



Environmental Planning Commission

***Agenda Number: 06
Project Number: 1001770
Case #: 14EPC-40007 and 40008
April 10th, 2014***

Supplemental Staff Report to be read with March 13th, 2014 staff report

<i>Agent</i>	Consensus Planning
<i>Applicant</i>	Apple Investor Group
<i>Request</i>	Amend Site Dev Plan Subdivision Site Dev Plan for Building Permit
<i>Legal Description</i>	Tract 1-A-2-A, 1-A-1-A Lands of Joel P. Taylor
<i>Location</i>	Coors Blvd, between Montaña Rd and Montaña Plaza Rd
<i>Size</i>	Approximately .9 acre
<i>Existing Zoning</i>	C-2 (SC)
<i>Proposed Zoning</i>	NO CHANGE

Staff Recommendation

APPROVAL of 14EPC 40007 based on the Findings beginning on Page 2, and subject to the Conditions of Approval beginning on Page 5.

APPROVAL of 14EPC 40008 based on the Findings beginning on Page 6, and subject to the Conditions of Approval beginning on Page 9.

***Staff Planner
Maggie Gould, Planner***

Summary of Analysis

This is a two part request for an amendment to a Site Development Plan for Subdivision (SPSD) and for approval of a Site Development Plan for Building Permit (SPBP). The applicant proposes to amend the SPSP to combine two lots and allow height per the Coors Corridor Plan (CCP).

This request was continued from the March 13, 2014 hearing to allow the applicant time prepare new color renderings to demonstrate the changes in colors and materials from the original submittal; to prepare a massing to show how the building mass will impact the views of the mountains and Bosque and to allow additional time to work with the neighbors on the design issues.

The applicant provided new renderings and a massing study to the interested parties on March 28th.

Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application 2-3-14 to 2-14-14
Agency comments used in the preparation of this report begin on Page 12.

I. DEFERRAL

This case was continued from the March 13, 2014 hearing. The EPC asked that the case be continued for 30 days in order to allow the applicant time to create new color renderings so that the changes to the building color and material could be evaluated. The applicant was also tasked with producing a massing study to further illustrate how the proposed building would occupy the site. The applicant was directed to continue working with the neighborhoods regarding the design concerns about the building.

On March 28th, the applicant sent new renderings to staff and the participants of the February 27th facilitated meeting. These renderings show that the exterior colors are now a light tan, the previously proposed wood finished panels have been removed and the awnings are mustard yellow. Staff has added a condition to ensure that the building colors and materials will be as shown on the elevations and color renderings (see condition 6).

The applicant has completed a massing study. The site rendering was created using a photo taken from the passenger side of the east driving lane of Coors Boulevard, travelling northbound looking at an approximately 45 degree angle towards the Sandia Crest. The photo was taken from a passenger vehicle, so the height of the photo was approximately 4 feet above Coors. The elevator tower can be seen on the left or north side of the building.

The study shows that the bulk of the building will be of a similar height to the surrounding buildings. The Bosque and Sandia mountains will be visible over most of the building. The elevator tower does block the view of Bosque, but the mountains are still visible over the tower.

The language regarding the changes to the Site Development for Subdivision has been further clarified so that it is clear that the request only pertains to the subject site. Now that the proposed colors of the proposed building have been changed, the amendment to note may not be necessary. See attachment 1.

Staff proposes striking the amendment to note 5 if the commission finds that the building colors meet the intent of note 5.

Staff has not received any comments from the public as of this writing.

