



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 checked="" 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 type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Pulte Homes		Phone: 505-764-9801
Address: 7601 Jefferson St NE Suite 320		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning		Phone: 505-764-9801
Address: 302 8th St NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List <u>all</u> owners: Pulte Homes	

BRIEF DESCRIPTION OF REQUEST

Minor amendment to an existing Site Plan - EPC to address the following: removal of entry monument signs, modification and additional details for the designated sign at the southeast corner, and updating the landscape/park drawings to more detailed sign status

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

Lot or Tract No.: Tract B Bulk Plat for Tracts A and B Inspiration Subdivision (being comprised of Tract P Watershed Subdivision)	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 100705848852310202 & 100705837346410201
Zone Atlas Page(s): H7, H8, J7, J8	Existing Zoning: Planned Community - PC	Proposed Zoning: n/a
# of Existing Lots: n/a	# of Proposed Lots: 327 Single Family Residential Lots	Total Area of Site (acres): 87.78

LOCATION OF PROPERTY BY STREETS

Site Address/Street: NA- Arroyo Vista Blvd NW	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.)

Project #2018-001759, SI 2018-00222-Site Plan

Signature:	Date: 3/9/2021
Printed Name: James Strozier	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-00458	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #PR-2018-001759

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

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 ADMINISTRATIVE DECISIONS OR AMENDMENTS

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

ARCHEOLOGICAL CERTIFICATE

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

We have included the approved and proposed site plan with our application package. It is our understanding paper copies are not required at this time due to COVID-19. We are happy to provide them if requested.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<p><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></p>	
<p>Signature: </p>	<p>Date: 3/9/2021</p>
<p>Printed Name: James Strozier</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2018-001759</p>	<p>Case Numbers: SI-2021-00458</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



March 9, 2021
James Aranda
Zoning Enforcement Officer
600 2nd St NW
Albuquerque, NM 87102

RE: Request for a Site Plan – EPC Minor Amendment

Landscape Architecture
Urban Design
Planning Services

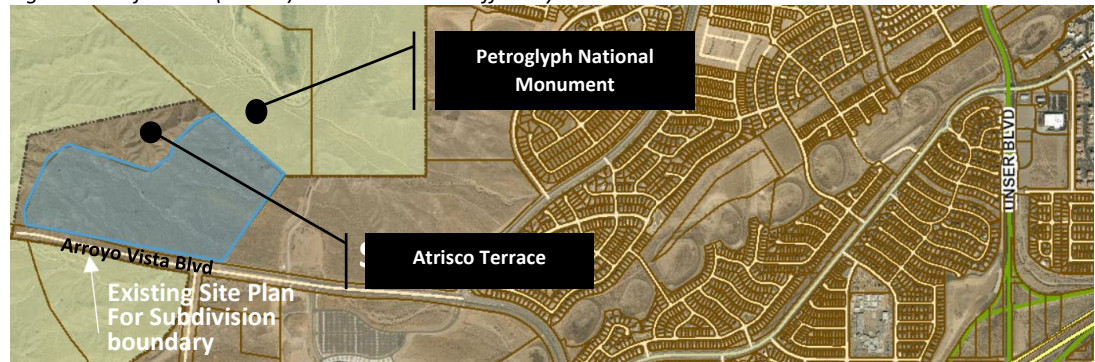
302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Mr. Aranda:

The purpose of this letter is to request a minor amendment to the existing Site Plan – EPC for the site located at the northwest end of Arroyo Vista Boulevard and Tierra Pintada Boulevard (see Figure 1). The site is comprised of one parcel that is 88.78 acres in size and is currently zoned PC – Planned Community. This property is legally described as Tract B Bulk Plat for Tracts A and B INSPIRATION SUBDIVISION (being comprised of Tract P Watershed Subdivision) containing 88.78 Acres, and zoned PC – Planned Community. Since the current Site Plan – EPC (Project #2018-001759) was originally approved by the Environmental Planning Commission (EPC) and this request meets the minor amendment criteria listed in IDO Section 14-6-6-4(Y)(2), it is subject to review and approval by the Zoning Enforcement Officer. This process was confirmed in an email from Mr. Carl Garcia, Code Enforcement Supervisor in response to our Pre-Review Team meeting.

Figure 1. Subject site (in blue) and area context off Arroyo Vista Boulevard.



THE REQUEST

The Applicant requests a minor amendment to the existing Site Plan – EPC. The minor amendment will:

- Remove the two approved entry monument signs;
- Modify and add additional details for the approved wall sign at the southeast corner;
- Refine and clarify the types of walls throughout; and
- Update the landscape plan and park drawings to a to reflect the more detailed and refined plans.

