#8

COMPLETED 08/15/05 SH

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **05DRB-01226 (FP)** Project #: **1002457**

Project Name: **GLENWOOD LOFTS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 8/10/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- X PLANNING (Last to sign): Richard Dineen
- ☐ _____
- ☐ _____

- X

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: 08/15/05
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- X **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002457

#8

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **05DRB-01226 (FP)** Project #: **1002457**

Project Name: **GLENWOOD LOFTS**

Agent: Mark Goodwin & Associates Phone No.: 828-2200

Your request for (**SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOPMENT PLAN),** was approved on 8/10/05 by the DRB with delegation of signature(s) to the following departments.
OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION:
- ☐
- ☐
- ☐
- ☐

- ☐ UTILITIES:
- ☐
- ☐
- ☐

- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐

- ☐ PARKS / CIP:
- ☐
- ☐
- ☐

- ☒ PLANNING (Last to sign): Received
- ☐
- ☐

- ☐

Planning must record this plat. Please submit the following items:

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1002457

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1002457 **AGENDA ITEM NO: 8**

SUBJECT:

Final Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
An approved drainage report dated 5-6-05 is on file for Preliminary Plat approval.
Minor Comments

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 10, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

August 10, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 10:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project # 1002948** 05DRB-01171 Major-One Year SIA 05DRB-01172 Minor-Ext of SIA for Temp Defer SDWK	ISAACSON & ARFMAN agent(s) for MS DEV ONE, LLC request(s) the above action(s) for all or a portion of **VISTA FAISAN SUBDIVISION,** zoned RA-2 residential and agricultural zone, located on ADOBE RD NW, between MONTANO RD NW and GUADALUPE TRAIL NW containing approximately 6 acre(s). (F-14) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED. A ONE-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

2. **Project # 1001081**
05DRB-01173 Major-Vacation of Pub Right-of-Way

TIERRA WEST agent(s) for HOME DEPOT U.S.A. INC request(s) the above action(s) for all or a portion of Lot(s) 23, **SNOW HEIGHTS ADDITION,** zoned C-2 (SC) community commercial zone, located on SNOW HEIGHTS CIRCLE NE, between MENAUL BLVD NE and SNOW HEIGHTS BLVD NE. *[Deferred from 8/10/05]* (H-20) **DEFERRED AT THE AGENT'S REQUEST TO 8/24/05.**

3. **Project # 1001628**
05DRB-01167 Major-Vacation of Public Easements
05DRB-01166 Major-Preliminary Plat Approval
05DRB-01170 Minor-Temp Defer SDWK
05DRB-01168 Minor-Subd Design (DPM) Variance
05DRB-01169 Minor-Sidewalk Waiver

BOHANNAN HUSTON INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of the EQUESTRIAN CENTER (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 for PRD special use zone, located on MONTANO RD NW, between VISTA MONTANO NW and EQUESTRIAN CENTER NW containing approximately 8 acre(s). (E-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/10/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 7/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: NEED AMAFCA'S SIGNATURE. ALL STORM DRAIN EASEMENTS WILL BE GRANTED TO THE CITY OF ALBUQUERQUE AT FINAL PLAT. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

05DRB-01242 Minor-SiteDev Plan Subd/EPC
05DRB-01251Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING, INC agent(s) for JUDE BACA request(s) the above action(s) for all or a portion of Tract(s) Z-1, SADDLE RIDGE, UNIT 2 (to be known as **MESA RIDGE SUBDIVISION**) zoned SU-1 PRD, located on MONTANO ROAD NW, between VISTA MONTANO NW and EQUESTRIAN DR NW [REF: 01-EPC-01759, 01-EPC-01760, 01-EPC-01761] **[Russell Brito for Lola Bird, EPC Case Planner]** (E-11) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY**

APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR LABELING ALL STORM DRAINS AND TO PLANNING FOR 15-DAY APPEAL PERIOD AND RUSSELL BRITO'S COMMENTS ON EPC TRAIL ACCESS.

4. **Project # 1004300**
05DRB-01080 Minor-SiteDev Plan BldPermit

JIM MEDLEY, Architect AIA agent(s) for ROBERT NAVARRETTE request(s) the above action(s) for all or a portion of Lot(s) 31, 32, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2, M-1, located on EAGLE ROCK AVE NE and SAN MATEO BLVD NE containing approximately 2 acre(s). [Deferred from 7/27/05 and 8/10/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

5. **Project # 1000650**
05DRB-01067 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORP request(s) the above action(s) for all or a portion of Tract(s) 1A2, **LANDS OF LAMONICA,** zoned SU-1/C-1 permissive use, located on COORS BLVD SW, between LAMONICA RD SW and RIO BRAVO BLVD SW containing approximately 2 acre(s). *[Deferred from 7/20/05, Indef deferred on a no show on 8/10/05]]* (P-10) **INDEFINITELY DEFERRED ON A NO SHOW.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1004343**
05DRB-01213 Minor-SiteDev Plan BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK,**

zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] *[Deferred from 8/3/05 & 8/10/05]* (C-16) **DEFERRED AT THE AGENT'S REQUEST TO 9/7/05.**

7. **Project # 1003358**
04DRB-00478 Minor-SiteDev Plan BldPermit

KEN HOVEY agent(s) for COMMERCIAL ENTERPRISES INC request(s) the above action(s) for all or a portion of Tract(s) 49, **CLIFFORD INDUSTRIAL PARK,** zoned SU-2 / M-1, located on WASHINGTON PL NE and ANAHEIM NE and containing approximately 3 acre(s). *[Was Indef Deferred on 4/7/04 on a no show] [Deferred from 8/10/05]* (C-17) **DEFERRED AT THE AGENT'S REQUEST TO 8/17/05.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project # 1002457**
05DRB-01226 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES, LLC request(s) the above action(s) for all or a portion of Tract(s) X-1-A, X-1-B, Block(s) 2, GLENWOOD HILLS, UNIT 1 (to be known as **GLENWOOD LOFTS**) zoned SU-1 / PRD, located on MONTGOMERY NE, between TRAMWAY NE and SPANISH BIT ST NE containing approximately 3 acre(s). [REF: 05DRB-00529] (G-23) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

9. **Project # 1003606**
05DRB-01211 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for WESTLAND DEVELOPMENT CO., INC. request(s) the above action(s) for Lot(s) 509-26 509-27, 19W, 12B, Row 7, Tract(s) L and B, Town of Atrisco Grant, Unit A, Westland North Subdivision, Sundoro South, Unit 1,

Painted Sky, Unit 1 (to be known as **SUNDORO SOUTH UNIT 5,** zoned SU-2 FOR RLT, located on LADERA DRIVE NW, between 94TH STREET NW and 90TH STREET NW containing approximately 23 acre(s). [REF: 04DRB-01693, 01692, 01691, 01690, 01689, 04DRB-01237] *[Deferred from 8/3/05]* (J-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO RESOLVE DEAD-END WATERLINE IN TEPHRA AND TO PLANNING TO RECORD PLAT AND SEE PROOF OF RECORDING OF EASEMENTS FOR KIPUKA DRIVE AND AMAFCA'S SIGNATURE.**

10. **Project # 1003247**
05DRB-01217 Minor-Temp Defer SDWK

QUICK DRAW ENGINEERING agent(s) for MARK VALENCIA request(s) the above action(s) for Lot(s) 1 & 2, CORONA DEL SOL (to be known as **VALENCIA SUBDIVISION**) zoned R-2 residential zone TOWNHOMES, located on ALAMAGORDO ST NW between COORS BLVD NW AND ST JOSEPH NW, containing approximately 1 acre(s). [REF: SV-98-52, DRB-98-18, Z-98-38, V-98-29, S-99-4] *[Listed under Project #1004347 in error] [Was Indef deferred on a no show]* (G-11) **TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project # 1004360**
05DRB-01245 Minor-Sketch Plat or Plan

RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE)** zoned RA-2, located on MOUNTAIN ROAD NW, between GALBADON NW and LULAC AVE NW containing approximately 3 acre(s). (J-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Project # 1004163
05DRB-01219 Minor-Sketch Plat or Plan

JON E BOLTZ request(s) the above action(s) for all or a portion of Lot(s) 10, **SIERRA BONITA ADDITION,** zoned R-1, located on BELLROSE AVE NW, between GRIEGOS NW and FREEMAN NW containing approximately 1 acre(s). [REF: 05DRB-00743] (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Project # 1004359
05DRB-01244 Minor-Sketch Plat or Plan

MICHAEL EAVES agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 17, **RICE'S DURANES ADDITION, UNIT 1,** zoned R-2, located on RICE NW, between RIO GRANDE BLVD NW and INDIAN SCHOOL RD NE containing approximately 1 acre(s). (H-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. Approval of the Development Review Board Minutes for July 27, 2005. THE **DRB MINUTES FOR JULY 27, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:15 A.M.

#8

2457

DXF Electronic Approval Form

DRB Project Case #: 1002457

Subdivision Name: GLENWOOD LOFTS

Surveyor: TIMOTHY ALDRICH

Contact Person:

Contact Information:

DXF Received: 8/8/2005 Hard Copy Received: 8/8/2005

Coordinate System: NMSP Grid (NAD 83)

Neal Weinberg — Approved

8/9/05 — Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **2457** to agiscov on **8/9/2005** Contact person notified on **8/9/2005**


MONTGOMERY
C-2
SU-1
G22
TRAMWAY
SPANISH BIT
LANDAU
G23
WALDEN
VIVIAN
KEELIA
LARA
R-3
P
0
330ft

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 10, 2005
DRB Comments

ITEM # 8

PROJECT # 1002457 APPLICATION # 05-01226

Re: Glenwood Lofts/ major final plat

Has anything changed from preliminary plat?

Perimeter wall was approved on 5/10/05.

AGIS dxf is not on file with this office.

A copy of the recorded SIA is in the file.

There is one condition of final plat:

An approved Public Works design is required prior to final plat.
Is this condition satisfied?

Sheran Matson, AICP
DRB Chair 924-3880
Fax 924-3864 smatson@cabq.gov

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/6/05	Glenwood Lofts Subdivision Proj 1002457	Sketch	Comments Given
5/11/05	Same	Prel Plat Var Pub. Easement SDV SW Waiver TDS SP~~S~~S	Conditionally Approved 5/11/05 — Approved 5/11/05
8/10/05	Same	Final Plat	approved 8/10/05

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

2. Project # 1002457
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

At the May 11, 2005, Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file, subject to these findings and conditions:

FINDINGS:

1. The public welfare is in no way served by retaining the rights-of-way and/or easements.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

With the signing of the infrastructure list dated 5/11/05 and approval of the grading plan engineer stamp dated 5/6/05 the preliminary plat was approved with the following condition of final plat approval:

An approved Public Works design is required prior to final plat.

The temporary deferral of construction of sidewalks on the interior streets was approved as shown on Exhibit C in the Planning file.

The subdivision design variance was approved as shown on Exhibit D in the Planning file.

A sidewalk variance for waiver of sidewalks was approved as shown on Exhibit D in the Planning file.

If you wish to appeal this decision, you must do so by May 26, 2005, in the manner described below.

> Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat Extension prior to the expiration of the approval or the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

05DRB-00649 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1,** zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/27/05]* (G-23)

The site plan for subdivision was approved and signed off by the Board.

Roger A Green

For Sheran Matson, AICP, DRB Chair

Cc: Mainstreet Properties LLC, 8300 Carmel NW, Suite 201, 87122
Mark Goodwin & Associates PA, P.O. Box 90606, 87199
Bing & Jack Le Roy, 13625 Cedarbrook NE, 87111
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 11, 2005

Project # 1002457
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

AMAFCA — No adverse comments.

COG — No adverse comments.

Transit — No objection to the request.

Zoning Enforcement

N.O.F.D. for Bonnie Chavez

The zone for the parcel(s) is C-1, not SU-1 PRD as listed on the application. Residential development in a C-1 zone requires a Special Exception Conditional Use approved by the Zoning Hearing Examiner. Twenty-five parking spaces are provided for twenty-four units. A minimum of 34 spaces (including the transit allowance) is required for this type of development.

Neighborhood Coordination

Letters sent to Glenwood Hills NA (R), Eldorado Heights NA (R), S.Y. Jackson NA (R) and Shadow Hills Home Owner's Association.

APS — No comments received.

Police Department — No comments at this time.

Fire Department	Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.
PNM Electric & Gas	Approves.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	Site is not within 1000 feet of a landfill. No comment.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer

No objection to the vacation request. An approved drainage report is required for Preliminary Plat approval.

Transportation Development

Defer vacation request to utilities. Are the sidewalk and permanent street improvements in place on Spanish Bit? Montgomery? Is the face of curb 9' from the property line on Spanish Bit? 10' on Montgomery? With the use of roll curb, the sidewalk should be 6' wide. Where are the pedestrian paths from Spanish Bit and to Tramway? These should be listed on the infrastructure list. Provide parking calculations to verify that the lots are meeting P1 designated criteria. Signing and striping for the one way need to be on the infrastructure list.

Parks & Recreation

The following development will be subject to impact fees for park development for each building permit pulled.

Defer to Utilities regarding the vacation request.

No objection to the Sidewalk deferral or waiver. No objection to the design variance.

Utilities Development

No objection to Vacation request with condition that the existing water line be abandoned/removed as required. The infrastructure list is not acceptable in regards to water lines. No objection to Sidewalk Deferral.

Planning Department

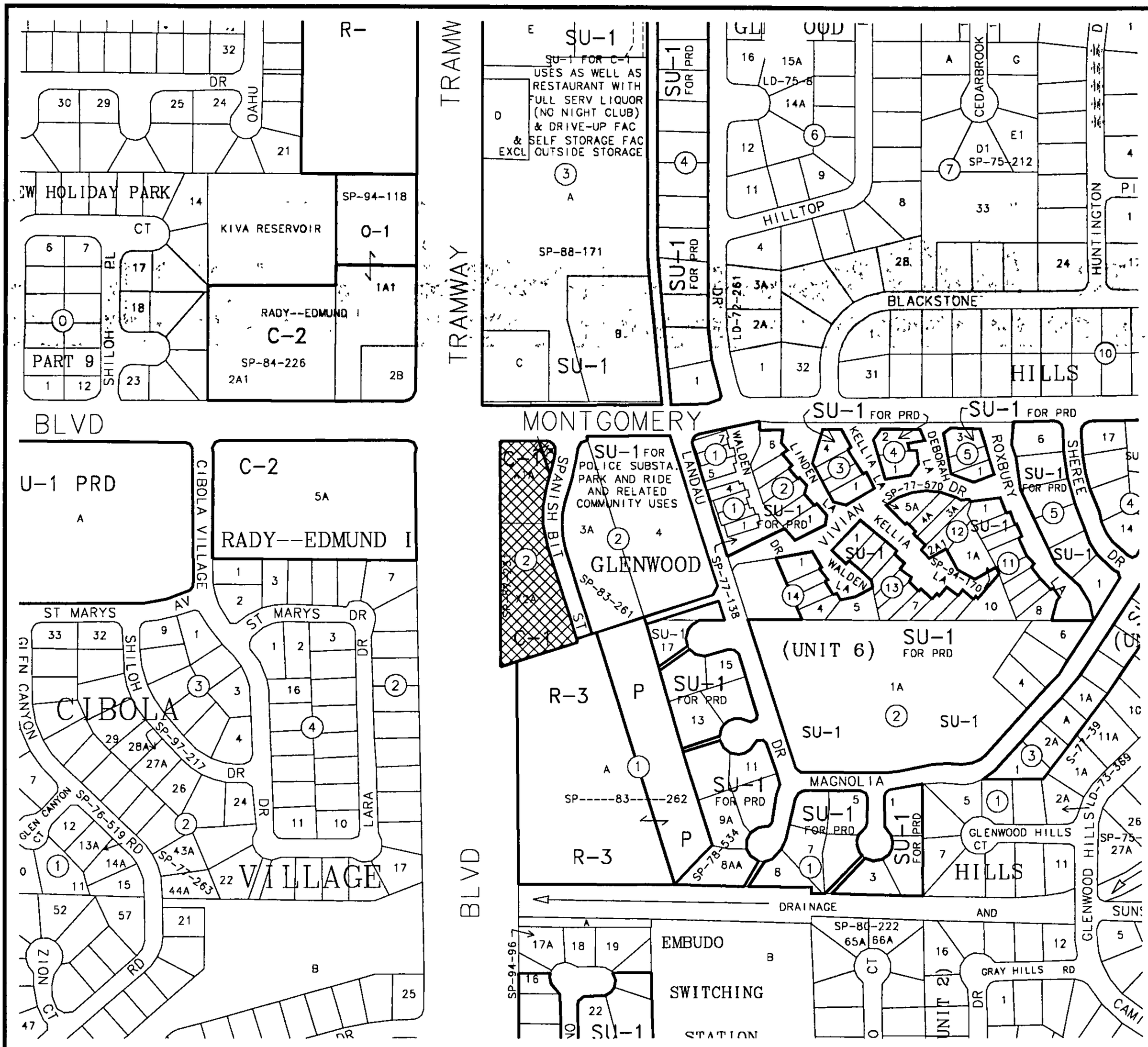
Perimeter Wall Design. Agent stated a new design would be submitted before 5/11/05 by Consensus Planning.

EPC approved SPBP was deferred to 5/11/05 to be heard with this plat. Agent indicated the plat submitted would now change per EPC conditions.

Planning will reserve comments on the plat & related applications until the revised plat is submitted for review. Agent was informed any new submittals were due by noon on May 9,2005.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc: Mainstreet Properties LLC, 8300 Carmel Ave NW, Suite 201, 87122
Mark Goodwin & Associates PA, P.O. Box 90606, 87199



ZONING MAP

AGIS

Scale 1"= 398 '

PROJECT NO.
1002457

HEARING DATE
5-11-05

MAP NO.
G-23

ADDITIONAL CASE NUMBER(S)
05DRB-00650
05DRB-00651
05DRB-00652

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project #1002457
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

Project # 1002885
05DRB-00631 Major-Vacation of Pub Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

Project # 1003364
05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19)

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003655
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**, zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 25, 2005.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: MAY 11, 2005
Zone Atlas Page: G-23-Z
Notification Radius: 100 Ft.

Project# 1002457
App# 05DRB-00650
App# 05DRB-00651
App# 05DRB-00652
App# 05DRB-00653
App# 05DRB-00654

Cross Reference and Location:

Applicant: MAINSTREET PROPERTIES, LLC
Address: 8300 CARMEL AVE NW, STE# 201
ALBUQUERQUE NM 87122

Agent: MARK GOODWIN & ASSOCIATES, P.A.
Address: PO BOX 90606
ALBUQUERQUE NM 87199

Special Instructions:

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: APRIL 22, 2005

Signature: KYLE TSETHLIKAI

102306103407830121	LEGAL: TR A PLA T OF TRS A THRU H BEING A REPL OF LTS 1 TH	LAND USE:				
	PROPERTY ADDR: 00000 TRAMWAY					
	OWNER NAME: RENEAU G D ETUX & PETERSON J A					
	OWNER ADDR: 03336 E THIRTY-SECOND	ST	TULSA	OK	74135	
102306101500530123	LEGAL: TR H -1 P LAT OF TRS A THRU H BEING A REPL OF LTS 1	LAND USE:				
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: CITY OF ALBUQUERQUE					
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103	
102306104702830120	LEGAL: TR B PLA T OF TRS A THRU H BEING A REPL OF LTS 1 TH	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: RENEAU GENE D ETUX &					
	OWNER ADDR: 02325 SAN PEDRO	DR NE	ALBUQUERQUE	NM	87110	
102306101901830119	LEGAL: TR C PLA T OF TRS A THRU H BEING A REPL OF LTS 1 TH	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: MCDONALDS CORPORATION					
	OWNER ADDR: 11000 SPAIN	NE	ALBUQUERQUE	NM	87111	
102206150901240109	LEGAL: PARC EL 2 B AMENDED PLAT OF EDMUND I RADY CONT 0.5 A	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: H AND E 22 WEST LLC					
	OWNER ADDR: 00000		DENVER	CO	80204	
102306006050420436	LEGAL: 004 002G LENWOOD HILLS SUBD UNIT 1	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: CITY OF ALBUQUERQUE					
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103	
102306004150520437	LEGAL: 3A 2 OF SUMMARY PLAT LOTS 2A & 3A BEING A REPL OF	LAND USE:				
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: CITY OF ALBUQUERQUE					
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87103	
102206049350810716	LEGAL: PARC EL 5 A AMENDED PLAT OF EDMUND I RADY EXC N'LY P	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: KAPURANIS FRANK & MATIA					
	OWNER ADDR: 08691 E BRIARWOOD	BL	ENGLEWOOD	CO	80112	
102306002551320438	LEGAL: TR X -1-A PLAT OF TRS X-1-A & X-2-A BLK 2 UNIT 1 GL	LAND USE:				
	PROPERTY ADDR: 00000 MONTGOMERY					
	OWNER NAME: 12600 MONTGOMERY LLC					
	OWNER ADDR: 12600 MONTGOMERY	NE	ALBUQUERQUE	NM	87111	
102306002348220439	LEGAL: TR X -2-A PLAT OF TRS X-1-A & X-2-A BLK 2 UNIT 1 GL	LAND USE:				
	PROPERTY ADDR: 00000 N/A					
	OWNER NAME: PATTISON DON H ETAL					
	OWNER ADDR: 00000		SANTA FE	NM	87504	
102206051248011160	LEGAL: 007 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 ST. MARY					
	OWNER NAME: FRAZIER JOHN C & PATRICIA E					
	OWNER ADDR: 12521 ST MARY	DR NE	ALBUQUERQUE	NM	87112	

102206051547011159	LEGAL: 008 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 LARA					
	OWNER NAME: VALENTINE BENNIE S					
	OWNER ADDR: 04112 LARA	DR NE	ALBUQUERQUE	NM	87111	
102306004044020444	LEGAL: TR A BLK 1 OF SUMMARY PLAT FOR AN ELY POR OF LT 2	LAND USE:				
	PROPERTY ADDR: 00000 SPANISH BIT					
	OWNER NAME: SMITH HARRISON E ETUX					
	OWNER ADDR: 00000		ALBUQUERQUE	NM	87154	
102206051546311158	LEGAL: 009 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 LARA					
	OWNER NAME: DARBY MICHAEL E & DEBRA J					
	OWNER ADDR: 04108 LARA	NE	ALBUQUERQUE	NM	87111	
102206051545511157	LEGAL: 010 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 LARA					
	OWNER NAME: SLONE GUILLERMINA C					
	OWNER ADDR: 04104 LARA	DR NE	ALBUQUERQUE	NM	87111	
102206051544811156	LEGAL: 011 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 LARA					
	OWNER NAME: WALKER JERRY CHARLES					
	OWNER ADDR: 00000		SNOWFLAKE	AZ	85937	
102206051544011155	LEGAL: 0120 002C IBOLA VILLAGE	LAND USE:				
	PROPERTY ADDR: 00000 LARA					
	OWNER NAME: TAYLOR PAULA J					
	OWNER ADDR: 04020 LARA	DR NE	ALBUQUERQUE	NM	87111	

"Attachment A"

4/14/05
SUSAN RASINSK, MARK GOODWIN & ASSOCIATES, PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: G-23

Glenwood Hills NA (R)
***Rick Jackson**
13143 Blackstone Rd. NE / 87111 332-0231 (h)
Thurlow Caffey
4801 Glenwood Hills Dr. NE / 87111 296-1942 (h)

S. Y. Jackson NA (R)
Kaliope Maestas
4605 Oahu Dr. NE / 87111 299-0715 (h)
LeeAnn Stubbs
4609 Bali Ct. NE / 87111 323-1461 (h)

Eldorado Heights NA (R)
***Sharon Busboom**
12000 La Charles Ave. NE / 87111 296-1637 (h)
Mel Klawsky
12105 Calle Zagal NE / 87111 296-2606 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

Shadow Hills HOA
***Betsy Bayne**
4404 Kellia Ln. NE / 87112 243-2281 (w)
Glendi Stephenson
4445 Linden NE / 87112 296-6422 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

****

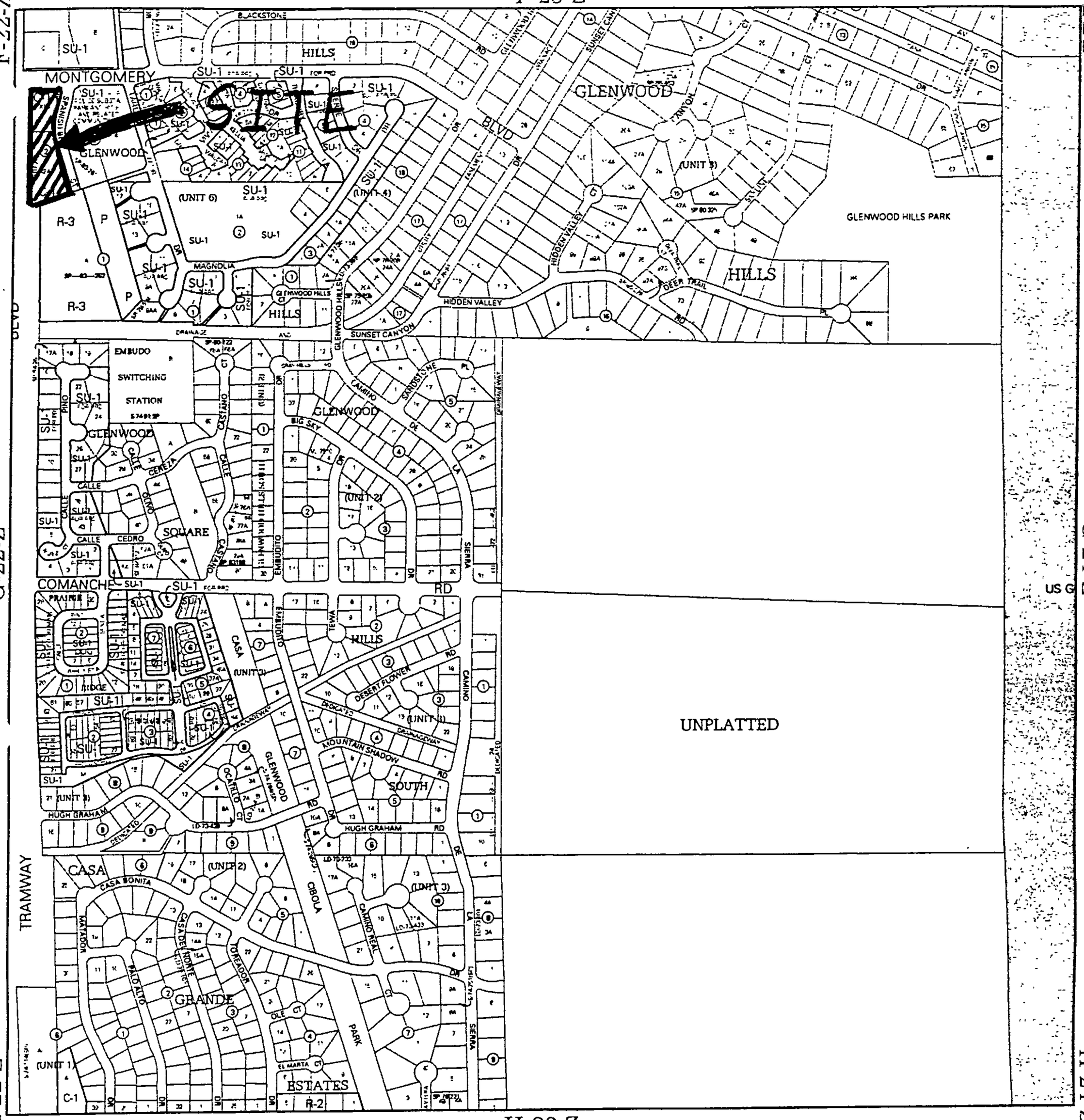
(below this line for ONC use only)

Date of Inquiry: **4/14/05** Time Entered: **4:20 PM** ONC Rep. Initials: **JK**

F-22-Z F-23-Z F-24-Z

G-22-Z G-24-Z

H-22-Z H-23-Z H-24-Z



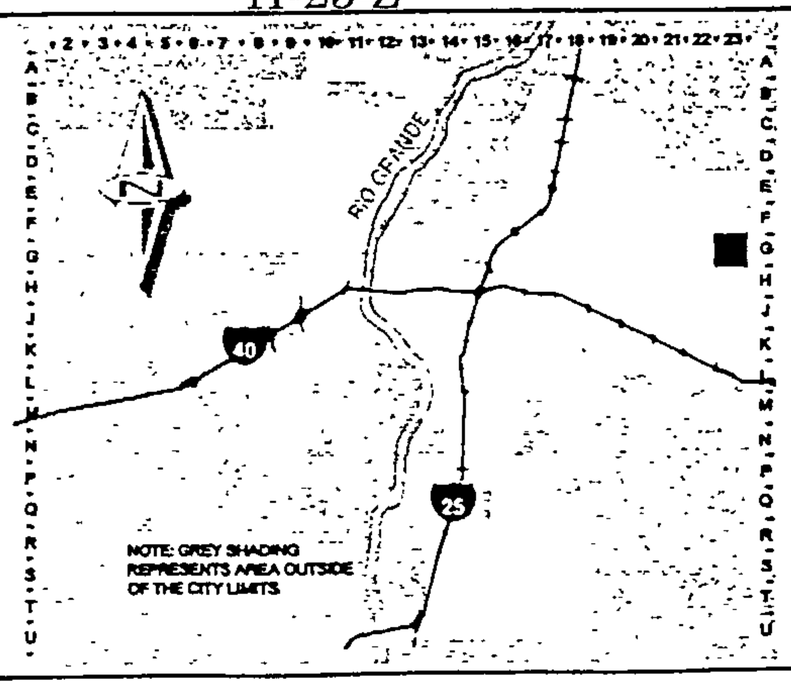
Zone Atlas Page: **G-23-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706 THREE-HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

As depicted on the accompanying sidewalk deferral exhibit, we are requesting that sidewalk be deferred until home construction is complete to avoid any damage.

Perimeter wall design has been included with this submittal for the planned wall along Tramway Boulevard, and for the walls fronting the planned pedestrian trail. Along Montgomery and Spanish Bit, a wrought iron fence is planned with this project.

We look forward to presenting this project before the DRB committee.

Respectfully,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 21, 2005

TO: **See Attached Distribution List of "Recognized" Neighborhood Association(s):**

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately two (2) acre(s): Major Vacation of Public Easements; Preliminary Plat Approval; Minor Temporary Deferral for Sidewalks; Minor Subdivision Design Variance; and Minor Sidewalk Waiver for the Glenwood Lofts project, a private, gated community consisting of twenty-four (24) town home units.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **Mainstreet Properties, LLC**

For property located: **On or near Montgomery Boulevard NE between Tramway Boulevard NE and Comanche Road NE.**

The case number(s) assigned is: **05DRB-00651, 00650, 00654, 00652 and 00653, Project # 1002457.**

City Planning accepted application for this request on **April 15, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, May 11, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

DISTRIBUTION LIST:

Rick Jackson and Thurlow Caffey, Glenwood Hills Neighborhood Association
Kaliope Maestas and LeeAnn Stubbs, S.Y. Jackson Neighborhood Association
Sharon Busboom and Mel Klawsky, Eldorado Heights Neighborhood Association

FYI

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

April 21, 2005

TO: Betsy Bayne and Glendi Stephenson, Shadow Hills Homeowners Association

This letter is a ***COURTESY NOTIFICATION*** *from the City of Albuquerque pertaining to a request for:* **Requests the following for approximately two (2) acre(s): Major Vacation of Public Easements; Preliminary Plat Approval; Minor Temporary Deferral for Sidewalks; Minor Subdivision Design Variance; and Minor Sidewalk Waiver for the Glenwood Lofts project, a private, gated community consisting of twenty-four (24) town home units.**

Proposed by: **Mark Goodwin and Associates, P.A. at 828-2200**
Agent for: **Mainstreet Properties, LLC**

For property located: **On or near Montgomery Boulevard NE between Tramway Boulevard NE and Comanche Road NE.**

The case number(s) assigned is: **05DRB-00651, 00650, 00654, 00652, 00653, Project #.1002457.**

City Planning accepted application for this request on **April 15, 2005**.

The owner, applicant, and/or agent **WAS NOT** required notifying you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board at **9 a.m.** on **Wednesday, May 11, 2005** at the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact Claire Senova at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions, please call Stephani Winklepleck at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002457
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

Project # 1002885
05DRB-00631 Major-Vacation of Pub Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

Project # 1003364
05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19)

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003655
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**, zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 25, 2005.

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

DRB

RETURN
TO SENDER
INSUFFICIENT
ADDRESS

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 APR 25 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

10230610470283012O

RENEAU GENE D ETUX &
2325 SAN PEDRO DR NE
ALBUQUERQUE NM 87110

IA
Suite #2.

87110+8120 

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, May 11, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1002457
05DRB-00651 Major-Vacation of Public Easements
05DRB-00650 Major-Preliminary Plat Approval
05DRB-00654 Minor-Temp Defer SDWK
05DRB-00652 Minor-Subd Design (DPM) Variance
05DRB-00653 Minor-Sidewalk Waiver

MARK GOODWIN & ASSOCIATES agent(s) for MAINSTREET PROPERTIES LLC request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X-1-A & X-1-B, GLENWOOD HILLS, UNIT 1, (to be known as **GLENWOOD LOFTS SUBDIVISION**) zoned SU-1 PRD, located on MONTGOMERY NE, between TRAMWAY BLVD NE and SUNSET CANYON DR NE containing approximately 2 acre(s). [REF: 05DRB00529] (G-23)

Project # 1002885
05DRB-00631 Major-Vacation of Pub Right-of-Way
05DRB-00633 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES INC agent(s) for LA SIERRA CONSTRUCTION CO AND AMAFCA request(s) the above action(s) for all or a portion of Lot(s) 35, **OCOTILLO SUBDIVISION,** zoned R-D, located on SAND VERBENA TRAIL NE, between EUBANK BLVD NE and HOLBROOK ST NE containing approximately 1 acre(s).[REF:04DRB00244, 03DRB01355, 03DRB01356, 03DRB01354, 03DRB01980, 03DRB01981, 03DRB01983, 03DRB01984, 03DRB01985] (C-21)

Project # 1003364
05DRB-00656 Major-Vacation of Public Easements
05DRB-00657 Minor-Vacation of Private Easements

TIERRA WEST LLC agent(s) for CIRCLE K STORES INC request(s) the above action(s) for all or a portion of Tract(s) 1-A-1 & 1-A-3, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3,** zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB01409] (C-19)

Project # 1004137
05DRB-00658 Major-Vacation of Public Easements

PRECISION SURVEYS INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 5D-1, **JOURNAL CENTER,** zoned IP, located on JEFFERSON ST NE, between TIBURON AVE NE and SUN AVE NE containing approximately 7 acre(s). (D-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1003655
05DRB-00661 Major-Vacation of Public Easements
05DRB-00660 Major-Vacation of Pub Right-of-Way
05DRB-00659 Major-Preliminary Plat Approval
05DRB-00663 Minor-Temp Defer SDWK
05DRB-00662 Minor-Sidewalk Waiver

DAVID A AUBE agent(s) for ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15, 16, 17 and a portion of 18, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA @ DESERT RIDGE TRAILS**, zoned R-D, located on WYOMING NE, between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373] (C-19)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, APRIL 25, 2005.

CITY OF ALBUQUERQUE

A JQUERQUE
Making History

DRB

NSN

RETURNED TO SENDER
REASON CHECKED
Attempted not known
No such number
No mail receptacle
Temporarily away
Vacant
Refused

UNITED STATES POSTAGE
PITNEY BOWES
02 1A
0004329247
$ 00.37⁰
APR 25 2005
MAILED FROM ZIP CODE 87102

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

1023060025513204 36

12600 MONTGOMERY LLC
12600 MONTGOMERY NE
ALBUQUERQUE NM 87111

87111+A2B3-4E53

Current DRC
Project Number:_____

ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Submitted: May 9, 2005
Date Site Plan Approved. 5/11/05
Date Preliminary Plat Approved 5/11/05
Date Preliminary Plat Expires 5/11/06
DRB Project No. ~~1002066~~ 1002457
DRB Application No.: 05-00650

Glenwood Lofts

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

X-1-A and X-1-B, Glenwood Hills, Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		20' FF	Res Pvmt	Prairie Loft Loop	Spanish Bit St	Spanish Bit St.	/	/	/
			C & G, Roll (both sides)		(north end)	(south end)			
		5' 4'	* Sidewalk (one side / both sides)						
		12' FF	Res Pvmt	Escape Driveway	Spanish Bit St.	Prairie Loft Loop	/	/	/
			C & G, Roll (both sides)						
		5' 4'	Sidewalk	Across Site	Spanish Bit St.	Tramway Ped Trail	/	/	/
		4'	Sidewalk (east side)	Spanish Bit St.	Where missing along east side of site		/	/	/
		—	One-Way striping & signage	Prairie Loft Loop	Spanish Bid St (north end)	Spanish Bit St. (south end)	/	/	/
			WATER						
		12"	EXISTING & REMOVAL EASEMENT						
		12"	Waterline	Prairie Loft Loop	Spanish Bit & Prairie Loft Intersect	Exist Stub near S. end of Project	/	/	/
			SANITARY SEWER						
		8"	SAS	Prairie Loft Loop	N. side of site	S side of site	/	/	/
		8"	SAS	Utility easement	Prairie Loft Loop	Tramway Blvd	/	/	/
			STORM DRAIN						
		24"	Storm Drain	Tract A	Prairie Loft Loop	Exist 24" SD along south end	/	/	/

Project name: Glenwood Lofts

ORIGINAL

*	Sidewalks to be deferred.
1	Water Infrastructure to include valves, fittings, and firehydrants, and irrigation meter
2	SAS Infrastructure to include manholes and service connections.
3	Storm Drain Infrastructure to appurtenances.
4	Street lights per DPM.
5	Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.
6.	Landscape & irrigation will be the responsibility of the Homeowners Association by Landscape Maintenance Agreement.

AGENT / OWNER

Scott Davis
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

SIGNATURE - date 5/10/05

MAXIMUM TIME ALLOWED TO CONSTRUCT
THE IMPROVEMENTS WITHOUT A DRB
EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date 5/11/05

Christina Sandoval 5/11/05
PARKS & GENERAL SERVICES - date

5-11-05
TRANSPORTATION DEVELOPMENT - date

5/11/05
UTILITY DEVELOPMENT - date

5/11/05
CITY ENGINEER - date

AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER
A	11-30-07	Stephen Wooddell		T. Paramburmar

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

S	Z		
		SUBDIVISION	**ZONING & PLANNING**
X		Major Subdivision action	____ Annexation
____		Minor Subdivision action	____ County Submittal
____		Vacation	V ____ EPC Submittal
____		Variance (Non-Zoning)	____ Zone Map Amendment (Establish or Change Zoning)
		SITE DEVELOPMENT PLAN	P ____ Sector Plan **(Phase I, II, III)**
____		for Subdivision Purposes	____ Amendment to Sector, Area, Facility or Comprehensive Plan
____		for Building Permit	____ Text Amendment (Zoning Code/Sub Regs)
____		IP Master Development Plan	____ Street Name Change (Local & Collector)
____		Cert of Appropriateness (LUCC)	L A **APPEAL / PROTEST of...**
		STORM DRAINAGE	D ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
____		Storm Drainage Cost Allocation Plan	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME Mainstreet Properties, LLC PHONE: 798-1000

ADDRESS: 8300 Carmel NW Suite 201 FAX: ____

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ____

Proprietary interest in site: Owner **List all owners:** ____

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: Scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Final Plat Approval - Glenwood Lofts

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. X-1-A and X-1-B Block: 2 Unit: 1

Subdiv. / Addn. Glenwood Hills, Unit 1

Current Zoning: SU-1/PRD Proposed zoning: Same

Zone Atlas page(s): G-23 No. of **existing** lots: 2 No. of **proposed** lots: 24

Total area of site (acres): 2.1 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO

UPC No 102306002348220439 102306002551320438 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery

Between: Tramway and Spanish Bit Street

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj , App , DRB-, AX_,Z_, V_, S_, etc.): 05DRB 00529

Check-off if project was previously reviewed by Sketch Plat/Plan ✓, or Pre-application Review Team ? . Date of review: ____

SIGNATURE ____ DATE 7-27-05

(Print) Scott Lewis ___ Applicant X Agent

FOR OFFICIAL USE ONLY Form revised 4/04

	Application case numbers	Action	S.F.	Fees
☑ INTERNAL ROUTING				
☑ All checklists are complete	05DRB - 01226	FP	S(3)	$ 0.00
☑ All fees have been collected	- -		CMF	$ 20.00
☑ All case #s are assigned	- -			$
☐ N/A AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
☐ N/A Site is within 1000ft of a landfill	- -			$
☐ N/A F.H.D.P. density bonus				Total
☐ N/A F.H.D.P. fee rebate	Hearing date 08/10/05			$ 20.00

Planner 07/28/05 **Project #** 1002457

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

✓ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
✓ Design elevations & cross sections of perimeter walls **3 copies**
✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ SIA financial guaranty verification
N/A Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
✓ Any original and/or related file numbers are listed on the cover application
✓ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ **Signed** Pre-Annexation Agreement if Annexation required.
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott Davis
Applicant name (print)

Scott Davis 7-27-05
Applicant signature / date

Form revised **11/04**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - 01226
- -
- -

Kin Sims 07/28/05
Planner signature / date

Project # 1002457

No. of Lots:
Nearest Major Streets

FIGURE 12

SUBDIVISION IMPROVEMENTS AGREEMENT-PUBLIC AND/OR PRIVATE (Procedure B)

Glenwood Lofts 762981

AGREEMENT TO CONSTRUCT
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this 17th day of June, 2005, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Glenwood Lofts, LLC ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] New Mexico Limited Liability Co., whose address is 8300 Carmel NE, Suite 201, Albuquerque, NM 87122 whose telephone number is 798-1000, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Tracts X-1-A and X-2-A, Block 2, Unit 1, Glenwood Hills, recorded on 7/8/1987 in the records of the Bernalillo County Clerk at Book C34, pages 26 through -- (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Glenwood Lofts, LLC ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as GLENWOOD LOFTS describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private Improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat of, or the Site Development Plan for the Subdivision.

2. Improvements and Construction Deadline. The Subdivider agrees to install and complete the public and/or private improvements described Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 1st of June 2007 ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 762981.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See Subdivision Ordinance Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless

F-22-Z F-23-Z F-24-Z

G-22-Z G-24-Z

H-22-Z H-23-Z H-24-Z

SITE

MONTGOMERY BLVD

GLENWOOD HILLS

GLENWOOD HILLS PARK

SUNSET CANYON

HIDDEN VALLEY

DEER TRAIL

MAGNOLIA

EMBUDO SWITCHING STATION

GLENWOOD

SQUARE

COMANCHE RD

CASA (UNIT 2)

CASA (UNIT 3)

HILLS

SOUTH

ESTATES

UNPLATTED

TRAMWAY

US G

Zone Atlas Page: **G-23-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

RIO GRANDE

ALBUQUERQUE

Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Main Street Properties, LLC

AGENT MARK Goodwin & Assoc

ADDRESS P.O. Box 90606

PROJECT & APP # 1002457 / 05DRB - 01224

PROJECT NAME Glenwood Hills, Unit I

$ 20.00 441032/3424000 Conflict Management Fee

$ _____ 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ _____ 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ _____ TOTAL AMOUNT DUE

***_NOTE_: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

D. MARK GOODWIN AND ASSOCIATES, P.A.
P.O. BOX 90606
ALBUQUERQUE, NM 87199
(505) 828-2200

4594

95-681/1070

DATE 7.27.05

PAY TO THE ORDER OF City of Albuquerque

Twenty No/100 $ 20.00

DOLLARS

BANK OF THE WEST
5901 MENAUL BLVD. NE
ALBUQUERQUE, NM 87110

Security Features Details on Back

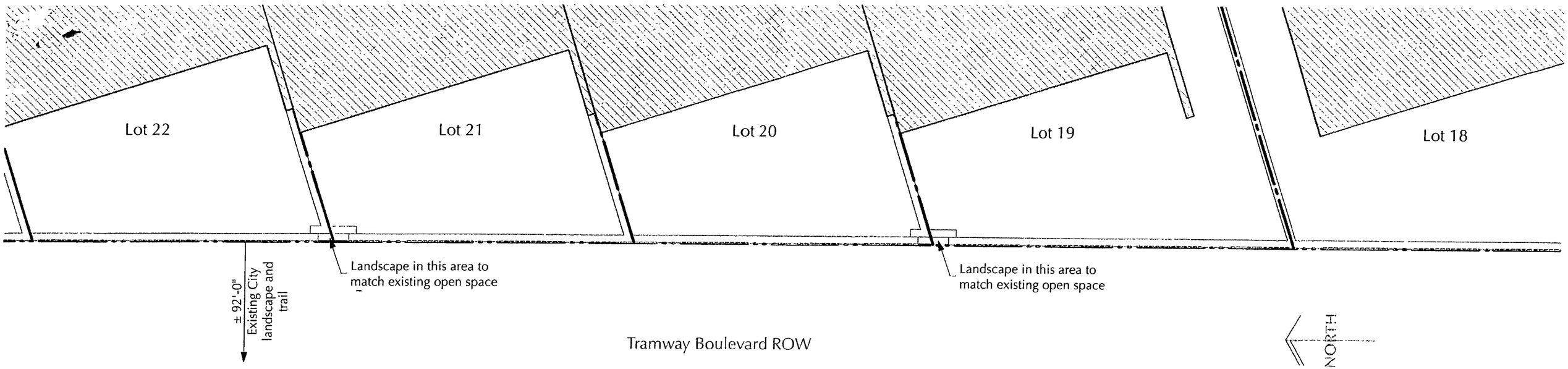
FOR Glenwood Lofts

⑈004594⑈ ⑆107006813⑆ 28300700 3⑈

7/28/2005 10:40AM LOC: A NX
RECEIPT# 00047813-WS# 006 TRANS# 0110
Activity 342000 INBUS
Trans Amt $20.00

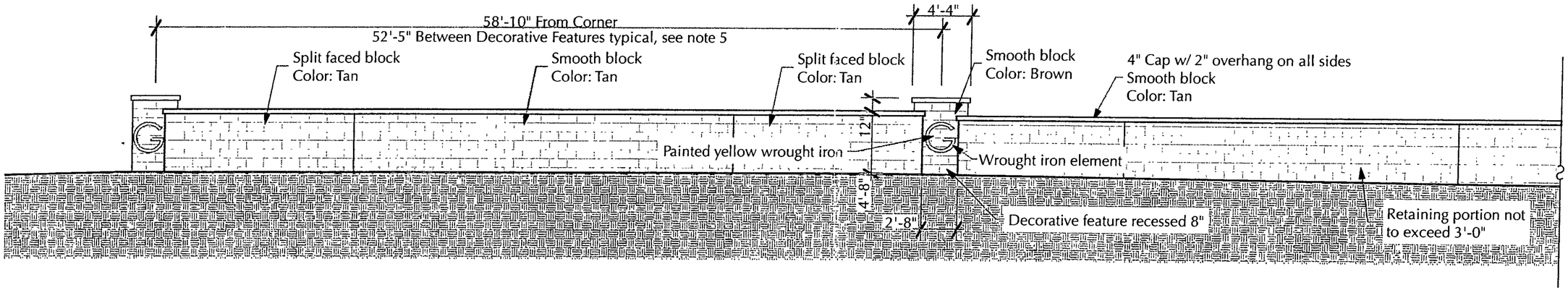
$20.00
CK $20.00
CHANGE $0.00

Thank You



Plan View

NTS



Perimeter Wall Detail

NTS

NOTES:

1. Tramway Boulevard is designated as a Principal Arterial by the Long Range Roadway System.
2. Glenwood Loft perimeter wall design complies with the City Wall Regulations on height, layout, facade, and materials.
3. The nearest intersection is at Tramway Blvd. NE & Montgomery Blvd. NE. Zone Atlas: G-23-Z.
4. Total wall height, including retaining wall portion, shall be less than 8'-0".
5. Decorative features shall be spaced at no greater than 60' apart, per the City Wall Regulations.