FINDINGS – 14 EPC-40007, April 10th, 2014, Amend Site Development Plan for Subdivision

1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.
2. The applicant has amended this request so the proposed changes only apply to pad sites “D”.
3. The renderings and study were provided to the neighbors on March 28th.
4. This is a request for an amendment to a Site development Plan for Subdivision for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor, located on Coors Blvd. between Montañó and Montañó Plaza and containing approximately .9 acres.
5. The request will replace the two proposed building footprints, Pad sites “D”, with a single building.
6. The proposed use is permissive under the existing zoning. The applicant is seeking to amend the Site Plan notes regarding height and color, in order to develop a more contemporary Southwestern style restaurant and to allow an elevator tower to access the proposed rooftop patio.
7. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
8. The subject is within Established Urban Area of the Comprehensive Plan, The Taylor Ranch Community area of the Westside Strategic Plan, Coors/Montañó Community Activity center, and within Segment 3 of the Coors Corridor plan.
9. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Sector Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
10. The request is consistent with the following applicable policies of the Comprehensive Plan:

Established Urban Areas

- a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

- b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

- c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

- d) Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

- e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

- f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

- g) Activity Centers Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”

- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a “park once” atmosphere.

- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

11. The request is consistent with the following applicable policies of the Westside Strategic Plan.

- a. Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
- b. Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
- c. Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.

12. The request is consistent with the following applicable policies of the Coors Corridor Plan.

- a. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. A patio entrance faces Montañño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.

- b. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.

- c. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

13. A Site Development Plan for Building Permit is heard concurrently with this request.

14. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building, compliance with height regulations of the Coors Corridor Plan and loss of parking for transit users.

RECOMMENDATION – 14 EPC 40007, April 10th, 2013

APPROVAL/ of 14 EPC-40007, a request to Amend Site Development Plan for Subdivision, for tract 1-A-2-A and 1-A-1-A, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC-40007, April 10th, 2014- Amend Site Development Plan for Subdivision

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The subdivision of the site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3)."
4. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
5. The site plan notes shall be changed to reflect the proposed changes shown in attachment 1, clarifying that the proposed changes are only for pad sites "D".

FINDINGS - 14EPC-40008, April 10th, 2014 -Site Development Plan for Building Permit

1. This request was continued from the March 13, 2014 hearing to allow the applicant time to provide new color renderings, a massing study and continue to work with the neighbors on concerns about the building design.
2. The renderings and study were provided to the neighbors on March 28th
3. This is a request for a Site Development Plan for Building Permit for tract 1-A-2-A and 1-A-1-A of the Lands of Joel Taylor located on Coors Blvd. between Montañño and Montañño Plaza and containing approximately .9 acres.
4. The proposed use, restaurant is allowed under the existing zone. The applicant is asking for a waiver of the height requirements in the Coors Corridor Plan in order to add an elevator tower to access a roof top patio.
5. The EPC has jurisdiction to review this request because of the underlying SC zone, per §14-16-3-2 of the zoning code.
6. The subject is within Established Urban Area of the Comprehensive Plan, the Coors/Montañño Community Activity Center, Taylor Ranch Community area of the Westside Strategic Plan and within Segment 3 of the Coors Corridor plan.

7. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

8. The request is consistent with the following applicable policies of the Comprehensive Plan:

Established Urban Areas

- a) Policy II.B.5.i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

The proposed development will offer employment and services close to residential areas. The development is not directly adjacent to the residential development, so the impacts to the residential will be minimal. This request furthers policy II.B.5.i.

- b) Policy II.B.5.j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas...

The subject site is zoned for commercial use. The site is part of a larger commercial development and is an appropriate place for this use. This request furthers policy II.B.5.j.

- c) Policy 5m: Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

The proposed building will comply with the Coors Corridor plan, except for the elevator, which will exceed to allowed height, but is only a small portion of the building. The views of the Sandias and Bosque will still be preserved. This request furthers policy 5m.

- d) Policy II.B.5.o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The subject site is in an existing older neighborhood. The new development will upgrade the landscaping and provide a new use in the existing shopping center. This request furthers policy II.B.5.o

- e) Economic Development Goal: To achieve steady and diversified economic development balanced with other important social, cultural and environmental goals.

- f) Policy II.D.6.a – New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The changes to the Site Development Plan for Subdivision will allow a new development. The proposed development will bring new employment opportunities to the west side of Albuquerque, an area with approximately 44% of the metro area housing, but only 28% of the jobs, according to the MRCOG. The goal and policy II.D.6.a are furthered by this request.