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

The updated rendering of the designated sign at the southeast corner and a photograph of the sign location are shown below:

Image 1. Designated Sign at Southeast Corner Rendering

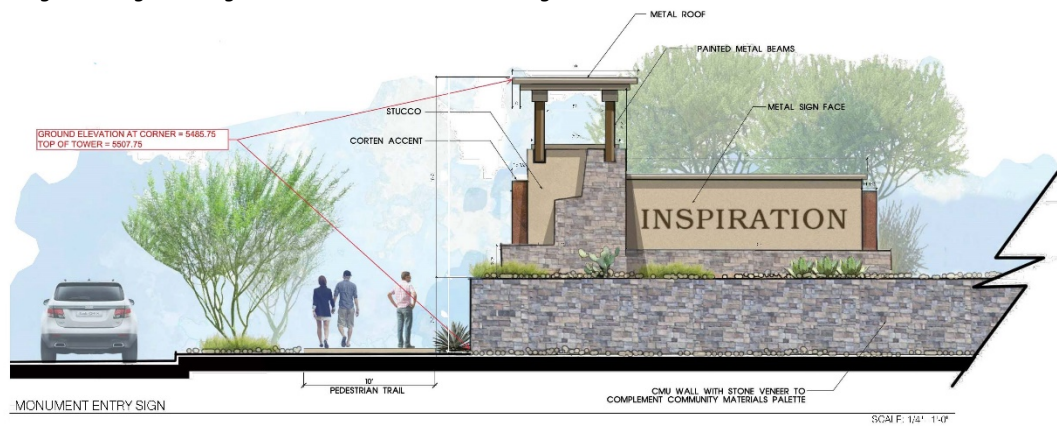


Image 2. Designated Sign at Southeast Corner, Approximate Location



SITE HISTORY

The site is currently under construction for development of the existing Site Plan – EPC, which was approved on December 13, 2018. The approval allows for the development of 327 Single Family Residential Lots with 3.7 dwelling units per acre. This residential development expands and complements nearby existing single-family development. Prior to construction for the existing site plan, the site was vacant land.

As is typical for large projects like this, the design (especially as it relates to walls and landscaping) is refined as the project moves into construction. This project is no exception and this updated site plan includes refinements to the wall and landscape plans. These changes are consistent with the original approval by the EPC.

The site is in a View Protection Overlay Zone and adjacent to two Major Public Open Space areas as designated in the Comprehensive Plan: Petroglyph National Monument and the Atrisco Terrace. The City’s Sector Plan required that the Site Plan be reviewed and approved by the Environmental Planning Commission. The items covered by this minor amendment do not impact or modify any provisions related to setbacks and

buffers, heights, or grading of the property, but rather deal with refinements to the wall and landscape design (to bring the site plan current with the construction plans) and the signage along Arroyo Vista Boulevard.

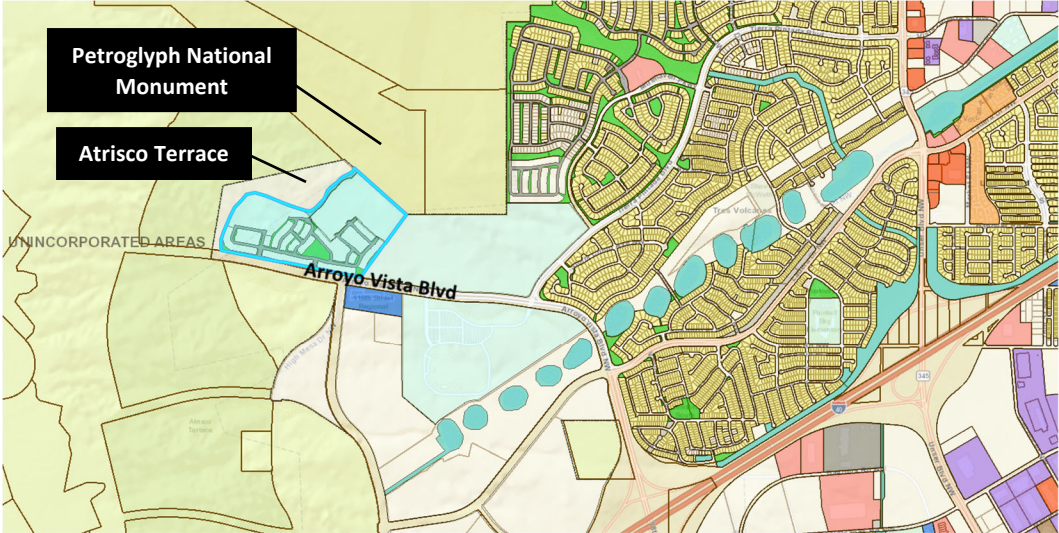
EXISTING CONDITIONS

Surrounding land use and zoning: The subject site consists of an 88.78-acre parcel that is under construction. There is existing residential development nearby along Tierra Pintada Boulevard as part of the Watershed Subdivision. To the immediate Northeast of the site is the Atrisco Terrace and Petroglyph National Monument, both classified as Major Public Open Space. The southern edge of the property at Arroyo Vista Boulevard NW is adjacent to vacant unincorporated land, the Jennifer Riordan Sparks Kindness Sports Complex, and the Nusenda Community Stadium/Volcano Vista Football Stadium (southeast). To the east is property owned by Albuquerque Public Schools which is mostly vacant with the new Tres Volcanes Community Collaborative K-8 school.

The zoning surrounding the site to the north and west is NR-PO-B, to the south includes unincorporated Bernalillo County land, and to the east is Planned Community.

