



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-986

HOFFMAN PROPERTY DESCRIPTIONS

Beginning at the Southwest Corner of Section 5, T-9-N, R-2-E, a marked stone; thence N $0^{\circ} 47' 17''$ E a distance of 2,642.59 feet to the West Quarter Corner of Section 5, said point being an iron pipe in a rock pile; thence N $0^{\circ} 47' 17''$ E a distance of 1,321.30 feet; thence N $0^{\circ} 04' 36''$ E a distance of 1,294.88 feet to the Northwest Corner of Section 5, T-9-N, R-2-E, said point being an iron pipe in a stone cairn; thence N $0^{\circ} 52' 34''$ E a distance of 2,660.92 feet to the West Quarter corner of Section 32, T-10-N, R-2-E; thence N $0^{\circ} 52' 34''$ E a distance of 2,660.92 feet to the Northwest corner of Section 32, T-10-N, R-2-E, said point being an iron pipe in a rock pile; thence N $0^{\circ} 02' 05''$ E a distance of 2,389.38 feet to an iron pipe, said point being on the West line of Section 29, and is the Northwest corner of Hoffman property; thence N $74^{\circ} 34' 36''$ E a distance of 2,257.92 feet to an iron pipe, said point being the Northwest corner of the TERESITA BACHICHA property; thence S $0^{\circ} 07' 55''$ W a distance of 1,036.29 feet to an iron pipe, said point being the Southwest corner of the TERESITA BACHICHA property; thence S $74^{\circ} 34' 53''$ W a distance of 417.82 feet to an iron pipe, said point being in line with the west edge of the THOMAS CHAVEZ property and on the North R.O.W. line of CANDELARIA ROAD; thence S $0^{\circ} 18' 46''$ W a distance of 1,101.33 feet to an iron pipe, said point being the southwest corner of the THOMAS CHAVEZ property; thence N $74^{\circ} 22' 51''$ E a distance of 210.00 feet to an iron pipe, said point being the Southeast corner of the THOMAS CHAVEZ property; thence N $0^{\circ} 13' 18''$ E a distance of 1,035.99 feet to an iron pipe, said point being the Northeast corner of the THOMAS CHAVEZ property; thence N $74^{\circ} 22' 22''$ E a distance of 420.00 feet to an iron pipe, said point being the Northwest corner of the FERMIN GARCIA property; thence S $0^{\circ} 13' 14''$ W a distance of 1,036.03 feet to an iron pipe, said point being the Southwest corner of the FERMIN GARCIA property; thence N $74^{\circ} 20' 53''$ E a distance of 209.90 feet to an iron pipe, said point being the Southeast corner of the FERMIN GARCIA property; thence N $0^{\circ} 12' 31''$ E a distance of 1,035.88 feet to an iron pipe, said point being the Northeast corner of the

FERNAN GARCIA property; thence N 74° 23' 52" E a distance of 2,411.44 feet to an iron pipe, said point being the Northwest corner of the JENNIE S. CHAVEZ property; thence S 0° 13' 40" W a distance of 1,036.05 feet to an iron pipe, said point being the southeast corner of the JENNIE S. CHAVEZ property; thence S 74° 23' 52" W a distance of 839.35 feet to an iron pipe, said point being in line with the west edge of the GLOVIS HERRERA property and on the north R.O.M. line of TOWER ROAD; thence S 0° 14' 25" W a distance of 1,097.10 feet to an iron pipe, said point being the Southwest corner of the GLOVIS HERRERA property; thence N 74° 23' 52" E a distance of 3,273.15 feet to an iron pipe, said point being the Southeast corner of the FLORA R. GONZALEZ property; thence N 0° 12' 51" E a distance of 1,094.07 feet to an iron pipe, said point being in line with the east edge of the FLORA R. GONZALEZ property and on the north R.O.M. line of TOWER ROAD; thence S 74° 23' 52" W a distance of 1,382.40 feet to an iron pipe, said point being the Southwest corner of the M. ZAHERA property; thence N 0° 14' 43" E a distance of 1,051.40 feet to an iron pipe, said point being the Northeast corner of the M. ZAHERA property; thence N 74° 23' 52" E a distance of 1,621.40 feet to an iron pipe, said point being on the east R.O.M. line of 90TH STREET; thence S 6° 15' 25" E a distance of 1,000.00 feet to an iron pipe, said point being in line with the east R.O.M. line of 90TH STREET and the north R.O.M. line of COLONEL PERK ROAD; thence N 0° 14' 43" E a distance of 2,368.03 feet to an iron pipe, said point being the Southwest corner of the NORMA FLORA property; thence S 6° 15' 25" E a distance of 1,000.00 feet to an iron pipe, said point being in line with the west line of the NORMA FLORA property and on the south R.O.M. line of SAGE ROAD; thence N 0° 14' 43" E a distance of 1,000.00 feet to an iron pipe, said point being the Southwest corner of the R. F. AFONSO property; thence S 6° 15' 25" E a distance of 1,000.00 feet to an iron pipe, said point being the Southwest corner of the R. F. AFONSO property; thence N 0° 14' 43" E a distance of 1,000.00 feet to an iron pipe, said point being the Southwest corner of the GILLES WINTERS property; thence N 0° 14' 43" E a distance of 1,000.00 feet to an iron pipe, said point being the Southwest corner of the GILLES WINTERS property.

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to an iron pipe, said point being the Northeast corner of the GORDON WINTERS property; thence N 83° 45' 53" E a distance of 816.14 feet to an iron pipe, said point being the intersection of the west R.O.W. line of 78TH STREET and the south R.O.W. line of SAGE ROAD; thence S 6° 14' 45" E along the west R.O.W. line of 78TH STREET, a distance of 1,067.57 feet to an iron pipe; thence N 83° 47' 45" E a distance of 1,737.03 feet to an iron pipe, said point being on the east R.O.W. line of STINSON AVENUE; thence N 13° 50' 00" W a distance of 1,065.39 feet to an iron pipe, said point being the intersection point of the east R.O.W. line of STINSON AVENUE and the section line between Sections 27 and 34, T-10-N, R-2-E; thence S 89° 16' 25" E along section line a distance of 1,654.35 feet to an iron pin, said point being the intersection point of the section line between Sections 27 and 34, and the west property line of the SOUTHWESTERN SKIES ADDITION. (Note: from this point the Southeast corner of Section 27, T-10-N, R-2-E, bears S 89° 16' 25" E a distance of 520.06 feet, section corner being an iron pipe surrounded by rocks) thence S 41° 57' 40" W a distance of 209.62 feet to an iron pipe, said point being a P.I. on the west property line of the SOUTHWESTERN SKIES ADDITION; thence S 27° 19' 47" W a distance of 479.83 feet to an iron pin, said point being the Southwest corner of the SOUTHWESTERN SKIES ADDITION; thence S 82° 59' 58" E a distance of 887.90 feet to an iron pin, said point being the intersection point of the south line of the SOUTHWESTERN SKIES ADDITION property and the east section line of Section 34, T-10-N, R-2-E; thence S 0° 03' 49" E a distance of 450.80 feet to an iron pipe, said point being the intersection point of the east section line of Section 34, T-10-N, R-2-E, and the north line of the cemetery; thence N 85° 22' 22" W a distance of 893.42 feet to an iron pipe, said point being the Northwest corner of the cemetery; thence S 6° 46' 24" W a distance of 722.07 feet to an iron pipe, said point being the southwest corner of the cemetery; thence S 86° 1' 07" E a distance of 998.83 feet to an iron pipe, said point being the intersection point of the south line of the cemetery and the east section line

of Section 34, T-10-N, R-2-E; thence S $0^{\circ} 03' 49''$ E a distance of 390.54 feet to an iron pipe, said point being the intersection point of the east line of Section 34, T-10-N, R-2-E, and the North line of the RUBEN SANCHEZ property; thence N $81^{\circ} 19' 54''$ W a distance of 884.87 feet to an iron pipe, said point being the Northwest corner of the RUBEN SANCHEZ property; thence S $13^{\circ} 00' 47''$ W a distance of 269.47 feet to an iron pipe; thence N $81^{\circ} 19' 48''$ W a distance of 2,089.30 feet to an iron pipe, said point being the Northwest corner of the A. J. GIANINI property; thence S $8^{\circ} 41' 54''$ W a distance of 1,762.93 feet to an iron pipe, said point being the Southwest corner of the A. J. GIANINI property; thence S $81^{\circ} 18' 43''$ E a distance of 3,308.39 feet to an iron pipe, said point being the intersection point of the south line of the A. J. GIANINI property and the east line of Section 34, T-10-N, R-2-E; thence S $0^{\circ} 03' 49''$ E a distance of 983.09 feet to an iron pipe, surrounded by rocks, said point being the Southeast corner of Section 34, T-10-N, R-2-E; thence bear West a distance of 5,280.00 feet to iron pipe, surrounded by rocks, this point being the Southwest corner of Section 34, T-10-N, R-2-E; thence S $0^{\circ} 03' 28''$ W a distance of 1,284.82 feet; thence S $0^{\circ} 05' 42''$ E a distance of 686.37 feet to an iron pipe, said point being the intersection point of the east line of Section 4, T-9-N, R-2-E, and the north R.O.W. line of BLAKE ROAD; thence N $82^{\circ} 46' 26''$ W a distance of 4,278.72 feet to an iron pipe; thence N $83^{\circ} 24' 40''$ W a distance of 599.91 feet to an iron pipe; thence N $82^{\circ} 46' 53''$ W a distance of 840.23 feet to an iron pipe, said point being the northwest corner of the G. S. BARBOA property; thence S $7^{\circ} 27' 46''$ W a distance of 1,076.54 feet to an iron pipe, said point being the Southwest corner of the G. S. BARBOA property; thence S $82^{\circ} 48' 43''$ E a distance of 841.28 feet to an iron pipe; thence S $81^{\circ} 06' 45''$ E a distance of 602.53 feet to an iron pipe; thence S $82^{\circ} 46' 31''$ E a distance of 4,420.51 feet to an iron pipe on the east section line of Section 4, T-9-N, R-2-E; thence S $0^{\circ} 05' 32''$ E a distance of 2,136.71 feet to an iron pipe, surrounded by rocks, this point being the Southeast corner of Section 4, T-9-N, R-2-E; thence S $0^{\circ} 05' 32''$ E a distance of 578.64 feet to an iron pipe, said point being on the east line of Section 9,

T-9-N, R-2-E; thence S 89° 30' 13" W a distance of 5,271.93 feet to an iron pipe, said point being on the west line of Section 9, T-9-N, R-2-E; thence S 0° 21' 39" W a distance of 617.94 feet to an iron pipe, surrounded by rocks, said point being the Southwest corner of Section 4, T-9-N, R-2-E; thence S 89° 29' 43" W a distance of 2,681.77 feet to the south quarter corner of Section 5, T-9-N, R-2-E; thence S 89° 29' 43" W a distance of 2,681.77 feet to an iron pipe, surrounded by rocks, said point being the Southwest corner of Section 5, T-9-N, R-2-E and the point of beginning. The parcel of land herein described contains 3,147.83 acres and consists of portions of Sections 4, 5, 9, all in T-9-N, R-2-E and portions of Sections 28, 29, 32, 33 and 34, all in T-10-N, R-2-E.