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- g) Activity Centers Goal is to “expand and strengthen concentrations of moderate and high-density mixed land use and social/economic activities which reduce urban sprawl, auto travel needs, and service costs, and which enhance the identity of Albuquerque and its communities.”
- h) Policy II D 7 a: Activity centers are designated by the Centers and Corridors map where appropriate to help shape the built environment in a sustainable development pattern, create mixed-use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

The Goal and Policy a are furthered by this request because it will add an additional use to the shopping center. The site is served by transit and contains a variety of retail and service uses that meet the daily needs of residents. The additional use will contribute to a “park once” atmosphere.

- i) Policy II.D.7f: The most intense uses in Activity Centers shall be located away from nearby low-density residential development and shall be buffered from those residential uses by a transition area of less intensive development.

The proposed development is in the Coors/Montaño Activity Center. The building will not be adjacent to existing residential development. There are existing retail buildings and a street between the proposed building and the residential development. This request furthers policy II.D.7f.

9. The request is consistent with the following applicable policies of the Westside Strategic Plan.

- a) Policy 3.12: The Taylor Ranch Community is an appropriate location for continued growth due to its contiguous location to the rest of the City, and efficient location for receiving City services.
- b) Policy 3.15: Allow appropriately designed development throughout the Taylor Ranch Community which will not degrade views to and from the Escarpment through design guidelines and consistent enforcement.
- c) Policy 3.16: Multifamily development, public uses, educational and institutional facilities, and commercial or employment uses are all appropriate in the Community or Neighborhood Centers. Mixed-use and multi-modal access shall be incorporated into the design for these areas.

The proposed building will be in an existing shopping center and in a community activity center. The proposed development will provide job opportunities and add a commercial use to the area. The building will not interfere with views to the Escarpment.

10. The request is consistent with the following applicable policies of the Coors Corridor Plan.

- d. Policy 2. Building setback height and bulk: Buildings should be located and designed to provide a pleasing and functional relationship to the roadway, the site and adjacent buildings or structures.

The proposed building will be in an existing commercial area adjacent to Coors Blvd. The patio entrance faces Montañño Plaza drive. The building will mostly be of an appropriate height and will be accessible from other areas of the shopping center.

- e. Policy b.4 Site landscaping: (staff paraphrases from text on page 92-93) this policy calls for landscaping that is appropriate to the area, logical and orderly, appropriately irrigated, appropriately scaled and compliant with the street tree ordinance.

The landscaping plan shows a palette of native and other low water plants. The design is orderly, with plants spaced regularly and variation in plant types. The site will be irrigated by a drip irrigation system. There are existing trees on the site near Coors Blvd.

- f. Policy b.6 Commercial sites: Commercial sites should be designed so that a portion of the building is located near the street and relates to the streetscape along Coors.

The proposed building is near Coors, however due to the grade difference, the site relates more to Montano Plaza Drive than to Coors. The site will utilize the existing street trees along Coors.

11. An amendment to the previously approved Site Development Plan for Subdivision is heard concurrently with this request.
12. The Site Development Plan for Building Permit deviates from the height requirements of the Coors Corridor Plan. The EPC supports this deviation based on findings 6, 7 and 8.
13. A facilitated Meeting was held on February 27, 2014. Support for the use was expressed. Concerns were expressed regarding the design, color, and style of building and compliance with height regulations of the Coors Corridor Plan. Additional concerns were expressed about traffic and loss of parking for transit users.

RECOMMENDATION - 14EPC-40008, April 10th, 2014

APPROVAL of 14EPC-40008, a request for Site Development Plan for Building Permit, for Tract 1-A-2-A, 1-A-1-A Lands of Joel P. Taylor based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC 40008, April 10th 2014-Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have

been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Pedestrian walkways shall be minimum 6 feet in width, per §14-16-3-1(H)(1) of the Zoning Code or 8 feet in width where building facades abut parking areas per §14-16-3-1-(H)(4).
4. Dumpster enclosure shall be of similar material to building and shall be a solid wall or fence.
5. Landscaping shall be provided per the zoning code; the applicant may add additional new landscaping or demonstrate that the combination of the existing and proposed landscape meets the requirement.
6. Buildings colors shall be per the elevations sheet labeled March 11th and the color renderings from March 26th, showing tan stucco finish and golden yellow awnings. The color of the stacked stone will be verified before DRB sign off to ensure that it matches the adjacent property.
7. Conditions from City Engineer, Municipal Development and NMDOT:
 - A. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
 - B. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria.
*This includes responding to all comments provided in detail under Transportation Comments.
 - C. Provide Cross-Access Agreements
 - D. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan:
“Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