Perimeter Wall Approved

Sheran Matson

DRB Chair

5/10/05

Date

Perimeter Wall Detail

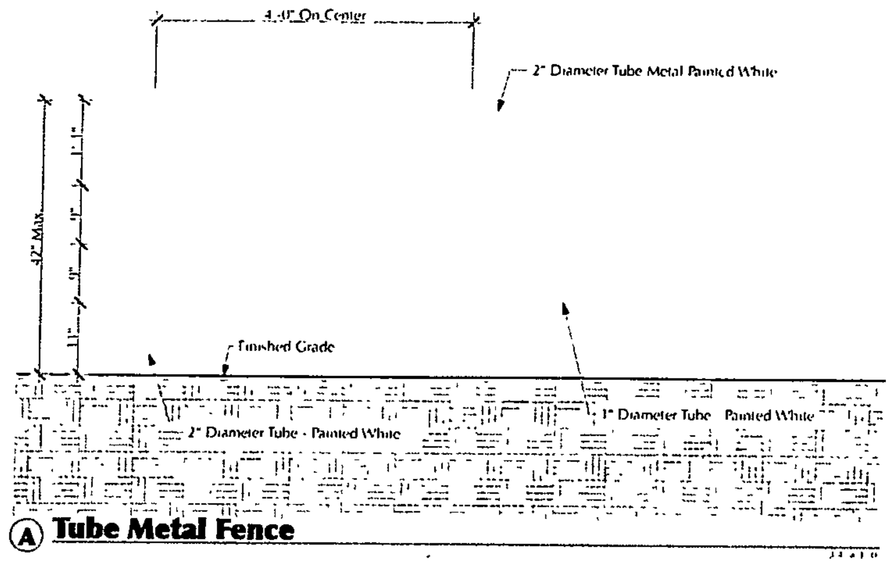
Glenwood Lofts

Prepared for:
Glenwood Lofts, LLC
9805 Greenbrier Road NE
Albuquerque, NM 87111

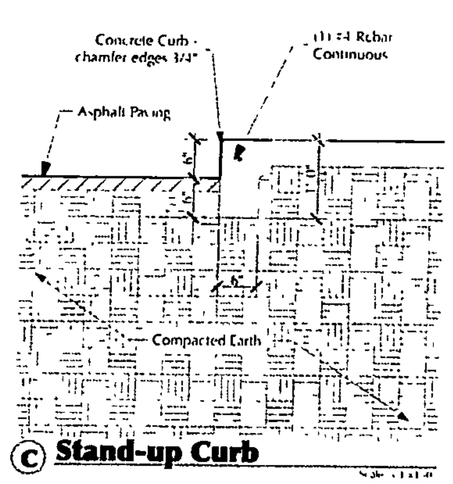
Prepared by:
Schlegel Lewis Architects
1620 Central Ave. Se
Albuquerque, NM 87106

May 2005

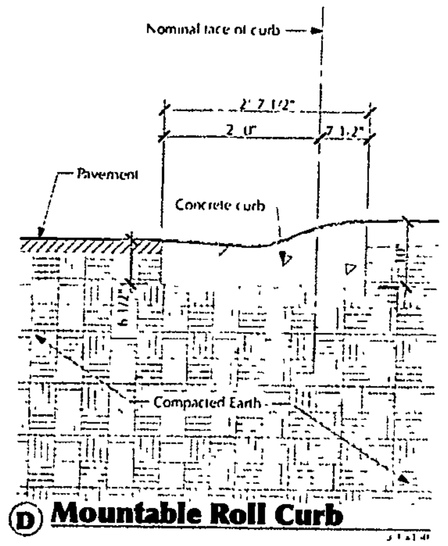
SHEET 1 OF 1



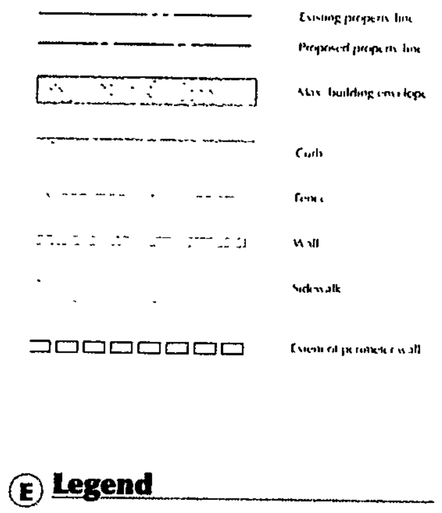
Ⓐ **Tube Metal Fence**



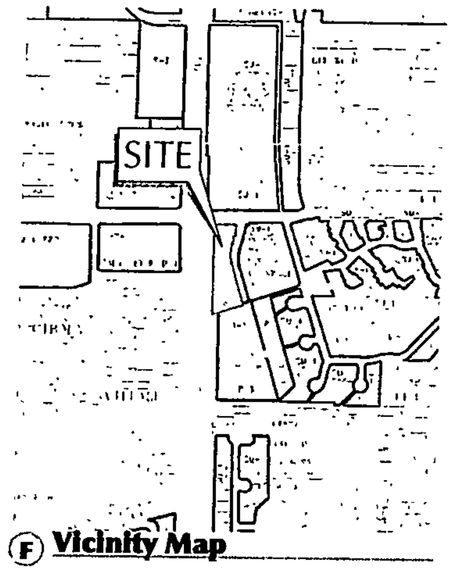
Ⓒ **Stand-up Curb**



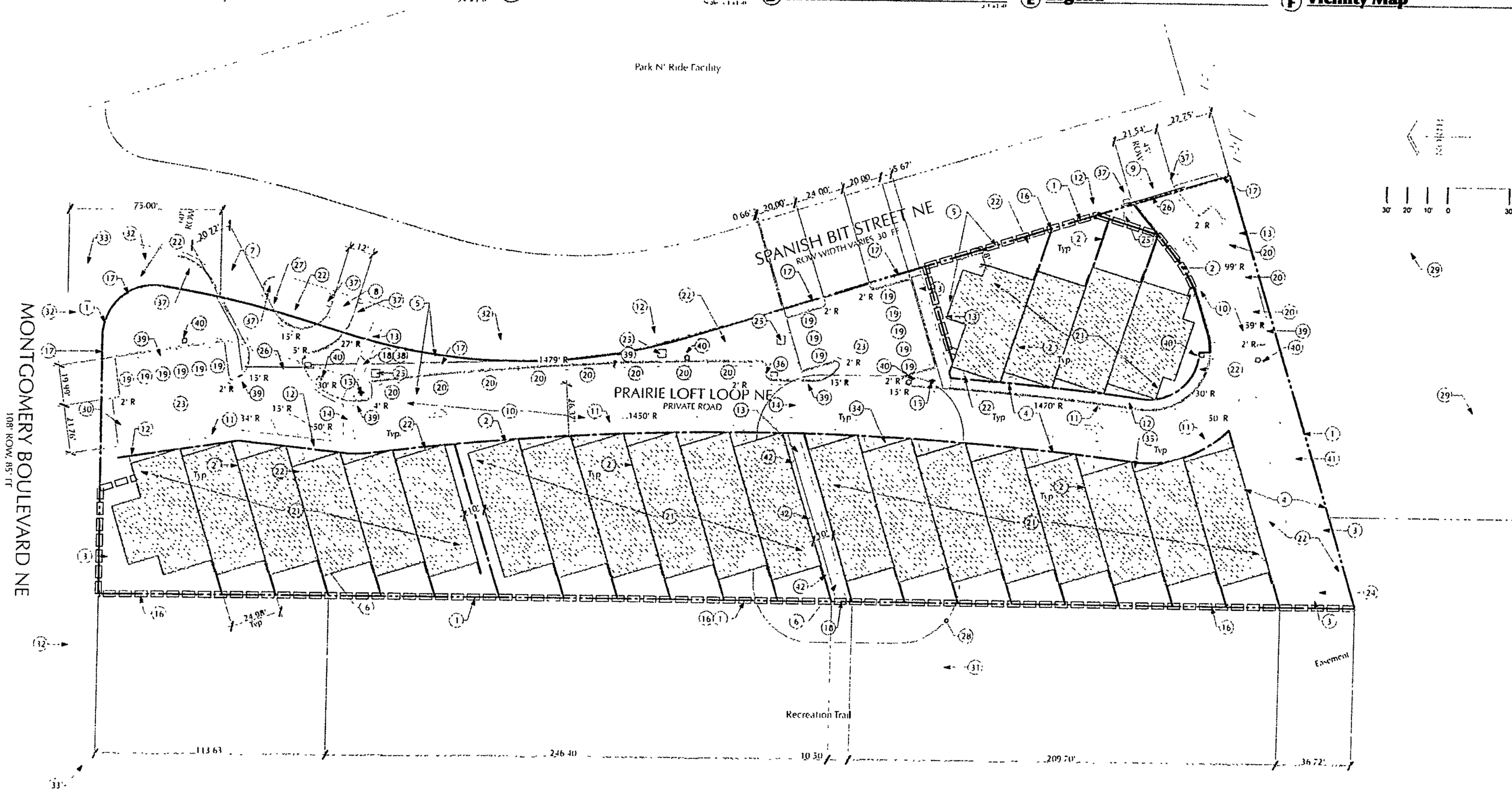
Ⓓ **Mountable Roll Curb**



Ⓔ **Legend**



Ⓕ **Vicinity Map**



NOTE:
An access and cross parking easement shall be overlaid on all circulation and parking in tract 'A' for the use of lots 1-24

Ⓣ **Site Plan**

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
C1	100°00'00"	25.00'	43.63'	29.79'	38.30'
C2	06°44'21"	400.00'	47.05'	23.55'	47.02'
C3	33°52'01"	280.00'	165.52'	85.34'	163.16'

LINE TABLE

NO	DIRECTION	LENGTH
L1	S 09°33'38" W	11.19'
L2	S 16°20'59" W	40.82'

1 Existing property line
2 Proposed property line
3 Existing public utility easement
4 Proposed private and public utility easement
5 Existing public easement dedicted by replat
6 Proposed private easement
7 New 20' wide driveway w/ramp curb per COA standards
8 New 12' wide escape driveway w/curb per COA standards
9 New 24' wide driveway w/curb per COA standards
10 New 20' one way paved drive aisle (private street)
11 Mountable roll curb at townhome driveways - see detail 'D' on this sheet
12 5' wide concrete public walk
13 5' wide concrete sidewalk
14 5' wide concrete crosswalk flush with paving
15 Proposed fire hydrant
16 8' high (max) CMU wall - see sheet SDP-5 for typical location
17 42" high tube metal fence painted white - see detail 'A' on this sheet
18 Pedestrian tube metal gate with keypad entry
19 Typical parking space 9'-0"x20'
20 Parallel parking space 9'-0"x24'-0"
21 Townhome (maximum building envelope)
22 Landscaping area - see sheet SDP-4
23 Parking lot with a 24' wide drive
24 Existing transformer
25 Proposed transformer
26 Painted metal security gate - loft arm type
27 Call box
28 See sheet SDP 5 for enlarged typical unit site plan
29 Existing apartment building
30 Existing transformer and pad to be removed
31 5' wide pedestrian connection at developers expense
32 Existing public sidewalk
33 Existing handicapped ramp
34 Unit driveway
35 Unit entry walk
36 Cluster mailbox
37 Proposed handicapped ramp
38 Call box at pedestrian gate
39 Mountable roll curb, stand-up curb or curb and gutter
40 Pole mounted light - see detail 'A' on sheet SDP-1
41 Packed gravel path for fire truck access
42 Bollard lighting - see detail 'G' on sheet SDP 1

Ⓢⓢ **Keyed Notes**

PROJECT NUMBER
APPLICATION NUMBER

In accordance with the Subdivision Ordinance, no action will be taken by the Development Review Board (DRB) on applications and/or plans with incomplete data. Your attendance or representation at the DRB meeting is required. Failure to do so may result in deferral or denial of your application.

DRB Development Plan Approval

Traffic Engineer, Transportation Department	Date
Utilities Department	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (if applicable)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

Ⓩ **Signature Block**

STATE OF NEW MEXICO
James C Lewis
No 979
REGISTERED ARCHITECT

Schlegel Lewis Architects, Inc.
1620 Central Ave SE
Albuquerque NM 87106
(505) 247-1529
FAX (505) 243-6701
gsdmac.com

Kenny Hinkle
Landscaping Timber

SITE DEVELOPMENT PLAN FOR SUBDIVISION

Glenwood Lofts

Southeast Corner of
Montgomery Blvd. & Tramway Blvd.
Albuquerque New Mexico 87111

ISSUE DATE
04 February 05

REVISIONS
14 March 05
03 May 05

Site Plan

PROJECT 134-01

SHEET **SDP-2** OF 6

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
____ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Mainstreet Properties, LLC PHONE: 798-1000

ADDRESS: 8300 Camel NW Suite 201 FAX:

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:

Proprietary interest in site: Owner **List all owners:**

AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200

ADDRESS: PO Box 90606 FAX: 797-9539

CITY: Albuquerque STATE NM ZIP87199 E-MAIL:scott@goodwinengineers.com

DESCRIPTION OF REQUEST: Preliminary Plat Approval –Glenwood Lofts

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. X-1-A and X-1-B Block: 2 Unit: 1

Subdiv. / Addn. Glenwood Hills, Unit 1

Current Zoning: SU-1 / PRD Proposed zoning: Same

Zone Atlas page(s): G-23 No. of **existing** lots: 2 No. of **proposed** lots: 24

Total area of site (acres): 2.1 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 102306002348220439, 102306002551320438 MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery

Between: Tramway Blvd and Comanche Rd

CASE HISTORY: 1002457

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ~~1002800~~

05DRB00529

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 07/16/2003

SIGNATURE _____ DATE 4/14/2005

(Print) J. Scott Davis ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, 3/04

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☐ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers		Action	S.F.	Fees
05DRB -	-00650	IP	S(2)	$ 1210.00
05DRB -	-00651	VPE	V	$ 45.00
05DRB -	00652	SDV	V	$ 0
05DRB -	00653	SW	V	$ 0
05DRB -	-00654	TDS	V	$ 0
		AD Fee		Total 75.00
		CMF		20.00
				$ 1350.00

Hearing date 5-11-05

4-15-05
Planner signature / date

Project # 1002457

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(Public Hearing Case)**

- ☐ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. Variance and subdivision should be applied for simultaneously. (**24** copies)
- ☐ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived
- ☐ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ☐ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☐ Sign Posting Agreement
- ☐ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
- ☐ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ **VACATION OF PUBLIC RIGHT-OF-WAY**

☒ **VACATION OF PUBLIC EASEMENT**

- ☒ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
- ☒ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **24** copies
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the request
- ☒ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ☒ Sign Posting Agreement
- ☒ Fee (see schedule)
- ☒ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☒ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)**

☐ **SIDEWALK DESIGN VARIANCE**

☒ **SIDEWALK WAIVER**

- ☒ Scale drawing showing the proposed variance or waiver (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the variance or waiver
- ☒ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☒ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

- ☒ Drawing showing the sidewalks subject to the proposed deferral or extension (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☒ Letter briefly describing, explaining, and justifying the deferral or extension
- ☒ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT**

- ☐ The complete document which created the private easement (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. These actions are not approved through internal routing.
- ☐ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
- ☐ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ☐ Letter briefly describing, explaining, and justifying the vacation
- ☐ Letter of authorization from the grantors and the beneficiaries
- ☐ Fee (see schedule)
- ☐ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

J. SCOTT DAVIS
Applicant name (print)

Applicant signature / date 4-15-05

Form revised April 2003

- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers
05DRB-____-00651
05DRB-____-00652
05DRB-____-00653
05DRB 00654

Planner signature / date 4-15-05

Project # 1002457

FORM S(2): SUBDIVISION - D.. ..B. PUBLIC HEARING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☒ MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL

- ✓ X Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
- ✓ X Proposed Infrastructure List
- ✓ X Design elevations & cross sections of perimeter walls
- ✓ X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ X Letter briefly describing, explaining, and justifying the request
- ✓ X Property owner's and City Surveyor's signature on the proposed plat
- ✓ X FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ✓ X Sign Posting Agreement
- X TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- ✓ X Fee (see schedule)
- X Any original and/or related file numbers are listed on the cover application

Preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO INFRASTRUCTURE LIST (with significant changes)
☐ MAJOR SUBDIVISION AMENDMENT TO GRADING PLAN (with significant changes)

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24** copies
__ Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Property owner's and City Surveyor's signature on the proposed amended plat, if the preliminary plat is being amended
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.
DRB Public hearings are approximately ONE MONTH after the filing deadline. **Your attendance is required.**

☐ MAJOR SUBDIVISION EXTENSION OF SUBDIVISION IMPROVEMENTS AGREEMENT

(Temporary sidewalk deferral uses FORM-V)

__ **1** copy of each of the following items
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Plat or plan reduced to 8.5" x 11"
__ Official D.R.B. Notice of the original approval
__ Approved Infrastructure List. If not applicable, please initial. _____
__ Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Any original and/or related file numbers are listed on the cover application
__ Fee (see schedule)

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

J. Scott Davis
Applicant name (print)

Scott Davis 4-15-05
Applicant signature / date

Form revised 9/01, 8/03 and **9/03**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-_____-00650
_____-_____-_____
_____-_____-_____

4-15-05
Planner signature / date

Project # 1002457

D. Mark Goodwin Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

15 April, 2005

Sheran Matson, DRB Chair
P.O. Box 1293
Albuquerque, NM 87103

Re: Glenwood Lofts

Dear Ms. Matson:

On behalf of our client, we are submitting for Preliminary Plat approval the referenced project. Per instructions from the EPC, we are also submitting for DRB approval the Site Development Plan for Subdivision.

Located at the southeast corner of Tramway Boulevard and Montgomery Boulevard, The Glenwood Lofts project will be a private, gated community consisting of 24 townhome units. Water and sanitary lines will be Public lines constructed per City of Albuquerque standards. A grading & drainage plan has been submitted to the Hydrology Division for review, and approval.

Currently, a Public 12" water line extends north, and south, across this site along its eastern boundary within a 20' water line easement. Our plans call for the relocation of this waterline to Spanish Bit Street, and with that, the 20' easement will be vacated.

The interior looped street, Prairie Loft Loop, is a planned one-way street that will access off of Spanish Bit just south of Montgomery. The planned exit from Prairie Loft Loop, back to Spanish Bit, will be near the south boundary of this property. Given that the new interior street will be one-way, a width of 20' face to face is planned. There will be no parking allowed along Prairie Loft Loop, except in designated parking areas provided throughout the site.

The majority of the site shows homes on one side of the street only. In those areas sidewalk is shown on the home side of the street only. Where homes front the street on both sides, sidewalk is planned on either side of the street.

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

As depicted on the accompanying sidewalk deferral exhibit, we are requesting that sidewalk be deferred until home construction is complete to avoid any damage.

Perimeter wall design has been included with this submittal for the planned wall along Tramway Boulevard, and for the walls fronting the planned pedestrian trail. Along Montgomery and Spanish Bit, a wrought iron fence is planned with this project.

We look forward to presenting this project before the DRB committee.

Respectfully,

MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

F-22-Z F-23-Z F-24-Z

G-22-Z G-24-Z

H-22-Z H-23-Z H-24-Z

SITE

UNPLATTED

TRAMWAY BLVD

Zone Atlas Page: **G-23-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet

NOTE: GREY SHADING REPRESENTS AREA OUTSIDE OF THE CITY LIMITS

CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

AGIS Albuquerque Geographic Information System

PLANNING DEPARTMENT

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / ENVIRONMENTAL HEALTH INFORMATION FORM

APPLICANT: Goodwin & Associates, PA **DATE OF REQUEST:** 4/15/05 **ZONE ATLAS PAGE(S):** G-23

CURRENT:

ZONING SU-1 PRD

PARCEL SIZE (AC/SQ. FT.) 2.0545 AC

LEGAL DESCRIPTION:

LOT OR TRACT # X-1-A, X-2A BLOCK # 2 Unit 1

SUBDIVISION NAME Greenwood Hills

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[ ]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION	[X] BUILDING PERMIT [X]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES	[ ] ACCESS PERMIT [ ]
				C) AMENDMENT	[ ] OTHER [ ]

PROPOSED DEVELOPMENT: **GENERAL DESCRIPTION OF ACTION:** [1]

NO CONSTRUCTION/DEVELOPMENT [ ] # OF UNITS: 24

NEW CONSTRUCTION [X] BUILDING SIZE: 1,700 (sq. ft.)

EXPANSION OF EXISTING DEVELOPMENT [ ]

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Lorraine Ouis DATE 4-15-05

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [ ] NO [X] BORDERLINE [ ]

THRESHOLDS MET? YES [ ] NO [X] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

Tony Loyd 4-15-05

TRAFFIC ENGINEER DATE

Environmental Health Department

Per letter dated August 7, 2003 from the Director of the Environmental Health Department to the Director of the Planning Department, "all 5 CO monitors within Bernalillo County are yielding 8-hour average CO levels at less than 50% of the Federal CO standard ..." and "based on our review of the available scientific data, we do not foresee a circumstance where preparation of a detailed air quality study for a land use development will be warranted – regardless of the project size, location or traffic generated."

Required **TIS** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** __/__/___ _____ _____

-FINALIZED __/__/___ TRAFFIC ENGINEER DATE

FORM DRWS: DRAINAGE REPORT / WATER & SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

PROJECT NAME:
AGIS MAP #:
LEGAL DESCRIPTION:

___ **DRAINAGE REPORT**
A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd floor Plaza del Sol) on 2-15-05 [date].

Scott Davis — 4-15-05
Applicant / Agent — Date

Brad S. Bingham — 4/15/05
Hydrology Division Representative — Date

___ **WATER AND SEWER AVAILABILITY STATEMENT**
A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor Plaza del Sol) on 1-7-05 [date].

Scott Davis — 4-15-05
Applicant / Agent — Date

[signature] — 4/15/05
Utility Division Representative — Date

"Attachment A"

4/14/05
SUSAN RASINSK, MARK GOODWIN & ASSOCIATES, PA
P.O. BOX 90606 / 87199
PHONE: 828-2200 FAX: 797-9539
ZONE MAP: G-23

Glenwood Hills NA (R)
***Rick Jackson**
13143 Blackstone Rd. NE / 87111 332-0231 (h)
Thurlow Caffey
4801 Glenwood Hills Dr. NE / 87111 296-1942 (h)

S. Y. Jackson NA (R)
Kaliope Maestas
4605 Oahu Dr. NE / 87111 299-0715 (h)
LeeAnn Stubbs
4609 Bali Ct. NE / 87111 323-1461 (h)

Eldorado Heights NA (R)
***Sharon Busboom**
12000 La Charles Ave. NE / 87111 296-1637 (h)
Mel Klawsky
12105 Calle Zagal NE / 87111 296-2606 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92, you are most welcomed to notify the following "*Unrecognized*" neighborhood associations of this project.

Shadow Hills HOA
***Betsy Bayne**
4404 Kellia Ln. NE / 87112 243-2281 (w)
Glendi Stephenson
4445 Linden NE / 87112 296-6422 (h)

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

****

(below this line for ONC use only)

Date of Inquiry: **4/14/05** Time Entered: **4:20 PM** ONC Rep. Initials: **JK**

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

April 14, 2005

Susan Rasinski
Mark Goodwin & Associates, PA
P.O. Box 90606 / 87199
Phone: 828-2200 Fax: 797-9539

Thank you for your inquiry of **April 14, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **LOTS X1A AND X2A, BLOCK 2, UNIT 1, GLENWOOD HILLS,** Zone Map G-23.

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3914 or via an e-mail message at juliaking@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Julia King

Julia King
Senior Office Assistant
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(10/27/04)

D. Mark Goodwi. Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 14, 2005

Ms. Betsy Bayne
Shadow Hills Homeowner's Association
4404 Kellia Lane NE
Albuquerque, NM 87112

Ms. Glendi Stephenson
Shadow Hills Homeowner's Association
4445 Linden NE
Albuquerque, NM 87112

Re: Glenwood Lofts

Dear Ms. Bayne and Ms. Stephenson:

Enclosed please find a copy of the DRB Application for the preliminary plat for the referenced project. The anticipated date to be heard is May 11, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2004\A04091 - Glenwood Lofts\Neighborhood Assoc.doc

D. Mark Goodwi. Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 14, 2005

Ms. Sharon Busboom
Eldorado Heights Neighborhood Association
12000 La Charles Ave NE
Albuquerque, NM 87111

Mr. Mel Klawsky
Eldorado Heights Neighborhood Association
12105 Calle Zagal NE
Albuquerque, NM 87111

Re: Glenwood Lofts

Dear Ms. Busboom and Mr. Klawsky:

Enclosed please find a copy of the DRB Application for the preliminary plat for the referenced project. The anticipated date to be heard is May 11, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2004\A04091 - Glenwood Lofts\Neighborhood Assoc.doc

D. Mark Goodwin Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 14, 2005

Ms. Kaliope Maestas
S.Y. Jackson Neighborhood Association
4605 Oahu Drive NE
Albuquerque, NM 87111

Ms. LeeAnn Stubbs
S.Y. Jackson Neighborhood Association
4609 Bali Court NE
Albuquerque, NM 87111

Re: Glenwood Lofts

Dear Ms. Maestas and Ms. Stubbs:

Enclosed please find a copy of the DRB Application for the preliminary plat for the referenced project. The anticipated date to be heard is May 11, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2004\A04091 - Glenwood Lofts\Neighborhood Assoc.doc

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

April 14, 2005

Mr. Rick Jackson
Glenwood Hills Neighborhood Association
13143 Blackstone Rd NE
Albuquerque, NM 87111

Mr. Thurlow Caffey
Glenwood Hills Neighborhood Association
4801 Glenwood Hills Dr NE
Albuquerque, NM 87111

Re: Glenwood Lofts

Dear Mr. Jackson and Mr. Caffey:

Enclosed please find a copy of the DRB Application for the preliminary plat for the referenced project. The anticipated date to be heard is May 11, 2005. Please contact Scott Davis of our office if you have any questions or concerns.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Susan Rasinski
Executive Assistant

Enclosure

F:\1-Projects\2004\A04091 - Glenwood Lofts\Neighborhood Assoc.doc

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 3716

Sent To R. Jackson

Street, Apt. No.; or PO Box No. 13143 Blackstone NE

City, State, ZIP+4 87111

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 3747

Sent To L. Stubbs · SY Jackson NA

Street, Apt. No.; or PO Box No. 4609 Bali Ct NE

City, State, ZIP+4 87111

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 3730

Sent To K. Maestas - SY Jackson

Street, Apt. No.; or PO Box No. 4605 Oahu NE

City, State, ZIP+4 Alb 87111

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 1354

Sent To M. Klawsky · Eldorado Hts

Street, Apt. No.; or PO Box No. 12105 Calle Zagal NE

City, State, ZIP+4 87111

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 3723

Sent To T. Caffey - Glenwood

Street, Apt. No.; or PO Box No. 4801 Glenwood Hills NE

City, State, ZIP+4 87111

PS Form 3800, June 2002 See Reverse for Instructions

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

ALBUQUERQUE NM 87109 ACADEMY STA USPS UNIT ID: 0109 APR 15 2005 Postmark Here Clerk: R63XH0 04/15/05

7004 0750 0000 3405 1347

Sent To S. Busboom · Eldorado Hts

Street, Apt. No.; or PO Box No. 12000 La Charles NE

City, State, ZIP+4 87111

PS Form 3800, June 2002 See Reverse for Instructions

7004 0750 0000 3405 1361

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE NM 87111

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNITED STATES POSTAL SERVICE ACADEMY STA 87109 ALBUQUERQUE NM
Postmark Here
APR 15 2005
Clerk: R63XH0
04/15/05

Sent To: B. Bayne - Shadow Hills
Street, Apt. No.; or PO Box No.: 4404 Kulia Ln NE
City, State, ZIP+4: 87111

PS Form 3800, June 2002 — See Reverse for Instructions

7004 0750 0000 3405 1378

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

ALBUQUERQUE NM 87111

Postage	$ 0.60
Certified Fee	2.30
Return Reciept Fee (Endorsement Required)	1.75
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$ 4.65

UNITED STATES POSTAL SERVICE ACADEMY STA 87109 ALBUQUERQUE NM
Postmark Here
APR 15 2005
Clerk: R63XH0
04/15/05

Sent To: G. Stephenson Shadow Hills
Street, Apt. No.; or PO Box No.: 4445 Linden NE
City, State, ZIP+4: Albuq NM 87111

PS Form 3800, June 2002 — See Reverse for Instructions

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME MAINStreet Property

AGENT Mark Goodwin

ADDRESS

PROJECT & APP # 1002457

PROJECT NAME Glenwood Hills/ Glenwood

City Of Albuquerque
Treasury Division
6/15/2005 11:27AM LOC: ANNX
RECEIPT# 00039216 WS# 008 TRANS# 0010
Account 441018 Fund 0110 TRSCCS
Activity 4971000 $1,350.00
Trans Amt $75.00
J24 Misc $1,350.00
CK $0.00
CHANGE
Thank You

$ 20.00 441032/3424000 Conflict Management Fee

$ 255.00 441006/4983000 DRB Actions

$ _____ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

$ 75.00 441018/4971000 Public Notification

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1350.00 TOTAL AMOUNT DUE

***NOTE: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

GLENWOOD LOFTS, LLC
PH. 505-615-8613
8300 CARMEL AVE. NE. STE. 201
ALBUQUERQUE, NM 87122

CHARTER BANK
ALBUQUERQUE, NM 87109
95-7242/3070

1023

4/13/2005

PAY TO THE ORDER OF City of Albuquerque $**1,350.00

One Thousand Three Hundred Fifty and 00/100********** DOLLARS

Details on Back. Security Features Included.

City of Albuquerque

MEMO Glenwood Lofts - Plat Filing Fee

AUTHORIZED SIGNATURE

⑈001023⑈ ⑆307072427⑆ 00700199 73⑈

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 4-26-05 To 5-11-05

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

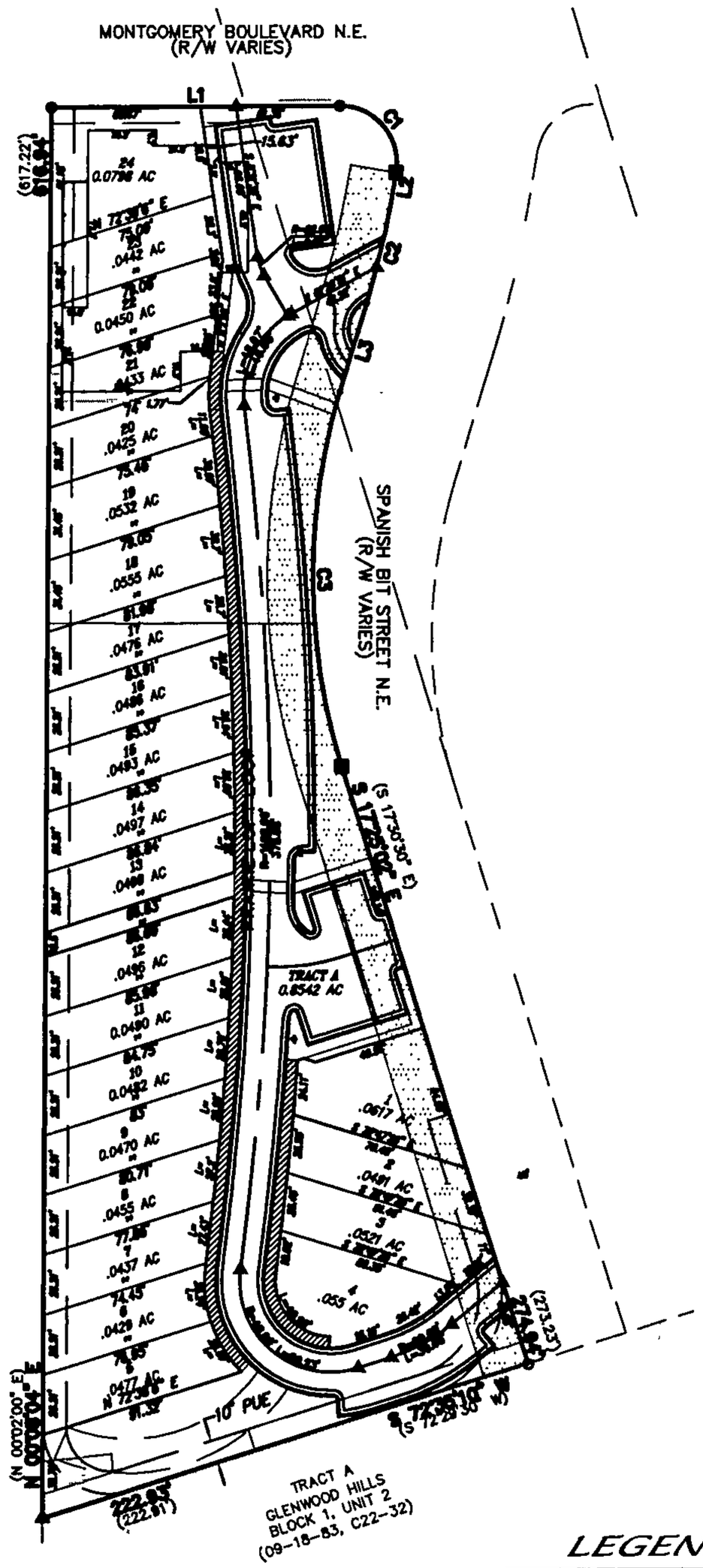
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Adriana Davis — (Applicant or Agent) — 3-15-05 (Date)

I issued 3 signs for this application, 4-15-05 (Date), [signature] (Staff Member)

DRB PROJECT NUMBER: 1002457

Rev. 1/11/05



LEGEND

DEFERRED SIDEWALK

EXHIBIT C

Date 5/11/05

ZONE MAP #. G-23

100' 50' 0 100' 200'

SCALE: 1" = 100'

GLENWOOD LOFTS

DEFERRED SIDEWALK EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

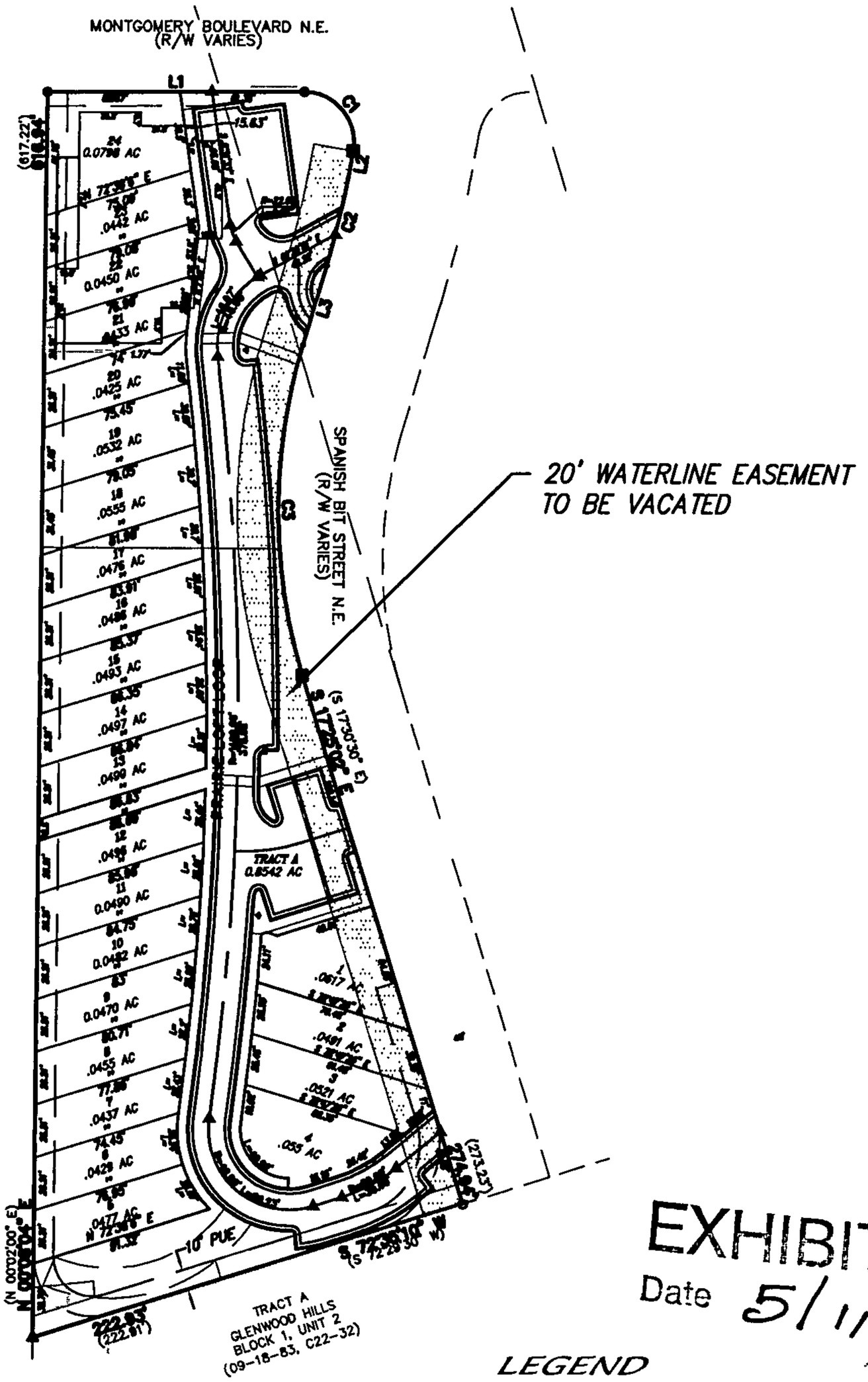


EXHIBIT B

Date 5/11/05

LEGEND

20' WATERLINE EASEMENT TO BE VACATED

100' 50' 0 100' 200'

SCALE: 1" = 100'

ZONE MAP # G-23

GLENWOOD LOFTS

VACATION EXHIBIT

MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

SPANISH BIT STREET NE

GLENWOOD HILLS
BLOCK 1, UNIT 2
(09-18-83, C22-32)
TRACT A

Recreation Trail

EXIST. 48" SD

TRAMWAY BOULEVARD NE

EXHIBIT D
Date 5/11/05
GLENWOOD LOFTS
"DESIGN VARIANCE EXHIBIT"
(20' F-F ONE-WAY STREET)

~~08711204~~ C 671 ~~647~~

~~08712212~~

08730418

(DOCUMENT RE-RECORDED TO INCLUDE EXHIBIT "A")

EASEMENT

88604
City Clerk's #

This grant of easement, between [state the name of the present real property owner exactly as shown on the real estate document covering title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] Ronald D. and Marjorie I. McConnell, Don E. and Geile d'Laurel Pattison, husband and wife ("Grantor"), whose address is 600 Pinasano NE Albuquerque New Mexico 87123 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] ~~Tracts W-1 and W-2~~ block 2 unit 1 Glenwood Hills in Bernalillo County, New Mexico (the "Property"), RECORDED ON OCTOBER 30, 1986 BOOK C31-196

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.:] waterline Note: For City Project #3127

The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift by donation.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good

(Approved by Legal Dept.
as to form only-6/11/86)

lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

4. Binding on Grantor's Property. The grant and other provisions of this Easement constitute covenants running with the land for the benefit of the City and its successors and assigns.

5. Indemnification. As a part of the consideration for this grant, subject to the provisions of the New Mexico Tort Claims Act and all other applicable New Mexico laws, the City agrees to save Grantor harmless from any and all liability arising from the City's negligent use of the Easement for the purposes set forth herein. The City does not agree to save Grantor harmless from any liability which may arise from Grantor's use of the Easement and the Property.

6. Form Not Changed. Grantor agrees that changes to the wording of this form are not binding upon the City unless initialed by the Grantor and approved and signed by the City Legal Department in writing on this form.

CITY OF ALBUQUERQUE

Approved:

By: _____
Title: City Engineer
Dated: June 11, 1987

GRANTOR:

By: _____
Ronald D. McConnell
Dated: Jan 29, 1987

_____
Marjorie T. McConnell

_____
Don H. Pattison

_____
Gene d'Laurel Pattison

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 29th day of January, 1987, by [name of person signing:] R.D.McConnell & Marjorie T. McConnell [title or capacity, for instance, "President" or "Owner":] D.H.Pattison & Gene d'Laurel Pattison of [name of the entity which owns the Property if other than the individual signing, for instance, the name of the corporation, partnership, or joint venture:] _____

_____
Notary Public

My Commission Expires:
11/24/90

(Approved by Legal Dept.
as to form only 6/1/86)

(EXHIBIT "A" ATTACHED)

673

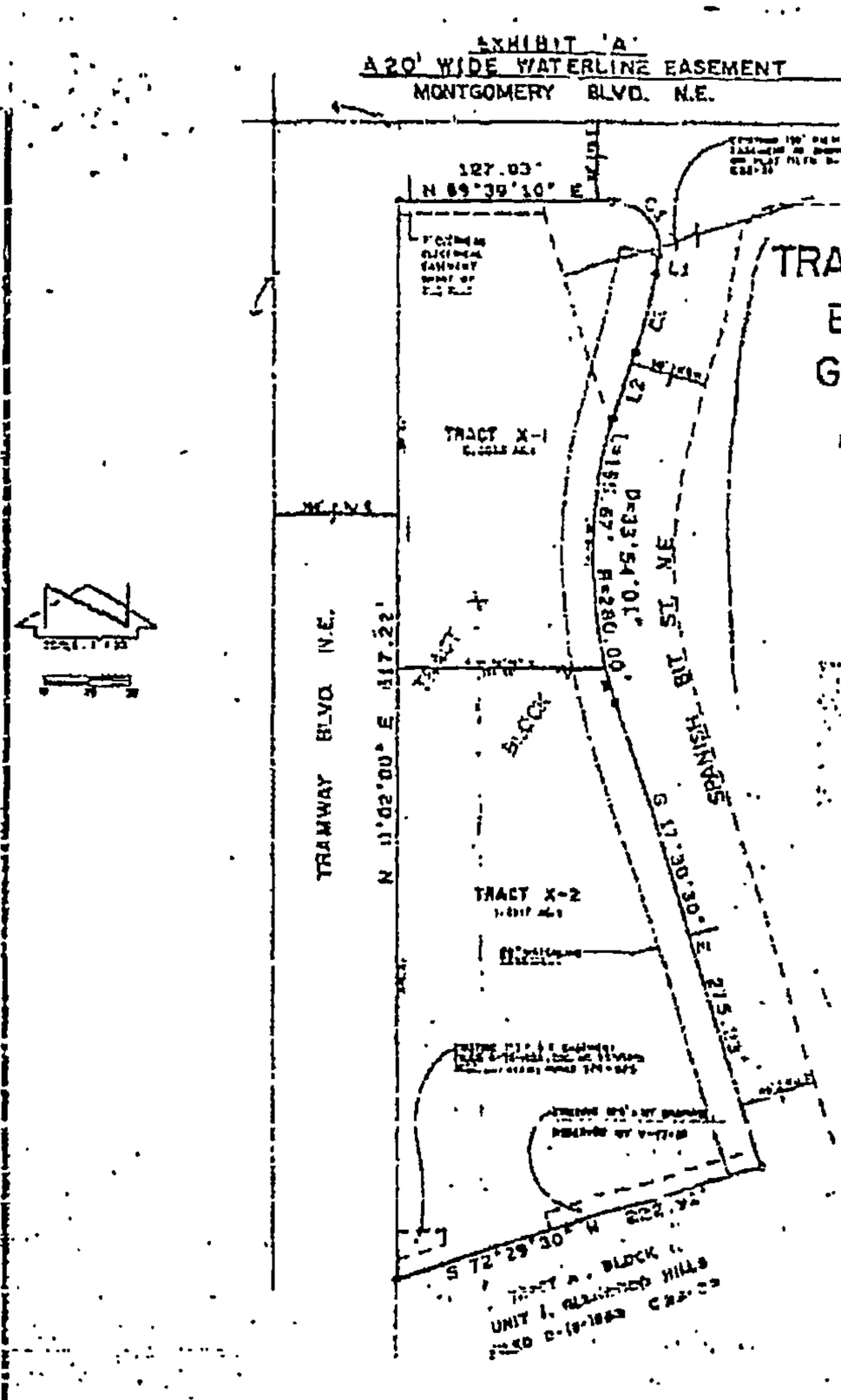
649

EXHIBIT 'A'
A 20' WIDE WATERLINE EASEMENT

PLAT OF

TRACTS X-1 AND X-2
BLOCK 2, UNIT 1
GLENWOOD HILLS

ALBUQUERQUE, NEW MEXICO



Description

This plat is for Tracts X-1 and X-2, Block 2, Unit 1, Glenwood Hills as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 19, 1966, Book C-11, Page 122.

For City Project No. 3127

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1987 MAR 26 PM 1:36

BK 467 PG 671-673

ELAINE H. DAVIS
COUNTY CLERK & RECORDER
DEPUTY

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1987 FEB [illegible] AM 8:19

BK 467 PG 649

COUNTY CLERK & RECORDER
DEPUTY

DRB CASE ACTION LOG (SITE PLAN SUBD)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **05DRB-00649 (SPS)** Project # **1002457**

Project Name: **GLENWOOD HILLS UNIT 1**

Agent: Consensus Planning Phone No.: 764-9801

Your request for ~~(SDP for SUB), (SDP for BP),~~ **(FINAL PLATS), (MASTER DEVELOP. PLAN),** was approved on 5/4/05 by the ~~DRB with~~ delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: _____
- ☐ _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ UTILITIES: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ CITY ENGINEER / AMAFCA: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PARKS / CIP: _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ PLANNING (Last to sign): _____
- ☐ _____
- ☐ _____
- ☐ _____

- ☐ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
  - -Tax printout from the County Assessor.
  - ☐ **Include 3 copies of the approved site plan ~~along with the originals~~.**
  - ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ☐ **AGIS DXF File approval required.**
  - ☐ **Copy of recorded plat for Planning.**

Project Number 1002457

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1002457 AGENDA#: 2 DATE: 5-11-05

1. Name: Ding LeRoy Address: 13625 Cedarbrook NE Zip: Cedarbrook NE 87111

2. Name: JACK LeRoy Address: 13625 Cedarbrook NE Zip: 87111

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

#100945.

5/11/85

Bing LeRoy

- Difference in Unit 24
- Landscaping - hydroAnal
- owner
- Fence - Not white

Upto A.D.