EXCEPTION: From point on line with the west line of NOPMA PLASKA property and on the south R.O.W. line of SAGE ROAD, bear S 83° 32' W a distance of 669.06 feet to an iron pipe, said point being the Northeast corner of the ANTONIO SANCHEZ property; thence S 83° 45' 14" W a distance of 875.90 feet to an iron pipe, said point being the Northwest corner of the BARBARITA S. DE SANCHEZ property; thence S 6° 17' 15" E a distance of 1,068.60 feet to an iron pipe, said point being the Southwest corner of the BARBARITA S. DE SANCHEZ property; thence N 83° 40' 51" E a distance of 875.64 feet to an iron pipe, said point being the Southeast corner of the ANTONIO SANCHEZ property; thence N 6° 16' 11" W a distance of 1,067.54 feet to an iron pipe, said point being the Northeast corner of the ANTONIO SANCHEZ property; thence N 83° 32' E a distance of 669.06 feet to an iron pipe and point of beginning. This exception contains 21.47 acres.

APPLICANT: Snow Construction TELEPHONE: CH 73601

ADDRESS: P.O. Box 1757

AGENT: Harry Morris TELEPHONE: _____

ADDRESS: First Nat Bank Bldg.

Change to the Zone Map (\$25 fee) requested is from _____ zone to _____ zone for the following described property: Number of acres: _____ or square feet: _____

LEGAL DESCRIPTION OF PROPERTY (Use extra sheet, if necessary):
Lot: _____ Block: Snow Vista Plat: Plat

LOCATION OF PROPERTY BY STREETS: On _____ between _____ and No Fee

House Number, if any: _____

The City cannot be held responsible for wrong legal description or street address.

Legalmente la Ciudad no puede ser responsable por descripciones legales de propiedad y direcciones que seán listadas incorrectamente.

WAS THERE ANY PREVIOUS APPLICATION AFFECTING THIS PROPERTY? (Yes or no): _____

REASON FOR REQUEST (Use extra sheet, if necessary):

Request for Establishment of zoning regarding AX.
R-1, C-1, C-2 m-2. See wooded map.

Signature: Elmer T Lewis Date: 6/7/60

INSTRUCTIONS -- The completed application should be submitted to the Planning Department, 220 Copper, NW. Each application must be accompanied by the filing fee of \$25 (checks should be made payable to the City of Albuquerque), and four copies of a sketch showing the location of the property which is subject of the request, location of buildings on the property, adjoining property, abutting streets and alleys, and north directional arrow. Requests involving shopping centers, Special Use zone and redesign of land require additional material. Information may be secured from the Planning Department.

PLANNING DEPARTMENT, 220 COPPER, NW, P. O. Box 1293. Telephone: CH 7-1531, Ext. 257.

FOR OFFICE USE ONLY: Z _____

Application received by: Bernie Jones PL Map _____

Date: 6-7-60

Total area which will be created if zone change request is granted but comprising only C-1, C-2, C-3, P-1 and P-2 acreage: _____

RECEIVED
PLANNING DEPARTMENT
JUN 7 1960
AM 7, 8, 9, 10, 11, 12, 1, 2, 3, 4, 5, 6 PM

7

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

H. S. COBLENTZ Director

Files: AX 29, 7-886

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE CHapel 7-1531

TO: Files

FROM: S. Brabson

6-21-60

Navajo Freight Lines' property on which they keep trucks which are carrying explosives will not be affected by the annexation. The City cannot enforce its ordinances outside the city limits, according to the Fire Prevention Bureau; The Bureau did state that it would not be a desirable arrangement to be completely surrounded by the City Limits.

MEMO

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

H. S. COBLENTZ Director

6-20-60
File: AX 29, 2-986

BOX 1293 • ALBUQUERQUE, NEW MEXICO • PHONE CHapel 7-1531

TO: Files

FROM: S. Brabson

Harry Morris, attorney for Snow Construction Co., stated that the small tract of land between Richard Orosco's and Navajo Freight Lines' property was assumed to be owned by the Snow Construction Co. since both adjoining owners had had their titles quieted and since the contract of purchase reads to the effect that all land owned by the Grant in certain sections is conveyed to the Snow Construction Co., and since this tract is within one of the sections mentioned, it is assumed that the Construction Co. owns it. Mr. Morris said that he believed it would stand in court, also.

MEMO

CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
7:00 P.M. Monday August 1, 1960
City Commission Room - City Hall
Second and Tijeras Avenue NW

AX-21 H. F. Friar, W. J. McKinley, C. F. Norgo, Ricardo Orosco and Phillip
Z-985 Hubbell request annexation to the City of Albuquerque and simultaneous
establishment of C-2 zoning for Tracts 72, 73, 74, 75 and 76, Row 2,
south of U. S. 66, Town of Atrisco Grant. This area is bounded by
102nds Street SW, 106th Street SW, Eucariz Avenue SW and Sunset Gardens
Road SW, and these rights-of-way are included in the annexation.

The following five requests, AX-29, Z-986, S-1082 MP, TP-146, and V-284 will be
considered as a joint application and are as follows:

AX-29 Harry Morris, agent for Snow Construction Company, requests annexation
Z-986 to the City of Albuquerque and simultaneous establishment of R-1, O-1
S-1082MP (R-4), C-1, C-2, and M-2 zoning for portions of Sec. 32,
28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4,
5 and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow
Vista, S-1082 MP, formerly Hoffman City and on file in the Planning
Department, 220 Copper NW.

TP-146 Harry Morris, Agent for Snow Construction Company, proposes an amendment
to the Thorofare Map Plan that the Gibson Route west of Coors Blvd be
realigned to conform with the proposed master plan of Snow Vista, S-1082MP,
formerly Hoffman City. CR: AX-29, Z-986.

V-284 Harry Morris, agent for C. B. Shambaugh and Snow Construction Company,
requests vacation of the following portions of right-of-way to implement
proposed realignment of portions of 98th Street SW and Sage Road SW:

- (1) A triangular portion of 98th Street SW at the NW corner
of the intersection of 98th Street SW and Sunset Gardens
Road SW.
- (2) The portion of 98th Street SW between Eucariz Road SW and
the south boundary of Unit 7, Town of Atrisco Grant.
- (3) The westerly 825 feet, more or less, of Sage Road SW
between 94th Street SW and 98th Street SW.

Z-988 Rev. Howard B. Hines, agent for University Heights Evangelical United
Brethren Church, requests change of zone from R-3 to P-1 (Parking) for
Lot 23, Block 2, University Heights Addition. Located on the west side
of Harvard SE the second lot south of Silver SE (203 Harvard SE).

REPORT TO CITY PLANNING COMMISSION

S-1082MP, Snow Vista
Z-986
Z-985
AX 21
AX 29
TP 146
V-284

REQUEST FOR ANNEXATION AND SIMULTANEOUS
ZONING FOR APPROXIMATELY 2500 ACRES
ON THE WEST MESA SOUTH OF CENTRAL,
WEST OF COORS, AND NORTH OF BARCELONA.

August 1, 1960

PLANNING DEPARTMENT
City of Albuquerque

CITY PLANNING COMMISSION
August 1, 1960
AX-29, Z-986, TP-146, V-284;
S-1082 MP; AX-21, Z-985

REQUESTS:

A. Harry Morris, agent for Snow Construction Company, requests consideration of the following items:

Z-986 ANNEXATION and simultaneous R-1, O-1 (R-4), C-1, ZONING for portions of
AX-29 Sections 32, 28, 29, 33 and 34, T 10 N, R 2 E, and portions of Sections 4,
5, and 9, T 9 N, R 2 E. (Snow Vista)

TP-146 Amendment to Thorofare Map Plan that the Gibson Route west of Coors Boulevard
be realigned to conform with the proposed master plan of land described above.

S-1082 MP Master Plan of SNOW VISTA, formerly Hoffman City.

B. Harry Morris, agent for Snow Construction Company and C. B. Shambaugh, requests
V-284 vacation of the following portions of right-of-way to implement proposed realign-
ment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th Street SW at the northwest corner of the intersection of 98th Street SW and Sunset Gardens Road SW.
2. The portion of 98th Street SW between Eucariz Road SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 835 feet, more or less, of Sage Road SW between 94th Street SW and 98th Street SW.

C. H. F. Frier, W. J. McKinley, C. F. Norgo, Ricardo Orosco and Phillip Hubbell
AX-21 request ANNEXATION and simultaneous establishment of C-2 ZONING for Tracts
Z-985 72, 73, 74, 75, and 76, ROW 2, South of U. S. 66, Town of Atrisco Grant.
Bounded by 102nd Street SW, 106th ST. SW, Eucariz Avenue SW and Sunset
Gardens Road SW and these rights-of-way are included in annexation.

PETITIONS:

I/We, the undersigned owner/s of the indicated parcels of the following described property which is contiguous to the city limits petition the City of Albuquerque, New Mexico, to annex and make a part of the City of Albuquerque the land hereinafter described:

A. SNOW CONSTRUCTION COMPANY
P. O. Box 1757
/s/ Elmer T. Lewis, Vice President

Portions of Sections 32, 28, 29, 33
and 34, T 10 N, R 2 E, and portions
of Sections 4, 5, 9, T 9 N, R 2 E.

B./s/H. L. Frier Carlton
6800 Carlton Avenue NE

Tracts 75 and 76, ROW 2, South of
U. S. 66, Town of Atrisco Grant.

/s/ C. F. Norgo
2113 Garcia NE

Receiving Date: August 1, 1960
App. No.: L-8-9-10
N-8-9-10
200

986 AX - 29
284

Cross Reference
2-885; AX21

Legal Description of Property: Master Plan known as Snow Vista (formerly Hoffman City) lying south and west of 98th Street and the West City Limits

Request: Annexation, Zoning, Vacation of Old R/W of 98th Street

Applicant: Snow Construction Co.
Elmer Lewis
Address: P.O. Box 1757
City

Phone:

Agent: Harry O. Morris, Attorney
Address: First National Bank Building

Phone:

NO 024235

024234

Checked by	Property Description	Initial	Date
7-22-60	Property Description	JVE/SB	6/17/60
McBride	Demolition Search	JVE/SB	6/17/60

CITY PLANNING COMMISSION
August 1, 1960
AX-29, Z-986, TP-146, V-284;
S-1082MP; AX-21, Z-985.

/s/ W. J. McKinley
9917 Constitution NE

C. /s/ Ricardo Orosco
309 Mountain Road NE

Tracts 73 and 72, ROW 2, South
of U. S. 66, Town of Atrisco Grant.

D. /s/ Phillip Mubbell
312 Gold Avenue SW

Tract 74, ROW 2, South of U. S. 66,
Town of Atrisco Grant.

AREA:

Under petition by Friar et al
Under petition by Snow Construction Co.

Acres
25.00 approximately
2,562.88 (Planning Department
Calculations)

GRAND TOTAL

Material: 1. Report
2. Sketch
3. Petitions on file
4. Master Plan plat.
5. Letter from FHA

PL Maps: L-8 and 9
M-8, 9, and 10
N-8 and 9
P-9

Census Tract: All in 47.

Land Use: Nearly all of the land/^{is vacant}with the exception of some new homes and several
commercial developments along 98th Street, near Eucariz.

POSITION OF CITY OF ALBUQUERQUE: The petitions for annexation are in conformance with
the State Statutes.

REPORTS FROM OTHER DEPARTMENTS: (Initial Circulation)

Public Service Company:.....TP-146.....No objection.
S-1082 MP..Can be worked out satisfactorily with
subdivider.
V-284.....No objection since owner agrees to
pay cost of any relocation required.
AX-21.....No objection.
AX-29.....No objection.
Z-985.....No objection. (Elmer Harvey, 7-20-60)
Z-986.....No objection.

Traffic Engineer:.....TP-146.....No objections if this alignment better
fits topo.
V-284..... No objections with annexation. I feel
all streets, street lighting, and street
name signs should be in place and meet
city specifications, prior to annexation-
any traffic control devices should meet

REPORTS FROM OTHER DEPARTMENTS CONTINUED:

State Highway Dept. specifications
and warrants. 7-20-60.

Mountain States Tel & Tel:

There is an existing telephone manhole at the intersection of Col. Sage Road and 94th Street., which is the terminus of the underground telephone conduit on 94th St. SW. This alignment of proposed Gibson Blvd. should be reviewed with Mr. James Roberts, our engineer so that existing manhole will be in a satisfactory location. It is important that this manhole does not fall in a driving lane.

We are awaiting the alignment of Gibson Blvd. from 94th to the east line of Unit one Atrisco Village. This is urgently needed so that underground telephone cables may be placed in a permanent location on this street. This is required as soon as possible for establishing adequate telephone service to this area.

We are not affected by any other portions of this request.

City Engineer:

Approved with the suggestion that the area shaded green be included in the annexation in order that the boundary line will follow a definite lot or property line. 7-16-60.

City Parks and Recreation:

I have no objections from a Park and Recreation point of view. 7-14-60.

Public Schools System:

We would suggest school sites as agreed in our discussions. 7-14-60.

Building and Inspections:

No reply received.

Land Agent:

The Public Lands Department is not interested in this item. 7-18-60.

Water Department:

The Water Department is not too concerned on the changes of alignment. We do need water line routes. (The water MP for this area is not quite complete) 7-20-60.

FINAL COMMENTS OF OTHER DEPARTMENTS:

A meeting was held in the City Planning Department on July 26th to discuss the revision of the developer's master plan proposed by this Department. Following are the comments of those present:

City Manager:

1. Reduction of C-2 and G-1 zoning essential to good master planning.
2. Should have 106' r/w for 98th Street.
3. If possible, Loop Drive should follow the power line easement.

Albuquerque Public Schools:

General location of schools appears good. I do not know what the specific areas outlined on the map would be topographically suitable for school building and playground use. This general lay-out seems superior to the earlier one proposed by the sub-divider from the standpoint of school planning.

City Engineer:

The Planning Department's proposed redesign of main arterials through the above mentioned plat is satisfactory to this office. There is sufficient natural fall in the whole area to provide adequate sewer grades regardless of the street pattern.

Traffic Engineer:

The power line r/o/w should certainly be made use of for the loop road. This is a joint use of land.

The shifting of the major street from 86th to 1/2 way between 98th Street and Coors is better from a traffic pattern standpoint.

V-284 can be handled by traffic if it does agree with prior planning. 98th Street should have 106' of R/O/W.

Water Department and

Location of proposed zone boundaries and necessary major transmission and distribution lines as indicated on the attached preliminary master plan should be taken into account relative to right-of-way and easements in planning or master planning this major area.

Markenbott Redevelopment
Parks and Recreation:

The Master Plan for Snow Vista as amended appears to be satisfactory from the Parks and Recreation Dedication Policy.

C
O
P
Y

Federal Housing Administration
301 San Mateo Blvd., SE
Albuquerque, New Mexico
July 28, 1960

City Planning Department
P. O. Box 1293
Albuquerque, New Mexico

Attn: J. Udy

Re: Hoffman City
Master Plan
Albuquerque, New Mexico

Gentlemen:

Our Land Planning and Community Planners have reviewed the plan submitted by the Snow Construction Company dated June 6, 1960, entitled "Snow Vista Zone Map".

We understand that this proposed zoning map was prepared for the major portion of this land presently being considered for annexation by the City of Albuquerque. The plan therefore, does not specify proposed land uses, except within the broad limits set forth in the City of Albuquerque zoning regulations, although it does contain some of the elements of a master plan.

It would appear that no attempt has been made to prepare an up-to-date master plan reflecting the suggestions or recommendations made by either the City Planning Department or FHA in regard to basic elements brought out in our letter to the sponsor of April 14, 1960. In a number of important respects the "Snow Vista Zone Map" represents a definite departure from the Preliminary Master Plan and Statement of Intent originally approved in principal by the City of Albuquerque and the FHA.

We recognize that inholdings is a major problem confronting the sponsor. Inasmuch as these parcels are not included in the proposed annexation, their future use cannot be controlled due to the absence of zoning in unincorporated areas of the county. We understand, that as a matter of policy, the City does not normally force annexation against the wishes of any landowner. Although the parcels under outside ownership which occur along Gibson Boulevard present possible future land use conflicts, they are limited in size and surrounding development can be handled so as to minimize adverse effects. However, one parcel, a strip roughly 1/4 by 1 miles in dimension, projects completely across the southeast neighborhood and into the neighborhood west of 98th Street, presenting a major problem in the preparation of a logical and valid community plan for surrounding areas. Matters are further complicated, we understand, by the fact that title to this strip of land is presently being contested in court. Previous planning has proposed high school, golf course and community park uses for the land immediately south of Parkway Drive and east of 98th Street. These uses will be affected relatively little by whatever uses are ultimately developed for the parcel. However, without zoning control, the inholding represents a hazard to the proposed residential area to the south.

It is felt that the southwest neighborhood, into which this inholding protrudes somewhat, will not be seriously affected, particularly if the unzoned area is buffered from residential by transitional land uses. It must be assumed that the 98th Street arterial will be extended through the inholding by condemnation if necessary. A major plan revision would prove necessary if this assumption proves incorrect.

Elements of the plan.

A modification of the previous plan is apparent in two respects:

- a. The 82nd Street arterial has been relocated to an 86th Street alignment; and
- b. The most northerly east-west arterial has been relocated from the section line to an alignment abutting the Atrisco Village residential area and connecting with Gibson Boulevard. Both of these revisions are considered to be desirable improvements to the planned arterial system.

We understand that the alignment of Barcelona from 98th Street toward the north-west has not been accepted by the City of Albuquerque Planning Department. The City apparently prefers that Barcelona be turned north along the major power transmission easement which forms the west boundary of Atrisco Village. Such an alignment will make possible better neighborhood planning of the area west of the power line and avoid difficult land use and arrangement problems, which would otherwise occur in the acute angle formed by the power line and the proposed placement of the arterial.

At this stage of master planning, future traffic volumes should be tentatively assigned to the several arterials and these volumes reflected in terms of right-of-way widths and proposed cross sections.

We suggest that the sponsor request assistance from the City of Albuquerque in this respect so that the treatment of land abutting these thoroughfares can be more carefully considered in the general land use plan. Since arterials are planned at one-half to three-quarters mile intervals, it seems reasonable to assume that not all of them will carry sufficient traffic to seriously affect the use of abutting land for residential purposes. It appears most desirable that Gibson Road, Barcelona and 98th Street be planned as the major traffic carriers. Traffic on these streets will probably warrant special treatment of abutting residential uses to avoid or minimize adverse effects.

2. Commercial Land Use.

In general, this zoning map proposes a pattern of ribbon business uses along both sides of all arterial streets.

There is no designation of specific uses beyond the general zoning categories of R-4 (Hotel and Office), C-1 (Neighborhood Commercial) and C-2 (Community Commercial). In the absence of market analysis to prove future need for this amount of commercial zoning, it must be considered as excessive in all categories.

Neighborhood Commercial is scattered about in small spots, few of which are of sufficient size to accommodate a well-planned shopping center. It is suggested that the location of neighborhood shopping centers at one mile intervals at the intersection of arterial streets would adequately serve the convenience shopping needs of the residents with a minimum of land use conflict.

Similarly, major commercial is distributed at frequent intervals. It is suggested that this type of business use be restricted to areas at the intersections of 98th Street with Gibson Boulevard and Barcelona and that it be eliminated from all other areas.

While the proposed R-4 zoning permits multi-family residential development, it is considered a commercial zone and permits a loose collection of hotel, motel and office uses. While some amount of office use would appear logical and beneficial to the community, hotels and motels would appear out of place. Office use is considered a desirable transitional use between commercial and residential.

3. Multi-Family Residence.

At some time in the future this community may well constitute a

logical location for some amount of multi-family residence. Specific areas should be chosen as future apartment sites and reserved by means of R-3 zoning.

4. Residential Neighborhoods.

In our opinion, the first neighborhood, (Atrisco Village) is essentially well planned with the exception of land use along 98th Street and the internal planning of Sections 3 and 5. It has a centrally located school and recreation site of adequate size and its pattern of collector streets provides convenient access throughout the neighborhood. Unfortunately, this pattern has not been followed in recent planning of other neighborhoods and evidences a definite departure from the Approved Master Plan and Statement of Intent. Elementary school and neighborhood recreation sites are not shown in any neighborhood other than Atrisco Village. We understand that instead, school sites are to be selected and acquired by the school board as needed. This approach presents several problems which advance planning is intended to avoid.

In two of the other four neighborhoods the most desirable school locations are presently proposed as commercial areas which in the future would put these tracts in the value category of commercial property. Since school location greatly influences the alignment of collector streets within the neighborhoods, the designation of sites for elementary schools in the location and size desired by school authorities should be a requirement for acceptance of any neighborhood plan.

The failure to provide neighborhood recreation sites for elementary age children within easy walking distance detracts considerably from the values expected in planned neighborhoods. Major recreation sites in conjunction with secondary schools do not fulfill the same need.

It is noted that entrance streets to all neighborhoods are flanked with proposed commercial zoning. While this is occasionally necessary, it is not desirable, and should be avoided wherever possible. Church sites and apartment developments are much preferred where single-family residential may not be feasible.

5. Secondary schools and Major Recreation.

Secondary school and major recreation sites have not been designated on the plan. Again, this is a major departure from the

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previously accepted master plan.

Recommendations

1. The major property inholding should be considered as out of control; the southeast neighborhood plan should be planned independent of the parcel; and transitional land uses around the portion of the property that projects across 98th Street should be planned.
2. The Barcelona alignment as recommended by the City of Albuquerque should be accepted and neighborhood plans adapted as necessary.
3. Commercial zoning along 82nd Street, Parkway Drive and Barcelona should be removed. Sufficient C-1 and C-2 zoned property to satisfy only actual estimated future needs should be retained.
4. Substitute R-3 for R-4 zoning where apartment development is intended. Retain R-4 zoning where desirable for office use and Deed restrict to prevent other commercial uses.
5. School and recreation sites should be indicated on the plan in size and location as requested by the School and Recreation Boards.
6. The situation should be eliminated wherein every residential entrance street must pass through commercial development.

Conclusion

We believe that the following deficiencies are of major importance and require further consideration:

1. The failure to establish the firm location and size of school and of neighborhood playground sites.
2. The excessive amount and poorly located future commercial areas.
3. Lack of City of Albuquerque approval of the arterial street system.

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4. The treatment of land in the vicinity of major inholding.

We hope that this report of our study will be of some value to you. If we may be of service at any time, do not hesitate to call on us.

Very truly yours,

/s/ George M. Case
George M. Case
Director

C
O
P
Y

DEPARTMENT ANALYSIS

BLOCK	LOT TRACT	NAME	ADDRESS
	6	Caroline Eberhart	4320 Central SE
	7	C.G. Shambaugh Arturo Winters G. Girardo	233 Yucca NW 233 Yucca NW 1129 Golf SW
	8	Southwest Construction Co.	717 Central NE
	9	Miller and Smith	500 Phoenix Ave. NW
	10	Miller and Smith	500 Phoenix Ave. NW
	11	Miller and Smith	500 Phoenix Ave. NW
Row 2	12	Leo G. Chavez	410-8th Street NW
T of AG	67	Navajo Freight Lines	c/o Robert Cohen, Vice-President
	68	Navajo Freight Lines	Navajo Freight Lines
S. of Central	69	Navajo Freight Lines	1205 South Platt, Riverview Drive
	70	Navajo Freight Lines	Denver, Colorado
	71	Navajo Freight Lines	
	72	Richard Orocco	309 Mountain Rd. NW
	73	Richard Orocco	309 Mountain Rd. NW
	74	Philip Hubbell	312 Gold SW
	75	W.J. McKinley	9912 Constitution NE
	76	G.F. Margo H.L. Frier	2113 Garcia NE 6800 Carlton NW
	77	Anita Montoya	
Unit 1			
T of Ag	33	Joe Vigil	1245 Islata SW
	34	MAUREL Sed. 10 <i>MAUREL Sed. 10</i>	<i>2427 Feathill Dr SW</i>
	35	Ercelina D. Cordova	523 Castillo Ave, Belen, New Mexico
	36	Sam Shellit TA	P.O. Box 726
	37	TA	
	38	TA <i>Reumundo Mares</i>	<i>1412 7th NW</i>
	39	Sosten Mares	1652 Atrisco SW
Unit 2	32	Dino Bonaguidi	1102 Washington NE
Unit 3 ✓	444	Juanita Lopez	1723 Broadway SE
	443	Vicente Montano	703 Delamar NW
Unit 3	442	Alex Molina	Rt. 2, 697 A
	444	Columa Lopez	1800 Broadway Street
	440	R.E. Morden	Rt. 3, Box 3850
	439	Eddie Sanchez	1509A Atrisco SW
	438	Same as Tr. 74, Row 2	

Check 2
See list in
AT 29
for notations

S-1082

The Master Plan --- A Document of Intent

Before discussing particular cases, an attempt should be made to define a master plan, so that we may know what its function is, and what can be expected from it.

A master plan describes in general terms the plan for an area too large to be economically platted or developed at one time. It enables the City and utility companies to plan comprehensively without involving the developer in considerable initial expense. It shows in broad terms the intent of the developer, but should not show more detail than can be justified at this stage.

To Summarize: THE MASTER PLAN SHOULD SHOW:

1. Thoroughfares (widths in accordance with TP standards unless otherwise agreed and indicated)
2. Collector streets (widths in accordance with TP standards unless otherwise agreed and indicated)
3. School sites (following the Albuquerque Public Schools standards, and with areas of approximately 40 acres per Senior High School
approximately 20 acres per Junior High School
approximately 10 acres per Elementary School)
4. Other proposed land uses, such as parks, fire stations, industry, commercial and residential areas, justifiable at this stage. (Including a reasonable area beyond the minimum use requirement, to allow flexibility)
5. Areas for which future land use cannot be defined at this stage—e.g. a master plan might follow a property boundary which would necessitate inclusion of other areas before a satisfactory land use could be established.
6. Major easements and major utility structures which affect the form of the master plan.
7. General Plan (metropolitan area long-range plan) proposals affecting the area of the master plan.
- Thoroughfare Plan

THE MASTER PLAN FOR SNOW VISTA

The Master Plan for this area varies from the usual in that the property is at present within the County of Bernalillo, and the owners have petitioned for annexation to the City. This implies that the City, after approval of the master plan, is committed to simultaneous zoning upon annexation, without specific control of land uses outside the area. Furthermore, although within the law, the City has promised not to annex areas to the City without the consent of the owner (see City Commission statements following).

In all other respects, the master plan as submitted, should conform to the requirements of a master plan as outlined on the previous page. It should be mentioned that the developers plan does not cover all requirements, but necessary amendments can be made prior to consideration by the City Commission.

HISTORY OF SNOW VISTA AREA

The area now known as "Snow Vista" was originally called "Hoffman City". In July, 1959, negotiations began between the Department and planners hired by the then owner of the property, Mr. Hoffman. Immediate annexation was not contemplated at this time, and a master plan was therefore submitted to both the City and the County. "The general design and concept of the master plan" was approved by the City Commission on August 18, 1959, and by the County Commission on September 2nd, 1959, (See Sketch Plan following).

In late 1959, the area was bought by the Snow Construction Company. The Snow interests defined the property boundaries and drew up a new plan, in the light of this and other new information. However, two factors remain from the old approval that should be incorporated into the new master plan, namely, the Loop Expressway, following the westerly power easement and that schools should be shown on the plan.

In recent months, several agreements have been reached between this developer and the City. Copies of these follow:

PLANNING DEPARTMENT RECOMMENDATION:

There are certain changes which the Department feels should be made prior to approval of the Master Plan for Snow Vista. They concern the following:

I. TP-146 Re-alignment of Gibson

The developers of Snow Vista have suggested the route for Gibson Boulevard west of Coors be changed to run along the north side of the main area to be annexed. The Department agrees with this change, for it will not only serve the area to be annexed with advantage, but also the area surrounding. The suggested relationship to Bridge and to Central Avenue is an improvement on the present alignment, for the latter more or less, duplicated Bridge, and joined Central at the same awkward angle. The new alignment does not duplicate Bridge, and would join the Loop Expressway as a T junction, thus avoiding a difficult junction with Central. It should be noted that the State Highway Department is in full agreement with the change.

West of 98th Street the suggested alignment for Gibson jogs to the south. Apparently this was originally made because of ownership boundaries. As Snow now owns all this area, there is no need for this jog.

For this reason, the Department recommends approval of TP-146, with the condition that the "jog" in the road west of 98th Street be straightened to the satisfaction of the City Engineer.

2. Loop Expressway

The Loop Expressway has been planned and was approved by the City and County to follow the westerly power easement in this area, to turn east some distance south of Snow Vista to cross the river at a point where it may conveniently link onto the dedicated right-of-way of Los Piceros in lower Tijeras Canyon. (See Sketch Plan # 3) The route chosen by the developers would make Barcelona the Loop Expressway alignment (which is impractical) and, ignoring the major power line easement, has carried it beyond the west property boundaries. This creates an awkward division of their property, and farther north, an undesirable triangle of land south of Central, between the power easement and the major route shown on the proposal plan. (Sketch Plan # 2)

3. Ninety-Eighth Street

The choice of this street as the main spine for Snow Vista is logical and approved by the Department. However, there are two matters of which the Commission should be aware regarding it.

3a. Proposed Width of Thorofares, in particular, 98th Street

As has been suggested on the first page of this report, thorofares should conform to Thorofare Plan Standards. Snow has designated 98th Street as having a ROW of 90 feet instead of the standard 106 feet. The Department suggests that this be rectified, and that 98th Street along with all other major arterials in the area, be dedicated with width of 106 ft. It is understood that this is agreeable to the developer insofar as he is able to dedicate ROW, and the remainder can be acquired at a later date. The Loop Expressway may make use of the 100 ft. easement of the Bureau of Reclamation power easement as a median. Current studies by engineers indicate that 200 to 250 feet may be required for the Expressway.

In that case only 75 feet on either side of the line would therefore be necessary to be dedicated for the Loop Expressway, as opposed to the usual ROW width of from 200 to 250 feet for this facility. Secondary thoroughfare streets should have a ROW of 86 feet at this state. There may be the necessity at a later time, to provide extra ROW for utility lines, but this cannot be defined at this time.

3b. Realignment and Vacation of old 98th St. (V-284)

A choice has to be made between the alignment as previously platted and the one recently dedicated by Snow to the County. As neither the Department nor the County Planning Board were not consulted prior to the dedication of the realignment, it has come into existence without our being able to point out the difficulties that have been created by its dedication until now. It is our understanding however, that the dedication has not yet been completed, therefore, the matter may be considered on its merits alone. From the traffic engineering point of view, either route is acceptable though a third route, following the power easement, might well be the best if obtainable.

If Snow's realignment is acceptable to the land owners to the east, V-284 can be recommended, and the realignment accepted. However, this may not be agreeable in that the vacation will cut off the other land owners from direct access to 98th Street and put them in the position of having to buy from Snow the access they now have. At the time of writing, the Department has not received from Snow the reasons for the realignment, nor has there been a written protest from the affected owners. We will endeavor to arrange a meeting between the interested parties so that the Department will be in a position to advise the Commission more fully at the meeting.

4. Thorofare to be established along 78th Street, instead of 86th Street.

86th Street is not appropriate for development as a thorofare. It bisects an area which because of its size (limited by 98th Street, the new Gibson route, the east property boundary and "Parkway Drive") should be considered as one neighbourhood. By comparison with Atrisco Village, recently platted by Snow, it can be easily seen that the two "neighborhoods" suggested by the developer east of Atrisco Village, are far too small. Further, it has been a general rule in Albuquerque to space major arterials about a mile apart. Although this is a general guide, and not a definite standard, there is no good reason for deviating from it in this area. The Department therefore suggests that 78th Street, which is approximately a mile from 98th Street, be established as a thorofare in this area.

5. Deviation from 86th St. south of "Parkway Drive"

In contrast to the above, there is good reason to deviate from the mile interval between thorofares, south of "Parkway Drive". The thorofare suggested by the developer creates a strip zone on the east, puts the power easement within the park and leaves a very isolated pocket of residential west of the Park. By aligning the thorofare to follow the power easement, these problems are all solved. It can be used as the one dividing line in the area; the park can be consolidated to the east, and the residential area enlarged and linked to the neighbourhood below it to the west.

6. School Sites

The developer has not indicated the number or position of schools necessary to serve this area. Instead, school sites have been lumped together with land proposed for commercial use. Furthermore, an examination of their plan does not show a sufficient number of "commercial" sites of adequate size or properly situated to be used as school sites. For this reason, a comprehensive schools

plan has been worked out between the School authorities and the Department.

7. Park Site

There has been a tacit understanding that the area of property surrounding the arroyo which runs down the center of the site is to be dedicated as a park, though it has not been specifically shown as such on the developer's plan. To avoid any possible confusion, the boundary should be clearly delineated and marked as park, and not shown under the same code as R-1 development. As mentioned in Section 5 recommended east of the power easement.

8. Deletion of "Parkway Drive" west of 98th Street.

West of 98th St., "Parkway Drive" runs through the western section of the area to be dedicated as park. The road served no useful purpose, for the internal collector systems of the adjacent neighbourhoods adequately serve these areas without this road. Beyond this, there are three points which speak against its inclusion in the Master Plan for Snow Vista. They are as follows:

8a. It would further narrow a section of the park, which is already not very wide.

