



## County of Bernalillo

### State of New Mexico

Planning & Development Services

111 Union Square SE, Suite 100

Albuquerque, New Mexico 87102

(505) 314-0350

### APPLICATION

#### SITE ADDRESS/LOCATION

Gonzales Rd. 1302 Neetsie Dr SW, Albuquerque,  
NM 87105

PERMIT NO: ZCSU2019-0001

Printed: November 26, 2018

#### PROPERTY OWNER

PEREA RON A  
1302 NEETSIE DR SW  
ALBUQUERQUE, NM 87105 2832

#### UPC

101305702718730237

#### LEGAL DESCRIPTION

TRACT 88A1A2 OF MRGCD MAP  
#40 TRS 87B1 & 88A1A2 CONT 0.659  
AC M/L OR 28,706 SQ FT M/L

#### AGENT

Marlie~~s~~ Metodi  
RIO GRANDE HUERTA LLC  
624 Amherst Dr SE

Albuquerque, NM 87106

Fees Paid: \$475.00

**Description:** A special use permit is requested for planned development area for cluster housing.

A-1. UPC#101305702718730237, 101305600822230717 (not found) Pin #s are 241272, 59749, 59735  
✓ 101305700818630240

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND  
KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND  
ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH  
WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT  
PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF  
ANY OTHER STATE OR LOCAL LAW REGULATING LAND USE.

Signature: \_\_\_\_\_

(Applicant/Owner Or Authorized Agent)

11/26/18

Date

Processed By: \_\_\_\_\_

(PDS Staff)

11-26-18

Date

FOR INFORMATION CALL (505) 314-0350

Hearing Date: 01/02/2019

Sign Posting Date(s)

From: 12/17/2018

To: 01/17/2019



# BERNALILLO COUNTY

Planning & Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480  
www.bernalillo.gov



## PLANNING SECTION

### SPECIAL USE PERMIT APPLICATION

PLEASE SCHEDULE A PREAPPLICATION MEETING WITH A PLANNER AT 314-0350  
SO THAT WE MAY BETTER ASSIST YOU IN THE APPLICATION PROCESS.

☐ Specific use

☒ Must apply in person

☒ Section 18.B

☒ Fee required at time of submittal

APPLICANT(S) ① Valentin P & Priscilla E. Sais owners 505-934-5639  
② & Ron A. Perea 505-350-1444  
ADDRESS/CITY/ZIP ① 375 Sunset Rd. SW, Albuquerque, NM 87105  
② 1302 Neetsie Dr. SW, Albuquerque, NM 87105

AGENT (Include letter of Authorization) Marlies Metodi, project mgr. Rio Grande Huerta LLC  
ADDRESS/CITY/ZIP 624 Amherst Dr. SE, Albuquerque NM 87106

SITE ADDRESS/DIRECTIONS ① MRGCD Map #40 Tract 88A1A1 (East end of Gonzales Rd SW)  
② MRGCD Map #40 Tracts 87B1 & 88A1A2 (@ SE corner of ①)

The County cannot be held responsible for an incorrect legal description or street address.  
Legalmente, el condado no puede ser responsable por descripciones legales de propiedad y direcciones que sean listadas incorrectamente.

LEGAL DESCRIPTION		PROPERTY SIZE IN ACRES
UPC# 1 013 056 008 222 307 17	see attached	3.062 ac
UPC# 1 013 057 027 187 302 37		659 ac.

A SPECIAL USE PERMIT IS REQUESTED FOR (Scope of Work): Planned Development Area (PDA) for Cluster Housing

CURRENT ZONE: A-1 Zonemap K-13-A

The owner may apply for a special use permit for a specific use (Section 18.B.32) only when the following current zoning exists on the property

Current Zoning: A-1, A-2, R-1, R-2, and M-H

Apply for any of the specific uses set forth in:  
Section 12. O-1 Office & Institutional  
Section 13. C-N Neighborhood Commercial  
Section 14. C-1 Neighborhood Commercial  
Section 15. C-2 Community Commercial  
Section 15.5. C-LI Commercial/Light Industrial Zone

Current Zoning: C-1, C-2

Apply for any of the specific uses set forth in:  
Section 15.5. C-LI Commercial/Light Industrial Zone  
Section 16. M-1 Light Industrial  
Section 17. M-2 Heavy Manufacturing

#### It is the burden of the applicant to prove:

1. Unique condition exist that justify the request; and,
2. There is substantial support from neighborhood residents (or owners of property) within 200 feet of the site for the proposed special use

I hereby acknowledge that I have read this entire application and affirm that all of the provided information is correct. I agree to comply with the requirements of Bernalillo County and the State of New Mexico as outlined in all applicable laws, ordinances and regulations.

Marlies Metodi  
Print Name

[Signature]  
Signature

11/26/18  
Date

\*\*\*OFFICE USE ONLY\*\*\*OFFICE USE ONLY\*\*\*OFFICE USE ONLY\*\*\*OFFICE USE ONLY\*\*\*

ZONE ATLAS PAGE

K-13-A

HEARING DATE

1-02-18

ZONE

A-1

RECEIVED BY

Marlies Metendi

# BERNALILLO COUNTY

Planning & Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102  
(505) 314-0350 Fax: (505) 314-0480  
www.bermco.gov



## SIGN POSTING INSTRUCTIONS

### SIGN POSTING INSTRUCTIONS

As required by the Comprehensive Zoning Ordinance of Bernalillo County, persons scheduled for hearing are required to post and maintain one or more signs on their property to assist in advertising the application and describing its purpose. Applicants, or their agents, will receive their signs at the time their application is filed.

#### 1. LOCATION

- Signs shall be conspicuously located on the property and within twenty (20) feet of any property line that abuts a street. Signs must be placed at the edge of the property closest to the street if the property does not abut a street.
- The face of the sign shall be parallel to the street. The bottom of edge of the sign shall be at least two (2) feet, but not more than seven (7) feet, above grade.
- No barrier shall prevent a person from coming within five (5) feet of the sign in order to read it.

#### 2. NUMBER

- A sign shall be placed on each street frontage abutting the subject property.
- If the property does not abut a street, a sign must be placed at the edge of the property nearest the public street.

#### 3. DURATION OF POSTING

- Signs are to be posted 15 days before and after the hearing date.
- Failure to properly post and maintain the sign(s) is grounds for deferral or denial of the request.

#### *Posting Suggestions:*

*Heavy stakes with crossbar supports or plywood backing typically works best to keep the sign in place, especially during high winds. Signs will tear less easily if they are attached to the support system with large-headed nails or staples.*

I acknowledge that I have read and understand the "Sign Posting Instructions". I also understand my obligation to post the provided signs for the required period of time, as well as their proper posting location(s).

M. Melendez  
Signature of applicant / agent

11/26/2018  
Date

\*APPLICANTS / AGENTS WILL RECEIVE A COPY OF THIS DOCUMENT

Staff: Mariw Melendez

Number of signs issued: 1

Case number: Z- CSU2019-0001

SIGNS MUST BE POSTED FROM 12-17-18 TO 1-17-19

THE SCHEDULED PUBLIC HEARING FOR THIS REQUEST WILL BE HELD ON

1-02-19



Legal (Map 40)	Per County GIS PIN	UPC
88A1A1 -	59735	-101305700818630240 (3.01 acres)
88A1A2 -	59749	(.65 acres)
87B1 -	241272	101305702718730237 (.17 acre)

3.83 acres

## APPLICATION REQUIREMENTS

Planner Confirmation Required – Complete submittal due by 12:00 on deadline day.

### Special Use Permit & For Special Use Permit For Specific Use

Include this  
Checklist with your  
application  
submittal.

Planner Confirmation

- ☒ ☒ Name, address & telephone number of the applicant and/or agent.
- ☒ ☒ Original letter from owner, authorizing agent to request special use permit.
- ☒ ☒ Application signed by applicant and/or agent.
- ☒ ☒ Site plan prepared to acceptable standards (drawn to scale; includes "north" arrow; plan shows building location; delineates parking; indicates landscaping types & areas). *on landscape plan*
- ☐ ☐ Written response to Resolution 116-86. (Applicant must justify the request based on the Resolution; see attached Resolution 116-86).
- ☐ ☐ Proof of neighborhood notification by certified mail, a copy of the letter to the neighborhood association(s), and the form from the Neighborhood Program Coordinator.
- ☒ ☒ Street address, legal description & Uniform Property Code number(s). List all applicable UPC numbers.
- N/A* ☒ ☒ Any application relating to unplatted land shall be accompanied by a plat delineating the area boundaries where amendment is requested.
- ☒ ☒ Copy of sign posting instructions (signed by applicant).
- ☐ ☒ Fee (Check, Credit Card, Money Order, No Cash)

1.0 – 4.9 acres:	\$400.00 first acre + \$25.00 for each additional acre.
5.0 – 19.9 acres:	\$500.00 first 5 acres + \$15.00 for each additional acre.
20.0 – 59.9 acres:	\$725.00 first 20 acres + \$10.00 for each additional acre.
60.0 or more acres:	\$1,125.00 first 60 acres + \$5.00 for each additional acre.
Appeal:	\$75.00 – 1 acre or less \$100.00 – All other appeals.

Amendment to a Special Use Permit affecting use: \$300.00

*Fees also apply to amendments to a special use permit that expands the acreage of the permit.*

☒ *[Signature]* Planner Confirmation (Initial) ☒ *11/26* Date

### Site Plan Requirements

Planner Confirmation

- ☒ ☒ 2 Copies of the site plan. Copies must be folded into 8 ½" x 11", 8 ½" x 14", or 11" x 17" or similar size.
- ☒ ☒ Make sure plan is drawn to scale.
- ☒ ☒ Include a North arrow on the plan.
- ☒ ☒ Boundaries of the property to be developed are indicated.

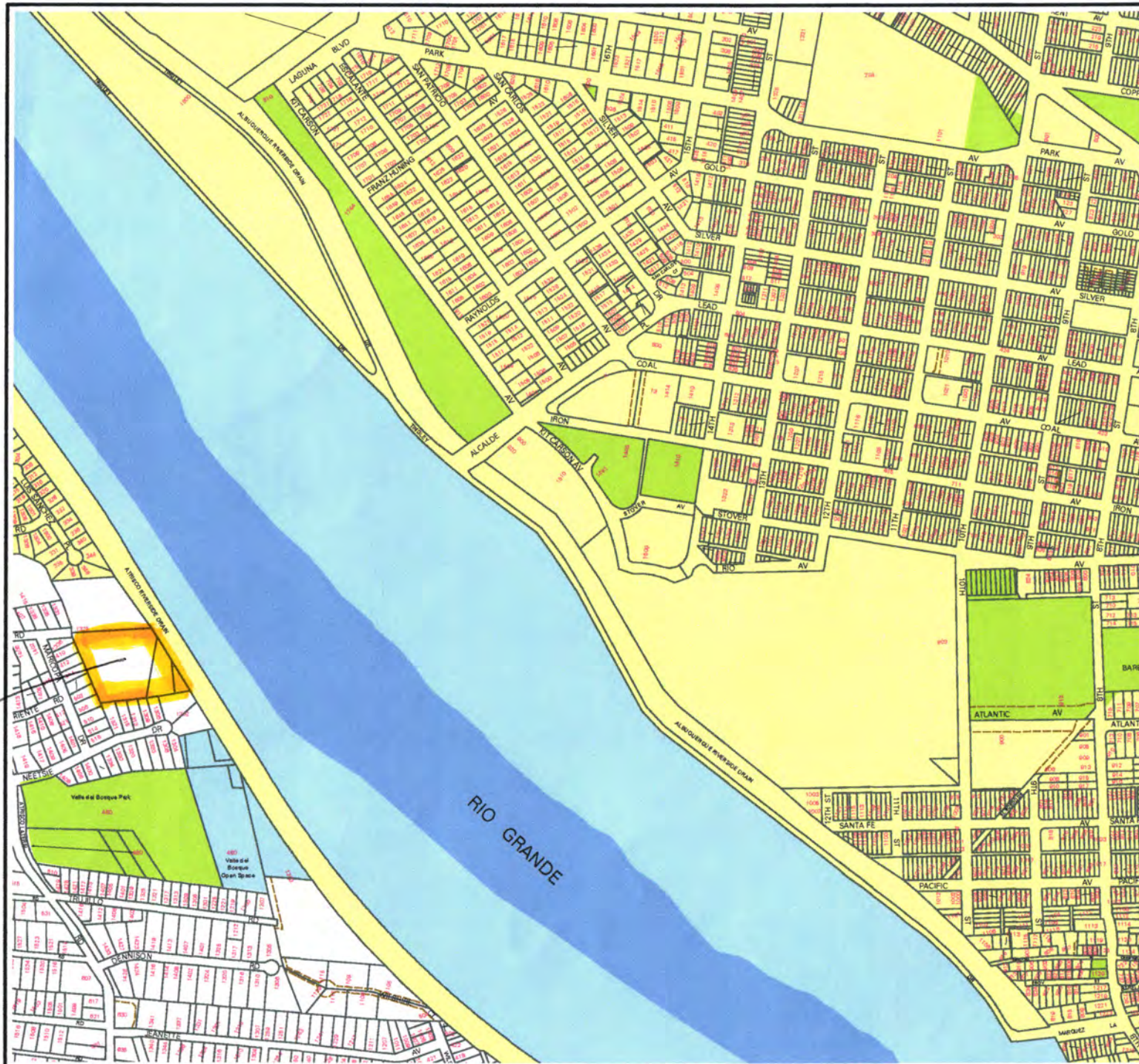


- Planner Confirmation
- Pre-Application Meeting - Submittal Requirements
- ☒ Show number of parking spaces required & provided, including handicapped parking location (s), arrangement, dimensions, aisles, bicycle racks, parking lot lighting & points of ingress & egress. (Refer to Bernalillo County Zoning Code, Section 21, for parking requirements)
  - ☒ Show existing or proposed driveways.
  - ☒ Show existing & proposed signage as regulated in the C-1 zone.
  - ☒ Show existing & proposed structures on site, including square footages & use of each structure, dimensions, and loading & unloading areas. Indicate existing structures within 50 feet of property lines of subject site. *N/A*
  - ☒ Show existing and proposed water, sewer, fire hydrant, and solid waste container locations.
  - ☒ Specify existing storm drainage flow patterns on the lot and storm drainage facilities. **A conceptual grading & drainage plan may also be required by the Bernalillo County Public Works Division.**
  - ☒ Indicate existing and proposed public/private streets, alleys & easements. Proper names and dimensions of these features must also be noted on the plan. *N/A*
  - ☒ Indicate fire lanes & emergency vehicle parking.
  - ☒ Provide a landscape & buffer landscaping plan identifying the type and location of all trees, shrubs, & ground cover. A statement of responsibility for maintenance must be included. (Refer to Section 19 in the Bernalillo County Zoning Code for landscaping requirements) *Add to landscape plan*
  - ☒ Provide a brief description of how the application will meet the Water Conservation Ordinance. (See attached document)

#### Permit Technician – Intake Checklist

- ☐ Name, address & telephone number of the applicant and/or agent.
- ☐ Verify legally platted lots.
- ☐ Street address, legal description & Uniform Property Code number(s).  
List all applicable UPC numbers.
- ☐ Original letter from owner, authorizing agent to request zone change or SUP
- ☐ Application signed by applicant or agent.
- ☐ 2 Completed site plans with all min. required elements verified, folded. (Not rolled)
- ☐ Written response to Resolution 116-86.
- ☐ Proof of neighborhood notification by certified mail and a copy of the letter and Site Plan sent to the Neighborhood Association and a form from the Neighborhood Program Coordinator.
- ☐ Copy of sign posting instructions (signed by applicant).
- ☐ Location Map – Zone Atlas page.
- ☐ Fee
- ☐ Receipt printed for customer
- ☐ Cover pages printed for customer and department.





#### LEGAL DESCRIPTION

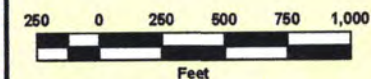
T10N

R3E

SEC 19

#### UNIFORM PROPERTY CODE

1-013-057



Map amended through January 2018



PUBLIC WORKS DIVISION  
GIS PROGRAM

This information is for reference only.  
Bernalillo County assumes no liability for errors  
associated with the use of these data. Users are  
solely responsible for confirming data accuracy  
when necessary. Source data from  
Bernalillo County and the City of Albuquerque.  
For current information visit  
[www.bermco.gov/public-works/gis.aspx](http://www.bermco.gov/public-works/gis.aspx).

# K-13-A

**VALENTIN P. SAIS**  
**PRISCILLA ESQUIBEL SAIS**

375 Sunset Road SW | (505) 934-5639 | tiapri@msn.com

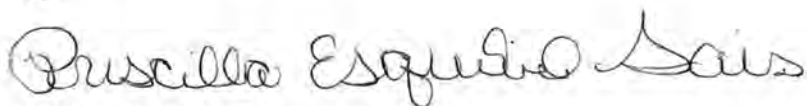
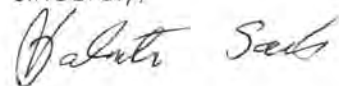
**August 29, 2018**

Bernalillo County Planning and Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

**Dear Bernalillo County Planning and Development Services:**

This letter is to certify that Valentin P. Sais and Priscilla Esquibel Sais, the legal owners of the vacant land parcel located in Albuquerque NM 87105 with the legal description of Mrgcd Map #40 Tract 88A1a1 Cont 3.06 Ac M/L give authorization to Rio Grande Huerta LLC to act as agent for requesting a Special Use Permit.

Sincerely,



**Valentin P. Sais**  
**Priscilla Esquibel Sais**



# RON A. PEREA

1302 Neetsie Dr SW | (505) 350-1444

**August 29, 2018**

Bernalillo County Planning and Development Services  
111 Union Square SE, Suite 100  
Albuquerque, NM 87102

**Dear Bernalillo County Planning and Development Services:**

This letter is to certify that Ron A. Perea, the legal owner of the vacant land parcel located in Albuquerque NM 87105 with the legal description of MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28,706SQ FT M/L, gives authorization to Rio Grande Huerta LLC to act as agent for requesting a Special Use Permit.

Sincerely,

  
Ron A. Perea

**BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE  
APPLICATION FOR A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT  
AREA (PDA) FOR CLUSTER HOUSING BY RIO GRANDE HUERTA LLC**

**SITE LOCATION:** MRGCD Map #40 Tract 88 A1A1 (at east end of Gonzales Rd. SW)  
+ Tract 87B1 + Tract 88A1A2      Total 3.7 acres      Zone map: K-13-A

**CASE NO:**

**CPC HEARING DATE:** January 2, 2019

**CONDITIONS**

The site is comprised of three vacant parcels, one large and two smaller parcels, that are currently zoned A-1. There are single family R-1 lots on the northwest, west and south sides, and a residentially occupied A-1 parcel to the north of the site. The east side abuts the MRGCD Atrisco Drain and a public trail. The only access to the larger parcel is via Gonzales Road at the NW corner; the two small triangles are landlocked and accessed through a private home lot at the SE side. Re-platting will combine the three parcels into a single 3.7-acre Planned Development site. Gonzales Road will be the only access to the site.

There is no irrigation ditch access or well on these parcels. The larger tract used to have a domestic well permit that expired in the 1990s. The sellers of the larger tract are part of the original farm family, but have been unable to farm the land, so it has been listed for sale for several years.

The site is between Central Avenue and Bridge Boulevard in a Developing Urban Area and Residential Area 5, where a dwelling density of up to 9 units per acre is permitted, as adopted in the **Southwest Area Plan**. SWAP Policy 66, which updates the South Valley Agricultural District boundaries, prioritizes agricultural land preservation south of Lakeview Road, several miles south of this site.

**PROPOSED USES**

This proposed cluster housing/co-housing project of 30 units is being created and driven by its future residents (Rio Grande Huerta LLC) using an eco-village model of Net-Zero energy use, zero-waste strategies and maximizing water conservation. The building footprints shown on the site plan allow for all porches, terraces, breezeways, etc. that may extend from the buildings. The residential buildings and common house will be energy-efficient Passivhaus design and construction---super insulated, and requiring very little heating or cooling inputs. All building heights will be within the R-2 height limit.

The site plan shows the 30 housing units in compact clusters, which leaves 58% of the site for agricultural uses and shared open space. Site agricultural uses will include, but are not limited to, orchards, community gardens, a vineyard and berry patch, fishpond, greenhouse, chicken coop, and garden composting.

The site landscape plan calls for primarily native and drought-tolerant species suited to the sandy alluvial soils of the property, preservation of existing large cottonwoods and maintenance of healthy existing trees along the site perimeter. The cohousing members may apply for a new domestic well permit for supplemental agricultural irrigation and landscape use.

A community house, children's play areas, a natural pool and landscape commons will be shared by the site residents.



The project will meet the **Bernalillo County Water Conservation Ordinance (Section 30-241-30-251)** Subject to further analysis and design opportunities that arise, water conservation strategies currently anticipated are:

- Passive water harvesting on 45% of the landscape area,
- Smart irrigation controller,
- Soil-amendment program during installation of landscaping, and an
- Exterior management plan to reduce water use, chemical use, and water runoff,
- Indoor appliances and fixtures to have EPA Water Sense labeling.

The County motor vehicle parking requirement of 60 spaces --2 spaces per unit—and bicycle parking of 1 space per 2 units will be met. Traffic impacts will be mitigated with ridesharing, shared car ownership, biking, and public transit use, part of the environmental low-impact philosophy of this cohousing community. (The Central Avenue bus stop is a seven-minute bike ride from the site on the Bosque trail.) There will be controlled access points to the trail at the NE and SE corners.

The proposed uses require no major or un-programmed capital expenditures by the County. Gonzales Road dead-ends at the site. Internal circulation is the developer's responsibility and will meet fire department access requirements. The Porous Flexible Paving System over compacted base course is engineered to accommodate 75,000 lb GVW to meet Fire Marshal Access Requirements and allows aquifer recharge to occur.

The **Southwest Area Plan (SWAP)** policies recommend Cluster Housing Development to preserve open space, scenic views and some agricultural uses. See pages 26 & 47 of the SWAP for this type of use.

## **POLICIES**

The Special Use Permit for Planned Development Area for Cluster Housing being requested for this site is appropriate and advantageous to the community for many reasons, per **Resolution 118-86 Section 1. A, B, C, D & E (3)**. The changes and uses are not in conflict with the **Albuquerque Bernalillo County Comprehensive Plan (2013)**, or the **SWAP**, or of any nearby uses.

What the SU for PDA will do:

- Allow renewed agricultural uses as part of the open space.
- Preserve views to the mountains and the *bosque* for nearby neighbors.
- Help buffer the *bosque* from neighborhood homes and activities.
- Promote neighborhood cohesion and safety, with residents able to watch out for each other and for potential crime or vandalism. Some current neighbors of this property mentioned that the current uncontrolled access from the Bosque trail has been a serious nuisance for them.
- Assure high and consistent maintenance standards, as the cohousing association will manage the entire site.
- Allow for efficiencies of utility use and lower living expenses for residents.
- Allow and facilitate sharing of labor, resources and community activities.
- Allow for consolidated strategies for solid waste reduction, recycling and composting.

- Allow for a range of home size, price and accessibility for a diverse population ranging from families with children, to retirees and singles. The developers have been in discussion with Homewise on possibly providing a subsidized down payment for a qualified buyer not able to pay the full down payment amount.
- Allow for a more traditional community of homes surrounding the commons or plaza, promoting social interaction rather than isolation.
- Allow this to be a diverse community in all ways—and to fit into the South Valley's agricultural, natural, ecological, ethnic and cultural heritage.

The **A/BC Comprehensive Plan's** concerns and strategies regarding issues related to growth are more easily met with this zoning to address alternative & renewable energy, housing, bicycling and pedestrianism, transportation, public safety, reinvestment in older areas, agricultural land use and scenic vistas.

Among the relevant Comprehensive Plan's policies adopted for **Developing and Established Urban Areas:**

**Policy d.6)** (cluster development)

**Policy e** (infill incentives)

**Policy f** (clustering of homes, shared open spaces, oriented towards pedestrian and bike ways)

**Policy h** (higher housing density where a transition is needed)

**For Developed Landscape:**

**Policy a,** (the natural and visual environment respected, a determinant in development decisions),

**Policy e,** (design and materials shall be in harmony with the landscape, scenic vistas).

**For Energy Management:**

**Policy a, b, c 3)** (encouraging use of alternative, renewable energy, building energy efficiency and cluster housing for community energy systems)

**For Transportation & Transit:**

**Policy g & h** (pedestrian and bicycling trail networks connectedness)

**For Housing:**

**Policy b 7)** (innovation in new housing design)

*In sum, this zone use is the best fit for this transition location and for meeting County goals.*

#### **NEIGHBORHOOD COMMUNICATION & NOTIFICATION:**

Before filing this application, the applicants' agents mailed the official notifications to the applicable Neighborhood Associations per **County Ordinance 94-4**. (See attached notification confirmation.)

Outreach to neighbors and South Valley neighborhood associations has been extensive and varied:

- South Valley Coalition & *Vecinos del Bosque* NA meetings
- Door to door petition to the neighbors within 200 feet of the project site



- Public Neighborhood Lunch in *Valle del Bosque* Park on September 9
- Public Open House in *Vecinos del Bosque* Park on November 18
- Ongoing conversations with neighbors and interested parties. Neighbors' input has been heard and, when feasible, adjustments made.

There also have been several Open House events in the past year to discuss what cohousing is and generate interest in joining this cohousing project (only the second one in the Albuquerque area.) Publicity has been through the news media, the [www.cohousingABQ.org](http://www.cohousingABQ.org) web site, social media, flyers, personal contacts and referrals. A handout explaining "Cohousing" is attached.

The project's professional architectural design team consists of Peter Rehn of RMKM Architecture, P.C., Jonah Stanford, AIA, of Needbased Inc., and Faith Okuma, AICP, RLA, of Surroundings. Cohousing development consultant is Marianne Dickinson of Acequia Jardin.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "M. Metodi". The signature is fluid and cursive, with the first letter of the last name being a large, stylized 'M'.

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
(Applicants' designated agent)

BERNALILLO COUNTY POLICIES AND CONDITIONS SUPPORTING THE  
APPLICATION FOR A SPECIAL USE PERMIT FOR A PLANNED DEVELOPMENT  
AREA (PDA) FOR CLUSTER HOUSING BY RIO GRANDE HUERTA LLC

**Supplemental Notes on Resolution 116-86 Section 1**

[Adoption of policies for Zone Map changes and Special Use Permit applications]

- A. The proposed land use change is consistent with the health, safety and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicants **are not** factors in the request for this land use change.
- C. The proposed land use **will not** be in conflict with adopted elements of the **Albuquerque Bernalillo County Comprehensive Plan (2013)**, or the **Southwest Area Plan**, or their amendments, or privately developed area plans that have been adopted by the County.
- D. The requested zone change is not an abrupt or destabilizing zoning in this area--where few parcels are used for agriculture and are transitioning to denser residential use. This site in particular no longer has access to its historic irrigation water source. Rather than change this land use entirely to residential use, it is following the multiple policy citations in the governing Plans to use Cluster Housing to combine the remaining open space and agricultural use with housing. The Planned Development Area type of SU Permit is the County's most appropriate zoning to create Cluster Housing development.
- E. 1) Is not applicable since no error was made in the zone map.
- 2) Neighborhood conditions have changed substantially since this area was originally used and zoned Agricultural. A few small urban farms still exist where they are connected to the irrigation ditches, but this property is surrounded by single-family residential lots where the original farm has been subdivided. Irrigation ditch access to it has been vacated. The agricultural zoning is actually the exception now, in effect a "spot zoning."
- 3) This property is within the **Developing Urban Area**, which is adjacent to the City boundary. As adopted in the **Southwest Area Plan**, it is in **Residential Area 5**, which permits up to nine dwelling units per acre. Because of its proximity to the Bosque trail and river, the **Southwest Area Plan** policies recommending Cluster Housing Development (**SWAP pages 26 & 47**) to preserve open space, scenic views and some agricultural uses make it the ideal zoning for this property, serving as both a transition and a buffer.
- F. A majority of neighbors have expressed support of the requested zoning as a compatible land use and it would improve public safety in the area with the



controlling of access from the Bosque trail. [See petitions included with application.] No harm to the neighborhood has been demonstrated and the additional home ownership will add investment and stability to the area.

**G.** The proposed uses require no major or un-programmed capital expenditures by the County.

**H.** Is not applicable—no street location justification.

**I.** This would not be a “spot zone,” but instead create a transition between adjacent residential uses and the Bosque open space.

**J.** This is not a “strip zoning,” it is not a commercial development and it is not on a commercial street.

## Special Use Permit Traffic Scoping Report

### TRAFFIC SCOPING REPORT INFORMATION

A completed traffic scoping is required by Bernalillo County Public Works for special use permits for non-residential land uses and residential land uses with 25 or more dwelling units. For applicable land uses, complete this form or provide the information from the form in a letter format.

The completed traffic scoping report along with the special use application site plan provide a preliminary review of the potential changes to the transportation system resulting from the proposed special use. The traffic scoping report allows Bernalillo County Public Works to identify reasonable modifications that can be made to the site plan that support the function of the transportation system and ensure safe and efficient access to and from the site to the adjacent roadway. This information is also used to determine if a Traffic Impact Analysis is required.

**Contact for questions related to the Traffic Scoping Report:** Julie Luna, 505-848-1508, jaluna@bernco.gov

### APPLICANT INFORMATION

Name: Agent Marlies Metodi, Project Mgr. Date: 11-26-18  
Rio Grande Huerta LLC  
Phone Number: 505-363-6087 Permit or Case Number (if known): ZCSU 2019-0001

### SITE INFORMATION

Address: MRGCD Map # 40 Tract 88 A1A1 Implementation Year: 2019

Specific Land Use(s) or Business Type: Cluster Housing (Cohousing), 30 units resid.

☒ New Use ☐ Change of Use ☐ Unchanged Use Same Use with ☐ Increased ☐ Decreased Capacity

Building Size (Square Feet, provide existing, new, remodel): total # 22,690 (approx.)

Business Hours and Days: Not applicable

Number Daily Employees: 0 Number Daily Customers: 0 Number Other Daily Visitors: 2 to 3

(Please attach any additional information about trips to the site if available.)

### Expected Vehicle Mix

% Passenger Vehicles (including pick-ups): approx 98% % Buses: 0

% Heavy Single Unit Vehicles: 0 % Heavy Multi-Unit Vehicles (Semi-Truck): 0

% Other (Please Specify): delivery and postal vans, solid waste pickup veh.

### ROADWAY INFORMATION

Driveway(s) located on: Dead end of Gonzales Road SW - east of Sunset Rd.

Is the road(s) accessing site under NM Department of Transportation jurisdiction? ☐ Yes ☐ No ☒ Unknown

Posted speed of roadway providing access: 25 MPH



## Quick Facts about Cohousing ABQ:

- The term “Cohousing” means collaborative housing. This is not a gated or exclusive community. The community is maintained and controlled by the work and cooperation of its homeowners. Anyone is welcome to join us in helping shape the community and build their home with us.
- Our home sizes vary from studio casitas to 4-bedroom townhomes. Most homes are 2-3 bedrooms, with just a few 4-bedroom homes to accommodate larger families. There could be as many as 33 homes, as permitted in this area of the county, but it may be fewer.
- Projected home prices start at \$130,000 and the average home is expected to cost \$279,000. The home sizes and options will determine prices. We are working with several nonprofits, including Homewise and Hands Across Time NM, to help create options for lower-income buyers.
- Our home prices include an ownership share in all common resources such as the common house, gardens, playgrounds etc. To make shared ownership of common resources possible, we are classified as a condominium. Condominiums do not serve as assessment comparables for single family homes in the neighborhood and therefore we *will not increase our neighbors' property taxes*.
- We hope to integrate with and be part of the larger neighborhood in positive ways: e.g., our children playing at the local Valle de Bosque Park and attending local schools, hosting neighborhood gatherings, supporting local farms and businesses, and participating in the civic life within the neighborhood.
- The community is being designed to highest “green” standards to minimize impact on the land, air, water and community resources. Water harvesting, reuse and conservation will be essential to bring the land back to productivity as it hasn't been irrigated or cultivated in decades.
- Because we are clustering our residences we will be able to preserve a significant part of the land for agricultural uses and natural habitat areas. We plan a large garden to provide food for our community.
- The land will allow our children to learn and explore the natural environment, learn how to grow food, and become stewards of the natural environment and its heritage.
- Many of our families and single person households have only one vehicle---part of lowering our carbon footprint and healthier lifestyle is to use the bike trails, public transit, and the carpooling and car-sharing that comes naturally in a cohousing community.
- We are a group of home buyers who have pooled our own money up front to get the project designed, approved and built. Rio Grande Huerta LLC is not a for-profit development corporation, it is the *temporary* legal partnership we formed to deposit our down payments---there are no outside investors. We are working with local banks and credit unions. We will have to have 80% of homes pre-sold before construction can start.
- Our intention is to have a diverse community in all ways—and to fit in to the South Valley's agricultural, natural, ecological, ethnic and cultural heritage.

## Datos Sobre 'Co-housing ABQ'

- Co-housing, o co-vivienda, significa la vivienda colaborativa. No es una vecindad exclusiva ni una urbanización cerrada. La comunidad se mantiene a base del trabajo y cooperación de los propietarios. Cualquiera es bienvenido a unirse a formar la comunidad construir su casa con nosotros.
- Los tamaños del hogar varían desde casitas de un estudio hasta casas con 4 recámaras. La mayoría tienen 2-3 recámaras, con sólo algunas de 4 recámaras para las familias numerosas. Podría haber tantos como 33 casas, como el Condado permite en este area, pero podría haber menos.
- Los precios proyectados empiezan en \$130.000 y una casa promedio costará como \$279.000. El tamaño de la casa y las opciones van a determinar los precios. Estamos trabajando con algunas organizaciones sin fines de lucro, como Homewise y Hands Across NM, para crear opciones para los compradores de menores ingresos.
- Los precios incluyen una participación en la propiedad y los recursos como la Casa Común, los jardines y el patio de recreo. Para poder compartir la propiedad de los recursos comunales, se clasifica como un Condominio. Los condominios no se clasifican en la valoración como las casas particulares en el barrio, así que no se aumentaran los impuestos de la propiedad nuestros vecinos.
- Esperamos integrarnos en la vecindad en maneras positivas; nuestros hijos jugaran en el parque.
- Esperamos integrarnos en la vecindad en maneras positivas; nuestros hijos jugarán en el parque Valle del Bosque y asistirán en las escuelas locales, apoyaremos a las fincas y negocios y participaremos en la vida cívica del vecindario.
- La comunidad se está planeando a los estándares 'verdes' más altos para minimizar los impactos en la tierra, el aire, el agua, y los recursos de la comunidad. Es esencial almacenar el agua, reusarlo y conservarlo para restaurar la tierra a su productividad, como no ha estado regado ni cultivado durante décadas.
- Vamos a agrupar las residencias para poder preservar una parte significativa para la agricultura y areas naturales. Planeamos tener un jardín grande para poder proveer comida para nuestra comunidad.
- El terreno permitirá que nuestros niños aprendan y exploren el medioambiente y aprenderán cómo cultivar la comida y cuidar la tierra y su herencia.
- Muchas familias e individuos de nuestro grupo sólo tienen un vehículo para disminuir la contaminación. Planeamos usar los caminos para bicicleta, el transporte público y viajes compartidos.
- Somos un grupo de compradores que hemos juntado nuestro dinero para diseñar, aprobar y construir el proyecto. Rio Grande Huerta LLC no es una empresa lucrativa- es una sociedad legal temporal que hemos formado para hacer nuestros depósitos. No hay ningún inversionista de fuera. Estamos trabajando con los bancos locales y uniones de crédito. Antes de construir, tenemos que tener 80% de las casas vendidas.
- Nuestra intención es tener una comunidad diversa en todos los niveles y participar y respetar en la herencia natural y cultural del Valle del Sur.



BERNALILLO COUNTY  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

**Neighborhood Association Notification Confirmation**

(To be completed by applicant)

This certifies that I, Marlies Metodi Rio Grande Huerta, LLC  
(agent for applicants) have notified  
the designated neighborhood representatives via certified return receipt mail regarding our  
application for the property located at east end of Gonzales Rd. SW.  
MRGCD ~~Tract~~ Map #40 Tract 88A1A1 and  
MRGCD Map #40 Tracts 87B1 + 88A1A2

List Neighborhood Associations that were contacted:

South Valley Alliance; South Valley Coalition of  
Neighborhood Assns.; Vecinos del Bosque N.A.;  
South West Alliance of Neighbors (SWAN).

\*This form is not complete until copies of the Neighborhood Coordinator Forms (list of applicable Neighborhood Associations and Representatives) and copies of the corresponding notification letters have been attached.

Attach certified mail receipts here

## **NEIGHBORHOOD ASSOCIATION NOTIFICATION AND RECOGNITION ORDINANCE NO. 94-4**

**PURPOSE OF ORDINANCE.** The purpose of this ordinance is to provide the Neighborhood Associations, in the unincorporated area of Bernalillo County, with an early notification process for all public hearings held by the Bernalillo County Planning & Development Services Department, and any major County projects affecting neighborhoods. Early notifications will help identify and possibly resolve potential conflicts involving neighborhoods, the private sector, and Bernalillo County prior to the public hearing.

**NOTIFICATION PROCESS.** Prior to filing an application concerning a matter to be heard by the Bernalillo County Planning Commission, the applicant/agent must notify (in writing) the affected neighborhood association(s) which covers, abuts, or is across public right-of-way from the proposal site. A notified association representative must respond back to the applicant within two weeks (14 days) from receiving the written notice.

Written notice must be through certified letter (containing information outlined below), return receipt requested, mailed to **two (2)** designated neighborhood representatives on file with the Neighborhood Program Coordinator. Failure to submit notification to the association representatives shall be grounds for the neighborhood to request deferral of a hearing.

Certified letters must include the following information:

1. Brief description of proposal including any justification deemed appropriate (i.e. requesting a zone change from A-1 to C-1 on property located at \_\_\_\_ for the purpose of establishing).
2. Zone Atlas Map page.
3. The legal description of the property along with actual street names, address(es) and intersections.
4. A copy of the site plan, if applicable, and any other relevant information (typical building elevations, location of proposed buildings, street layout, etc.). These materials are not required to be blueprint final; preliminary drawings may be appropriate.
5. The name, address, and phone number(s) (fax and/or email, if available) of the agent or applicant for the proposed request. If more than one agent/applicant is listed, information must be provided for all those listed.

**Please contact Darrell Dady, Neighborhood Coordination Specialist, at 468-7364 or at [ddady@bernco.gov](mailto:ddady@bernco.gov) for a list of the current county-recognized neighborhood association representatives. Notification forms with a list of applicable Neighborhood Associations and the representatives to be notified will be issued by the Neighborhood Program Coordinator. Please submit copies of these forms, copies of corresponding notification letters, and evidence of certified mail with your application.**





## BERNALILLO COUNTY

Planning & Development Services Dept. / Neighborhood Coordination

**TO:** Marlies Metodi, Project Manager for Rio Grande Huerta LLC  
**FROM:** Darrell Dady / Neighborhood Coordination Specialist  
**DATE:** November 15, 2018  
**RE:** Request for Special Use Permit at the east end of Gonzales Rd. SW, Albuquerque, NM 87105 which dead ends into the Rio Grande.

**YOU ARE REQUIRED TO CONTACT BOTH REPRESENTATIVES OF THE FOLLOWING FOUR NEIGHBORHOOD ASSOCIATIONS:**

### **South Valley Alliance**

Sara Newton Juarez  
933 Nashville SW  
Albuquerque, NM 87105  
[snjart@yahoo.com](mailto:snjart@yahoo.com)

877-7474 (H)

Zoe Economou  
214 Riverside SW  
Albuquerque, NM 87105  
[zoecon@unm.edu](mailto:zoecon@unm.edu)

873-3096 (H)

### **South Valley Coalition of Neighborhood Associations**

Rod Mahoney  
1838 Sadora Road SW  
Albuquerque, NM 87105  
[Rmahoney01@comcast.net](mailto:Rmahoney01@comcast.net)

681-3600 (C)

Marcia Fernandez  
2401 Violet SW  
Albuquerque, NM 87105  
[Mbfernandez1@gmail.com](mailto:Mbfernandez1@gmail.com)

877-9727 (H)  
235-6511 (C)

### **South West Alliance of Neighbors (SWAN)**

Cherise Quezada  
10304 Paso Fino Pl. SW  
Albuquerque, NM 87121  
[cherquezada@yahoo.com](mailto:cherquezada@yahoo.com)

506-0906

Jerry Gallegos  
5921 Central Ave. NW  
Albuquerque, NM 87105  
[jgallegoswccd@gmail.com](mailto:jgallegoswccd@gmail.com)

385-5809  
836-2976

### **Vecinos del Bosque Neighborhood Association**

Rod Mahoney  
1838 Sadora Rd SW  
Albuquerque, NM 87105  
[rmahoney01@comcast.net](mailto:rmahoney01@comcast.net)

681-  
3600 (C)

Harrison (Tai) Alley  
1316 Dennison SW  
Albuquerque, NM 87105  
[taialleyh@gmail.com](mailto:taialleyh@gmail.com)

980-  
6151



7018 1130 0002 3430 0872

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ALBUQUERQUE, NM 87105

Certified Mail Fee	\$3.45	\$2.75	0103
Extra Services & Fees (check box, add fee as appropriate)		\$0.00	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage	\$1.42		
Total Postage and Fees	\$7.62		

Sent To Red Mahoney, Vecinos del Bosque  
Street and Apt. No., or PO Box No. 1838 Sadora Rd. SW  
City, State, ZIP+4® Albuquerque, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 1130 0002 3430 0926

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ALBUQUERQUE, NM 87105

Certified Mail Fee	\$3.45	\$2.75	0103
Extra Services & Fees (check box, add fee as appropriate)		\$0.00	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage	\$1.42		
Total Postage and Fees	\$7.62		

Sent To JERRY GALLEGOS  
Street and Apt. No., or PO Box No. 5921 CENTRAL AVE. NW  
City, State, ZIP+4® ALBUQUERQUE, NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 1130 0001 7545 7188

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ALBUQUERQUE, NM 87105

Certified Mail Fee	\$3.45	\$2.75	0103
Extra Services & Fees (check box, add fee as appropriate)		\$0.00	
<input type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage	\$1.42		
Total Postage and Fees	\$7.62		

Sent To Harrison Alley Vecinos del Bosque  
Street and Apt. No., or PO Box No. 1316 DENNISON SW  
City, State, ZIP+4® Albuquerque NM 87105

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7018 1130 0002 3430 0919

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ALBUQUERQUE, NM 87121

Certified Mail Fee	\$3.45	\$2.75	0103
Extra Services & Fees (check box, add fee as appropriate)		\$0.00	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	\$0.00	
Postage	\$1.42		
Total Postage and Fees	\$7.62		

Sent To Cherise Quezada, SW Alliance of Neigh.  
Street and Apt. No., or PO Box No. 10304 PASO FINO PL. SW  
City, State, ZIP+4® Albuquerque, NM 87121

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

South Valley Coalition of Neighborhood Associations  
Marcia Fernandez  
2401 Violet SW  
Albuquerque, NM 87105

November 25, 2018

Dear Marcia:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

- MRGCD Map #40 Tract 88A1A1; Legal description: UPC# 101305600822230717; 3.062 acres
- MRGCD Map #40 Tracts 87 B1 and 88 A1A2; Legal description: UPC# 101305702718730237; 0.659 acres

They are located at the easternmost end of Gonzales Road SW, next to the Atrisco drain and trail. The nearest intersection is Gonzales Rd SW and Maricopa Dr SW.

Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,





South Valley Alliance  
Sara Newton Juarez  
933 Nashville SW  
Albuquerque, NM 87105

November 25, 2018

Dear Sara:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

- MRGCD Map #40 Tract 88A1A1; Legal description: UPC# 101305600822230717; 3.062 acres
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They are located at the easternmost end of Gonzales Road SW, next to the Atrisco drain and trail. The nearest intersection is Gonzales Rd SW and Maricopa Dr SW.

Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,



Vecinos Del Bosque Neighborhood Association  
Harrison Alley  
1316 Dennison SW  
Albuquerque, NM 87105

November 25, 2018

Dear Harrison:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

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Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105


Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,





South West Alliance of Neighbors  
Jerry Gallegos  
5921 Central Ave NW  
Albuquerque, NM 87105

November 25, 2018

Dear Jerry:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

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Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,



Vecinos Del Bosque Neighborhood Association  
Rod Mahoney  
1838 Sadora Rd SW  
Albuquerque, NM 87105

November 25, 2018

Dear Rod:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

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Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,





South Valley Coalition of Neighborhood Associations  
Rod Mahoney  
1838 Sadora Rd SW  
Albuquerque, NM 87105

November 25, 2018

Dear Rod:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

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Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,



South West Alliance of Neighbors  
Cherise Quezada  
10304 Paso Fino Pl SW  
Albuquerque, NM 87121

November 25, 2018

Dear Cherise:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

- MRGCD Map #40 Tract 88A1A1; Legal description: UPC# 101305600822230717; 3.062 acres
- MRGCD Map #40 Tracts 87 B1 and 88 A1A2; Legal description: UPC# 101305702718730237; 0.659 acres

They are located at the easternmost end of Gonzales Road SW, next to the Atrisco drain and trail. The nearest intersection is Gonzales Rd SW and Maricopa Dr SW.

Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

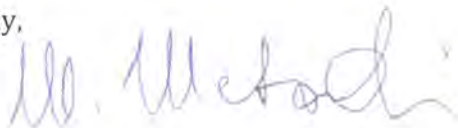
Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,



South Valley Alliance  
Zoe Economou  
214 Riverside SW  
Albuquerque, NM 87105

November 25, 2018

Dear Zoe:

I am writing to inform you and your association that the owners of the following properties in your association's boundaries are applying on November 26, 2018 for a Special Use Permit for a Planned Development (PDA) for Cluster Housing. This permit will allow the local cohousing group, Rio Grande Huerta LLC, to combine these parcels into a single site for cluster housing, open space and agricultural uses.

The parcels are:

- MRGCD Map #40 Tract 88A1A1; Legal description: UPC# 101305600822230717; 3.062 acres
- MRGCD Map #40 Tracts 87 B1 and 88 A1A2; Legal description: UPC# 101305702718730237; 0.659 acres

They are located at the easternmost end of Gonzales Road SW, next to the Atrisco drain and trail. The nearest intersection is Gonzales Rd SW and Maricopa Dr SW.

Zone Atlas Map Page: K-13-~~A~~

Applicants:

- Priscilla E & Valentin P Sais: 375 Sunset Road SW, Albuquerque 87105
- Ron A. Perea: 1302 Neetsie Drive SW, Albuquerque 87105

Agent:

Marlies Metodi, Project Manager  
Rio Grande Huerta LLC  
624 Amherst Drive SE,  
Albuquerque, NM 87106  
cohousingABQ@gmail.com  
505.363.6087

Enclosed: Site Plan Submittal

For more information, please contact the agent named above.

Respectfully,





# Petition in Support of County Approval for Special Use (SU) Permit Requested by Cohousing ABQ (as Rio Grande Huerta LLC)

**Site:** 3.72 acres at the far eastern end of Gonzales Rd SW (three parcels)

**Legal descriptions:** MRGCD MAP# 40 Tract 88A1A1 3.062 ac.

MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28,706SQ FT M/L

Rio Grande Huerta LLC is a group of socially and environmentally concerned Albuquerque residents who have pooled their money to fund, design and build a multi-family, multigenerational, mixed income community of clustered homes and agricultural uses as permitted with (existing) A-1 plus R-2 zoning. All homeowners share ownership of the common house, gardens, play areas, orchard, and accessory greenhouse and workshop---the cost of which is included in their home purchase price.

All units will be built to Certified Passive House 2018 Standards with a goal of net zero energy consumption for the whole development. The buildings are clustered on the site, which allows water harvesting of runoff for gardens and preserves open space for urban farming and natural areas that buffer the bosque. This will be essential to bring the land back to productivity as it has no ditch water rights and hasn't been cultivated or irrigated in decades.

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Date	Signature	Printed Name	Address (resident or owner)
11/10/18		Viridiana Muñoz	518 Maricopa SW Albuquerque NM
11/10/18		Nathan Thomas	1317 Neetsie SW Albuquerque, NM
11/10/18		RAFAEL GRADY	1304 Neetsie
11/10/18		Dominic Saiz	1308 Neetsie Dr SW
11-10-18		Hector Franco	1536 Gonzales rd, SW #13
11-11-18		Roberto Flores	1401 NEETSIE SW 415 Maricopa Rd
11/11/18		Carolyn Quetzada	SW 87105
11/11/18		Roberto	1335 sunsgate
11/11/18		Colleen Wright	1317 Neetsie Dr
11/11/18		Jonathan Duran	421 maricopa





# Petition in Support of County Approval for Special Use (SU) Permit Requested by Cohousing ABQ (as Rio Grande Huerta LLC)

**Site:** 3.72 acres at the far eastern end of Gonzales Rd SW (three parcels)

**Legal descriptions:** MRGCD MAP# 40 Tract 88A1A1 3.062 ac.

MRGCD MAP #40 TRS 87B1 & 88A1A2 CONT 0.659 AC M/L OR 28,706SQ FT M/L

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Date	Signature	Printed Name	Address (resident or owner)
11/14/18		Chantel C. Mader	1320 Neetsie Dr SW
11/16/18		Nicolas G. Nieto	1320 Neetsie Dr SW
11/16/18		LORI ELLISON	1321 NEETSIE DR. SW
11/17/18		Timothy H.	1401 NEETSIE DR SW
11/17/18		Wendy Madriles	514 Maricopa Dr SW
11/18/18		Priscilla Sais	375 Sunset SW
11/18/18		Priscilla Sais	1407 Gonzales SW
11/18/18		Valentin Sais	375 Sunset SW
11/18/18		Valentin Sais	1407 Gonzales SW
* 11/18/18		GARY J RUNYAN	1600 GONZALES Rd SW



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Date	Signature	Printed Name	Address (resident or owner)
11-6-18	Robert L Garcia	ROBERT L GARCIA	1307 NEETSIE DR SW
11-6-18	Rick Perea	RICK PEREA	1302 NEETSIE DR SW
11/21/18	L Solos	Lorenzo Solos	1313 Neetsie SW
11/10/18	Maria S. Garcia	MARIA S GARCIA	1304 NEETSIE SW
11-24-18	Heberro Sanchez	Heberro Sanchez	1335 1/2 Gonzales SW
11-24-18	Gonfari Garcia	GONFARI GARCIA	1335 GONZALES SW
11/24/18	Victor S. Padilla	Victor S. Padilla	1405 EL Oriente Rd SW
11/24/18	Steven Thomas	Steven Thomas	1410 E/Orient Rd
11/29/18	George Montoya	George Montoya	510 MARICOPA SW
11/24/18	Beryl Montoya	BERYL MONTAYA	510 MARICOPA S.W.

1021 @ Neetsie  
1321 @  
505-314-4189  
Text is good -  
I work hard  
hours  
(5)

**Petition in Support of County Approval for Special Use (SU) Permit  
Requested by Cohousing ABQ (as Rio Grande Huerta LLC)**

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