TABLE 1. Surrounding Zoning & Land Use		
NORTH	NR-PO-B	Petroglyph National Monument Major Public Open Space
EAST	PC - Education	Vacant and K-8 School
SOUTH	Unincorporated Bernalillo County zoned per County Sector Plan.	Vacant (County)/Jennifer Riordan Sparks Kindness Sports Complex.
WEST	NR-PO-B	Atrisco Terrace Major Public Open Space

Figure 2. Surrounding Land Use



Site Access and Public Transportation: The site is accessible via two access points on Arroyo Vista Boulevard NW. Arroyo Vista Boulevard NW is classified as a Principal Arterial in the Westland Master Plan and 118th Street is classified as a Planned Arterial.



East of the subject site where Arroyo Vista Boulevard meets Tierra Pintada Boulevard, there was an average weekday traffic volume of 4,500 vehicles in 2019. This roadway is projected to handle a higher traffic volume as single-family subdivisions continue to develop in the future.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a minor amendment to the existing Site Plan – EPC meets the IDO criteria pursuant to IDO Section 14-16-6-4(Y)(2) Minor Amendments.

6-4(Y)(2)(a) A minor amendment must meet the following criteria:

- 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.**

Applicant response: The landscape plan and park plans have been updated to show more detail and are consistent with the conceptual plans approved with the original application. These updates are presented as refinements to the original plans approved by the EPC and could not have been articulated at the time of approval due to the nature of the development of the site.

The interior wall designs have also been refined as part of the design process and the updated wall details and notes have been updated. Once again, the walls are consistent with the spirit of the original approval with open fencing adjacent to the MPOS that will control access.

The changes to the signage are consistent in spirit of the original approval as well. The site plan originally called for a monument sign at each of the two entry drives from Arroyo Vista Boulevard and those are proposed to be eliminated. The original plan included a wall mounted sign at the southeast corner of the property that is very prominently located (especially for those travelling west on Arroyo Vista Boulevard). The original approval did not include any details regarding the design of this signage. The proposed amendment maintains the location of the wall mounted sign but adds additional design features and details. Additional analysis of the site during the development process resulted in the proposed changes to the site signage and could not have been anticipated at the time of original approval. These changes satisfy the requirements set in IDO Section 16-14-6-5-12 Signs.

- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).**

Applicant response: The removal of the entry monument sign and modification of the designated sign at the southeast corner does not exceed the 10% threshold established in Table 6-4-4 for the applicable category "Any other numerical standard." The updated landscape and park drawings are refinements to the original approval that do not affect any standards identified in Table 6-4-4.

- 3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.**

Applicant response: The changes requested for this minor amendment do not affect the open space allocation established in the existing Site Plan – EPC.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.**

Applicant response: The changes requested for this minor amendment do not affect the setbacks established in the existing Site Plan – EPC.

- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.**

Applicant response: The changes requested for this minor amendment do not change the number of residential dwelling units established in the existing Site Plan – EPC.

- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.**

Applicant response: The changes requested for this minor amendment do not affect any building design standards established in the existing Site Plan – EPC.

- 7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.**

Applicant response: The changes requested for this minor amendment do not affect the landscaping and buffering elements established in the existing Site Plan – EPC. The updates to the landscape and park drawings submitted with this request provide additional details, but do not change the nature of the previously approved landscaping and buffering elements.

- 8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.**

Applicant response: The changes requested for this minor amendment do not affect the traffic (based on the number of dwelling units or access points), or internal circulation established in the existing Site Plan – EPC or make any changes to the "number of through streets, sidewalks, trails, or trail connections passing through



the property or connecting to or designed to connect to abutting properties.” Since the property is adjacent to MPOS on two sides and APS property on the other, there are no through streets as approved by the EPC.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Applicant response: The changes requested for this minor amendment do not affect the circulation patterns established in the existing Site Plan – EPC and do not require major public infrastructure. All public infrastructure is being constructed by the applicant consistent with the original approval.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

Applicant response: The changes requested for this minor amendment are consistent with the existing Notice of Decision approving the existing Site Plan – EPC which does not have any specific conditions attached by the EPC.

11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Applicant response: The changes requested for this minor amendment do not affect any regulation pertaining to this property and its location in a View Protection Overlay Zone.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Applicant response: The changes requested for this minor amendment do not affect the land use identified in the existing Site Plan – EPC.

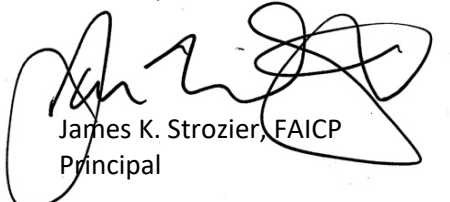
13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Applicant response: The changes requested for this minor amendment do not expand a nonconformity (there aren't any) as regulated per IDO Section 14-16-6-8 (Nonconformities).

CONCLUSION

On behalf of Pulte Homes, we respectfully request the ZEO's approval of this minor amendment to the existing approved Site Plan – EPC. We believe this amendment will enhance the existing Site Plan and benefit the overall development of the project.