Jack LeRoy

Same concerns

1002457

Shirley
Mrs LeRay

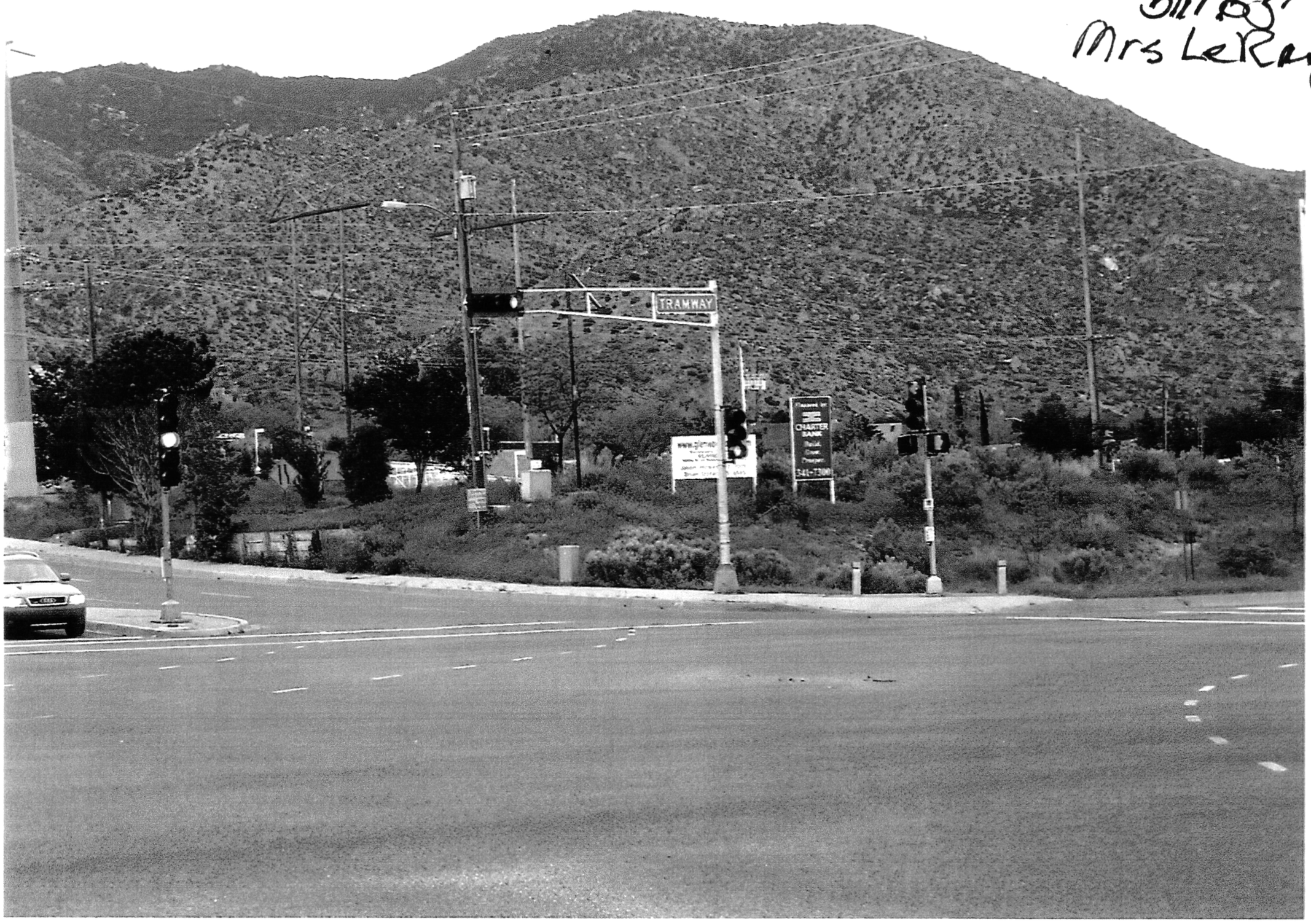
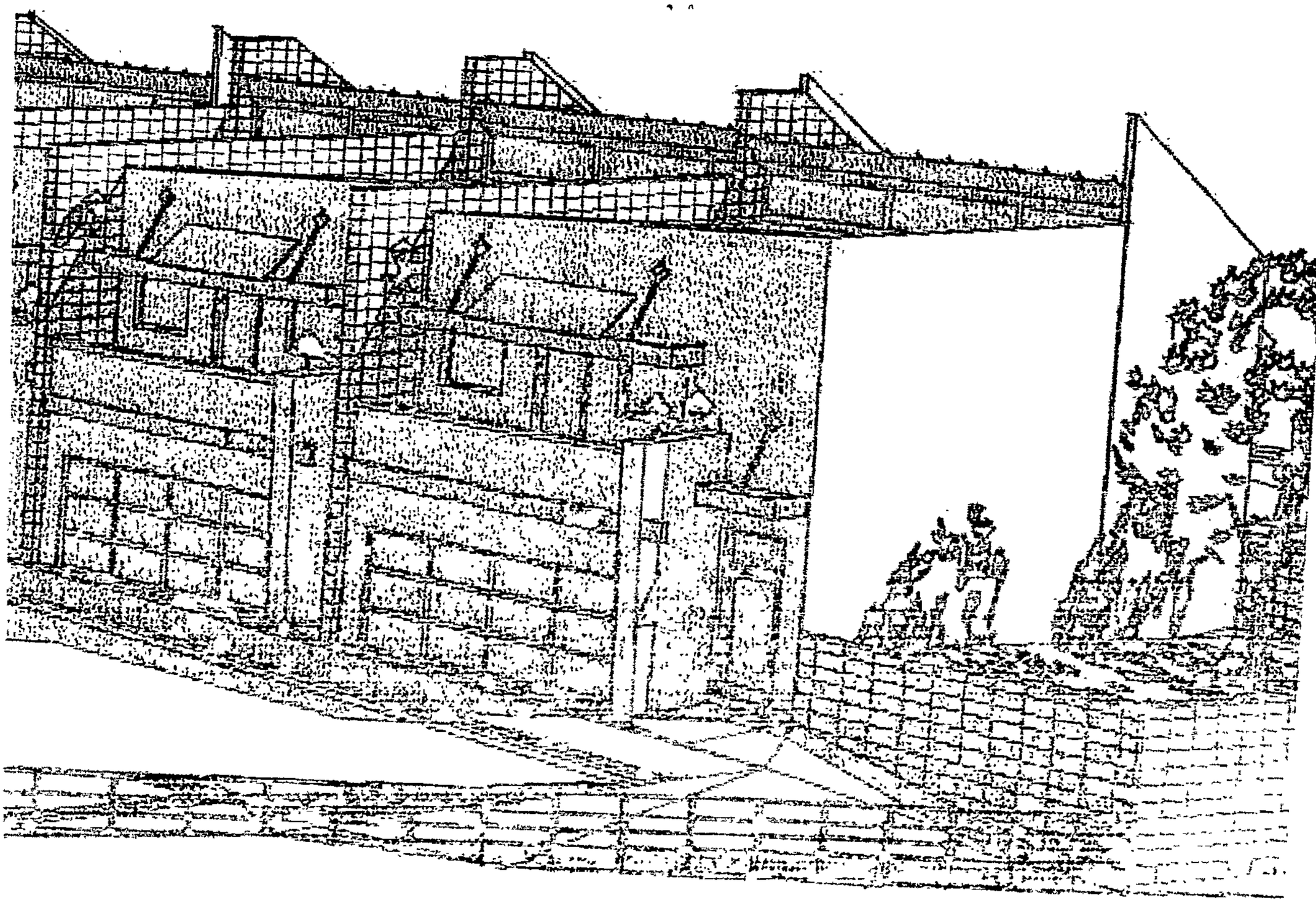


Exhibit A



SDP-1

Cover Sheet

Deta

ZONING

ADDRESS: S

LEGAL DESCI
TRACT: K1A
SUBDIVISIC

ZONE ATLAS

LAND USE ZC
Existin
Propos

PARKING
Required:
Townhome
(1 space
3 bath

Provided:
Garage Sp
Standard
Total

Exhibit B

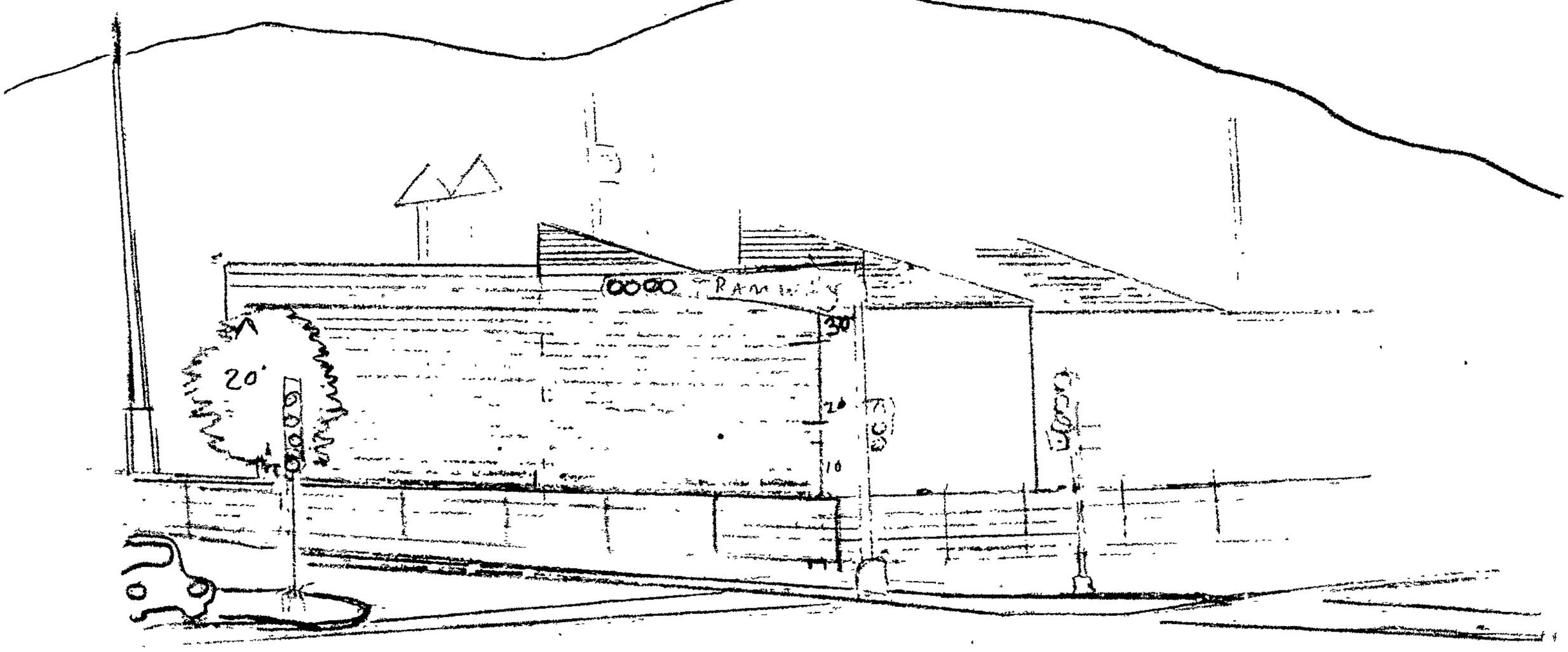


Exhibit C

MONTGOMERY BOULEVARD NE

108' ROW, 85' FF

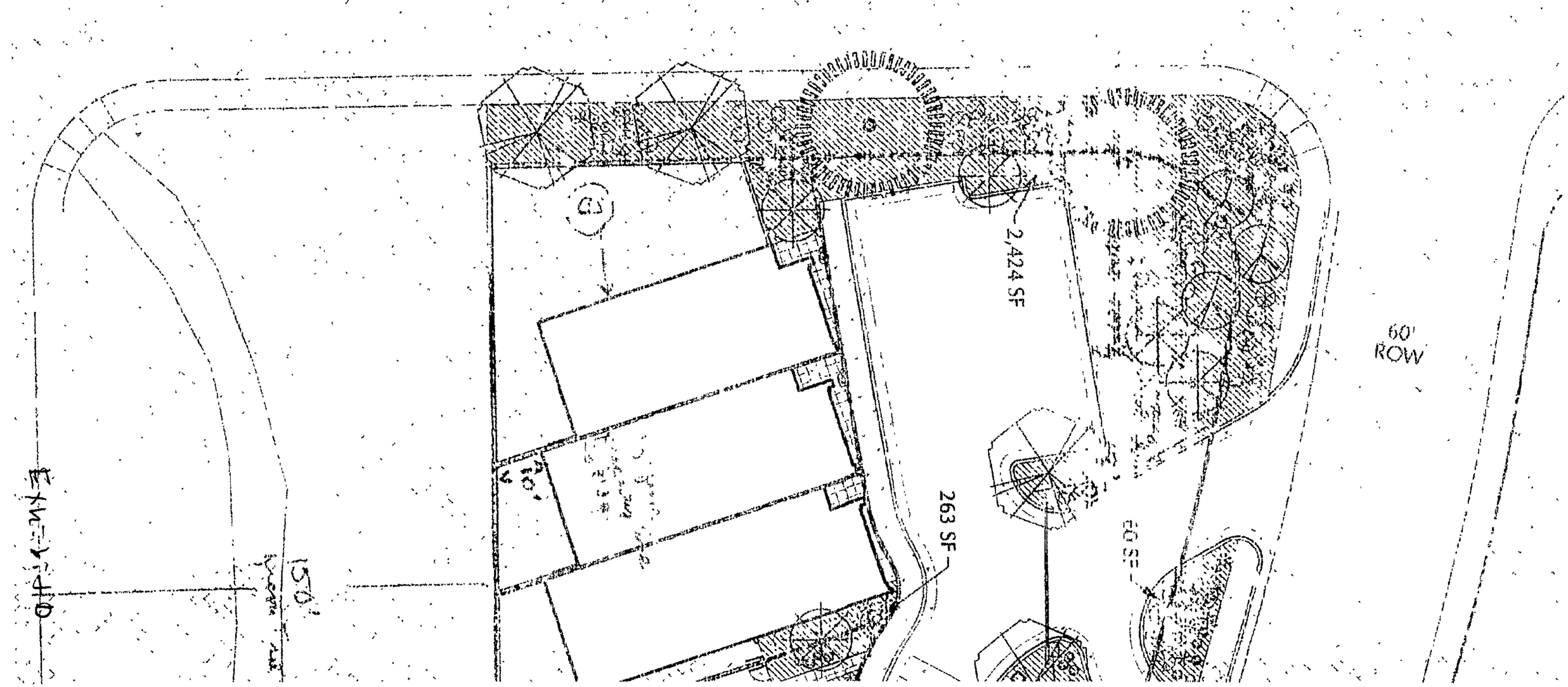


Exhibit B

MONTGOMERY BOULEVARD NE
108' ROW, 85' FF

N 89°39'10" E 127.03'

119.15'

75.00'

60' ROW

20.00'

25.00' TYP.

10'

12'

24.00'

20.00'

50' R

34' R

30' R

27' R

15' R

5' R

4' R

2' R

TYP.

C1

C2

L1

L2

#6

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review

DATE: April 25, 2005

RE: **PROJECT NO. 1002457, Case Number 05DRB – 00649,** Glenwood Lofts Subdivision.

Below are my comments to numbers nine (9) through fifteen (15) of the conditions approved for the above-referenced project by the Environmental Planning Commission **(05EPC – 00177, 05EPC – 00178)** on March 17, 2004.

Condition number:

9. *The length of the proposed wall along Tramway Boulevard shall be designed with elements to provide sufficient visual relief to the resident at a normal pedestrian level.* The proposed design does not meet the intent of this condition. Staff shall be amenable to either full wrought-iron between pilasters, intervening wrought-iron segments, or a wrought-iron crown above a masonry base, as discussed prior to the EPC hearing.

10. *On site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution.* Proposed lighting must be down-shielded.

11. *Security lighting shall be provided along the portion of the pedestrian path interconnecting Spanish Bit Street with Tramway Boulevard that runs between building segments.* Although lighting placement is explained in the April 13, 2005 letter, the details of such are not readily demonstrated on the site plan. Furthermore, there is a need for clarification as to the whereabouts of "Prairie Loft Road," as mentioned in the letter, and its relevance to the site plan.

12. *The developer shall redesign the building segments situated along Tramway to contain a massing of six (6), six (6) and eight (8) units per respective segment.* The proposed design is in accordance with this condition.

13. *The developer shall overlay a reciprocal access and parking easement within the dimensions of the proposed drive aisle and parking areas to guarantee access and parking arrangements to the proposed townhouse lots.* This is not clearly demonstrated in the submitted site plan for subdivision.

14. *The developer shall assign a lot number to the remaining portion of the project area that accommodates open space, access and parking.* The proposed designation of "Tract A" is unacceptable as it is not indicative of a subdivision of land that is five acres or less. A lot number shall be shown for the common area.

15. *The proposed building design shall conform to maximum heights as prescribed in Policy F of the Sandia Foothills Area Plan.* Given that the midpoint of the pitch of the clerestory appears to be less than 26'(the maximum building height for the Plan area), I believe that the habitation meets the maximum height restriction. With respect to the intervening firewalls, however, I shall defer to zoning's interpretation, given the 30' and 31' proposed heights.

Thank you.

Stallworth

CITY OF ALBUQUERQUE

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002457 **AGENDA ITEM NO: 2**

SUBJECT:

Site Plan for Subd
Bulk Land Variance
Sidewalk Variance
Vacation
Sidewalk Deferral
Preliminary Plat
DPM Variance

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the vacation request.
An approved drainage report dated 5-6-05 is on file for Preliminary Plat approval.

RESOLUTION: signed I.L.

APPROVED X; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PKS) (PLNG)

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 11, 2005

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 27, 2005 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000635**
   05DRB-00547 Major-Vacation of Public Easements

   TIERRA WEST LLC agent(s) for DE BARTOLO DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) 38-1A1, 38-2A1, 38-2A2 and 38-3A1, **TAYLOR RANCH,** zoned SU-1 FOR C-1, located on MONTANO RD NW, between MONTANO PLAZA DR NW and COORS BLVD NW containing approximately 3 acre(s). [REF: 00DRB00878, 02DRB01040, 04DRB01698,04DRB01764] (E-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2.	**Project # 1002948** 05DRB-00538 Major-Vacation of Public Easements 05DRB-00539 Minor-Prelim&Final Plat Approval	ISAACSON & ARFMAN PA agent(s) for BEALHEN CONSTRUCTION LLC, C/O MS DEV ONE LLC, request(s) the above action(s) for all or a portion of Lot(s) 7, **VISTA FAISAN SUBDIVISION,** zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1/4 acre(s). [REF: 03EPC01736, 03EPC01485, 03DRB01486, 03DRB01497, 04DRB01504, 04DRB01669] (F-14) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND 15-DAY APPEAL PERIOD.**
	05DRB-00666 Minor-Prelim&Final Plat Approval 05DRB-00665 Minor-Vacation of Private Easements	ISAACSON & ARFMAN PA agent(s) for MS DEV ONE LLC request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **VISTA FAISAN SUBDIVISION,** zoned RA-2, located on VISTA FAISAN TRAIL NW, between EL POTRERO NW and GUADALUPE TRAIL NW containing approximately 1 acre(s). [REF: 03EPC01736, 03DRB01485, O3DRB01486, 03DRB01497, O4DRB01504, 04DRB01669] (F-14) **PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE. THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1003902** 05DRB-00542 Major-Vacation of Pub Right-of-Way 05DRB-00543 Major-Vacation of Public Easements 05DRB-00544 Minor-Prelim&Final Plat Approval	SURV-TEK INC agent(s) for PETERSON-FOX LLC request(s) the above action(s) for all or a portion of Lot(s) 1-8, Block(s) 41, **TIJERAS PLACE IMPROVEMENT COMPANY INC,** zoned C-2, located on CENTRAL AVE SE, between SAN PEDRO SE and VALENCIA DR SE containing approximately 1 acre(s). [REF: 05DRB00102] (K-18) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING OR AGIS DXF FILE AND 15-DAY APPEAL PERIOD.**

4. **Project # 1003757**
04DRB-01688 Major-Vacation of Pub Right-of-Way

ISAACSON & ARFMAN PA agent(s) for DEAN FOODS, DBA CREAMLAND DAIRIES request(s) the above action(s) for **ALVARADO ADDITION,** located on HAINES NW, between 2ND ST NW and 3RD ST NW containing approximately 1. acre(s).[REF:V-89-87,DRB-89-490]*[Deferred from 12/1/04, 12/15, 1/12/05 & 2/9/05 & 3/9/05]* (H-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1003470**
04DRB-01523 Major-Preliminary Plat Approval
04DRB-01524 Minor-Temp Defer SDWK

WILSON & COMPANY agent(s) for SPS LLC, SCOTT SCHIABOR request(s) the above action(s) for all or a portion of Tract(s) 1A, 2A, 1B & 2B, KASSUBA-MONTBEL LANDS, (to be known as **VISTA VIEJA SUBDIVISION**, zoned R-1 residential zone, located west of 81ST ST NW and southwest of ATRISCO NW between 81ST ST NW and ALBERICOQUE PL NW containing approximately 152 acre(s). [REF: 04DRB00825, 04DRB01460] *[Deferred from 11/3/04, 11/10/04, 12/1/04, 1/12/05 & 2/16/05 & 3/16/05 & 3/30/05 & 4/6/05, 4/20/05]* (D-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/26/05 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION. TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1002457**
05DRB-00649 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for KENNY HINKES, RE/MAX ELITE request(s) the above action(s) for all or a portion of Block(s) 2, Tract(s) X1A & X2A, **GLENWOOD HILLS, UNIT 1,** zoned C-1, located on TRAMWAY BLVD NW, between MONTGOMERY BLVD NW and COMANCHE RD NW containing approximately 3 acre(s). [REF: 03EPC00157, 03EPC00156, 03EPC00180, 05EPC00177, 05EPC00178] **[David Stallworth, EPC Case Planner]** *[Deferred from 4/27/05]* (G-23) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

7. **Project # 1004138**
05DRB-00667 Minor-SiteDev Plan BldPermit

DEKKER/PERICH/SABATINI agent(s) for JCC-ONE LLC request(s) the above action(s) for all or a portion of Tract(s) 5D-1 AND ALBUQUERQUE WELL SITE, **JOURNAL CENTER, TRACT 5,** zoned IP industrial park zone, located on JEFFERSON ST NE, between MASTHEAD NE and SUN NE containing approximately 6 acre(s).[REF:Z-79-80-2,S-80-26] *[Deferred from 4/27/05]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 5/11/05.**

8. **Project # 1004141**
05DRB-00670 Minor-SiteDev Plan BldPermit

JOHN KLEE agent(s) for CRAIG CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 1, **JOURNAL CENTER, PHASE 2, UNIT 1,** zoned IP, located on WASHINGTON NE, between HAWKINS NE and RUTLEDGE NE containing approximately 1 acre(s). (D-17) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR RESOLUTION OF MINOR COMMENTS.**

9. **Project # 1003865**
05DRB-00304 Minor-SiteDev Plan BldPermit

DORMAN BREEN ARCHITECTS agent(s) for JAY PARKS request(s) the above action(s) for all or a portion of Lot(s) 22A, Block(s) 28, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **OAKLAND SELF STORAGE)** zoned SU-2 IP, located on OAKLAND AVE NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006] *[Was Indef Deferred 2/23/05 for Plat*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TO PLANNING FOR REMOVAL OF JUNIPERS FROM LANDSCAPE PLAN.**

05DRB-00521 Minor-Prelim&Final Plat Approval

FORSTBAUER SURVEYING, LLC agent(s) for PARKS CUSTOM BUILDERS INC request(s) the above action(s) for all or a portion of Lot(s) 11, 12, 21 & 22, Block(s) 28, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 IP, located on ALAMEDA BLVD NE, between SAN PEDRO NE and LOUISIANA NE containing approximately 4 acre(s). [REF: 05DRB00006,DRB-99-187, Z-87-42-1] *[Indef Deferred 4/6/05]* (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 4/27/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/9/05 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

10. **Project # 1004112**
05DRB-00603 Minor-SiteDev Plan BldPermit

ABQ ENGINEERING agent(s) for BRUCE BESSER request(s) the above action(s) for all or a portion of Lot(s) 1, **MERIDIAN BUSINESS PARK,** zoned IP, located on LOS VOLCANOS RD NW, between SILVER CREEK RD NW and GALLATIN PL NW. [REF: DRB-97-59, Z-92-57] *[Deferred from 4/20/05]* (K-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN.**

11. **Project # 1002371**
05DRB-00560 Minor-SiteDev Plan BldPermit/EPC

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or a portion of Block(s) 15, Tract(s) 1A1, ALBAN HILLS, UNIT 1, (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 FOR R-2 WITH CHURCH RELATED USES, located on LA ORILLA NW, between COORS BLVD NW and CORRALES DRAIN containing approximately 17 acre(s).[REF:02DRB01824, 03DRB02150] **[Elvira Lopez, EPC Case Planner]** *[Deferred from 4/13/05 & 4/20/05]* (D-12) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CASE PLANNERS COMMENTS AND 3 COPIES OF THE SITE PLAN.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. **Project # 1004120**
05DRB-00622 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for TRAVIS S THOM request(s) the above action(s) for all or a portion of Lot(s) 30B-2, **ALVARADO GARDENS, UNIT 3,** zoned R-2, located on CANDELARIA RD NW, between RIO GRANDE BLVD NW and GLENWOOD RD NW containing approximately 1 acre(s). (G-12) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

13. **Project # 1002636**
05DRB-00372 Minor- Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for WAYNE LUJAN request(s) the above action(s) for LOTS 24-A, 24-B, 24-C & 24-D, **RICE'S DURANES ADDITION NO. 1,** zoned R-2, located on RICE AVE NW containing approximately 1 acre(s). [REF: 05DRB-00371] *[Deferred from 3/30/05]* (H-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR PARK DEDICATION FEE.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

14. **Project # 1004139**
05DRB-00668 Minor-Sketch Plat or Plan

BRASHER & LORENZ agent(s) for STEVE SLICK request(s) the above action(s) for all or a portion of Lot(s) 27, 28 and 29, Block(s) 17, Tract(s) 1, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **MODESTO SEVEN)** zoned R-D residential and related uses zone, developing area, located on MODESTO AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 3 acre(s). (B-20) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. Approval of the Development Review Board Minutes for April 13, 2005. **DRB MINUTES FOR APRIL 13, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:55 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002457 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

APP

ENGINEERING COMMENTS:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

Platting must be a concurrent action.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 5-11-05 X; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005

#6
Defer
5-11-05

CITY OF ALBUQUERQUE, PLANNING DEPARTMENT
INTERNAL MEMORANDUM

TO: Sheran Matson, Chairperson – Development Review Board

FROM: David Stallworth, Planner

COPIES TO: Claire Senova, Development Review

DATE: April 25, 2005

RE: **PROJECT NO. 1002457, Case Number 05DRB – 00649,** Glenwood Lofts Subdivision.

Below are my comments to numbers nine (9) through fifteen (15) of the conditions approved for the above-referenced project by the Environmental Planning Commission **(05EPC – 00177, 05EPC – 00178)** on March 17, 2004.

Condition number:

9. *The length of the proposed wall along Tramway Boulevard shall be designed with elements to provide sufficient visual relief to the resident at a normal pedestrian level.* The proposed design does not meet the intent of this condition. Staff shall be amenable to either full wrought-iron between pilasters, intervening wrought-iron segments, or a wrought-iron crown above a masonry base, as discussed prior to the EPC hearing.

10. *On site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution.* Proposed lighting must be down-shielded.

11. *Security lighting shall be provided along the portion of the pedestrian path interconnecting Spanish Bit Street with Tramway Boulevard that runs between building segments.* Although lighting placement is explained in the April 13, 2005 letter, the details of such are not readily demonstrated on the site plan. Furthermore, there is a need for clarification as to the whereabouts of "Prairie Loft Road," as mentioned in the letter, and its relevance to the site plan.

12. *The developer shall redesign the building segments situated along Tramway to contain a massing of six (6), six (6) and eight (8) units per respective segment.* The proposed design is in accordance with this condition.

13. *The developer shall overlay a reciprocal access and parking easement within the dimensions of the proposed drive aisle and parking areas to guarantee access and parking arrangements to the proposed townhouse lots.* This is not clearly demonstrated in the submitted site plan for subdivision.

14. *The developer shall assign a lot number to the remaining portion of the project area that accommodates open space, access and parking.* The proposed designation of "Tract A" is unacceptable as it is not indicative of a subdivision of land that is five acres or less. A lot number shall be shown for the common area.

15. *The proposed building design shall conform to maximum heights as prescribed in Policy F of the Sandia Foothills Area Plan.* Given that the midpoint of the pitch of the clerestory appears to be less than 26'(the maximum building height for the Plan area), I believe that the habitation meets the maximum height restriction. With respect to the intervening firewalls, however, I shall defer to zoning's interpretation, given the 30' and 31' proposed heights.

Thank you.

Stallworth

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002457 **AGENDA ITEM NO: 6**

SUBJECT:

Site Plan for Subd

ACTION REQUESTED:

APP

ENGINEERING COMMENTS:

Platting must be a concurrent action.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 27, 2005

Current DRC
Project Number:_____

#2 ORIGINAL

FIGURE 12

INFRASTRUCTURE LIST

Date Submitted. May 9, 2005
Date Site Plan Approved 5/11/05
Date Preliminary Plat Approved 5/11/05
Date Preliminary Plat Expires 5/11/06
1002457 DRB Project No ~~1002000~~ 1002457
DRB Application No: 05-00650

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Glenwood Lofts

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

X-1-A and X-1-B, Glenwood Hills, Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees All such revisions require approval by the DRC Chair, the User Department and agent/owner If such approvals are obtained, these revisions to the listing will be incorporated administratively In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PAVING						
		20' FF	Res Pvmt	Prairie Loft Loop	Spanish Bit St.	Spanish Bit St	/	/	/
			C & G, Roll (both sides)		(north end)	(south end)			
		5'	* Sidewalk (one side / both sides)						
		12' FF	Res Pvmt	Escape Driveway	Spanish Bit St	Prairie Loft Loop	/	/	/
			C & G, Roll (both sides)						
		5'	Sidewalk	Across Site	Spanish Bit St	Tramway Ped Trail	/	/	/
		4'	Sidewalk (east side)	Spanish Bit St.	Where missing along east side of site		/	/	/
		—	One-Way striping & signage	Prairie Loft Loop	Spanish Bid St	Spanish Bit St	/	/	/
					(north end)	(south end)			
			WATER						
		12"	EXISTING & REMOVAL EASEMENT						
		12"	Waterline	Prairie Loft Loop	Spanish Bit & Prairie Loft Intersect	Exist Stub near S end of Project	/	/	/
			SANITARY SEWER						
		8"	SAS	Prairie Loft Loop	N. side of site	S. side of site	/	/	/
		8"	SAS	Utility easement	Prairie Loft Loop	Tramway Blvd	/	/	/
			STORM DRAIN						
		24"	Storm Drain	Tract A	Prairie Loft Loop	Exist 24" SD along south end	/	/	/

Project name: Glenwood Lofts

ORIGINAL

* Sidewalks to be deferred.

1 Water Infrastructure to include valves, fittings, and firehydrants, and irrigation meter

2 SAS Infrastructure to include manholes and service connections

3 Storm Drain Infrastructure to appurtenances.

4 Street lights per DPM.

5 Grading and Drainage certification required per DPM (prior to Release of financial guaranty) to include walls as defined on the approved Grading Plan.

6. Landscape & irrigation will be the responsibility of the Homeowners Association by Landscape Maintenance Agreement.

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
Scott Davis NAME (print)	DRB CHAIR - date	PARKS & GENERAL SERVICES - date
MARK GOODWIN & ASSOCIATES FIRM	TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
SIGNATURE - date	UTILITY DEVELOPMENT - date	_____ - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A	CITY ENGINEER - date	_____ - date

5/11/05 5/11/05 5/11/05 5/11/05 5/11/05

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 25, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002457/05DRB-00649

Dear Ms. Matson:

The purpose of this letter is to request a deferral for Project 1002457/05DRB-00649 to the May 11, 2005 hearing. This is a request for final sign-off of the Site Development Plan for Subdivision for property located at the southeast corner of Tramway Boulevard NE and Montgomery Boulevard NE, known as Glenwood Lofts. The reason for the deferral is to have this item heard concurrently with the preliminary plat and related requests for the same property. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AICP
Principal

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT Consensus Planning

ADDRESS _____

PROJECT & APP # 1002457

PROJECT NAME Glenwood Lofts

$ _____ 441032/3424000 **Conflict Management Fee**

$ 50.00 441006/4983000 **DRB Actions** Deferral Fee

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 50.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

CONSENSUS PLANNING INC
PH. 505-764-9801
924 PARK AVE. SW
ALBUQUERQUE, NM 87102

2156
95-219/1070 585
3891020038

DATE 4.25-05

PAY TO THE ORDER OF City of Albuquerque

Fifty 00/100

$ 50.00

DUPLICATE
City Of Albuquerque
Treasury Division

4/25/2005 9:59AM DOLLARS LOC: ANNX
RECEIPT# 00041216 WS# 007 TRANS# 0007
Account 441006 Fund 0110
Activity 498[illegible]000 TRSLJS
Trans Amt $50.00
424 Misc $50.00
CK $50.00
CHANGE $0.00

Security Features Details on Back

WELLS FARGO
Wells Fargo Bank, N.A.
New Mexico
wellsfargo.com

FOR _____

⑈000002156⑈ ⑆107002192⑆ 3891020038⑈

MP

Thank You

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ✔ for Subdivision Purposes **(DRB Final Sign-Off)**
- ____ for Building Permit
- ____ IP Master Development Plan
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE — **D**
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — **Z**
- ____ Annexation
- ____ County Submittal
- ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- ____ Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — **A**
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Kenny Hinkes, RE/MAX Elite PHONE: 798-1000

ADDRESS: 8300 Carmel Avenue NE, Suite 201 FAX: ____

CITY: Albuquerque STATE NM ZIP 87122 E-MAIL: ____

Proprietary interest in site: Contract Purchaser **List all owners**: KMP Family Limited Partnership

AGENT (if any): Consensus Planning PHONE: 764-9801

ADDRESS: 924 Park Avenue SW FAX: 842-5495

CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: cp@consensusplanning.com

DESCRIPTION OF REQUEST: DRB final sign-off for EPC approved Site Development Plan for Subdivision.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. ✔ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. X1A and X2A Block: 2 Unit: ____

Subdiv. / Addn. Glenwood Hills Unit 1

Current Zoning: C-1 Proposed zoning: SU-1 PRD

Zone Atlas page(s): G-23 No. of **existing** lots: 2 No. of **proposed** lots: 2

Total area of site (acres): 2.1 Density if applicable: dwellings per gross acre: 11.4 dwellings per net acre: ____

Within city limits? ✔ Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No

UPC No. 102306002551320438; 102306002348220439 MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: Tramway Boulevard NW

Between: Montgomery Boulevard and Comanche Road

CASE HISTORY: David Stallworth EPC Case Planner

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): Project # 1002457

03EPC-00157/00156/00180, 05EPC-00177/00178

Check-off if project was previously reviewed by Sketch Plat/Plan ?, or Pre-application Review Team ?. Date of review: ____

SIGNATURE ____ DATE 4/15/05

(Print) James K. Strozier AICP ___ Applicant ✔ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

- ☐ **INTERNAL ROUTING**
- ☐ All checklists are complete
- ☐ All fees have been collected
- ☐ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB-____-00649	SPS	P(3)	$ 0
____-____-____	CMF	___	$ 20.00
____-____-____	____	___	$ ____
____-____-____	____	___	$ ____
____-____-____	____	___	$ ____
			Total $ 20.00

Hearing date 4-27-05

4-14-05

Project # 1002457

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ **SKETCH PLAN REVIEW AND COMMENT**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR SUBDIVISION**

__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Blue-line copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

❑ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION**
❑ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) Copies as needed above
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

☒ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION**
❑ **D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT**

X Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6** copies.
X Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6** copies. (In plan set)
X Solid Waste Management Department signature on Site Plan (not required for SDP for Subdivision)
X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
X Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
X Infrastructure List, if relevant to the site plan (Submitted w/ Plat)
X Blue-line copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
X Any original and/or related file numbers are listed on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar** to the meeting for sign-off. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James K. Strozier, AICP
Applicant name (print)

Applicant signature / date 4/15/05

Form revised **October 2004**

❑ Checklists complete
❑ Fees collected
❑ Case #s assigned
❑ Related #s listed

Application case numbers
05DRB- -00649
- -
- -

Planner signature / date 4-15-05

Project # 1002457

CONSENSUS PLANNING

Landscape Architecture
Urban Design
Planning Services

924 Park Avenue SW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

April 13, 2005

Ms. Sheran Matson, DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Project # 1002457/05EPC-00177, 05EPC-00178

Dear Ms. Matson:

The purpose of this letter is to demonstrate compliance with the findings and conditions set forth in the Notice of Decision dated March18, 2005 for the above referenced project. The EPC approved the Site Development Plan for Subdivision and Zone Map Amendment at the March 17, 2005 hearing. The development is a 24-unit townhouse development known as Glenwood Lofts. This request is being submitted in conjunction with the preliminary plat. The subject property is located at the southeast corner of Tramway Boulevard NE and Montgomery Boulevard NE.

EPC CONDITIONS FOR 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.*

   This letter is intended to meet this condition.

2. *The developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).*

   We are in agreement with this condition. The infrastructure list is being reviewed concurrently with this request and the subdivision plat.

CONSENSUS PLANNING

3. *Provide signing and striping that defines the parking lot and drive aisles as one-way operation.*

The site plan shows a painted arrow and letters stated that traffic is one way. There will be a sign at the entrance stating this as well.

4. *Provide access information concerning the apartments adjacent to this proposal.*

Access to the apartments adjacent to the site is from Spanish Bit Street. There is a one-way loop and a guardhouse structure in place separating the one-way movements at this access point.

5. *Provide more information concerning the type of vehicles, use of parking and which vehicles use which driveways on the east side of Spanish Bit.*

The parking lot for the park-and-ride facilities on the east side of Spanish Bit Street has two access points for vehicles using the parking lot. One access is aligned with the project's main exit at the southern end of the site. The other access is aligned with the escape driveway from the project's main entrance. There is also a looped bus access in between these two vehicle access points to the parking lot. The main use of the parking lot is for vehicles using the park-and-ride facilities. There are likely peak use times for the parking lot associated with morning and evening commute times.

6. *Access as proposed, may need to be modified to meet DPM requirements for spacing of driveways.*

The driveway serving as the exit to the one-way access road through the site will be gated and has been realigned to ensure compliance with clear sight triangle requirements and to align with the driveway across Spanish Bit Street.

7. *Site plan shall comply and be designed per DPM Standards.*

We are in agreement with this condition.

8. *Platting must bee a concurrent DRB action.*

Preliminary plat is submitted and will be heard concurrently with this request.

CONSENSUS PLANNING

9. *The length of the proposed wall along Tramway Boulevard shall be designed with elements to provide sufficient visual relief to the resident at a normal pedestrian level.*

Detail D on sheet SDP-5 shows the design elements for the wall along Tramway Boulevard.

10. *On-site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution.*

We are in agreement with this condition.

11. *Security lighting shall be provided along the portion of the pedestrian path interconnecting Spanish Bit Street with Tramway Boulevard that runs between building segments.*

Lighting shall be included on the pedestrian path between the building segments Prairie Loft Road and the Open Space. The lights will be pedestrian level and mounted in the block walls adjacent to the sidewalk.

12. *The developer shall redesign the building segments situated along Tramway to contain massing of six (6), six (6), and eight (8) units per respective segment.*

The updated site plan submitted with this request shows the massing as indicated in this condition.

13. *The developer shall overlay a reciprocal access and parking easement within the dimensions of the proposed drive aisle and parking areas to guarantee access and parking arrangements to the proposed townhouse lots.*

This easement is shown on the preliminary plat submitted concurrently with this request.

14. *The developer shall assign a lot number to the remaining portion of the project area that accommodates open space, access and parking.*

These areas are designated as Tract A.

15. *The proposed building design shall conform to maximum heights as prescribed in Policy F of the Sandia Foothills Area Plan.*

The building height is below the maximum building height requirements prescribed in Policy F of the Sandia Foothills Area Plan. The building height for Glenwood Lofts is approximately 23 feet as measured from the midpoint of the pitched roofline. The Sandia Foothills Area Plan requires a maximum building height of 26 feet.

CONSENSUS PLANNING

16. *The project will comply with all SWMD ordinances and requirements.*

We are in agreement with this condition.

17. *At the DRB level the developer shall make a proposal to address the potential safety issues in relation to reverse traffic from garages.*

The developer shall provide a backup alarm.

Given the information and material contained in this letter and submittal, we respectfully request that you approve the site plan for subdivision. Please feel free to contact me if you have any questions or require any additional information.

Sincerely,

James K. Strozier, AICP
Principal

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: March 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1002457***
05EPC-00177 EPC Site Development Plan-Building Permit
05EPC-00178 Zone Map Amendment

RE/MAX Elite
8300 Carmel Ave. NE, Suite 201
Albuq. NM 87122

LEGAL DESCRIPTION: for all of a portion of Tracts X1-A and X2-A, Block 2, **Glenwood Hills, Unit 1,** located at the southeast corner of TRAMWAY BOULEVARD, NE and MONTGOMERY BOULEVARD, NE, containing approximately 2.1 acres. (G-23) David Stallworth, Planner

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1002457/05EPC 00177, a zone map amendment from C-1 (Neighborhood Commercial) and P (Parking) to SU-1/PRD, for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision, based on the following Findings:

FINDINGS:

1. This is a request for consideration and approval of a zone map amendment from C-1 (Neighborhood Commercial) and P (Parking) to SU-1/PRD for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision.

2. The project site is situated within the Glenwood Hills Village Community Activity Center, which can suitably accommodate the proposed land use, a 24-unit townhouse development. The proposed land use will be consistent with other medium- and high-density land uses within proximity to the subject area and will be controlled under the auspices of site plan review. In light of these factors, the proposed zone change is sensitive to, and compatible with, surrounding development, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan.*

3. The proposed land use to be accommodated through the zone map amendment is an appropriate use of the property, and existing public infrastructure and transit facilities are in place to adequately support the proposed land use, in accordance with *Policies II.B.5.e and II.B.7.a* of the *City/County Comprehensive Plan.*

4. As the subject area derives its access from an abutting local street, and as the subject area is within close proximity to an existing City transit facility, the proposed land use should have a negligible direct impact on adjacent arterials and collectors, as articulated in *Policy II.B.5.k* of the *City/County Comprehensive.*

5. With the introduction of new housing within an underutilized parcel, the proposed land use constitutes infill development that will stimulate and strengthen the surrounding area, as articulated in *Policy II.B.5.o* of the *City/County Comprehensive Plan.*

6. Townhouses and similar medium- to high-density housing is appropriate within a designated activity center, in accordance with *Policy II.B.7.i* of the *City/County Comprehensive Plan.*

7. All requests for residential zoning other than R-1 shall be considered under SU-1 zoning, in accordance with *Policy I* of the *Sandia Foothills Area Plan, 1983 ed.*

8. The proposed zone change request is not required to correct an error in zoning classification, in accordance with Resolution 270-1980, section 1-D-1.

9. As the proposed zone change promotes infill development within an blighted area that will utilize existing public infrastructure and transit facilities, the proposed zone change represents orderly development of the City and is therefore advantageous to the both the surrounding area and the City overall, as articulated in Resolution 270-1980, section 1-D-3.

10. The applicant is authorized to request a zone change on the subject property.

11. There is no known citizen opposition to this request.

12. Testimony at the EPC hearing by the Deputy City Attorney indicates that the existing building on the subject site is considered a public nuisance. Rezoning and redevelopment of this property will facilitate the abatement of the public nuisance building.

On March 17, 2005 the Environmental Planning Commission voted to approve Project 1002457/05EPC 00178, a site development plan for subdivision for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for consideration and approval of a site development plan for subdivision for all or a portion of Tracts X1-A and X2-A, Block 2, Glenwood Hills, Unit 1 Subdivision.

2. The project site is situated within the Glenwood Hills Village Community Activity Center, which can suitably accommodate the proposed land use, a 24-unit townhouse development. The proposed land use will be consistent with other medium- and high-density land uses within proximity to the subject area and will be controlled under the auspices of site plan review. In light of these factors, the proposed development is sensitive to, and compatible with, surrounding development, in accordance with *Policy II.B.5.d* of the *City/County Comprehensive Plan.*

3. The proposed development, as designed, is an appropriate use of the property that satisfactorily takes advantage of existing public infrastructure and transit facilities, in accordance with *Policies II.B.5.e and II.B.7.a* of the *City/County Comprehensive Plan.*

4. As the subject area derives its access from an abutting local street, and as the subject area is within close proximity to an existing City transit facility, the proposed development, as designed, should have a negligible direct impact on adjacent arterials and collectors, as articulated in *Policy II.B.5.k* of the *City/County Comprehensive.*

5. Through the utilization of thoughtful and ingenious site, building and wall design, the proposed development should enhance and complement the surrounding area, as articulated in *Policy II.B.5.l* of the *City/County Comprehensive Plan.*

6. The proposed land use constitutes infill development that will stimulate and strengthen the surrounding area, as articulated in *Policy II.B.5.o* of the *City/County Comprehensive Plan.*

7. Townhouses and similar medium- to high-density housing is appropriate within a designated activity center, in accordance with *Policy II.B.7.i* of the *City/County Comprehensive Plan.*

8. Through good design, internal circulation within the subject area should easily accommodate emergency response vehicles, as articulated in *Policy II.D.9.b* of the *City/County Comprehensive Plan.*

9. Planned unit or cluster-type plans are encouraged under *Policy K* of the *Sandia Foothills Area Plan, 1983 ed.*

10. The applicant is authorized to request a site development plan for building permit purposes on the subject property.

11. There is no known citizen opposition to this request.

12. Testimony at the EPC hearing by the Deputy City Attorney indicates that the existing building on the subject site is considered a public nuisance. Rezoning and redevelopment of this property will facilitate the abatement of the public nuisance building.

CONDITIONS:

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. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

3. Provide signing and striping that defines the parking lot and drive aisles as one-way operation.

4. Provide access information concerning the apartments adjacent to this proposal.

5. Provide more information concerning the type of vehicles, use of parking and which vehicles use which driveways on the east side of Spanish Bit.

6. Access as proposed, may need to be modified to meet DPM requirements for spacing of driveways.

7. Site plan shall comply and be designed per DPM Standards.

8. Platting must be a concurrent DRB action.

9. The length of the proposed wall along Tramway Boulevard shall be designed with elements to provide sufficient visual relief to the resident at a normal pedestrian level.

10. On-site lighting shall be shielded to provide downward light emission and prevent both light trespass and upward light pollution.

11. Security lighting shall be provided along the portion of the pedestrian path interconnecting Spanish Bit Street with Tramway Boulevard that runs between building segments.

12. The developer shall redesign the building segments situated along Tramway to contain a massing of six (6), six (6) and eight (8) units per respective segment.

13. The developer shall overlay a reciprocal access and parking easement within the dimensions of the proposed drive aisle and parking areas to guarantee access and parking arrangements to the proposed townhouse lots.

14. The developer shall assign a lot number to the remaining portion of the project area that accommodates open space, access and parking.

15. The proposed building design shall conform to maximum heights as prescribed in Policy F of the Sandia Foothills Area Plan.

16. The project will comply with all SWMD ordinances and requirements.

17. At the DRB level the developer shall make a proposal to address the potential safety issues in relation to reverse traffic from garages.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **APRIL 1, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

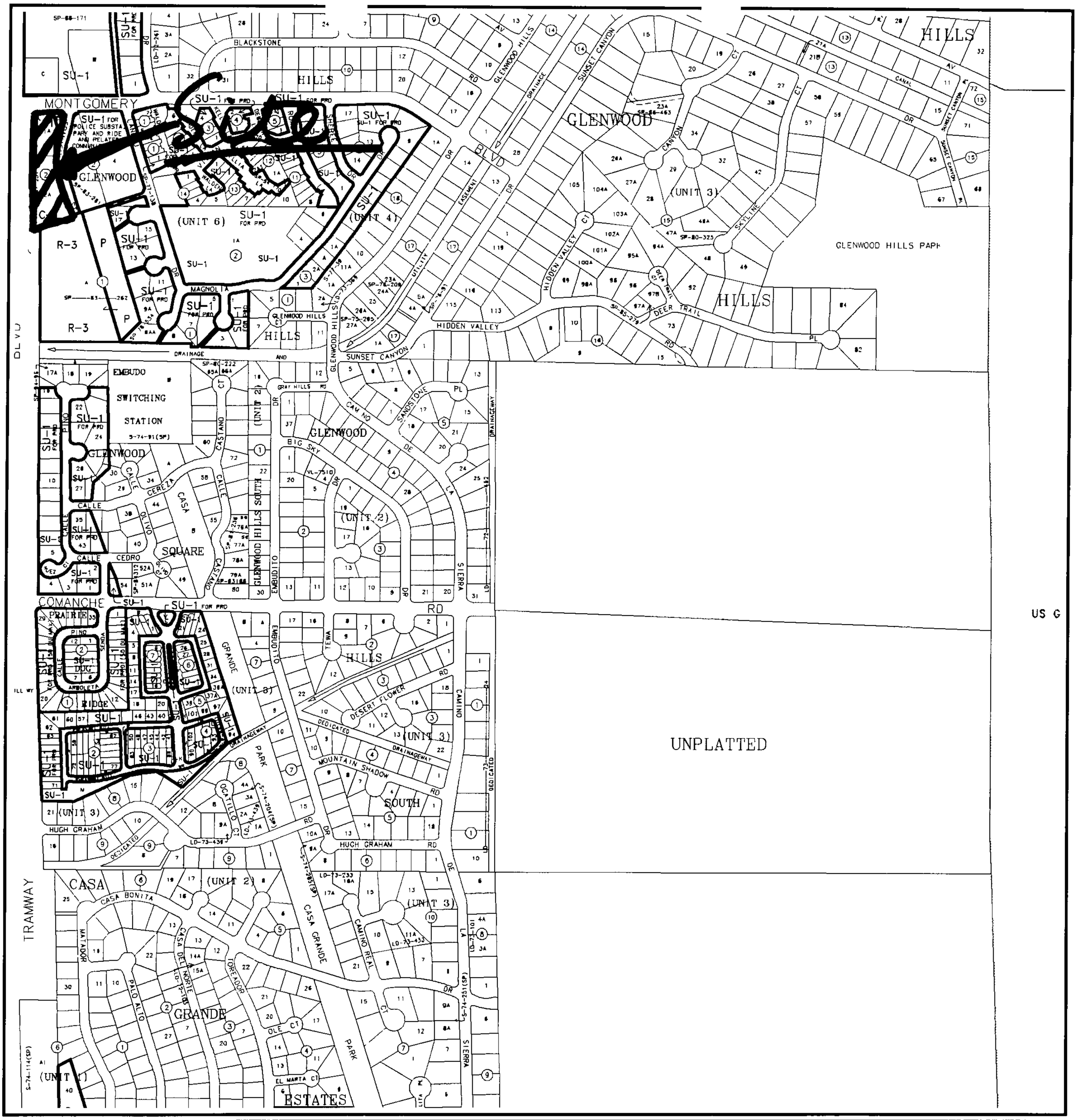
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

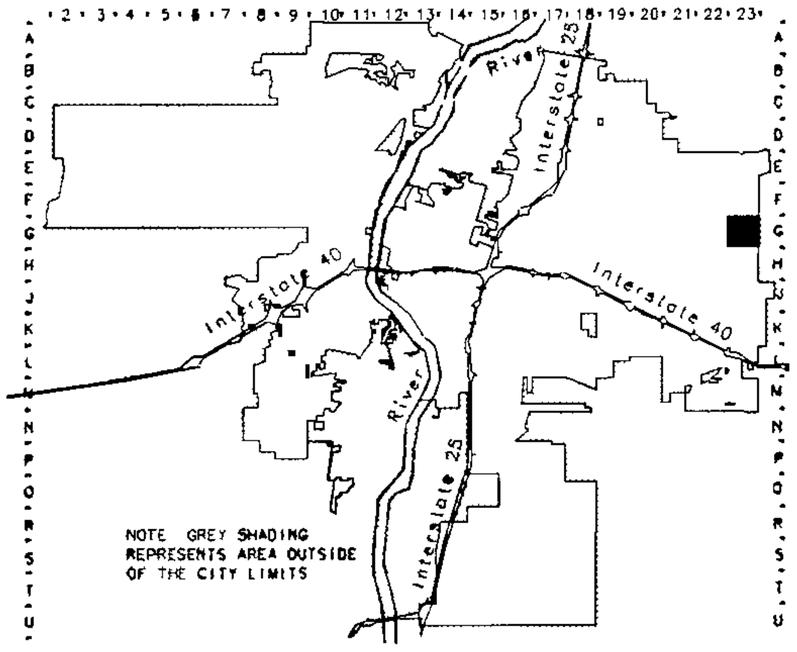
Sincerely,

for Richard Dineen
Planning Director

RD/DS/ac

cc: Consensus Planning, 924 Park Ave. SW, Albuq. NM 87102
Rick Jackson, Glenwood Hills NA, 13143 Blackstone Rd. NE, Albuq. NM 87111
Thurlow Caffey, Glenwood Hills NA, 4801 Glenwood Hills Dr. NE, Albuq. NM 87111
Sharon Busboom, Eldorado Heights NA, 12000 La Charles Ave. NE, Albuq. NM 87111
Mel Klawsky, Eldorado Heights NA, 12105 Calle Zagal NE, Albuq.NM 87111
Kaliope Maestas, SY Jackson NA, Inc., 4605 Oahu Dr. NE, Albuq. NM 87111
LeeAnn Stubbs, SY Jackson NA, 4609 Bali Ct. NE, Albuq. NM 87111
Terry Franks, 4316 Magnolia Ct. NE, Albuq. NM 87111





CITY OF ALBUQUERQUE · NEW MEXICO · 1706

Albuquerque Geographic Information System

PLANNING DEPARTMENT

GRAPHIC SCALE IN FEET

250 0 750 1000

Zone Atlas Page

G-23-Z

Map Amended through March 08, 2005

EPC Case Review Comments and Agreements

Project #: 1002457 **Date:** 3/8/2005
Address: Glenwood Lofts

Adverse conditions: Fire access to within 150' to all points of building not met. Street widths do not allow for parking on street. Fire access needed for gates.

Agreed to conditions: Site plan reviewed and approved with input from Lt. Mark Padilla with the conditions of "NO PARKING EXCEPT IN DESIGNATED PARKING PLACES BY ORDER OF FIRE DEPARTMENT" signs placed at entrance and periodically throughout. Fire access shell be provided on south side easement. Knox access key switches shell be provided for both gates.

Shane M. Turpen
Fire Inspector

CONSENSUS PLANNING

fax cover sheet

Date:	April 11, 2005	**Pages:**	3 (including cover)
To:	Kenny Hinkes, 798-6969 Jim Lewis/Frances Brown, 243-6701 Scott Davis, 797-9539	**From:**	Rob Zuccaro
Re:	Glenwood Lofts Fire Dept. Issues	**Job #:**	1415

Comments

Attached is a copy of the agreed to conditions from the fire inspectors office. Mr. Turpen would like this letter attached to the DRB submittal and the building permit documents.

Give me a call at 764-9801 if you have any questions.

Thanks,

Rob

924 Park Avenue SW • Albuquerque, NM • 87102
Ofc (505) 764-9801 • Fax (505) 842-5495 • E-Mail cp@consensusplanning.com

EPC Case Review Comments and Agreements

Project #: 1002457 **Date:** 3/8/2005
Address: Glenwood Lofts

Adverse conditions: Fire access to within 150' to all points of building not met. Street widths do not allow for parking on street. Fire access needed for gates.

Agreed to conditions: Site plan reviewed and approved with input from Lt. Mark Padilla with the conditions of "NO PARKING EXCEPT IN DESIGNATED PARKING PLACES BY ORDER OF FIRE DEPARTMENT" signs placed at entrance and periodically throughout. Fire access shall be provided on south side easement. Knox access key switches shall be provided for both gates.

Shane M. Turpen
Fire Inspector

ALBUQUERQUE FIRE DEPARTMENT
Plans Checking Division
600 2nd Street NW
ALBUQUERQUE , NM 87102
(505)924-3611 / Fax (505) 924-3619

Robert Ortega, Fire Chief

Fire Commander Donald Graham, Fire Marshal

FIRE MARSHAL'S OFFICE/
PLANS CHECKING DIVISION
FAX COVER SHEET

FROM: SHANE TURPEN

DATE: 4-7-05

TO (COMPANY): Consensus Planning.

ATTN: Rob Zuccaro

FAX NO. 842-5495

COMMENTS: Please keep this with plans throughout process.

NUMBER OF PAGES INCLUDING THIS COVER PAGE: 2
CALL 764-6300 IF YOU DO NOT RECEIVE THE NUMBER OF PAGES INDICATED

file mail

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME ReMAX Elite

AGENT Consensus Planning

ADDRESS 924 Park SW

PROJECT & APP # 1002457/05DRB 00649

PROJECT NAME Glenwood Hills Un. 71

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

****NOTE**: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

4/15/2005 2:27PM LOC: ANNX
RECEIPT# 00040643 WS# 007 TRANS# 0036
Account 441032 Fund 0110
Activity 3424000 TRSLJS
Transmt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

7.0 The Social and Economic Consequences of Urban Growth

The main purpose of the technical chapters of the Planned Growth Strategy, Part 1 – Findings Report is to document the financial costs and benefits associated with alternative development patterns in the Albuquerque metropolitan area. As citizens review and evaluate the merits of implementing the Planned Growth Strategy proposals, it is important to take into consideration other topics and issues that relate to the area's future that cannot be measured in dollars. They relate to quality of life, aesthetics, personal safety, sense of community, and the natural environment, to name a few.

In this chapter of the report, we offer a list of these issues and conditions (Table 97). We describe in a general way the impacts of these topics or issues, making clear how they may affect citizens here and elsewhere today. Next, we briefly describe the extent to which these conditions apply or exist in Albuquerque and Bernalillo County. Lastly, we discuss the ways in which the Planned Growth Strategy may mitigate some of the adverse conditions and reinforce and sustain favorable ones.

Table 97 Summary of Other Asserted Social and Economic Benefits and Costs

Benefit	Cost
Range of housing choices	Loss of agriculture lands and reduced farm productivity
Personal open space	Adverse impact on unique/fragile lands and public open space
Low-density living	Negative visual impact
Lower crime rates	Increased water consumption
Positive visual impact	Reduced access to recreational facilities
Lower housing prices	Weakened sense of community
Better school quality	Exclusion or exclusivity
Consumer choice among government services	Segregation of jobs and housing
	Higher energy consumption and increased air pollution.
	Inner city deterioration
	"Leap-frog" development

This last factor is important because the general statements of benefits and problems associated with urban growth may not be directly related to Planned Growth Strategy recommendations. This approach does involve, however, introducing at this point some of the findings and recommendations of the Planned Growth Strategy, Part 2 – Preferred Alternative report. These findings and recommendations are presented in a very summary way below. The reader is referred to Section 1 Preferred Alternative and Section 2 Implementation of the Part 2 report for a complete discussion.

The City/County Comprehensive Plan policies that address the subject are also included. In some instances, the Comprehensive Plan does not contain a policy related directly to the topic.

The general conditions reported here have been identified in a major national study, *The Costs of Sprawl Revisited*, published in 1999 by the National Academy Press. Parsons Brinckerhoff staff made a significant contribution to this national report.

The discussion that follows rounds out the fiscal emphasis elsewhere in the Planned Growth Strategy, Part 1 – Findings Report. The discussion acknowledges that urban development patterns clearly have benefits as well as costs. One person's asset is another's liability. In all, this chapter documents a number of issues important to consider when developing a growth strategy, including the role that public policy can play in maintaining and enhancing the many aspects of quality of life valued by Albuquerque and Bernalillo County residents.

7.1 Assertions About Benefits

7.1.1 Range of Housing Choices, Personal Open Space, and Low-Density Living

General Description and Impacts

Many consumer preference surveys reveal that a key part of the "American Dream" is ownership of a detached, single-family home with attached private open space. That concept, put into practice on a large scale, leads to relatively low residential density throughout a metropolitan region. Consumers obviously value the choice to live in low-density areas, and most housing developers consistently build low-density subdivisions because they are easy to market.

Prevalence in Albuquerque

Albuquerque's housing development is predominantly low-density single family houses with attached private open space, although much of the recent entry-level housing has been built on lots smaller than allowed in the R-1 zone. The increasingly common R-LT zone allows a standard minimum lot size of 40 feet by 100 feet for a detached home as compared to the 50 feet by 100 feet minimum lot size required in the R-1 zone. The zone of RD for seven dwelling units per acre (which is common in the southwest quadrant of the city) allows an increase of two dwelling units over the standard R-1 density of five dwelling units per acre.

How Affected by Planned Growth Strategy

While the Planned Growth Strategy recognizes that there are efficiencies to be gained through somewhat higher density development, it does not mandate higher density development. Rather, the Planned Growth Strategy suggests that development bear costs that reflect the actual costs for public infrastructure and other services. This differs from current practice in which tax and rate payers pay a significant part of the cost of all new development and lower-cost developments contribute to the public expense of higher cost developments. Density increases suggested in the Planned Growth Strategy area modest and reflect average densities in the 1960 City Limits. The Planned Growth Strategy supports livable older neighborhoods with urban quality of life, low crime rates, and good schools. Implementing the Planned Growth Strategy would create more areas of living choice, notably within the 1960 City Limits and in activity centers and transit-focused corridors.

Comprehensive Plan

Established & Developing Urban Areas. Policy 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," and Policy o "Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened."

7.1.2 Lower Crime Rates

General Description and Impacts

Most homeowners and businesses consider a low crime rate to be very important in their locational decisions and perceptions about their quality of life. A substantial amount of statistical evidence associates lower crime rates with lower density residential areas. Other research that looks closely at the causes of crime, however, finds that crime is overwhelmingly explained by demographic factors, such as income level, educational attainment, family status, and other social factors, and not by development patterns. Though there is an association between density and crime, there is no demonstrated causality between low-density development and low crime rates. Suburban residents perceive themselves to be safer than urban residents do, an important consideration.

Prevalence in Albuquerque

Albuquerque's crime rates do not appear to be based on density but rather on social and economic conditions. Since social and economic conditions that are related to the incidence of crime tend to characterize low-income neighborhoods, the incidence of crime is higher in these areas.

How Affected by Planned Growth Strategy

The Planned Growth Strategy vision can help to increase public safety by creating environments with "more eyes on the street" for more hours each day. Importantly, safety is related to perception as well as actual conditions. When public spaces (e.g., sidewalks, plazas) are not utilized, residents and visitors increasingly retreat into private indoor places, reinforcing negative perceptions of security and detracting from the community's attractiveness. Positive redevelopment of mixed-use activity centers and corridors would increase security and the perception of it in several ways:

- A diverse mix of local land uses activates the public realm for more hours each day than single use districts, as local and regional residents are able to conveniently access jobs, shops, restaurants, entertainment (e.g., cinemas), and services (e.g., daycare). In short, activities and amenities that attract people create busier, safer places.
- The Planned Growth Strategy vision would make this rich mixture of land uses more accessible to pedestrians, bicyclists, and transit users through careful attention to urban design. While local and regional auto traffic are also welcome, a higher percentage of local residents are likely to walk or bike, and more regional residents can access jobs and other routine needs by transit, putting relatively more human activity in the pedestrian realm.

- Integrating residential development with other land uses and increasing the density of households within walking distance of transit means relatively more people are able to walk about the area during more hours of the day.

While good urban design is an important aspect of safe environments, other benefits of the Planned Growth Strategy Preferred Alternative—such as economic growth through better quality of life, access to regional jobs through expanded transit, and community renewal—can also contribute to mitigating some of the causes of crime. One might attempt to avoid crime by housing location choice, but crime rates in the community may remain high. Planned Growth Strategy is concerned with fostering the physical, community, and economic conditions that result in a lower crime rate. The Planned Growth Strategy encourages positive engagement in correcting local problems, such as crime, rather than the relocation from such problems.

Comprehensive Plan

Economic Development. Policy 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."

7.1.3 Positive Visual Impact

General Description and Impacts

Low-density, higher-income communities often have more personal open space and attractive landscaping than higher density residential areas, and these features are considered by many people as more visually appealing than higher density areas.

How Affected by Planned Growth Strategy

See comments above from "Range of Housing Choices..."

Comprehensive Plan

Developed Landscape. Policy section, particularly Policy a "The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions."

7.1.4 Lower Housing Prices

General Description and Impacts

Some research shows evidence that growth control measures restrict the supply of land and drive up land prices, thereby increasing the cost of housing to consumers.

Prevalence in Albuquerque

Some Albuquerque developers opt to build in areas remote from the urban center in order to capitalize on lower land costs. One consequence of this pattern is that most families must have a car for each worker, negating some of the savings realized on a less expensive, albeit remotely located, home. The current system of providing infrastructure for new growth may be constraining land supply at present. Developed lot costs are higher in Albuquerque than in comparable surrounding metropolitan areas.

How Affected by Planned Growth Strategy

The Planned Growth Strategy Preferred Alternative is based on official population and employment forecasts. The Planned Growth Strategy does not attempt to reduce growth but to better provide for it and achieve outcomes that reflect public policies and preferences. The Growth Strategy recommends levels of expenditures for growth-related infrastructure that are consistent with these forecasts and, in some instances, are higher than current spending. In addition, more efficiently supporting urban growth through a management strategy results in less private and public spending to support the same amount of growth. The Planned Growth Strategy would start to create additional viable options, so families could choose to live in a denser urban environment, closer to the urban core, easily accessed by bus and walking as opposed to making every trip by automobile, thereby reducing private travel costs.

Comprehensive Plan

Housing. Policy a "The supply of affordable housing shall be preserved and increased and the opportunity to obtain standard housing for a reasonable proportion of income assured."

7.1.5 Better School Quality

General Description and Impacts

Many households perceive that school quality in suburban locations is higher for an equivalent or lower public tax burden, and numerous studies confirm that households are willing to pay higher housing costs to access "good" schools. Like the incidence of crime, most studies find student performance highly correlated with income level, family status, and other sociodemographic variables. Thus, suburban schools may not be better per se, but rather, serve a different (higher income) student population than more centrally located schools.

Prevalence in Albuquerque

The Planned Growth Strategy study areas are served by one public schools system, the Albuquerque Public Schools. Costs do not vary by location. Student performance at outlying schools in Albuquerque does appear to exceed that of many inner-city schools. There are some notable exceptions at both the elementary and mid-school levels. School performance is strongly linked to the student's motivation, instructor skills, and parent's involvement in a child's education, which factors can result in high achievement in any location.

How Affected by Planned Growth Strategy

The Planned Growth Strategy supports livable, older neighborhoods with good quality of life, low crime rates, and well-performing schools. As with crime, one might move to an area with schools where the average achievement level is higher, but educational achievement in the community may be unchanged. The Planned Growth Strategy is concerned with fostering the community and economic conditions that result in a higher educational achievement in all parts of the Albuquerque area. Rather than escape, the Planned Growth Strategy encourages positive engagement in correcting local problems, such as lower academic performance, rather than relocation from such problems.

7.1.6 Consumer Choice among Government Services

General Description and Impacts

Regionally dispersed development is associated with the proliferation and fragmentation of local governments, providing residents with more opportunities to match bundles of taxes and services to their personal preferences. By giving people stronger influence over conditions in their own localities, development dispersed to other outlying jurisdictions fosters self-government, democratic participation, and citizen control over local affairs. Both large centralized and fragmented governments offer opportunities to achieve economies of scale. Local governments may be able to economize by targeting services to a more homogenous group of residents; whereas, larger government can spread overhead and administrative costs over a larger constituency.

Prevalence in Albuquerque

Within the Planned Growth Strategy study area, fragmentation of local government into many jurisdictions is not a predominant characteristic. This area does include Los Ranchos de Albuquerque, Paradise Hills, the City of Albuquerque, and the unincorporated portion of Bernalillo County. Though we do not have the same situation as metro Phoenix with multiple jurisdictions, we do have several "bundles" of services from which to choose.

How Affected by Planned Growth Strategy

The Planned Growth Strategy Preferred Alternative does not assume that there should be one standard of urban services or one tax structure or one vision for the future within the metropolitan area. The Planned Growth Strategy, Part 2 – Preferred Alternative report makes general recommendations that should be finalized through planning efforts within neighborhoods, Community Planning Areas, corridors, centers, and so on. These planning efforts will involve neighbors, developers, and other stakeholders. The Planned Growth Strategy implementation recommendations will result in more effective planning that will better reflect preferences within different parts of the metropolitan area. As such, a *variety* of well-functioning subareas is expected to result.

7.2 Assertions About Costs

7.2.1 Loss of Agricultural Lands and Reduced Farm Productivity

General Description and Impacts

Low intensity development removes land from productive farming uses. Both residential and commercial uses built at low densities require more land for the placement of structures. Widely dispersed development far from the edges of already developed areas renders intermediate and adjacent parcels less efficient for agricultural use, increasing development pressure. This encroaching development pressure and generally rising land values create incentives for agricultural landowners to sell to speculators and incentives for speculators to assemble and

sell large parcels of land.

Prevalence in Albuquerque

This trend is evident in the Albuquerque/Bernalillo County area, most notably in the North and South Valleys.

How Affected by Planned Growth Strategy

The Planned Growth Strategy emphasizes more efficient and compact development and redevelopment, likely reducing near-term pressure to urbanize agricultural land. The Planned Growth Strategy also recommends keeping growth rates in the County North Valley and South Valley at current levels and supports more intense development in areas that are more environmentally suitable for urban growth.

Comprehensive Plan

Rural. Policy section, particularly Policy d "Land which is suitable for agriculture shall be maintained to the extent feasible in agricultural production and discouraged from non-agricultural development."

7.2.2 Adverse Impact on Unique/Fragile Lands and Public Open Space

General Description and Impacts

More environmentally fragile lands are harmed by traditional suburban development patterns than by more compact settlement patterns. Low-density, auto-oriented development inherently consumes more land, with a greater probability that fragile environmental lands will be converted to residential and other uses. At the same time, local governments sometimes misjudge the cumulative regional consequences of environmental degradation because they are not well connected in their development decision-making. Each can make incremental decisions for short-term local economic gain without realizing effects on other nearby jurisdictions or on the natural environment areawide.

Prevalence in Albuquerque

Archeologically valuable areas are prevalent in Albuquerque and Bernalillo County, as are environmentally fragile, high-desert lands. Both archaeologically and environmentally significant lands have been protected to a degree through the Open Space acquisition program. The Planned Growth Strategy, Part 1 – Findings Report indicates that the urban growth consumes approximately 1.5 square miles of land per year.

How Affected by Planned Growth Strategy

The Planned Growth Strategy Preferred Alternative would reduce the pace and extent of outward edge development that likely is detrimental to archaeological and environmental resources. The Planned Growth Strategy encourages the adoption of environmental standards within new developments that incorporate the natural landscape. The Planned Growth Strategy supports controlling development in "obsolete" and "premature" subdivisions where scattered growth has the potential to seriously degrade the landscape. Planned Growth Strategy advocates a proactive

approach to correcting sites with contamination problems so that they can become better-functioning assets to the community.

Comprehensive Plan

Developed Landscape. Policy section, particularly Policy a "The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions."

Open Space Network. Policy section, particularly Policy a "Open space lands and waters shall be acquired or regulated as appropriate to serve one or more of the following purposes: conservation of natural resources, provision of opportunities for outdoor education and recreation, shaping of urban form, conservation of archaeological resources, provision of trail corridors, and protection of the public from natural hazards," and Policy f "A multi-purpose network of open areas and trail corridors along arroyos and appropriate ditches shall be created . . . [and] managed to protect natural features, views, drainage and other functions."

7.2.3 Negative Visual Impact

General Description and Impacts

Usual development practices frequently bring housing and commercial development within the view shed of scenic resources, and the loss of open space and deterioration of dramatic landscapes may over time harm a region's competitive ability to retain and attract workers. Many people prefer the visual qualities of compact urban development or the uniqueness of older neighborhoods to what they see as homogenous subdivision and strip mall architecture. A lack of civic spaces, landmark buildings, and pedestrian-scaled amenities detract from the quality of life.

Prevalence in Albuquerque

The mountains to the east, volcanoes and escarpment to the west, and panoramic views are important to Albuquerqueans; this preference is consistent with lower profile development that preserves outward views to geographic features.

How Affected by Planned Growth Strategy

The Planned Growth Strategy emphasizes a more visually pleasing urban environment. Building a more aesthetically enjoyable community as selected locations are redeveloped with higher intensity land uses is important. A more visually pleasing cityscape could reduce resistance to higher intensity development and encourage areas of economic vitality. The Planned Growth Strategy supports the policy recommendations in the West Side Strategic Plan and many other plans that encourage preservation of view corridors. More effective planning, resulting from Planned Growth Strategy implementation, will help protect view corridors.

Comprehensive Plan

Established & Developing Urban Areas. Policy m "Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged.

Also *Developed Landscape*. Policy section, particularly Policy a "The natural and visual environment, particularly features unique to Albuquerque, shall be respected as a significant determinant in development decisions."

7.2.4 Increased Water Consumption

General Description and Impacts

Low-density growth patterns cause increases in demand for water by urban users. This is especially significant in the Southwest where water resources are scarce, sustained water shortages sometimes exist, and dry heat drives up evaporation.

Prevalence in Albuquerque

Low-density single family detached development uses more water than higher density types of development, though Albuquerque has made significant reductions in water use through its conservation program. The water conservation ordinance limits to 20% the proportion of a new residential lot that can be in high-water landscaping.

How Affected by Planned Growth Strategy

Compact development envisioned by the Planned Growth Strategy Preferred Alternative would improve water efficiency. The Planned Growth Strategy suggests that water impact fees might reflect the water consumption attributes of different housing types. This would provide a financial incentive for lower water use. Planned Growth Strategy supports use of xeriscape landscaping in design standards.

Comprehensive Plan

Established & Developing Urban Areas. Policy d "The location, density and design of new development shall respect . . . [environmental] carrying capacities, etc."

7.2.5 Reduced Access to Recreational Facilities

General Description and Impacts

The provision of parks for public use by residents may be deficient in low-density areas near the fringe of the urban area.

Prevalence in Albuquerque

Albuquerque's low-density development has spread the population, and reaching developed park standards is a problem. Current financial limitations result in a backlog of park development in new growth areas. The conditions in some older neighborhoods contribute to declining populations in these areas. In turn, this makes inefficient use of existing parks.

How Affected by Planned Growth Strategy

Achieving the Planned Growth Strategy Preferred Alternative would enable local government to make more efficient use of existing neighborhood parks by more families living closer to the parks, forestalling additional demand for parks at the urban edge. The Planned Growth Strategy recommends linking park improvements with development permitting, insuring that parks are available in a timely way to serve growth. The Planned Growth Strategy prioritizes providing adequate funding for park maintenance and rehabilitation.

Comprehensive Plan

Open Space. Policy h "Developing areas shall have neighborhood parks and open areas located to serve the population of the area."

7.2.6 Weakened Sense of Community

General Description and Impacts

Linkages with neighbors are diminished because low residential density, heavy emphasis on car travel rather than foot travel, and a lack of neighborhood retail stores and other meeting places reduce interpersonal contacts and a sense of place. Linkages with other residents throughout the metropolitan region are also diminished by the diffusion of households and jobs throughout the metro area.

Prevalence in Albuquerque

Albuquerque exhibits many of these characteristics.

How Affected by Planned Growth Strategy

Implementing the Preferred Alternative can, over a period of time, create more compact and interactive mixed-use areas and community and village centers conducive to sociable behavior and a sense of community. The Planned Growth Strategy calls for fostering neighborhoods that exhibit shared values of inclusion in interesting and stimulating community life rather than exclusion. The Planned Growth Strategy supports the widespread adoption of community-based education within the Albuquerque Public Schools. This entails school facilities serving as community centers, addressing the needs of all community residents, and engaging the community and parents in the education of our youth.

Comprehensive Plan

Established & Developing Urban Areas. Policy i "Employment and service uses shall be located to complement residential areas," and Policy j "Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows: In small neighborhood oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling."

Also *Education.* Policy e "Variety and flexibility in educational and recreational resources shall be encouraged through joint use of facilities."

7.2.7 Exclusion or Exclusivity

General Description and Impacts

Many low- and moderate-income households cannot afford low-density suburbs, and these households become disproportionately concentrated in central cities and older neighborhoods. Such neighborhoods often are characterized by housing that is older, smaller, less well-maintained, and functionally deficient. This concentration of lower income groups fosters conditions that give rise to social problems, such as crime, drug abuse, delinquency, unemployment, and mental illness.

Prevalence in Albuquerque

Segregation in Albuquerque is de facto and more by income than by race or ethnic origin. Albuquerque does have relatively low-cost housing developments built recently at the city's edge.

How Affected by Planned Growth Strategy

The Planned Growth Strategy supports working to counter this trend through increased infill, redevelopment, and mixing of housing types and densities in new and existing neighborhoods. The result of implementing this recommendation should be a variety of households in different parts of the urban area.

7.2.8 Segregation of Jobs and Housing

General Description and Impacts

The segregation of housing and employment sites (and other land uses) in many communities is an important factor contributing to increases in vehicle miles of travel. Most dispersed, low-density developments are designed such that residents are required to travel longer distances by automobile to access work. Unlimited expansion of urban areas on the fringe also permits many employers to move to locations that are far from inner-city neighborhoods. Consequently, unemployed workers living in those neighborhoods can neither readily learn about job opportunities in outward locations nor afford to commute to such jobs even if they learn about and qualify for them. This mismatch aggravates higher rates of unemployment in centrally located areas and suburban shortages of unskilled workers.

Prevalence in Albuquerque

In Albuquerque, less than 8% of residential construction is occurring within the 1960 City Limits, while nearly 36% of non-residential construction (i.e., job-generating uses) is taking place in that area. At the same time, about 56% of residential construction is occurring in the urban area's outer ring, especially on the west side. Less than 30% of the non-residential construction is in the outer ring area. This contributes to longer work commutes. The second general trend, i.e., jobs moving to suburban locations, does not appear to be occurring as yet in Albuquerque as it has in other larger metropolitan areas. Retail and service jobs in new growth areas are weakly linked by transit to low-income neighborhoods.

How Affected by Planned Growth Strategy

One of the main objectives of the Planned Growth Strategy Preferred Alternative is to increase housing starts in the 1960 City Limits and employment growth on the west side to better balance jobs and housing locations. The Planned Growth Strategy supports greatly expanded transit service and land use patterns that work well with transit. Implementing these recommendations will increase accessibility to employment locations.

Comprehensive Plan

Economic Development. Policy g "Concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population in order to reduce the need to travel."

7.2.9 Higher Energy Consumption and Increased Air Pollution

General Description and Impacts

Dispersed, low-density development increases vehicle miles traveled and consumes more scarce energy, particularly imported oil, than more compact development. Low-density fringe development requires more travel overall, with most of this travel being by energy-inefficient autos rather than more efficient modes of mass transit. Tailpipe exhaust, gas vapors, air conditioning leakage, and dust and chemicals lifted from road surfaces all reduce air quality and affect public health.

Prevalence in Albuquerque

Vehicle miles traveled per day in Albuquerque have increased steadily from 12 mpd in 1970 to about 23 mpd presently, with a corresponding increase in fuel use and emissions.

How Affected by Planned Growth Strategy

The Planned Growth Strategy recommends centers and corridors, new mixed-use neighborhoods at the fringe and better jobs-housing balance that support transit and alternative transportation modes that will gradually convert many trips to transit, walking, and bicycling, reduce the number of vehicular trips and their lengths, and positively affect fuel use and emissions.

Comprehensive Plan

Energy Management. Policy c "Land use planning that will maximize potential for efficient use of alternative and renewable energy sources shall be undertaken," and Policy d "A transportation system that is more energy efficient shall be developed. In particular, promote: a variety of transportation modes including expansion of transit, paratransit and railway systems"

Also *Air Quality.* Policy b "Automobile travel's adverse effects on air quality shall be reduced through a balanced land use/transportation system that promotes the efficient placement of housing, employment and services."

Also *Economic Development.* Policy g "Concentrations of employment in activity centers should be promoted in an effort to balance jobs with housing and population in order to reduce the need to travel."

7.2.10 Inner-City Deterioration

General Description and Impacts

Deteriorating inner-city conditions motivate many economically viable families and businesses to move farther out, and the same conditions discourage viable households and firms from moving into central areas in general. As a result, the economic and social condition of neighborhoods and businesses remaining in central areas deteriorates.

Prevalence in Albuquerque

Job-producing development is more prevalent in the 1960 City Limits than at the fringe. Nonetheless, many older commercial, office, and industrial areas are deteriorating in quality and competitiveness, and personal wealth is moving out of older neighborhoods to fringe developments in this and other jurisdictions in the region.

How Affected by Planned Growth Strategy

The Planned Growth Strategy emphasizes reinvesting in older parts of the urban area and reversing residential and commercial decline in many low income neighborhoods. Better quality of life (e.g., lower crime, better schools, services) in older neighborhoods will encourage more middle and upper income households to reside in these places, stimulate reinvestment in homes and businesses, and increase local economic activity and value.

Comprehensive Plan

Economic Development. Policy 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," and *Established & Developing Urban Areas.* Policy o "Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened."

Also *Housing.* Policy b "Quality of existing housing improved through concentrated renovation programs in deteriorating neighborhoods."

7.2.11 "Leap-Frog" Development

General Description and Impacts

"Leap-frog" development, which locates new urban growth at some distance from the existing urban fringe, does not capitalize on infrastructure capacity that may already be present in other areas. In addition, dispersed development increases costs for linearly related infrastructure (e.g., roads, water and sewer mains).

Prevalence in Albuquerque

Planned Communities in Comprehensive Plan Reserve and Rural areas, if development were to begin in less than 25 years, would constitute "leap-frog" growth. Existing no net cost policies, if adequately implemented, would off-set, to a degree, the financial consequences of such development. However, inadequate policies exist at present to control development between the Planned Communities and the urban edge. Such development, as presently regulated, would contribute to the problems identified.

How Affected by Planned Growth Strategy

The Planned Growth Strategy recommendations address this issue by defining "no net cost." In addition, policies are recommended to control scattered site development in "obsolete" and "premature" subdivisions that are located between a proposed Planned Community and the urban edge. Implementing Planned Growth Strategy recommendations would prove to be an attraction for more people and jobs within the areas already served with urban infrastructure, re-energizing the economic health of older areas and increasing their contribution to gross receipts taxes. The Planned Growth

Strategy recommends that urban growth occur in the most cost effective way, that it, by using existing infrastructure capacity first.

Comprehensive Plan

Service Provision. Policy c "The existing public service area should be the highest priority for service, capacity, use, maintenance and rehabilitation."

6.0 The Benefits of Growth to the Bernalillo County Economy, 2000-2020

6.1 Executive Summary

This report is a companion to the study of infrastructure needs conducted by the Parsons Brinckerhoff team. Section 1 of this Planned Growth Strategy, Part 1 – Findings Report focused on the infrastructure additions and refurbishing needed to support a general growth scenario for Bernalillo County. Parsons Brinckerhoff assessed the current conditions and needed expansion of five classes of infrastructure: water delivery system, sewage treatment, transportation, public transit, and drainage (hydrology).

The present study reports estimates of the net pecuniary benefits associated with economic growth in the region. The benefits that will be measured are the growth in output, employment, incomes, and local tax revenues associated with the growth projected for the regional economy. To calculate the net effects of growth, a multisector model of the economy of Bernalillo County was constructed. The basis of this model is an input-output (I-O) model in which the growth scenarios presented in Section 1 are projected as impacts to the local economy. The present study begins with the following premise:

> *Growth of the regional economy requires the existence of a viable houing market. Such housing growth depends on the presence of sound infrastructure in areas such as water delivery, sewage, and transportation. That is, infrastructure development is properly viewed as an investment in the local economy.*

The results are as follows.

- A Slow Growth Scenario represents a baseline or counterfactual projection for the region absent the investment in infrastructure.
- Four growth scenarios are analyzed. These are Balanced A, Balanced B, Balanced C, and Trend
- Balanced A, B, and C use the same spatial development and infrastructure investment projections but differ according to the assumptions concerning how the investment is to be funded. Trend is the spatially diffuse scenario with considerable residential development in the outlying areas.
- For the Balanced A Scenario the infrastructure investment is financed through increased gross receipts tax. The result is that gross output for the local economy is $6.04 billion higher annually than under the Slow Growth Scenario by 2020. Earnings are $2.48 billion higher.
- For Balanced B Scenario the road construction on federal and state roads is financed through transfers from these senior governments, and it is assumed that none of the taxes are raised locally. The result is that gross output is $6.09 billion higher annually by 2020. Total employment is 100,680 jobs higher than the Slow Growth Scenario by 2020.

- For the Balanced C Scenario the infrastructure investment is all financed from local residents. Part of the investment is financed through increased impact fees and the rest is obtained through gross receipts tax increases. The result is that gross output is $6.15 billion higher annually by 2020. Earnings are higher by $2.52 billion in 2020.

- For the Trend Scenario the same structure as Balanced A is adopted, but the spatial distribution is more dispersed . The result is that gross output is $6.00 billion higher by 2020. Employment is 99,214 higher.

It is important to recognize that the differences in the value of output or earnings or employment between the Slow Growth and the growth related scenarios constitute the opportunity cost of foregoing the investment in infrastructure. The proposed investments in infrastructure rehabilitation and extension will yield output increases and subsequent tax revenues that will exceed the costs of the infrastructure itself. That is, the infrastructure is both a necessary and justifiable investment.

6.2 Introduction

This report is a companion to the study of infrastructure needs analysis conducted by the Parsons Brinckerhoff team. Section 1 of the Planned Growth Strategy, Part 1 – Findings Report focused on the identification and costs of infrastructure additions and refurbishing needed to support a general growth scenario for Bernalillo County. Parsons Brinckerhoff assessed the current conditions and needed expansion of five classes of infrastructure: water delivery system, sewage treatment, transportation, public transit, and drainage. Three spatially differentiated growth scenarios were addressed in Section 1. These were labeled the Downtown Scenario, Trend Scenario, and Balanced Scenario. The scenarios will be defined later in this report. Because the required infrastructure additions depend on the spatial distribution of the population, the costs associated with each growth scenario differ.[1] The analysis in this report focuses on the Balanced Scenario under different assumptions regarding the incidence of the taxation to finance the costs of the growth and different methods of financing the growth related infrastructure, correcting deficiencies, and rehabilitating existing infrastructure. For comparison, the present study compares the Trend Scenario and the Balanced Scenario to demonstrate the effect of the spatial distribution of growth.

The present study reports projections of the net pecuniary benefits associated with economic growth in the region. The benefits that will be measured are the growth in output, employment, incomes, and local tax revenues associated with the growth projected for the regional economy. There are other benefits (and costs) associated with economic growth that are not addressed quantitatively here. These include social costs such as congestion and pollution as well as social benefits such as those associated with a local labor market that offers a sufficient range of jobs to retain highly qualified workers in the region. A brief discussion will be presented in the concluding section of this report.

The present study begins with the following premise. Growth of the regional economy requires the existence of a viable housing market. Such housing growth depends on the presence of sound infrastructure in areas such as water delivery, sewage, and transportation. Of course, other components of infrastructure, such as police and fire services, and education, are required to support population growth, but these are not addressed in Section 1 by the terms of the contract.

A primary role of the housing market in the growth of a region is the support of the growth of the labor force. Many major urban areas have seen their growth limited by slowly responding housing markets that have the effect of causing housing prices to rise in response to population growth.[2] Current estimates (first two quarters of 2000) show the housing cost index in the Albuquerque Metropolitan Statistical Area at 100.3. At the same time, however, the earnings index is approximately 91 making the earnings approximately 9% below the average. Clearly, there is a housing affordability issue for the Metropolitan Statistical Area (and for Bernalillo County). Any delays in constructing infrastructure will impose delays on housing construction and will exacerbate this situation. The analysis conducted for this report rests on an assumption that housing construction will keep pace with the projected labor force growth, but this will require that most of the infrastructure issues raised in Section 1 be addressed. Other assumptions will be described later in this report.

6.3 Section 1 of the Planned Growth Strategy, Part 1 – Findings Report

Since it forms the background for the present study, Section 1 of the Planned Growth Strategy, Part 1 - Findings Report will be briefly summarized here.[3] The report describes three categories of infrastructure development for the Albuquerque/ Bernalillo County economy. These are rehabilitation (i.e., improving condition without expanding capacity), correcting deficiencies (i.e., adding to infrastructure capacity consistent with engineering standards), and growth. Parsons Brinckerhoff provides an analysis of five components of the physical infrastructure within Bernalillo County: the water delivery system, the sewage system, the transportation infrastructure (primarily roads), public transit, and the drainage (hydrology) system. The study was largely an engineering analysis, and the focus was on the cost of correcting existing deficiencies and rehabilitation, and on the costs associated with the extension of the infrastructure to accommodate future growth. Three spatially differentiated growth scenarios were analyzed, and the difference in the costs of expanding the infrastructure to accommodate each is estimated.

6.3.1 Trend Scenario

A growth scenario based on the current pattern of land use is termed the Trend Scenario. Growth is projected to continue in a spatially diffuse manner. Much of the future development is projected to occur outside of the historic boundaries of Albuquerque. Residential development is projected to occur mainly in the following areas: West Mesa, Southwest Mesa, Quail Ranch, Mesa del Sol, and the East Mountain Area. Employment growth is similarly projected to be widespread. Major concentrations of new employment are projected to be in the Westland Area, Seven Bar Area, Mesa del Sol, Quail Ranch, and areas along the North I-25 corridor.

6.3.2 Downtown Scenario

This scenario is characterized by a greater concentration of population and employment in the Downtown, University of New Mexico, and Uptown areas. Unlike the Trend Scenario, the employment growth under this scenario is projected to occur largely within the existing built-up areas. Population growth is also less dispersed under this scenario. In addition to the above, major concentrations occur along I-25 north of San Antonio, and along Coors Road to the Northwest.

6.3.3 Balanced Scenario

This scenario is a blend of the two previous scenarios. Employment growth is projected to occur in the nearer West Side sections including the Atrisco Business Park, the East Central area, and Mesa del Sol. Population growth is projected to occur in Mesa del Sol, and along the Central and North Fourth Street Corridors. This Scenario was designed, in part, to achieve greater jobs-housing balance.

Within each of these scenarios, a set of cost estimates is developed for the expansion of the infrastructure components, rehabilitation, and addressing existing deficiencies. The aggregate growth in employment and population is projected to be similar across the three scenarios, and this growth is projected to occur in a linear pattern over time.

The Section 1 reports the costs associated with infrastructure development through 2020 for each scenario. These costs are estimated at $3.63 billion for the Trend Scenario, $3.38 for the Downtown Scenario, and $3.44 for the Balanced Scenario. The differences are largely due to growth related considerations concerning extension of services to far-flung areas in the less dense scenarios. Thus, the Downtown Scenario has the lowest costs while the Trend Scenario is the most expensive. While the cost differences may appear to be small ($0.19 billion for the difference between the Trend and Balanced Scenarios) relative to the total costs, they are significant and demonstrate the payoffs to planning for growth.

Parsons Brinckerhoff does supply a timeline for *some* of the infrastructure expenditures. For example, the road construction projects are meticulously described in Section 1. However, in aggregate terms, it is implicitly assumed that the employment and population growth is linear and thus, the infrastructure expenditures will follow that path also. However, this will have implications for financing the infrastructure and for the capacity to pre-build some of it to reduce disruptions to existing areas of development as future expansions are undertaken. I would argue that the timing of the growth as well as the spatial order is something that should be addressed in subsequent analyses.

Since it is primarily an engineering analysis, Section 1 addresses only the costs (actually a subset of these costs) associated with growth, and it does not *quantify* the benefits that may be associated with the growth. Consequently, the present study will address this by reporting on projections of the pecuniary benefits of growth. As stated earlier, the infrastructure is an essential input to the housing sector, and it is in this context that the benefits from growth will be assessed.

Parsons Brinckerhoff did address some additional consequences of the different spatial distributions of the population. For example, the costs of private transportation will vary by the spatial distribution of growth. The key variable that determines these costs is vehicle miles traveled. Based on the MRGCOG metropolitan transportation study, Parsons Brinckerhoff reported the vehicle miles traveled and associated annual costs for the three scenarios. The differences are as high as $130 million per year in 2020 between the Balanced and Trend scenarios when all costs (including travel time) are incorporated. An additional factor that will likely vary by scenario is the mix of employment opportunities. If a growth strategy is

successful in directing non-residential development toward the Downtown or Balanced Scenarios, the types of occupations will be more concentrated in the areas of Business Services than under the Trend Scenario. The relatively constant populations and employment projections provided by MRGCOG do not take account of the effect of the spatial distribution on the mix of employment and the impact on which sectors would be encouraged to grow under each spatial scenario.[4] This was done in the Planned Growth Strategy study to isolate the infrastructure related costs associated with the different urban growth Scenarios.

The cost data used for this present study are those provided in Section 1 of the Planned Growth Strategy, Part 1 - Findings Report. The Balanced Scenario is analyzed in some detail because it constitutes a middle ground between the Trend and the Downtown Scenarios. In particular, the Balanced Scenario is investigated under different fiscal assumptions concerning the structure of the revenue sources to finance the infrastructure. The public sector data were provided by the City and are derived from analysis using the FISCALS model.[5]

6.4 Methodology of the Projection of Economic Growth

To calculate the net effects of growth, a multisector model of the economy of Bernalillo County was constructed. The basis of this model is an input-output (I-O) model that relates the linkages in the local economy. A brief overview of the I-O methodology is provided in Appendix B, and the economic aggregation sectors are set forth in Appendix C. The growth scenarios presented in Section 1 are projected via impacts to the local economy. The results of the present study quantify the economic benefits of growth as measured by the increase in the level of economic activity in the regional economy. Much of Section 1 focuses on the provision of infrastructure required to support the housing market. It is clear that a healthy housing market is an important input to the economic growth of the area. The local economic benefits of this infrastructure rehabilitation and expansion are measured as the increased economic activity made possible by the growth in the labor force served by the housing market.[6]

The data set to construct the I-O model of Bernalillo County was derived from the IMPLAN database. This database provides information on interindustry transactions, employment, output, employee earnings, indirect taxes, and payments to capital for

Table 90 Economic Sectors Represented in I-O Model

Sector No.	Sector Name
1	Agriculture
2	Mining
3	Construction
4	Food Processing
5	Textiles
6	Wood Processing
7	Print and Publishing
8	Chemical and Drugs
9	Miscellaneous Manufacturing
10	Building Materials
11	Heavy Manufacturing
12	Technical Manufacturing
13	Light Manufacturing
14	Transportation, Communications, and Utilities
15	Personal Services
16	Wholesale and Retail Trade
17	Recreation Services
18	Finance, Insurance, and Real Estate
19	Business Services
20	Medical, Legal, and Educational Services
21	State and Local Government
22	Federal Government

all of the firms in the County. In the full database, the economic activities are grouped together (aggregated) into approximately 300 industrial categories.[7] For the purposes of analysis, these are further aggregated into 22 economic activities. The 22 sectors are reported in Table 90 (pg. 323). In economic analysis, aggregation is done for several reasons. First, many of the sectors in the regional economy are small and models are poorly behaved when small sectors are included. Second, it is extremely difficult to analyze the sector level changes associated with an impact, such as growth in the economy, with many economic sectors depicted. For this reason, most regional analysis is conducted with aggregated models. A third reason for aggregation is that it allows the analysis to focus on key sectors of concern to the question at hand. Appendix C presents a brief discussion of the aggregation scheme.

Once the aggregation was completed some further adjustments to the database were made to reflect local information. The IMPLAN database is constructed by applying some local data (primarily employment levels available from the Bureau of Labor Statistics) to national data to derive local I-O coefficients and also earnings data, and so on. For areas in which New Mexico is unique, the database needs to be modified based on local data. There are two differences between the local Bernalillo County data and what IMPLAN reports. The first concerns the measurement of employment. IMPLAN records all jobs rather than reporting full-time equivalent positions as are reported in Section 1. This will lead to higher employment levels being reported in the current study, and the differences will be greatest in those sectors characterized by a greater incidence of part-time employment (such as Retail Trade, Agriculture, and Recreation Services). The average earnings per job are, consequently slightly reduced by the inclusion of part-time workers in the analysis, but the total earnings are consistent with the Bureau of Labor Statistics data in use by others doing analysis of the labor market in New Mexico. Since reliable data on part-time jobs are not readily available, the IMPLAN employment levels were utilized for the analysis reported here, and the interpretation of the results incorporates the differences.

The second major adjustment concerns the computation of indirect business taxes. New Mexico is unique among the states in its reliance on the gross receipts tax, which has a much broader coverage than the retails sales tax that is more typical of state revenue structures. The gross receipts tax is imposed "for the privilege of doing business in New Mexico," and its coverage includes services, construction, and many other activities not typically covered by sales tax. Further, New Mexico relies very little on property taxation and somewhat less than other states on the corporate income tax. The net effect is that the IMPLAN database (which employs national averages) reports low indirect tax levels for sectors such as Business Services and Medical, Legal, and Educational Services while reporting very high property tax levels for Finance, Insurance, and Real Estate. In some earlier work done with the state Government (Clifford and McKee 1996; McKee et al. 1995) we developed effective indirect tax rates for many sectors of the economy. These rates are used for the present study.

6.5 Growth Analyses

Once the aggregated and updated I-O model is constructed, it is ready for use in analysis.[8] The first step in the analysis was to construct a Slow Growth Scenario. This represents a growth pattern that would result if no infrastructure deficiencies were corrected and no expansions of the infrastructure were undertaken. Under this scenario, the housing market would constrain future growth in the region. The next step was to construct growth scenarios assuming that the infrastructure developed to support such growth.

The employment and population growth figures are assumed (under the MRGCOG projection) to be linear, and Section 1 reports the level for the current year and for 2020. However, it may be useful to have the capability of investigating alternative timelines for the projected growth. Accordingly, the I-O model results are projected through 2020 in five-year intervals. This would permit investigation of the financial implications of alternative programs of infrastructure development. The costs of the infrastructure development and rehabilitation may vary depending on the timing of the projects. Certainly, the City and County financing capacity is limited at a given time, and this may necessitate scheduling the projects. Thus, while the current analysis assumes a linear time path, the model and method are capable of analyzing different programs of development and growth.

The underlying mechanism of growth is the projected increase in population and labor supply that is supported by the infrastructure development and housing expansion. In I-O models one can introduce an exogenous shock as a change in final demand or as a change in the supply of a productive input. Exogenous shocks are impacts generated by forces outside the local economy. The exogenous shock is the population growth projected for the local economy. In this case, the labor growth is generated by the policy decision to invest in the local infrastructure. Thus, for the purposes of this study, I treat the labor growth as an exogenous supply-side effect. I assume the demand side of the local economy will accommodate this supply effect subject to the caveat that the tax structure is altered to meet the fiscal requirements of the infrastructure development in Section 1.

The three spatial development scenarios evaluated by Parsons Brinckerhoff generate similar aggregate growth levels in the labor market since they are based on the growth projections conducted by MRGCOG. The spatial patterns of growth suggest that the sector distribution of the growth in jobs will be different for the scenarios. At this time, the employment projections do not permit such differentiation, and this could be a useful avenue for further evaluation of the growth strategies. To evaluate the economic benefits from the planned growth, the Balanced Scenario is analyzed in depth since it represents a middle ground. Within this Balanced Scenario there are some policy options on the government revenue side that can be evaluated. As well, the model can be used to compare the effects of intergovernmental fiscal relations in the funding of some of the public sector infrastructure projects.

Demand side impacts arise through the effects of the taxation required to cover the cost of the infrastructure rehabilitation and expansion. The mechanism for introducing the tax effects is described below. The key point here is that increased tax levels are applied to finance the infrastructure needs identified in Section 1. The existence of substantial deficiencies and rehabilitation back-logs is prima facie evidence that historic tax levels have been inadequate to fund the infrastructure needs of the City and County. The growth projections reported here do account for the public and private sector financial costs necessary to fund the growth, including the infrastructure requirements identified by Parsons Brinckerhoff. The scenarios differ by the revenue mix applied and by assumptions concerning the level of state and federal government participation in the funding of rehabilitation for roadways under their jurisdiction.

The scenarios investigated are presented in Table 91. The Slow Growth Scenario provides a baseline or counterfactual for comparison. Absent the infrastructure development presented in Section 1, the housing market in the Bernalillo County may be expected to stagnate and to constrain the overall growth of the economy. That is, infrastructure such as roads, water delivery systems, and sewage systems are seen as essential inputs into the housing market development. Although developers will be providing the local infrastructure (local streets, curbs, etc) within new developments, they cannot be expected to undertake the provision at the regional level, such as major arterial roads, major water facilities, and large scale hydrology projects. Failure to construct such infrastructure, to remedy deficiencies, and to perform needed rehabilitation will curtail future growth in employment and result in the output projections derived for the Slow Growth Scenario. Section 1 provides estimates of some of the financial costs of growth. The financial benefits of the growth are provided in this study by comparing the various measures of economic activity (output, earnings, and tax revenues) between the Slow Growth Scenario and the growth scenarios.

Table 91 Growth Scenarios Analyzed

	Scenario			
Attributes	**Balanced A**	**Balanced B**	**Balanced C**	**Trend**
Spatial Configuration	Balanced	Balanced	Balanced	Trend
Infrastructure Finance	Increase in gross receipts tax	Increase in gross receipts tax	Increase in gross receipts tax plus impact fee increase by 50%	Increase in gross receipts tax
City/County Funding Responsibility	City and County responsible for all local expenditures	State and federal governments pay for roads under their jurisdiction	City and County responsible for all local expenditures	City and County responsible for all local expenditures
Private Transportation Costs				Higher vehicle miles traveled result in households shifting expenditures to transportation

Balanced A Scenario has all of the infrastructure construction financed through higher gross receipts tax. The incidence of the tax (who pays it) is on the households and the result is a crowding out of local consumption. This reduces final demand in the local economy. Under Balanced A, the City and County residents pay for road rehabilitation, deficiencies, and expansion including roads under federal and state jurisdiction. Although the senior government levels "write the checks," this scenario assumes that the taxes to pay for these infrastructure investments are collected locally (income and excise taxes). The household consumption impacts due to the taxation are assigned to those sectors whose output is most directly affected by the level of household demand. These sectors are: Wholesale and Retail Trade; Personal Services; Business Services; Transportation, Communications, and Utilities; and Recreation Services.

Under Balanced B Scenario, the infrastructure is financed through the gross receipts tax but the financing for the state and federal road construction is assumed to be outside the region. In effect, this funding is treated as a transfer to the region. I do not think this is a totally realistic scenario. New Mexico residents pay a relatively larger share of the federal excise taxes on gasoline (due to distances and a relatively high proportion of larger vehicles). Bernalillo County has higher per capita incomes than all but Santa Fe and Los Alamos Counties so our share of state income tax payments is above the state average. Thus, it is unlikely that the region will be able to transfer the costs of infrastructure investments to senior governments.

Balanced C Scenario funds the infrastructure investment through a 50% increase in the current impact fees on new residential construction with the remainder being made up through higher gross receipts tax revenues. This raises the question of the incidence of impact fees. The literature supports the position that property taxes are capitalized into the price of the property. That is, purchasers reduce or discount their bid price for property because they recognize the tax liability that accompanies the property. Thus, the incidence of such taxes is on the owners of the property at the time the tax is imposed or increased. Impact fees work much the same way with an important extension. Since they apply only to new properties and there are substitutes (existing properties), the incidence of impact fees will be on the property developers. That is, the developers will not be able to easily pass these fees on to purchasers. Thus, the effect of the fees is to lower the return on property development, and this would dampen the growth in the supply of housing. It is an empirical issue as to how large this effect may be. For this analysis, I have assumed the effect on the stock of housing is negligible. Under the Balanced C Scenario, the increases in the gross receipts tax are lower than under the Balanced A Scenario. The total Scenario revenues generated through increased impact fees are based on the projected additions to dwelling units only, based on the population growth assumptions.

Trend copies the fiscal elements of the Balanced A Scenario but imposes the diffuse spatial distribution with the resulting higher vehicle miles traveled and transportation expenses for households. Based on the MRGCOG transportation analysis, the additional vehicle miles traveled required by the Trend Scenario impose additional *direct* costs of $124,830–$241,190 per day depending on the vehicle operating costs estimate.[9] Based on the Parsons Brinckerhoff assumptions of travel days per year, this translates into a saving of approximately $37.5–$66.3 million

per year if the Balanced Scenario plan is adopted versus the Trend Scenario. Since households will be spending these additional amounts on transportation, the moneys will not be available for other purchases. While some of these expenditures will flow onto the local economy (e.g., gasoline, repairs, and commission on insurance premiums) much of it will not (e.g., tires, insurance premiums, and automobile production). For the present analysis, it is assumed that one-half of the costs are leakage from the local economy. Taking the midpoint between the high and low vehicle cost numbers and then taking one half of this yields a cost saving of $25.45 million per year under the Balanced Scenario. This estimate omits many public and private costs that may be attributed to commuting travel. Additional garage space at home, parking spaces at place of work, and so on may be attributable to a more spatially diffuse development pattern. However, these expenditures would represent considerable changes in behavior and may not be attributable solely to changes in travel patterns. For example, a two-car garage is typically bundled with houses of a certain square footage. For builders to change this formula would take considerable time and likely not occur to any significant extent during the time period of this study. Thus, only the direct costs associated with commuting are included in this analysis.

All growth scenarios incorporate the assumption that the deficiencies, rehabilitation, and growth related expenses are to be paid out of the City and County operating budgets. Hence these expenses are attributed to the gross receipts tax, impact fees, and transfer payments depending on the specific scenario.

Section 1 enumerated the extent of the infrastructure deficiencies and rehabilitation in the region. One cause of this has been the method of financing such investments. To reflect the consequences of the growth projections, the costs of remediation and new infrastructure are assumed to be met from revenues generated in the City and County. To reflect this issue in the growth projections, I assumed that in the future such deficiencies would not arise and that the present deficiencies would be fully remedied over the next 20 years.[10] This is the basis for the taxation assumptions embodied in the Balanced and Trend Scenarios.

6.6 Results

The aggregate results are presented in Tables 92, 93 and 94. Table 92 reports the results for employment projections. The growth scenarios all result in considerably higher employment over the time period. Balanced A Scenario results in a projected employment level of 451,373 by 2020 while Balance B and C yield 452,150 and 453,178, respectively. The Trend Scenario, with its increased transportation costs yields a lower level of employment (450,684) than the other growth scenarios.

Table 92 Employment Projections (Jobs)

	Scenario				
Year	Slow Growth	Balanced A	Balanced B	Balanced C	Trend
2000	340,444	345,051	345,645	346,431	344,588
2005	343,168	379,433	380,087	380,950	378,925
2010	345,913	401,702	402,387	403,309	401,125
2015	348,681	426,411	427,158	428,116	425,790
2020	351,470	451,373	452,150	453,178	450,684

Table 93 Aggregate Output and Earnings Projections (Million 1999$)

Year	Scenario				
	Slow Growth	Balanced A	Balanced B	Balanced C	Trend
Output					
2000	$20,899.79	$21,161.84	$21,198.89	$21,245.64	$21,132.95
2005	$21,067.09	$23,254.44	$23,295.19	$23,347.02	$23,222.74
2010	$21,235.67	$24,604.31	$24,646.44	$24,702.12	$24,568.36
2015	$21,405.20	$26,104.29	$26,151.50	$26,208.42	$26,065.55
2020	$21,576.44	$27,620.40	$27,668.87	$27,730.48	$27,577.44
Earnings					
2000	$8,433.50	$8,560.48	$8,571.66	$8,594.24	$8,551.76
2005	$8,500.95	$9,409.46	$9,421.75	$9,446.65	$9,399.90
2010	$8,568.98	$9,958.04	$9,971.11	$9,997.87	$9,947.53
2015	$8,637.51	$10,567.26	$10,581.33	$10,609.27	$10,555.56
2020	$8,706.62	$11,182.81	$11,197.42	$11,226.72	$11,169.85

Table 93 reports the aggregate results for output and labor earnings. At this aggregate level, there is little difference across the three versions of the growth projections. Under the Slow Growth Scenario, output increases from $20.899 billion in 2000 to only $21.576 by 2020. Under Balanced A the County output grows to $27.620 billion annually by 2020. Under Balanced B and C the output levels reach $27.669 billion and $27.730 billion annually, respectively. The Trend Scenario projection is for output to equal $27.577 annually by 2020. Earnings growth parallels the output growth projections.

It is clear from Tables 92 and 93 that there is substantial growth for the local economy under all of the growth scenarios. The difference between the Slow Growth projections and those of the Balanced Scenarios and the Trend Scenario provide a measure of the financial benefits of growth. Thus, the gain in output by 2020 under Balanced A is projected to be $6.04 billion. Absent the investment in infrastructure. such growth is unlikely to be possible. Over the forecast period, the cumulative gain in output under the

Table 94 Projected Tax Revenues to Bernalillo County, Balanced Scenario A

(Million 1999$)

Year	GRT Revenues Total	GRT Revenue County	All Tax Revenues
2000	$1,051.14	158.73	$407.34
2001	$1,072.15	161.67	$419.38
2002	$1,091 69	164.43	$429.71
2003	$1,110.11	167 06	$438.77
2004	$1,127.66	169.58	$446.92
2005	$1,156 79	173.43	$467 50
2006	$1,169.83	$175 47	$471.02
2007	$1,183.76	$177.57	$475.05
2008	$1,197.91	$179.68	$479.49
2009	$1,212.28	$181.81	$484 24
2010	$1,224.35	$183.65	$485.09
2011	$1,239.44	$185.91	$491.19
2012	$1,254.57	$188.14	$497.23
2013	$1,269.72	$190.33	$503 25
2014	$1,284.90	$192.49	$509.21
2015	$1,299.83	$194.97	$515.56
2016	$1,315.09	$197.04	$521.42
2017	$1,330.35	$199.09	$527.27
2018	$1,345.61	$201.15	$533.12
2019	$1,360.87	$203 20	$538.96
2020	$1,376.14	$205 26	$544.81
Total Revenue	**$25,674.18**	**$3,850.65**	**$10,186.54**

Note: All Tax Revenues are estimated from the I-O model results using factors in the FISCALS Model of the City of Albuquerque. All three of the growth scenarios yield similar results for Albuquerque, and the values in the table are for the Balanced A Scenario. Values reported in millions of $1990. The GRT Revenues Total column reports the entire gross receipts tax revenue generated from economic activity within Bernalillo County. The GRT Revenue County column reports the estimated gross receipts tax revenues accruing to the City and County governments. The All Tax Revenues column reports the total revenues estimated from I-O model results using factors in the FISCALS Model of the City of Albuquerque.

Balanced A Scenario is more than $60 billion. Thus, the cost of foregoing this investment is a substantial loss of output, earnings, and employment.

Tax revenues for the period are reported in Table 94 (pg.329). These data were derived from the I-O model's projections of employment and earnings by sector and applying the coefficients imputed from the City of Albuquerque's FISCALS model. (The results are likely an underestimate since the County data are only approximated. Further, the results need to be compared with those produced by the more disaggregate FISCALS model.) The stream of *net* revenues that would arise from the year 2000 through 2020 totals $1.654 billion in 1999 dollars (Balanced A). It is important to realize that these revenues are net of those that are required to fund the infrastructure requirements of Section 1. However, they do not incorporate the growth related expenditures in areas of social infrastructure, such as police and fire protection. The growth related impacts are summarized in Figures 44 and 45.

Figure 44 Output Effects of the Planned Growth Strategy (Balanced Scenario A)

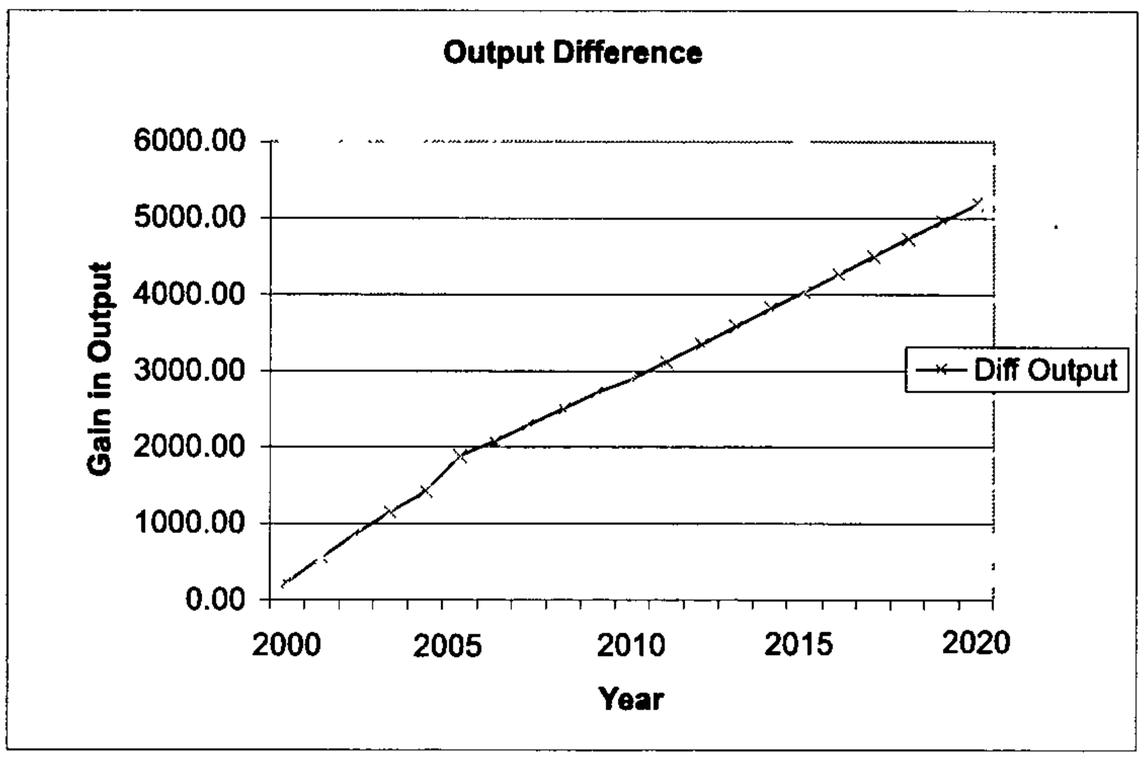
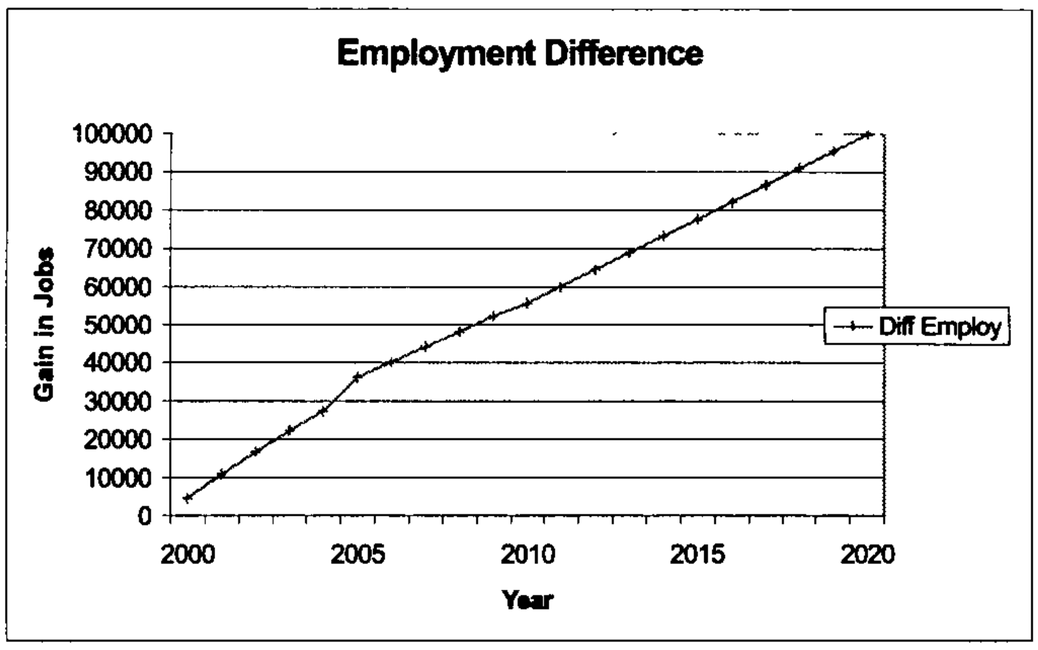


Figure 45 Employment Effects of the Planned Growth Strategy (Balanced Scenario A)



The net tax revenue return to growth is projected to be approximately $1.654 billion over the entire period. It is important to understand the assumptions that generate this positive net revenue flow. The FISCALS model analysis performed by the City

and County is reported in Table 95. The rehabilitation expenditures are estimated at $1.8 billion in 1999 dollars, and the deficiency and growth capital expenditures are $.46 billion and $1.16 billion, respectively. Taken together, these total $3.42 billion over the forecast period. These costs were allocated as increases in gross receipts tax revenues to the sectors directly affected by household consumption.[11] For the analysis, I assume that City and County operating costs are covered by the existing revenue structure (that is, require no additional revenues) including those that are due to growth. These growth-related *operating* costs sum to $1.53 billion over the forecast period. However, the existing tax structure is assumed to cover this expenditure.

Table 95 Public Sector Cost Estimate – FISCALS Model

		Balanced Scenario (A) (000$)
City Operating (GF-Transit)	Subtotal Growth	$965,911
	Base	$5,824,917
	Total	$6,790,828
City Operating (Transit)	Total	$615,225
City Operating (Water and WW)	Subtotal Growth	$406,496
	Base	$1,233,918
	Total	$1,640,414
City Capital (Non-infrastructure)	Subtotal Growth	$161,460
	Base	$2,035,296
	Total	$2,196,756
City/County Capital (PGS) (Infrastructure)	Rehabilitation	$1,800,000
	Deficiency	$464,600
	Growth	$1,000,200
	Total	$3,264,800
County Operating	Total	$3,686,700
County Capital	Total	$325,780

Note: These costs are in 1999 dollars and represent cumulative costs over the period 2000–2020.

A property of I-O models is that they are based on linear expansion functions. That is, they assume constant returns to scale. What *could* differentiate the alternate growth scenarios (Downtown, Balanced, and Trend) is that each would be characterized by a different employment mix. The Downtown Scenario would have more employment growth in the Business Services sector while the Trend Scenario would have more employment growth in the Wholesale and Retail Trade sector. However, the employment growth scenario utilized in the MRGCOG projections does not account for this. Thus, the major measures of economic activity such as output per capita and earning per capita will be the same across the alternate growth scenarios. This point as well as the non-pecuniary aspects of growth will be discussed in the next section.

As the results reported in Tables 92 (pg.328) and 93 (pg.329) demonstrate, the financial returns to the infrastructure investment are positive. This investment would pass a benefit-cost criterion. The analysis also provides some information to the debate of the "best" growth path for the region. The Trend Scenario imposes higher costs on the local economy through transportation costs. However, we cannot make comparisons of individual levels of satisfaction. While commuting is costly, the evidence from much larger cities is that people are willing to incur these costs to enjoy more space or other amenities associated with living in a more rural setting. Among the Balanced Scenarios, Balanced C yields the highest levels of output, employment, and earnings. By imposing higher impact fees, the costs of the infrastructure investment are concentrated in a single sector, so there is a smaller overall impact on household consumption and on local economic activity.

6.7 Discussion Points

In the previous section, only the financial impacts were presented as benefits. Other categories of benefits are relevant and should be included in the analysis of whether the infrastructure costs to support growth are justified.

The study conducted by Parsons Brinckerhoff omits, as per the terms of the contract, several categories of infrastructure that require capital expenditures. For example, school construction, and police and fire facilities are both omitted. The costs associated with these types of infrastructure will be sensitive to the spatial distribution of the growth. Inclusion of these costs would likely make the Trend Scenario perform more poorly and further demonstrate the benefits to a more compact development pattern.

The spatial distribution of the growth (Balanced vs. Downtown vs. Trend) will have a substantial effect on the pattern of employment growth. As discussed earlier, it is likely that the spatial distribution of employment and the sector pattern of growth will be related. While the overall impacts on the economic growth of the spatial distribution is small, the issue raises concerns for the planned growth scenario. It is not possible to separate the spatial and sector distribution of the growth of the regional economy. A planned growth strategy should take account of the job mix implied by the spatial pattern of growth.

The reliance on gross receipts tax implies that the central city is not depleted financially by the suburban flight, as urban areas more dependent on the property tax for revenues and with a less aggressive annexation history have been. Thus, the Albuquerque revenue projections do not vary significantly across the growth scenarios. However, the outlying areas of the County will be required to incur expenditures to maintain and expand infrastructure (roads, water, etc) to support growth.

There are several non-pecuniary costs and benefits associated with growth that have not been addressed in this study. Benefits, such as job availability and the retention of qualified workers, are not included, and neither are the values individuals place on the amenities associated with larger urban areas (arts, recreation, etc). On the other hand, there are costs associated with growth that have not been explicitly incorporated as yet. Environmental issues, such as water and air quality, and the level of congestion, need to be considered before a growth plan is adopted.

6.8 Conclusions

An efficient housing and land development market is essential for the economic growth of a region. In many parts of the country growth has been constrained by the inadequate response of the housing market to the changing employment conditions. Consequently housing prices rise rapidly and employers find it difficult to hire new workers since housing costs are a significant determinant of household location decisions.

The municipal government may encourage the development of an efficient housing market through the construction of appropriate infrastructure, such as water delivery systems, waste water systems, and public transportation. This study has presented estimates of measures of the pecuniary benefits of economic growth associated with the rehabilitation and construction of local infrastructure in the Albuquerque/ Bernalillo County area. The pecuniary net benefits of such construction are estimated to be positive.

Further work towards a planned growth strategy should address the issues associated with sprawl and the linkage between the spatial distribution of growth of employment centers and the nature of the employment associated with such growth. To the extent the local governments can affect the spatial distribution, they will also be able to affect the mix of employment in the region. This may have the greatest long-term effects on the economic vitality of the region.

Table 96 Bernalillo County Multipliers by Sector

Sector	Type I Output	Type II Output	Type I Employment	Type II Employment	Type I Income	Type II Income
Agriculture	1.26	1.42	1.25	1.42	1.40	1.67
Mining	1.09	1.16	1.42	1.83	1.27	1.52
Construction	1.28	1.47	1.42	1.70	1.43	1.70
Food Processing	1.27	1.38	1.85	2.25	1.76	2.10
Textiles	1.23	1.43	1.23	1.45	1.29	1.53
Wood Processing	1.30	1.48	1.48	1.81	1.46	1.73
Print and Publishing	1.23	1.44	1.31	1.58	1.33	1.58
Chemical and Drugs	1.25	1.38	1.68	2.09	1.57	1.86
Miscellaneous Mfg.	1.19	1.51	1.17	1.40	1.17	1.40
Build Materials	1.17	1.33	1.26	1.60	1.22	1.46
Heavy Mfg.	1.24	1.44	1.41	1.83	1.28	1.53
Technical Mfg.	1.30	1.52	1.51	1.98	1.34	1.60
Light Mfg.	1.18	1.41	1.20	1.43	1.22	1.45
Transportation, Communications, and Utilities	1.25	1.44	1.48	1.89	1.31	1.56
Personal Services	1.29	1.47	1.25	1.40	1.51	1.79
Wholesale and Retail Trade	1.11	1.43	1.07	1.26	1.07	1.27
Recreation Services	1.27	1.52	1.13	1.25	1.25	1.49
Finance, Insurance, and Real Estate	1.22	1.34	1.37	1.60	1.42	1.69
Business Services	1.24	1.56	1.21	1.47	1.20	1.43
Medical, Legal, and Educational Services	1.28	1.60	1.21	1.50	1.19	1.41
State and Local Govt.	1.08	1.58	1.03	1.27	1.03	1.22
Federal Govt.	1.01	1.55	1.01	1.45	1.00	1.19

Appendix B

The Input - Output Method

Input-output models are a device for organizing the basic accounting relations that describe the production sector of the economy. The input-output method starts with a very simple idea. All the sectors of the economy are tied together by virtue of economic relations called "linkages," and the production of a good or service can be described by a "recipe." The ingredients of this recipe are the outputs of the other sectors of the economy as well as the primary inputs such as labor, capital, and other raw resources. A simple example will serve to demonstrate. Consider a commodity such as steel. A particular economy with a given technology will allocate the steel it produces in a unique way. Some of the steel will be used to make equipment for making more steel (e.g., rolling mill equipment), some will be exported (or some will be imported), and some will be used in the manufacture of cars, buildings, bridges, etc. Obviously, all of the steel that is allocated or used up must add up to all of the steel made. If the total amount of steel made is 1,000,000 tons an allocation might be as follows:

Steel used to make steel	100,000 tons
Steel used to make cars	500,000 tons
Steel used to make bridges	100,000 tons
Steel used to make buildings	290,000 tons
Steel sold to households	10,000 tons
TOTAL steel production/allocation	1,000,000 tons

The steel used to produce other commodities in the economy reflects the "linkages" mentioned above. The extent to which the economy is an integrated whole depends on the strength of these linkages. Linkages that tie steel to the output of more finished products are known as forward linkages while those (not shown in this example) that relate steel to basic raw materials and labor are known as backward linkages. A similar table could be constructed for every commodity in the economy and, taken together, these would describe the entire economy. A common unit of measurement is necessary if the sectors are to be linked into a single model of the economy. Thus, all inputs and outputs are measured in dollar units rather than physical units. To make use of all of these tables for the various commodities in the economy requires an analytical device that relates all of the backward and forward linkages in the economy in a manner that permits investigation of "what if" scenarios. This analytical device is the input-output table.

A schematic representation of an input-output model is represented in Table B.1. This figure shows the economy organized into several key blocks for presentation.

The shaded area is the production sector of the economy. The Final Demand for the products is broken down into Consumption, Investment, Government, and Export. Total Output is the sum of the Intermediate Production (what is sold by Sector A to Sector A and to Sector B) and the Final Demand. A simple numerical example is represented in Table B.2. The row sums of the matrix denote the intermediate demands for the outputs of each sector-thus, the row sum for sector 1 denotes the output of this sector that is required as inputs to sector 1 and the other sectors. The column sums denote the payments for intermediate goods used in the production of the output of sector 1. In addition to the intermediate demand, there are several categories of final demand illustrated in the figure. Household consumption, investment, and government expenditures are all final demands in that they use the output of a sector directly and not as an input to another product. In addition to the payments for intermediate inputs, there are several categories of primary inputs such as payments for labor and other value added components. Finally, exports (E_i) and imports (M_i) appear in the model. Total gross output is the sum of intermediate demand, final demand, and exports. Total gross outlay is the sum of payments for intermediate inputs, labor, other value added components, and imports.

Table B.1 A Stylized Input-Output Model of a Regional Economy

	Sector A	Sector B	Consumption	Investment	Gov't	Exports	Total Output
Sector A							
Sector B							
Wages							
Return to Capital							
Indirect Taxes							
Imports							
Total Payments							

Table B.2 A Simple Numerical Example*

	Sector A	Sector B	Consumption	Other Final Demand	Total Output
Sector A	150	500	50	300	1000
Sector B	200	100	400	1300	2000
Wages	300	500	50	150	1000
Other Value Added	350	900	500	400	2150
Total Payments	1,000	2,000	1,000	2,150	6,150

* All values are in millions of dollars.

As noted, input-output models are a description of the interindustry flows in the economy. A table is created (see Tables B.1 and B.2) that is based on the fundamental accounting relationships linking intermediate and final demands to gross outputs. These yield the following system of equations:

$$X_1 - a_{11}X_1 - a_{12}X_2 - \ldots - a_{1n}X_n = Y_1$$

$$X_2 - a_{21}X_1 - a_{22}X2 - \ldots - a_{2n}X_n = Y_2$$

.
.
.

$$X_n - a_{n1}X_1 - a_{n2}X_2 - \ldots - a_{nn}X_n = Y_n$$

which may be rearranged to yield:

$$(1-a_{11})X_1 - a_{12}X_2 - \ldots - a_{1n}X_n = Y_1$$

$$- a_{21}X_2 + (1-a_{22})X_2 - \ldots - a_{2n}X_n = Y_2$$

.
.
.

$$- a_{n1}X_1 - \ldots + (1-a_{nn})X_n = Y_n$$

where:

X_i denotes output of sector i
Y_i denotes final demand for output of sector i

and a_{ij} denotes the amount of i used in the production of one dollar's worth of j.

The crucial assumptions for these equations to hold is that the money value of goods and services delivered by an industry i to other producing sectors is a linear and homogenous function of the output level of the purchasing sectors. The specific assumptions are: (1) the linear output function means constant returns to scale and no substitution between inputs; (2) additivity, the total effect of production is the sum of the separate effects (this rules out any external economies or diseconomies); and (3) the system is in equilibrium at given prices.[12]

In matrix notation the above system of equations can be represented as:

$$\mathbf{(I-A)X = Y}$$

and the outputs necessary to satisfy intermediate and final demand may be solved for as:

$$\mathbf{X = (I-A)^{-1}Y}$$

where $\mathbf{(I-A)^{-1}}$ is known as the Leontief inverse.

To conduct economic impact analyses, this relation can be used to solve for the changes in gross outputs that must be generated to satisfy changes in final demands due to exogenous shocks to a local economy. Input-output models constructed in this manner are known as "demand side" models because all impacts are applied through changes in the final demand from the baseline data.

It is useful to be able to distinguish **A** and **(I-A)** conveniently in the discussions to follow and so the elements of the **A** matrix are denoted by a_{ij} and those of the Leontief inverse as α_{ij}.

The **A** matrix is derived from the interindustry flow matrix **z** in the following manner:

$$A = z * \hat{q}^{-1}$$

Through its multiplier impact analysis, the input-output model is capable of generating estimates of the changes in output of given commodities, changes in employment, and changes in income so long as one is willing to accept the technical assumptions noted above. How critical are these assumptions to the task; estimation of the economic impacts due to critical habitat designation? To the extent the initial impacts on productive activities are small, the input-output model works quite well in providing estimates of the impacts.

In addition to the interindustry effects captured in the Leontief inverse, special input coefficients can be generated for items of interest such as labor, water, and electric power. The general methodology is as follows, with employment (labor) serving as an example. Construct a vector of the inputs per unit of gross output:

$$E = [e_1, e_2, \ldots, e_n]$$

where ei denotes the employment (labor input) in persons per unit of dollar output for sector i. From this, construct a vector of total employment:

$$\mathcal{E} = \hat{E} X \text{ where } \hat{E} = \begin{bmatrix} e_1 & 0 \\ 0 & e_2 \end{bmatrix}. \text{ Thus } \mathcal{E} = \begin{bmatrix} e_1 & X_1 \\ e_2 & X_2 \end{bmatrix}$$

and this final vector is the level of employment in each sector associated with the output levels X1 and X2. A change in these output levels, due to a change in final demand, results in a change in the level of employment based on the coefficients e1 and e2.13

B.1 Multipliers

Multipliers describe the effects of exogenous shocks on the regional economy. In general multipliers capture the indirect effects that arise as well as the direct impacts generated by the exogenous shock. There are several types of multipliers that may be computed depending on the economic measure sought (output, income, or employment) and whether the consequential effects are viewed as important to the analysis. Economic impacts are generated by direct shocks to the economy, and these result in indirect effects through the economic linkages in the economy. There is a further set of economic effects that is generated through household income changes that occur as a result of the initial impact and that lead to changes in consumption and thus to further changes in final demand. These are known as the induced effects of the original impact. There is not much debate concerning the validity of estimating the direct and indirect effects. However, there are

differences of opinion concerning what types of effects can be captured under the induced label.

The computational steps to derive the basic multipliers are described below.

B.1.1 Output Multiplier

For a given sector, the output multiplier is defined as the total value of production in all sectors of the economy that is necessary to satisfy one dollar's worth of final demand for the given sector's output. Simple output multipliers capture the direct and indirect effects of the exogenous shock and are computed by taking the column sum of the respective rows of the Leontief inverse matrix. In matrix notation, the simple output multiplier is the row vector O = [O1, . . . ,On] where:

$$\mathbf{O = i'(I\text{-}A)^{-1}}$$

and where i' denotes the unity row.

These are the output multipliers that are reported for the various regions below.

B.1.2 Income Multipliers

These translate the impacts of final demand spending changes into changes in income received by households. These multipliers translate an initial dollar of output for a sector into a direct plus indirect estimate of the value of resulting employment and, in turn, household income. Income multipliers can be computed as "simple income multipliers" or as the Type I and II multipliers often reported in impact studies.

Simple income multipliers are represented by the vector $\mathbf{H} = [H_1, \ldots, H_n]$ and are calculated as:

$$\mathbf{H = H_R(I - A)^{-1}}$$

Where $\mathbf{H_R}$ denotes the household row coefficients that represent the wages and salaries paid to the labor input to the production in each sector.

Income multipliers may be computed as either Type I or Type II. The former capture the direct and indirect effects on the incomes of households while the latter add the induced effects that arise from the employment consequences of the output changes. These employment effects generate household income effects augmented by the direct and indirect effects.

Type I multipliers are computed as:

$$\mathbf{M = H_R(I - A)^{-1}(H_R)^{-1}}$$

The usual Type II multipliers capture the direct and indirect effects of the Type I multipliers as well as the induced effects attributable to consumption effects on

final demand. These consumption effects work through the total final demand to increase the level of gross output required to meet the sum of intermediate and final demand. Bradley and Gander (1969) prove that the ratio of Type II to Type I multipliers is a constant for each sector of the economy. This constant is defined as:

$1/b$, where $b = [(1-h)-\mathbf{H_R}(\mathbf{I}-\mathbf{A})^{-1}\mathbf{HC}]$

where h denotes intersection of the household row and column as shown in Table B.1 above; $\mathbf{H_R}$ is the household row and $\mathbf{H_C}$ is the household (consumption) column in the input-output table in the **A** matrix. Thus, the Type II income multiplier for a given sector i is computed as the Type I multiplier divided by b.

Appendix C

Aggregation Sectors

The Aggregation Scheme—each of the 22 sectors will be briefly described here.

Agriculture: This sector consists of the 2x sectors in the IMPLAN database and covers all cropping, livestock, and agricultural services.

Mining: This sector consists of the sectors in the IMPLAN database related to mining and covers all metallic mining, sand a gravel operations, oil and gas, and non-metallic minerals. Of these sectors, those that are prominent in the Bernalillo County economy are sand and gravel operations.

Construction: All construction activities are included in this sector. These include new building, roads, as well as maintenance of existing structures.

Food Processing: All food production including both human and animal food products. Includes dairy, cereal, and vegetable production.

Textiles: All textiles including clothing, weaving, upholstery, and carpet manufacture.

Wood Processing: All processing of wood products including furniture manufacturing.

Printing and Publishing: Includes all printing production (newspapers, fliers, etc) as well as magazine and book publishing.

Chemical and Drugs: This sector includes chemical processing, drug manufacture, and other primarily chemical oriented manufacturing.

Miscellaneous Manufacturing: This captures all manufacturing not elsewhere noted.

Building Materials: The production of materials used in construction including cement, insulation, and stone products. Excludes wood products.

Heavy Manufacturing: Iron and steel products, metal hardware, sheet metal work, plating and polishing, and so on.

Technical Manufacturing: The "hi-tech" sectors including semiconductor chip manufacture, optical and ceramic materials, lab equipment, and computer manufacture or assembly.

Light Manufacturing: Non-technical manufacturing that is not considered under Heavy Manufacturing. Includes electrical components other than listed under Technical Manufacturing, jewelry, musical instruments, games, etc.

Transportation, Communications, and Utilities: This sector consists of all transportation providers (except those that arrange travel), all television and radio, telephone, electrical and other utilities.
Personal Services: This sector consists of those services that are primarily provided to individuals rather than businesses. Included in this sector are hairdressers, laundry, cleaning and shoe repair, and repair facilities.

Wholesale and Retail Trade: All retail establishments and wholesale trade.

Recreation Services: Lodging, restaurants, movies, bowling alleys, golf, racing, and membership sports and clubs.

Finance, Insurance, and Real Estate: This sector includes banking, financial services, insurance carriers, and real estate brokers.

Business Services: R&D, consulting, accounting, advertising, personnel services, and protective services.

Medical, Legal, and Educational Services: Hospitals, nursing homes, legal services, doctors and dentists, and educational services not state provided.

State and Local Government: All state and local government services.

Federal Government: All federal government services including military and the labs.

Appendix D

Steps in the Analysis

1. Choose a study region—Bernalillo County to correspond to Section 1.

2. Construct a baseline I-O data set for 1993 using the IMPLAN database.

3. Aggregate the 300 sectors present in the County economy to 22 sectors. Purpose of aggregation is to reduce the dimensionality to allow us to look at the results and to make some sense of them. and

4. Adjust the data in the IMPLAN database to reflect local economic conditions. This is especially important for the tax structure since IMPLAN utilizes national averages and the Bernalillo County economy (as does New Mexico) has a unique tax structure (little property tax and substantial reliance on the gross receipts tax). For some previous work I had done on the New Mexico Computable General Equilibrium project I had worked up tax rates across sectors that reflect the New Mexico tax structure. I applied those rates to the sectors in the Bernalillo County model to compute tax payments. The total tax revenue on the IMPLAN data set is fairly close to the true levels so this was used to balance the tax levels.

An additional local data issue has to do with employment. The IMPLAN database defines employment as "total wage and salary employees and self-employed jobs in a region. It includes both full-time and part-time workers and is measured in total jobs." Based on the 1995 IMPLAN values and the data provided in Section 1, Table 38, the IMPLAN levels are approximately 20% higher. This is consistent with part-time employment. However, the distribution of part-time employment is not uniform across sectors, and there is no data consistent with Parsons Brinckerhoff at the level of detail used in the I-O model. Therefore, the analysis is conducted using the IMPLAN database definition of employment. The largest differences are likely in the Retail Trade, Personal Services, and Recreation Services sectors.

Maintained Assumption: The employment growth in Section 1 (the scenarios) incorporates the feedback (induced) effects that may arise from the employment associated with the expansion of the infrastructure.

5. An I-O model programmed in GAUSS was used with the (adjusted) IMPLAN database to construct scenarios for the growth in the County through 2020.

Notes

1. Section 1 demonstrates that much of the required capital expenditure over the next forecast period is needed to correct deficiencies and rehabilitate existing infrastructure. This will have important consequences for the financing of the infrastructure, and this point will be discussed later.

2. In economic terms, we would describe such urban areas as having housing markets with inelastic supply of housing. That is, the housing market is slow to increase the supply of housing in response to an increase in demand.

3. I will refer to the analysis of the costs associated with growth and rehabilitation related infrastructure as Section 1. In fact, Parsons Brinckerhoff assembled some of their data from other sources and the responsibility for these data should not be assigned to Parsons Brinckerhoff. The infrastructure figures came from the engineering sub-consultants including the following: CH2M-Hill supplied the water costs, Camp Dresser McKee the wastewater costs, Wilson & Co. the hydrology costs, while Parsons Brinckerhoff themselves supplied the costs for streets and transit. The street costs were based on MRGCOG's Metropolitan Transportation Program as refined by County of Bernalillo staff. Furthermore, the *non*-Public Works-type infrastructure costs were obtained from City FISCALS and from the County of Bernalillo.

4. Based on the MRGCOG projections, the Planned Growth Strategy study maintained the assumption that the distribution of employment growth would be independent of the spatial distribution of the new jobs. A later analysis varied this assumption by what is known of the location choices of firms in different sectors. Employment growth concentrated in the Downtown and Uptown areas would be more concentrated among Business Services and Legal Services while growth in the Atrisco Park area would be more concentrated in Light Manufacturing and storage or transportation sectors. Thus, the sector distribution of each of the growth scenarios would be expected to be different. For the present study, this enhancement is not included. However, this will be considered in the Planned Growth Strategy, Part 2 – Preferred Alternative.

5. The FISCALS model of the City of Albuquerque was constructed by Paul Tischler and Associates, Bethesda, Maryland. The FISCALS analysis reported here was conducted by Chris Hyer, City of Albuquerque.
6. The actual construction of this infrastructure is not incorporated as a direct impact to the economy since it is assumed to be a component of the growth projection itself.

7. Such aggregation is required to preserve confidentiality among the firms in a region. That is, the firm data are reported by firm category known as Standard Industrial Classification. Each Standard Industrial Classification category must contain enough firms that one would be unable to discern the activities of a particular firm.

8. Although IMPLAN provides software for the purpose of conducting impact analysis it is relatively cumbersome to use in practice. Thus, the analysis reported here is conducted with a model programmed in GAUSS. This software was developed by the author and has been used in several other studies (see, e.g., Berrens et al. 1999).

9. The direct cost does not include the value of time used in travel. This is a real resource cost and should be included in a benefit-cost analysis of transportation projects. The I-O accounts on which the model is based do not account for such costs, however. Thus, for the purposes of the current analysis only the direct costs will be included.

10. It is probably desirable to remedy some deficiencies more quickly that this. While the required taxation would reduce some economic activities in the region temporarily, it is probable that future economic activity would make up for the loss.

11. These are: Wholesale and Retail Trade; Personal Services; Business Services; Recreational Services; and Transportation, Communications, and Utilities.

12. Under some moderately restrictive assumptions, it is possible to express the structure of the economy through the interindustry flows that relate the amount of the output of a sector that is used to produce the output of another sector. The key assumptions have to do with the nature of the production functions and the way that industries producing multiple products are modeled. Input-output models assume that production can be characterized by what is known as a Leontief production function. If the only inputs are labor and capital, the Leontief production function is written as:

$$X = \min\{K/a, L/b\}$$

where X denotes the output of the industry, K is capital, L is labor, and the coefficients a and b denote the exact production relation.
This production function rules out substitutions among the inputs if relative prices of these inputs change. Price changes of inputs occur when there are changes in supply that are not offset by changes in demand and vice versa. If the price changes are small, this aspect of the Leontief production function will not lead to significant biases in the estimation of the overall impacts. However, if the price changes are large, the input-output analysis will tend to overestimate the economic impacts of exogenous shocks to the economy.

13. IMPLAN employs a similar computation to generate some of the induced effects on the economy that arise through changes in employment and thus regional consumption levels. These induced effects are added to those changes in final demand that arise from the direct and indirect effects of the impact to produce total effects. For several reasons, this technique is flawed (see Borgen and Cooke 1991). We report the results that include these additional induced effects to illustrate an "upper bound" on the impacts of critical habitat, but we caution the reader that these measures are controversial.

References

Berrens, R., M. McKee, and M. Farmer. Incorporating Distributional Considerations in the Safe Minimum Standard Approach: Endangered Species and Local Impacts. *Ecological Economics* 30(3):461–474. 1999.

Bradley and Gander 1969

Borgen and Cooke 1991

Clifford, T., and M. McKee. Evidence on Effective Tax Rates by Sector from a Computable General Equilibrium Model of the New Mexico Economy. Manuscript, University of New Mexico. 1996.

Harrison, G. W., and M. McKee. Input-Output Model of the Windsor-Essex Economy. University of Windsor Data Bank. 1987.

McKee, M., H. Maddux, D. S. Brookshire, W. Noonan, and G. Watts. From Biology to Economics: Correctly Evaluating the Impact of Critical Habitat. Unpublished manuscript. University of New Mexico. 1997.

McKee, M., S. Robinson, L. Waldman, and F. Ward. A Computable General Equilibrium Model of New Mexico: Update and Policy Simulation. Submitted to the State of New Mexico. September 1995.

Miller, R. E., and P. D. Blair. *Input-Output Analysis: Foundations and Extensions*. Englewood Cliffs, NJ: Prentice-Hall. 1985.

Minnesota IMPLAN Group. 1993 Database for New Mexico. 1993.

Richardson, H. W. *Input-Output and Regional Economics*. London: Weidenfeld and Nicholson. 1972.

2.0 Development Trends

2.1 Summary

The Albuquerque area's urban growth pattern is tied to the locations of vacant developable land and land that is suitable for redevelopment. The purpose of this analysis is to identify the current vacant and under-used land supply in the metropolitan area, quantify historic land absorption, and compare supply and demand.

The land supply analysis focuses on readily available information supplemented with original survey research. Information was analyzed for two types of geographic subareas. First, we examine a set of three concentric rings. The information was compiled for three areas: 1960 City Boundary, an area representative of older, established neighborhoods; the area generally served by the City's water system, which is representative of the area with existing urban services; and urban or urbanizing land in Bernalillo County that is outside the current Water Service Area.

- **1960 City Boundary**

  The area within the 1960 City Boundary is considered to be an infill area. Land within this area has had municipal infrastructure and services for many years, and new development within this served area is considered to contribute to Comprehensive Plan goals regarding a compact urban form.

- **Water Service Area**

  The current Water Service Area is served (though not completely) by City of Albuquerque water and sewer systems, and other municipal services are provided within the portion of the Water Service Area that is in the City limits. This area is the location of much of the new development in the urban area.

- **Outside the Water Service Area**

  The area outside the City's Water Service Area encompasses the remainder of land in Bernalillo County, excluding the East Mountains and the Indian reservation. It includes land served by other utility companies (principally New Mexico Utilities) and land that currently has no urban services. The City of Albuquerque provides all services but water and sewer to portions of this area that are within the municipal limits. Other portions of the area receive services other than sewer and water from Bernalillo County or smaller municipalities.

We also compile and analyze data by Community Planning Area. The Albuquerque area in the mid-1990s was divided into 10 such areas based mainly on residents' perceptions of community. Community Planning Areas are being used primarily for planning and organization of neighborhood groups. The analysis results are summarized in the following sections.

Historic Demand for Land

- Single family development accounted for 65% of land absorption from 1990–1997. Less than 10% of new single family units and 6% of land absorption were within the 1960 City Boundary.
- Multifamily housing accounted for 5% of land absorption. Most new construction from 1990–1997 was in the far northeast (Foothills Community Planning Area) and northwest.
- Multifamily housing accounted for 13% of total housing units built from 1990–1998. This may be a trend toward more compact development or part of the cyclical nature of multifamily construction.
- 45% of single family units were built in the northwest mesa (West Community Planning Area), and one-third of total land absorption was in this Community Planning Area. Densities were average for the community planning areas at five units per acre.
- Non-residential development accounted for 30% of total land absorption. Non-residential development is likely to occur in areas with an established population base. From 1990–1997, 34% of non-residential land absorbed was located in the 1960 City Boundary, 48% was in the Water Service Area, and 18% was Outside the Water Service Area.
- Parks and rights-of-way increase total land absorption by about 15%.

Total demand for land from 1990–1997 is shown in Table 1.

Table 1 Historic Land Absorption by Area, 1990–1997

Area	Average Annual Absorption (Acres)	Total (%)
1960 City Boundary	130	12
Water Service Area	537	50
Outside Water Service Area	409	38
Total	1,076	100

- Single family densities are more than twice as high in the older infill areas than at the fringe. (These are averages across areas; individual developments vary.) Multifamily and commercial densities are uniform and relatively low. Residential densities and non-residential floor area ratios are shown in Table 2.

Table 2 Development by Area, 1990–1997

Area	Single Family (units/ac)	Multifamily (units/ac)	Non-residential Floor Area Ratios
1960 City Boundary	5.7	21	.20
Water Service Area	4.5	18	.18
Outside Water Service Area	2.8	18	.16
Total	3.9	18	0.18

Land and Building Values

Residential

- New housing prices and existing home prices are highest in the northeast part of the urban area and lowest in the southwest.
- Existing neighborhoods provide moderately priced housing. Prices for existing homes generally parallel new home prices, with higher priced new housing in areas with high priced existing housing and lower priced new housing in areas with lower priced existing homes.

Non-Residential

- Over half of the existing retail space is within the 1960 City Boundary. Downtown has a high retail vacancy rate, with almost one-quarter of total space vacant. Downtown also has the lowest rents. In the second quarter of 1998, 1.5 million square feet of retail space were available.
- Three-fourths of existing office space is located within the 1960 City Boundary. The areas with the highest amounts of space are Downtown and Uptown. The highest vacancies are in Downtown and the area near Albuquerque International Airport. Most new office construction is taking place in the North I-25 area. In the second quarter of 1998, 1.1 million square feet were vacant.
- Most industrial space is within the 1960 City Boundary. Again, Downtown has the highest vacancy rate. Nearly half of all industrial square footage is in the North I-25 area. In the second quarter of 1998, 2.4 million square feet were vacant.
- Overall, five million square feet of non-residential space were vacant in mid-1998. Average annual construction, including public buildings and owner occupied buildings, is about 2.2 million square feet. Downtown appears to be the least competitive area in all non-residential categories.
- Most actively marketed vacant land is on the West Side and in the South Valley. Limited numbers of parcels are on the market in other areas, even though land is vacant.

Vacant and Redevelopable Land Supply

Vacant land in the urban area was estimated from Albuquerque geographic information system (AGIS) land use data. Areas not considered suitable or available for development in the context of this analysis are lands within Indian reservations, public open space, 100-year flood hazard areas, areas with poor soils, and landfills. Several large land areas at the urban fringe outside the Water Service Area have been subdivided into small parcels with multiple owners. Fragmented ownership is an impediment to development. Over the long term, flood hazard areas, poor soils, and fragmented ownership can be mitigated, but usually at increased cost.

Land potentially suitable for redevelopment was identified by comparing the value of site improvements to the value of the land. Parcels with improvements valued at less than the land value were identified as potential redevelopment parcels.

The total vacant land supply is 91,897 acres, of which 2,240 acres are located within the 1960 City Boundary, 12,232 acres are within the City of Albuquerque's Water Service Area, and 77,425 acres are Outside the Water Service Area. An additional 10,000 acres, 80% of which are located Outside the Water Service Area, are impacted by flood hazard areas and poor soils, impediments that can be mitigated.

The geographic distribution of vacant and redevelopable land by community planning area is shown in Table 3. To be conservative, land impacted by flood hazard areas and poor soils is not shown in the total.

Key findings of the analysis of land supply are as follows:

- Nearly 92,000 acres of vacant land that is not impacted by landfills, flood hazards, or poor soils exist within the study area. Of these, 2,240 acres are located within the 1960 City Boundary. An additional 12,232 acres are located outside the 1960 City Boundary but within the Water Service Area. These areas do not include land served by other utility companies, which also have potential for urban development.

Table 3 Vacant and Redevelopable Land by Community Planning Area, May 1998

CPA	Vacant Land	Redevelopable Land	Total
Central Abq.	337	111	448
E Gateway	867	251	1,118
Foothills	672	58	730
Mid-Heights	326	680	1,006
N Abq.	2,693	315	3,008
N Valley	2,415	2,143	4,558
Near Heights	894	277	1,171
South Valley	3,196	1,727	4,923
SW Mesa	15,438	322	15,760
W Side	8,685	322	9,007
NE Outside	132	0	132
SE Outside	9,485	0	9,485
SW Outside	20,640	0	20,640
NW Outside	26,117	0	26,117
Total	91,897	6,206	98,103

- Over 6,000 acres of land within the 1960 City Boundary and Water Service Area are potentially redevelopable, based on the value definition.
- The analysis of redevelopable land indicates a pattern of declining value of improvements and increasing land values in older commercial strips along most of the arterial streets within the 1960 City Boundary. Public incentives may be needed to encourage redevelopment of these properties.
- Vacancy rates for non-residential buildings are highest in the Downtown, and rents for non-residential space are lowest.

Comparison of Projected Demand with Land Supply

Three growth scenarios were developed for analysis. These are:

Trend Scenario. A continuation of historic development patterns with most new development at the fringe of the urban area. The Middle Rio Grande Council of Governments (MRGCOG) developed and used this scenario as a base case for regional planning purposes.

Balanced Scenario. A more compact urban form with a balanced distribution of employment east and west of the river. This scenario also emphasizes more intense development along Central Avenue and Isleta Boulevard to 4th Street. These corridors present opportunities for transit service.

Downtown Scenario. This scenario emerged from the Transportation Evaluation Study. It concentrates employment growth in the Downtown, University of New Mexico, and Uptown areas, creating a major employment center in central Albuquerque. Residential and employment densities are increased in these centers as well as in major transportation corridors.

Population and employment projections by area for each scenario are shown in Table 4.

Table 4 Population and Employment Projections to 2020

	1995		Trend Scenario		Balanced Scenario		Downtown Scenario	
CPA	Pop.	Emp.	Pop.	Emp.	Pop.	Emp.	Pop.	Emp.
Central Abq.	19,247	31,650	19,232	37,208	29,756	38,084	25,343	52,561
E Gateway	52,007	14,478	55,327	20,294	55,327	19,353	55,352	20,340
Foothills	45,431	8,565	52,324	12,538	52,114	11,950	52,649	11,057
Mid-Heights	82,276	64812	80,863	79,577	83,863	76,383	82,009	89,176
N Abq.	40,887	14231	56,755	19,019	54,986	17,820	58,447	18,445
N Valley	49,999	55887	57,342	91,361	60,318	82,343	60,147	88,212
Near Heights	77,991	63700	77,606	79,616	88,606	80,396	81,893	83,108
S Valley	43,009	9278	46,350	16,458	51,652	16,320	46,509	15,275
SW Mesa	33,887	6101	60,395	17,263	45,182	37,785	55,000	13,782
W Side	47,322	10634	106,244	40,717	93,196	34,222	104,862	37,500
SE Outside	8,717	20,350	20,558	26,238	29,758	30,548	18,659	19,620
SW Outside	11	90	28	194	27	94	9	90
NW Outside	1,311	86	6,784	6,926	1,545	3,225	1,099	86
Total	502,095	299,862	639,808	447,409	646,330	448,523	641,978	449,252

Future demand for land was estimated by area for each of these scenarios and compared to the supply. Table 5 summarizes the total demand for land and the supply of vacant and redevelopable land.

Table 5 Projected Demand for Land by Community Planning Area to 2020, Acres

	Land Supply		Total Demand for Land				
			Current Densities			25% More Efficient Use of Land*	
CPA	Vacant Land	Redevelopable Land	Trend	Balanced	Downtown	Balanced	Downtown
Central Abq.	337	111	82	187	362	150	290
E Gateway	867	251	337	311	340	249	272
Foothills	672	58	613	588	620	470	496
Mid-Heights	326	680	106	152	163	122	130
N Abq.	2,693	315	2,147	1,892	2,351	1,514	1,881
N Valley	2,415	2,143	2,674	3,253	3,335	2,602	2,668
Near Heights	894	277	235	340	321	272	257
S Valley	3,196	1,727	959	1,913	930	1,530	744
SW Mesa	15,438	322	1,756	2,317	1,328	1,854	1,062
W Side	8,685	322	5,899	4,600	5,639	3,680	4,511
NE Outside	132	0	28	26	28	26	28
SE Outside	9,485	0	1,177	2,078	716	1,663	573
SW Outside	20,640	0	7	1	0	1	0
NW Outside	26,117	0	860	1020		82	0
Total	91,897	6,206	16,880	17,760	16,133	14,215	12,912

* For an explanation of this standard, see the main section of this chapter.

The findings of the demand analysis are as follows:

- Vacant and redevelopable land within the Water Service Area can accommodate more growth than would occur under any of the three scenarios over the next 20 years.
- Occupancy of existing vacant space, additional redevelopment, or higher density new development will enable existing areas to accommodate more development than shown in the analysis. For example, under the Downtown Scenario, higher density non-residential development and absorption of existing commercial and office space will meet the demand for land in the Central Business District.
- Land holdings, recent annexations, and plans for Westland, Mesa del Sol, and Quail Ranch planned communities contain an inventory of vacant land equivalent to more than 50 years' demand in these market areas, even in the Trend Scenario. The total inventory of vacant land outside the Water Service Area is the equivalent of several decades of City and County land consumption. Phasing of urban services to the master planned communities proposed for these properties must be planned carefully.
- Public policies that encourage investment in established areas and discourage disinvestment are critical to realization of the vision of a compact urban area as envisioned in the Comprehensive Plan and the Transportation Evaluation Study.

2.2 Introduction

The Albuquerque area's potential for urban growth is tied to the locations of vacant developable land and land that is suitable for redevelopment. The purpose of this analysis is to identify the current vacant land supply in the metropolitan area, quantify historic land absorption, and determine the development potential of the remaining vacant land.

The land supply analysis focuses on readily available information wherever possible but is supplemented with original survey research. Information was analyzed for two types of geographic subareas. First, information was compiled for three concentric "rings" of the region—the 1960 City Boundary, the Water Service Area, and urban or urbanizing land Outside the Water Service Area. The second subareas used for analysis are Community Planning Areas, which allow analysis by geographic area of the City. Figure 1 (pg.13) shows the 1960 City Boundary and current Water Service Area. Figure 2 (pg.15) shows Community Planning Areas. Figure 3 (pg.17) shows the areas serviced by water and wastewater systems.

The area within the 1960 City Boundary is considered to be an infill area. Land within this area has had municipal infrastructure and services for many years, and new development within this served area is considered to contribute to Comprehensive Plan goals regarding a compact urban form.

The current Water Service Area is also served (though not completely) by City water and sewer systems. This area is the location of much of the new development in the urban area, and services are being extended to serve the area.

The area Outside the Water Service Area includes land served by other utility companies, principally New Mexico Utilities, and land that currently has no urban services. The City of Albuquerque provides all services but water and sewer to portions of this area that are within the municipal limits. Other portions of the area receive services other than sewer and water from Bernalillo County or smaller municipalities.

A number of maps were created for use in the analysis of growth trends, vacant and redevelopable land, and development constraints. A listing of maps used in the analysis is found in the References.

This chapter contains the following sections:

Historic Demand for Land. This section of the report documents the historic demand for land in the Albuquerque urban area, including the historic rate of land absorption by area and type of land use, characteristics of land development by area, and pricing information for residential and non-residential real estate.

Vacant and Redevelopable Land. This section documents the current supply of vacant developable land and estimates redevelopable land in the urban area.

Projected Demand for Land. This section evaluates growth projections for the urban area and estimates the future demand for residential and non-residential land by area.

Growth Related Policies. This section updates work completed in the Transportation Evaluation Study, a prior analysis of development policies. New plans and policies adopted since the completion of the Transportation Evaluation Study are summarized, and the implications of these policies for a local growth strategy are discussed.

2.3 Historic Demand for Land

The urban area's historic rate of new construction indicates the demand for land from 1990-1997. Demand for land is characterized by historic land absorption, residential densities, non-residential floor area ratios, and market segments as defined by price by area. This section summarizes demand for land and characteristics of development by area for the Albuquerque urban area.

2.3.1 Historic Land Absorption, 1990–1997

City of Albuquerque and Bernalillo County building permits from 1990-1997 were used to derive estimates of the total amount of land absorbed by development over this period. The study analyzed development by three main types: single family residential, multifamily residential, and non-residential. Total units and acreage were analyzed for residential absorption. Total square feet and acreage were analyzed for all other land uses.

The study also examined the geographical location of new construction. One set of tables (Tables 6-7; pg.21, 10-11; pg. 23, and 14-15; pg. 25) indicates whether the various types of development fell within (1) the 1960 City Boundary (the infill area), (2) the Water Service Area, or (3) the area Outside the Water Service Area that is bounded by the Sandia Mountains to the east, the Sandia Reservation and Sandoval County line to the north, the Bernalillo County and Isleta Reservation line to the south, and Rio Puerco to the west.

The areas outside the City's utility service area have on-site systems or are served by other utility companies, as shown in Figure 3 (pg. 17). Public utility systems enable relatively dense development, and on-site systems limit lot sizes to a minimum of 0.75 acre. New Mexico Utilities, which serves far northwest Albuquerque and Paradise Hills, provides both water and wastewater service. Development within the New Mexico Utilities service area is at typical urban densities. Sandia Utilities provides water service only. Densities in areas served by Sandia Utilities are similar to rural densities (1 du/ac).

Figure 4 (pg.19) shows the locations of permits issued by the City of Albuquerque for these areas from 1990-1997. Geo-coded permit data were not available for Bernalillo County, so Figure 4 does not include the locations of development within the study area but outside the City Boundary.

A second set of tables (Tables 8-9; pg.22, 12-13; pg. 24, and 16-17; pg. 26) assigns the various types of development to one of the City's 10 Community Planning Areas. This further clarifies which parts of the City are experiencing fast or slow growth. Not all development is accounted for by building permits. To obtain a more accurate estimate of total land absorption, the land used each year for public rights-of-way and parks were added to the estimate.

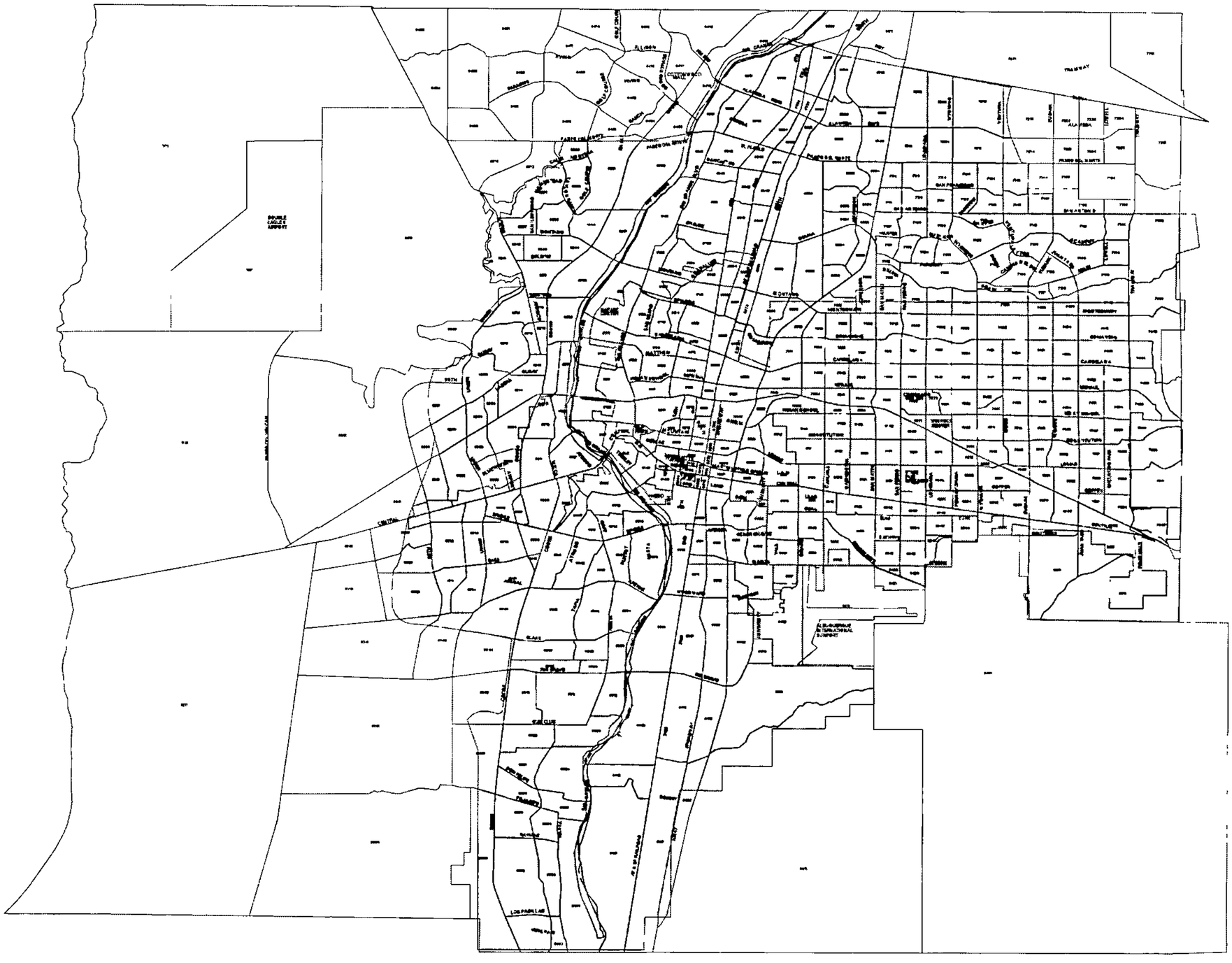


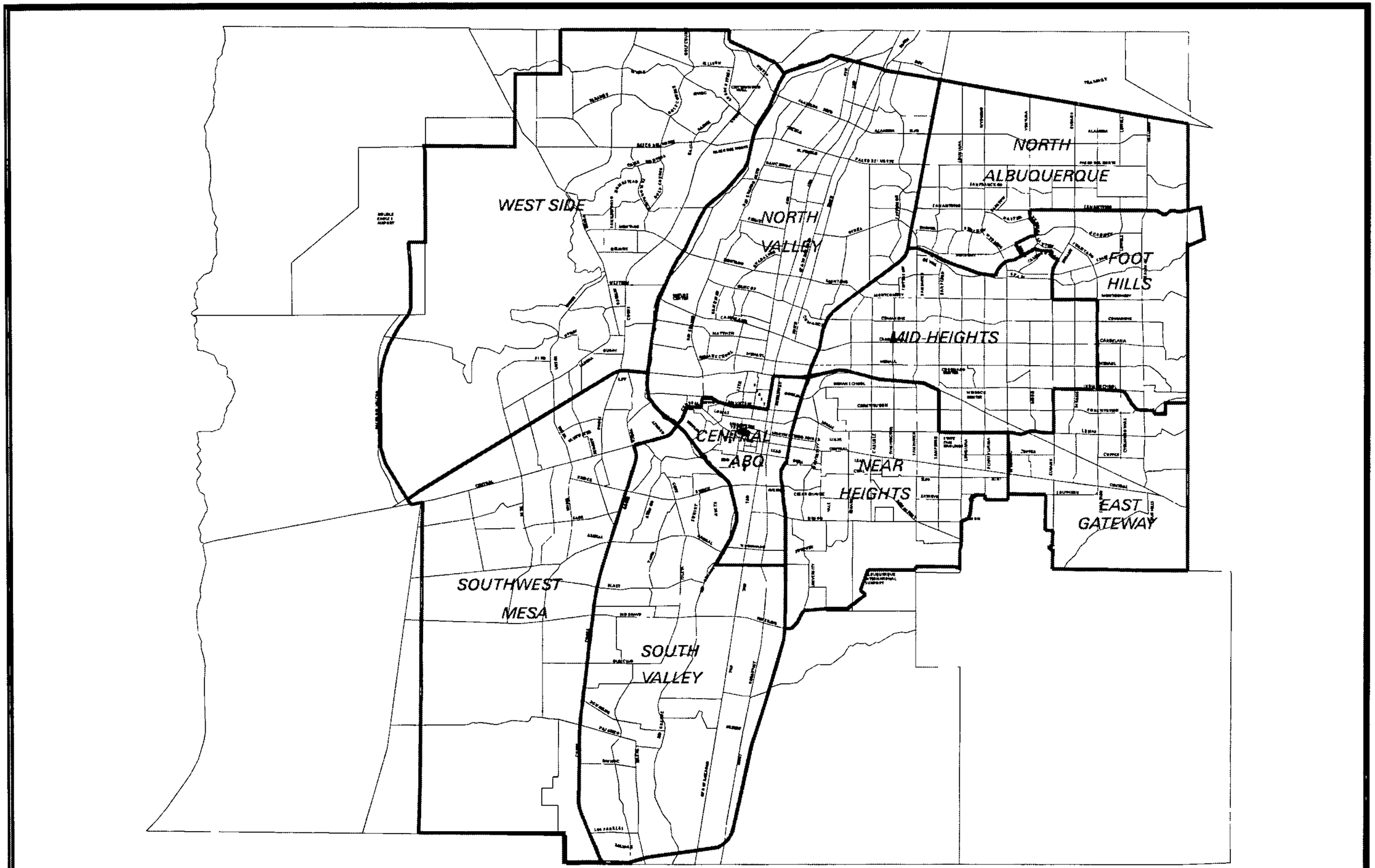
Figure 1
Planned Growth Strategy Areas

Legend

- ☐ 1960 Limits
- ☐ Water Service Area

Scale: 1 inch = 2 miles

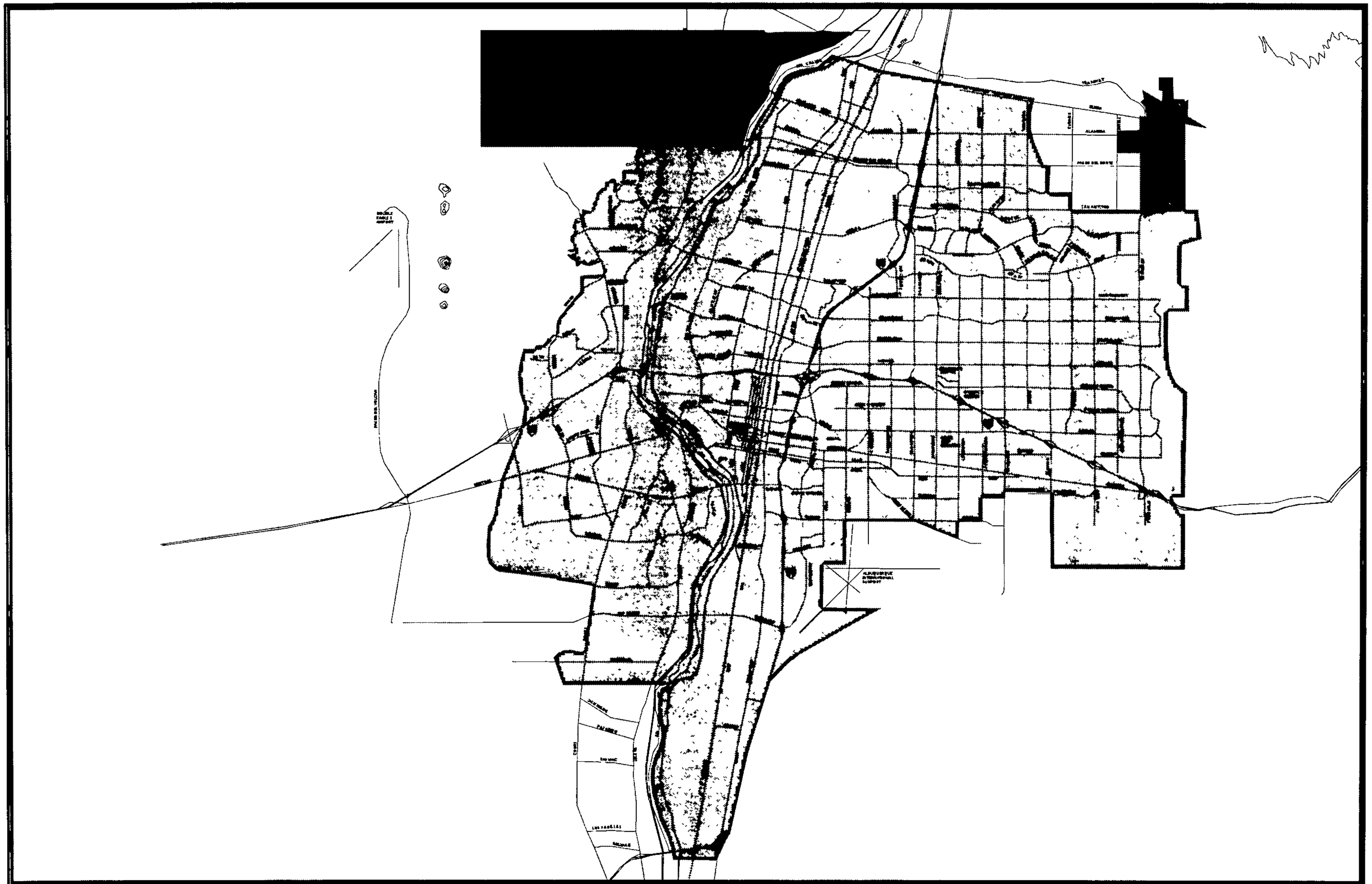
Map Printed November 30, 1998



N Community Planning Areas

Figure 2
Planned Growth Areas with Community Planning Areas

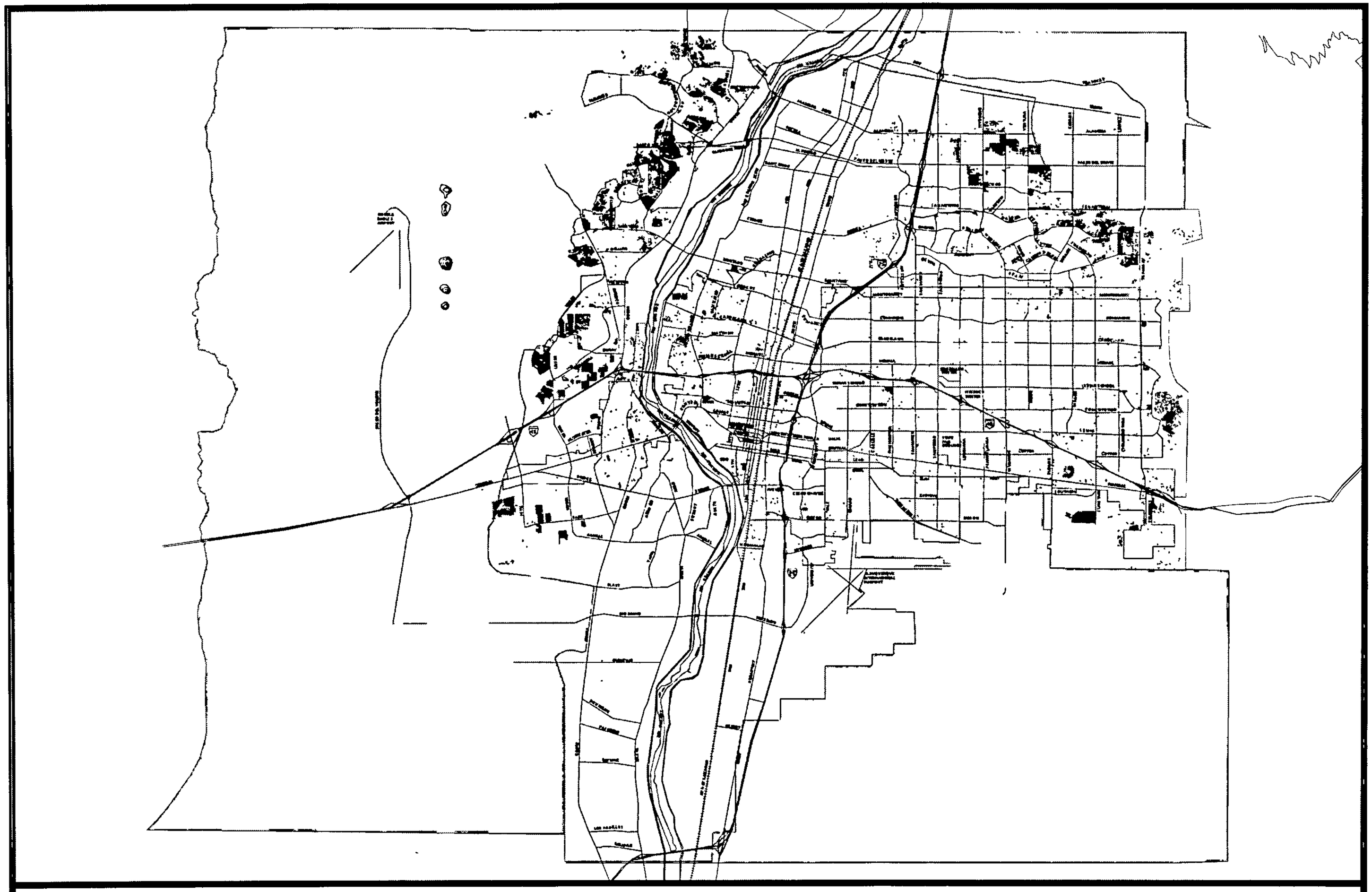
Scale: 1 inch = 3 miles
Map Printed November 30, 1998



City of Albuquerque
New Mexico Utilities
Sandia Utilities

Figure 3
Water & Wastewater Service Areas

Scale: 1 inch = 3 miles
Map Printed November 30, 1998



- ☐ 1960 Limits
- ☐ Water Service Area
- ☐ Outside Water Service Area
- ◉ Building Permits

Figure 4

Location of New Construction 1990-1997

Scale: 1 inch = 3 miles

Map Printed November 30, 1998

Residential Land Absorption

Single Family Development

Single family housing is the largest category of land development, accounting for approximately 65% of all land used for urban development in the urban area. The category includes single family houses, townhouses and patio homes, and mobile homes. As shown in Tables 6 and 7, most new residential construction has taken place outside the 1960 City Boundary. Less than 10% of new single family units, using 6% single family acres, can be classified as infill.

Table 6 Single Family Residential Land Absorption by Year and Area, Units

Area	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
1960 City Boundary	124	129	154	157	233	280	328	266	1,671	209
Water Service Area	926	988	1,497	1,915	2,023	1,706	1,665	1,447	12,167	1,521
Outside Water Service Area	219	113	461	410	807	1,073	987	1,083	5,153	644
Total	1,270	1,230	2,112	2,482	3,063	3,059	2,980	2,796	18,991	2,374

Note: Some columns may not total correctly due to rounding. Totals are correct.
Source: City of Albuquerque and Bernalillo County Building Permits

Table 7 Single Family Residential Land Absorption by Year and Area, Acres

Area	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
1960 City Boundary	19	21	32	32	43	48	69	30	294	37
Water Service Area	174	183	312	399	509	423	361	322*	2,683	335
Outside Water Service Area	83	47	180	156	343	391	268	391*	1,859	232
Total	276	251	524	587	895	862	698	743	4,836	605

*Acreage data estimated.
Note: Some columns may not add due to rounding. Totals are correct
Source: City of Albuquerque and Bernalillo County Building Permits

Most single family development in Albuquerque takes place in new subdivisions located at the edges of the urban area. Tables 8 and 9 show the number of single family units and acreage for Community Planning Areas.

The largest amount of single family development over the past eight years occurred in the West Side Community Planning Area, which is the northwest mesa of Albuquerque. This area accounted for 45% of the units built and more than 36% of the acres developed within the 10 Community Planning Areas.

The four other fastest developing Community Planning Areas for single family

housing were North Albuquerque, Foothills, Southwest Mesa, and East Gateway (for number of units) or South Valley (for acreage). These areas are all located at the urban fringe.

Table 8 Single Family Residential Land Absorption by Year and Community Planning Area, Units

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	10	18	20	12	12	23	44	16	155	19
E Gateway	118	134	136	240	332	202	212	123	1,497	187
Foothills	244	276	466	278	221	133	176	220	2,014	252
Mid-Heights	1	3	0	3	9	31	16	13	76	10
N Abq.	219	262	485	439	611	363	332	432	3,143	393
N Valley	52	53	95	136	133	121	128	114	832	104
Near Heights	7	3	7	43	48	16	39	29	192	24
S Valley	80	42	74	72	98	117	82	86	651	81
SW Mesa	67	30	37	48	87	562	529	375	1,735	217
W Side	405	402	756	1,194	1,502	1,488	1,421	1,380	8,548	1,069
Total	1,203	1,223	2,076	2,465	3,053	3,056	2,979	2,788	18,843	2,355

Note: Some columns may not add due to rounding.
Source: City of Albuquerque and Bernalillo County Building Permits

Table 9 Single Family Residential Land Absorption by Year and Community Planning Area, Acres

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	1	3	2	2	2	3	6	2	21	3
E. Gateway	18	23	31	48	60	32	35	23	270	34
Foothills	42	46	94	55	93	60	43	48	481	60
Mid-Heights	0.1	0.4	0	0.6	1	2	2	1	7	1
N Abq.	60	54	132	120	226	145	115	105*	852	107
N Valley	19	18	33	43	50	43	33	22	261	33
Near Heights	1	0.5	1	8	7	3	11	2	34	4
S Valley	43	31	68	67	84	87	81	26*	461	61
SW Mesa	16	8	19	20	35	99	126	44	367	46
W Side	60	62	134	211	305	385	247	243	1,647	206
Total	260	246	514	575	863	859	699	516	4,532	566

* Excludes county acreage
Note: Some columns may not add due to rounding.
Source: City of Albuquerque and Bernalillo County Building Permits

Multifamily Development

Only a few multifamily projects have been built per year since 1990. As a result, the rate of multifamily construction varies significantly from year to year, and the location of new construction also varies. Multifamily units accounted for only 13% of the total housing units built between 1990–1993, but increased to 34% of the total over the next four years. It is difficult to forecast whether this is a trend toward more compact growth or part of the cyclical nature of multifamily construction. As shown in Table 10, most multifamily construction has taken place in the Water Service Area or Outside the Water Service Area in the northwest mesa. However, in 1996, almost half of new multifamily units were built within the 1960 City Boundary

.

Table 10 Multifamily Residential Land Absorption by Year and Area, Units

Area	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
1960 City Boundary	146	47	63	113	75	16	465	22	947	118
Water Service Area	281	216	6	182	1,135	514	493	306	3,133	392
Outside Water Service Area	0	0	0	0	617	1,360	72	1,154	3,203	400
Total	427	263	69	295	1,827	1,890	1,030	1,482	7,283	910

Source: City of Albuquerque and Bernalillo County Building Permits

Multifamily construction is cyclical, with annual absorption since 1990 ranging from two to 131 acres. An average of 50 acres per year are absorbed for multifamily construction. Table 11 summarizes land absorption by community planning area.

Table 11 Multifamily Residential Land Absorption by Year and Area, Acres

Area	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
1960 City Boundary	4	2	2	5	2	1	27	1.5	45	6
Water Service Area	5	10	.28	15	67	39	26	13	175	22
Outside Water Service Area	0	0	0	0	32	91	4	53	180	23
Total	9	12	2	20	101	131	57	68	400	50

Source: City of Albuquerque and Bernalillo County Building Permits

The West Side Community Planning Area captured the largest share of multifamily units, nearly half the total units and acres, as shown in Tables 12 and 13. This pattern followed the trend of single family housing development. The closest competitor was the Foothills area in the northeast.

Table 12 Multi-Family Residential Land Absorption by Year and Community Planning Area, Units

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	0	0	0	0	0	3	10	3	16	2
E Gateway	0	0	0	0	0	16	4	3	23	3
Foothills	244	262	9	10	734	298	124	4	1,685	211
Mid-Heights	0	1	56	200	0	0	6	0	263	33
N Abq.	40	0	0	76	424	0	0	294	834	104
N Valley	0	0	4	0	4	2	10	20	40	5
Near Heights	143	0	0	4	0	1	170	10	328	41
S Valley	0	0	0	0	0	90	12	0	102	13
SW Mesa	0	0	0	0	32	0	464	0	496	62
W Side	0	0	0	4	633	1,480	230	1148	3,495	437
Total	427	263	69	294	1,827	1,890	1,030	1,482	7,282	910

Source: City of Albuquerque and Bernalillo County Building Permits

Table 13 Multi-Family Residential Land Absorption by Year and Community Planning Area, Acres

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	0.0	0.0	0.0	0.0	0.0	0.2	0.3	0.3	1.0	0.1
E Gateway	0.0	0.0	0.0	0.0	0.0	1.0	0.4	0.2	2.0	0.3
Foothills	5.0	12.0	0.3	0.4	48.0	26.0	5.0	0.5	97.3	12.2
Mid-Height	0.0	0.0	2.0	8.0	0.0	0.0	0.4	0.0	10.0	1.3
N Abq.	1.0	0.0	0.0	11.0	23.0	0.0	0.0	15.0*	50.0	6.0
N Valley	0.0	0.0	0.2	0.0	0.3	0.2	0.4	0.7	1.8	0.2
Near Heights	4.0	0.0	0.0	0.2	0.0	0.1	7.0	0.5	11.7	1.5
S Valley	0.0	0.0	0.0	0.0	0.0	6.0	0.5	0.0*	7.0	0.9
SW Mesa	0.0	0.0	0.0	0.0	0.0	0.0	31.0	0.0	31.0	3.9
W Side	0.0	0.0	0.0	0.1	31.0	97.0	13.0	51.0	192.1	24.0
Total	10.0	12.0	2.5	19.7	102.3	130.4	58.1	68.2	403.9	50.5

* Excludes County acreage

** Missing some acreage

Source: City of Albuquerque and Bernalillo County Building Permits

Non-Residential Land Absorption

Non-residential development (commercial, office, institutional, and industrial) accounted for only 30% of the acres developed in the Albuquerque area over the past eight years. This type of development was more evenly distributed among the three areas of the city than residential development. While nearly half of the new non-residential square footage was built in the current Water Service Area (compared with 58% of residential units), more than a third occurred within the 1960 City Boundary (compared with 10% of residential units). The outside area captured less than 20% of the total non-residential square footage (Tables 14 and 15; pg. 25).

Table 14 Non-Residential Land Absorption by Year and Area, Square Feet

Area	1990	1991	1992	1993	1994	1995	1996	1997 *	Total	Avg.
1960 City Boundary	511,771	412,846	561,899	876,614	1,147,777	718,889	1,061,665	0	5,291,461	755,923
Water Service Area	813,995	716,486	418,888	932,215	810,215	1,719,181	2,043,797	0	7,454,777	1,064,968
Outside Water Service Area	336,518	219,095	191,913	111,608	155,445	1,381,426	465,665	0	2,861,670	408,810
Total	1,662,284	1,348,427	1,172,700	1,920,437	2,113,437	3,819,496	3,571,127	0	15,607,908	2,229,701

* Some data are not available for Bernalillo County (26 of 181 building permits)

Source: City of Albuquerque and Bernalillo County Building Permits

Table 15 Non-Residential Land Absorption by Year and Area, Acres

Area	1990	1991	1992	1993	1994	1995	1996	1997*	Total	Avg.
1960 City Boundary	49	46	114	68	131	80	124	0	612	87
Water Service Area	153	105	67	136	108	206	194	0	969	138
Outside Water Service Area	29**	24	33	7	38	179	93	0	403	58
Total	231	175	214	211	277	465	411	0	1,984	283

* Data are not available for Bernalillo County (76 of 181 building permits)

** Does not include a 660-acre City composting facility, which was a one time project not consistent with long-term trends.

Source: City of Albuquerque and Bernalillo County Building Permits

In Community Planning Areas, the North Valley outstripped the West Side in non-residential development every year but 1995. This was due to heavy commercial and industrial development along the north I–25 corridor. The Near Heights ranked third in capturing new square footage and acreage. The Mid-Heights ranked fourth in new square footage while North Albuquerque was fourth in the number of acres absorbed by non-residential development. (Tables 16 and 17 (pg. 26).

Parks and Rights-of-Way

The study estimated annual acreage needed for rights-of-way and parks to account for land absorption not included in building permits. The study estimated rights-of-way—land used for streets, drainage, utility easements, and trails—to be 27% of the developed acreage. This percentage was derived from statistical analyses done earlier for the City of Albuquerque's Wastewater Facility Plan.

Right-of-way needs will vary with the amount of infrastructure in place at the time of new development. Total land absorbed by rights-of-way is only the incremental addition required at the time of development. For example, development of a lot in an existing subdivision does not entail additional street

Table 16 Non-Residential Land Absorption by Year and Community Planning Area, Square Feet

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	7,781	19,904	52,108	73,468	2,090	17,480	6,086	1,894	180,811	22,601
E Gateway	92,536	165,039	346,176	147,466	334,445	47,869	182,494	173,267	1,489,292	186,162
Foothills	33,860	18,651	4,863	21,692	41,640	110,089	51,300	200,429	482,524	61,066
Mid-Heights	109,966	95,027	73,416	521,970	132,124	364,099	554,678	204,105	2,055,385	256,923
N Abq.	200,206	114,792	26,124	307,163	121,981	181,445	291,203	82,907	1,325,821	165,728
N Valley	395,216	419,028	223,689	511,861	760,681	1,113,528	1,231,200	969,407	5,624,610	703,076
Near Heights	312,657	127,587	92,578	140,990	513,418	213,506	365,614	381,266	2,147,616	268,452
S Valley	16,119	23,767	17,519	43,695	44,685	57,047	148,092	12,295	363,219	45,402
SW Mesa	54,973	9,858	164,103	405	48,853	233,535	277,059	286,550	1,075,336	134,417
W Side	224,135	354,774	140,828	135,429	94,956	1,479,698	455,793	384,587	3,270,200	408,775
Total	1,447,449	1,348,427	1,141,404	1,904,139	2,094,873	3,818,296	3,563,519	2,696,707	18,020,814	2,252,602

Table 17 Non-Residential Land Absorption by Year and Community Planning Area, Acres

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	.29	3	47	.56	.14	5	.75	0	57	7
E Gateway	9	9	51	14	28	13	12	40	176	22
Foothills	11	3	1	1	10	7	5	19	57	7
Mid-Heights	13	9	6	43	27	41	87	28	254	32
N Abq.	13	8	10	50	26	58	38	3	206	26
N Valley	42	91	23	61	75	109	117	113	631	79
Near Heights	32	11	10	19	50	13	26	8	169	21
S Valley	3	9	10	10	17	22	20	3	94	12
SW Mesa	11	1	29	0	17	48	15	26	147	18
W Side	90	32	26	10	26	149	92	42	467	58
Total	224	176	213	209	276	465	413	282	2,258	282

right-of-way. For this study, no new rights-of-way are assumed within the 1960 City Boundary. Only 25% of new development in the Water Service Area is assumed to require additional rights-of-way (an additional 6.75% overall). Most development Outside the Water Service Area is assumed to be new development, with the full 27% of land area for rights-of-way added to the net acreage accounted for in building permits.

There were several standards available for projecting the amount of acreage that will be needed for parks. The City's Park Dedication Ordinance (Sections 14-9-

1 et seq. ROA 1994) requires a neighborhood park dedication of 170 square feet of land for every townhouse, single family residence, or mobile home built, and 85 square feet for every apartment. Its purpose is to provide developed park space within one-half mile of every home, where practicable, "to supply areas for recreational opportunities and visual relief to the population of the City." The City's "Goals for Park Development" (Albuquerque Code of Resolutions, 3-6-1), adopts a standard of 1.5 acres per every 1,000 people for neighborhood parks and two acres per 1,000 people for district and other large urban parks.

Table 18 shows the fairly generous assumptions of this study regarding average annual acres needed for parks. This estimate of land absorption for parks combines the need for neighborhood, district, and regional parks into a standard of 3.5 acres per 1,000 people. An assumption of 2.5 persons per housing unit resulted in 400 units per 1,000 people or 380 square feet of park space per unit. The analysis assumes that no new parks are needed within the 1960 City Boundary and that half the new residential development within the Water Service Area resulted in acquisition of new park land. An average of 17 acres of new park land is estimated to be needed each year.

Table 18 Average Acres Required for Parks Annually (3.5 acres per 1,000 persons)

CPA	Ave SF Units	Average Multiunit	Average Total Units	Park Space (Sq. Ft.)	Total Park Acres	Modified Park Acres*
1960 City Boundary	209	118	327	124,260	3	0
Water Service Area	1521	392	1913	726,940	17	8
Outside Water Service Area	644	400	1044	396,720	9	9
Total	2374	910	3284	1,247,920	29	17

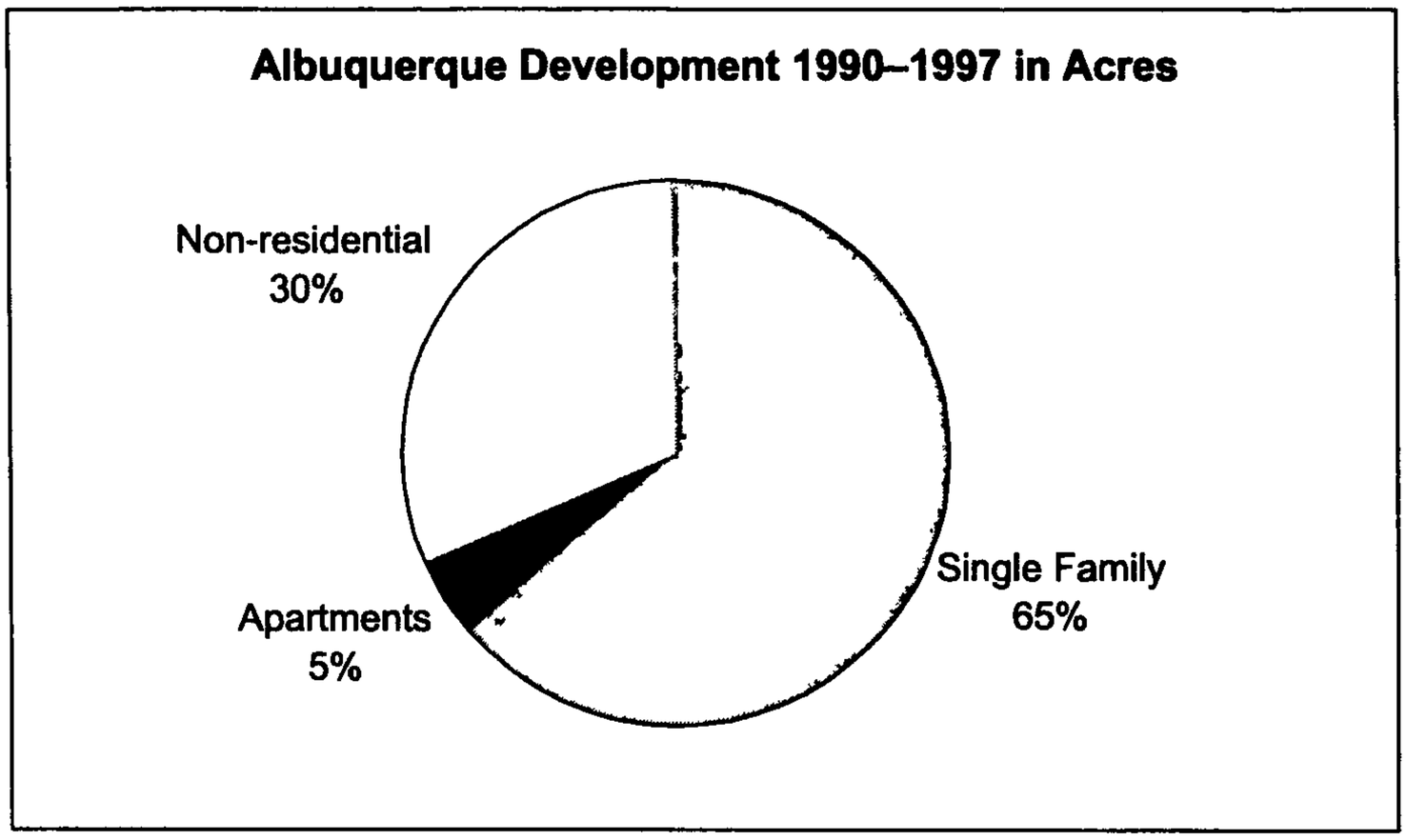
* Assumes no parks needed within 1960 City Boundary and half of vacant land inside Water Service Area is already developed.

Absorption Summary

In general, development in Albuquerque (single and multifamily residential and non-residential) absorbed a total of 7,220 acres over the past eight years for an average of 938 acres per year. Single family homes accounted for 65% of the total, non-residential development for 30%, and multifamily units for only 5%, as seen in Figure 5 (pg. 28). This excludes parks, open space, and rights-of-way. It also excludes development in the East Mountains and the Indian Reservations.

Single family residential lots absorbed a minimum of 251 acres in 1991 and a maximum of 895 acres in 1994, with an average of 605 acres per year over the 1990–1997 period. Multifamily sites consumed a minimum of two acres in 1992 and a maximum of 131 acres in 1995, with an average of 50 acres per year. Finally, non-residential absorbed a low of 175 acres in 1991 and maximum of 465 in 1995, with an average of 283 annually.

Figure 5 Development by Type



As seen in Table 19, single family and multifamily residential units absorbed an average of 655 acres or 70% of the total acres absorbed over the past eight years, while non-residential accounted for 283 or 30%. Rights-of-way accounted for an estimated 125 acres, and parks accounted for an estimated 17 acres.

Table 19 Total Average Acres Absorbed Annually 1990–1997

Area	Res.	Non-Res.	Subtotal	Parks*	Total	ROW**	Total
1960 City Boundary	43	87	130	0	130	0	130
Water Service Area	357	138	495	8	503	34	537
Outside Water Service Area	255	58	313	9	322	87	409
Total	655	283	938	17	955	121	1,076

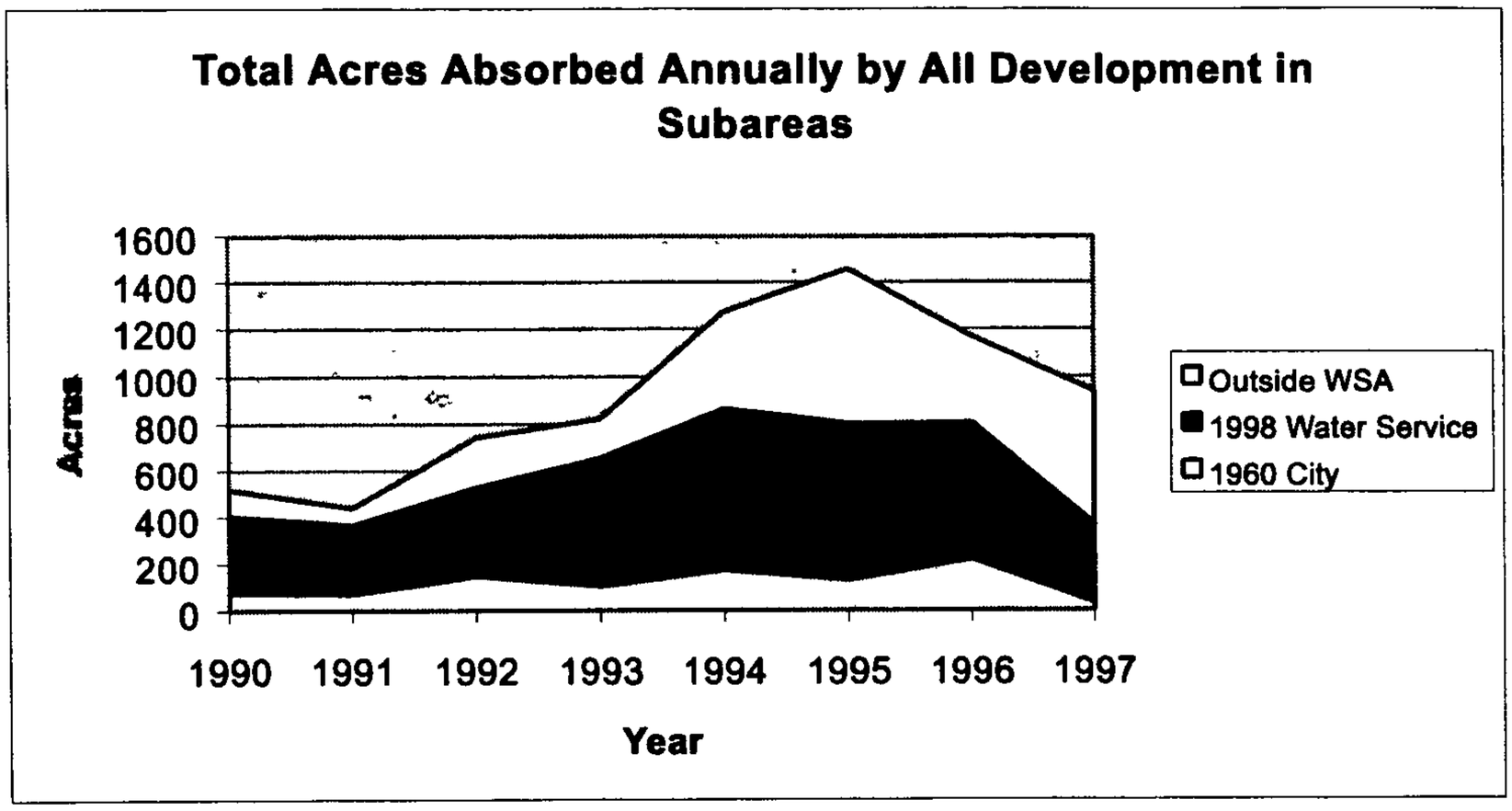
* Assumed 3.5 acres per 1,000 persons or 380 square feet per residential unit for parks

** Assumed 27% of total acreage is right-of-way per Albuquerque Wastewater study statistical calculations, no new right-of-way is needed within 1960 City Boundary, and 25% of right-of-way is still needed in the 1998 Water Service Area.

Subarea Absorption

On average, the current Water Service Area outside the 1960 City Boundary experienced the most residential and non-residential development as measured in acreage-52%-from 1990–1997. The 1960 City Boundary captured 14% of the total development and the subarea Outside the Water Service Area captured 34%. The change in numbers of acres absorbed by the three subareas over time is shown in Figure 6 (pg. 29).

Figure 6 Annual Land Absorption



By subarea, the greatest number of single family dwellings (12,167) was built within the Water Service Area, consuming 2,683 acres, exclusive of parks and rights-of-way. Even though fewer than half that number of dwellings (5,153) were built Outside the Water Service Area, their lower density absorbed 1,859 acres, 1.7 times the land area per unit as homes in the Water Service Area. Only 1,671 homes, or about 9% of the total, were built within the 1960 City Boundary on 294 acres.

A summary of development by Community Planning Area is shown in Table 20. Overall, the West Side Community Planning Area experienced the most residential and non-residential development by far as measured by acres absorbed. Development there consumed 2,306 acres, nearly twice the amount absorbed in

Table 20 Total Residential and Non-Residential Absorption by Community Planning Areas, Acres

CPA	1990	1991	1992	1993	1994	1995	1996	1997	Total	Avg.
Central Abq.	1	6	49	3	2	8	7	2	79	10
E Gateway	27	32	82	62	88	46	47	63	448	56
Foothills	58	61	95	56	151	93	53	68	635	79
Mid-Heights	13	9	8	52	28	43	89	29	271	34
N Abq.	74	62	142	181	275	203	153	123	1213	152
N Valley	61	109	56	104	125	152	150	136	894	112
Near Heights	37	12	11	27	57	16	44	11	214	27
S Valley	46	40	78	77	101	115	102	29	588	74
SW Mesa	27	9	48	20	52	147	172	70	545	68
W Side	150	94	160	221	362	631	352	336	2306	288
Total	494	434	730	803	1241	1454	1170	866	7193	899

Note: Some columns may not add due to rounding.

the Community Planning Area with the second-highest amount of development, North Albuquerque. Not surprisingly, the Central Albuquerque Community Planning Area had the fewest developed acres over the past eight years.

2.3.2 Characteristics of Land Development by Area

Land development characteristics include densities (units per acre) for residential development and floor area ratios (the ratio of building area to land area) for non-residential development. A comparison of single family densities by area is shown in Table 21.

Table 21 Single Family Residential Land Density by Year and Area, Units per Acre

Area	1990	1991	1992	1993	1994	1995	1996	1997	Avg.
1960 City Boundary	6.5	6.1	4.8	4.9	5.4	5.8	4.8	8.9	5.7
Water Service Area	5.3	5.4	4.8	4.8	4.0	4.0	4.6	4.5	4.5
Outside Water Service Area	2.6	2.4	2.6	2.6	2.4	2.7	3.7	2.8	2.8
Average	4.6	4.9	4.0	4.2	3.4	3.5	4.3	3.8	3.9

Housing in older established areas is typically higher density than housing on the edges of the City. Net single family infill densities (excluding rights-of-way) average five to six units per acre. In the Water Service Area, densities are four to five units per acre. Densities vary slightly from year to year, but lot size trends have not changed significantly during the past eight years. However, individual developments vary from these averages.

The area Outside the Water Service Area includes low density developments such as North Albuquerque Acres and portions of the South Valley as well as suburban development served by New Mexico Utilities. Overall, the average net density of new single family residential development Outside the Water Service Area is 2.8 units per acre compared with 5.7 within the City infill area.

Community Planning Areas span both the 1960 City Boundary and Water Service Area subareas. Single family densities varied considerably by Community Planning Area. They ranged from 1-3 acres in the North and South Valleys and North Albuquerque to 7-10 units per acre in Central Albuquerque and the Mid-Heights, respectively.

Densities in the West Side Community Planning Area, which captured nearly 40% of the City's single family market over the past eight years, were average for all the Community Planning Areas at five units per acre.

Table 22 (pg.31)shows multifamily densities by area. Multifamily projects are very similar for all areas of Albuquerque, with a typical density of 18-20 units per acre. Densities of multifamily units outside the city infill area are only slightly lower than inside.

Table 22 Multifamily Residential Land Density by Year and Area, Units per Acre

Area	1990	1991	1992	1993	1994	1995	1996	1997	Avg.
1960 City Boundary	37	24	32	23	38	16	17	15	21
Water Service Area	56	22	21	12	17	13	19	24	18
Outside Water Service Area	0	0	0	0	19	15	18	22	18
Total	47	22	30	15	18	14	18	22	18

Table 23 Non-Residential Floor Area Ratio by Year and Area

Area	1990	1991	1992	1993	1994	1995	1996	1997*	Avg.
1960 City Boundary	0.24	0.21	0.11	0.30	0.20	0.21	0.20	0	0.20
Water Service Area	0.12	0.16	0.14	0.16	0.17	0.19	0.24	0	0.18
Outside Water Service Area	0.27	0.21	0.13	0.37	0.09	0.18	0.11	0	0.16
Total	0.17	0.18	0.13	0.21	0.18	0.19	0.20	0	0.18

Some columns may not add due to rounding. Totals are correct.

* Data unavailable for 1997

Non-residential density is measured by floor area ratio, or the ratio of the total building square footage to the lot square footage. Floor area ratios are low generally in Albuquerque due to parking and landscape requirements and a prevalence of one-story buildings. As shown above in Table 23, the floor area ratio is somewhat higher in the infill area and lower in the Water Service Area.

2.3.3 Pricing Data by Area

Land prices, residential sales information and non-residential lease rates are reported to illustrate differences in pricing from area to area. Demand is influenced by price, and a planned growth strategy must assure a broad range of prices and types.

Housing and Residential Land

The starter home market is located in the southwest near Westgate Heights, in the southwest quadrant of the City. Homes in this area range in price from $75,000–$125,000. An average of 217 homes have been built in the southwest over the past nine years, with over 500 units built in 1995 and 1996.

Moderately priced homes are still available in the northwest mesa, although home prices are increasing in newer subdivisions surrounding Cottonwood Mall. Housing prices in northwest subdivisions range from $115,000–$175,000 in Ventana Ranch up to $300,000 closer to Coors Road. An average of 750 units per year, representing 40–50% of the Albuquerque market, are built in this area.

Lot prices for builders in Ventana Ranch are currently about 22–23% of total home price. For example, a 50 foot lot is $27,000–$29,000 for a $115,000–$130,000 home. A 60 foot lot is priced in the mid-$33,000s for a $130,000–$145,000 home price, and a 65 foot lot is priced at about $35,000 for a $145,000–$175,000 home. Lot prices in the Seven Bar area west of Cottonwood Mall are priced at about 24–28% of home prices. The top lot price for builders in this area is about $36,000.

The highest prices for new homes are in the far northeast, with home prices starting at about $130,000 for the most affordably priced product.

Table 24 shows existing home sales for 1995, the first year for which these data were compiled, and 1998 and 1999 grouped as closely as possible to the 1960 City Boundary and Water Service Area. Average home prices are lowest within the 1960 City Boundary, increasing in the newer areas Outside the Water Service Area, although there are price variations within each major area. The most affordable housing overall is in the southwest.

Table 24 Albuquerque Area Existing Home Sales, 1995, 1998, and 1999*

Area	Total Sold 1999	Ave. Price 1999	Total Sold 1998	Ave. Price 1998	Total Sold 1995	Ave. Price 1995	Ave. Annual Increase (%)*
1960 City Boundaries							
Downtown	96	$108,741	96	$107,405	92	$116,958	(2.80)–(1.81)
Near Heights	574	$129,017	649	$124,861	613	$117,420	2.07–2.38
NE Heights	977	$133,356	962	$130,789	986	$127,195	0.93–1.19
SE Heights	316	$134,825	318	$130,025	291	$114,415	4.36–4.19
Four Hills	74	$207,778	66	$211,912	65	$207,454	0.71–0.04
Subtotal	2,037	$133,905	2,091	$130,320	2,047	$124,539	1.52–1.83
Water Service Area							
Far NE Heights	1,067	$192,263	1,062	$188,241	942	$182,333	1.07–1.34
N Valley	305	$187,700	331	$201,119	298	$162,906	7.28–3.61
NW Heights	765	$131,043	764	$128,558	811	$120,955	2.06–2.02
Southwest	334	$ 94,412	322	$ 96,735	492	$ 87,301	3.48–1.98
Subtotal	2,471	$159,520	2,479	$159,681	2,543	$142,096	3.97–2.93
Outside Water Service Area							
Paradise Hills	347	$153,641	352	$149,995	193	$140,676	2.16–2.23
Sandia Heights	127	$287,230	106	$265,624	90	$269,936	(0.54)–1.56
N Abq. Acres	87	$338,403	76	$337,840	44	$289,127	5.33–4.01
Subtotal	561	$212,536	534	$199,682	327	$196,227	0.58–2.02
Total	5,069	$155,094	5,104	$151,837	4,917	$138,387	3.14–2.89

* First percentage is for 1995–1998 period, second percentage is for 1995–1999 period.

Negative figures in parentheses.

Source: Albuquerque Board of Realtors, Southwest Multiple Listing Service

Existing single family home prices in the Greater Albuquerque area have increased about 3% per year since 1995 (not adjusted for inflation), encouraged by declining interest rates, according to the Albuquerque Board of Realtors. (Inflation based on the Consumer Price Index—Urban during the 1995-1999 period averaged 2.25%.per year.) About 5,100 single family detached homes sold during 1998, at an average price of $151,837 and 5,069 single family homes sold in the following year at an average price of $155,094. Overall, home prices are lowest within the 1960 City Boundary and highest Outside the Water Service Area.

The level of existing home sales activity was about the same in 1995, 1998, and 1999. Sales activity has shifted geographically, however. On the West Side, home sales in Paradise Hills have increased, but sales in older northwest neighborhoods and in the southwest have decreased. Activity in Sandia Heights and North Albuquerque Acres, which are a very small part of the urban area total, has increased. All other areas appear to be at about the same level as in 1995.

The subareas with the greatest increase in the average cost of a single family house were the North Valley and the SE Heights. The latter is a gentrifying area with reasonably low priced houses. The subareas with a declining or flat trend in the sales price of single family houses were Downtown and Four Hills.

Reporting areas for the Board of Realtor data do not exactly correspond with Community Planning Areas, but the data have been matched as closely as possible in Table 25. The lowest home prices are in the southwest and Central

Table 25 Albuquerque Area Existing Home Sales, 1995, 1998, and 1999* by Community Planning Area

Area	Total Sold 1999	Ave. Price 1999	Total Sold 1998	Ave. Price 1998	Total Sold 1995	Ave. Price 1995	Ave. Annual Change (%)*
Central Abq.	96	$108,741	96	$107,405	92	$116,958	(2.80)–(1.81)
Old NE/SE Heights (Near Heights, Mid-Heights)	1,867	$132,271	1,929	$128,669	1,890	$122,057	1.77–2.03
New NE Heights (North Abq., Foothills).	1,281	$211,603	1,244	$203,975	1,076	$194,027	1.68–2.19
N Valley	305	$187,700	331	$201,119	298	$162,906	7.28–3.61
Northwest	1,112	$138,095	1,116	$135,319	1,004	$124,746	2.75–2.57
Southwest (SW Mesa, S Valley)	334	$ 94,412	322	$ 96,735	492	$ 87,301	3.48–1.98
Four Hills (E Gateway)	74	$207,778	66	$ 211,912	65	$207,454	0.71–0.04
Total	5,069	$155,094	5,104	$ 151,837	4,917	$138,387	3.14–2.89

* First percentage is for 1995–1998 period. Second percentage is for 1995–1999 period.
Negative figures in parentheses.
Source: Albuquerque Board of Realtors, Southwest Multiple Listing Service.

Albuquerque, and the highest prices are in the newer parts of the northeast heights. Housing prices are trending upward in most areas, but average home prices in Central Albuquerque have declined over the past four years. It can be observed that the Central Albuquerque market was far less robust than the markets in all the other parts of the City. Sales prices in the Four Hills area, although relatively high, have not increased over the analysis period.

Home prices have increased the most in the North Valley, although the average price in the larger areas shown in Table 25 (pg. 33) masks the variations among smaller areas.

Non-Residential Space and Land

Lease rates and vacancy rates indicate the general health of a real estate submarket. The following tables summarize overall lease rates and vacant space for retail, office, and industrial buildings of over 10,000 square feet in the Albuquerque area.

Table 26 Retail Markets in Albuquerque, Second Quarter 1998

Area	Total Retail Centers	Total Square Feet	Vacancy (%)	Average Asking Rent*
1960 City Boundary				
Downtown	10	530,735	23.14	$9.19
Uptown	28	2,829,075	5.40	$86–$11
Mid NE Heights	76	3,810,010	9.28	$11.46
South Metro	43	2,101,197	7.44	$9.31
Water Service Area				
Far NE Heights	43	2,996,497	6.71	$12.35
North Valley/North I-25	16	783,300	7.79	$9.94
Northwest Mesa**	28	3,651,174	11.63	$95–$13
Overall	237	16,701,988	8.84	

Source: CREI Research 1998.

* When two rent figures are shown, the first is regional mall rates and the second is all other.

** Includes Rio Rancho

Real estate information for non-residential submarkets of Albuquerque is available by areas that vary from the areas selected for analysis in the Planned Growth Strategy. As a result, information is generally representative of areas within the 1960 City Boundary and the Water Service Area, but does not match precisely.

Retail

Table 26 contains information about retail markets in Albuquerque. Downtown is the smallest submarket with 530,735 square feet of leasable area. It has the highest vacancy rate, with nearly one-fourth of the leasable area vacant. Uptown has the lowest vacancy rate, at just over 5%. Other than Downtown, submarkets have similar vacancy and rent characteristics.

Table 27 Office Markets in Albuquerque, Second Quarter 1998

Area	Total Projects	Total Square Feet	Vacancy (%)	Average Asking Rent*
1960 City Boundary				
Downtown	42	2,932,493	16.35	$13.18
Uptown	47	2,186,406	8.89	$14.73
Midtown	25	1,114,432	9.22	$11.67
South Metro/Airport	31	1,163,728	10.04	$12.53
Water Service Area				
NE Heights	41	1,285,119	9.39	$13.07
North Valley/North I-25	32	1,084,696	6.05	$14.18
Outside Water Service Area				
Northwest Mesa*	18	384,305	11.79	$14.16
Overall	236	10,151,179	11.08	$13.44

Source: CREI Research, 1998.
* Includes Rio Rancho. Area is split between Outside Water Service Area.

Office

Office space is classified according to building characteristics. Prime locations for Class A space are Downtown and Uptown. No suburban space is considered to be Class A. Class B and Class C space are older buildings in good to average locations with lower rental rates. Figures reported below are averages over all building classifications. Office space characteristics are shown in Table 27.

Nearly 75% of office development is located within the 1960 City Boundary. Downtown has the highest vacancy rate of any area. New office development is taking place in the North I-25 corridor.

The northwest has historically had low demand for office space. To date, the area is largely residential, with retail and service businesses moving into the area in recent years to serve the population on the West Side. However, as the West Side population continues to increase, demand for office and industrial space will increase.

Industrial

Most industrial development is concentrated in areas within the 1960 City Boundary and in the Water Service Area. The largest industrial area is the North I-25 area, which extends along I-25 north of I-40. Some of this area is within the 1960 City Boundary, but most is outside it and within the Water Service Area, as shown in Table 28 (pg. 36).

Industrial buildings are a mix of office and warehouse or manufacturing space. Average rents vary with the percentage of buildings that tend to be office space,

Table 28 Industrial Markets in Albuquerque, Second Quarter 1998

Area	Total Projects	Total Square Feet (Estimate)	Total Available Square Feet	Vacancy Rate (%)	Average Asking Rent*
1960 City Boundary					
Downtown	19	4,400,000	429,130	9.86	$3.82
NE Heights	8	5,200,000	234,921	4.51	$7.03
SE/Airport	16	2,600,000	194,455	7.42	$5.07
Water Service Area					
North Valley/North I-25	63	14,700,000	1,303,275	8.91	$5.85
Northwest Mesa*	8	4,196,766	164,967	3.86	$6.72
Southwest	7	2,500,000	122,386	4.88	$4.17
Overall	121	33,596,766	1,590,628	7.29	$5.46

Source: CREI Research 1998.
Includes Rio Rancho

since office space rents are higher than warehouse or manufacturing space rents. Rents and vacancy rates vary by area of town, but not by whether the area is in older or newer parts of the urban area.

2.4 Vacant Land

2.4.1 Vacant Land Prices

Residential

In the third quarter of 1998, the Home Builders of Central New Mexico listed 478 available home lots for sale in about 20 major subdivisions or phases of subdivisions in the Albuquerque area, excluding Rio Rancho, Los Lunas, the East Mountains, and Placitas. These included lots available to the public, as opposed to lots sold in bulk to homebuilders. Lot sizes for single family detached homes ranged from approximately 5,000 square feet to just under 1.5 acres, although one subdivision offered lots as large as 1.8 acres. Prices ranged from $49,000–$340,000, except for townhouse lots of 3,000 square feet selling for $25,000–$28,000.

The northeast offered the largest number of lots available to the public—340—at a range of $54,000–$340,000. Lots in the northeast ranged from 5,000 square feet to over one acre. Large lot sizes in North Albuquerque Acres and the foothills of the Sandias are dictated by topography and utilities.

More than 600 lots in the Northwest Mesa were presold to builders, with only 51 listed as available to the public for from $49,000–$69,000. Lot frontages ranged from 45 feet to 65 feet, with a typical lot depth of 110 feet. Only one development, a custom home subdivision built on difficult soils, offered average lots as large as an acre.

A total of 56 lots in three infill subdivisions was available in the North Valley. Lot sizes for single family detached homes ranged from 6,000–14,053 square

Table 29 Non-Residential Land Market in Albuquerque 1997–1998*

Area	Total Parcels	Total Acres	Aver. Parcel Size (AC)	Median Parcel Size (AC)	Size Range (AC)	Aver. Price/ Acre	Aver. Price/ SF
1960 City Boundary							
Downtown	2	12.60	6.30	6.30	4.00–8.60	$318,560	$7.32
Uptown	4	8.11	2.03	1.99	1.52–2.62	$399,336	$9.17
NE Heights	10	59.27	5.93	3.25	0.92–22.00	$357,288	$8.29
SE Hts./ Airport	8	101.59	12.70	2.61	to 48.00	$191,849	$4.38
Water Service Area							
Far NE	9	23.82	2.65	2.00	1.18–6.25	$401,418	$7.03
N Valley	22	273.44	12.43	6.37	1.29–66.13	$295,080	$4.87
S Valley	11	882.47	80.22	9.60	3.00–565.00	$103,760	$5.29
Outside Water Service Area							
West Mesa	51	2,691.72	52.78	6.07	0.92–2000	$230,176	$5.12
Total	117	4,053.02	21.88	4.66	0.92–2000	$287,183	$6.43

Source: NAIOP 1997–98 Commercial Space Directory. Geographic boundaries do not exactly match the three service boundaries

feet in size. Their prices ranged from $58,000–$74,000. Townhouse lots were priced at $25,000–$28,500 for about 3,000 square feet.

In the Southwest Mesa, 21 lots were listed for sale in one subdivision, with a price of $18,000 per lot. Most subdivisions in the southwest are built out by builders specializing in affordable housing priced under $100,000. Few lots are available for purchase by individuals. The low lot prices in this area are essential for builders to be able to provide lower priced new homes.

No data are available for individual infill lots.

Non-Residential Land

Vacant non-residential land prices vary by area. On average, the highest prices are within the 1960 City Boundary, and the lowest prices are in the South Valley on a per acre basis. The largest supply of land being actively marketed is in the West Mesa. (Table 29.)

2.4.2 Vacant Land Supply

The vacant land supply as of May 1998 was used as the benchmark for this analysis. Figure 7 (pg.43) shows the locations of vacant land in the metropolitan area. Vacant land was identified through AGIS, which contains all platted parcels in the urban area and zoning by four-digit land use code. Vacant land in the AGIS is identified by broad use category, based upon the zoning of the property.

Land with potential impediments to development has been eliminated from the vacant land supply. Within the Albuquerque urban area are more than 115,000

Table 30 Vacant Land Not Impacted by Poor Soils, 100-Year Flood Zones, Open Space, Landfills, and Indian Reservations, May 1998

Area	Residential	Residential/ Agricultural	Non-Residential	All Categories
1960 City Boundary	937	0	1,303	2,240
Water Service Area	4,682	3,030	4,520	12,232
Outside Water Service Area	13,534	51,579	12,312	77,425
Total	19,153	54,609	18,135	91,897

acres of vacant land as of May 1998. Subtracting land that has soils identified in the soil survey of Bernalillo County as having limitations for construction of dwellings and basements, 100-year flood zones, acres designated as current or proposed open space, Indian lands, and landfills leaves more than 90,000 acres available for development. Because poor soils and flood zones can be mitigated, total land area is shown with and without these constraints (Tables 30 and 33 and 31-32, respectively).

Following this analysis, Albuquerque City Planning staff in February/March of 1999 began the first phase of a field study to fine tune the vacant land data generated by AGIS. Staff visited 414 sites (2,020 acres) within the 1960 City Boundary that were identified as vacant and at least one acre or larger in size. Staff verified the vacant status and evaluated the development potential of these parcels. They found that 313 of the sites (1,735 acres) were indeed vacant. Moreover, 234 of these vacant sites (1,421 acres) or 82% were judged to have good development potential. Development potential of the rest was considered fair (12%) or poor (6%). Staff also found that 52 sites (65 acres) were already developed and 49 sites (220 acres) were under development.

Table 31 Vacant Land Not Impacted by Open Space, Landfills, and Indian Reservations, May 1998

Area	Residential	Residential/ Agricultural	Non-Residential	All Categories
1960 City Boundary	974	0	1,260	2,234
Water Service Area	5,377	3,542	4,970	13,889
Outside Water Service Area	16,353	55,469	13,473	85,295
Total	22,704	59,011	19,703	101,418

In addition, staff estimated a total of 1,647 sites (446 acres total) smaller than one acre were vacant within the 1960 City Boundary. This resulted in an estimated grand total of 2,181 vacant acres—1,735 acres surveyed and 446 acres unsurveyed—within the 1960 City Boundary during the first quarter of 1999. The number is close to the 2,240 acres found vacant in Table 30.

While more costly, development can take place in flood zones and on poor soils when these conditions are mitigated. For example, a portion of Ventana Ranch, currently being developed on the West Side, is shown as an area of poor soils. Excluding these constraints that can be mitigated, the available supply rises to more than 100,000 acres, as shown above in Table 31.

Tables 32 and 33 summarize vacant land by Community Planning Areas and for areas outside the designated Community Planning Areas. This includes all vacant properties that are designated in the AGIS land use file as vacant residential or vacant non-residential. Many parcels within the 1960 City Boundary are known to be small.

Community Planning Areas with the greatest supply of vacant land are located near the urban fringe. These include North Albuquerque, the South Valley, and the West Side.

Table 32 Vacant Land Not Impacted by Open Space, Landfills, and Indian Reservations, May 1998, by Community Planning Areas

CPA	Residential	Residential/ Agricultural	Non-Residential	All Categories
Central Abq.	82	0	262	343
E Gateway	597	51	319	967
Foothills	735	4	103	842
Mid-Heights	68	0	271	339
N Abq.	999	2,010	293	3,302
N Valley	619	846	1,109	2,573
Near Heights	147	27	680	854
S Valley	828	1,425	1,474	3,727
SW Mesa	3,019	12,235	1,368	16,622
W Side	5,795	4,316	1,641	11,753
NE Outside	167	74	3	244
SE Outside	9,603	45	99	9,747
SW Outside	69	20,142	1,294	21,505
NW Outside	4	17,830	10,794	28,628
Total	22,732	59,005	19,710	101,446

Table 33 Vacant Land Not Impacted by Poor Soils, 100-Year Flood Zones, Open Space, Landfills, and Indian Reservations, May 1998, by Community Planning Areas

CPA	Residential	Residential/ Agricultural	Non-Residential	All Categories
Central Abq.	81	0	256	337
E Gateway	511	47	309	867
Foothills	572	4	96	672
Mid-Heights	62	0	264	326
N Abq.	762	1,729	202	2,693
N Valley	593	811	1,011	2,414
Near Heights	141	0	753	895
S Valley	727	1,087	1,382	3,196
SW Mesa	2,777	11,465	1,196	15,439
W Side	3,410	4,065	1,210	8,685
NE Outside	77	52	2	132
SE Outside	9,386	11	88	9,485
SW Outside	68	19,485	1,087	20,640
NW Outside	3	15,821	10,293	26,117
Total	19,170	54,577	18,149	91,898

The fringe areas of Albuquerque, including North Albuquerque (substantial portions vacant), the Southwest Mesa (Atrisco Land Grant, 1,972 acres and Pajarito Land Grant, 8,445 acres) and the northwest outside of Community Planning Areas (8,872 acres), contain areas of premature platting, shown in Figure 8 (pg.45). Platting and fragmented ownership makes development difficult, but not impossible. For the most part, these areas are outside the Water Service Area. As the urban area has expanded, land assembly and development has occurred. In North Albuquerque Acres, for example, 40% of the total land area is developed. In the Pajarito Land Grant, only 4% is developed, and in the Atrisco Land Grant 20% is developed. A few acres of the land west of Paradise Hills are developed, and about 20% is open space.

2.4.3 Redevelopable Land Supply

Potential redevelopable sites were identified by comparing assessed building value to assessed land value. Parcels with a building value equal to or less than the land value were considered to be redevelopable. Assessed value information was obtained from the Bernalillo County Assessor, who has building and land values for all parcels within the County. To make sure that the redevelopable land estimates do not include land that is not redevelopable, a conservative approach was taken by excluding the following types of parcels:

- Private schools
- Board of Education (Albuquerque Public Schools) properties
- City and County properties
- Cemeteries
- Mobile home parks
- Golf courses
- Residential properties of 0.5 acre or less
- Residential properties with homes valued at $50,000 or more, and
- All buildings over $1 million

Some of the excluded sites might be suitable for redevelopment. For example, buildings valued at more than $1 million could include properties such as older shopping centers and excess parking. These sites are often designed to incorporate infill projects, and many could serve as potential redevelopment sites.

An estimated 1,521 acres of redevelopable land are located within the 1960 City Boundary, as shown in Table 34. The average parcel size is 0.85 acre. An estimated 3,996 acres of redevelopable land are located outside the 1960 City Boundary but within the current Water Service Area. The average size of redevelopable parcels in the Water Service Area is 3.2 acres. Several large parcels, including the 430-acre Sundt property at Osuna and the North Diversion Channel and the Coronado Airport, provide opportunities for large-scale redevelopment.

The location of redevelopable parcels is shown in Figure 9 (pg.49). Most parcels are

small. Non-residential parcels are located along most older arterial streets and throughout older parts of the North I-25 area. Most residential parcels are larger parcels in the North and South Valley, where the land value has outstripped the value of the original rural residential or agricultural improvements.

Table 34 Estimated Redevelopable Land by Area, 1998

Property Class	Count of Parcels in the 1960 City Boundary	Sum of Acres in the 1960 City Boundary	Count of Parcels in the Water Service Area	Sum of Acres in the Water Service Area	Total Parcels	Total Acres
Combination of Uses	0	0	11	416	11	416
Non-residential	1,522	1,338	531	2,040	2,053	3,378
Residential	82	137	488	1,351	570	1,488
Vacant Buildings	192	46	230	189	422	235
Total	1,796	1,521	1,260	3,996	3,056	5,517

Most redevelopable parcels are small, as shown in Tables 35 and 36. Most parcels within the 1960 City Boundary are commercially zoned and/or in commercial use. As shown in Figure 9 (pg.49), these parcels tend to be located along arterial streets. In the Water Service Area outside the 1960 City Boundary, over half of the redevelopable land is commercial property, but there is residential and mixed-use property suitable for redevelopment as well.

Within the 1960 City Boundary, nearly 60% of parcels are less than 0.5 acre in size. Only nine parcels are 10 acres or more, but these account for nearly 40% of the land area. In the Water Service Area parcels are larger, with 65 parcels of 10 acres or more totaling nearly half of the land area.

Table 35 Redevelopable Land by Parcel Size, Number of Parcels, 1998

Location	LT 0.5 ac.	0.5–0.9 ac.	1–1.9 ac.	2–4.9 ac.	5.0–9.9 ac.	10.0+ ac.	Total
1960 City Boundary							
Commercial	885	318	178	127	28	9	1,545
Residential	0	0	74	13	1	0	88
Mixed-Use	0	0	0	0	0	0	0
Vacant Building	170	7	5	2	0	0	184
Total	1,055	325	257	142	29	9	1,817
Water Service Area							
Commercial	94	120	114	143	46	39	556
Residential	0	0	320	144	20	17	501
Mixed-Use	0	1	3	3	1	5	13
Vacant Building	133	50	38	8	3	4	236
Total	227	171	475	298	70	65	1,306

Table 36 Redevelopable Land by Parcel Size, Acres, 1998

Location	LT 0.5 ac.	0.5–0.9 ac.	1–1.9 ac.	2–4.9 ac.	5.0–9.9 ac.	10.0+ ac.	Total
1960 City Boundary							
Commercial	227	224	248	385	187	150	1,421
Residential	0	0	100	38	8	0	145
Mixed-Use	0	0	0	0	0	0	0
Vacant Building	28	5	6	7	0	0	46
Total	255	229	354	430	194	150	1,613
Water Service Area							
Commercial	31	90	163	440	325	1,278	2,326
Residential	0	0	433	430	124	417	1,404
Mixed-Use	0	1	4	12	6	400	422
Vacant Building	34	35	49	24	22	60	223
Total	65	125	649	905	477	2,154	4,375

Note: Some columns may not add due to rounding.

Smaller redevelopable parcels present several limitations. First, they may not be available for sale, and second, their small size may accommodate a limited number of potential uses. As arterial streets in older Albuquerque neighborhoods have been widened, the depth of older strip commercial properties has decreased to a size that limits design flexibility.

Retail patterns have changed dramatically in the past 20 years. Rather than shopping at smaller independently owned stores, consumers do much of their shopping at larger discount stores. Grocery stores have increased in size to accommodate a wider range of non-food merchandise. A small modern grocery store is about 40,000 square feet in size, and a large "super center" may be 80,000 to over 100,000 square feet in size. In Albuquerque, larger stores and newer shopping centers are located on sites or in centers of 10 acres or more. A number of new retail centers have been built on infill sites. Examples of new retail center locations include San Mateo and I–40 (The Pavilions at San Mateo: Circuit City, Old Navy, Linens and Things, Just for Feet), Eubank and Lomas (Target, Office Depot, Best Buy) and Eubank near Central (Wal-Mart, Sam's Club, PetSmart, Home Depot).

A few retailers specialize in renovating older properties. In Albuquerque, John Brooks supermarkets and Wild Oats Markets have renovated commercial space of 20,000–30,000 square feet in older centers. MacFrugals, Lots Off, 50 Percent Off, Family Bargain stores and Hobby Lobby are other retail stores that have taken over space vacated by grocery and discount stores.

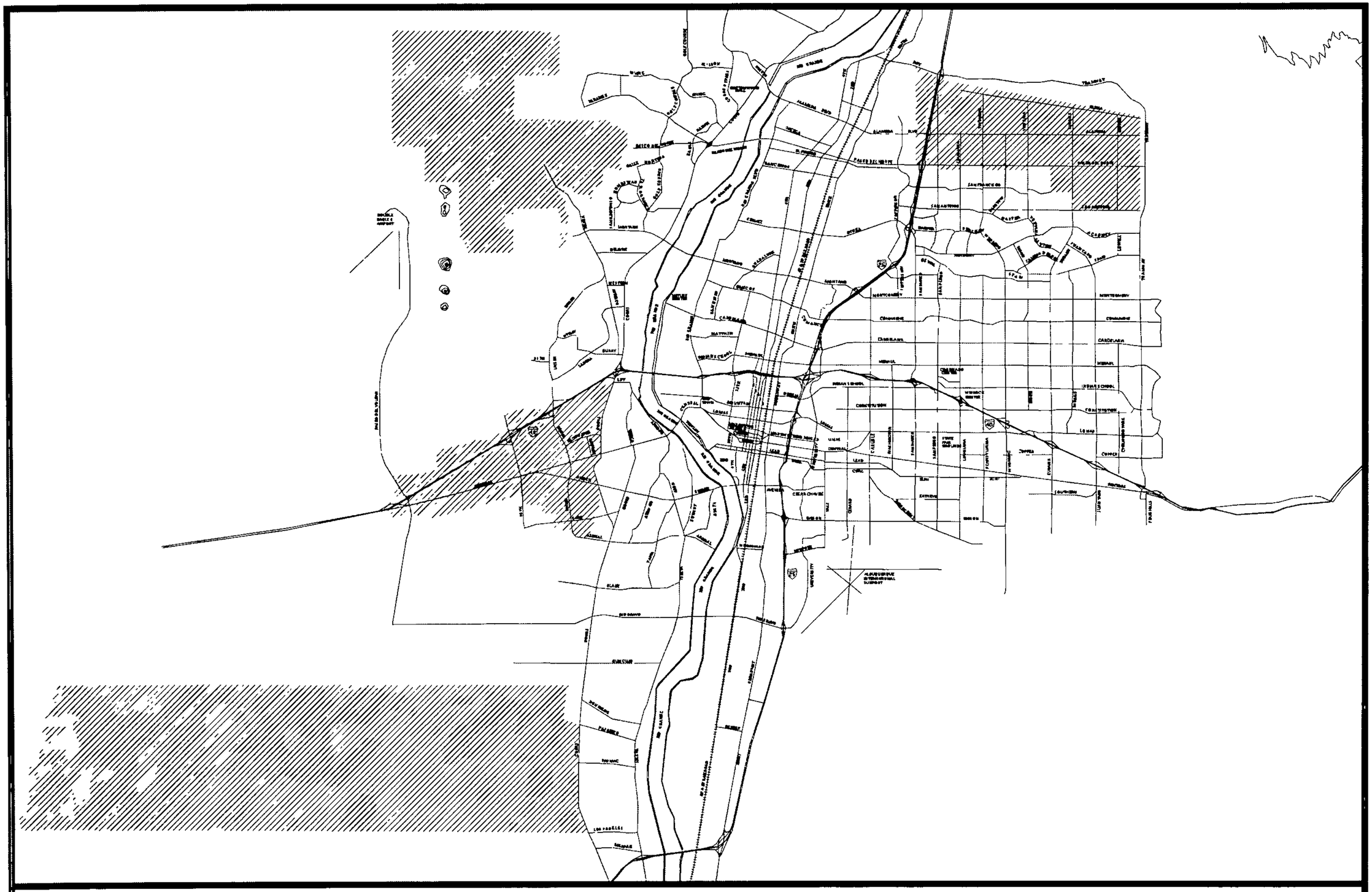
Because the sizes of most redevelopable parcels are small, a growth strategy for Albuquerque should encourage assembly into larger tracts, redevelopment of older strip centers as office or specialty retail, or redevelopment as residences. Prototype designs would be useful to illustrate how these parcels can be reused.

DEVELOPED LAND
UNDEVELOPED LAND
LAND CONSTRAINTS

1960 CITY LIMITS
WATER SERVICE AREA

Figure 7
Vacant Developable Land

Scale: 1 inch = 3 miles
Map Printed November 30, 1998



Impacted Areas

Figure 8
Areas Impacted by Fragmented Ownership

Scale: 1 inch = 3 miles
Map Printed November 30, 1998

Land use policy should be compatible with City and County goals. The Albuquerque/Bernalillo County Comprehensive Plan encourages a rural environment in the Valley areas. Redevelopment of large rural parcels may not be desirable under this policy. Compatibility of infill with existing neighborhoods is also a concern.

Findings of this analysis are as follows:

- Nearly 92,000 acres of vacant land that is not impacted by landfills, flood hazards, or poor soils exist in the study area. Of these, 2,240 acres are located within the 1960 City Boundary, which represents Albuquerque's older established neighborhoods. An additional 12,232 acres are located outside the 1960 City Boundary but within the Water Service Area. These areas do not include land served by other utility companies, which also have potential for urban development.
- Approximately 6,000 acres of land within the 1960 City Boundary and Water Service Area are potentially redevelopable.
- The analysis of redevelopable land indicates a pattern of declining value of improvements and increasing land values in older commercial strips along most of the arterial streets within the 1960 City Boundary. Public incentives may be needed to encourage redevelopment of these properties. Such incentives might include streetscape and façade improvements to fix deteriorating commercial strips, direct property acquisition and project packaging to encourage private development, writing down the cost of land, and upgrading infrastructure at public expense.
- Vacancy rates for non-residential buildings are highest in the Downtown, and rents for non-residential space there are low.

2.5 Projected Demand for Vacant Land

Projected demand for vacant land was estimated based on the historic relationship between development and growth. Projections of population and employment growth for Bernalillo County were developed by the MRGCOG for 2020. This analysis compares the differences in demand for land between three scenarios for the distribution of growth in the study area.

2.5.1 Historic Demand and Demographic Change

From 1990-1995 the urban area population increased from 465,621-502,095 and employment (jobs) increased from 242,635-299,862. During the same time period, 2,705 acres of residential land and 1,108 acres of non-residential land were absorbed to accommodate this growth.

The relationship between growth and land absorption varied by area, as shown in Table 37 (pg.48). Development within the 1960 City Boundary is much denser for both population and employment than in the area Outside the Water Service Area.

2.5.2 Planned Growth Strategy Scenarios Development

Three land use scenarios were developed to evaluate infrastructure costs. These scenarios illustrate different distributions of growth during the period 1995-2020. Estimates of 1995 population and employment and 2020 projections produced by

Table 37 Historic Growth and Land Absorption

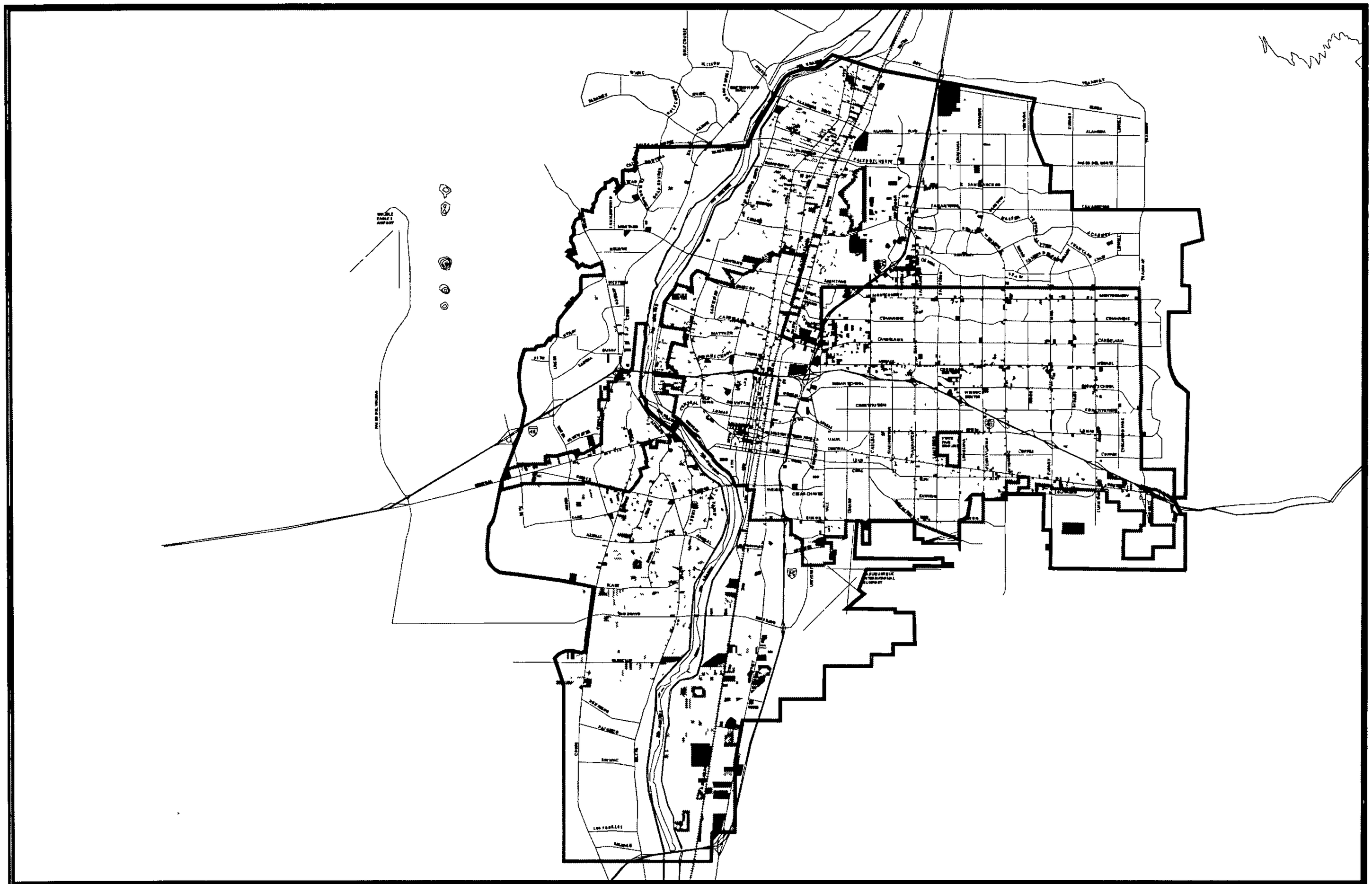
	1990	1995	Growth	Total Land Absorption 1990–1994 (Acres)	Average Land Used per Person (Acres)
Population					
1960 City Boundary	259,783	262,472	2,689	162	.060
Water Service Area	169,685	195,936	26,251	1,702	.065
Outside Water Service Area	36,153	43,687	7,534	841	.112
Total	465,621	502,095	36,474	2,705	.074
Employment					
1960 City Boundary	155,192	184,342	29,150	408	.014
Water Service Area	60,720	86,450	25,730	569	.022
Outside Water Service Area	26,723	29,070	2,347	131	.056
Total	242,635	299,862	57,227	1,108	.019

the MRGCOG provide the total growth in Bernalillo County in all scenarios. These scenarios were developed by an ad hoc committee composed of planners and engineers from City and County agencies. The three scenarios are:

Trend Scenario. MRGCOG 2020 projections were assumed to represent current trends. The trend is toward dispersed suburban growth on the West Mesa and at Mesa del Sol. The most significant employment growth is projected for the North I-25 area.