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8. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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Maggie Gould, Planner

Notice of Decision cc list:

Jim Strozier, Consensus Planning	320 8th Street NW	ABQ, NM 87102
Apple Investor Group	917 Ravenwood Way	Canton GA 30115
Ray Shortridge	4800 College Heights Dr NW	ABQ, NM 87120
Rene Horvath	5515 Palomino DR. NW	ABQ, NM 87120
Candelaria Patterson	7608 Elderwood NW	ABQ, NM 87120
Harry Hendriksen	10592 Rio del Sole Ct NW	ABQ, NM 87114

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Maximum signage square footage allowed in the Coors Corridor Plan is 75 square feet. See page 113 of the Coors Corridor plan.

Pedestrian walkways minimum width 6' 14-16-3-1 (H)(1)

Where building facades abut parking areas pedestrian sidewalks no less than 8' in width 14-16-3-1(H)(4)

Street trees per 14-16-3-10(G)(2)

Office of Neighborhood Coordination

Taylor Ranch NA (R)

Westside Coalition of NA's

2/3/14 – Recommended for Facilitation – siw

2/7/14 - Assigned to David Gold – th

2/27/14 Facilitated Meeting

Long Range Planning

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- The proposed pedestrian access from Montano Plaza Dr. sidewalk to the building must be complete prior to issuance of Certificate of Occupancy.
- General Notes referencing transportation facility dimensions are not in alignment with labeled dimensions on the site plan. Please correct.
- Project Summary text needs to be rewritten to say "The site plan shall comply with the approved Montano Plaza Site Development Plan." The approved plan must be reviewed and approved through the DRB process.
- Non-standard parking stalls shall be labeled "compact".

Transportation Planning (Department of Municipal Development):

- Comments submitted separately.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- The NMDOT has no objections to the site amendment. The NMDOT does not allow any development advertisement and/or signs within the state Right-of-way.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

Conditions of approval for the proposed **Amended Site Development – Building Permit** shall include:

1. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as required by the Development Review Board (DRB).
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the *Development Process Manual* and current ADA criteria. *This includes responding to all comments provided in detail under Transportation Comments.
3. Provide Cross-Access Agreements
4. Please add the following note to the General Notes on sheet C1.1 and Landscaping Plan: "Landscaping, fencing and signing will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area."

Hydrology Development

Amended Site Plan Bldg Permit

Since a Conceptual Grading Plan was not submitted, Hydrology does not have any comments. When submitting to DRB, provide a conceptual grading and drainage plan.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Coors Blvd. (NM 45) is a NMDOT-owned and maintained facility. Per the Long Range Bikeway System Map, Coors Blvd. currently contains on-street bike lanes along the frontage of this site. There are no other comments regarding roadway system facilities.

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

The Water Utility Authority has no adverse comments on any of the EPC cases scheduled to be heard on March 13.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design No comments

Open Space Division No comment received

City Forester No comment received

POLICE DEPARTMENT/Planning

No Crime Prevention or CPTED comments concerning the proposed Amended Site Development Plan for Shopping Center request at this time due to limited information pertaining to facility lights vs. landscaping, pedestrian traffic flow, video surveillance capabilities, etc.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved- must comply with SWMD Ordinances and Spec's

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

Route 155, Coors Route, Route 790, Blue line Rapid Ride, Route 96, Crosstown commuter pass the site on Coors. Existing bus stop 500' south serving the above-mentioned routes.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

It is the applicant's obligation to determine if existing utility easements cross the property and to abide by any conditions or terms of those easements.