Sincerely,



James K. Strozier, FAICP
Principal

PULTE HOMES
7601 Jefferson Street NE, Suite 320
Albuquerque, NM 87109

February 2, 2021

City of Albuquerque
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Letter of Authorization for Minor Amendment Application

To Whom It May Concern:

Pulte Home Company LLC, a North Carolina limited liability company, hereby authorizes Consensus Planning, a New Mexico corporation, and its members, to obtain information, submit and process entitlements, and all related applications, and act as an agent for Pulte Homes for the purpose of amending the existing Site Plan – EPC related to the Inspiration subdivision. This property is legally described as Tract B Bulk Plat for Tracts A and B INSPIRATION SUBDIVISION (being comprised of Tract P Watershed Subdivision) containing 88.78 Acres

Sincerely,

PULTE HOME COMPANY LLC

By:



Printed Name:

Kevin Patton

Title:

Director of Land Planning &
Entitlements

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 13, 2018

Pulte Group, LLC
7601 Jefferson St NE, #320
Albuquerque, NM 87109

Project #2018-001759
SI-2018-00222 – Site Plan

LEGAL DESCRIPTION:

The above action for all or a portion of Tract P, Plat of the Watershed Subdivision, zoned PC, located on Arroyo Vista Blvd. NW and Tierra Pintada Blvd. NW, approximately 90 acres.

(H-01 & J-07)

Staff Planners: Russell Brito and Angela Behrens

PO Box 1293
On December 13, 2018 the Environmental Planning Commission (EPC) voted to APPROVE Project 2018-001759/SI-2018-00222, a Site Plan, based on the following Findings and Conditions:

FINDINGS:

1. This is a request for a Site Plan - EPC for Tract P, Plat of the Watershed Subdivision, located North of Arroyo Vista Blvd NW, west of Tierra Pintada Blvd NW, containing approximately 88.7 acres.
Albuquerque
NM 87103
2. The submittal is a site plan for 327 single-family home lots in a gated subdivision allowed by the site's underlying PC zone as described in the Westland/Western Albuquerque Land Holdings (WALH) Master Plan. Infrastructure, such as roads, will be privately owned and maintained.
www.cabq.gov
3. The site's current zoning is PC and is subject to the Westland/WALH Master Plan and the IDO where the master plan is silent. The site plan is consistent with the use and design standards of the Westland/WALH Master Plan.
4. The application is subject to the site design and sensitive lands requirements of the IDO (14-16-5-2), and the Petroglyph National Monument/Northwest Mesa Escarpment Plan, because it is adjacent to the Petroglyph National Monument.
5. The Albuquerque/Bernalillo County Comprehensive Plan, the Westland/WALH Master Plan, the Petroglyph National Monument/Northwest Mesa Escarpment Plan, and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.

OFFICIAL NOTICE OF DECISION

Project #2018-001759

December 13, 2018

Page 2 of 3

6. IDO Section 14-16-5-2. Site Design & Sensitive Lands

a. The site plan is consistent with the requirements of 5-2(C):

- There are no significant natural features on the site and the proposed grading and drainage plan will be reviewed by the City's Hydrologist.
- The Archaeological investigations have mitigated effects to cultural resources by the proposed development.

b. The site plan conforms with the requirements of 5-2(H), subject to the following:

- Minor changes to comply with 5-2(H)1 a - f.
- Building height must be limited to 26 feet.
- The on-site open space (private park) should be relocated northward so that it is contiguous with the Major Public Open Space.

7. The site plan is consistent with the Petroglyph National Monument/Northwest Mesa Escarpment Plan, as future development will comply with IDO VPO-2 and only controlled access for the National Park Service is allowed through the plan area to the adjoining portion of the Monument.

8. The site is located in an Area of Consistency as designated by the ABC Comprehensive Plan and is subject to applicable Policies.

a) The application responds to the Policies deriving from Goal 4.1. (Character) by preserving private open space buffers adjacent to the Petroglyph National Monument.

b) The site plan meets the requirements of the Policies deriving from Goal 5.3 (Development Patterns) by efficient use of developable space, providing a compatible form of development and a variety of private open spaces.

c) The development is consistent with Goal 9.1. (Supply) as it contributes to the supply and range of housing types by providing a high-quality neighborhood that meets current and future needs.

d) The site plan meets the requirements of Goal 9.2. (Sustainable Design) by incorporating a number of design features to ensure compatibility with the resources of the Petroglyph National Monument

e) The site plan was designed coordination with the National Park Service and the Open Space Division and it meets the requirements of most Policies deriving from Goal 10.3. (Open Space) However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policy 10.3.5.

f) The proposed development is generally consistent with the Policies deriving from Goal 11.3. (Cultural Landscapes). However it is necessary to relocate the on-site open space northwards so that it is adjacent to the MPOS to fully comply with Policies 11.3.1, 11.3.4 and 11.4.4.

9. Through careful design and collaboration with City Open Space and the Monument representatives, the proposed subdivision and layout will protect the Petroglyph National Monument and the Atrisco Terrace.

