



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

Date: March 3, 2011

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1008444**
10EPC-40046 SECTOR DEV. PLAN, PHSE 2
(VOLCANO TRAILS)

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87102

LEGAL DESCRIPTION:

CITY OF ALBUQUERQUE PLANNING DEPT requests the above actions for the Volcano Mesa area, area boundaries are Universe to the east, State land, APS school sites and the North Geologic Window to the south, vacant Bernalillo County land to the west and Paseo Del Norte to the north, zoned RD, proposed to be zoned SU-2/VTVC, SU-2/VTRD, SU-2/VTUR, SU-2/VTSL and SU-2/VTML, containing approximately 400 acres. Petra Morris, Staff Planner

On March 3, 2011, the Environmental Planning Commission voted that a **RECOMMENDATION OF APPROVAL** be forwarded to City Council for Project #1008444 / 10EPC-40046, a Sector Development Plan, Phase 2, Volcano Trails, based on the following Findings and subject to the following Conditions:

FINDINGS - 10EPC 40046, March 3, 2011. Recommendation of adoption of the Volcano Trails Sector Development Plan.

1. The Volcano Trails Sector Development Plan covers an area of approximately 446 acres. The plan boundaries are Universe Boulevard to the east; State land, APS school sites and the North Geologic Window to the south; vacant Bernalillo County land to the west; and Paseo del Norte to the north.
2. This plan is one of three distinct but related sector development plans intended to guide future development in the larger Volcano Mesa Community. The other two plans are the Volcano Heights and Volcano Cliffs Sector Development Plans. The three plans share similar policy underpinnings that are included in a companion amendment to the Rank II, West Side Strategic Plan (WSSP).

3. Volcano Trails Sector Development Plan currently contains RD zoning and proposes SU-2 VT Village Center (VTVC), SU-2 VT Residential Developing area (VTRD), SU-2 VT Urban Residential (VTUR), SU-2 VT Small Lot Residential (VTSL), SU-2 VT Medium Lot Residential (VTML), as well as General Design Standards and General regulations that are associated to varying degrees with all properties within the Volcano Trails SDP boundary.

4. The Volcano Trails Sector Development Plan supports the following goals and policies in the Albuquerque/Bernalillo County Comprehensive Plan:

- a. Policies II.B.5.a, c, d, h, i, k, m: through the proposed Neighborhood Activity Center for the Village Center, the mix of uses proposed in order to provide neighborhood services, retail, and higher-density housing in specific locations in the Volcano Trails area, the proposed treatment for the arroyos, and zoning regulations that ensure development will not be visually intrusive- (i.e. restrictions on height, color, and reflectivity);
- b. Policies II.B.1.c, f, j: through the location of the least intense zoning adjacent to Major Public Open Space, the General Standards that address colors, heights, reflectivity and fencing adjacent to the Petroglyph National Monument, the General Standards that address arroyo treatment, and the recognition of the developer's proposals for open space corridors, parks, and trails;
- c. Policy II.C.6.c: through the language in General Standards that address petroglyphs and archeological sites;
- d. Policies II.C.8.a, b, d, e: through the General Standards protecting rock outcroppings; development buffers and low-intensity zoning nearest to the Petroglyph National Monument, arroyos, and Major Public Open Space; the proposed naturalistic arroyo treatment; General Standards requiring street trees and native and xeric plants for landscaping; and zoning regulations that ensure development will not be visually intrusive (i.e. restrictions on height, color, and reflectivity);
- e. Policies II.C.9.b, e: through the proposed zoning, the proposed naturalistic arroyo treatment, and the proposed road network, and through the employment opportunities provided by the Village Centers;
- f. Policies II.D.6. a, g: through the small business and employment opportunities provided by the mixed use areas and the Village Centers.

5. The Volcano Trails Sector Development Plan supports the following policies in the West Side Strategic Plan:

- a. Policy 1.1 through the high-density and non-residential uses to be located in proposed nodes;

- b. Policies 7.7, 10.1, and 10.3 through the General Standards for naturalistic arroyo treatment; and
 - c. The applicable text amendment to the West Side Strategic Plan for the Volcano Mesa Community was not provided to the EPC as it was not yet effective in time for the March 03, 2011 public hearing. Planning staff will be preparing and forwarding appropriate, additional WSSP findings for the City Council's consideration.
6. The Volcano Trails Sector Development Plan supports the following policies in the Northwest Mesa Escarpment Plan Policies 20, 21 and 23 through the Zoning and General Standards in the Volcano Trails SDP, written to avoid visually intrusive development and the recognition of the developer's proposed open space and scenic corridors for the Volcano Trails area.
7. The Volcano Trails Sector Development Plan supports the Proposed Trails Map on page 22 and the intent of the Rank II Trails and Bikeways Facility Plan through the expansion of the trail network in this area.
8. The Volcano Trails Sector Development Plan supports the Rank II Facility Plan for Electric Service Transmission and Subtransmission Facilities, through the addition of language provided by PNM to address the address utility easements, landscaping, and access to public utility facilities.
9. The Volcano Trails Sector Development Plan supports the Rank II City of Albuquerque Major Public Open Space Facility Plan policies B2-G, B2-K, C-3 and Figure 4-1 through policies that address the environment and open space and design and zoning regulations that ensure appropriate transitions from developed areas to open space.
10. The Volcano Trails Sector Development Plan supports the Rank II Facility Plan for Arroyos: Multiple Use of Albuquerque's Arroyos and their Floodplains policies II.B. Drainage 1, II.B. Multiple Use 1, II.C.2, II.C.3, II.D.2, II.F.4 through the proposed naturalistic treatment for arroyos and General Design Standards protecting the opportunity for trails along arroyos.
11. The Volcano Trails Sector Development Plan is justified per Resolution 270-1980. The proposed zoning is more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible, bicycle friendly, and encourages pedestrian activity.
- a. The zone changes proposed by the Volcano Trails SDP are consistent with furthering the health, safety, morals and general welfare of the city. The purpose of the SDP is to ensure that the area develops in such a way as to further the goals and policies of the Comprehensive Plan and other applicable plans – in this case the WSSP and the NWMEP.

The plan proposes residential, commercial, office, and neighborhood service uses in a pattern designed to support transit.

- b. The proposed zoning changes will provide the area with stability. The Volcano Trails SDP area is currently zoned RD, which allows a range of densities, intensities, and uses with no requirement for coordination and/or planning. The proposed zoning for the SDP is designed to reflect the platting, the unique location of the area, and the road network and conditions while encouraging neighborhood services and retail in designated areas to serve Volcano Trails residents and surrounding neighbors. The proposed zoning is designed to ensure that non-residential uses, mixed uses, multifamily residential development, townhouses, and single-family uses all develop in a pattern and location that encourage and support a stable built environment.
 - c. The proposed Volcano Trails SDP supports applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan, the Northwest Mesa Escarpment Plan, the Trails and Bikeways Facility Plan, the Facility Plan for Electric Service, and the Facility Plan for Arroyos as outlined in previous findings 4 - 10.
 - d. The existing zoning is inappropriate because:
 1. The U.S. Congress created the Petroglyph National Monument after the establishment of the existing zoning. The proposed zoning responds to and endeavors to minimize adverse impacts on the Petroglyph National Monument while allowing private property to be developed; and
 2. The proposed zoning would be more advantageous to the community because it furthers applicable goals and policies in the Comprehensive Plan, the WSSP and the NWMEP. The proposed zoning is designed to create a healthy community that contains a mix of uses, is transit accessible and bicycle friendly, and encourages pedestrian activity, as described in the preceding analysis.
 - e. The proposed zoning does not contain uses that would be harmful to adjacent properties, neighbors, or the community. Per the Zone Code, non-residential properties are required to buffer residential properties when they meet.
 - f. None of the Plan's zone changes require major capital expenditures.
 - g. The cost of land is not discussed in the Plan.
 - h. The location of mixed-use and higher-density residential zoning is related to the vision proposed for the whole Volcano Mesa area.
 - i. The proposed zone changes will not create spot zones or strip zones.
12. The Environmental Planning Commission has reviewed the Volcano Trails Sector Development Plan and received presentations and testimony from Planning staff, commenting City departments and

other agencies, property owners, interested parties, and the general public at three separate public hearings on 02 September 2010, 04 November 2010, and 03 March 2011.

RECOMMENDATION – 10EPC 40046, March 3, 2011

THAT A RECOMMENDATION OF APPROVAL BE FORWARDED TO THE CITY COUNCIL of 10EPC 40046, the Volcano Trails Sector Development Plan, based on the preceding Findings and subject to the following Conditions.

***CONDITIONS FOR RECOMMENDATION OF APPROVAL- Project # 1008444 10EPC 40044
March 3, 2011***

[Note 1: Numbers in brackets reference the line item in the Public Comments Spreadsheet prepared for the November 4, 2010 EPC Hearing.

Note 2: Page numbers refer to the initial July 2010 draft as JD-# and the March 2011 redline as RL-#.

Note 3: Please see the associated red-line version of the draft Plan, where the following conditions 1-61 are reflected in red text to indicate their association with the November 4, 2010 hearing, and conditions 62-126 are reflected in blue text to indicate that they have been proposed by staff subsequent to the November 4, 2010 hearing.]

1. Throughout the VTSDP, replace all references to "City of Albuquerque Water Conservation Office" with "Albuquerque Bernalillo County Water Utility Authority". [7]
2. In the VTSDP, the phrase "Town Center" shall be removed from Exhibits 4 and 7. [9]
3. Throughout the VTSDP, verify the appropriate use of "should" versus "shall" and revise as necessary. [11]
4. In the VTSDP verify accuracy of "Building Placement Diagrams" for each zone and modify as necessary. [409]
5. In all zones of VTSDP verify that the formatting of "minimum" dimensions is consistent and modify as necessary. [411]
6. In the VTSDP, delete Exhibit 2 on page JD-2/RL-2 as well as all references to Exhibit 2. Renumber exhibits and references to exhibits accordingly. [316]
7. On page JD-2/RL-2 of the VTSDP, in the first paragraph in the "Plan Area" section, delete "400 acre" and insert in lieu thereof "approximately 446-acre". [317]
8. On page JD-3/RL-3 of the VTSDP, Exhibit 3, add new labels and pattern designations for "Petroglyph National Monument" and "Major Public Open Space". Add patterns for all other categories in the legend. [318]
9. On page JD-4/RL-5 of the VTSDP, amend Exhibit 4 (now 5) to show the full limits of the frontage road system that are proposed along Paseo del Norte. [319]
10. On page JD-5/RL-6 of the VTSDP, change the base map in Exhibit 5 by removing open space, APS, and State of NM lands. [320]

11. On page JD-5/RL-4&7 of the VTSDP, insert missing information to be provided by The Trails. [321]
12. On page JD-5/RL-6 of VTSDP in the title for Exhibit 5 (now 6) insert "Volcano" before "Trails". [322]
13. On page JD-5/RL-7 of the VTSDP, add a new Exhibit 6 (now 7), On-Street Bikeways Network, showing the locations of on-street bicycle lanes and/or routes within the Plan area. Renumber and amend references to subsequent Exhibits accordingly. [323]
14. On page JD-6/RL-8 of the VTSDP, insert missing information to be provided by The Trails. [325]
15. On page JD-9/RL-14 of VTSDP in the second sentence under goal "Create Healthy Residential Neighborhoods" add a close quotation mark after "street" and before "and". [327]
16. On page JD-9/RL-15 of the VTSDP, in the section called "Create Neighborhood Edge/Transitions from Open Space areas and the Petroglyph National Monument" amend the first two sentences as follows: "Landscaping and roads are transitions from open space and the Petroglyph National Monument to the built environment. Roads or other buffer areas should be planned as a transition from Major Public Open Space and the Monument to residential or commercial development." [326]
17. On page JD-12/RL-18 of the VTSDP, add the following:

“Section B-General Standards in this Chapter contains additional standards that apply across different zones. Properties zoned SU-2/VTVC, SU-2/VTUR, SU-2/VTSL, SU-2/VTML, and SU-2/VTRD must comply with the provisions of the General Standards section, as applicable.” [407]
18. On page JD-14/RL-20 of the VTSDP, in the section called ""Permitted Modifications"" replace ""modifications"" with ""deviations"" throughout. In the last sentence, delete ""in Table 2, Modification"" and insert in lieu thereof ""below"". [341]
19. On page JD-15/RL-20 of the VTSDP, delete Table 2 and insert in lieu thereof the following:

Deviations. Unless otherwise restricted within this Plan, deviations from dimensional standards shall be handled as follows:

Minor: Deviations from any dimensional standard of up to 10% or from any non-dimensional standard may be approved by the Planning Director or his/his designee.

Major: Any deviations of 10-20% from any dimensional standard or to permitted and prohibited uses shall be reviewed by the EPC via the site development plan approval process; deviations of 20% or more are not allowed. In order for the EPC to grant the deviation(s) and approve the site development plan, the applicant must demonstrate that 1) the original standard(s) cannot be reasonably met without substantial hardship due to the uniqueness of the site, and 2) applicable goals and policies of the Volcano Trails Sector Development Plan are still met, even with the proposed deviation(s).” [341]
20. On page JD-11/RL-21 of the VTSDP, in the section called "SU-2 Trails/Village Center" insert the following after "small park": "(parks smaller than 2 acres shall be privately owned and maintained)". [329]
21. On page JD-12/RL-21 of VTSDP after "SU-2/SU-1 for Open Space" delete "Open Space areas are dedicated City property". [330]
22. On page JD-13/RL-24 of VTSDP in the legend for Exhibit 7 (now 9) delete "SU-2/SU-1 for Open Space" and insert in lieu thereof "SU-2 Volcano Trails Open Space". Make the same change on the map where it says "SU-2/SU-1 Open Space". [332]
23. On page JD-13/RL-24 of the VTSDP in Exhibit 7 (now 9) insert "SU-2" before "RD - Residential and Related Uses Zone, Developing Area" in the legend. [333]

24. On page JD-15/RL-25 of VTSDP in section 3 "The Zones" delete the last sentence which reads "The SU-2 RD and SU-2 SU-1 Open Space zones are regulated by the City Zoning Code with the following exceptions:". [340]
25. On page JD-15/RL-25 of the VTSDP, rewrite the "Previously Omitted Standards" section to clarify what regulations prevail in Unit 2, Phase 1 of the Trails. [342]
26. On page JD-16/RL-26 of the VTSDP, Permitted Uses, 1.a., delete the text and insert in lieu thereof: "A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard." [8]
27. On page JD-16/RL-26 of VTSDP under the subheading "Development Densities/Intensities" 1.c.i and 1.c.ii delete the word "average". [346]
28. On page JD-16/RL-26 of the VTSDP, in the section called "Development Densities" delete "1.5 FAR" after "2. Maximum" and insert in lieu thereof "None". [348]
29. On page JD-16/RL-26 of the VTSDP in section 1. c.iii under "Development Densities", add the following sentence after the first sentence: "Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited, to significant rock outcroppings as defined within this plan." [349]
30. On page JD-17/RL-28 of VTSDP in the section called "Landscape Requirements" 1. c. delete the last sentence "Walls may be up to 4 feet high within the front yard setback of residential buildings." and insert in lieu thereof "See General Requirements A. for additional requirements." [352]
31. On page JD-17/RL-28 of the VTSDP in the section called "Building Articulation" add to the end of section 1.a "Ground level street facing facades that are not the primary entrances and are located on streets that are classified as Arterial or higher may utilized Window Cases located a minimum of 20 feet on center per City Planning Director approval. See General Standards B.5. for additional requirements." [353]
32. On page JD-17/RL-27 of the VTSDP, "Building Placement Diagram", add pattern designations in addition to grayscale color. [354]
33. On page JD-18/RL-29 of the VTSDP in section 1.c under "Development Densities", add the following sentence after the first sentence: "Undevelopable land shall be defined as land that is not suitable for cut or fill and includes, but is not limited, to significant rock outcroppings as defined within this plan." [349]
34. On page JD-18/RL-29 of the VTSDP, in the "Permitted Uses" section, add "R-T" before "R-2". Add a new subsection 1.a as follows and renumber subsequent subsections accordingly: "a. R-T development requires a minimum lot size of 20' by 90'." [358]
35. On page JD-20/RL-29 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
36. On page JD-18/RL-30 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
37. On page JD-18/RL-31 of the VTSDP in the section "Landscape Requirements" delete section "d." and insert in lieu thereof "d. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [357]
38. On page JD-20/RL-35 of the VTSDP in the section "Landscape Requirements" delete section "c." and insert in lieu thereof "c. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [361]
39. On page JD-20/RL-34 of the VTSDP in section 1.c under "Development Densities", add the following sentence after the first sentence: "Undevelopable land shall be defined as land that is not

- suitable for cut or fill and includes, but is not limited, to significant rock outcroppings as defined within this plan." [349]
40. On page JD-22/RL-34 of the VTSDP, Permitted Uses, 1.a., add new word and new sentence: "Accessory Secondary units up to . . . A Secondary Unit may have a kitchen." [8]
 41. On page JD-22/RL-35 of the VTSDP in the section "Landscape Requirements" delete section "c." and insert in lieu thereof "c. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions." [367]
 42. On page JD-22/RL-36 of VTSDP in the section called "Lot Sizes" delete "up to" in 1.a and insert in lieu thereof "within". In 1.b delete "within" and insert in lieu thereof "more than". [369]
 43. On page JD-22/RL-36 of the VTSDP in the section "Building Articulation" modify the second sentence in #1 so that it reads "In addition, on lots adjacent to the North Geologic Window, walls facing the North Geologic Window shall be view walls." [370]
 44. On page JD-24/RL-40 of the VTSDP, add a second sentence in the first paragraph on the page JD- as follows: "The General Standards do not apply to properties zoned RD." [373]
 45. On page JD-25/RL-41 of the VTSDP Under "General Requirements" add new subsection after "Heights and Setbacks" called "Utilities". Add the following text after "Utilities" "1. Utility Easements shall be located in the public right of way or alleys. In order to facilitate pedestrian movement and maintain accessibility, utility infrastructure, such as light poles, transformers, boxes and access panels shall not be located in the sidewalk or pedestrian realm. Transformer boxes and access panels are not permitted in the front setback in residential zones. 2. Clearance: All screening and vegetation surrounding ground-mounted transformers and utility pads shall allow 10 feet of clearance for access and to ensure the safety of the work crew and public during maintenance and repair." [374]
 46. On page JD-25/RL-41 of VTSDP in the section "Heights and Setbacks" 2.c insert the following sentence "Generally a major rock outcropping shall be a portion of bedrock or other stratum protruding through the soil level at a minimum of 6 feet high or greater, contain more than 50% exposed basalt or rock and shall include native trees and/or native shrubs" after "Rock outcrops occur randomly throughout the Plan area." Delete "-volcanic knolls or hillocks-". [376]
 47. On page JD-25/RL-41 of the VTSDP, in the section called "Height and Setbacks" amend #2.a as follows: "a. Chimneys, cupolas, flagpoles, and elevator shafts may extend 10 feet beyond height limits. Screened equipment may extend 6 feet beyond height limits and shall be set back 15' from the facade." [377]
 48. On page JD-28/43 of VTSDP delete entire section "f. Window Cases" and insert in lieu thereof "5. Window Cases. Window Cases allow some flexibility to the transparency requirement for commercial uses. Window Cases have transparent fronts and are surface mounted or recessed shallow boxes which are a minimum of 3 feet wide by 5 feet tall. Window Cases shall contain display material at all times and shall not be backlit." [387]
 49. On page JD-26/RL-44 of the VTSDP, 8. Residential Garages:
 - a. Section a, after "Garage doors" add "facing streets"
 - b.** Delete section "c. Residential Garages" and insert in lieu thereof the following: "c. Residential Garages. Garages shall not dominate the front façade. Street fronting garages shall be per the requirements of Table 3. Garages shall not exceed 50% of the total front facade. Three-car garages are not permitted on lots less than 48 feet wide. Three-car garages on lots greater than 48 feet wide shall have third garage set back a minimum of 3 feet from the primary garage facade. See Table 3 for additional garage requirements." [381]

50. On page JD-26/RL-44 of VTSDP move section "c. Residential Garages" to page JD-28 after "h. Entrances, Porches, Stoops and Vestibules". Re-letter preceding sections accordingly. [382]
 51. On page JD-26/RL-45 of the VTSDP modify Table 3 to include "NOTE 4: On streets designated Collector or lower, residential garages on corner lots shall be accessed from an alley or side street." [383]
 52. On page JD-30/RL-48 of the VTSDP, replace 1.a with the following:
 - "a. Walls & Fences Material Finishes & Design.
 - i. Height & Placement. Walls and fences shall not exceed a height of 36 inches where allowed within street-facing setbacks (except for columns that support arcades or trellises). Retaining walls in all locations shall not exceed 48 inches, unless approved by the City Hydrologist. Fences and walls shall not exceed a height of 72 inches along rear and interior side property lines, where they are inside of required street-facing setbacks. Height shall be measured from the lower side within the required side or rear yard.
 - ii. Adjacency to Monument and City Open Space. Properties that are located adjacent to the Petroglyph National Monument and City Major Public Open Space shall use coyote fencing, post and wire (not barbed), or view fencing. View fencing allows for a general sense of openness, visual transparency, and passive surveillance while still maintaining perimeter security.
 - iii. Materials & Design. Site walls may be clad or plastered with stucco, brick, tile masonry, concrete, or native stone (or synthetic equivalent). Exposed plain block, including all colors, is not allowed for site walls. Stucco and concrete shall have an integral color. The end of walls shall have a pier or pilaster that is at least 12 inches in width to give a substantial appearance. Post and wire or coyote fencing are allowed. Wood board, cyclone, chain link, and razor wire fencing are prohibited." [394]
 53. On page JD-30/RL-49 of VTSDP under subsection "c. On-Lot Trees" in the second sentence delete "50" and insert in lieu thereof "40". [395]
 54. On page JD-31/RL-49 VTSDP in Section "h. Storm Water Quality and Management" insert "Where appropriate," at the beginning of the first sentence, before "Development projects shall incorporate unobtrusive storm water features..." [398]
 55. On page JD-32/RL-51 of the VTSDP, section "Usable Open Space Standards" revise #4 to read "4. Off-site Open Space dedication requirement are met by proposed and existing public and private (HOA Owned and maintained) parks, opens space tracts and trails." [399]
 56. On page JD-32/RL-51 of the VTSDP, in the "Usable Open Space Standards" section, add "portals," after "porch" in #1. [400]
 57. On page JD-32/RL-51 of the VTSDP, delete all of the text after "1. Parking Dimensions - On-Site" and insert in lieu thereof, "Per the Zoning Code definition for "Parking Space, Automobile and Light Truck." [403]
 58. On page JD-32/RL-51 of the VTSDP, in the "Parking Standards" section, 3. Landscaping, in the last sentence delete "260" and insert in lieu thereof "200". [401]
 59. On page JD-32/RL-51 of the VTSDP, in the "Parking Standards" section, delete subsection number 4. Neighborhood Permit Parking. [402]
 60. In the VTSDP wherever "Stormwater" is used, delete and insert in lieu thereof "Rainwater". [422]
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[Note: The following conditions reflect changes added to the March 2011 redline based on comments received after the November 4, 2010 EPC Hearing and further staff and agency review.]

61. The March 2011 red-line version of the VTSDP reflects the recommended conditions of approval. Where the conditions are silent and/or where the language does not exactly coincide, the text contained in the red-line version shall prevail.
62. Where "Planning Director" appears in the Plan, add "or his/her designee".
63. Within zones VTVC, VTRD, VTUR, and VTSL, in C. Landscape Requirements replace "See General Regulation B for plant list" with the following "Plants shall be from the General Regulation B Plant List A and/or Plant List B (see **Chapter 4 General Regulation B** for plant lists).
64. For VTML, replace "See General Regulation B for plant list" with the following:
 - i. Lots within 200 feet of the Petroglyph National Monument shall use plants from General Regulation B - Plant List A only.
 - ii. Lots more than 200 feet from the Petroglyph National Monument shall use plants from General Regulation B Plant List A and/or B.
 - iii. See Chapter 4 General Regulation B for plant lists."
65. On the cover page delete "Draft July 2010" and insert in lieu thereof "March 2011 Red-Line".
66. On page RL-i make the following changes:
 - a. Under "City Council" delete "President" after Ken Sanchez
 - b. Under "City Council" after "Rey Garduno, District 6" insert "Vice-President"
 - c. Under "City Council" delete "Vice-President" after Trudy E. Jones
 - d. Under "City Council" after "Don Harris, District 9" insert "President"
 - e. After the header "City Staff" insert "& Technical Review Team"
 - f. Substitute "Hugh Floyd" for "Richard Shine"
 - g. Add "Mikaela Renz-Whitmore, Long Range Planning" after Petra Morris
67. On page RL-1, add "Volcano" before "Trails" in the Exhibit title.
68. On page RL-2, delete the following redundant text from the last sentence of the first paragraph in the "Plan Area" section: "that identifies the Plan area for predominantly single-family residential uses and small neighborhood-serving commercial areas."
69. On page RL-2, in the last paragraph, in the sentence beginning "The exempted areas..." delete "during the planning process" and insert in lieu thereof "as the 2006 Plan was being developed."
70. On page RL-2, add a new Exhibit 3 with a map of the Trails Phase 1 and Unit 2 that illustrates Tract numbers for reference throughout the Plan regulations. Renumber subsequent exhibits accordingly.
71. On page RL-4, add a new Exhibit 4 illustrating the Plan Area location and renumber exhibits accordingly.
72. On page RL-5, add "Proposed" to the Exhibit 4 title.
73. On page RL-8, replace "Current" with "Pre-existing" in the section title and replace the second sentence of that subsection to read as follows: "RD zoning allows uses as intense as residential townhouse (RT) or residential limited townhouse (RLT)."
74. On page RL-8, add the following text before the second-to-last sentence:

“Because these uses that involve higher densities are allowed within the zone, the potential outcomes for development are hard to predict, and unintended negative impacts are difficult to mitigate. This Plan seeks to introduce a range of lot sizes, housing types, and densities of development and maintain flexibility in the development process, while improving the predictability of development.”

- 75. On page RL-9, replace the first three sentences on the page to read as follows: “This Plan adopts new zoning for commercial areas with pedestrian-oriented design standards that serve neighborhoods. This new commercial zoning will allow development that supports a wide range of transportation, housing, services, and amenity choices.”
- 76. On page RL-9, “Planning Process,” in the last sentence of the first paragraph, delete “and consideration” and replace “separated” with “moved.”
- 77. On page RL-9, “Planning Process,” in the second paragraph, delete “where” and replace in lieu thereof “with opportunities for” in the sentence beginning, “The three plans can generally be described as follows...”
- 78. On page RL-10 in the section “Regulatory Tool” before the existing paragraph insert the following text:

“The City of Albuquerque uses a system of ranked plans, starting with the Rank I Albuquerque / Bernalillo County Comprehensive Plan, which sets the vision, goals, and overall policies from a City- wide perspective. There are also lower-ranked plans that must comply with the intent, policies, and goals of higher-ranked plans. Rank II Plans, such as the West Side Strategic Plan or the Arroyos Facility Plan, are exclusively policy documents that provide more detail and give more direction about large but distinct areas within Albuquerque. Rank III Plans, including Sector Development Plans (SDP) such as this Volcano Trails SDP, take the most detailed look at smaller areas and can include both policy (i.e. direction) and regulations (i.e. law). This Rank III VTSDP is intended to further and comply with the policies and intents of the following adopted plans:”

Insert the following Table 1 and renumber subsequent tables accordingly:

Relevant Ranked Plans	Area	Policy / Regulation
Rank I: Albuquerque / Bernalillo County Comprehensive Plan	Entire Albuquerque Area	Policy
Rank II: Area / Facility Plans <ul style="list-style-type: none"> • West Side Strategic Plan • Facility Plan for Arroyos • City of Albuquerque Major Public Open Space Facility Plan • Trails and Bikeways Facility Plan • Facility Plan for Electric Service Transmission and Subtransmission Facilities 	Relevant Albuquerque Areas, including Volcano Mesa	Policy
Rank III: <ul style="list-style-type: none"> • Northwest Mesa Escarpment Plan (NWMEP) 	Specific Area	Policy / Regulation

After the paragraph following the table, insert the following text:

“Because the VTSDP and the NWMEP are both Rank III plans with overlapping boundaries, where a policy or regulation conflicts, the VTSDP prevails, unless otherwise detailed in this Plan. In areas with overlapping boundaries, where one plan is silent, the policies/regulations of the other plan prevail.”

79. On page RL-14, add numbering to Goals for easy reference.
80. On page RL-14, replace the text for Goal 3 with the following: “Convenience stores and other neighborhood retail, like a grocery store, drugstore and hardware store, are encouraged within Neighborhood Centers to bring retail, commercial, and community services within walking distance of homes.”
81. On page RL-14, replace the final two sentences with the following: “Building design, architectural elements, drainage, and site design should work together to conserve and harvest water, provide shade as relief from harsh sunlight and heat, and offer protection from seasonal winds and rain.”
82. On page RL-15, add the following after Goal 5:
“6. *Protect important views, vistas, and view corridors.* Important views from locations within Volcano Trails to the Rio Grande basin, across the city of Albuquerque and to the Sandia Mountains should be protected. Building height limits, site layout, and street orientation are all important tools to protect views into, out of, and through this unique area in perpetuity for nearby residents as well as all Albuquerque citizens and visitors. As development within the Trails will be visible from most of the City of Albuquerque, care should be taken to achieve non-visually intrusive development, especially in the lower-density residential areas adjacent to the Petroglyph National Monument. To minimize the visual impact of development, predominant colors used on structures should blend with the natural colors of the mesa.”
83. On page RL-18, replace the entire page with the following:
“This chapter establishes the framework necessary to implement the Plan. It establishes SU-2 zoning for most properties within the Plan boundary and the development review process associated with the SU-2 zones. Not all properties are rezoned with this Plan. The areas with development pre-existing or approved prior to the adoption of this Plan or that were exempted from the development moratorium during the planning process retain their existing RD zoning.
 - Section A-Zoning in this Chapter establishes a framework for future growth that encourages walkable, transit-supportive districts, while also maintaining many of the area’s scenic qualities and conserving unique ecological and archeological assets.
 - Section B-General Standards in this Chapter contains additional standards that apply across different zones. Properties zoned SU-2/VTVC, SU-2/VTUR, SU-2/VTSL, SU-2/VTML, and SU-2/VTRD must comply with the provisions of the General Standards section as applicable. [407]”
84. On page RL-19, delete the following from the last sentence of section “Development Review Process”: “over those other City regulations and standards.”
85. On page RL-21, replace the first paragraph with the following:
“**Zoning Intention and Character**
The development standards for each of the zones are located in the following section **A-Zoning** in this Chapter.”
86. On page RL-21, remove references to page numbers for each zone.

87. On page RL-21, add the correct City Zoning reference for RD zone.
88. On page RL-21, replace “SU-2 Open Space” with the following:
“SU-2 Volcano Trails Open Space. This area includes proposed and existing privately owned and maintained (i.e. Homeowners Association-owned and maintained) parks, open space, and trails, which meet the developer’s Off-site Open Space dedication requirements. [326] [399]”
89. On page RL-24, Exhibit 9 shall be revised as follows:
 - a. replace VTRD zoning with RD in Unit 2, Tract 8 (currently the VTRD tract west of Rainbow,
 - b. add an asterisk to VTUR south and east of Oakridge,
 - c. show 200’ and 500’ buffers from escarpment on VTML,
 - d. show unplatted RD in Unit 2, Tract 1 as VTRD.
90. On page RL-25, add the following text as the first bullet under “Pre-existing Standards for Development”: “Subdivisions and site development plans approved prior to the adoption of this Plan are subject only to the requirements approved at the time of their approval. This includes the Cantata @ the Trails (shown with an asterisk on **Exhibit 9**) approved by the DRB in October 2007.”
91. On page RL-25, replace bullets with numbers.
92. On pages RL-32 and 33, add a page for SU-2 VTRD with the following text:
“A. GENERAL
Permitted Uses
 1. RD per City Zoning Code § 14-16-2-14 except for the following:
 - a. Accessory units A minor second dwelling unit up to 650 square feet shall be permitted except in the front yard. [8]
 - b. Gated and/or walled developments are prohibited.

Lot sizes

1. The following requirements shall apply:
 - a. On lots without alleys, minimum lot size shall be 5000 square feet.
 - b. On alley lots minimum lot size shall be 3000 square feet.

B. BUILDING PLACEMENT, FORM, AND DESIGN

Building Articulation

1. The following articulation standards shall apply to buildings in the SU-2 Trails/VTRD zone:
 - a. Transparency: At least 25% of the area of the street-facing elevations shall be comprised of windows and/or entrances.
 - b. Residential garages shall be setback from the front façade. See General Standards.
 - b. Residential garages shall be set back from the front façade. See General Standards B.8 for additional requirements.
 - c. Each dwelling unit shall address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch.

Options:

- a porch or stoop at least 5 feet in depth

- a walled courtyard with entrance easily visible from the public right-of-way
- a window on the front façade that directly faces the street

2. See General Standards B. for addition articulation requirements.

C. Landscape Requirements

1. The following landscape requirements shall apply to all development in the VTRD zone:
 - a. One tree and 50% vegetative cover in front of all single family lots.
 - b. All development that is not single-family residential shall follow City Standard Landscaping requirements per City Zoning Code 14-16-3-10.
 - c. Plants shall be from the General Regulation B – Plant List A and/or Plant List B (see Chapter 4 General Regulation B for plant lists).
 - d. Walls shall be per City Zoning Code §14-16-3-19. See General Requirements, Walls and Fences for exceptions.
 - e. Off-street pedestrian connections via a landscaped parkway with a trail on one side shall be permitted in lieu of street sidewalks.

2. See General Standards C. for additional requirements.

D. USABLE OPEN SPACE REQUIREMENTS

1. No additional requirements to RD.

E. PARKING REQUIREMENTS

1. No additional requirements to RD.

93. On RL pages 35 and 37, for VTSL and VTML, delete the text in B. Building Articulation c. and insert in lieu thereof “Each dwelling unit shall have a porch or stoop address the street with one of the following three options. In the case of a developer constructing 3 or more dwelling units, at least 2 of every 3 shall incorporate a porch or stoop.
 - a porch or stoop at least 5 feet in depth
 - a walled courtyard with entrance easily visible from the public right-of-way
 - a window on the front façade that directly faces the street”
94. On page RL-35, delete D.1. in its entirety, as multifamily dwellings are not allowed in the zone, and renumber other items accordingly.
95. On page RL-36, in “Development Densities,” replace a. and b. with the following: “a. Maximum 3 du/acre for parcels within 200 feet of the Petroglyph National Monument” and “b. Maximum 8 du/acre for parcels located more than 200 feet from the Petroglyph National Monument”.
96. On page RL-37, in **B. Building Articulation 2.a.**, delete “i. Exception” in its entirety.
97. On page RL-40, delete “General Requirements” and insert in lieu thereof “General Design Standards.”
98. On page RL-40, delete paragraphs “Quality,” “Climate,” and “Views.”
99. On page RL-40, replace General Requirements 1. with the following: “Where there is a conflict between the regulations in this document and those of the Northwest Mesa Escarpment Plan, this Plan shall prevail unless otherwise detailed in this Plan. Where one plan is silent, policies and regulations in the other plan prevail.”

100. On page RL-41, in “Heights and Setbacks” 2.c., remove the word “randomly” from the sentence beginning, “Rock outcrops occur...”.
101. On page RL-41, in “Heights and Setbacks” 2.c., add “and/or artifacts” at the end of the sentence beginning “Site treatment shall include...”.
102. On page RL-42, add a map for PNM Electric facilities. [1]
103. Starting on page RL-42, “General Design Standards” shall be renumbered to match the style of the previous sections.
104. On page RL-43, “Roofs”, replace the text with the following: “Reflective roofs are prohibited. Parapets shall hide flat roofs from adjacent public rights-of-way and Major Public Open Space. Dimensional asphalt shall be used if asphalt roofing is specified. Solar panels are permitted on roofs and need not be screened.”
105. On page RL-43 “Windows” delete “1 ½” and insert in lieu thereof “2.5”.
106. On page RL-44 “Residential Garages” turn the following text into a numbered list, including new regulations i, iii, and iv:
 - i. Garage doors facing streets shall be set back a minimum of 2 feet from the garage facade to create a ‘shadow box’ that minimizes the prominence of the garage door.
 - ii. Three-car garages are not permitted on lots less than 48 feet wide. Three-car garages on lots greater than 48 feet wide shall have a third garage setback of 3 feet minimum from the primary garage façade.
 - iii. On lots less than 48 feet, property owners intending to build garages on the property lot line shall submit a platted and filed maintenance easement agreement signed by the adjacent property owner prior to being issued a building permit.
 - iv. The color of garage doors shall blend with or complement the exterior wall color in order to minimize the prominence of the garage door. See B. Building Design Standards 9. Color for additional requirements.
 - v. See Table 3 for additional garage requirements. [381]”
107. On page RL-43 “Residential Garages” add the following sentence at the end of the existing text: “On lots less than 48 feet, property owners intending to build garages on the property lot line shall submit a maintenance easement agreement signed by the adjacent property owner prior to being issued a building permit.”
108. On page RL-47 “Service Areas” replace the text with the following: “Service areas (e.g. loading docks, freestanding mechanical equipment, refuse containers, compactors, recycling receptacles, etc.) shall not be visible from streets or public open spaces. They shall be located away from streets, recessed within the building envelope, and/or screened from view of streets and Major Public Open Space. Service areas recessed within the building envelope and facing streets and/or Major Public Open Space shall not comprise more than 20% of a building’s linear frontage and shall be accompanied by roll-up doors.”
109. On page RL-47 “Commercial Signage” replace the first sentence with the following: “Signs shall complement the architectural style of site building(s).”
110. On page RL-47 “Energy-Efficient Buildings” the bulleted list should be edited to read as follows:

- interior daylighting;
 - low-energy consumptive lighting for at least 80% of fixtures;
 - heat-exchange units;
 - super-insulated low-emissive windows;
 - passive or active solar heating;
 - passive or active solar hot water;
 - highly efficient appliances and heating and cooling systems;
 - generation of electricity through wind generation and photovoltaics.; and
 - geothermal heating and cooling.
111. On page RL-48, a new number 3 should be added (and subsequent items renumbered accordingly) to read as follows: “3. Sidewalk Locations. The location of sidewalks shall reflect the desired character and density of the surrounding land uses. In high and medium-density neighborhoods (i.e., SU-2/VC and SU-2/UR, and SU-2 SL zone), sidewalks are essential to creating a vibrant, pedestrian lifestyle. In lower-density settings (i.e., SU-2/ML), the use of sidewalks may be excessive, and connections may be more appropriately provided via trails and gravel shoulders.
- a. Where average densities exceed 4 units per gross acre, sidewalks shall accompany both sides of all streets.
 - b. Where average densities are less than 4 units per acre, trails and gravel shoulders may be used in lieu of street sidewalks.”
112. On page RL-49, a new final sentence should be added to “7. Grading” to read as follows: “Bikeways and other amenities within the right-of-way shall be provided in such a way as to minimize the extent of disturbance to slopes and vegetation and the need for cut and fill.”
113. On page RL-50, add the following text as the second to last paragraph in “10. Appropriate Planting Lists”: “All properties in Volcano Trails more than 200 feet from public lands such as the Petroglyph National Monument, arroyos, and other Major Public Open Space shall use plants from Plant List A and/or B.”
114. On page RL-50, the first sentence of “10. Appropriate Planting Lists” should be replaced to read, “The purpose of regulating plants are is...”
115. On page RL-50, the second sentence of 10.a. should be replaced to read, “This plant list is reproduced in full in **General Regulation B**.”
116. On page RL-50, in the third sentence of 10.a, delete “adjacent to” and insert in lieu thereof “within 200 feet of”.
117. On page RL-54, “in the VHAP” shall be deleted from the end of the second paragraph. The third, fourth, and fifth paragraphs shall be deleted.
118. On page RL-59, the following shall be inserted:

“Xeric Plant List B

A list of official xeric or low-water plant species periodically updated by the Albuquerque Bernalillo County Water Utility Authority (ABCWUA).

To obtain the most current information, contact ABCWUA:

Telephone: 505-842-WATR

Website: <http://www.abcwua.org/pdfs/xeriplantlist.pdf>

For additional information, see ABCWUA’s

How-To Guide to Xeriscaping:

<http://www.abcwua.org/content/view/73/63/>”

119. On page RL-60, Standard CM-1 shall be replaced in its entirety with the following: "Prior to beginning construction, the property owner shall construct a temporary silt fence at the site boundary adjacent to sensitive lands (i.e. the Escarpment Buffer, Major Open Space Area, archeological site, or public or private conservation area to be maintained in natural desert-scape) to effectively barricade it protect them from heavy equipment and vehicles. Photographs of the site in its original condition shall be submitted with the application for building permit, and subdivision and/or site development plan."
120. On page RL-60, Standard CM-2 shall be deleted and subsequent numbering adjusted accordingly.
121. On page RL-60, Standard CM-3 (now 2), the following text shall be deleted, "within the Conservation Area and the Impact Area".
122. On page RL-60, Standard CM-4 (now 3), subsection b. shall be deleted.
123. On page RL-62, the first paragraph shall be replaced with the following: "Improved naturalistic channel design shall retain as much undisturbed desert vegetation and rock formations insofar as practicable."
124. On page RL-62, Standard RDM-1.3, delete the following: "such as rip-rap, gabions, or tinted concrete".
125. On page RL-62, RDM-2, the following text shall be added at the end: "Rainwater detention ponds shall be fully lined."
126. Planning staff shall coordinate with Open Space Division to review areas of difference between the NWMEP and the Volcano Trails SDP.
127. City Open Space Division and the property owner shall coordinate to create a map of existing rock outcroppings as defined in this Plan within the Volcano Trails SDP boundary to forward to City Council.
128. On page RL-3, amend the exhibit to change the boundary between the SDPs to a line type that does not look like the line work for proposed limit access roadways.
129. On page RL-4, delete the second paragraph and insert in lieu thereof the following: "Approximately 30 percent of the Trails is complete. Vacant parcels remaining include the areas designated for future commercial uses and the lots bordering the North Geologic Window and APS and State of New Mexico lands."
130. On page RL-7, add a new exhibit that shows existing and proposed parks and OS within the Volcano Trails SDP.
131. On page RL-7, replace "XX acres of open space" with "there are 41 acres of open space/parks,".
132. On page RL-8, replace "xx" with "estimated to be 2,050". In the following sentence, replace "xx" with "215,000".
133. On page RL-15, Goal 5, add the following text before the sentence that begins "Building Colors":

"The preferred transition from the Petroglyph National Monument's North Geologic Window to development is a single-loaded street. Requirements for fencing, landscaping, and heights are more restrictive within 200 feet of the North Geologic Window."
134. On page RL-25, revise the following:
 - add to the end of the paragraph in #1 the following text: "(Case# 07DRB-00613)".
 - add to bullet #2 "and existing public park" before "shall"
 - in bullet #4, replace "based on the size and location of park/school site" with "subject to and in conjunction with the road to the North Geologic Window referenced above. The ultimate location is to be determined via coordination between the City and the property owner. The proposed street shall be coordinated with the City Open Space Division to

ensure that one street provides adequate and acceptable access for both APS and the North Geologic Window”

- in bullet #5, delete the following text: “that is currently landlocked per agreement with the property owner”
135. On page RL-26, clarify 1.e. to include “standalone commercial” in front of parking lot (or other appropriate language to match the recent zoning code amendment distinguishing parking lots for fee).
 136. On page RL-27, B.2.a., delete the word “street” from Building Placement Diagrams (also RL-30) as well as 2.a for both VCVC and VCUR.
 137. On page RL-27, 30, replace “Maximum” with “Minimum” in the caption of the Building Placement Diagram.
 138. On page RL-28, 31: Open space requirements add word “plus” at D.1.
 139. On page RL-37, B. Height 1., add the following sentence after the sentence ending “footprint”: “Within 200 feet of the Petroglyph National Monument or Major Public Open Space, height is limited to 18 feet.”
 140. On page RL-44, Building Design Standards 7, bullet 2, delete the text and insert in lieu thereof the following:
 - Single-family detached houses – the selected entrance option must meet the following relevant condition:
 - *Porch or stoop*: a covered area with a minimum of 60 square feet floor area and at least 6 feet clear in any direction
 - *Walled Courtyard*: an entry feature, such as but not limited to a gate, a minimum of 6 feet wide and height between 6 feet, 8 inches and 8 feet, placed within the appropriate setback, connected by a courtyard wall between 4-5 feet high, and both designed and finished to complement the house in color and architectural style
 - *Window on Front Façade*: a clear, transparent window or multiple windows of any size located within the area 3-6 feet from the finished floor that meet the design requirements in **B. Building Design Standard 6. Windows** in this Plan”
 141. On page RL-41, add a new section “Transitions from North Geologic Window” with the following text: “The preferred transition from the North Geologic Window to development is a single-loaded street. This treatment shall be used for at least 60% of the lineal edge between the North Geologic Window and development for new subdivision platting. In no event shall there be development between the roadway and the North Geologic Window boundary. ”
 142. On page RL-50, delete the following sentence in Landscaping Design Standards 10. Appropriate Planting Lists: “This Plan expressly supports enforcement activities to prevent illegal removal of naturally occurring vegetation from its existing location.”
 143. On page RL-49, add a new bullet “roof storage systems & cisterns designed with the materials allowed by this Plan”
 144. On page RL-54, delete the first sentence.
 145. On page RL-54, expand the color palette shown in Exhibit 12, such as the colors shown at the EPC hearing. Dove Grey, Crystal White, and Blue Grey shall not be used as color for walls, only as accent colors (i.e at porches and/or entryways).

146. On page RL-62, RDM-2 add a sentence that reads, "Developed flows into the Petroglyph National Monument shall not be permitted in excess of, or more concentrated than, natural flows."

PROTEST: IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION, WHICH IS BY MARCH 25, 2011.

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY MARCH 25, 2011 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

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

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

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

Sincerely,

Deborah Stover
Planning Director

OFFICIAL NOTICE OF DECISION

MARCH 3, 2011

PROJECT# 1008444 10EPC-40046

Page 20 of 20

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