Downtown Scenario. This is a modified version of the land use alternative contained in the Transportation Evaluation Study, prepared for the City in 1997, that was designed as a transit-oriented land use pattern. It emphasizes employment growth in three major centers: the central business district, Uptown, and the area surrounding the University of New Mexico. Population growth is more compact than in the Trend Scenario, with a concentration of population growth along key corridors linking the major centers.

Balanced Scenario. This scenario was developed in conjunction with County staff. It emphasizes a balance of population and employment east and west of the Rio Grande, with concentrations of population and employment to support transit along two key corridors: (1) Central Avenue from Atrisco Business Park to the New Mexico State Fairgrounds and north on Louisiana Boulevard to Uptown and (2) a north/south corridor along Isleta from Rio Bravo to Bridge, east to 4th Street and north to Osuna along 4th Street. Population growth is concentrated along these corridors, with a corresponding increase in population-serving employment. More employment is located west of the Rio Grande compared to the Downtown Scenario. Key new employment centers are the Atrisco Business Park, Mesa del Sol, and a redeveloped New Mexico State Fairgrounds site.



Redevelopable Land by Property Class

- Residential
- Commercial
- Combination
- Vacant Buildings

- 1960 City Limits
- Water Service Area

Figure 9
Redevelopable Land

Scale: 1 inch = 3 miles

Map Printed November 30, 1998

The analysis was done in two ways as shown in Table 39 (pg. 66). The first projection of demand for land does not assume changes in density. For example, all development projected in the 1960 City Boundary is assumed to occur at the same density as during the period from 1990–1995. Differences among the scenarios are the result of more or less development occurring in higher or lower density areas. In the second approach, a 25% more efficient use of land is assumed for residential development, and higher-than-average floor area ratios are assumed in the Downtown Core.

Table 38 Projected Total Population and Employment by Area

	Total County	Study Area	1960 City Boundary	Water Service Area	Outside Water Service Area
Population					
1990	480,577	465,621	259,783	169,685	36,153
1995	520,201	502,095	262,472	195,936	43,687
2020	673,734				
Trend		639,808	263,872	248,772	127,165
Balanced		646,330	291,291	244,179	110,860
Downtown		641,978	278,925	258,305	104,748
Employment					
1990	244,307	242,636	155,192	60,720	26,723
1995	302,702	299,862	184,342	86,450	29,070
2020	455,182				
Trend		447,409	230,308	145,962	71,139
Balanced		448,529	232,297	152,255	63,976
Downtown		449,252	259,919	143,053	46,280

The Balanced and Downtown Scenarios make the assumption of a 25% increase in land use efficiency. This efficiency can be based on two factors. The first is related to the number of persons or employees within large parts of the urban area. Efficiency, in this sense, can be achieved by building in an orderly way from the edge of development and not passing over large tracts of land. Secondly, efficiency also can be achieved by decreasing the lot size and increasing the Floor Area Ratio for non-residential development. The Scenarios assume moderate changes in both approaches. The study did not assume, for example, that there was a shift to a greater percentage of higher density housing, such as townhouses and apartments, being built. The percentages of single family detached, townhouses, and apartments followed past patterns.

This approach is based on the following. First, a compact urban form is supported by adopted City/County Comprehensive Plan policy that is more conservative in its impact on the environment, intrinsically more efficient, encourages sociability and the formation of community, and supports an effective public transit system and the use of other alternative modes of transportation.

Figures 10–15 (pg.53-63) illustrate differences in the distribution of growth from 1995–2020. See Chapter 3.0 for more information on the three scenarios.

2.5.3 Projected Land Absorption

A summary of projected population and employment growth by area is shown in Table 38 (pg. 52). County control totals for 2020 are the same in all projection scenarios. However, the scenarios differ slightly in the amount of growth distributed to the urban area. A higher proportion of growth is projected within the 1960 City Boundary and Water Service Area in the Downtown and Balanced scenarios than in the Trend Scenario.

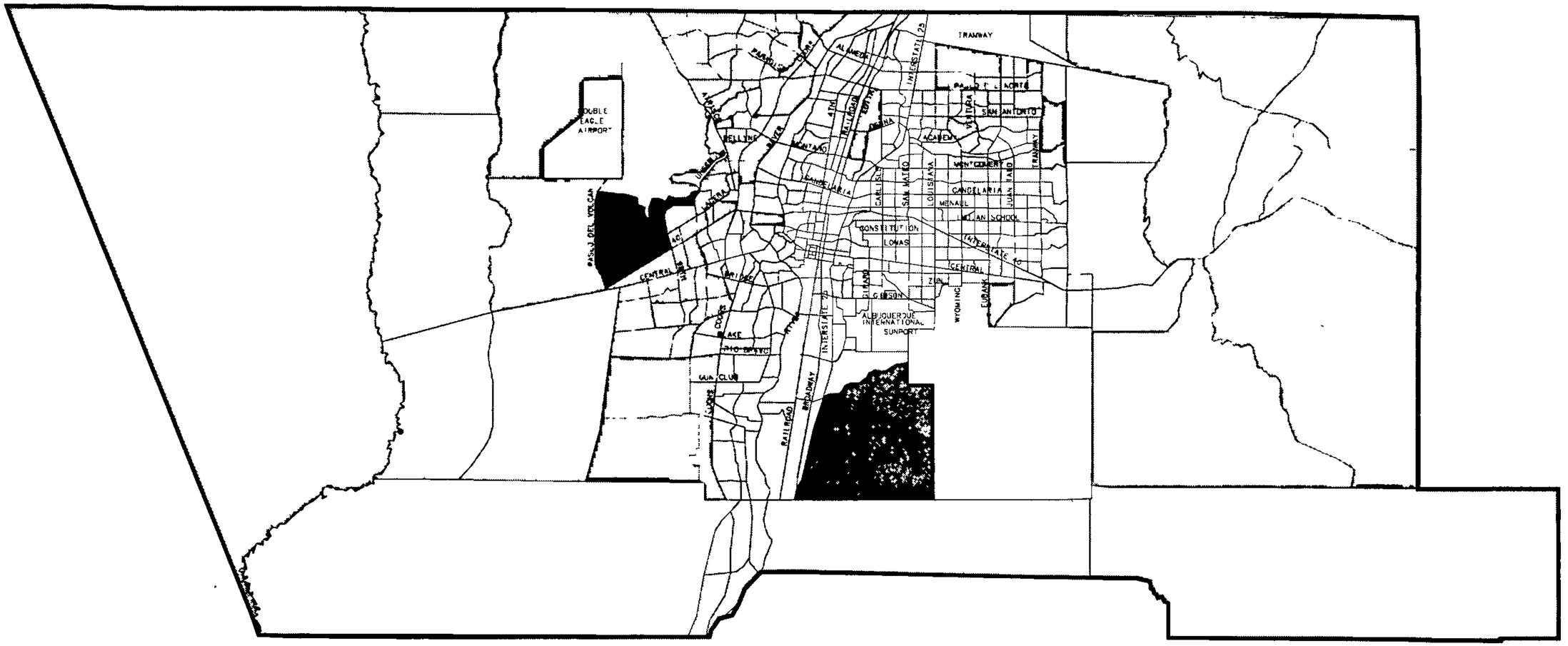
In the Trend Scenario, very little population increase occurs within the older areas of Albuquerque as defined by the 1960 City Boundary. A population increase of 1,400 is projected under the Trend Scenario. Both the Balanced and Downtown Scenarios assume more infill in older neighborhoods. The Balanced Scenario places an emphasis on balanced employment on both sides of the river and population growth in the Central Avenue and Isleta-4th Street corridors. This scenario shows an increase in population of 28,819 within the 1960 City Boundary, and the Downtown Scenario shows a population increase of 16,453 in the 1960 City Boundary.

Within the Water Service Area and outside the 1960 City Boundary, the Trend Scenario projects population growth of 52,836. The Balanced Scenario projects growth of 48,243, and the Downtown Scenario projects growth of 62,369 in this area.

All of the scenarios recognize that some portion of study area growth to 2020 will take place outside of the existing Water Service Area. From 1995–2020, the Trend Scenario projects an increase of 83,468 residents, or 54% of total study area population growth, Outside the Water Service Area. Both the Balanced and Downtown Scenarios project a much more compact urban form, with population growth Outside the Water Service Area of 67,173 (44% of study area population growth) and 61,061 (38% of growth), respectively. As described later in this section, much of the growth outside the City of Albuquerque's Water Service Area is projected to take place within the service areas of other utilities, principally New Mexico Utilities on the West Side.

The major differences in employment distribution among the scenarios are in the Downtown Scenario, which projects that half of study area employment growth will take place within the 1960 City Boundary. However, both the Balanced and Downtown Scenarios place more employment in areas with existing urban services than the Trend Scenario.

Projected demand for land by area for each scenario is compared to the available developable and redevelopable land supply in Table 39 (pg.66). The total amount of land available in all areas can accommodate projected growth in all scenarios. Residential infill as projected in the Balanced Scenario could be accommodated through higher densities, use of non-residentially zoned land for residential use, or additional redevelopment. As described below, the impact of a 25% more efficient use of land was explored for the Balanced and Downtown Scenarios. Twice the development projected in any of the scenarios could be accommodated in the Water Service Area.



2020 Population Growth by DASZ
- 0
- 1 - 500
- 501 - 3000
- 3001 - 6000
- 6001 - 9000
- 9001 - 12000

Figure 10
Projected Population Growth by DASZ, 1995 to 2020
Trend Scenario

Scale: 1 inch = 6 miles
Map Printed November 30, 1998

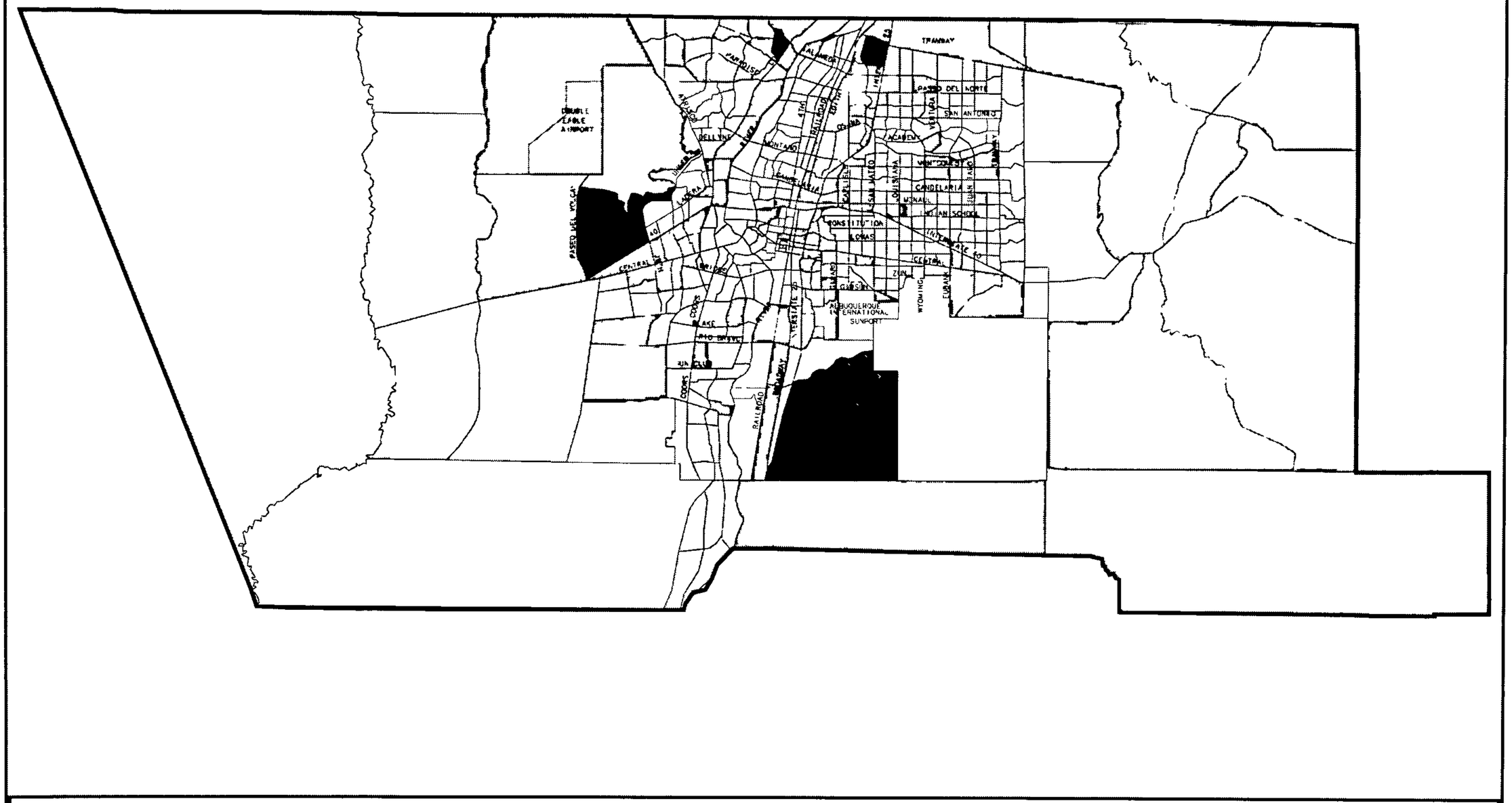
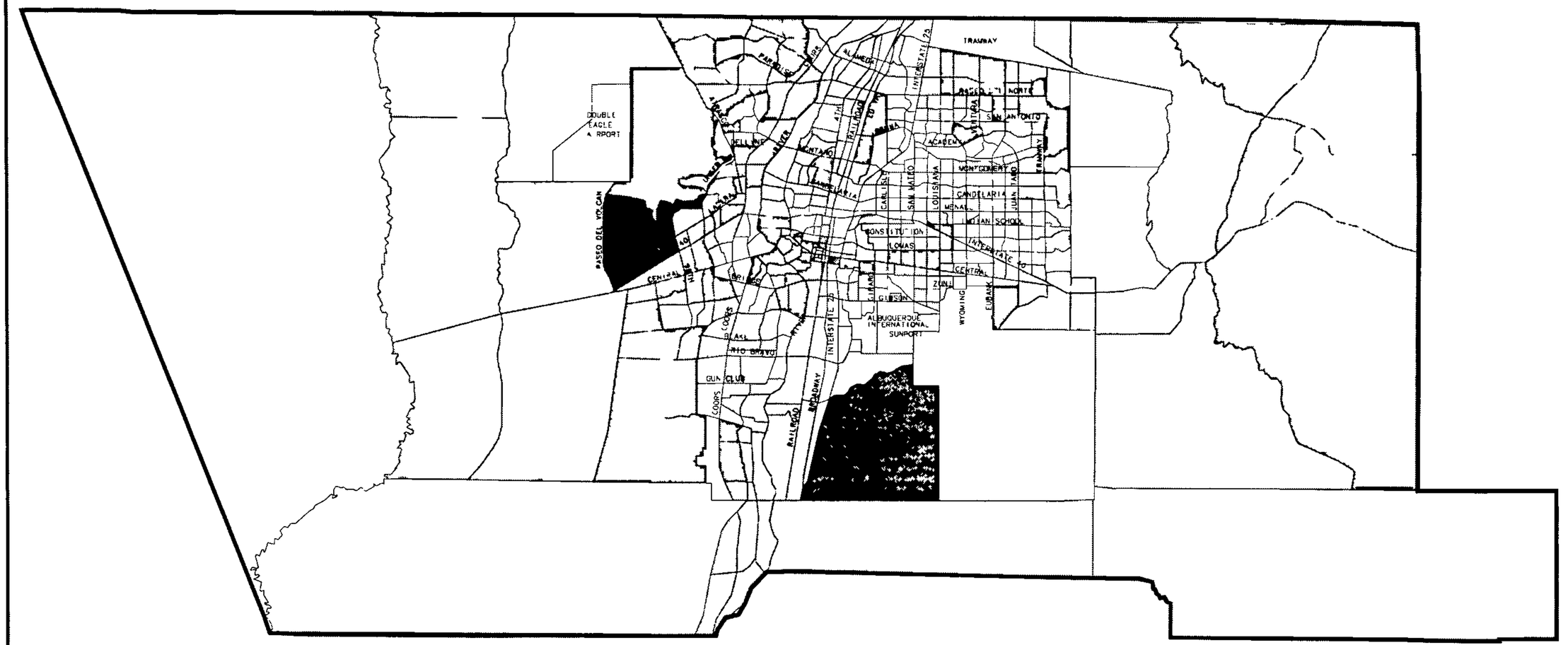


Figure 11
Projected Employment Growth by DASZ, 1995 to 2020
Trend Scenario

Scale: 1 inch = 6 miles

Map Printed November 30, 1998



2020 Population Growth by DASZ
- 0
- 1 - 500
- 501 - 3000
- 3001 - 6000
- 6001 - 9000
- 9001 - 21000

Figure 12

Projected Population Growth by DASZ, 1995 to 2020
Balanced Scenario

Scale: 1 inch = 6 miles

Map Printed November 30, 1998

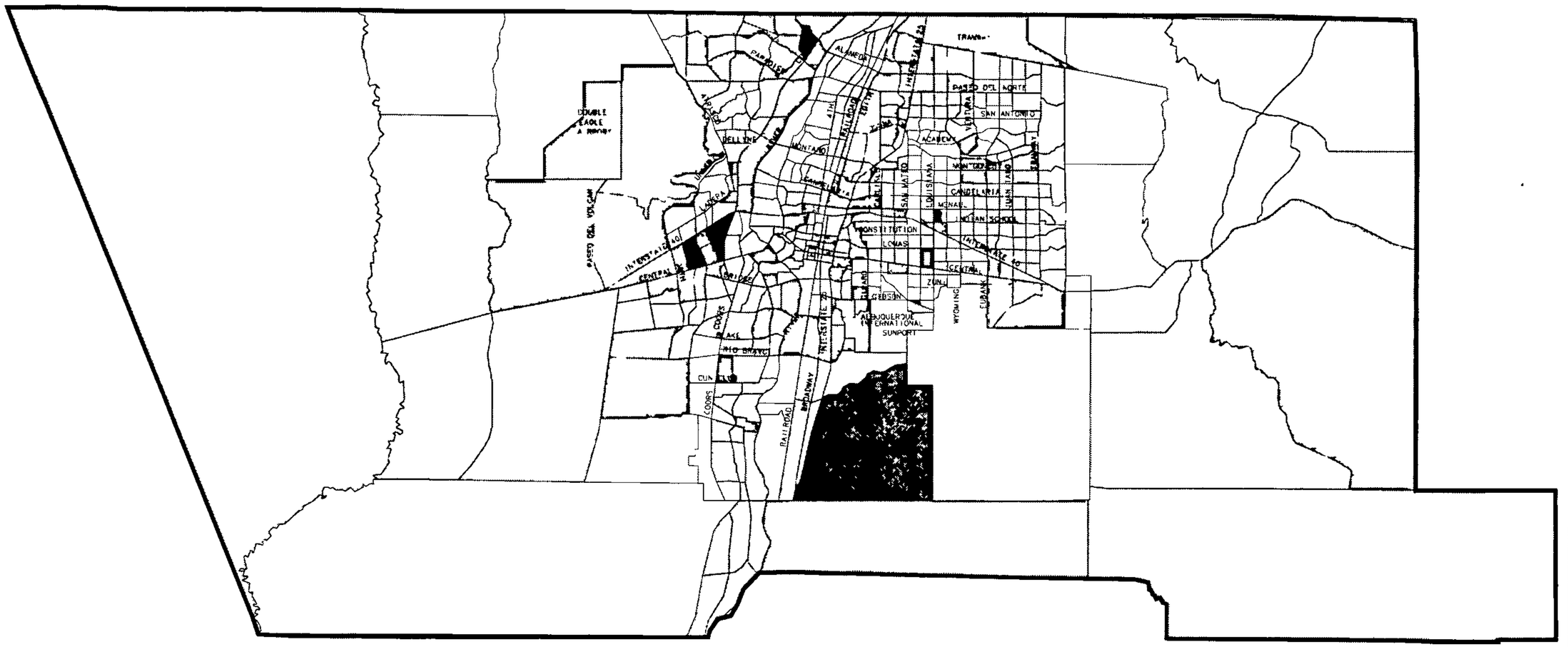


Figure 13

Projected Employment Growth by DASZ, 1995 to 2020
Balanced Scenario

Scale: 1 inch = 6 miles

Map Printed November 30, 1998

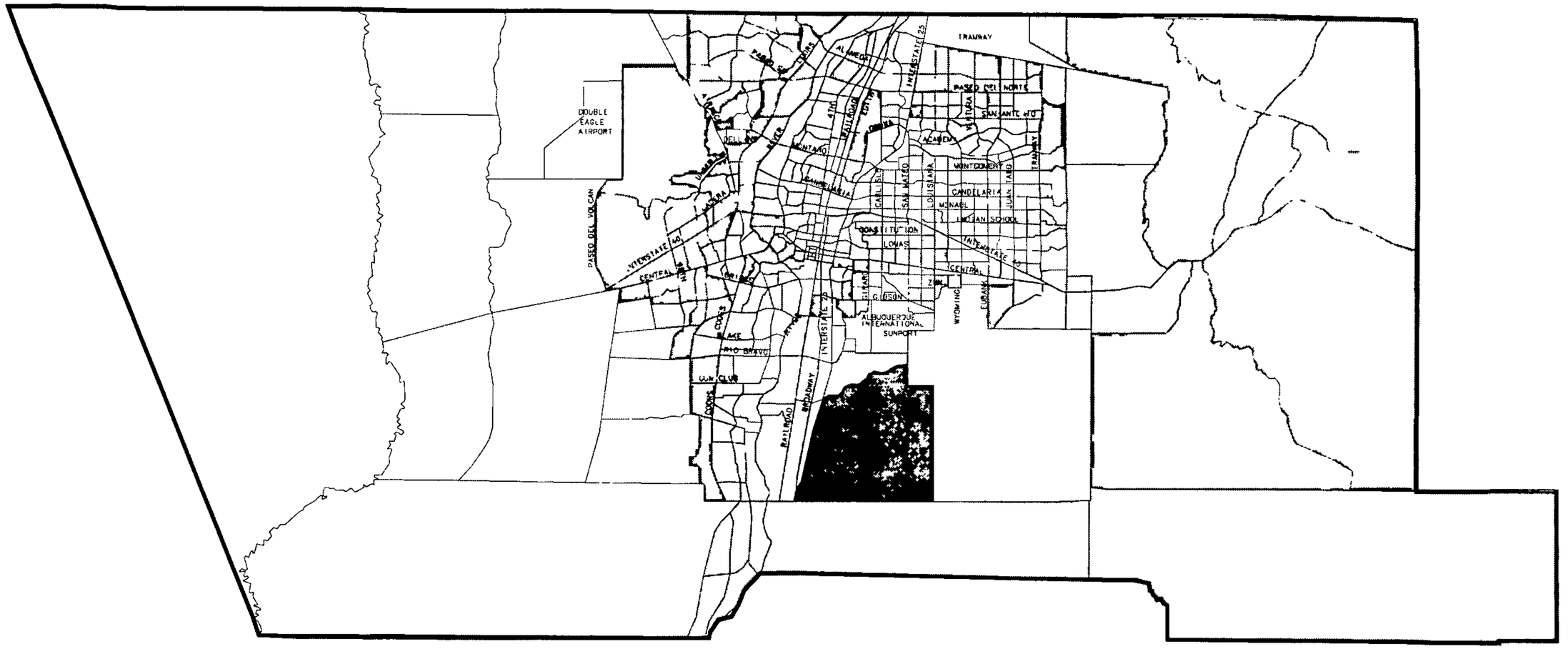
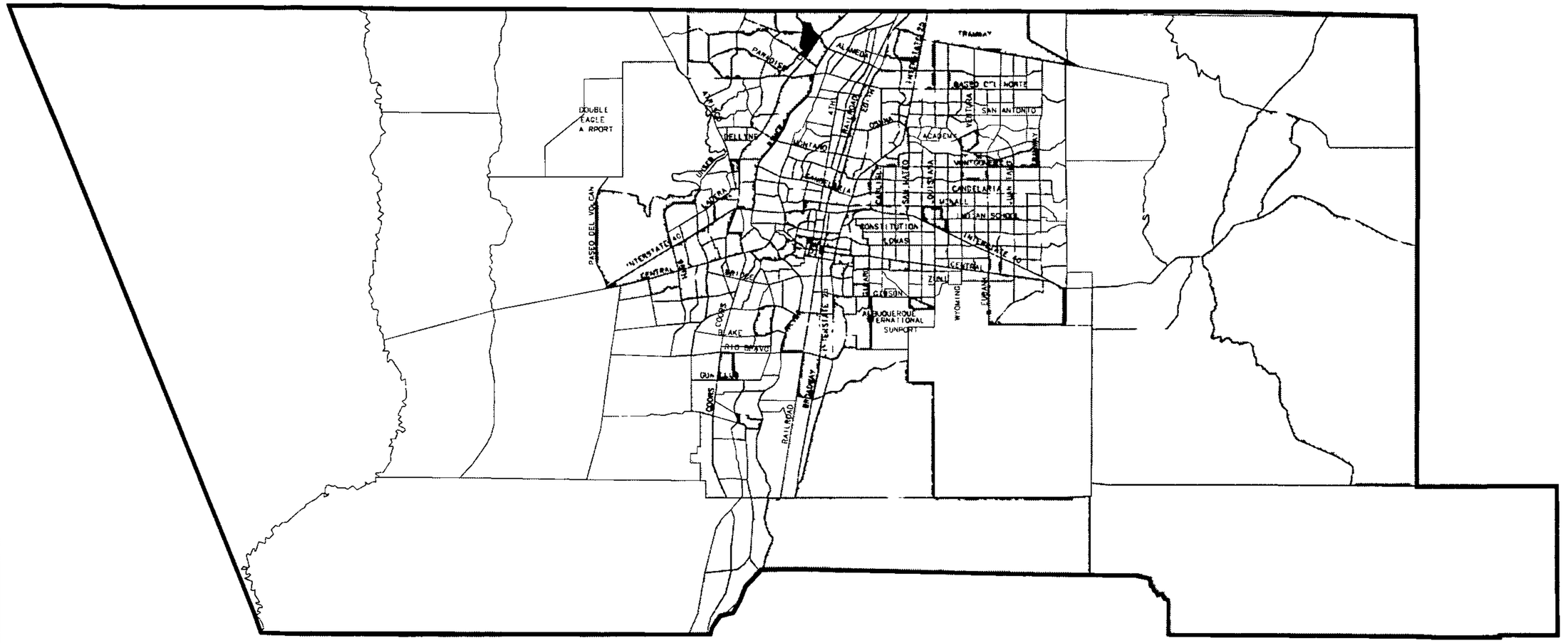


Figure 14

Projected Population Growth by DASZ, 1995 to 2020
Downtown Scenario

Scale: 1 inch = 6 miles

Map Printed November 30, 1998



2020 Employment Growth by DASZ
- 0
- 1 - 250
- 251 - 2500
- 2501 - 5000
- 5001 - 10000
- 10001 - 15000

Figure 15

Projected Employment Growth by DASZ, 1995 to 2020

Downtown Scenario

Scale: 1 inch = 6 miles

Map Printed November 30, 1998

Second, land prices can be affected by a number of factors that often work in combination, including the desirability of the location, the relative supply of available land, the economic condition of the community, the pace of growth, and so on. If implementation of a growth strategy for the region effectively did result, however incidentally, in an increase in land prices per acre, some or all of this increase in price would result in smaller lots or the need for higher floor area ratios for commercial development. Developers would have incentives to reduce lot sizes to keep final costs down and to maintain market demand.

Third, competitive market forces lead to innovation in land planning and development practices. Land planners would innovate in ways to use land more efficiently as they lay out subdivisions, in response to public guidelines and requirements. Through better design, reductions in lot sizes might fully offset increased costs, affording opportunities for greater profits.

Both these forces are already at work in the Albuquerque market today without an urban growth strategy, as witnessed by smaller lot sizes in the newer Northeast Heights subdivisions.

In the analysis with no change in density, the Downtown Scenario reduces the demand for land by about 2,000 acres over the 25-year period. The Balanced Scenario reduces the demand for land by about 1,000 acres. In the second analysis, total land consumption dropped by approximately 4,000 acres in the Balanced Scenario and 5,000 acres in the Downtown Scenario.

Enough land is available within the Water Service Area to accommodate all growth projected to 2020. However, because of location, lot size, ownership, and other land characteristics, all vacant and redevelopable land may not be suitable or available for development when needed. An aggressive infill policy could improve the potential for growth to occur in areas already served by infrastructure. In the 1960 City Boundary, some commercially zoned or mixed-use parcels would be redeveloped for residential use.

The analysis also looks at land supply and demand by Community Planning Area for a more specific analysis by geographic area. Table 40 (pg.64) shows projected demand for land based on projected growth and current average densities for both residential and non-residential development. All areas have an adequate land supply to accommodate projected growth at current densities. Land use efficiencies in the alternative scenarios could produce an even more compact development pattern, with little impact on neighborhood quality.

Findings of the analysis are as follows:

- Vacant and redevelopable land within the Water Service Area as defined in this Part 1 - Findings Report can accommodate more growth than would occur under any of the three scenarios over the next 20 years.
- Occupancy of existing vacant space, additional redevelopment, or higher density new development will enable existing areas to accommodate more development than shown in the analysis. For example, under the Downtown Scenario, higher density non-residential development and absorption of existing underutilized

Table 39 Projected Demand for Land, 1995–2020

	Residential				Non-residential and Other*			
	Land Supply	Trend	Balanced	Down-town	Land Supply	Trend	Balanced	Down-town
Current Densities								
1960 City Boundary								
Demand (acres)		84	1,736	991		644	671	1,058
Supply (acres)								
Vacant Land	937				1,303			
Redevelopable Land	137				1,384			
Total supply	1,074				2,687			
Water Service Area								
Demand (acres		3,434	3,136	4,054		1,309	1,448	1,245
Supply (acres)								
Vacant Land	7,712				4,520			
Redevelopable Land	1,351				2,645			
Total Supply	9,063				7,165			
Outside Water Service Area								
Demand (acres)		9,350	7,523	6,839		2,356	1,955	964
Supply (acres)								
Vacant Land	65,113				12,312			
Redevelopable Land	NA				NA			
Total Study Area								
Demand (acres)		12,868	12,395	11,884		4,309	4,074	3,267
Supply (acres)								
Vacant Land	73,762				18,135			
Redevelopable Land	1,488				4,029			
Total supply	75,250				22,164			
25% More Efficient Land Use								
1960 City Boundary								
Demand (acres)			1,389	793			537	846
Supply (acres)								
Vacant Land	937				1,303			
Redevelopable Land	137				1,384			
Total supply	1,074				2,687			
Water Service Area								
Demand (acres			2,509	3,243			1,158	996
Supply (acres)								
Vacant Land	7,712				4,520			
Redevelopable Land	1,351				2,645			
Total supply	9,063				7,165			
Outside Water Service Area								
Demand (acres)			6,019	5,471			1,564	771
Supply (acres)								
Vacant Land	65,113				12,312			
Redevelopable Land	NA				NA			
Total Study Area								
Demand (acres)			9,917	9,507			3,259	2,613
Supply (acres)								
Vacant Land	73,762				18,135			
Redevelopable Land	1,488				4,029			
Total supply	75,250				22,164			

Land supply from Tables 30 and 34.

* Other includes mixed-use properties and vacant buildings.

space will meet the demand for land in the Central Business District.

- Land holdings, recent annexations and plans for Westland, Mesa del Sol, and Quail Ranch planned communities contain an inventory of vacant land equivalent to more than 50 years' demand in these market areas, even in the Trend Scenario. (In other words, they will absorb demand from other parts of the region, to build out more quickly.) The total inventory of vacant land Outside the Water Service Area is the equivalent of well in excess of twenty years of City and County land consumption. Twenty years' supply is the standard used, for example, in the state of Oregon as appropriate for urban areas, and it is used in other community plans across the country as well. Phasing of urban services to the master planned communities proposed for these properties must be planned carefully.
- Public policies that encourage investment in established areas and discourage disinvestment are critical to realization of the vision of a compact urban area as envisioned in the Comprehensive Plan and the Transportation Evaluation Study.

Table 40 Projected Demand for Land by Community Planning Area, 1995–2020

CPA	Land Supply		Total Demand for Land				
			Current Densities			25% More Efficient Use of Land	
	Vacant Land	Land	Trend	Balanced	Downtown	Balanced	Downtown
Central Abq.	337	111	82	187	362	150	290
E Gateway	867	251	337	311	340	249	272
Foothills	672	58	613	588	620	470	496
Mid-Heights	326	680	106	152	163	122	130
N Albuquerque	2,693	315	2,147	1,892	2,351	1,514	1,881
N Valley	2,415	2,143	2,674	3,253	3,335	2,602	2,668
Near Heights	894	277	235	340	321	272	257
S Valley	3,196	1,727	959	1,913	930	1,530	744
SW Mesa	15,438	322	1,756	2,317	1,328	1,854	1,062
W Side	8,685	322	5,899	4,600	5,639	3,680	4,511
NE Outside	132	0	28	26	28	26	28
SE Outside	9,485	0	1,177	2,078	716	1,663	573
SW Outside	20,640	0	7	1	0	1	0
NW Outside	26,117	0	860	102	0	82	0
Total	91,897	6,206	16,880	17,760	16,133	14,215	12,912

* Surplus or deficit is for vacant land only. Redevelopable land supply provides additional opportunity to accommodate growth.

CITY OF ALBUQUERQUE

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ALBUQUERQUE
Making History

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1002457 **AGENDA ITEM NO: 22**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x)

ENGINEERING COMMENTS:

An approved drainage report is required for Preliminary Plat approval.
An approved infrastructure list is required for Preliminary Plat approval.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED discussed X; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1002457 **Item No. 22** **Zone Atlas G-23**

DATE ON AGENDA 4-6-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Standard infrastructure required per DPM.
2) The street widths need to meet the DPM requirements.
3) Are these P1 or P2 lots?
4) The entrance near Montgomery needs to move further south.
5) What is the width of the existing street rights-of-way?
6) Are the existing streets in place with curb & gutter and sidewalk? Widths?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1002457	**DRB Date:** 4/6/2005
Application Number: 05DRB-00529	**Item Number:** 22

Subdivision: Glenwood Lofts
Block 2, Tracts X-1-A & X-1-B, Glenwood Hills, Unit 1

Zoning: SU-1 PRD

Zone Page: G-23

New Lots (or units) : 24

Request for:

- [x] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other

Parks and Recreation Comments:

This request will be subject to the following requirements of the City Park Dedication and Development Ordinance:

Prior to sign-off on the final plat, a fee in-lieu of and equal to the value of the required park land dedication for 24 new residential lots will be required. The fee will be based on an estimate of land value to be provided by the City Real Property office. Alternatively, the applicant may submit current appraisal information mutually acceptable to the applicant and the City.

The park development requirement will be met via the payment of a fee prior to issuance of building permit for each new dwelling unit.

Signed: CS

Christina Sandoval, (DMD) Phone: 768-3808

~~924-3880 Fax 924-3864 smatson@cabq.gov~~

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 6, 2005
DRB Comments

ITEM # 22

PROJECT # 10002457 **APPLICATION # 05-000525/sketch plat**

Re: Glenwood Lofts

See attached zone requirements for SU-1 PRD zoning.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

(23) Ore reduction, smelting. Signs as regulated in the O-1 zone.

(24) Planned development area, including residential development and mobile home development, in which special use, height, area, setback, or other regulations should be imposed, provided the site contains at least three acres. Signs as permitted and regulated by the Planning Commission.

(25) Planned Residential Development (PRD), provided:

(a) Allowed uses include single-family houses, townhouses, apartments, associated accessory structures and home occupations as regulated by the R-1 zone. Residence/work spaces are allowed as approved by the Planning Commission. O-1 permissive and C-1 permissive uses may be allowed, up to twenty-five percent (25%) of the total gross floor area of the development, as approved by the Planning Commission.

(b) A Site Development Plan for Subdivision (§14-16-5(B)) is required for approval by the Planning Commission in conjunction with a zone map amendment and prior to building permit approval, with specific design requirements that include, but are not limited to: maximum and minimum number of dwelling units and/or density; maximum and minimum lot size(s); maximum building height; minimum building setbacks; architectural design standards, including but not limited to exterior wall materials and colors, roof materials and colors; placement of mechanical units; preliminary grading and drainage plan; landscape design standards; parking; site lighting; design of walls and fences visible from public rights-of-way; and pedestrian amenities.

(c) The PRD uses and development are compatible with adjacent properties, including public open spaces, public trails and existing neighborhoods and communities. The standards for compatibility shall include the design requirements in subsection (b).

(d) Upon approval of a Site Development Plan for Subdivision with design requirements by the Planning Commission, individual site plans for building permit may be submitted for building permit approved unless the Planning Commission specifies additional review.

(e) Signs as permitted and regulated by the Planning Commission.

(26) Public utility structure. Signs as regulated by the Planning Commission.

(27) Police Station. Signs as regulated in the O-1 zone.

(28) Race track. Signs as regulated in the C-2 zone.

(29) Stadium. Signs as regulated in the C-2 zone.

(30) Swimming pool. Signs as regulated in the O-1 zone.

(31) Transit facilities.

(32) Truck plaza.

(33) A concealed wireless telecommunications facility may be allowed in conjunction with an approved use, provided the requirements of Section §14-16-3-17 are met.

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION **S**

__X__ Major Subdivision action
____ Minor Subdivision action
____ Vacation **V**
____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN **P**

____ ...for Subdivision Purposes
____ ...for Building Permit
____ IP Master Development Plan
____ Cert. of Appropriateness (LUCC) **L**

Supplemental form

ZONING & PLANNING **Z**

____ Annexation
____ County Submittal
____ EPC Submittal
____ Zone Map Amendment (Establish or Change Zoning)
____ Sector Plan (Phase I, II, III)
____ Amendment to Sector, Area, Facility or Comprehensive Plan
____ Text Amendment (Zoning Code/Sub Regs)

APPEAL / PROTEST of... **A**

____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: Mainstreet Properties, LLC PHONE: 798-1000
ADDRESS: 8300 Camel NW Suite 201 FAX:
CITY: Albuquerque STATE NM ZIP 87122 E-MAIL:
Proprietary interest in site: Owner **List all owners**:
AGENT (if any): Mark Goodwin & Associates, PA PHONE: 828-2200
ADDRESS: PO Box 90606 FAX: 797-9539
CITY: Albuquerque STATE NM ZIP87199 E-MAIL:john@goodwinengineers.com

DESCRIPTION OF REQUEST: Sketch Plat Approval –Glenwood Lofts

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. X-1-A and X-1-B Block: 2 Unit: 1
Subdiv. / Addn. Glenwood Hills
Current Zoning: SU-1 / PRD Proposed zoning: Same
Zone Atlas page(s): G-23 No. of **existing** lots: 2 No. of **proposed** lots: 24
Total area of site (acres): 2.1 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____
Within city limits? X Yes. No___, but site is within 5 miles of the city limits.) Within 1000FT of a landfill? No
UPC No. 102306002348220439, 102306002551320438 MRGCD Map No. _____
LOCATION OF PROPERTY BY STREETS: On or Near: Montgomery
Between: Tramway and Spanish Bit

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ~~1002800~~ Z A 73-89- 7A 79-187
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: 07/16/2003

SIGNATURE _____ DATE 03-29-05

(Print) Scott Davis ___ Applicant __X__ Agent

FOR OFFICIAL USE ONLY Form revised 9/01, 3/03, 7/03, 10/03, **3/04**

☐ **INTERNAL ROUTING**
☑ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☐ Case history #s are listed
☑ Site is within 1000ft of a landfill
☑ F.H.D.P. density bonus
☑ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
05DRB - 00529	EK	5(3)	$ -0-
			$
			$
			$
			$
			Total $

Hearing date 4-6-05

3-29-05
Planner signature / date

Project # 1002457

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- X Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- X Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of previous D.R.B. approved infrastructure list
- __ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- __ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Design elevations & cross sections of perimeter walls
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ SIA financial guaranty verification
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ Any original and/or related file numbers are listed on the cover application
- __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing
- __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- __ Fee (see schedule)
- __ Any original and/or related file numbers are listed on the cover application
- __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- __ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**

☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**

☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
- __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- __ Letter briefly describing, explaining, and justifying the request
- __ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- __ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- __ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Scott Davis — Applicant name (print)

Applicant signature / date — 3/29/05

Form revised 3/03, 8/03 and **11/03**

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers

05DRB - ____ - 00529

____ - ____ - ____

____ - ____ - ____

Planner signature / date — 3-29-05

Project # 1002457

D. Mark Goodwin & Associates, P.A.
Consulting Engineers
P.O. BOX 90606, ALBUQUERQUE,NM 87199
(505) 828-2200 FAX 797-9539

29 March, 2005

Sheran Matson – DRB Chair
P.O. Box 1293
Albuquerque, NM 87103

Re: Glenwood Lofts – Sketch Plan Review

Dear Ms. Matson:

On behalf of our client, we are making a sketch plan submittal for the Glenwood Lofts project. The site is located at the southeast corner of Montgomery Boulevard and Tramway Boulevard, legally described as Tracts K1A & K2A Glenwood Hills. The property was recently re-zoned from C-1 to SU-1.

The proposed development will include a total of 24 townhome units. Access to the site will be taken off of Spanish Bit Street NE. It is proposed that Glenwood Lofts will be a private, gated community. Standard Public utility connections will be made in Spanish Bit Street, and Tramway Boulevard.

If you, or any other DRB members have any questions concerning this project, please feel free to contact me at 828-2200.

Sincerely,

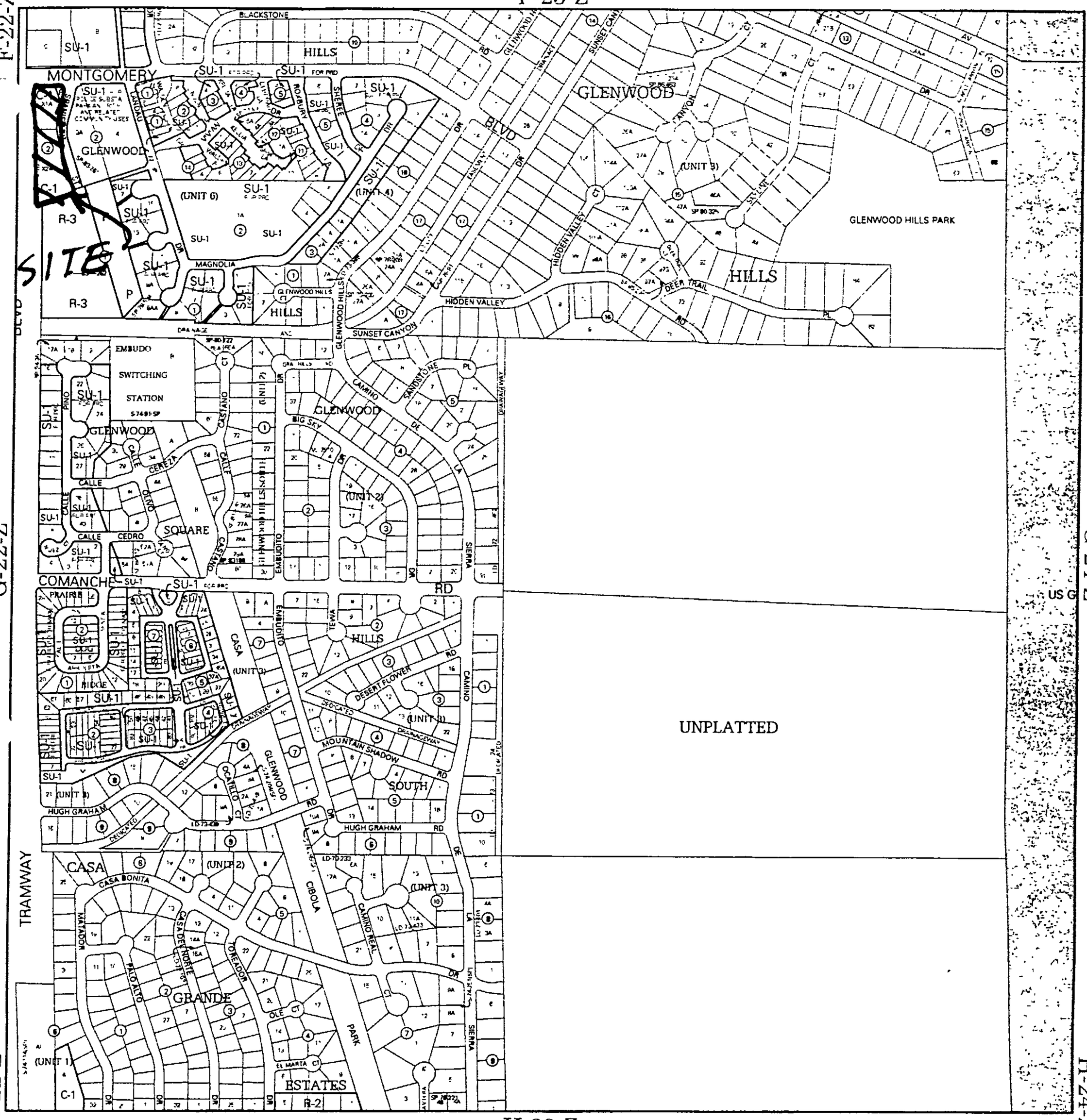
MARK GOODWIN & ASSOCIATES, PA

Scott Davis
Project Engineer

F-22-Z F-23-Z F-24-Z

G-22-Z G-24-Z

H-22-Z H-23-Z H-24-Z



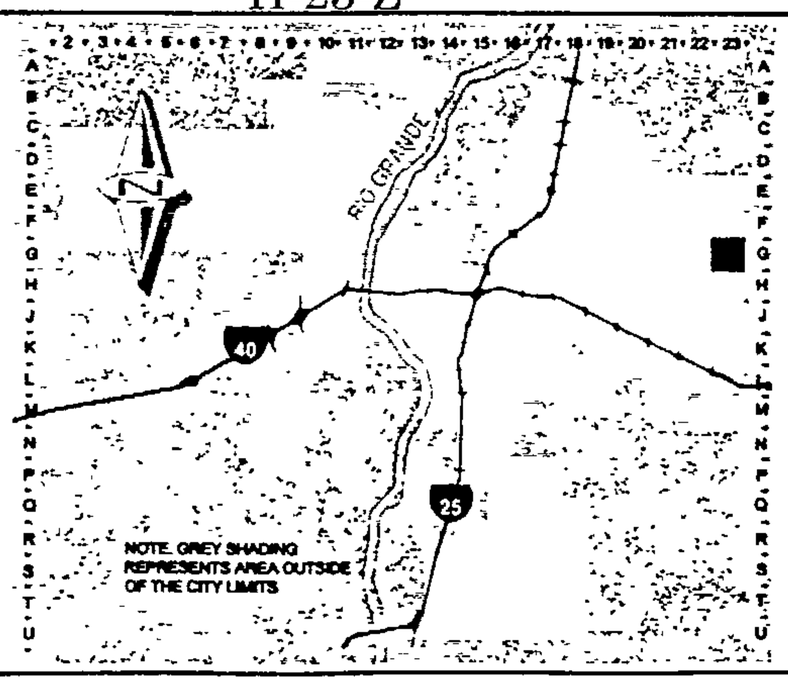
Zone Atlas Page: **G-23-Z**

Map amended through: **Aug 06, 2004**

Selected Symbols

- Unincorporated Areas
- Sector Plan Boundaries
- Parcel Boundaries
- Easement Lines
- Freeway Lanes
- Jurisdictional Boundaries
- Westgate Wall
- Escarpment
- Grant Boundaries
- Petroglyph
- H-1 Buffer Zone
- Arroyos
- LDN Noise Level
- Airport Clearance Zone
- Design Overlay Zones

0 750 1,500 Feet



CITY OF ALBUQUERQUE 1706 THREE HUNDRED YEARS 1706 • 2006 ALBUQUERQUE Haciendo Historia

A lbuquerque G eographic I nformation S ystem

PLANNING DEPARTMENT