10. Agency comments are attached at the end of the staff report and no public comment has been received.

OFFICIAL NOTICE OF DECISION

Project #2018-001759

December 13, 2018

Page 3 of 3

CONDITIONS:

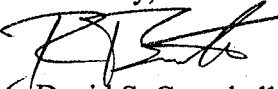
1. The Site Plan will address the following minor amendments to the site plan to fully comply with IDO:
 - a. The Site Plan shall be amended as necessary to reflect and incorporate the requirements of 14-16-5-2(H)1 a - f as general notes and/or where appropriate, based on subject matter.
 - b. Any notes, as submitted or as amended, that refer to access to open space areas should clarify the notation to be "private open space areas."
2. The site plan shall note that building height is limited to 26 feet.
3. The applicant shall coordinate with the staff planner to ensure that all Conditions of Approval are met and then submit a vetted, final version to the staff planner for filing at the Planning Department.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **DECEMBER 28, 2018**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6 of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. 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.

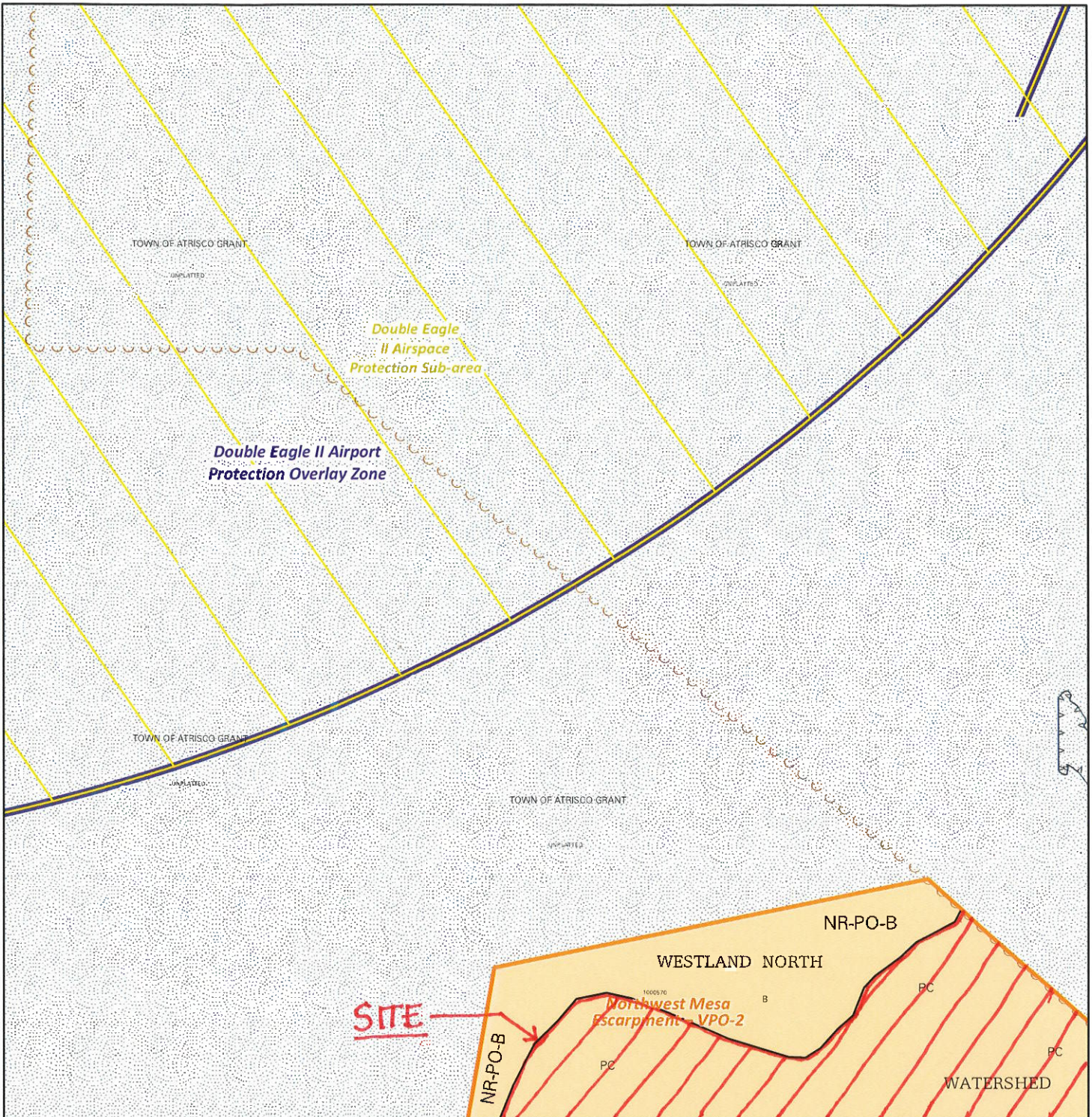
You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,


for David S. Campbell
Planning Director

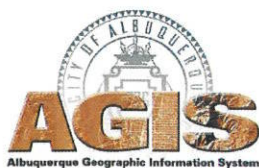
DSC/RB/AB

cc: Pulte Group, LLC, 7601 Jefferson St NE, 3320, ABQ, NM 87109
Consensus Planning, Inc., 302 Eighth St NW, ABQ, NM 87102
Westside Coalition of NA's, Rene Horvath, 5515 Palomino Dr. NW, ABQ, NM 87120
Westside Coalition of NA's, Harry Hendriksen, 10592 Rio del Sol NW, ABQ, NM 87114
Alan Reed, 3105 Don Quizote Dr. NW, ABQ, NM 87104
Sue Flynt, 8516 Book St. NE, ABQ, NM 87113
John Dubois, jdubois@cabq.gov

