



**Environmental
Planning
Commission**

**Agenda Number: 4
Project Number: 1009204
Case #: 13EPC 40104
April 11, 2013**

Staff Report

Agent	Garrett Smith
Applicant	Casas Jardines LLC & Acequia Jardin LLC
Request	Site Development Plan for Subdivision
Legal Description	North Half of Lot 33, Alvarado Gardens Addition, Unit 1
Location	Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue
Size	Approximately 1.2 acres
Existing Zoning	SU-1 for PRD

Staff Recommendation

APPROVAL of 13EPC 40104 based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 10.

**Staff Planner
Randall Falkner, Planner**

Summary of Analysis

This is a request to subdivide a site of approximately 1.2 acres into 11 lots. The EPC approved a Site Development Plan for Building Permit for the subject site in May 2012. At that time, the applicant was proposing a condominium concept in which the dwelling units would be individually owned and the common areas and facilities would be owned by the owners on a proportional basis. The applicant would now like to allow each residence to be on its own legal lot. The request will not affect the design concept of the Site Development Plan for Building Permit.

Staff has received multiple letters of support. Staff finds that the request furthers applicable policies of the Comprehensive Plan and the North Valley Area Plan. Staff is recommending approval with conditions.

City Departments and other interested agencies reviewed this application from 3/4/2013 to 3/15/2013
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:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for PRD	Established Urban North Valley Area Plan Rio Grande Boulevard Corridor Plan	Single Family Residential (front portion), Vacant (rear portion)
North	SU-1 C-1 w/exceptions to include wine sales for off-premises consumption, RA-2	”	Commercial, Single Family Residential
South	RA-2	”	Single Family Residential
East	RA-2	”	Single Family Residential
West	SU-1 for PRD	”	Single Family Residential

II. INTRODUCTION

Proposal

This is a request for a site development plan for subdivision for the northerly half of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.

The applicant intends to add individual lot lines to each of the residences on the approved site plan. The Development Review Board (DRB) requested that the applicant re-submit to the EPC for approval of the lot lines. The applicant is making no changes to the design except to allow each residence to be on its own legal lot.

The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP).

EPC Role

The Environmental Planning Commission (EPC) is hearing the case because DRB is requiring that the applicant return to EPC for approval of the lot lines. The case is a quasi-judicial matter.

Context

The subject site is surrounded by single family housing on all four sides. The property to the north (western property) contains a neighborhood shopping center that includes the La Montanita Coop. Another property to the north (eastern property) contains a single family home. The subdivision to the south consists of eight relatively new large single family homes. The property to the west is zoned SU-1/PRD and contains a planned subdivision with single family homes. The property to the east contains single family homes. The 2010 traffic flow map, produced by the Mid-Region Council of Governments (MRCOG) shows an average weekday traffic flow of 18,400 along Rio Grande Boulevard just south of Matthew Avenue.

History

In May 2012 the EPC approved a zone map amendment from RA-2 to SU-1 for PRD (12EPC 40018) and a site development plan for building permit (SPBP) for the subject site (12EPC 40015). The SPBP included 8 residential units at the rear of the property (currently vacant) that would surround a common open space and community garden. In addition, a new studio unit (9th unit) was proposed above the existing single family home at the front of the property. The development was proposed as a condominium concept in which the units would be owned individually and the common areas and facilities would be owned by the owners on a proportional basis.

While at the DRB for final sign-off of the SPBP, the property owner requested that the site be subdivided into 11 lots. Since this would be considered a “major” subdivision (10 lots or more), the DRB advised the owner to get EPC approval of a site development plan for subdivision. In the meantime, the SPBP (12EPC 40015) that was presented to the EPC was approved by the DRB and the zoning was changed to SU-1 for PRD.

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 Rio Grande Boulevard as a Minor Arterial, with a right-of-way of 86'.

Matthew Avenue is a local road.

Bus route #36 (12th Street/Rio Grande) runs past the site along Rio Grande Boulevard. There is a bus stop on the west side of Rio Grande across the street from the La Montanita Coop.

There is an existing bicycle lane along Rio Grande Boulevard that continues east along Matthew Avenue. There is also an existing bicycle route on Don Quixote, northwest of the subject site.

