



**Environmental
Planning
Commission**

**Agenda Number: 2
Project Number: 1002119
Case #: 11EPC-40017
May 12, 2011**

Staff Report

Agent	Mark Baczek, Dorman Breen Architects
Applicant	Peter Schwarz, DVM
Request	Amend Site Development Plan for Building Permit
Legal Description	Tract A-1A, Vol-Andia Addition
Location	Montgomery Blvd between Morningside Drive and Washington Street
Size	Approximately 1.3 acres
Existing Zoning	SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services
Proposed Zoning	No Change

Staff Recommendation

APPROVAL of 11EPC 40017, based on the Findings beginning on Page 9, and subject to the Conditions of Approval beginning on Page 10.

Staff Planner

Randall Falkner, Planner

Summary of Analysis

This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition. The applicant intends to construct a two-story 4,510 square foot addition (a 2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.

The applicant has adequately justified the request to amend the site development plan for building permit based on applicable policies found in the Comprehensive Plan. There is no known opposition to the request and staff recommends approval.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 4/4/2011 to 4/15/2011. Agency comments used in the preparation of this report begin on Page 12.

I. AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	SU-1 for O-1 Uses and Veterinary Clinic and Emergency Veterinary Services	Established Urban	Office
<i>North</i>	P (Parking), SU-1 for O-1 and C-1 Uses	”	Multifamily Residential, Office
<i>South</i>	R-1	”	Single Family Residential
<i>East</i>	O-1	”	Office
<i>West</i>	R-3	”	Multifamily Residential

II. INTRODUCTION

Request

This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition. The applicant intends to construct a two-story 4,510 square foot addition (a 2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.

The new building addition will provide space for surgery preparation functions, a new surgery operating room , staff office areas, a meeting room, employee restrooms, employee lounge areas, veterinary supplies and storage. The addition will be constructed on the east side of the existing building on what is currently an auxiliary open land area with landscaping. The new addition will not reconfigure any existing site infrastructure nor change the traffic circulation layout. The request will result in some minor reconfiguration of the parking spaces (adding 2 motorcycle spaces and moving 4 handicapped spaces to the north side of the building) and to the landscaping.

The EPC is hearing the case because the building addition (building square footage) is greater than 10 percent of the approved site plan, and development of an SU-1 zone may only occur in conformance with an approved site plan. The applicant has provided an amended site development plan for building permit, along with site plan details, a landscaping plan, a grading and drainage plan, a utility plan, and elevations. The site is located in the Established Urban area of the Comprehensive Plan, and is not located in an Area Plan or a Sector Development Plan.

Context

The site is located on the southeast corner of Montgomery Boulevard and Morningside drive. The site is surrounded by a variety of different uses. To the north is a 24-hour day care as well as multifamily apartments. To the south are single family homes. To east is an office building (Center for Pre-Natal Development), while to the west are multifamily apartments. Montgomery Boulevard is a busy street (40,400 average weekday traffic flow on Montgomery Boulevard, between Carlisle Boulevard and Washington Street for 2009); however, the building addition will not affect Montgomery Boulevard or alter the traffic circulation layout on the site.

History

In October 1979 the EPC approved a zone change from R-3 to O-1 on the subject site (Z-79-122). In 2002 the EPC approved a zone change from O-1 to SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services (02EPC 01383). In 2002 a site development plan for building permit was approved by the EPC (02EPC 01144) for the veterinary hospital.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The Long Range Roadway System designates Montgomery Boulevard as a Principal Arterial, with a right-of-way of 124' (Established & Developing Urban).

Washington Street and Morningside Drive are major local streets at this location.

Montgomery Boulevard is classified as an Enhanced Transit Corridor per the Comprehensive Plan.

There are no existing bicycle routes, lanes, or trails that run directly in front of the subject site along Montgomery Boulevard. The closest existing bicycle route is located along Washington Street approximately 975 feet to the east.

Two bus routes pass in front of the site along Montgomery Boulevard: Route 5 (Montgomery/Carlisle) and Route 3-157 (Montano/Uptown/Kirtland). A bus stop is located in front of the site along Montgomery Boulevard. ABQ Ride is in the process of constructing a bus shelter at the existing bus stop location adjacent to the property.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The existing zoning is SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services. The SU-1 zone provides suitable sites for uses that are special, and for which the

appropriateness of the use to a specific location depends upon the character of the site design. Development on an SU-1 zone may “only occur in conformance with an approved site development plan” that is subject to Environmental Planning Commission (EPC) review. The O-1 zone provides sites suitable for office, service, institutional, and dwelling uses.

AMENDMENT TO SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land. The applicant intends to construct a two-story 4,510 square foot addition (a 2,250 s.f. footprint) to the existing one-story 11,590 square foot Veterinary Clinic & Surgical Specialty Hospital.

The new building addition will provide space for surgery preparation functions, a new surgery operating room, staff office areas, a meeting room, employee restrooms, employee lounge areas, veterinary supplies and storage. The addition will be constructed on the east side of the existing building on what is currently landscaping. The new addition will not reconfigure any existing site infrastructure nor change the traffic circulation layout. The request will result in some reconfiguration of the parking spaces (adding 2 motorcycle spaces and moving 4 handicapped spaces to the north side of the building) and to the landscaping.

§14-16-3-11 of the Zoning Code states, “...Site Development Plans are expected to meet the requirements of adopted city policies and procedures.” As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies of the Comprehensive Plan, (and other applicable Plans).

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Policy Citations are in Regular Text; ***Staff Analysis is in Bold Italics***

The subject site is located in the area designated Established Urban by the Comprehensive Plan with a goal to “create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment.” Applicable policies include:

Policy II.B.5d: The location, intensity and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural and recreational concern.

Staff's Analysis: The request will respect existing neighborhood values. The new building area will be constructed within an auxiliary open land area adjacent to the east side of the building, and will not require the reconfiguration of any existing site infrastructure nor any

changes to the existing traffic circulation layout. New street trees will be added along Montgomery Boulevard and motorcycle and bicycle spaces will be added to the site. The request furthers Policy II.B.5d.

Policy II.B.5i: 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.

Staff's Analysis: The request will complement the adjacent residential area and has been sited to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments. The building addition will not have any new lights and will not significantly reconfigure the site or the traffic circulation layout. There is adequate parking on the site. The request furthers Policy II.B.5i.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Staff's Analysis: The request has been planned to minimize any harmful effects of traffic and the safety of established residential neighborhoods is protected in transportation planning and operations. The site is along Montgomery Boulevard, a principal arterial. The traffic circulation layout has not been changed; and there will still be access to the site along Montgomery Boulevard and along Morningside Drive. Street trees are being added along Montgomery Boulevard, which will further shield the site from Montgomery Boulevard and beautify the site. The request furthers Policy II.B.5k.

Developed Landscape

The Goal is to maintain and improve the natural and the developed landscapes' quality.

Policy II.C.8d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

Staff's Analysis: Street trees will be added to the existing landscaping along Montgomery Boulevard, which will control water erosion and dust, and create a pleasing visual environment. The applicant is adding Desert Willows along Montgomery Boulevard, which are native trees, and would be considered an accent tree. The street tree ordinance states that "one of every three street trees planted may be an accent tree" (Section 6-6-2-5). The request furthers Policy II.C.8d.

Site Plan Layout / Configuration

The site is 1.3 acres in size and is located on Montgomery Boulevard, between Morningside Drive and Washington Street. The site is currently occupied by an existing one-story veterinary clinic (11,590 s.f.). The new building addition will be a two-story 4,510 s.f. building (2,250 s.f. footprint). The addition will be constructed within an auxiliary open land area adjacent to the east side of the existing building. The existing building has a main entrance at the northwest corner of the building. The new building addition will not have a main entrance for the general public, but will have two entrances for employees on the eastern side. The new addition will also have an exit on the second story of the south side of the building that is required by the fire department.

Entry for vehicular traffic will continue to be along Montgomery Boulevard and Morningside Drive. The existing parking lot, which is located on the east, west and north sides of the existing building, will not change (other than moving handicapped spaces to the north side and adding motorcycle parking next to the building addition on the east side). The dumpster will remain at its current location, just east of the new building addition.

The proposed addition is taller than the existing building. The existing building is 20' tall with a parapet that is 23'6". The addition is 26' tall, which is allowed in the O-1 zone. The existing site meets all the setback requirements of the zoning code including the rear setback requirement of 15 feet. The new addition will also meet all setback requirements.

Public Outdoor Space

The existing site has an outdoor employee patio on the northeast side of the building, which is enclosed by a wall. As a result, the space is not really a public outdoor space, but a space for employees of the existing veterinary clinic. The Zoning regulations require seating for major facades greater than 100' in length (which has been provided for with the outdoor employee patio). A public space is not required unless a building is 60,000 s.f. or greater (Section 14-16-3-18).

Vehicular Access, Circulation and Parking

Vehicular access for the site is provided along both Montgomery Boulevard and Morningside Drive. The proposed addition will not change the existing traffic circulation layout. The existing parking lot surrounds the building on the east, west and north sides of the building. The only changes to the parking include moving the handicapped spaces from the west side of the building to the north side of the building and adding 2 motorcycle spaces just east of the new building addition. The existing site has 3 handicapped spaces, while the proposed site plan provides 4 handicapped spaces.

Pedestrian and Bicycle Access and Circulation, Transit Access

The existing site has 5'6" sidewalks on the east, west, and north sides of the building. Sidewalks are required to be 6' in width; however, the sidewalks are existing (built in 2003). In order to ensure that the existing sidewalk provides sufficient room for pedestrians, wheel stops should be provided along both the east and west portions of the parking lot that abut the 5'6" sidewalk. There is a public sidewalk along Montgomery Boulevard and along Morningside Boulevard (an Enhanced Transit Corridor). The site provides access to the existing bus stop on Montgomery Boulevard. ABQ Ride is in the process of constructing a bus shelter at the existing bus stop location adjacent to the property. Two bus routes pass in front of the site along Montgomery Boulevard: Route 5 (Montgomery/Carlisle) and Route 3-157 (Montano/Uptown/Kirtland). A bicycle rack with room for 5 bicycles will be added next to the new building addition on the southeast side of the site. Employees will be able to park their bikes at this location and enter at the new employee entrance on the southeast side of the building.

Walls/Fences

An existing 6' high CMU wall separates the site from the residential neighborhood directly to the south. An existing wall also separates the outdoor employee patio from the parking lot on the northeast side of the building. No new walls are proposed.

Lighting and Security

Parking lot light poles (23' tall) are found throughout the parking lot. Two light poles are less than 100' from the residential neighborhood to the south. Light poles within 100' of a residential zone are required to be 16' (Section 14-16-3-9). However, these light poles were installed in 2003 when the site was developed and before the Area Lighting Regulations were updated. There have been no complaints about the lighting from the neighborhood to the south.

Landscaping

Abundant landscaping is provided on the site. The applicant is required to have 15 percent of the net lot area, but is providing 34 percent. The applicant is adding street trees along Montgomery Boulevard in order to come into compliance with the Street Tree Ordinance. Desert Willows are not a traditional street tree; however, the Street Tree Ordinance does allow one of every three street trees planted to be an accent tree (Section 6-6-2-5). Where a nonresidential zone abuts a residential zone, special buffer landscaping is required to minimize noise and sight impact of the non-residential activities in the residential area (Section 14-16-3-10). The requirements include the following: a) a 10' landscape buffer; b) the buffer landscaping shall consist primarily of trees, which trees shall be at least eight feet high at time of planting and capable of reaching a height at maturity of at least 25 feet. Spacing of the trees shall be equal to 75% of the mature canopy diameter of the trees; c) where parking or vehicle circulation areas are adjacent to the landscaping strip, a minimum six foot high opaque wall or fence shall also be required to visually screen the parking or circulation area from the adjacent residential zone. The applicant already meets both a and c, with a 10' buffer and a 6' wall, but is not currently meeting b, which would require more trees. More trees are needed in the area between the building and the residential neighborhood to the south. Specifically, at least one tree is needed directly to the

south of the building addition in order to minimize the noise and sight impact of the addition. The addition has a stairway leading from the door (required by fire) to the ground, which needs to be shielded. Additional landscaping would provide this shield. A tree which does not have roots that spread out wide would be preferable since there are electrical transformers and an irrigation box in the general area. Trees and lighting should not conflict with one another.

Grading, Drainage, Utility Plans

An existing grading and drainage plan and a utility plan were both approved in 2003 as part of the original site plan for the veterinary hospital (Case number Z-1002119/02EPC 0114). A new grading and drainage plan and utility plan are not needed. No new utilities will need to be extended for the addition.

Architecture

The addition appears to be a light tan color with red metal sunshades and multiple windows that will match the existing building. The actual color of the existing and proposed buildings and materials should be listed on the elevations sheet to ensure a proper match.

Signage

Existing signage includes a 42 s.f. monument sign and two 84 square foot building mounted signs (one on the east side and one on the north side of the building). No new signs are proposed.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 4/4/11 to 4/15/2011. Agency comments begin on page 12. The comments from the City Engineer state that "The original site plan provided is not an approved site plan." However, the site plan was signed off by the Chair of the DRB (3/17/03), which ensures that the site plan has been approved.

Neighborhood/Public

Hodgin N.A. is the only affected neighborhood association. The Hodgin N.A. was notified by the applicant of the project. A facilitated meeting was not recommended by the Office of Neighborhood Coordination. There have been no letters of opposition concerning this project.

V. CONCLUSION

This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition. The applicant intends to construct a two-story 4,510 square foot addition (a 2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.

The applicant has adequately justified the request to amend the site development plan for building permit based on applicable policies found in the Comprehensive Plan. There is no known opposition to the request and staff recommends approval.

FINDINGS – 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

1. This is a request for an amendment to a site development plan for building permit on a 1.3 acre tract of land located on Montgomery Blvd between Morningside Drive and Washington Street. The site comprises Tract A-1A, Vol-Andia Addition.
2. The applicant intends to construct a two-story 4,510 square foot addition (2,250 s.f. footprint) to the existing one-story 11,590 square foot veterinary clinic.
3. The site is zoned SU-1 for O-1 Uses, and Veterinary Clinic and Emergency Veterinary Services. The proposed use is permissive under the current zoning.
4. The site is located within the Established Urban Area of the Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
6. The request furthers the following Comprehensive Plan policies:
 - a) Policy II.B.5d – The request will respect existing neighborhood values. The new building area will be constructed within an auxiliary open land area adjacent to the east side of the building, and will not require the reconfiguration of any existing site infrastructure nor any changes to the existing traffic circulation layout.
 - b) Policy II.B.5i – The request will complement the adjacent residential area and has been sited to minimize the adverse effects of noise, lighting, pollution, and traffic on residential environments.
 - c) Policy II.B.5k – The request has been planned to minimize any harmful effects of traffic and the safety of established residential neighborhoods is protected in transportation planning and operations.
 - d) Policy II.C.8d – Street trees will be added to the existing landscaping along Montgomery Boulevard, which will control water erosion and dust, and create a pleasing visual environment.
7. There is no known neighborhood or other opposition.

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8. The existing sidewalks are 5'6", which do not meet the 6' minimum requirement; however, a condition has been provided below that will add wheel stops and prevent the overhang of vehicles onto the sidewalks.

RECOMMENDATION - 11EPC 40017, May 12, 2011, Amend Site Development Plan for Building Permit

APPROVAL of 11EPC 40017, an amendment to a site development plan for building permit, for Tract A-1A, Vol-Andia Addition, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 11EPC 40017, May 12, 2011, Amend 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. Landscaping:
 - a. The applicant shall meet the special buffer landscaping/screening requirements of Section 14-16-3-10 (E)(4).
 - b. At least one tree shall be placed to the south of the building addition in order to minimize the noise and sight impact of the addition.
 - c. Trees and lighting shall not conflict with one another.
4. The actual color and materials of the existing and proposed buildings should be listed on the elevations sheet to ensure a proper match.
5. Wheel stops shall be provided along both the east and west portions of the parking lots that abut the 5'6" sidewalk in order to provide a 5'6" wide clear path.

6. The screening of mechanical equipment needs to be identified on the site development plan for building permit.

 7. Conditions from the City Engineer, Municipal Development, and NMDOT:
 - a. The original site plan provided is not an approved site plan. An approved site plan for building permit would be signed by the City Engineer. The approved site plan for building permit must be provided prior to sign off by the DRB.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
 - c. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
 - d. Site plan shall comply and be designed per DPM Standards.

 8. Condition from Public Service Company of New Mexico:
 - a. As a condition, 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.
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***Randall Falkner
Planner***

cc: Ferdinand Balanquit, Hodgin N.A., 4024 Palo Duro NE, Albuquerque, NM 87110
Carol Givens, Hodgin N.A., 4700 Douglas MacArthur NE, City, Albuquerque, NM 87110

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

- ❖ Walkways between off-street parking and building are required to be 6 feet in width.
- ❖ The screening of mechanical equipment needs to be identified.
- ❖ Handicap space details are required, including signs.

Office of Neighborhood Coordination

Hodgin NA (R)

No Coalition(s) to notify

Long Range Planning

The site is in the Established Urban area of the Comprehensive plan. There are no Area plans or Sector Development plans. The proposed expansion will be taller than the current building. Does existing site/area lighting have to comply with new height standards?

Transportation Development (City Engineer/Planning Department):

- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
- Site plan shall comply and be designed per DPM Standards.
- The original site plan provided is not an approved site plan. An approved site plan for building permit would be signed by the City Engineer. The approved site plan for building permit must be provided prior to sign off by the DRB.

Hydrology Development (City Engineer/Planning Department):

- Reviewed, and no comments.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways or roadway system facilities.

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):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT

and NMDOT:

Conditions of approval for the proposed Site Development Plan for Building Permit Amendment shall include:

1. The original site plan provided is not an approved site plan. An approved site plan for building permit would be signed by the City Engineer. The approved site plan for building permit must be provided prior to sign off by the DRB.
2. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan, as may be required by the Development Review Board (DRB).
3. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.
4. Site plan shall comply and be designed per DPM Standards.

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

This project is in the Northeast Area Command.

- Recommend reduce the number of building entrance/exit points to single access.
- Recommend installing video surveillance equipment to cover all building entrances (existing building as well), parking lot, pedestrian walkways, maintenance areas and common use.
- Recommend not mixing large-tree landscaping with proposed pole light installation points.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved must comply with SWMD Ordinance

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

<p>Project # 1002119 11EPC-40017 AMNDT SITE DEVELOPMENT PLAN-BLD PRMT</p>	Adjacent and nearby routes	Route #5, Montgomery-Carlisle route and Route#157, Louisiana & Montano route pass the property on Montgomery.
	Adjacent bus stops	Bus stop located on Montgomery adjacent to the property serves the above-mentioned routes in the eastbound direction. ABQ Ride is in the process of constructing a bus shelter at the existing bus stop location adjacent to the property.
	Site plan requirements	None.
	Large site TDM suggestions	N/A
	Other information	None.

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

Lot A-1A, is located on Montgomery Blvd NE between Carlisle NE and San Pedro NE. The owner of the above property requests approval of an Amendment to the Site Development Plan for Building Permit to allow for the construction of a 2 story 4,510 sq ft addition to an existing 1 story 11, 590 sq ft Veterinary Clinic and Surgical Specialty Hospital. This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

For informational purposes, Montgomery Blvd has been classified as an urban principal arterial as per the Current Roadway Functional Classification Map.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

As a condition, 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.