



County of Bernalillo

State of New Mexico

Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, New Mexico 87102
Office: (505) 314-0350
www.berncogov/zoning-building-and-planning/

NOTIFICATION OF DECISION COUNTY PLANNING COMMISSION

December 12, 2014

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District 2

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District 5

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Clerk

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Probate Judge

Dan Houston
Sheriff

Manny Ortiz
Treasurer

Western Albuquerque Land Holdings, Youth Development, Inc.
P. O. Box 56790
Albuquerque, NM 87187

SUBJECT: FILE NO: CZ-20130009

LEGAL DESCRIPTION: Consensus Planning, agent for Western Albuquerque Land Holdings, Youth Development, Inc., and Central New Mexico Community College and Martin Eckert, agent for Albuquerque Public Schools requests a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the proposed Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural. (CONTINUED FROM THE OCTOBER 1, 2014 HEARING)

ACTION: RECOMMEND TO THE BOARD OF COUNTY COMMISSIONER'S APPROVAL OF A ZONE MAP AMENDMENT FROM A-1 RURAL AGRICULTURAL TO PLANNED COMMUNITY ZONE IN CONNECTION WITH THE PROPOSED SANTOLINA PLANNED COMMUNITIES LEVEL A MASTER PLAN

To Whom It May Concern:

At the December 3, 2014 public hearing, the County Planning Commission approved the request for a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the proposed Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and

sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural.

The decision was based on the following Findings.

1. The request is for a zone map amendment from A-1 Rural Agricultural to Planned Community Zone in connection with the proposed Santolina Planned Communities Level A Master Plan. The plan area is generally bounded by Interstate 40 to the north, 118th Street and the escarpment open space to the east, the Pajarito Mesa on the south, and the escarpment area adjacent to the Rio Puerco Valley on the west, encompassing projected sections 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17, T9N, R1E and sections 6, 7, 8, 16, 17, & 18, T9N, R2E and sections 32, 33, 34, 35, & 36, T10N, R1E and sections 30 & 31, T9N, R2E, N.M.P.M., Town of Atrisco Grant, Albuquerque, Bernalillo County, New Mexico, and containing approximately 13,700 acres, generally zoned A-1 Rural Agricultural.
2. The request for approval of the PC Planned Communities Zone has been submitted in accordance with Section 19.5 of the Bernalillo County Zoning Code (Planned Communities Zone). Development of the Santolina Master Planned Community will take place following the regulations in Section 19.5 of the Bernalillo County Zoning Code.
3. The request for approval of the PC Planned Communities Zone has been submitted in conjunction with the request for approval of the Santolina Level A Master Plan (SPR-20130004).
4. The Santolina development will take place within the next 40-50 years in accordance with the Level A Santolina Master Plan and subsequent Level B and Level C Plans. The Plan is responsive to the population and economic growth that is anticipated to occur in the Albuquerque Metropolitan Area by the Mid-Region Council of Governments.
5. The plan includes goals of providing for mixed land uses, a broad range of housing, employment, educational, and recreational opportunities in distinct land use areas that include residential village centers, industrial/business parks, parks and Open space, an urban center, a business park, and a town center with an open space network that provides connections to all portions of the development. The Santolina Zoning incorporates the land use areas that will be further defined in subsequent Level B and Level C planning and zoning.
6. The Santolina Level A Master Plan has been approved based on consistency with the Planned Communities Criteria and the Reserve Area policies of the Albuquerque/Bernalillo County Comprehensive Plan, with conditions of approval.
7. The request for Level A Planned Community Zoning for Santolina is consistent with Resolution 116-86 for the following reasons:
 - a. The request is consistent with the goals and plans in the approved Santolina Level A Master Plan, as well as policies in Albuquerque/Bernalillo County Comprehensive Plan for master planned communities;

- b. The request has demonstrated that the existing zoning on the property (primarily A-1 zoning) is no longer appropriate and the proposed development is more advantageous to the community by furthering and implementing the goals and plans articulated in the approved Santolina Level A Master Plan, as well as the Planned Communities Criteria and the Albuquerque/Bernalillo County Comprehensive Plan for master planned communities.
8. The request is consistent with the health, safety, and general welfare of the residents of Bernalillo County.

If you wish to appeal this decision, you must do so by 12:00 noon on **December 29, 2014** in the manner described below. A filing fee of \$75.00 is required for properties consisting of one (1) acre or less, and \$100.00 is required for all others.

APPEALS: Appeal of any denial or approval of an application by the County Planning Commission may be submitted in writing to the office of the Zoning Director within 15 days after the date of the notice of decision by the County Planning Commission.

The date of the notice of decision in question shall not be included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day shall be considered as the deadline for filing the appeal.

A building permit or Certificate of Occupancy & Compliance shall not be issued until any appeal is decided, or the time for filing such appeal has expired.

WRITTEN NOTICE OF APPEAL SHALL BE FILED WITH THE ZONING DIRECTOR ON THE PRESCRIBED FORM ALONG WITH PAYMENT OF THE REQUIRED FILING FEE.

If you have any questions, please feel free to contact me directly at 314-0385.

Sincerely,



Enrico Gradi
Community Development Manager

EG/fs

cc: File

Kevin Grovet, Public Works
Christi L. Tanner, Public Works
Consensus Planning, 302 8th St NW, Albuquerque, NM 87102
Albuquerque Public Schools, Brad Winter, P.O. Box 25704, Albuquerque, NM 87125
Melinda Taber, USDOT/FAA,
Real Estate and Utilities Group, ASW-53, 2601 Meacham Blvd., FT. Worth, TX 76137
Carol and Gilbert Perez, 4621 Spring Valley SW, Albuquerque, NM 87105
Rudy and Angel Garcia, 1200 Don Francison PL. NW, Albuquerque, NM 87105

Charles W. Travelstem, 6100 Buffalo Grass Ct. NE, Albuquerque, NM 87111
Frank Sanchez, 609 Briar Rd., Bellingham, WA 98225
Ruben Marquez, 2927 Cubrul Tr. SW, Albuquerque, NM 87121
Claus Zahn, 9 Dama Rd., Los Lunas, NM 87031
Toan Luong, 1835 Shadow Leader, Albuquerque, NM 87123
James Thomas, 2641 San Mateo NE, Albuquerque, NM 87110
Lynette Gallegos, 8623 Bouvandie Ave. NW, Albuquerque, NM 87120
Gary Bernier, 3604 Silver Ave. SE, Albuquerque, NM 87109
Carlos Proffit, 5805 Coors Blvd. SW, Albuquerque, NM 87121
Alicia Kassa, 5609 Kimberlite Dr. NW, Albuquerque, NM 87120
Richard Austin, 8423 Mendocino, Dr. NE, Albuquerque, NM 87122
Rod Mohoney, 1838 Sadora Rd. SW, Albuquerque, NM 87105
Andrew Gingench, MRCOG, 809 Copper Ave, NW, Albuquerque, NM 87102
Marisol Archuleta, 3615 Big Cottonwood Dr. SW, Albuquerque, NM 87105
Diane Reese, 1620 Bernard Thomas Lane SW, Albuquerque, NM 87105
Michael Reed, 2401 Black Mesa Loop SW, Albuquerque, NM 87105
Nathan Perez, 2250 Hyde Street, San Francisco, CA 94109
Zoe Economou, 214 Riverside Dr. SW, Albuquerque, NM 87105
Marcia Fernandez and Rip Anderson, 2401 Violet SW, Albuquerque, NM 87105
Senoria Garcia, 1923 Arenal Rd. SW, Albuquerque, NM 87105
Phillip Kleh, 803 Vassar Dr. SE, Albuquerque, NM 87106
Conrad Zahn, 9 Dama Rd., Los Lunas, NM 87031
Adam Rubinstein, 1431 ½ La Vega SW, Albuquerque, NM 87105
Jay Phelan, 545 Shirk Ln. SW, Albuquerque, NM 87105
Donald L. Hall, 9101 Lagrima de Orone, Albuquerque, NM 87111
Lauro Silva, 5005 5th St SW, Albuquerque, NM 87105
Pat McCraw, 3301-R Coors #296, Albuquerque, NM 87121
Jerome Padilla, 3408 Calle Facio NW, Albuquerque, NM 87104
Sara Juarez, 933 Nashville SW, Albuquerque, NM 87105
Roberto Roibal, 2233 Don Felipe Rd. SW, Albuquerque, NM 87105
Juan Reynosa, 211 10th St SW, Albuquerque, NM 87102
James Santiago Maestas, 5734 Evans Rd. SW, Albuquerque, NM 87105
Virgina Neeochee, 1212 Montrosa SW, Albuquerque, NM 87105
Jorge Garica, 1212 Montos Pl. SW, Albuquerque, NM 87105
Joe Berumen, 11930 Central SW, Albuquerque, NM 87121
Rene Horvath, 5515 Palomino Dr. NE, Albuquerque, NM 87120
Pablo and Andrea Lopez, 1843 Five Points Rd. SW, Albuquerque, NM 87105
Peter Eschman, 1916 Conita Real Ave. SW, Albuquerque, NM 87105
Elaine Heband, 1513 Escalante SW, Albuquerque, NM 87104
Susan Elliott, 2231 Lakeview Rd. SW, Albuquerque, NM 87105
Julie Stephens, 4800 Congress NW, Albuquerque, NM 87114
Town of Atrisco Grant, Jerome Padilla, 2708 Rosendo Garcia SW, Atrisco, New Mexico 87105
Jerry Gallegos, 6013 Sunset Gardens SW, Albuquerque, NM 87121
Dave D. Meinke, 1826 Poplar Lane SW, Bldg #2, Albuquerque, NM 87105
Jose and Flora Sanchez, 5838 Isleta Blvd. SW, Albuquerque, NM 87105
Tomasita Espinoza, P.O. Box 72465, Albuquerque, NM 87195

Sylvia Diaz-Donville, P.O. Box 7143, Albuquerque, NM 87194
Onesimus Al-Amin, 6135 Full Moon Ave. NW, Albuquerque, NM 87114
Sisto Abeyta, 2140 Margo Rd. SW, Albuquerque, NM 87105
Joseph A. Wasson Jr. and Sandra Salas Wasson, 2948 Joe Sanchez SW, Albuquerque, NM 87105
Bradley Conway, 2105 Gold Ave. SE, Albuquerque, NM 87106
Janice Varela, 805 Early St., Santa Fe, NM 87505
Pilar Trujillo, P.O. Box 1026, Chimayo, NM 87522
Erin Callahan, 507 Bryn Mawr Dr. SE, Albuquerque, NM 87106
Janelle Astorga, 1912 John St. SE, Albuquerque, NM 87102
Justice Irons, 2512 Los Padilla Rd. SW, Albuquerque, NM 87105
Ray Baca, P.O. Box 65808, Albuquerque, NM 87193
Vanessa Alarid, 544 61st. NW, Albuquerque, NM 87105
Nathan Perez, 2250 Hyde St, 5th floor, San Francisco, CA 94117
Matt Butcher, 6991 E. Camelback Rd. B-297, Scottsdale, AZ 85251
Col. Robert F. Cunningham & Kathryn Malone, 1826 Poplar Lane SW, Albuquerque, NM 87105
Andres Lazo, 3220 Grasshopper Dr. SW, Albuquerque, NM 87121
Jacque Garcia, 7424 Euclid Ave. NE, Albuquerque, NM 87110
Travis McKenzie, 415 Thaxton Ave. SE, Albuquerque, NM 87108
Michelle Meaders, 4047 Anderson Ave. SE, Albuquerque, NM 87108
Jack L. and Margie Mortley, 2830 Rio Bravo SW, Albuquerque, NM 87105
John Garcia, 4100 Wolcott NE, #B, Albuquerque, NM 87109
Susan Selbin, 2431 Northwest Cir. NW, Albuquerque, NM 87104
Kyle Harwood, 1660 A Old Pecos Trail, Santa FE, 87505
Bea Aragon, 6021 Beck Road SW, Albuquerque, NM 87105
Paul Silverman/Erin Muffoetto, 115 Gold Ave. SW, #115, Albuquerque, NM 87102
James Topmiller, 7500 Jefferson NE, Albuquerque, NM 87109
Jeff Gavvett, 1130 Laves Eve NW, Albuquerque, NM 87114
Brad Lagorio, 2405 Meadow Rd. SW, Albuquerque, NM 87105
Candelaria Patterson, 7608 Elderwood NW, Albuquerque, NM 87120
Andres Romero, 7411 Isleta SW, Albuquerque, NM 87105
Laurel E. Drew, 1905 Gun Club Rd. SW, Albuquerque, NM 87105
Susanne Bronon, 300 Tulave Pl. NE, Albuquerque, NM 87106
Jean Merriman, 1816 Van Court SW, Albuquerque, NM 87105
Louis Head, 802 Headingly Ave. NW, Albuquerque, NM 87107
Emma Sandoval, 1128 18th St NW, Albuquerque, NM 87104
Juan Reynosa, 211 10th St. SW, Albuquerque, NM 87102
Senator Linda M. Lopez, 9132 Suncrest SW, Albuquerque, NM 87121
Kristine Suozzi, 1312 Bryn Mawr NE, Albuquerque, NM 87106
Jacque Garcia, 7424 Euclid Ave. NE, Albuquerque, NM 87110
Monica Trujillo, 561 Coronado Dr., Bernalillo, NM 87004
Maria Gallegos, 6939 Via del Cerro NE, Albuquerque, NM 87113
James Chavez, 2708 Rosendo Garica SW, Albuquerque, NM 87105
Dustin Chavez-Davis, 611 Leas Ave SW, #708, Albuquerque, NM 87102
Daniel Michel, 423 11th ST. SW, Albuquerque, NM 87102
Bradie Mitchell, 6517 Mesa Solana Pl. NW, Albuquerque, NM 87120
Adrian N. Carver, 433 Carlisle Blvd. NE, Albuquerque, NM 87106

Vicente Garica, 370 Atrisco Ave. SW, Albuquerque, NM 87105
Loren Gomez, 2700 Rosendo Garica SW, Albuquerque, NM 87105
Javier Benavidez, 1115 Barelas SW, Albuquerque, NM 87102
Matthew and David Espalza, P.O. Box 3932, Albuquerque, NM 87190
Bill Chappell, 6001 Indian School Rd. NE, #150, Albuquerque, NM 87110
Jeff Garrett, 6991 E. Camelback Rd. B-297, Scottsdale, AZ 85251
Paul Duran, 2409 Metzgar SW, Albuquerque, NM 87105
Isaac Benton, One Civic Plaza, Albuquerque, NM 87102
Alan Reed, 3105 DouQuixote Ct. NW, Albuquerque, NM 87102
Camilla Feibelman, 524 Dartmouth Pl. SE, Albuquerque, NM 87106
Luther C. Garcia, 7904 Coors Blvd. SW, Albuquerque, NM 87121
Rob Leutheuser, 1550 Yakima SW, Albuquerque, NM 87105
Roxanne Allen, 1004 Manzano Ct. NW, Albuquerque, NM 87102
Alexandrs, Snyder, 1902 Conita Real SW, Albuquerque, NM 87105
David Vogel, 601 Aliso Dr. SE, Albuquerque, NM 87105
Fernando Ortega and Lucinda Johnson, 1210 Bareles Rd. SW, Albuquerque, NM 87102
Greg Tucker and Carol Cooperrider, 1915 Lakeview SW, Albuquerque, NM 87105
Carol Bennson, 1749 Miracerros Pl. NE, Albuquerque, NM 87106
Kelly O'Donnell, 1473 W Ella Dr. Corrales, NM 87048
Tomas Atencio Pacheco, 2128 Lakeview Rd. SW, Albuquerque, NM 87105
Janet Greenwald, 215 Hartline SW, Albuquerque, NM 87105
Marilyn Baner, 2109 Lakeview SW, Albuquerque, NM 87105
Sara Keeney, 1112 La Fonta Rd. SW, Albuquerque, NM 87105
Jimmy Petitt, 1321 Jeaneete SW, Albuquerque, NM 87105
Marla Painter, 506 Valley High SW, Albuquerque, NM 87105
Ellanor Chavez, 1307 Del Mastro SW, Albuquerque, NM 87105
Monica Trujillo, 625 Silver Ave, NE, Albuquerque, NM 87102
Tatiana Ruiz, 620 Cordero Rd. NE, Albuquerque, NM 87102
Giselle Fierro, 2326 Felicitas SW, Albuquerque, NM 87105
Alfred Delgado, 5500 Valle Vista Rd. SW, Albuquerque, NM 87105
Sean-Paul VonAncken, 1609 Silver SE, Albuquerque, NM 87106
Tom Gevsz, 124 Edith Blvd. SE, Albuquerque, NM 87102
Andrea Serrano, 411 Bellamah Ave. NW, Albuquerque, NM 87102
John Varsa, 609 Encino Pl. NE, Albuquerque, NM 87102
Sally Bergen, 1908 Caayno de Compania NW, Albuquerque, NM 87107
Peter Hebard, 1513 Escalante Ave. SW, Albuquerque, NM 87104
Rita Daniels, 800 Alvarado Dr. SE, Albuquerque, NM 87108