Public Facilities/Community Services

See attached Public Facilities Map for details.

III. ANALYSIS

Albuquerque Comprehensive Zoning Code

The existing zoning is SU-1 for PRD (Planned Residential Development). 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 EPC review. The applicant has provided a site development plan to satisfy this requirement. Allowed uses in the SU-1 PRD zone include the following: single family houses, townhouses, apartments, and associated accessory structures and home occupations as regulated by the R-1 zone.

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque / Bernalillo County Comprehensive Plan

Policy is in regular text, while *staff's analysis is in bold italics*

Developing and Established Urban Areas

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.5.d: 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, recreational concern.

There is neighborhood support for the request. The request will not have an impact on the natural environmental conditions or scenic resources and will not result in significant additional traffic in the area. The request furthers Policy II.B.5d.

Policy II.B.5.e: New growth shall be accommodated through development in areas where vacant land is contiguous to existing or programmed urban facilities and services and where the integrity of existing neighborhoods can be ensured.

The request will facilitate infill development in an area that is already served by existing city infrastructure. The request will maintain the existing street frontage along Rio Grande Boulevard, thereby maintaining the integrity of the existing neighborhood. The request furthers Policy II.B.5e.

Policy II.B.5f: Clustering of homes to provide larger shared open areas and houses oriented towards pedestrian or bikeways shall be encouraged.

The request would allow a clustering of dwelling units around a shared common area. Bicycle lanes and routes are nearby and accessible from the subject site. The request furthers Policy II.B.5f.

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

This request will facilitate redevelopment in an older neighborhood in the Established Urban Area. The request will have virtually no impact on the Rio Grande Boulevard Corridor since the majority of the development will take place at the rear of the site. The request furthers Policy II.B.5o.

North Valley Area Plan

The North Valley Area Plan (NVAP) was first adopted in 1993. The NVAP is bounded by Bernalillo County/Sandoval County on the north, Interstate 40 on the south, Interstate 25 on the east, and the Rio Grande on the west. For specific boundaries see page 24 of the NVAP.

Applicable policies include:

Goal 2: To preserve and enhance the environmental quality of the North Valley by:

- a) maintaining the rural flavor of the North Valley
- b) controlling growth and maintaining low density development
- c) providing a variety of housing opportunities and life styles including different socioeconomic types
- d) reducing noise level impacts

The request will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The existing North Valley character will be maintained by keeping the original buildings, landscaping, and setbacks at the front of the site and by placing the proposed cluster housing at the rear of the site (approximately 250 feet from Rio Grande Boulevard). Noise level impacts would be reduced by placing the 8 residential lots at the rear of the property, away from the busy boulevard. The request furthers Goal 2 of the NVAP by preserving and enhancing the environmental quality of the North Valley.

Goal 12: Develop incentives to preserve farmland and open space and to maintain ditches and acequias for agricultural and low-impact recreational purposes.

The request will preserve a small amount of open space and will maintain existing ditches and acequias for agricultural and low-impact purposes. The request includes a community garden that uses the acequia for agricultural purposes. The request furthers Goal 12 of the NVAP.

Housing Policy 4: The County and City shall remove disincentives, provide incentives, and/or require housing development which meets the Cluster Housing Principles of preserving open land, providing new housing at appropriate densities, lower infrastructure costs, and design flexibility and creativity.

Agriculture and Rural Character Policy 2: The County and City shall promote small scale agriculture and retention of open space in the valley.

Agriculture and Rural Character Policy 2b: Support development according to Cluster Housing Principles in order to retain open space and agricultural potential.

The request meets the Cluster Housing Principles by preserving open land and providing cluster housing at appropriate densities. The clustering concept is a creative and flexible design that maintains the rural flavor of the North Valley. The request furthers Housing Policy 4 and Agriculture and Rural Character Policies 2 and 2b of the NVAP.