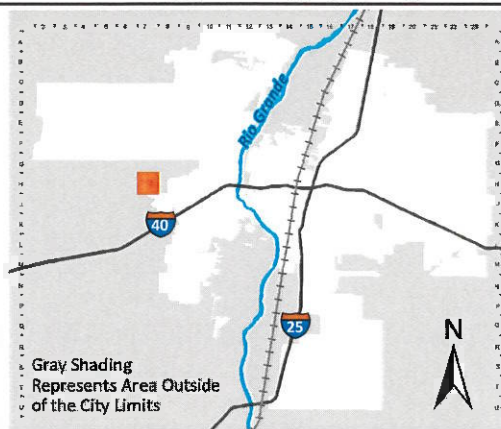


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



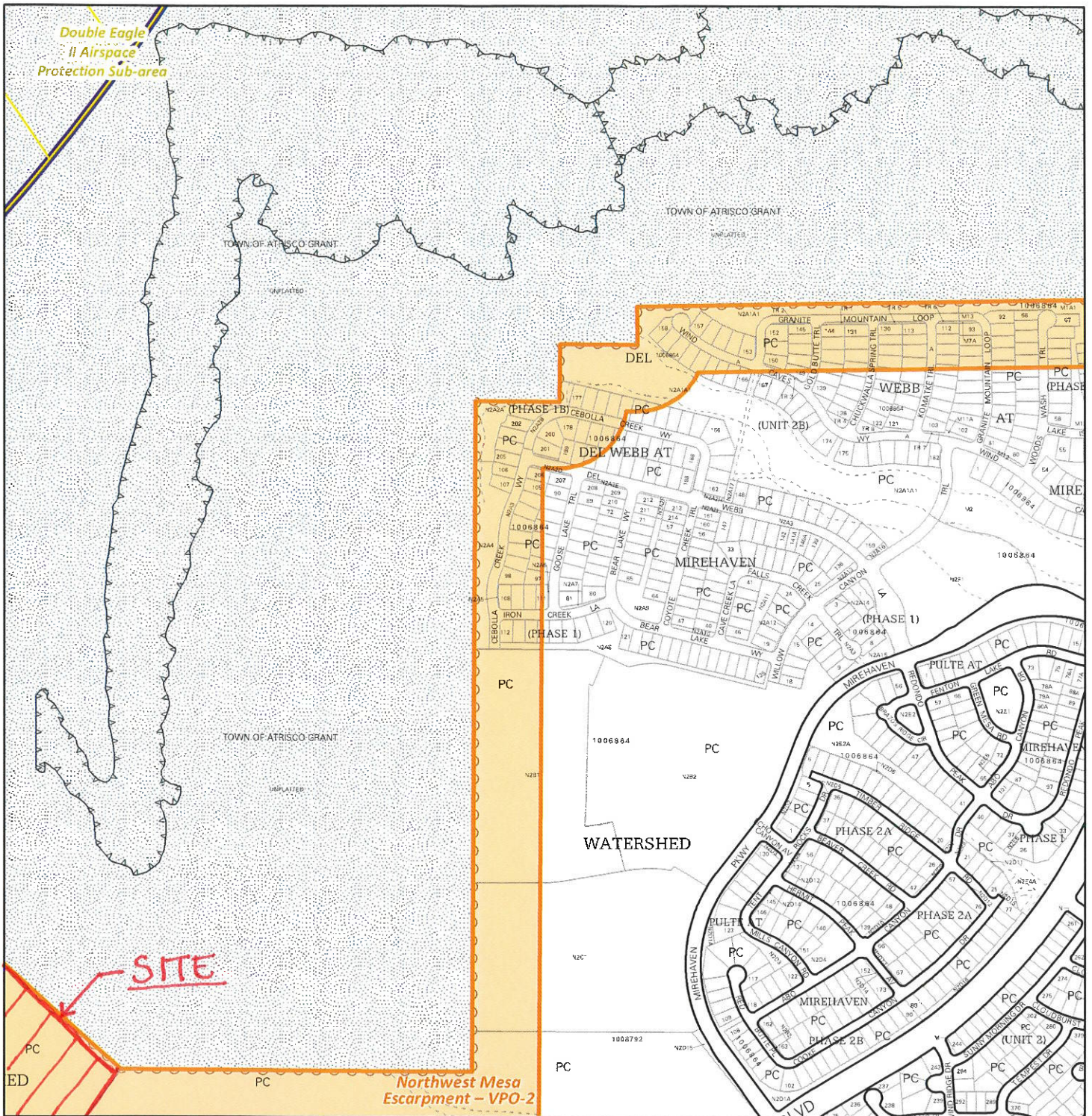
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-07-Z

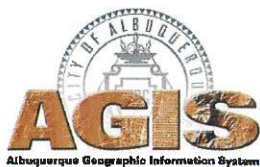
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



