



County of Bernalillo
State of New Mexico
Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, New Mexico 87102
(505) 314-0350
APPLICATION

Resubmitted

SITE ADDRESS/LOCATION

1300 Gonzales Rd SW,
Albuquerque, NM 87105

PERMIT NO: ZCSU2019-0001

Printed: December 17, 2018

PROPERTY OWNER

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

UPC

101305702718730237

LEGAL DESCRIPTION

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

AGENT

Marlie 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 residential & agricultural use A-1. UPC#101305702718730237, 101305600822230717(not found) Pin #s are 241272, 59749.

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)

Processed By: _____

(PDS Staff)

12-17-18

Date

12-17-18

Date

*Resubmitted -
new site plan, justification,
notification
Original request
was not advertised.
C Van Eede
12/17/18*



County of Bernalillo

State of New Mexico

Planning & Development Services

111 Union Square SE, Suite 100

Albuquerque, New Mexico 87102

(505) 314-0350

APPLICATION

FOR INFORMATION CALL (505) 314-0350

Hearing Date: 02/06/2019

Sign Posting Date(s) From: 01/23/2019 To: 02/21/2019

BERNALILLO COUNTY

Planning & Development Services
111 Union Square SE, Suite 100
Albuquerque, NM 87102
(505) 314-0350 Fax: (505) 314-0480
www.bernco.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. Mesa
Signature of applicant / agent

12-17-18
Date

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

Staff: [Signature]

Number of signs issued: 1

Case number: ZES02019-0001

SIGNS MUST BE POSTED FROM 1-23-19 TO 2-21-19

THE SCHEDULED PUBLIC HEARING FOR THIS REQUEST WILL BE HELD ON

2-6-2019

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. Perez 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 see attached 3.83 - Platted Parcel

UPC#	1	0	1	3	0	5	6	0	0	8	2	2	2	3	0	7	1	7	PROPERTY SIZE IN ACRES 3.062 ac
UPC#	1	0	1	3	0	5	7	0	2	7	1	8	7	3	0	2	3	7	(LIST ALL ADDITIONAL UPC # IF NECESSARY) .659 ac.

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

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	Current Zoning: C-1, C-2
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	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

M. Metodi
Signature

11/26/18
Date 12/17/18

OFFICE USE ONLYOFFICE USE ONLY***OFFICE USE ONLY***OFFICE USE ONLY***	
ZONE ATLAS PAGE K-13-A	HEARING DATE 1-02-18 2/6/19 CV
ZONE A-1	RECEIVED BY Marlies Metodi

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.

☒ *MM* Planner Confirmation (Initial) ☒ *11/26* Date *12/17/18* *MM* ✓

Site Plan Requirements

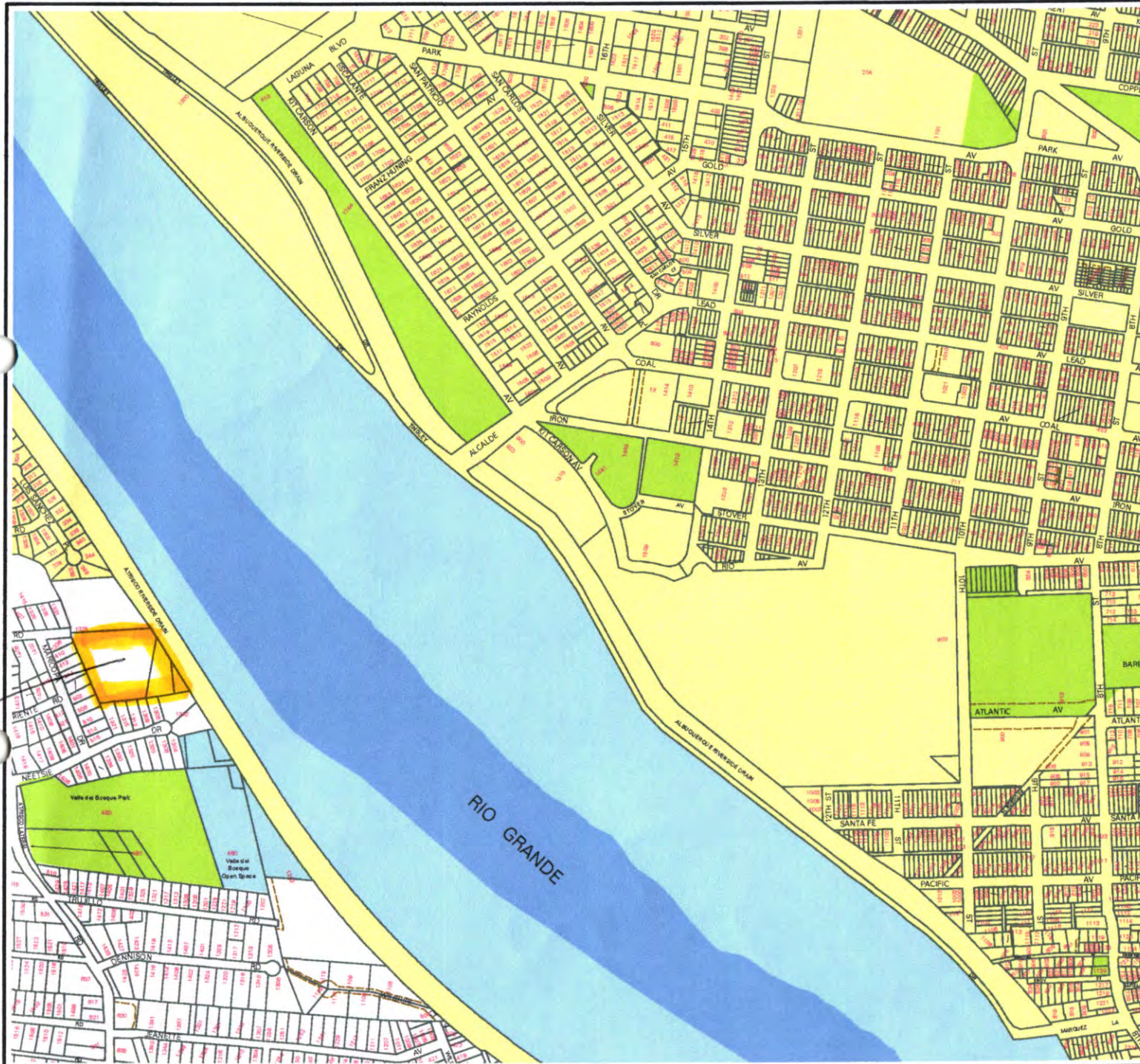
Planner Confirmation

- ☒ ☒ 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

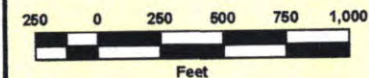
T10N

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.

K-13-A

VALENTIN P. SAIS
PRISCILLA ESQUIBEL SAIS

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

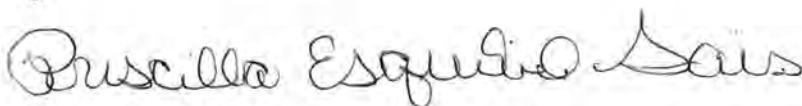
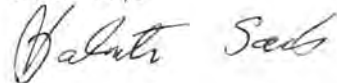
August 29, 2018

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

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.

**CASE NO: CSU-2019-0001--EXISTING CONDITIONS & PROPOSED USES.
ADDENDUM TO THE APPLICATION FOR A SPECIAL USE PERMIT(SUP)
FOR A PLANNED DEVELOPMENT AREA (PDA)
FOR RESIDENTIAL & AGRICULTURAL USES**

SITE LOCATION: MRGCD Map #40 Tract 88 A1A1 (at east end of Gonzales Rd. SW)
+ Tract 87B1 + Tract 88A1A2 Total 3.7 acres Zone maps: K-13-Z/K-12-Z

CPC HEARING DATE: February 6, 2019

EXISTING CONDITIONS

The applicants for this special use permit are members of an extended family who are selling these parcels to Rio Grande Huerta LLC (aka CohousingABQ), their agents in this request. [Agent authorization is attached.] The Special Use Permit is requested specifically and solely for this proposed project and use.

The site is midway between Central Avenue and Bridge Boulevard in the Established Urban Area and Residential Area 5--where a dwelling unit density of up to 9 units per acre is permitted--as adopted in the **Southwest Area Plan**. The site is located where Gonzales Road SW dead-ends, east of the intersection with Sunset Road SW. (Albuquerque's City limit extends to this intersection, but future annexation is not planned or intended.)

The site is comprised of three vacant parcels, one large and two smaller parcels, that are all currently zoned A1. The original farm tracts have been subdivided into single-family R1 lots adjacent on the northwest, west and south sides. A residentially-occupied A-1 parcel sits on the north boundary. The owners of that A1 parcel report they are contemplating using the property for housing extended family members; it is not used for farming. Directly north and west of these Gonzales Road properties are City-annexed R1 subdivisions.

There is no existing irrigation ditch access or well on these parcels. The larger tract used to have a domestic well permit, which expired in the mid-1990s according to the State Engineer's records. The original ditch access to the property was vacated some years ago. The sellers of the larger tract are descendants of the original farm family, but have been unable to farm the land, so it has been listed for sale on and off since 2015.

The east sides of the parcels abutt the MRGCD Atrisco Drain and MRGCD access road. The only street access to the larger parcel is via Gonzales Road at the NW corner; the two small triangles are landlocked and accessed through the owner's private home lot at the SE side. On approval of the special use permit, the buyers will request a re-plat to combine the three parcels into the single 3.7-acre PDA site. Gonzales Road is, and will be, the only access to the site.

The subject tracts are **not** contiguous with the nearby Valley del Bosque Park and Open Space; stable single-family lots on both sides of Neetsie Drive lie between them. The subject tracts are also not contiguous with the Rio Grande Valley State Park as MRGCD owned land lies between the two. There are no significant farming operations existing along the riverside drain between Central and Bridge Boulevard.

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. Any agricultural use will require weed eradication, litter and glass clean-up, considerable soil amendments and a new water source and management system [see Existing Conditions photos].

Any public open space use would put visitor traffic on an unimproved residential street and require that parking, safety and accessibility needs be met.

PROPOSED USES

This proposed cluster housing/co-housing project of 27 units is being created and driven by its future residents (Rio Grande Huerta LLC) using an eco-village-like model of Net-Zero energy use, zero-waste strategies and maximum 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 will be energy-efficient Passivhaus design and construction (PHIUS+ Source Zero)---super insulated, and requiring minimal heating or cooling inputs. No natural gas line extension or use is planned and rooftop solar panels provide anticipated net-zero electric power. All building heights will be within the R-2 height limit.

The site plan shows the 27 housing units in compact clusters, which leaves 62.5% 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, 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 cottonwood trees and maintenance of healthy existing trees and native shrubs along the perimeter. The cohousing residents may apply for a new domestic well permit for one acre foot per year for supplemental agricultural irrigation and landscape use.

The Common House, children's play areas, a natural pool and landscape commons will be shared by the site residents.

The County motor vehicle parking requirement of 54 spaces--2 spaces per unit---will be met. The bicycle parking requirement of 1 space per 2 units will be far exceeded. Traffic impacts will be mitigated with ridesharing, shared car ownership, biking, and public transit use, part of the low-impact environmental philosophy of this cohousing community. (The Central Avenue bus stop is a seven-minute bike ride from the site on the MRGCD trail.) There will be controlled access points to the MRGCD access road at the NE and SE corners of the site.

Gonzales Road dead-ends at the site. Internal circulation is Rio Grande Huerta LLC'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.

NEIGHBORHOOD COMMUNICATION & NOTIFICATION:

Before filing this application, the applicants' agents mailed the official notifications to all 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 of Neighborhood Associations presentation on August 9, 2018
- Public Neighborhood Lunch in *Valle del Bosque* Park on September 9
- Door to door petition to the neighbors within 200 feet of the project site
- Public Open House in *Vecinos del Bosque* Park on November 18
- Vecinos del Bosque NA presentations on October 25 and November 29, 2018
- Ongoing conversations with neighbors and interested parties.

Neighbors' input has been heard and, when feasible, adjustments made, such as the most recent reduction from 30 to 27 living units to restore a larger percentage of agricultural land and open space on the site.

There also have been four 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 web site, social media, flyers, personal contacts and referrals.

The project's professional architectural design team consists of Peter Rehn, AIA 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,



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

**BERNALILLO COUNTY POLICIES SUPPORTING THE APPLICATION FOR A
SPECIAL USE PERMIT (SUP) FOR A PLANNED DEVELOPMENT AREA (PDA)
FOR RESIDENTIAL & AGRICULTURAL USES**

Resolution 116-86 Section 1

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

Summary: The Albuquerque/Bernalillo County Comprehensive Plan concerns and policies related to growth in the established urban areas of the South Valley are well met with this PDA zoning by addressing preservation of agricultural land use and scenic vistas, water protection & conservation, renewable energy, housing, bicycling & pedestrianism, public safety, quality of life and revitalization in older areas in one project.

The SUP for PDA will allow this to be a diverse community in all ways and to fit into the agricultural, ecological and cultural heritage of the South Valley as called for in the **Southwest Area Plan**. In addition, the proposed use will set a precedent for low-impact infill development with its very compact, 27 housing-unit footprint, natural landscape, and restoration of agriculture on the 3.7 acre site. The proposed use will add the greater resiliency and sustainability needed for humans and the natural environment now and for future generations. The Special Use Permit for Planned Development Area is the County's most flexible and appropriate zoning to create this mix of compatible uses and a model for enabling humans to live in harmony with nature and each other.

A. *A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.*

This proposed Special Use for a PDA is consistent with the health, safety and general welfare of the residents of the County:

- This Planned Development Area is specifically for a grassroots, intentional, multigenerational community being created by the future residents using their own funds--currently known as Rio Grande Huerta LLC/Cohousing ABQ (RGH). There are no outside investors or commercial developers involved and is only classified commercial because it involves multifamily housing regulations. This is a nonprofit effort by working families and concerned members of the greater Albuquerque area who want to live in harmony with nature and their neighbors, grow food for their community, and consume less and share more. This South Valley site offers the opportunity to combine those in one community site rather than in a dispersed patchwork of single family homes, and without demolishing existing homes or displacing any residents. The single plat and condominium ownership form allows for each homeowner to have a private home and shared use and stewardship of the common areas.

- The proximity of homes and pedestrian orientation of this development promotes the “eyes on the street” type of neighborhood safety and cohesion--crime prevention through environmental design (CPTED) precepts--with residents able to watch out for each other, for children and for elders. The plan creates a more traditional community of homes surrounding the commons or plaza, promoting social interaction and cooperation.
- Livestock or coyote fencing and controlled access points on the east side bordering the dirt access road along the Atrisco Drain will prevent easy access across the land to the neighbors to the west, thus preventing the opportunity crime and nuisance activity the neighbors have said they contend with presently. (Bernalillo Sheriff's Department crime reports indicate most reports are for property crime and “quality of life” incidents in this area.)
- The property currently is covered with weeds and broken glass and has perimeter trees and a large cottonwood tree in need of care. [See Existing Conditions photos.] The site plan's restored cultivated and natural landscapes will control dust (topsoil) currently blowing from the bare areas and maintain a green buffer between the residences and the river drain side. This site management will also serve to lower fire risk to the area. A group of the Rio Grande Huerta LLC members are master gardeners and permaculture advocates who have the knowledge to do this restoration themselves and who hope to share some of the growing space with young, future South Valley farmers as well. Current and retired farmers in the area can offer valuable advice on species and varieties best suited to the Valley.
- The low-energy use building design, which significantly lowers the carbon footprint of this housing and common areas without adding pollution to the air, furthers the **Comp Plan Energy Management Policies a, b, c 3)** (*encouraging use of alternative, renewable energy, building energy efficiency, and cluster housing for community energy systems*) and **Comp Plan Housing Policy b 7)** (*innovation in new housing design*). The innovative certified Passive House construction of the living units will require no natural gas line extension or use, and the rooftop solar photovoltaic system is expected to provide 100% (net) of the needed electric power. The vanguard of energy-efficient design, buildings meeting Passive House Certification prioritize extreme energy conservation over complex systems or machination, thus the term “Passive”. The International Passive House Association, reports that its design-integrated, ultra-low energy-use building standard achieves energy savings of more than 90 percent relative to conventional buildings' consumption. The building design allows for efficiencies of utility use and lower living expenses for residents while the site design allows for consolidated strategies for solid waste reduction, recycling and composting.

- This project plan addresses Housing policies in the Comp Plan with a range of home sizes, prices and accessibility for a diverse population ranging from families with children, to seniors, to single adults. An important aspect of this community's social sustainability is the integration of aging-in-place concepts, which prioritizes a home's durability and usability through the broadest range of ages, abilities and life stages. Aging-in-place design anticipates ambulatory challenges and the possible need for live-in assistance. As a way to include aging residents in the gardening activities, there will be raised garden beds next to homes. The range of home sizes, from the equivalent of an independent "granny flat" to a modest-sized family home, will offer housing options usually not available in proximity to each other, allowing residents of differing ages and means to live in the same neighborhood and share the same amenities. Rio Grande Huerta LLC has been in discussion with Homewise on the possibility of providing subsidized down payments for qualified buyers not able to make the full down payment. Homewise, through its subsidiary Homestart, serves customers in the Albuquerque area with financial education, home buying with affordable financing, and home improvement and refinance lending. The project will comply with the Fair Housing Act and will not discriminate based on race, religion, national origin, gender, sexual orientation, disability or family status.

- The project will meet the **Bernalillo County Water Conservation Ordinance (Section 30-241-30-251)** and the new commercial water conservation requirements for multifamily housing over 8 units. The residential use will be on the ABCWUA-supplied system, and buildings will comply with low water-use regulations, i.e., all indoor appliances and fixtures to have EPA WaterSense labeling. The project's water conservation and management plan will prevent pollution of the soil and water of the surrounding environment, groundwater and river. The site is considered to be outside the regulatory floodplain and must retain on-site runoff for a 100-year storm event. The preliminary grading plan indicates the locations where that amount would be stored on site. The exposed soils on the site are sandy and alluvial in nature. The gradient of the site is very flat (less than 2 feet of elevation change over the entire site) with no sign of previous storm flows leaving the site that result in erosion either on-site or to adjacent properties. The project will revegetate, landscape, or agriculturally manage any undeveloped portions of the site to reduce any soil erosion or migration to off-site from surface runoff. A future domestic well would be limited to supplemental use on the growing areas at the south half of the site. The supplemental water would be by distributed drip irrigation systems, which use far less water than a flood-irrigated field system. The local water table is estimated to be between 5 and 8 feet below the site and easily accessed, although deeper drilling may be advisable to avoid previous contamination. Water harvesting and water reuse will be the primary source of water for required landscape areas.

Concrete paving is limited to handicap parking and walkways, curbs, apron and sidewalks where required. No asphalt will be used, eliminating that possible source for contaminating runoff. All other driving surfaces are permeable surfaces allowing for aquifer recharge.

- The project will meet parking rates required by ordinance to provide 54 parking spaces--2 per unit--and will provide in excess of the requirements for bicycles. The community members' low-impact, low-consumption philosophy will be incorporated in the covenants to strongly encourage members to use alternative transportation, biking, car sharing, etc. Smaller unit residents (singles, seniors) will have no use for more than one vehicle and some families are already arranging carpooling, car sharing and bike-to-the-bus travel. Some residents work from home and some are retired, so impacts will be minimal to commuter traffic on Sunset Road, which has the lowest traffic counts of the area, according to MRCOG weekday traffic counts [see 2017 traffic flow map exhibit]. The vision is to transition to electric car use with charging station(s) powered by solar collectors on carports.
- **Comp Plan Transportation & Transit: Policy g & h** (*pedestrian and bicycling trail networks connectedness.*) Bike commuters have access to Central Avenue and Bridge Blvd. bus routes by way of the adjacent Atrisco Drain road to the bridges connecting to the Bosque Open Space trail. Walking paths along the Arenal Lateral and Sunset Road connects Gonzales Road with a Central Avenue bus stop and commercial centers on Central Ave. and Bridge Blvd.
- The intersection of Sunset and Gonzales Road is a City roadway and intersection. The new residents would support the local community and County's request to the City for safety improvements to that intersection. The project acknowledges that the County does not have jurisdiction of the intersection and that improvements are further complicated as infrastructure controlled by the MRGCD is likely to be involved. The applicants neither advocate for nor oppose improvements to Gonzales Road. Existing residents along Gonzales Road would be most affected by those improvement. Any improvement could measurably restrict their current street parking usage, affect their property taxes, or change the local character, and may need extended discussion with those neighbors about their needs and wishes.

B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.

The cost of land or other economic considerations pertaining to the applicants **are not** factors in the request for this land use change.

C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.

- The proposed land use will **not** be in “significant conflict with adopted elements of the **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.” The site is in the Established Urban Area and Residential Area 5, where a dwelling density of up to 9 dwelling units per acre is permitted, as adopted in the **Southwest Area Plan**. The site is served by all utilities.
- Calculations for DU density are based on extracting the acreage needed for roads, easements, and setbacks. Using that calculation, this PDA as shown on the requested site plan for approval, uses far less of the site for roads and setbacks. It does not subdivide the townhomes into separate lots, it limits vehicle access to parking areas near the site entry and the Common House, and fire truck access is integrated into the walking paths connecting the homes with parking areas. This single-plat, compact pattern frees up more of the site--about 62%--for usable open space and agriculture, using the land more efficiently and with less impact on it. The relatively small size of units---from 400 to a maximum of 1600 square feet--- in five two-story buildings on 3.7 acres has a much higher ratio of usable open space and agriculture than the newly-built subdivisions nearby.
- As explained in Existing Conditions, this land cannot be considered “prime agricultural land” (1) due to its degraded condition, (2) the size of the tract that was offered for sale is just over 3 acres, well under the 5-acre minimum threshold given for priority for agricultural preservation (SWAP), and (3) and there are no irrigation water sources or water infrastructure existing on the property. The site is not adjacent to the State Park; MRGCD-owned land and the Atrisco Drain lies between them.
- **SWAP Policy 66**, page 116, which updated the **South Valley Agricultural District** boundaries, prioritizes agricultural land preservation in: “The area between Gun Club Lateral on the west, Second Street on the east, Lakeview and Bowers Road on the north and the Isleta Pueblo on the south that is otherwise designated “rural” in the Comprehensive Plan is an area where agricultural preservation is most appropriate and should be prioritized.” That **eliminates this site as a high priority location and size for agricultural preservation** (less than the five acres deemed necessary for viable agricultural operations.) However, the past agricultural use and vacant condition make it suitable for this plan of restoring much of it for growing organic food in large community gardens, as well as reserving some open space that is hospitable to

birds and most wildlife. Soil health restoration could take at least 3 to 4 years because of its condition.

D. *Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.*

- The requested special use is not an abrupt or destabilizing zoning in this area. There are few parcels being actively used for agriculture, and the area is transitioning to denser residential use. A1 zoning is the default zoning for vacant land in this part of the South Valley. The new Sunset Farms subdivisions directly north of Gonzales Road, on land annexed to the City, are intruding into this edge of the County's old Atrisco Village area between Sunset Road and the bosque. Those gated subdivisions are not in character or scale of the traditional neighborhoods or small farms and they have altered the landscape significantly. The proposed PDA would create a gentler, greener transition between the new and the old, to a much more compact housing form and small home sizes, closer to the way the oldest Valley farms and family compounds functioned, with close neighbors working together to farm and support each other socially. The SWAP on page 25 discusses how *"the majority of South Valley farmers work small parcels of land, less than five acres. Most of these individuals work full-time in non-agricultural jobs and maintain their ties to the land and tradition by farming small parcels on a part-time basis."* This is an opportunity to continue that tradition within a stone's throw of the City limits.
- This site no longer has access to its historic irrigation water source. Rather than change this land use entirely to suburban residential use, the project is following the multiple policy citations in the governing Plans to use cluster housing to combine clustered, 2-story multifamily housing with more than half the site in open space and agricultural use. The Special Use Permit for Planned Development Area is the County's most appropriate zoning to create this mix of compatible uses.

E. *The applicant must demonstrate that the existing zoning is inappropriate because:*

- (1) there was an error when the existing zone map pattern was created; or***
- (2) changed neighborhood or community conditions justify the land use change; or***
- (3) a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other County Master Plan, even though (1) or (2) above do not apply.***

- 1) Is not applicable since no error was made in the zone map.

- 2) Neighborhood conditions have changed substantially since this was part of the larger Sais & Gallegos farm tracts originally used and zoned Agricultural, as seen on the plat map of 1974 [attached]. The largest remaining A1-zoned parcel, Tract 88 A1A1, has not been farmed for decades, has been on the market for several years and the Sais family must sell it. They are making this application because they want to see the RGH plan be developed over any other option. The combination of residential and agricultural uses is most appropriate according to the Sais family, who will continue to live on the block and who believe the RGH residents will be good neighbors.

Small agricultural operations still exist where there is a connection to the irrigation ditches, but the irrigation ditch spur from the Atrisco Lateral that ran parallel to Gonzales Road to this property has been vacated (as confirmed by the MRGCD.)

The subject three parcels are surrounded by single-family residential lots where the original farm has been subdivided and the old Sais & Gallegos Tract A and Tract 10 on the plat have also been subdivided and annexed to the City of Albuquerque, as seen on the current Zone Atlas Map K-12-Z. Tract C to the north is also cut off from the irrigation ditch, isn't farmed, and is occupied by a mobile home.

At less than 4 acres total, and in their unproductive condition, the 3 parcels do not meet "prime agricultural" status, nor could they economically support a farming operation as explained in the **Agriculture overview** (page 24) of the **SWAP**. The agricultural zoning is now actually the exception, in effect "spot zoning."

- 3) Because of its proximity to the bosque trail and river, the **Southwest Area Plan** policies to **preserve open space, scenic views and some agricultural uses** make the requested SUP for PDA the ideal zoning for this property, serving as both a transition from the bosque and a buffer from roads, since there are no circulating streets within the site. While cluster development was initially thought of as a non-grid form of laying out a single-family home subdivision, the aims of conserving open space and minimizing sprawl are even greater in this single, intact-parcel site plan. This plan more than doubles the useable open space by clustering uses and prioritizing walkability over vehicular convenience.

Comp Plan--Developed Landscape: Policy a, *(the natural and visual environment respected, a determinant in development decisions)*

The abundant open space and agricultural areas of the site will invite migrating cranes and waterfowl to land and browse. The height of the housing will be lower than mature treetops as they will be within the County's R-2 height limits and setbacks from the site perimeters, thereby preserving views to the mountains and the *bosque* for nearby neighbors. Building mechanicals and rooftop installations will be out of view. The site's buildings will be no more in view from the State Park than are the existing homes along the MRGCD drain to the south of the site. The Vecinos del Bosque County Park and Open Space a block away is the one

interruption of the line of residences seen from the drain and trail.(And, as currently zoned, it is permissive for an owner of the larger tract --MRGCD map #40 tract 88 A1A1-- to have a two-story single-family residence built on it.)

Policy e, (design and materials shall be in harmony with the landscape, scenic vistas). A generic sketch initially used on the cohousingABQ.org website home page gave viewers a mistaken impression of the look and scale of the homes being designed for this location. These townhomes will be built in Southwestern architectural style and materials. Site walls, monument sign and accessory buildings will be constructed of natural materials.

The **Southwest Area Plan (SWAP)** policies repeatedly recommend cluster housing development as a good option to preserve open space, scenic views and some agricultural uses. (See pages 26 & 47 of the SWAP.) Cluster development combined with open space and agricultural uses is cited in **SWAP Policy 51 c)** on page 106 as a way to continue some agricultural uses within urban and developing areas (although guidelines for cluster housing aren't completely defined and usually assumed to apply to single family lots.)

Development Approaches That Preserve Agriculture

"A residential development prototype that could help promote agricultural preservation in the South Valley is a "cluster development" model. A cluster development pattern would allow developers to develop at a higher density while preserving the use of agriculture and the open space network within the valley floor area.

The "cluster" residential development model would be more conducive with surrounding environmental conditions than the "traditional grid" model of residential development. The "grid model" usually allows the developer to subdivide property into one-acre lots in the rural area. However, this model disrupts agricultural patterns and irrigation networks because the land is dissected into neatly uniform lots providing building envelopes for homes and accessory structures such as garages that may not fit the existing land areas.

A thoughtful and balanced approach to rural type development serves to preserve the remaining farmland in the South Valley. Design guidelines for both large and small-scale developments achieve agricultural preservation.

Cluster Housing (definition)

"Clustering" allows homes to be grouped together while the remaining land is reserved for open space. Such siting of homes allow for preservation of views, open space, and agricultural activities. This development pattern is similar to a pueblo or plaza type development. The pattern may allow for growth but also preserves irrigated land as well as irrigation infrastructure. Developers can be allowed to develop at a higher density as an incentive to develop cluster communities. Cluster development is identified in the

Albuquerque/Bernalillo County Comprehensive Plan and the Albuquerque/Bernalillo County Extraterritorial Subdivision Ordinance as a technique for retaining agricultural and scenic qualities in the Rural, Semi-Urban, Established and Developing Urban areas. Clustering also allows the developer to save on the cost of streets, water and sewer lines and other infrastructure because of the reduced distances between structures and lots.

Cluster housing may require formation of a homeowners association or other strategies to manage the open space or other areas owned in common. A cluster project that preserves and maintains open space or other features through a homeowners association is a type of "Common Interest Community" as defined by banks and lending institutions.

This condominium community will have Covenants & Restrictions attached to titles as required by NM state law and will be governed by a Homeowners Association and bylaws developed by the Rio Grande LLC homebuyers. This assures consistent and high maintenance standards and will facilitate sharing of labor, resources and community activities.

F. *A land use change of zone shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.*

- A majority of immediate neighbors within 200' of the project site have expressed support of the SUP for PDA zoning as *a compatible land use, and as a transition* between the residential and agricultural uses and open space nearby. [See supporting letters and petitions included with application.]
- No harm to the neighborhood or nearby uses has been demonstrated. The quality of life and safety will be improved with the new stewardship of this property, and the additional home ownership will contribute revitalization, housing diversity and stability to this Established Urban Area.

G. *A proposed land use change which, to be utilized through land development, requires major and un-programmed capital expenditures by the County may be:*

- (1) denied due to lack of capital funds; or***
(2) granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.

The proposed uses require no major or un-programmed capital expenditures by the County. There are no public funds programmed for acquisition of this land.

H. Location on a collector or major street is not in itself sufficient justification of apartment, office, or commercial zoning.

Is not applicable—no street location justification.

I. A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.

This would not be a “spot zone,” but instead creates an aesthetically pleasing transition between adjacent residential uses and the Drain trail and the sliver of riverside bosque open space.

J. A zone change request which would give a zone difference from surrounding zoning to a strip of land along a street is generally called “strip zoning.” Strip commercial zoning will be approved only where:

(1) the change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area of development plan; or
(2) the area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse land uses nearby.

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

In sum, the applicants submit that this SUP zone and use is the best fit for this transition location and for meeting County goals.

Traffic Scoping Report Form

Applicant Information

Name: MARLIES MEDDI, AGENT Date: 12/17/2018
RIO GRANDE HUERTA LLC Permit or Case
Phone Number: 505. 363. 6087 Number (if known): CSU-2019-0001

Site Information

Site Address: MRGCD MAP#40 TRACT 88 A1A1 Build Out/
(1300 GONZALES RD. SW) Implementation Year 2019

Specific Land Use(s) or Business Type: PLANNED DEVELOPMENT AREA FOR RESIDENTIAL AND AGRICULTURAL USES. 27 RESIDENTIAL UNITS.

☒ New Use ☐ Change of Use ☐ Unchanged Use Same Use with: ☐ Increased ☐ Decreased Intensity

Building Size (Square Feet – Provide existing, new, remodel): TOTAL 29,635 SF (NEW)

Business Hours and Days: N/A

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): ~98% % Buses: 0

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

% Other (Please Specify): DELIVERY AND POSTAL VANS, SOLID WASTE PICK-UP VEH.

Roadway Information

Driveway(s) located on: DEAD END OF GONZALES RD. 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

Site Plan Checklist

- Site plan drawn to scale, building size in square feet (show new, existing, remodel) 11" x 17"
- Access – location and width of driveways, include any improvements to site access
- Access point(s) sight distance evaluation
- Distance from access point(s) to nearest adjacent driveway or intersection
- Parking layout, location of bike racks, internal traffic circulation, delivery points
- Sidewalks (generally required on all collectors and arterials)
- Nearby transit stops, Bike lanes, multi-use trails (if applicable)

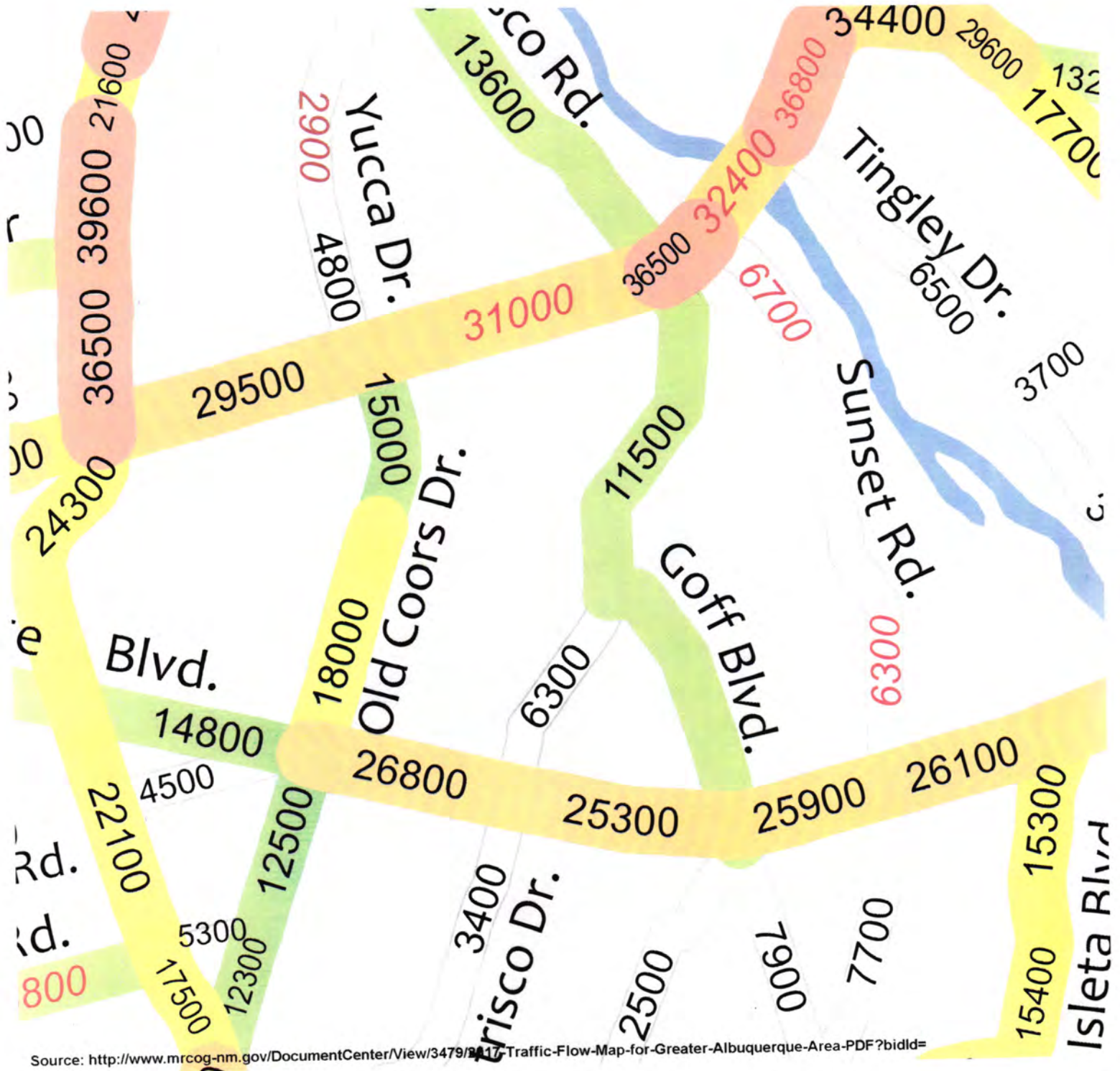
2017 Traffic Flows for the Greater Albuquerque Area

Map prepared by the Mid Region Council of Governments (MRCOG) in cooperation with the New Mexico Department of Transportation, the local governments in the Albuquerque Metropolitan Planning Area, and the U.S. Department of Transportation, Federal Highway Administration. Map prepared September 2018.

An online version of this map with complete and historic traffic count information and additional maps can be found at: www.mrcog-nm.gov



Average Weekday Traffic





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

877-7474 (H)

Zoe Economou
214 Riverside SW
Albuquerque, NM 87105
zoecon@unm.edu

873-3096 (H)

South Valley Coalition of Neighborhood Associations

Rod Mahoney
1838 Sadora Road SW
Albuquerque, NM 87105
Rmahoney01@comcast.net

681-3600 (C)

Marcia Fernandez
2401 Violet SW
Albuquerque, NM 87105
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

506-0906

Jerry Gallegos
5921 Central Ave. NW
Albuquerque, NM 87105
jgallegoswccd@gmail.com

385-5809
836-2976

**Vecinos del Bosque Neighborhood
Association**

Rod Mahoney
1838 Sadora Rd SW
Albuquerque, NM 87105
rmahoney01@comcast.net

681-
3600 (C)

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

980-
6151

BERNALILLO COUNTY
PLANNING & DEVELOPMENT SERVICES DEPARTMENT

Neighborhood Association Notification Confirmation
(To be completed by applicant)

This certifies that I, MARLIES METODY, have notified
the designated neighborhood representatives via certified return receipt mail regarding our
application for the property located at 1300 GONZALES RD. SW.

List Neighborhood Associations that were contacted:

VECINDS DEL BOSQUE NA. ; SOUTH VALLEY ALLIANCE ;
SOUTH VALLEY COALITION OF NEIGHBORHOOD ASSOCIATIONS ;
SOUTH WEST ALLIANCE OF NEIGHBORS (SWAN)

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ALBUQUERQUE, NM 87105

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.42
Total Postage and Fees \$7.62

Sent To
JERRY GALLEGOS
5921 CENTRAL AVE NW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
BOE ECONOMON
214 RIVERSIDE SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
ROD MAHONEY
1838 JADORA RD SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
MARCIA FERNANDEZ
4401 VIOLET SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

of the Neighborhood Coordinator
and Representa

U.S. Postal Service™
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ALBUQUERQUE, NM 87105

Certified Mail Fee \$3.45
Extra Services & Fees (check box, add fee as appropriate)
☒ Return Receipt (hardcopy) \$2.75
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$1.42
Total Postage and Fees \$7.62

Sent To
DARA NEWTON THARGE
433 NASHVILLE SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
ROD MAHONEY
1838 JADORA RD SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
CHERISE RUEZADA
10304 PASO FINO PL SW
ALBUQUERQUE NM 87121
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Sent To
HARRISON (TAM) ALLEY
1316 DENNISON SW
ALBUQUERQUE NM 87105
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

1
2

1
2

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

December 15, 2018

Dear Rod:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

For more information, please contact the agent named above.
Respectfully,



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

December 15, 2018

Dear Harrison:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

For more information, please contact the agent named above.
Respectfully,



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

December 15, 2018

Dear Jerry:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

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

December 15, 2018

Dear Cherise:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

For more information, please contact the agent named above.
Respectfully,



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

December 15, 2018

Dear Zoe:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

For more information, please contact the agent named above.
Respectfully,



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

December 15, 2018

Dear Sara:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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- 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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

For more information, please contact the agent named above.
Respectfully,



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

December 15, 2018

Dear Marcia:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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- 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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

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

December 15, 2018

Dear Rod:

I am writing to inform you that Rio Grande Huerta LLC (agent for applicants listed below) modified its application for a Special Use Permit for a Planned Development Area for Residential and Agricultural Uses within your association's boundaries. We will submit the attached revised plans on December 17, 2018 for a County Planning Commission hearing on February 6th, 2019. Based on neighborhood feedback we reduced our unit count to 27 units and increased our usable open space and agricultural areas to 62.5% of the project site.

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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.

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: Existing Conditions, Site Plan, Landscape Plan, Zone Atlas Map Page K-13-A

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.

Parking will be dispersed on the site as a mix of detached garages, carports, guest parking and handicap parking and residents will be encouraged to bike, hike, carpool, car share and use the bus.

This is not a speculative project, but one developed by future homeowners; the project must be 80% pre-sold before construction starts. The R-2 zoning would allow building up to 33 attached, single- and double-stacked dwellings in this part of the valley. It conforms with numerous policies in the Southwest Area Plan.

We, the undersigned neighborhood residents or owners of property within 200 feet of the site for the proposed special use, petition the Bernalillo County Planning Commission to approve the Special Use Permit application at the January 2, 2019 hearing.

Date	Signature	Printed Name	Address (resident or owner)
11/10/18		Viridiana Munoz	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
11/11/18		Carolyn Quetzal	415 Maricopa Rd
11/11/18		Barbara	87105
11/11/18		Colleen Wright	1335 Sun St SW
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 G. Madril	1320 Neetsie Dr SW
11/16/18		Nicolas G. Nier	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 S RUNYAN	1600 GONZALES RD SW



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.

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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	Heber Garcia	Heber Garcia	1338 1/2 Gonzales SW
11-24-18	Gonfari Garcia	GONFARI GARCIA	1335 GONZALES SW
11/24/18	Victor S. Padilla	Victor S. Padilla	1405 E Oriente Rd SW
11/24/18	George Montoya	George Montoya	1410 E Oriente Rd
11/29/18	Beryl Montoya	BERYL MONTAYA	510 MARICOPH SW
11/24/18	Beryl Montoya	BERYL MONTAYA	510 MARICOPH SW.

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

**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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[illegible]