Rio Grande Boulevard Corridor Plan

The Rio Grande Boulevard Corridor Plan (RNBCP) is a Rank Three plan that includes a 3.7 mile corridor along Rio Grande Boulevard between Alhambra Avenue on the south and Montano Road on the north (see pages 1-2 in the Plan for specific boundaries). The purpose of this plan is to provide policies, regulations and projects to improve non-motorized travel in the public right-of-way and to enhance existing corridor qualities: visible evidence of area history, river valley landscapes, southwestern architectural styles and regional building materials. A Design Overlay Zone regulates the public right-of-way and adjacent properties. Most plan policies, regulations and project proposals pertain to the public right-of-way. **There are no applicable policies that govern this request.**

IV. SITE DEVELOPMENT PLAN FOR SUBDIVISION

This is a request for a site development for subdivision (SPS) to subdivide the subject site into 11 lots in order for each residence to be on its own legal lot. Lot 11 will include the common areas to be maintained by the property owners through a homeowners' agreement.

A site development plan for subdivision is defined in the Zoning Code as follows:

The site, proposed use, pedestrian and vehicular ingress and egress, any internal circulation requirements and, for each lot, maximum building height, minimum building setback, and maximum total dwelling units and/or nonresidential uses' maximum floor area ratio. (Section 14-16-1-5).

The applicant has met the requirements of the site development plan for subdivision as follows:

- Proposed Use: The SPS proposes single family residential units, including 8 units at the rear of the property that will surround a common space and community garden, as well as a new studio dwelling unit (9th unit) above an existing garage at the front of the property.

-
- Pedestrian and Vehicular ingress and egress: Vehicles can access the site by two driveways along Rio Grande Boulevard. The northern driveway provides a direct route to the rear of the site, as well as to the existing home in the front. The southern driveway is primarily used to exit the site from the existing home in the front and also connects to the northern driveway. The width of the driveway is not shown on the SPS, however the approved SPBP shows the driveway to be between 18 and 20 feet. The width of the northern and southern driveways needs to be shown on the SPS. The driveways need to be shown that they are connected together. Also, the approved SPBP shows the initial 25' feet of this driveway to be asphalt and the remainder of the driveway to be permeable paving. The proposed SPS states that the driveway will be constructed of permeable gravel or crushed rock "which will meet ADA Accessible Standards." If the EPC approves the proposed materials, the SPBP will have to be amended to be consistent with the SPS.

The site plan does not provide a separate walkway from the rear buildings to the public sidewalk on Rio Grande Boulevard - pedestrians will utilize the northern driveway to gain access to the boulevard. There is an existing 4' wide sidewalk along Rio Grande Boulevard.

- Internal Circulation: Parking for the rear units is clustered in a common area between the existing residence and the proposed dwelling units at the rear of the site. Vehicular access will not be provided to each of the 8 units at the rear of the site. The buildings at the rear of the property are connected together in the courtyard by a 3-foot wide gravel walking path. This walking path connects to a walking path that provides access to the 8 parking spaces.

A bicycle rack has been provided in the parking area. Bicyclists can access the existing bicycle lane along Rio Grande Boulevard.

- Maximum Building Height: 24'
- Minimum Building Setback: 5'
- Maximum FAR: 0.7

Utility Plan: Extensions to the water and sewer lines will be provided to the proposed development at the rear of the site. Hydrology has the following comment: Cross-lot drainage easements will be required when platting.

V. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

City Departments and other interested agencies reviewed this application from 3/4/2013 to 3/15/2013. There were no significant comments submitted regarding the subject request. The City Engineer's Office does provide comments related to the follow-up action on the plat.

Neighborhood/Public

The affected neighborhoods and/or Homeowner Associations and Coalitions include the following: Alvarado Gardens N.A., Rio Grande Boulevard N.A., Thomas Village N.A., and the North Valley Coalition. A facilitated meeting was offered and declined. All three neighborhood associations stated that there was not a need for another facilitated meeting about this project at this time. A previous facilitated meeting was held on April 17, 2012 in association with the zone map amendment and the site development plan for building permit that were approved by the EPC in May 2012.

Multiple letters of support have been received supporting the site development plan for subdivision.

VI. CONCLUSION

This is a request for a site development plan for subdivision for the northerly half of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.

The applicant intends to add individual lot lines to each of the residences on the approved site plan. The applicant is making no changes to the design except to allow each residence to be on its own legal lot.

The request is consistent with applicable policies found in the Comprehensive Plan and the North Valley Area Plan. Multiple letters of support have been received supporting the site development plan for subdivision. Staff is recommending approval with conditions.