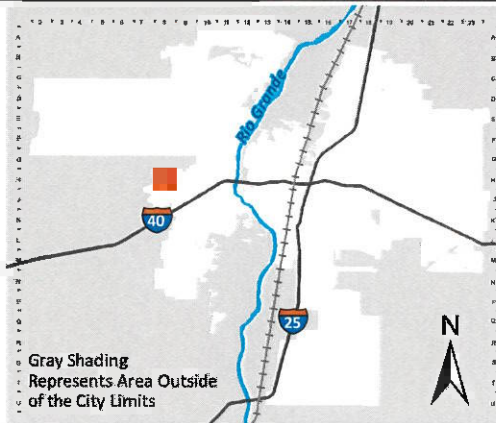


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



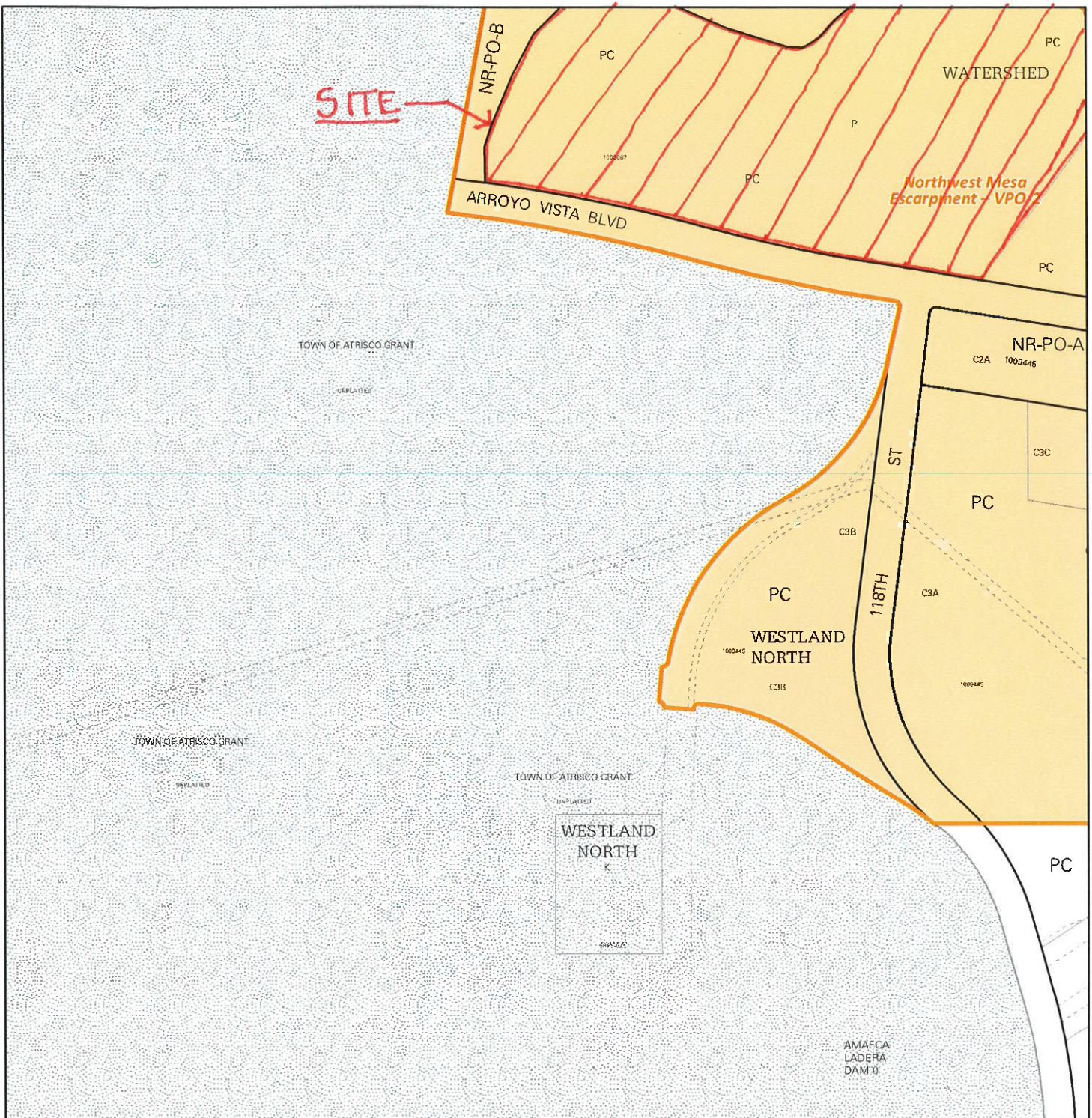
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-08-Z

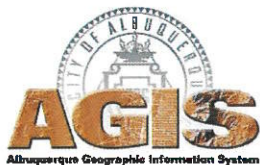
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