8b. If this road was put through this area, it would create an unnecessary junction with the Loop Expressway. When one considers that a road of the standard of the Loop Expressway would allow safe speeds of 60 mph or more, it will only take two minutes to drive from Barcelona to Gilson. Apart from the cost of providing an interchange, it is liable to be disadvantage from the point of view of the efficiency of the Expressway, without providing any real convenience to nearby residents, who have adequate access from other points.

8c. As the ROW falls within the park area, the entire cost for the provision of this section of the road would have to ^{be} borne by the City.

9. Zoning

A plan for zoning within certain limits must be suggested by proposals for future land use. Its function is to stabilize the land use pattern compatible with a degree of freedom that allows for necessary flexibility to allow for change and as planning is not an exact science, for speculation. Freedom, however, should not be confused with license, for if zoning is so loose as to be totally irrelevant to previously known facts or discernable trends, there is virtually no control or direction and zoning becomes a hollow word with no meaning, and is worse than no zoning at all, for at least the latter does not wear the mantle of respectability.

There are certain limitations to planning a partial area such as Snow Vista and one must sympathize with a developer who finds the borders of his property unprotected. However, there are means other than strip zoning that may often be employed to protect his investment. It must also be remembered that owners, at present, are reluctant to annex to the City and will probably realize the advantages of city services prior to developing. Furthermore, County zoning is not so far off in the future as to be ignored.

The developer's master plan cannot be read too clearly and it seems that they themselves were somewhat surprised when confronted by a colored version of their plan. When the areas were calculated out by the Department, the proportions of land devoted to each use provides an immediate picture of the imbalance of land use suggested by the developer.

The degree of disparity can better be appreciated when the %'s are related to the average %'s of land uses for 50 cities as shown on page 121 of "Land Uses in American Cities," by Harland Bartholomew (Harvard University Press, Cambridge, 1955), and with the percentages of the revised master plan suggested by the Department.

PERCENTAGE OF LAND USES AS INDICATED BY BARTHOLEMW
 COMPARED WITH SNOW VISTA MASTER PLAN

	Bartholemew	CPD	Snow
	%	%	%
Residential			
Single Family (R-1)	49.4)	54.8)	27.7)
Duplex (R-2)	4.6) 57.5	---) 57.1	--) 27.7
Multiple (R-3)	3.5)	2.3)	--)
Commercial			
Light (C-1)	--)	1.0)	7.5)
Heavy (C-2)	--) 3.5	6.0) 11.7	24.4) 47.3
Office (O-1)	--)	4.7)	15.4)
Industry (M-2 & C-3)	11.0	3.5	8.0
Railroad	6.5	--	--
Parks	6.1	11.6	11.6
Other Public Use (Schools)	15.2	5.4	5.4
A-1 (Holding)	--	10.7	--

Analysis of the Table

Residential

It will be noted that Snow has not asked for any R zoning beyond a very small amount of R-1. Department recommendation is for a larger area of residential compatible with a balanced community. It is interesting to note the similarity between the total %'s of this and Bartholemew. R-3 areas have been suggested which are felt to be necessary in any area. R-1 development caters largely for middle-aged couples with children. Bachelors, young married couples without children and older people often prefer to live in an apartment or row house when these are well designed and attractively built. It is false to assume that apartment dwellers are all transients with no pride in the home. Please note that FHA approves of some apartment development in this area.

Commercial Areas

Department figures show that almost half of the area is to be zoned for commercial or office purposes. This is far beyond the need as shown by Bartholemew. Department %'s show a liberal allowance for flexibility, and if anything, too liberal.

Industry

Although the area for industry seems low in the Department revision, it must be seen in relation to possible industrial uses outside the MP but within the Planning area. Furthermore, there are areas in which A-1 zoning is suggested which may be re-zoned industrial if the need should arise.

Parks

There seems to be a larger than usual area to be dedicated as park. This is misleading, in that a large drainage easement has been included in the park. Furthermore, an interest in providing a reasonable amount of open space within the community is largely a recent innovation which may not be reflected in Bartholemew's figures.

Public and Semi Public Uses

Both the developer's and the Department's figures only include schools and a fire station, whereas Bartholemew's probably include uses that would occur in an O-1 zone.

A-1 (Holding Zone)

It has been suggested that certain areas be put in a holding zone (A-1) in that it is difficult or impossible to foresee their highest and best use at this stage. These areas include an awkwardly shaped area in the NE corner and areas bounded by the northerly C-2 area.

BLOCK	LOT TRACT	NAME	ADDRESS
	437	Eulogia Torres	Rt. 3, Box 3703
	436	Frank Russo	c/o Liberante Russo 319 Sycamore SE
	435	Seturino Barboa	753 Coors Rd. SW
	434	Al M. Brechoisen	Box 367, Hugoton, Kansas
	433	Manuel Romero	2020 Broadway SE
Unit 7	455	Norman J. Flaska	2614 Haines NE
	456	Norman J. Flaska	2614 Haines NE
	457	R.G. Barton	c/o 301 - 65th Street SW
	494	R.F. Apodaca	P.O. Box 7283 Santa Fe
	493	Antonio Duran	709 Rio Grande NW
	492	Antonio Duran	709 Rio Grande NW
	491	Robert W. Burrell	Rt. 3, Clovis, New Mexico
	490	Robert W. Burrell	Rt. 3, Clovis, New Mexico
	489	J.D. Roberts	2718 Veranda NW
	488	Prudencia Jojola Eduardo Lopez	Rt. 3, Box 307 P 6516 Berelas SW
	487	Esteban Herrera	419 Atrisco SW
	464	Antonio Romero	1120 La Vega SW
	465	Clyde Williams	Rt. 3 Box 180
	466	Clarence Gleason	144 Atrisco SW
	467	George Riddle	Truth or Consequences, New Mexico
	468	De V J Estudillo	Box 812 Winslow, Arizona
	469	TA	
	482	Andres Salazar	3727 - 3rd Street NW
	481	Andres Salazar	3727 - 3rd Street NW
	480	Andres Salazar	3727 - 3rd Street NW
	479	Same as 487	
	478	B.H. Trudell	135 - 14th Street SW
	477	H.C. Gonzales	1121 Vista Grande NW
	471	Same as 487	
	475	Same as Tr. 36, Unit 1	
	492	Baltan Reel	Rt. 3, Box 3957
	303	Daniel Herrera	1703 Sunset Garden SW

These areas can be zoned for many uses, which are essential or useful in the area, e.g. cemeteries, drive-in theaters, trailer courts, etcetera, but should be held until definite commitments can be given. It should be noted that these uses are compatible with S-U-1 zoning and would therefore need special treatment and detailed design before final zoning could be granted.

Notes.

- a. Bartholomew's original figures include streets. This percentage has been divided proportionally amongst the other uses to make comparison with Snow Vista figures more simple and direct.
- b. The total acreage of the area to be annexed is not altogether certain. Estimates by the Department are somewhat higher than those put forward by the developer. In the absence of calculations from the City Engineer (which will be available for the City Commission meeting)

The developers figures have been followed, in the belief that more exact (trigonometrical) methods were used by them as opposed to mechanical methods used by the Department which are capable of some error.

SUMMARY

It is the belief of the Department that it has produced a revised master plan which is a considerable improvement on both the original Hoffman City MP and Snow Vista MP. It has been endorsed by Mr. H. S. Coblenz prior to his departure.

The Department has no hesitation in recommending that it be approved as the master plan for this area.

John M. Udy
John M. Udy Senior Planner LP

Bernie Jones
Bernie Jones Senior Planner

H.S. Coblenz
H. S. Coblenz, Director of Planning

W.D. Kelley
W. D. Kelley, Deputy Director

CPC ACTION
August 1, 1960

PLANNING DEPARTMENT
Staff: WDK, BJ, JU, JF, DR, HB, JY, OW

MEMBERS PRESENT: Hagem, Black, Scott,
Mrs. Brown, Mauney,
and Rutherford

APPEAL DATE: 8/16/60

*Letter of Advice by Certified Mail

FILE - CR	RECOMMENDATION	LETTER OF ADVICE	LEGAL NOTICE OF HEARING (ADVT.)	DRAFT OF ORDINANCE SKETCH	COMMENTS AND INSTRUCTIONS
Z-981	Denied	* B. C. Hernandez Clarence Vogel			Z-980 continued. Kardex - LV Applicant requested deferral to allow time for revision of Dev. Plan & design. GC & JF will work with proponents if Dept.'s assistance is requested. New plan must be in Pl. Dept. by Fri. 8/26/60. <u>NO DEVIATION</u> Kardex - LV
Z-983	Recommended as Requested	Hossmen-Gladden	CC 8/23/60	BJ	Kardex - LV
AX-21 Z-985 AX-29 Z-986 S-1082MP V-284 TP-146	Deferred 8/8/60	* Harry O. Morris * Elmer Lewis c/o Snow Constr. H. F. Frier W.J. McKinley C. F. Norgo Ricardo Orasco Phillip Hubbell C.G. Shambaugh E. R. Cinelli 701 3rd SW.			Kardex - LV & OW Marvin May to be consulted by Snow. Snow disagrees with % of zoning (commercial) recommended by City.

2-996

C P C MINUTES
of
August 1, 1960

Members Present

Paul E. Heggen, Acting Chairman
Mrs. James Brown
George A. Rutherford
Vance Mauney
Ed. Black
Robert P. Scott

Staff Present

W. D. Kelley, Deputy Director
Bernie Jones, Senior Planner
John Uby, Senior Planner LP
Joe Fendt, Associate Planner
Dan Benson, Assistant Planner
Dick Ranshaw, Associate Planner
Joe Ygundo, Planning Aide
Ola Higgins, Secretary

2. The portion of 98th St., SW, between Eucariz Road SW, and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 825 feet, more or less, of Sage Road SW between 94th St. SW and 98th St. SW.

Mr. Dino Bonaguidi, 1102 Washington NE and property owner in the AX-29 area, representing his father and himself was interested in the vacation, (V-284) and told the Commission that he would be out of town next Monday and, therefore, would like to present his case at this time. The Only thing he wished to bring to the attention of the Commission was the realignment and vacation of old 98th Street. He complimented Mr. John Udy, and the Planning Department for doing an extraordinary job on Snow Vista. The vacation of the old 98th St. and the acceptance of the street deprives us of 1,000 or more feet, we felt that it would be only proper that the acceptance of the vacation required our agreement before final decision was made on the vacation, perhaps the Commission could assure him that some agreement be reached between us and the Snow Development Company to forestall any further this vacation.

Mr. Robert P. Scott brought up the suggestion that after an item had been deferred from the agenda, there was no further discussion needed, since this would only delay the other cases in which some interested persons were awaiting their cases to be heard.

After a brief discussion, the following motion was made:

BE IT RESOLVED that AX-29, Z-986, S-1082 MP, TP-146, and V-284 be deferred by the applicant's request to the meeting of August 8, 1960.

Moved by Rutherford
Seconded by Black

Motion Carried Unanimously

Z-988 Rev. Howard B. Nines, agent for University Heights Evangelical United Brethern Church, requests change of zone from R-3 to P-1 (Parking) for Lot 23, Block 2, University Heights Addition. Located on the west side of Harvard SE the second lot south of Silver SE (203 Harvard SE),

Mr. Charles P. Hawthorne, a member of the University Heights Evangelical United Brethern Church, replied that their aim was to provide off-street parking for their congregation.

Mr. M. S. Reynolds, 204 Harvard Drive SE, who lives across the street from the Church, informed the Commission that there was a parking area space on the rear of this lot at present. The Church congregation does not even use it. I would prefer leaving the house where it is because, I would not like to face a vacant lot that will be conveyed into a parking area. This area is for residential use only, within 400 feet or so there is ample parking space. The neighborhood people have space for their own parking off the streets.

After a brief discussion, the following motion was made:

BE IT RESOLVED that Z-988 be denied since the Commission felt that P-1 zoning should not be within a residential area.

Moved by Rutherford
Seconded by Black

Motion Carried Unanimously

PLANNING DEPARTMENT

Distribution: Files, Pl. staff,
John Lawrence, Zoning

Date of meeting: August 8, 1960
Staff: WJK, BJ, JF, GC, JU, - Sec. LV

CPC Action
August 8, 1960

MEMBERS PRESENT:

Vollmer, Rutherford, Scott
and Mrs. Brown

2-986

Appeal Date: August 23, 1960
(Fifteen Days After Meeting)

Letter of Advice by Certified Mail Underlined

FILE - CR	RECOMMENDATION	LETTER OF ADVICE, etc.	LEGAL NOTICE OF HEARING (ADVT.)	DRAFT OF ORDINANCE	SKETCH	COMMENTS AND INSTRUCTIONS
V-285	Recommended the vacation	<u>Leiland Sedbury</u> Mrs. Walter L. Denison <u>Mr. Aragone</u> (GC)		GC		Kardex - LV & OW Land Planning-- process for CC--keep all parties informed of future hearing date
S-1086 Z-945	Preliminary to plat Recommended R-3, O-1, C-1, C-2, P-1 & P-2 zoning as per design (amended).	<u>Jack Clifford</u> Robert Biddle, AEA La Mirade Company (GC)				Applicant must present revised development plan for Shopping Center (15 copies) for review prior to submission of plat for final approval.
Z-959(t)	Withdrawn at request of Pl. Dept.	None				
AX-21 Z-985	Deferred to 8-15-60	See Previous list of names in file. (Also CPC Action 8-1-60) (JU)				
Z-29 Z-986 S-1082MP TP-146 V-284	Deferred to 8-15-60	See list of names on file. (Also CPC Action 8-1-60) (JU)				
V-290	Vacation recommended subject to retention of easements	<u>Charles Larrabee</u> <u>Marvin C. May</u> (GC)				
V-291	Vacation recommended subject to conditions	<u>Albert Villescaes</u> (GC)				

UNAPPROVED DRAFT

CPC MINUTES

August 8, 1960

MEMBERS PRESENT:

Vollmer - Scott - Mrs. Brown
Rutherford

BE IT FURTHER RESOLVED that S-1086 be granted preliminary approval subject to the modifications in zoning.

Moved by Scott

Seconded by Mrs. Brown

Motion Carried Unanimously

3. Z-959(t) The Planning Department proposes amendment to the text of Comprehensive Zoning Ordinance No. 1493 deleting "dwelling group" as a conditional use in R-2, R-3, O-1 (R-4), C-1, C-2 and C-3 zones and listing it as a permissive use in said zones.

The Planning Department withdrew this proposal.

5. V-290 Charles Larabee, agent for the University of New Mexico, requests vacation of Campus Blvd NE between Las Lomas Road and Girard Blvd NE, Vassar Drive NE between Campus Blvd and Lomas Blvd, and all of the alleys in and around Block B of the University of New Mexico Campus.

Mr. Larabee pointed out the area proposed for vacation on the air photo.

A petition was submitted to the Commission Chairman from the property owners along Campus Blvd east of Girard requesting that nothing be allowed to be built in the right-of-way which would block the drainage if the vacation is approved. The University indicated that it had no intention to build over the drain.

Mr. Kelley pointed out to the Commission that the Traffic Board had ruled in favor of this proposal subject to the retention of easements.

The following motion was made:

BE IT RESOLVED that V-290 be recommended to the City Commission for approval subject to the retention of easements for existing utilities; retention of all the right-of-way of Campus Blvd as a drainage and utility easement; and the reservation of the right of egress and ingress for city services to the University-owned properties in Block B.

Moved by Rutherford

Seconded by Mrs. Brown

Motion Carried Unanimously

4. AX-21 M.F. Friar, W.J. McKinley, C.F. Norgo, Ricardo Orasco, and Phillip Hubbell, request annexation to the City of Albuquerque and simultaneous establishment of C-2 zoning in the area bounded by 102nd Street SW, 106th Street SW, Eucariz Avenue, SW, and Sunset Gardens Road SW, and these rights-of-way are included in the annexation.

AX-29

Z-986

S-1082MP

Merry Morris, agent for Snow Construction Company, requests annexation to the City of Albuquerque and simultaneous establishment of R-1, O-1, C-1, C-2, and M-2 zoning for portions of Section 32, 28, 29, 33, and 34, T 10 N, R 2 E, and portions of Sections 4, 5, and 9, T 9 N, R 2 E, as shown on the proposed master plan of Snow Vista (S-1082MP).

CPC MINUTES
August 8, 1960
MEMBERS PRESENT:
Vollmer - Scott - Mrs. Brown
Rutherford

TP-146 Harry Morris, agent for Snow Construction Company, proposed an amendment to the Thorofare Map Plan that the Gibson Route west of Coors Blvd be realigned to conform with the proposed master plan of Snow Vista S-1088P.

V-284 Harry Morris, agent for C. B. Shumbaugh and Snow Construction Company, requests vacation of the following portions of right-of-way to implement proposed realignment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th St. SW at the SW corner of the intersection of 98th Street SW and Sweet Gardens Rd SW.
2. The portions of 98th SW between Eucariz SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 825 feet, more or less, of Sage Road SW between 94th SW and 98th SW.

The Chairman explained to those present that the applicants in the request AX-29, Z-986, TP-146 and V-284 had requested deferral for an additional week. However, if there were any present at the meeting who wished to be heard at this time they were reserved the right to do so.

The proponents in AX-21, Z-985 stepped forward and asked if it was necessary for their request to be deferred until such time as the Snow Vista request was ready for presentation since they were indirectly related.

Mr. Vollmer said that it was entirely up to them, if they wished to be heard now, they could do so.

Mr. Friar said they would defer but would like to be heard separately. He stated that their purpose for requesting annexation was that the adjoining properties (Miller & Smith) had been annexed.

Mr. Kelley stated that the information the Planning Department had was that this case might have an indirect bearing on the Snow Vista Annexation.

Mr. Vollmer questioned the feasibility of the C-2 zoning since this will have a direct bearing on the land south and west of the proposed annexation. He felt this matter should be deferred since there is approximately 1000 feet in this request and the Snow Vista annexation coming in and if the city establishes C-2 zoning on this property they would similarly have to do so on the other side which is coming in also. Mr. Jones pointed out other restrictions.

Mr. Bonaguidi was represented and his agent stated that he owned the property between 98th & Eucariz. He has filed a petition for the twenty-five acres across running to 94th Street for annexation. At this time the annexation petitions will be supplemented by zoning petitions.

August 8, 1960

MEMBERS PRESENT:

Vollmer - Scott - Mrs. Brown
Rutherford

After further discussion the following motion was made:

BE IT RESOLVED that AX-21, Z-985, AX-29, Z-986, S-1082MP, TP-146, and V-284 be deferred to the meeting of August 15, 1960.

Moved by Mrs. Brown

Seconded by Scott

Motion Carried Unanimously

- 6. V-291 Albert Villescas requests vacation of the portion of right-of-way of Franciscan Street NE (formerly known as Edith Street) between blocks 2 and 3 of the Trotter Addition. This is located in the area north of Lomas Blvd and west of the present Edith Blvd.

Mr. Villescas stated he was agreeable to the Planning Department's recommendation.

After a brief discussion the following motion was made:

BE IT RESOLVED that V-291 be recommended to the City Commission for approval subject to the retention of a ten-foot easement for the existing water line.

Moved by Scott

Seco by Mrs. Brown

Motion Carried Unanimously

- 7. AX-31 The City Manager and the City Planning Department request annexation and simultaneous R-1 zoning on a tract of land known as Columbus Park located at the northwest corner of the intersection of Douglas MacArthur and Guadalupe N.W.

This annexation has been requested in order to extend municipal utilities and proceed with the development of Columbus Park. All of the area involved in the annexation and plot is owned by the City of Albuquerque. Mt. States Tel & Tel and Public Service Company have indicated that a five-foot easement is needed along the north and west boundaries of the park in order to serve the adjacent property in the future. Due to the Parks Board's objection to overhead easements within park property, the utility companies have agreed to an underground easement on the north side of the park.

BE IT RESOLVED that AX-31, Z-995, S-1103 be recommended to the City Commission for approval subject to obtaining necessary signatures from the utility companies.

Moved by Rutherford

Seconded by Scott

Motion Carried Unanimously

- 8. S-887-1 Mesa Del Norte Heights No. 4, Final

BE IT RESOLVED that S-887-1 be recommended to the City Commission for final approval.

Moved by Scott

Seconded by Rutherford

Motion Carried Unanimously

CITY COMMISSION ACTION SHEET

2-986

PLANNING DEPARTMENT

AUGUST 9, 1960

Members Present:

Staff Present: WDK, B.J., J.U., J.F. & J.Y.

Messrs. Sanchez
Davis & Atkinson

CM & STAFF

Distribution:
Files-Pl. Staff-
Zoning Insp.

FILE - CR: #	ORDINANCE & OTHER ACTION	KARDEX	COMMENTS & INSTRUCTIONS
AX-24	Approved	OW	Land Planning complete maps & materials for all agencies and records. Publication of Ord. 1770 to be withheld until Plat recorded.
S-1070	Approved	OW	
Z-910	1770	JMS	
AX-21	Deferred to 8-23-60	OW	
Z-985		JMS	
AX-29	Deferred to 8-23-60	OW	
TP-146	" " " "		
V-284	" " " "		
S-1082MP	" " " "		
Z-986		JMS	
FSL-14	Approved	OW	When FSL's are presented to CC have available an area map showing how the FSL will fit into the over-all Thoroughfare System. (NOTE: CM asked for this on all 3 FSL's.)
FSL-15	Approved	OW	
FSL-18	Approved	OW	
Appeal #157 (BA-1164)	Deferred to 8-30-60	JMS	Complete sets of material to be again prepared.
Appeal #159 (BA-1160)	Appeal denied-BA decision upheld	JMS	

RESOLUTION REVISING 1960 BUDGET:

1. Grant from County for Planning Assistance----APPROVED.
2. Metro Planning under 701----APPROVED.

NOTE: Materials, sketches and files were in good order.

B.J.:jms
8/10/60

Z-986

CPC Action - August 15, 1960

DISTRIBUTION: Files - Pl. Staff - Lawrence, Bldg Dept.

PLANNING DEPT.
STAFF: BJ, JF, GC, DR, JY, LV

APPEAL DATE: August 30, 1960
(15 days after meeting)

MEMBERS PRESENT:
Vallmar - Scott
Mauney - Rutherford

NOTE: Letters of Advice to be written by individual's underlined initials under L/A Col.

FILE - CR	ACTION	*Certified Mail LETTER OF ADVICE, ETC.	LEGAL NOTICE OF HEARING (ADVT.)	COMMENTS & INSTRUCTIONS
S-1061 Z-949	Deferred to 9/12/60	Don Lormor <u>(JU)</u>		Kardex - OW & LV Sketch - KE
Z-958	Q-1, P-1 & P-2 recom- mended conditioned on giving R/O/W.	Ken Larsen Beth Fargo <u>(JU)</u>	CC 9/6/60	Kardex - LV Sketch - KE
AX-21 Z-985	Deferred to 9/12/60	Frier McKinley Norgo Grosco Hubbell Cinelli <u>(JU)</u>		Kardex - LV & OW Sketch - FF
AX-29 TP-146 V-284 S-1082MP <u>Z-986</u>	Deferred to 9/12/60	Elmer Lewis H.O. Morris H.C. May <u>(JU)</u>		Kardex - LV & OW Sketch - FF

BLOCK	LOT TRACT	NAME	ADDRESS
	494	Same as 392	
	395	Sinesio Torres	404 Wilshire SW
	396	Clemente Ferrales	522 E. Juniper Ave., Las Cruces, N.M.
Area Excluded:			
	503	Hilary Sanchez	307 Coal SW
	502	T.G. Lum	3012 - 3rd Street NW
	501	T.G. Lum	3012 - 3rd Street NW
	500	T.G. Lum	3012 - 3rd Street NW
	499	TA	
	498	TA	
Unplatted land in extreme SE Corner of Section 27, T 10 N 2 E			
		TA	
Southwestern Skies Addition:			
2	7	Ralph Williams	Longisties Div. Shops, APO 55, New York
	8	Ralph Williams	
3	7	Mrs. William Hellman	412 Montclair Street
	8	Same as 2-7	
	9	Same as 3-7	
6	6	Same as 2-7	
	7	Same as 2-7	
	8	Same as 2-7	
	9	Same as Tract 6, Row 1	
	2	Same as Tract 6, Row 1	
8	1	Same as Tract 6, Row 1	
	2	Same as Tract 6, Row 1	
	3	Same as Tract 6, Row 1	
	4	Same as Tract 6, Row 1	
	5	Same as Tract 6, Row 1	
	6	Same as Tract 6, Row 1	
Unplatted Land in Section 35 T 10 N R 2 E in the NW$\frac{1}{4}$, NE$\frac{1}{4}$ 200', Setline Commentary in Sec. 34			
T 10 N R 2 E TA:			
		Palo Chavez Raymond Sanchez	3505 Palomas NE Rt. 3, Box 3010

Moved by Rutherford
Seconded by Mauney

Motion Carried Unanimously

- 3. AX-21 H. F. Frier, W. J. McKinley, C.F. Norgo, Ricardo Grosco and Philip Habbell,
Z-985 request annexation to the City of Albuquerque and simultaneous establish-
ment of C-2 zoning in the area bounded by 102nd St. SW, 106th St. SW,
Eucariz Rd. SW, and Sunset Gardens Rd. SW. Deferred from August 8, 1960.

The proponents in this case stated since the applicant's in AX-19, Z-986, had requested deferral to September 12, 1960, they wished to do likewise.

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of September 12, 1960.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

- 4. AX-29 Harry O. Morris, agent for Snow Construction Co., requests annexation to
TP-146 the City of Albuquerque, simultaneous establishment of various zones from
V-284 Residential through Industrial zoning, approval of Master Plan plat,
S-1082MP amendment to Thorofare Plan and vacation of portions of streets in the
Z-986 area of Snow Vista (formerly Hoffman City). Deferred from August 8, 1960.

The applicants requested deferral to September 12, 1960.

BE IT RESOLVED that AX-29, TP-146, V-284, S-1082MP, and Z-986 be deferred to the meeting of September 12, 1960.

Moved by Rutherford
Seconded by Mauney

Motion Carried Unanimously

- 5. Kenneth W. Larsen and Associates, agent for Jack Beaty, J.V. Caughran, A. Arrigoni,
and W. C. Stein, requests the change of zones and vacations of portions of streets
as outlined below:

Z-982 R-1 to C-3 for a tract of land situated in the N $\frac{1}{2}$, E $\frac{1}{2}$, NE $\frac{1}{4}$, Section 21,
T 10 N, R 4 E, NMPN, and located along the south side of the Coronado
Freeway between Juan Tabo NE and Jane NE and north of Chico NE.

C-1 to C-3 for Block 20, Rhode's Sandia Vista Addition. Located at
the northeast corner of Domingo Road NE and Jane NE.

R-1 to C-3 for Lot 19, except the north 25 feet as R-1 to P-2 (Parking),
and all Lot 20, Block 3; R-1 to C-3 for Lots 4 and 7, except the north
25 feet as R-1 to P-2 (Parking), and all of Lots 5 and 6, Block 1;
Rhodes Sandia Vista Addition. Located on Dorothy NE, Mable NE and Jane NE,
immediately north of Zuni Road NE.



Z-986

AX-29, TP-146, S-1062MP, Z-986

CITY OF ALBUQUERQUE, NEW MEXICO

Planning Department—Director, H. S. Coblenz

City of Albuquerque, New Mexico

August 19, 1960

Mr. Harry Morris
1st National Bank Building
Albuquerque, New Mexico

Dear Mr. Morris:

The City Planning Commission at its regular meeting of August 15, 1960, considered the annexation to the City of Albuquerque, simultaneous establishment of various zones from Residential through Industrial zoning, approval of Master Plan plat, amendment to Thorofare Plan and vacation of portions of streets in the area of Snow Vista (formerly Hoffman City), and the following motion was made:

BE IT RESOLVED THAT AX-29, TP-146, S-1062MP, and Z-986 be deferred to the meeting of September 12, 1960.

If we may be of further assistance, please do not hesitate to call.

Sincerely,

George L. Carruthers
Associate Planner

GLC:ow

CC: Snow Construction Company

CITY COMMISSION ACTION SHEET

PLANNING DEPARTMENT

AUGUST 23, 1960

Members Present: Messrs. Sanchez
Bice, Atkinson
Davis & O'Toole

Staff Present: BJ, GC, JF & JY

CH & STAFF

Distribution: Pl. Staff-
Files- JL(Zoning Inspector)

2-986

FILE & Reference	Cross ACTION	KARDEX	COMMENTS & INSTRUCTIONS
AX-21	Deferred to 9/20/60	OW	
Z-985	" " " " "	MS	
AX-29	Deferred to 9/20/60	OW	
TP-146	" " " "	OW	
V-284	Deferred to 9/20/60	OW	
S-1082-HP	" " " "	OW	
Z-986	Deferred to 9/20/60	JMS	
V-277	Ordinance #1776	OW	Settlement of R/O/W at \$20,000. Ordinance amending "Z" map to be withheld from publication until S-1084 recorded.
S-1084	Approved	OW	
Z-903	Ordinance #1777	MS	
Appeal #160 (Z-972)	Appeals denied and decisions of CPC upheld by Vote of 4 to 1	MS	Atkinson, Bice, O'Toole, Davis voting to deny appeals with Sanchez voting "NO".
Appeal #141 (Z-879)		MS	
Appeal #162 (Z-970)	Appeal denied and CPC decision upheld by Vote 3-2.		Davis & O'Toole voting against denial of appeal.
Z-983	Ordinance #1778	MS	
AX-31	Annexation approved	OW	Ord. #1779 withheld from publication until S-1103 recorded. Z-995 file did not contain complete set of material, particularly "Z" Ordinance.
S-1103	Plat approved	OW	
Z-995	Ordinance #1779	MS	
Z-987(t)	Ordinance #1780	MS	Copy of action (Z-987(t) & BA-1147 sheet & note on individual Kardexes. BJ & JF set up amendments in proper printing form for new additions to Ord. #1493.

MARVIN CLARK M

CIVIL ENGINEER

MUNICIPAL ENGINEERING · LAND PLANNING · SUBDIVISION DESIGN

1129 PRINCETON NE

ALBUQUERQUE, NEW MEXICO

TELEPHONE ALPINE 5-6374

August 30, 1960

Albuquerque City Planning Commission
Albuquerque,
New Mexico

CITY COMMISSION

RECEIVED
PLANNING DEPARTMENT

SEP 1 1960

AM PM
7 8 9 10 11 12 1 2 3 4 5 6

A

Planning Commission

Designations:

Ax - 29

S - 1082 MP

Z - 986

V - 284

TP - 146

Gentlemen:

The enclosed drawing dated August 15, 1960, titled Master Plan of Land Use and Arterials, Snow Vista, is submitted for your consideration. This drawing indicates the area proposed for annexation, the major design features such as arterials, drainage right of ways, school locations, and other important land uses. This Master Plan is to be used as a schematic guide in subsequent platting of the various neighborhoods in order that an integrated community may be developed. As each neighborhood unit is planned in detail it will, of course, be subject to the normal review and approval procedures of the City Planning Commission and the City Commission and it is recognized that approval of the proposed Master Plan will not preclude either the owner or the City from suggesting revisions and changes found necessary or desirable in the detailed planning process.

Important points in the planning of this area are as follows:

1. LOCATION. The area consists of approximately 2658 acres within the starred boundaries proposed as the new city limit line. This area is about one mile south of Central Avenue West, and lies on both sides of the prolongation of 98th Street, SW. It is west of Coors Boulevard SW and north of the westerly prolongation of Barcelona Road SW.

2. TOPOGRAPHY. The subject area slopes from west to east with the grade decreasing from about 6% at the western boundary to about 2% near the eastern boundary. There are no large ridges or arroyos. A topographic map of the area to a scale of 1 inch = 100 feet with a 2 foot contour interval is available as well as a composite map to a scale of 1 inch = 400 feet. These maps were prepared by Continental Engineers, Inc. of Denver, Colorado.

3. GEOLOGY. The area appears to be part of a large deposit left by the Rio Grande when it was at a higher elevation. Subsequent erosion and lowering of the river bed has left this area as part of an extensive bench paralleling the river and from 75 feet to 475 feet above it. The surface consists of old river deposits reworked by small arroyos and mixed and covered with outwash material from the higher mesa to the west. The material is a sandy loam with occasional thin stratas of sand and small gravel. The depth to which this material extends is undetermined but wells of over 1000 feet in depth have been drilled in the valley floor without reaching bedrock. The depth to the water table will vary with the rise of the land but should be in excess of 50 feet at all points. The soil is porous and free-draining and will permit easy and economical grading and trenching.

4. ACCESS. Existing access to the area is furnished by Snow Vista Boulevard (98th Street, SW) from Central Avenue West. As the area develops additional access will be provided by the proposed extensions of Gibson Boulevard, Barcelona Road, and the western portion of the Loop Expressway. While the exact location of the Coronado Freeway north of this area is not available at this time it is probable that the Loop Expressway and 98th Street will have a common interchange with the Freeway. This will provide high speed access to the property from almost all points of the City.

5. THOROFARE PLAN REQUIREMENTS. The proposed Master Plan meets all requirements of the Thorofare Plan as modified by the Planning Department. All features of this plan were approved by the Traffic Administrator on August 23, 1960. An interesting feature is the proposal of the designer and the owner to agree to a complete prohibition of curb parking on the Loop Expressway, Barcelona Road, Snow Vista Boulevard (98th Street) Gibson Boulevard, De Anza Drive and Redondo Drive. This will permit the city and the State to construct safer, cheaper and more efficient arterials. It is proposed to require off-street parking by deed restrictions on all property adjacent to these arterials. It is suggested that the name of 98th Street SW be changed to Snow Vista Boulevard as it is desirable wherever possible to have the major entrance street to an area or neighborhood carry a name associated with the area. In like manner it is suggested that the diagonal collector street be named Cienaga Drive, the east-west secondary through the middle of the area be named De Anza Drive, and the loop road circling the core area be named Redondo Drive.