FINDINGS – 13EPC 40014, April 11, 2013, Site Development Plan for Subdivision

1. This is a request for a site development plan for subdivision for the northerly half of Lot 33, Alvarado Gardens, Unit 1, a site of approximately 1.2 acres, located on Rio Grande Boulevard NW, between Contreras Place and Matthew Avenue NW.
2. The applicant intends to subdivide the site into 11 lots to accommodate 10 residential dwelling units and one common area. The common area will be maintained by the Homeowners Association for the subdivision.
3. In May 2012 the EPC approved a zone map amendment (12EPC 40018) and a site development plan for building permit (12EPC 40015) for the subject site. At that time, the applicant was proposing a condominium concept in which the dwelling units would be individually owned and the common areas and facilities would be owned by the owners on a proportional basis. The applicant is now requesting that each residence be on its own legal lot.
4. The associated Site Development Plan for Building Permit has been approved by the DRB. The subject request will not affect the design concept of the Site Development Plan for Building Permit.
5. The site is located in the Established Urban Area of the Comprehensive Plan. The site is also located in the North Valley Area Plan (NVAP) and the Rio Grande Boulevard Corridor Plan (RGBCP). The Rio Grande Boulevard Corridor Plan does not contain applicable policies that govern this request.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the North Valley Area Plan, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers applicable policies of the Comprehensive Plan, the NVAP, and the RGBCP, including the following:
 - A. Comprehensive Plan, Developing & Established Urban Areas:
 - A. Policy II.B.5d – The request will respect existing neighborhood values. There is neighborhood support for the request. The request will not have an impact on the natural environmental conditions or scenic resources and will not result in significant additional traffic in the area.

- B. Policy II.B.5e – The request will facilitate infill development in an area that is already served by existing city infrastructure. The request will maintain the existing street frontage along Rio Grande Boulevard, thereby maintaining the integrity of the existing neighborhood.
- C. Policy II.B.5f – The request will allow a clustering of dwelling units around a shared common area. Bicycle lanes and routes are nearby and accessible from the subject site.
- D. Policy II.B.5o – This request will facilitate redevelopment in an older neighborhood in the Established Urban Area. The request will have virtually no impact on the Rio Grande Boulevard Corridor since the majority of the development will take place at the rear of the site.

North Valley Area Plan:

- E. Goal 2 – The request will allow cluster housing that will maintain the rural flavor of the North Valley and provide a variety of housing opportunities and life styles including different socioeconomic types. The existing North Valley character will be maintained by keeping the original buildings, landscaping, and setbacks at the front of the site and by placing the proposed cluster housing at the rear of the site. Noise level impacts would be reduced by placing the 8 residential lots at the rear of the property, away from the busy boulevard.
 - F. Goal 12 – The request will preserve a small amount of open space and will maintain existing ditches and acequias for agricultural and low-impact purposes. The request includes a community garden that uses the acequia for agricultural purposes.
 - G. Housing Policy 4 and Agriculture and Rural Character Policies 2 and 2b – The request meets the Cluster Housing Principles by preserving open land and providing cluster housing at appropriate densities. The clustering concept is a creative and flexible design that maintains the rural flavor of the North Valley.
- 8. The request meets the requirements for a Site Development Plan for Subdivision pursuant to Section 14-16-1-5 of the Zoning Code.
 - 9. The applicant proposes to construct the northern driveway with permeable gravel or crushed rock which is different from what was approved on the Site Development Plan for Building Permit. If the EPC approves the proposed materials, the Site Development Plan for Building Permit will have to be amended to be consistent with the current request.
 - 10. Multiple letters of support have been received supporting the site development plan for subdivision.

RECOMMENDATION - 13EPC 40014, April 11, 2013, Site Development Plan for Subdivision

APPROVAL of 13EPC 40014, a request a Site Development Plan for Subdivision, for the northerly half of Lot 33, Alvarado Gardens, Unit 1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 13EPC 40014, April 11, 2013, 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 northern and southern driveways (at the front of the lot close to Rio Grande Blvd.) shall be shown on the site plan including all widths. The driveways need to be shown that they are connected together.
4. Conditions from Public Service Company of New Mexico:
 - a. 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.
 - b. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.
 - c. It is recommended that the developer contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.