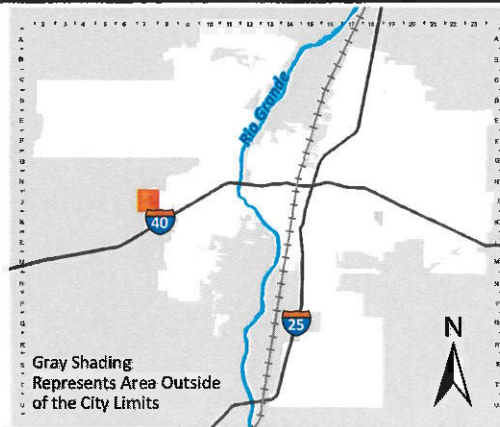


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



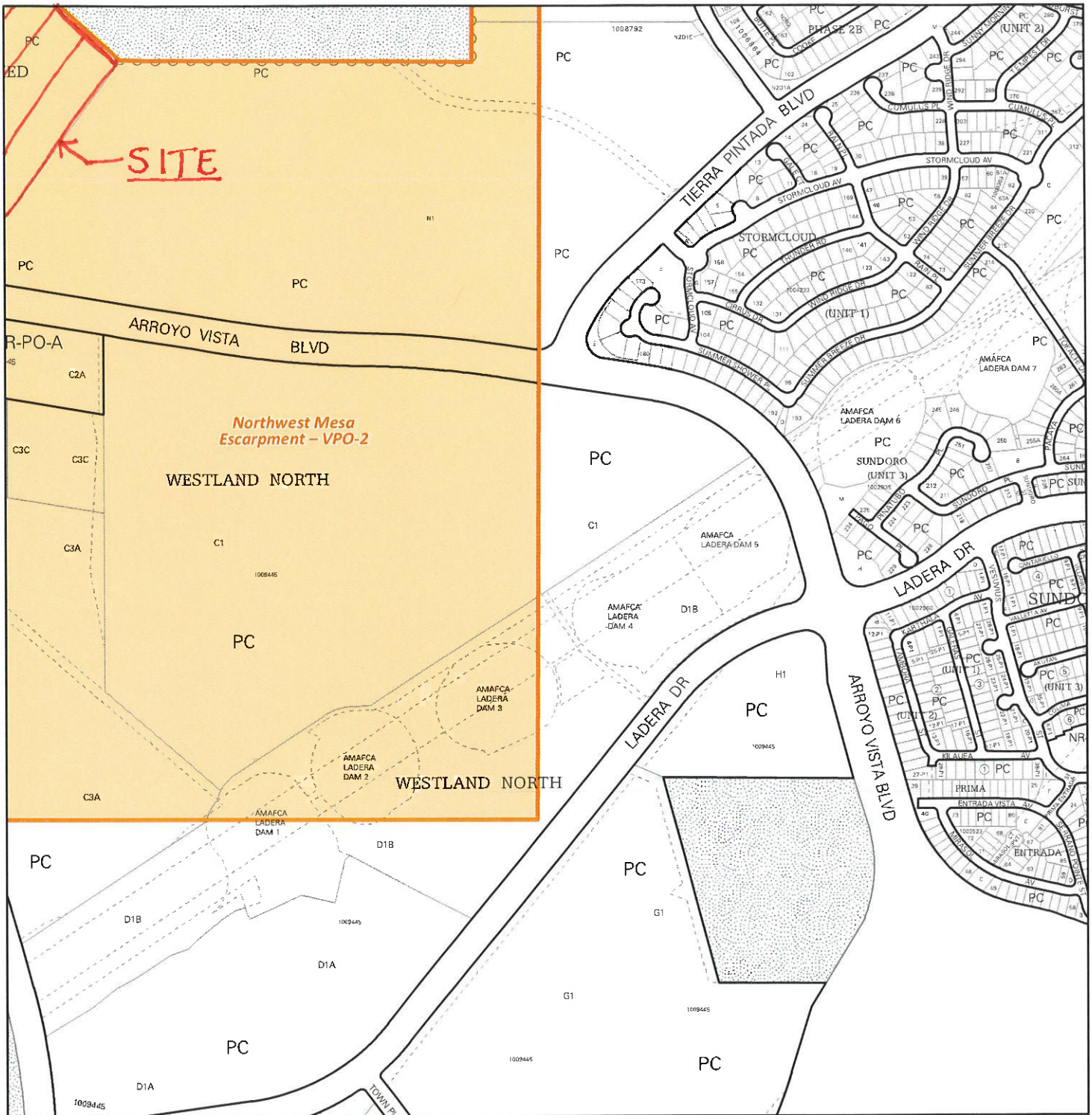
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-07-Z

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

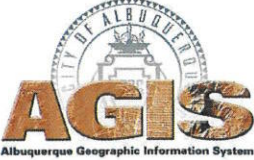




For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

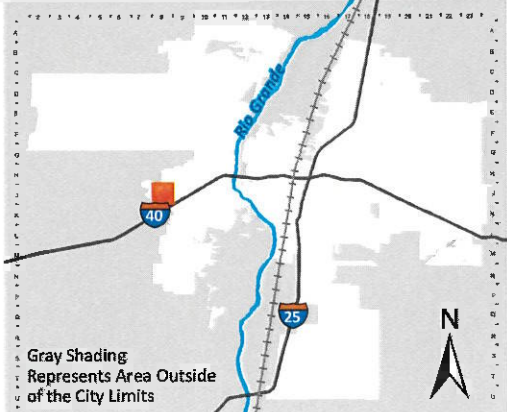
May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

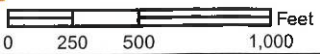
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-08-Z

- Easement
- Escarpment
- Petroglyph National Monument
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- View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet