here in person. Where as when you look at the way this is advertised on the City website or anywhere, you know, there's a whole swath of individuals that are affected that have no idea that this can be affecting them. So, I'd be in wholesale support of withdrawal or at least deferral.

CHAIR SERRANO: And – and that's – that's one of the other bases for the suggestion, so thank you Commissioner Bohannon. Council services please. We haven't sworn you in, yet right?

MS. SCHULTZ: No sir.

CHAIR SERRANO: So well take your test. Please raise your right hand, you swear to tell the truth under penalty of perjury?

MS. SCHULTZ: I do.

CHAIR SERRANO: OK, can you quickly address the concerns that we've raised?

MS. SCHULTZ: Sure, thank you Commissioners for the time this morning. First, I'd like to start off by saying that this matter is quasi-judicial which is why Councilor Benton can't be here today. He really has to keep an arm's length from this case and has to allow it to go through the normal process and consider it once it gets kind of to our court over at Council. So, I'm here as a senior planner to the City Council to speak to this item. I worked with Councilor Benton and the community on the regulations that you see in the proposed CPO today. I think on its face we agree that this deviates pretty significantly from what we initially proposed and while it's true that some of the items in the CPO, proposed CPO, would be great as a City wide standard. There are others that we feel should remain in this mapped area and should be pursued as a character protection overlay. I'm navigating to the conditions to talk specifically about which items. So, we created a new set of articulations and design standards for this CPO, the community and the constituency within this area felt like development they were seeing over the last several years just didn't meet the standard that we were looking for through the previous North Fourth rank three sector development plan or through what the IDO had to offer once it was adopted.

So, we meticulously crafted a new set of building design standards and – and we agree those are great and those – those probably would be good as City wide standards for main street corridors. I think the major disagreement we have is – is probably going to be about building heights. The again carefully crafted the fifty-five-foot limit for any property zoned MX-M and above for this corridor. And if we were to go with what the Planning Department is proposing there would still be an opportunity along this corridor for buildings to be sixty-five feet. Correct me if I'm wrong Mr. Brito, but I think that's how I understand what's being proposed. And that, that is not what the community asked to see and that was not within the intention of – of the CPO that was drafted. I don't believe that Councilor Benton would be interested in withdrawing this request, I think what would – what would be best is if this were to move on to City Council to the Land use, Planning, and Zoning committee with your recommendation whatever it may be, if its – if its approved with these conditions then that's something that the Land use, Planning, and Zoning Committee and the full Council will consider if its to deny the – if you recommend to deny the request that you either don't agree that a CPO is appropriate for this area or you don't agree that the conditions as the Planning Department created them as appropriate for this area, or the other areas of the City. That again is something that the Land use, Planning, and Zoning committee can and will consider once it gets to them.

CHAIR SERRANO: OK, so you're not prepared to withdraw it on behalf of Council services. And I'm going to go back to Commissioner Bohannan's point and he may entertain a motion at some point. I – I think there's strong concern with notice to the public in – and let me finish. And – and at some point, the Chair would recognize the Commissioner for a motion to defer based just on that standard alone, because I think that – that standard alone may trump anything else that we might want to discuss today. Commissioner, I mean Mr. Brito.

MR. BRITO: Mr. Chair thank you, I just wanted to take up Ms. Schultz offer to clarify the record that with Planning Staff's proposal that main street be removed from the bonus list in the development dimensional standards for mixed use zones. The MX-M zone would then not be eligible for sixty-five feet MX-M would be limited to forty-five feet.

MS. SCHULTZ: Mr. Chair I'd like to clarify the – the building heights as we have proposed them in the CPO relate to zones MX-M or higher, so that's MX-M, MX-H, and all of the NR zones and the MX-H zone would allow sixty-five feet and so would some of the NR zones.

CHAIR SERRANO: Thank you. Commissioners?

COMMISSIONER EYSTER: Chair.

CHAIR SERRANO: Commissioner Eyster?

COMMISSIONER EYSTER: Thank you Chair. If I understand the concern you and Commissioner Bohannan have expressed, then that makes sense. If the Planning Commission or the Council wants to look at a City wide standard, say for articulation or for other matters, then that's seems – it seems to me that should be settled first. And then because if we create a CPO here, if we recommend creating a CPO it – it doesn't really need that. And – and it would be redundant or – or at odds with some City standard that may be developed in the near future.

CHAIR SERRANO: Thank you Commissioner. Any other Commissioners? Commissioner Bohannan?

COMMISSIONER BOHANNAN: Thank you Chair. There're no objections I think I would like to make a motion for deferral. It sounds like staff and City – City Council services still have some work to do to get on the same page. I believe it would allow the opportunity for proper notification to the public, though I don't know if your going to be able to re title this agenda item so that its more inclusive to people that read it to realize that they're being affected by it. But I think a deferral is very pertinent and necessary at this time. So, I'm willing to make a motion if there's no objections.

MR. CHAIR: It's been moved by Commissioner Bohannan, is there a second?

COMMISSIONER STETSON: I second.

MR. CHAIR: Seconded by Commissioner Stetson, we'll go to further discussion on – on the – on the motion, but we can't add a finding to – to – I'll get to you in just a second. We can't add a finding to address your concerns. Commissioners any discussion on the motion? Staff?

MS. SCHULTZ: Thank you Mr. Chair, I'd like to clarify what you – what you asked about notice. So, would -- would Council services be expected to notice all two thousand plus property owners of the changes the Planning Department is proposing even if Council services is not in agreement with them?

COMMISSIONER BOHANNAN: I would expect Council and staff to follow the legal requirements of notification for this subject to make sure that people that are affected are notified in which way they're legally required to notify. I don't expect anything above and beyond what's legally required.

MS. SCHULTZ: Mr. Chair Commissioner Bohannan, thank you for that clarification.

CHAIR SERRANO: Commissioner Hudson?

COMMISSIONER HUDSON: Thank you Mr. Chair, so I'm just thinking about, you know were talking about deferring this, but the idea of doing a new text amendment seems to be a little bit it might be a little bit safer to do a text amendment, because if we did – if -- if Councilor Benton wrote a new Council amendment a text amendment, then – then – that then would be notice to everyone without actually having to send out notice to two thousand people. Is that – is that correct?

MS. SCHULTZ: Mr. Chair, Commissioner Hudson, some of these items could be accomplished as a text amendment through the normal IDO annual update process, but some of these items outlined in the staff report would still relate to this smaller geographic area. They propose creating a small mapped area and those do have to be handled as a zone map amendment, which is why we're doing this quasi-judicial process today instead of sending these through the normal annual update process that you'll be hearing later.

COMMISSIONER HUDSON: So, if this is deferred then I assume were going to have a brand-new staff report that's going to address the City-wide issue.

MS. SCHULTZ: Mr. Chair Commissioner Hudson, I – I suspect that we would go back and have more conversations about this.

CHAIR SERRANO: Commissioners? Commissioner Shaffer?

COMMISSIONER SHAFFER: Thank you Chair. So, I – I'm in the middle between the two, because there's – it's a good idea of what they're proposing and I understand that the you know we don't want to create and I know it's a dirty word the strip zone areas, so I won't say it. But the – it brings up – staff brings up a good point of saying we don't want to go back to bringing a having so many different sets of rules that are going to be in conflict with each other and creating an issue with Planning. That's what we got away from and why were trying to do just text amendments and – and small amendments on IDO tweaks on an annual basis. So I think that that – I really would con – would urge Council staff to go back and – and really look at that because its, if there's a -- if this is something that could be addressed I know were moving for deferral but I mean at some point you – it could be discussed within Councilor Benton and -- and everybody else saying you know this is probably a – listen to what staff is having to say and say this is a larger – a larger City wide issue that could be clarified and written as a text amendment to the IDO on the next update. I – I would -- I would strongly encourage that that message go back.

CHAIR SERRANO: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you Chair. Commissioner Shaffer makes a good point and I – and others have made at that – if Council staff or staff thinks that something like building articulation is a good idea then there's a good reason to – to enact that throughout the City. And for the Planning Commission and Council to consider that throughout the City. I would say that strikes me much more as a Council amendment or a Council request. Its – its nothing like a text amendment in my mind, its much more like a City-wide type of – of

an idea that we should look at City wide and should come from Council. But it doesn't strike me as a text amendment.

CHAIR SERRANO: Thank you Commissioner Eyster. Commissioner Bohannan.

COMMISSIONER BOHANNAN: I ask that -- before we make -- before we move on the motion that's before us if we ask Council staff if they'd prefer a thirty- or sixty-day deferral especially with the holiday recess coming up.

MS. SCHULTZ: Mr. Chair Commissioner Bohannan, thank you for the question. I think we would prefer a thirty day.

COMMISSIONER BOHHANNAN: Thirty day. Please note the motion is recommended for thirty-day deferral.

CHAIR SERRANO: OK, Commissioner Bohannan amends his motion for a thirty-day deferral, seconds fine with that? OK. Commissioners any other questions or concerns? Mr. Brito?

MR. BRITO: Mr. Chair I don't know if there's anyone signed up for public comment.

CHAIR SERRANO: Well listen to that.

MR. SALAS: There is.

CHAIR SERRANO: Alright well listen to public comment and then well go to a vote. OK, thank you.

MR. SALAS: First up, Peggy Norton.

CHAIR SERRANO: Good morning.

MS. NORTON: Good morning.

CHAIR SERRANO: Please state your name and address for the record.

MS. NORTON: Peggy Norton, 3810 11<sup>th</sup> St. northwest.

CHAIR SERRANO: Could you -- you swear to tell the truth under penalty of perjury?

MS. NORTON: Yes.

CHAIR SERRANO: Please proceed.

MS. NORTON: OK, my names Peggy Norton, I represent the North Valley Coalition. We sort of started this process after numerous people were concerned about the big box flat developments going up on Fourth street and all the vacant lots that are susceptible to this. The request -- the staff report states that the request for a character protection overlay agrees with the Comprehensive Plan, but does not further the goals of it. I assume these goals to be simplification and having one guiding document for planners and developers. However, there are already CPO's in the dotted. Our concerns are that the North Fourth Corridor plan did not accomplish the protections people expected, so the table presented by Planning is somewhat irrelevant. Additionally, I've not researched all the different zones presented, because it was a sort of complex report. I did notice driving down

here, I drive down Fourth street a lot, and south of I-40 they got some really nice articulated apartments on the westside of the street. They aren't real tall, they have different heights of balconies, different punch outs. And then I look at the development that's happened North of I-40 and it doesn't have that interest at all.

People are literally shocked that the massive development on Fourth street lack of support for walkability. When a CPO is suggested this seemed a simple solution, right guidelines for mass, scale, articulation, and landscaping within a CPO. Over fifty people were at the public meeting, many were involved with the North Fourth Corridor Plan and expressed concerns with the outcome of that plan. To imbed the recommended guidelines within the IDO process which require numerous meetings will leave out public input. Hundreds of amendments to the Comp Plan have recently been introduced, I admire the neighborhood people who have followed this whole process. Attending numerous public meetings including EPC meetings. You know who these people are and they are very knowledgeable dedicated people, that doesn't represent the general public. If the Comp Plan I keep hearing had an intent for one to four stories for a main street, why are the buildings allowed up to eighty-nine feet? All the references in the IDO what we have been told are to feet not stories. Were also concerned about the impact of R-1 properties along this corridor being changed to mixed use and how much high density are we really allowing in this corridor which is already impacted by infrastructure limitations.

I have a couple notes from what's happened here, it seems like this has now become very complicated, is it going to be on main streets, is it going to be on transit corridors? Is it going to be in areas of change, is it going to be in areas of consistency, what happens when this goes out to main streets throughout the City and all the City Councilors and public meetings now have to be held to weigh in on this thing? To do it as a text amendment I don't know how Planning does text amendments and how a planner for a project treats text amendments as differently from a CPO. Would seem to me its easier to just go to a CPO and go well were building something on Fourth street lets see what has to happen. It was also stated in the staff report that a puny Planning area was starting in July 20 – community Planning area meeting was starting in July 2020. That also seems like it will be a lengthy process. We are here now we recommend that you approve the recommended character protection overlay. Thank you.

CHAIR SERRANO: Thank you. Commissioner anything? Thank you, ma'am.

MR. SALAS: Michael Leach.

CHAIR SERRANO: Good morning.

MR. LEACH: Good morning.

CHAIR SERRANO: Please

MR. LEACH: Happy holidays, Merry Christmas, all those good things.

CHAIR SERRANO: Back to you. Please state your name and address for the record.

MR. LEACH: Michael Leach, I'm with Sycamore Associates LLC, were a commercial real estate company I'm also a member of CARNM board on advocacy. And I just wanted to make a couple of comments.

CHAIR SERRANO: Well, you address first and then well swear you in.

MR. LEACH: OK, I'm sorry what?

CHAIR SERRANO: Please state your address.

MR. LEACH: Oh, my address is 8300 D Jefferson northeast, Albuquerque.

CHAIR SERRANO: Raise your right hand, you swear to tell the truth under penalty of perjury?

MR. LEACH: I do.

CHAIR SERRANO: Thank you, please proceed.

MR. LEACH: I just had three comments, one was CARNM we were very supportive of the IDO and this whole North Fourth Overlay zone really concerns me because as – as I see it were just going back to sector plans again. Were going to have all this interpretation more regulation and the whole purpose of us supporting IDO was to hopefully stream line everybody's on the same page so we can get things done. And this seems like another matter that's going to just create more regulation more costs and I'm against it. And secondly, I don't – I do not represent property at the northeast corner of Montano and Second street, but that is a historical huge distribution center, I don't understand why its even being considered as part of the North Fourth Corridor study. It's the largest distribution warehouse facility in the City core of Albuquerque. And I find about pulling it into this North Fourth Overlay and it just in effect is a downzoning on the property. It was zoned M-1, its now they wouldn't even allow it to be NR-LM, I don't understand why, but that's my second comment. My last comment is, I represent the property that's the Wecks's restaurant on at 2039 Fourth Street Northwest. As I see it there in the future there may be a two hundred square foot freezer addition to the back of the property, this is not for sure. But being under consideration and as I – and it's a good-looking building for Fourth street its really been well maintained landscaped and I can see right away as soon as you do a little tiny addition then the articulation of the – of the façade and everything. Just to do a two-hundred-foot addition is going to affect this property. And just an over kill that I don't think needs to be done. Appreciate your time, thank you.

CHAIR SERRANO: Commissioners anything? Next speaker please?

MR. SALAS: The next speaker is Marit Tully.

CHAIR SERRANO: Good morning, please state your name and address for the record.

MS. TULLY: Marit Tully, I'm the current president of the Near North Valley Neighborhood Association. I live at 1107 La Poblana Road. Northwest.

CHAIR SERRANO: Please raise your right hand, you swear to tell the truth under penalty of perjury?

MS. TULLY: I do.

CHAIR SERRANO: Thank you, please proceed.

MS. TULLY: Fourth streets and historic and culturally significant corridor and its deserving of the City's focus. This CPO is the result of years of concern about development along Fourth street. It's the result of months of work by the community with the support of the Mayor's office and Council services. We totally appreciate the concern over notice with the Planning Departments alternative, we have had a public meeting on the CPO. If Planning believes that an alternative is appropriate perhaps there should be a public hearing on the alternative. You could make that a condition of your approval or moving this forward, there could be a public meeting between EPC an LUPZ and then it would seem like the public's interest in Fourth street and the obvious impact

to the rest of the City if the alternative is adopted would seem to demand that kind of a public meeting. We'd also like to note that there's a Metropolitan Redevelopment Plan under – under consideration for the same area with the same boundaries. And the CPO would be a good complimentary tool for the City to use to ensure that the community's vision for Fourth street is met. Time is of the essence, large lots along Fourth street are being purchased. Low quality apartments are going up and down Fourth street, we agree housing is absolutely necessary we just want this moved forward and considered through the public process. Thank you.

CHAIR SERRANO: Thank you ma'am. Commissioners anything? Is that the last speaker? OK, thank you. Let's come back to the body. We have Commissioner Bohannon's motion for a thirty-day deferral, Commissioners and other discussion? OK, we'll call the question? All those in favor of a thirty deferral for project number 2019-003030 raise your right hand and signify by saying "aye".

COMMISSIONERS: Aye.

CHAIR SERRANO: Opposed "nay". OK, nine 0 vote agenda item number one is deferred for thirty days.



**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT**

**INTER-OFFICE MEMORANDUM**

**TO:** ENVIRONMENTAL HEALTH – Paul Olson  
LEGAL DEPARTMENT – Tyson Hummell, Kevin Morrow & John DuBois  
PARKS & RECREATION:  
PARK DESIGN – Carol Dumont  
OPEN SPACE DIVISION – Tricia Keffer  
CITY FORRESTER – Joran Viers  
PLANNING:  
LONG RANGE PLANNING – Russel Brito & Mikaela Renz-Whitmore  
METROPOLITAN REDEVELOPMENT – Karen Iverson  
HYDROLOGY – Shahab Biazar  
NEIGHBORHOOD COORDINATION –  
TRANSPORTATION DEV. SERVICES – Jeanne Wolfenbarger  
ZONING – Ben McIntosh  
ABC WATER UTILITY AUTHORITY – Kris Cadena  
POLICE DEPARTMENT – Laura Kuehn  
FIRE DEPARTMENT – Antonio Chinchilla  
SOLID WASTE MANAGEMENT DEPARTMENT – Michael Anaya  
TRANSPORTATION PLANNING – John MacKenzie  
TRANSIT DEPARTMENT – Lawrence Kline  
ALBUQUERQUE PUBLIC SCHOOLS – April Winters  
AMAFCA – Nichole Friedt  
COUNTY OF BERNALILLO – Catherine VerEecke  
MID-REGION COUNCIL OF GOVERNMENTS – Forest Replogle  
MIDDLE RIO GRANDE CONSERVANCY DISTRICT – Jason Casuga  
NM DEPARTMENT OF TRANSPORTATION – Nancy Perea & Margaret Haynes  
NM GAS COMPANY –  
PETROGLYPH NATIONAL MONUMENT – Chanteil Walter  
PUBLIC SERVICE COMPANY OF NEW MEXICO – Laurie Moye

**FROM:** Russell Brito, Urban Design and Development Division, 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 **December 12, 2019**.

**Please remember that all agency comments are due November 18, 2019.**

**COMMENTS TO:** Catalina Lehner ([clehner@cabq.gov](mailto:clehner@cabq.gov))  
Whitney Phelan ([wphelan@cabq.gov](mailto:wphelan@cabq.gov))  
Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))  
Russell Brito ([rbrito@cabq.gov](mailto:rbrito@cabq.gov))

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

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

## ENVIRONMENTAL PLANNING COMMISSION SIGN-IN SHEET



**AGENDA ITEM NO:** 1 **DATE:** December 12, 2019

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

**PLEASE PRINT CLEARLY**

<p>1. Name: <u>Peggy Norton</u>            Address: <u>3816 11<sup>th</sup> NW</u>  <u>Albuq.</u> <u>NM</u> <u>87107</u>            City State Zip            Email Address: <u>PeggyNorton@yahoo.com</u></p>	<p>7. Name: _____            Address: _____            _____            City State            Email Address: _____</p>
<p>2. Name: <u>Michael Leach</u>            Address: <u>3300 Jefferson NE</u>  <u>Albuquerque</u> <u>N.M.</u> <u>87113</u>            City State Zip            Email Address: <u>mleach@yearmoreassociates.com</u></p>	<p>8. Name: _____            Address: _____            _____            City State            Email Address: _____</p>
<p>3. Name: <u>MARIT TULLY</u> <u>FOR</u>  <u>NM</u>            Address: <u># POB 6953</u>  <u>ABQ</u> <u>NM</u> <u>87197</u>            City State Zip            Email Address: <u>nearnorthvalley na@gmail.com</u></p>	<p>9. Name: _____            Address: _____            _____            City State            Email Address: _____</p>
<p>4. Name: _____            Address: _____            _____            City State Zip            Email Address: _____</p>	<p>10. Name: _____            Address: _____            _____            City State            Email Address: _____</p>
<p>5. Name: _____            Address: _____            _____            City State Zip            Email Address: _____</p>	<p>11. Name: _____            Address: _____            _____            City State            Email Address: _____</p>
<p>6. Name: _____            Address: _____            _____            City State Zip            Email Address: _____</p>	<p>12. Name: _____            Address: _____            _____            City State            Email Address: _____</p>

Note: Your contact information will be kept confidential. It will only be used for the pu



# City of Albuquerque

## Legal Department

Timothy M. Keller, Mayor

### Interoffice Memorandum

February 26, 2020

**To:** Sarita Nair, Chief Administrative Officer  
**From:** Esteban A. Aguilar Jr., City Attorney  
**Subject:**  Signature Authority/Acting City Attorney

I will be working off site conducting interviews at the UNM School of Law on Thursday, February 27, 2020. In my absence, Deputy City Attorney, Alan Varela will be Acting City Attorney and will have full signature authority.

Mr. Varela can be contacted via the following:

Alan Varela:  
Office – 768-4652  
Email – [avarela@cabq.gov](mailto:avarela@cabq.gov)

Legal Assistant – Annette Saiz 768-4551 [asaiz@cabq.gov](mailto:asaiz@cabq.gov)

Please also feel free to contact the front desk of the legal department at 768-4500.

Copy - Email distribution:  
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Legal Front End Administration Staff  
Department Directors  
Executive Assistants