5. Conditions from the City Engineer:
 - a. Legal access must be provided for each lot. This access must be clearly shown on the plat.
 - b. Cross-lot drainage easements will be required when platting.
-
-

***Randall Falkner
Planner***

Notice of Decision cc list:

Garrett Smith, 3015 Camilo Lane NW, Albuquerque, NM 87104

W.M. Wagner, Alvarado Gardens N.A., 2531 Campbell Road, Albuquerque, NM 87104

Don Michaelis, Alvarado Gardens N.A., 2708 Alejandro Lane, Albuquerque, NM 87104

Susan Johnson, Rio Grande Blvd. N.A., 2313 Camino del los Artesanos NW, Albuquerque, NM 87107

Doyle Kimbrough, Rio Grande Blvd. N.A., 2327 Campbell Road NW, Albuquerque, NM 87104

Jerry Ginsburg, Thomas Village N.A., 2412 Rozinante Dr. NW, Albuquerque, NM 87104

Richard Meyners, Thomas Village N.A., 2316 Calle de Daniel NW, Albuquerque, NM 87104

Chris Catechis, North Valley Coalition, 5733 Guadalupe Trail NW, Albuquerque, NM 87107

David Wood, North Valley Coalition, 158 Pleasant NW, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Reviewed: No Comments

Office of Neighborhood Coordination

Alvarado Gardens NA (R), Rio Grande Blvd. NA (R), Thomas Village NA (R), North Valley Coalition

3/4/13 – Recommended for Facilitation – siw

3/4/13 – Assigned to Jessie Lawrence - siw

Long Range Planning

Reviewed: No Comments

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT and NMDOT:

1. Legal access must be provided to each lot. This access must be clearly shown on the plat.
2. Cross-lot drainage easements will be required when platting.

WATER UTILITY AUTHORITY

Utility Services

If possible, the master meter should be replaced with a meter bank of individual meters for each property. A blanket private water service line easement can then be placed on the property. In lieu of this, language must be included on the plat that notifies the property owners that the HOA is solely responsible for water and wastewater service fees. Any delinquency in paying those fees may result in a loss of water service for all the individual home owners on the property.

POLICE DEPARTMENT/Planning

- Due to lack of specific information, no Crime Prevention or CPTED comments concerning the proposed Site Development Plan For Subdivision request at this time.
- However, in general, exterior lights and landscaping should not be in conflict with each other. When given the opportunity, tree variety landscaping should not be placed near or adjacent to pole lights. Once the trees grow to maturity, the available lighting will be diminished.
- A video surveillance system should be part of the plans. Recommend cameras be positioned to cover all parking lots, walkways, common areas, recreational areas and building entrances. Each camera should be monitored and recorded for real time and historical use.

- If the property is used as rentals, recommend conducting criminal background checks on all perspective residents older than 18.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Approved as long as it complies with SWMD ordinance.

FIRE DEPARTMENT/Planning

No comments

TRANSIT DEPARTMENT

Adjacent and nearby routes	Route #36, 12 th /Rio Grande route, passes the site on Rio Grande.
Adjacent bus stops	None
Site plan requirements	None.
Large site TDM suggestions	None.
Other information	None.

COMMENTS FROM OTHER AGENCIES

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

The owner of the above property requests approval of a Site Development Plan for Building Permit to allow for 9 new residences in addition to one existing single family home, as well as the creation of lot lines for each residence. Any residential development within this area will impact Duranes Elementary School, Garfield Middle School, and Valley High School. Currently, Duranes Elementary School is nearing capacity; Garfield Middle School and Valley High School have excess capacity.

Loc No	School	2012-13 40th Day	2012-13 Capacity	Space Available
249	Duranés ES	328	340	12
410	Garfield MS	347	598	251
560	Valley HS	1340	1632	292

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM provided comments on this project for the May10, 2012 EPC hearing. Here are the comments again:

1. 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.

2. Screening should be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Please refer to the PNM Electric Service Guide at www.pnm.com for specifications.

3. It is recommended that the developer contact PNM's New Service Delivery Department to coordinate electric service regarding this project. Any existing or proposed public utility easements are to be indicated on the site plan utility sheet prior to DRB review. PNM's standard for public utility easements for distribution is 10 feet in width to ensure adequate, safe clearances.