

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

November 5, 2012

City of Albuquerque
Planning Department
PO Box 1293
Albuquerque, NM 87103

Project# 1009157

12EPC-40006 Amend Sector Development Plan Map
(West Route SDP boundary)
12EPC-40007 Sector Dev Plan (West Route 66)
12EPC-40008 Amndt to Area Plan (West Side Strategic
Plan/Activity Centers)
12EPC-40009 Amend Sector Development Plan Map
(Tower Unser SDP)
12EPC-40010 Amend Sector Development Plan Map
(Old Town SDP)
12EPC-40011 Amend Sector Development Plan Map
(Huning Castle Raynolds Addition SDP)

REQUEST:

City Of Albuquerque Planning Dept. agent for City of Albuquerque Planning Dept. requests the above actions for the West Route 66 Sector Development Plan area generally bounded by properties fronting Volcano Rd and Central Ave to the north, by Sunset Gardens Rd, Bridge Rd and properties fronting Central Ave to the south, by 106th St to the west and by Rio Grande Blvd to the east. The plan area is approximately 1016 acres. (J-12 & 13, K-08, 09, 10, 11, 12 & 13, L-08 & 09).
Carol Toffaleti, Staff Planner

On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40006, a Map Amendment for West Route 66 Sector Development Plan (boundary), based on the following Findings:

FINDINGS:

1. The request is associated with 12EPC-40007 West Route 66 Sector Development Plan (to replace the 1987 plan), 12EPC-40008 Amendment to West Side Strategic Plan, 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, 12EPC-40010 Map Amendment

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to Old Town Sector Development Plan, 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan.

2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.
4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40007 West Route 66 Sector Development Plan (to replace the 1987 plan), based on the following Findings:

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FINDINGS:

1. The request is associated with 12EPC-40006 Map Amendment for West Route 66 Sector Development Plan (boundary), 12EPC-40008 Amendment to West Side Strategic Plan, 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, 12EPC-40010 Map Amendment to Old Town Sector Development Plan, 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan.

2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.

3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.

4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40008 Amendment to West Side

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Strategic Plan, based on the following Findings:

FINDINGS:

1. The request is associated with 12EPC-40006 Map Amendment for West Route 66 Sector Development Plan (boundary), 12EPC-40007 West Route 66 Sector Development Plan (to replace the 1987 plan), 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, 12EPC-40010 Map Amendment to Old Town Sector Development Plan, 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan.
2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.
4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

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On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, based on the following Findings:

FINDINGS:

1. The request is associated with 12EPC-40006 Map Amendment for West Route 66 Sector Development Plan (boundary), 12EPC-40007 West Route 66 Sector Development Plan to replace the 1987 plan, 12EPC-40008 Amendment to West Side Strategic Plan, 12EPC-40010 Map Amendment to Old Town Sector Development Plan, 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan..
2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.
4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

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On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40010 Map Amendment to Old Town Sector Development Plan, based on the following Findings:

FINDINGS:

1. The request is associated with 12EPC-40006 Map Amendment for West Route 66 Sector Development Plan (boundary), 12EPC-40007 West Route 66 Sector Development Plan to replace the 1987 plan, 12EPC-40008 Amendment to West Side Strategic Plan, 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan.
2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.
4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

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On November 1, 2012, the Environmental Planning Commission (EPC) voted that a Recommendation of Denial be forwarded to City Council for Project 1009157 / 12EPC-40011 Map Amendment to Huning Castle & Raynolds Addition Sector Development Plan, based on the following Findings:

FINDINGS:

1. The request is associated with 12EPC-40006 Map Amendment for West Route 66 Sector Development Plan (boundary), 12EPC-40007 West Route 66 Sector Development Plan to replace the 1987 plan, 12EPC-40008 Amendment to West Side Strategic Plan, 12EPC-40009 Map Amendment to Tower Unser Sector Development Plan, 12EPC-40010 Map Amendment to Old Town Sector Development Plan.
2. The Charter of the City of Albuquerque, the Albuquerque / Bernalillo County Comprehensive Plan, the West Side Strategic Plan, Bosque Action Plan, Trails and Bikeways Facility Plan, Albuquerque On-Street Comprehensive Bike Plan, West Route 66 Sector Development Plan (1987, amended), Tower Unser Sector Development Plan, Old Town Sector Development Plan, Huning Castle & Raynolds Addition Sector Development Plan, the City of Albuquerque Zoning Code and the 2035 Metropolitan Transportation Plan are incorporated herein by reference and made part of the record for all purposes.
3. The recommendation furthers the following applicable policies in the Comprehensive Plan:
 - a. II.B.5.d , which states that the design of new development shall respect existing neighborhood values. In this case, the urban, pedestrian-oriented design standards proposed by the West Route 66 Sector Development Plan (the Plan) are contrary to the suburban, auto-oriented characteristics of the built environment. As the corridor is made up largely of businesses, in this case “neighborhood values” can be interpreted as the auto-oriented businesses and site layouts that would be undermined by the proposed design standards.
 - b. II.B.5.l, which encourages design appropriate to the Plan area. As noted above, the urban, pedestrian-oriented design standards proposed by the Plan are not appropriate to the suburban, auto-oriented Plan area.
 - c. II.B.5.o, which advocates redevelopment in Established Urban Areas. The detailed, prescriptive design standards may prove a deterrent to redevelopment, where it should be encouraged.
 - d. II.B.5.p, encouraging cost-effective redevelopment techniques. The design standards proposed by the Plan may increase redevelopment costs.
4. There is property-owner opposition to the proposed Sector Development Plan. In addition to concerns about design standards, there is concern about the form-based code approach to zoning, with which many property owners are unfamiliar. These concerns may prove a deterrent to redevelopment efforts, which are needed in this area.

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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 **NOVEMBER 16, 2012.**

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **NOVEMBER 16, 2012 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.**

Protest/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 a protest/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 a protest/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 protest/appeal. The City Council may decline to hear the protest/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 protest/appeal. Such appeal, if heard, shall be heard within 45 days of its filing. Such protest, if heard, shall be heard as part of the subject EPC recommendation.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES A PROTEST/APPEAL. IF THERE IS NO PROTEST/APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE PROTEST/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 site development plan approval is terminated 7 years after approval by the EPC.

Sincerely,

Suzanne Lubar
Acting Director, Planning

SL/CT/mc

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cc:

Alamosa NA (R), Jeanette Baca, 901 Field SW, Albuquerque, NM 87121
Anderson Hills NA, Pat Risbeck, 8523 Old Cottonwood Ave. SW, Albuquerque, NM 87121
Avalon NA, Kelly Chappelle, 9135 Santa Catalina Ave NW, Albuquerque, NM 87121
Blossom Ridge HOA, David Gens, PO Box 93488, Albuquerque, NM 87199
Crestview Bluff NA, Fran Lopez, 1509 Sunset Farm Rd SW, Albuquerque, NM 87105
El Rancho Grande HOA, Jessica Rivera, PO Box 93488, Albuquerque, NM 87199
Encanto Village HOA, Norman Mason, 7427 Via Tranquilo SW, Albuquerque, NM 87121
Historic Old Town Property Owners Assoc., Jim Hoffsis, 2012 S. Plaza St NW, Albuquerque, NM 87104
Huning Castle NA (R), Ranne B. Miller, 1521 Park SW, Albuquerque, NM 87104
Los Altos Civic Assoc. (R), Diane Beserra, 814 Rio Vista Cir SW, Albuquerque, NM 87105
Los Volcanes NA (R), Margaret K. Woods, 6503 Honeylocust Ave SW, Albuquerque, NM 87121
Orchards at Anderson Heights Subassoc., Inc., Chris Perkins, 2924 Margerum Trail SW, Albuquerque, NM 87121
Pat Hurley NA (R), Joan Jones, 309 Rincon Ct NW, Albuquerque, NM 87105
Riverview Heights NA (R), Pat Baca Jr. 1206 Riverview Dr NW, Albuquerque, NM 87105
Skyview West NA (R), Bea Purcella, 201 Claire Ln SW, Albuquerque, NM 87121
Stinson Tower NA (R), Norman Mason (see Encanto Village HOA)
Sunrise HOA (R), Andres Anaya, 209 Galataneu NW, Albuquerque, NM 87121
Sunstar NA, David Vargas, 3200 Rio Bravo SW, Albuquerque, NM 87105
Tapia Meadows NA (R), Terri Gallegos, 1042 Draco SW, Albuquerque, NM 87105
Torretta Oeste/Este HOA, Tabitha Stallworth, PO Box 93488, Albuquerque, NM 87199
Valley Gardens NA (R), Marcella Rael, 4600 West Lea SW, Albuquerque, NM 87105
Vecinos Del Bosque NA (R), Rod Mahoney, 1838 Sadora Rd SW, Albuquerque, NM 87105
Vista Magnifica Assoc. (R), Lorelei Novak, 1520 Buck Ct NW, Albuquerque, NM 87105
Vista Sandia HOA, George Benavidez, 8001 Vista Volcan Ln SW, Albuquerque, NM 87121
Vista West HOA, Denise (Cecilia) Guana, 676 Ridgeside Trl. SW, Albuquerque, NM 87121
West Mesa NA (R), Michael Quintana, 301 63rd St NW, Albuquerque, NM 87105
West Old Town NA (R), Anna Padilla Morgan, 2633 Marble Ave NW, Albuquerque, NM 87104
West Park NA (R), Kevin Hagen, 2021 Alhambra SW, Albuquerque, NM 87104
Westgate Heights NA (R), Paul Fredrickson, 8508 Mesa Real Ave SW, Albuquerque, NM 87121
South Valley Coalition of NA's, Andres Lazo, 3220 Grasshopper Dr SW, Albuquerque, NM 87121
South West Alliance of Neighbors. Klarissa Peña, 6525 Sunset Gardens SW, Albuquerque, NM 87121
Westside Coalition of NA's, Gerald C. Worrall, 1039 Pinatubo Pl NW, Albuquerque, NM 87120
Mike Contreras, PO Box 91088, Albuquerque, NM 87199
Ron Bohannon, 5571 Midway Park Pl, Albuquerque, NM 87109
Mike Stewart, 8101 Central NW, Albuquerque, NM 87121
Doug Peterson, 2325 San Pedro Dr NE, Ste 2A, Albuquerque, NM 87110
Steven Coe, 2325 San Pedro Dr NE, Ste 2A, Albuquerque, NM 87110
Kim Kildew, 410 S. Orchard St, Ste 176, Boise, ID 83704
Buck Buckner, 2100 Central NW, Albuquerque, NM 87102

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Craig Calvert, 4700 Lincoln Rd NE, Ste. 111, Albuquerque, NM 87109
Ross Perkal, 708 Marquette NW, Albuquerque, NM 87102
Jack Dettweiler, 4308 Candlestick NE, Albuquerque, NM 87109
John Andrews, 8500 Menaul NE, Ste. A440, Albuquerque, NM 87112
Louis Tafoya, 6411 Avalon Rd NW, Albuquerque, NM 87105
George Rainhart, 9814 Carmel Ct, Lone Tree, CO 80124
David Heeter, 8715 Volcano Rd NW, Albuquerque, NM 87121
Brian Sallee, PO Box 16552, Albuquerque, NM 87191
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Jerry Gallegos, 417 65th St SW, Albuquerque, NM 87121
George Katsaros, 3916 Central SW, Albuquerque, NM 87105
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Keri Ashley, keriashley@oakrealtypartners.com
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Leroy Moya, 9700 Central SW, Albuquerque, NM 87121
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Guillermo & Alice Sanchez, rsanchez2@san.rr.com
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Jennifer Buntz, bikefunsafe@gmail.com
Ernest Dalton, 127 40th St NW, Albuquerque, NM 87105
Loyd Goatcher, Samon's, 2511 Monroe NE, Albuquerque, NM 87110
Marie Villalobos, 123 40th St NW, Albuquerque, NM 87105
Ruth Wendell, 4011 Central NW, Albuquerque, NM 87105
Joseph Kenner / Ram Gas Station, 2309 Central NW, Albuquerque, NM
Yasmeen Najmi, MRGCD, PO Box 581, Albuquerque, NM 87102
Matt Myers, 1401 Central Ave. NW, Albuquerque, NM 87104
Christopher Chronis, 4712 Hannett NE, Albuquerque, NM 87110
Steve Sink, APD, 400 Roma NW, Albuquerque, NM 87102
Caeri, Thomas, MRCOG, 809 Copper Ave, Albuquerque, NM 87102