6. PRESENT LAND USE. The portion of the area identified as Atrisco Village is platted and approximately 320 homes and a school building are completed with 150 more homes under construction. A

CITY OF ALBUQUERQUE

The documents contained on this microfiche are certified to be accurate copies of the original documents as they appear in the files of the

PLANNING . DEPARTMENT

Documents were microfilmed in the regular course of business pursuant to established routine policy for systems utilization and preservation of such records through the storage of such microfilms in protected locations.

It is further certified that the photographic processes used for micro-filming of the above records were accomplished in a manner and on micro-film which meets the recommended requirements of the National Bureau of Standards and the National Micrographics Association for permanent microphotographic reproduction.

Mary Lou Cooper
City Clerk/Recorder

BLOCK	LOT TRACT	NAME	ADDRESS
		D.B.G. Moline	Rt. 3, Box 3928
		Esquivel Romero	Rt. 3, Box 3910
		Branlie Contreras	Rt. 3, Box 3125
Cemetery in Section 34, T 10 N R 2 E TA.			
Unplatted in SE $\frac{1}{4}$ Section 34 T 10 N R 2 E:			
		Saturnino Barboe	753 Coors SW
		A.J. Giannini	Box 34, Edgwood
Unplatted Land in Section 3 T 9 W, R 2 E in NW $\frac{1}{4}$ NW $\frac{1}{4}$			
		F.M. Martinez	2224 Second Street N.W.
Unplatted Land in Section 4 T 9 N R 2 E, approx. 1300' south of Sec. cor 3			
		Germino Barboe	2650 Blake Rd. SW
Unplatted Land in Section 5 T 9 W R 2 E, approx 300' south of Sec. cor 4			
		Same as Portion of Section 4	
Unplatted Land in Section 10 T 9 N R 2 E, NW $\frac{1}{4}$ NW $\frac{1}{4}$			
		Juan Candelaria	2620 Bridge SW
Unplatted Land in Section 9 R 9 N R 2 E, approx 400' south of North Section line:			
		T of AG	
Unplatted Land in Section 8 T 9 N R 2 E, 200' from Section line, 250' to south			
		T of AG	
Unplatted Land in extreme NE $\frac{1}{4}$ of Section 7 T 9 N R 2 E			
		T of AG	
Unplatted Land in Section 6 T 9 N R 2 E, 200' west of East Section line.			
		T of AG	107 Atrisco SW
Unplatted Land in Section 31 T 10 N R 2 E, 200' west of east Section line to 200' W of $\frac{1}{4}$ Corner			
		T of AG	
Unplatted Land along E $\frac{1}{2}$ line 200' north to approx. 2,231.61' ^{or} boundary (West) of Atrisco Village			
		T of AG	
Unplatted Land 200' from West boundary of in Atrisco Village, approx 2100' to north SE of $\frac{1}{4}$			
Section 32 T 10 N R 2 E			
		Snow Construction Co.	

PLANS

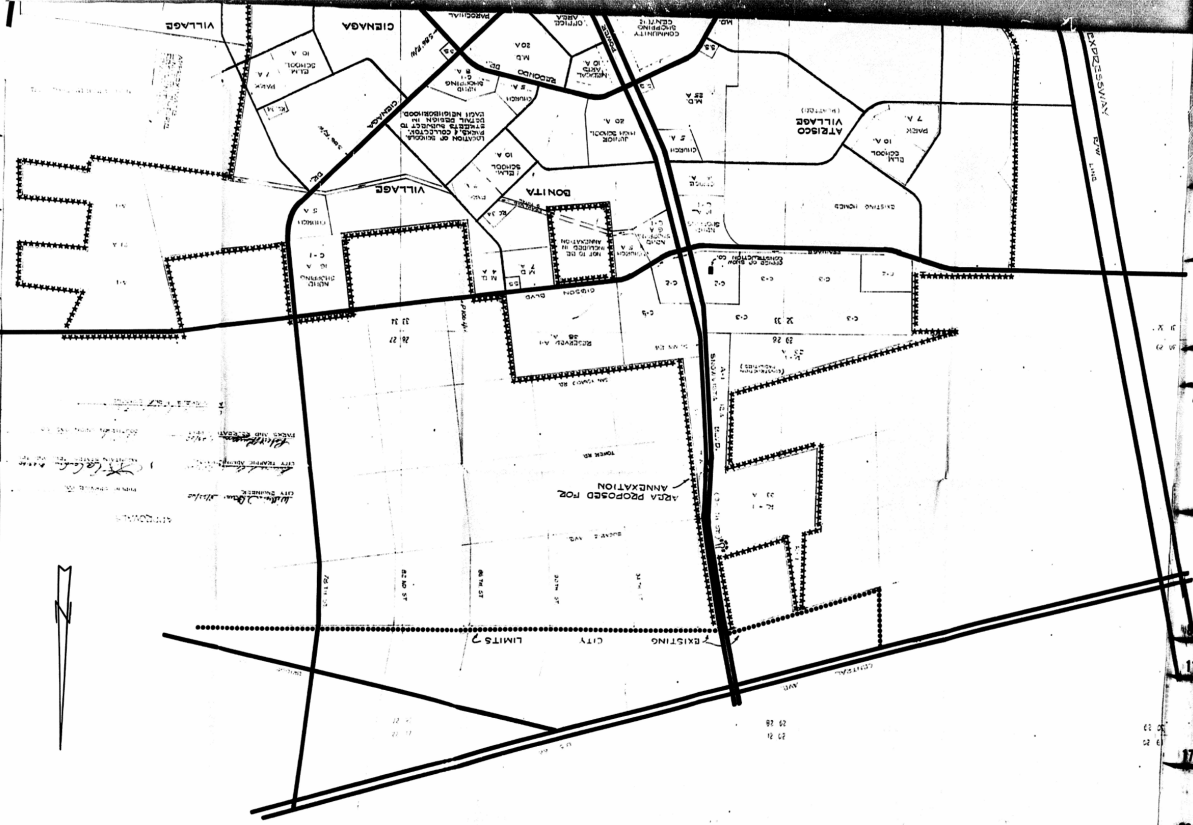
ON

FILE

SEE

2 OF 3

34"
22"
17"
11"
8.5"
11"
17"
22"
34"



CITY OF ALBUQUERQUE

LIST OF ADJACENTS
The boundaries of the City of Albuquerque are shown on this map. The names of the adjacent cities and counties are given. The names of the cities and counties are given in the following order: Santa Fe, Bernalillo, Sandoval, and Valencia counties, and the cities of Santa Fe, Bernalillo, Sandoval, and Valencia.

LIST OF ADJACENTS
The boundaries of the City of Albuquerque are shown on this map. The names of the adjacent cities and counties are given. The names of the cities and counties are given in the following order: Santa Fe, Bernalillo, Sandoval, and Valencia counties, and the cities of Santa Fe, Bernalillo, Sandoval, and Valencia.

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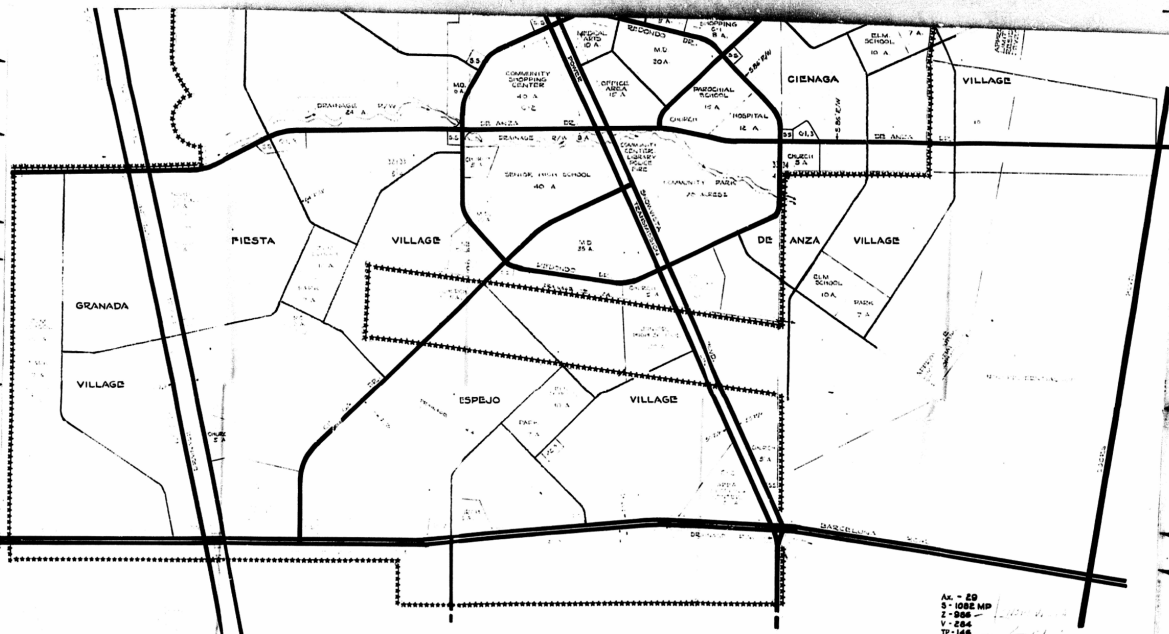
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MASTER PLAN OF LAND AND ARTERIALS
SCALE: 1" = 400 FEET

SNOW VISTA

ALBUQUERQUE NEW MEXICO

CITY OF ALBUQUERQUE

AL - 59
S - 1082 MP
Z - 986
V - 284
TR - 168

APPROVED BY THE ALBUQUERQUE
CITY PLANNING COMMISSION AT
MEETING OF SEPT. 12 1960.

MARVIN CLARK MAY
CIVIL ENGINEER, N.M. 597
LAND PLANNING CONSULTANT
1129 PRINCETON, N.E.
ALBUQUERQUE, NEW MEXICO
AUGUST 15, 1960

1960-11-15

1960-11-15



PLANNING DEPARTMENT
ZONE CHANGE REQUEST

Z-986

UNAPPROVED DRAFT

CPC MINUTES

September 12, 1960

MEMBERS PRESENT:

Vollmer - Heggen - Mrs. Brown - Scott
Rutherford

to do away with the square pattern of arterials and attempt to create a community of separate neighborhoods, each of which is to be built around a central core, each with its schools, parks, churches, etc. This would be a series of wedge-shaped neighborhoods around a central core.

Starting with Atrisco Village, which is practically completed at the present time. The next village carries the name of Bonita; the third, Cienega; fourth, DeAnza; fifth, Espejo; Sixth, Fiesta; and the last, Granada. Each village will have its own elementary school which has been approved by the School Board. Children would reach the school at the center of the neighborhood without crossing a major arterial. Gibson is being realigned and will be an arterial along with DeAnza, Barcelona, Snow Vista, etc. Redondo Drive would act as a distributor and also act as the central core. The two major streets would continue through the central core. In addition to the elementary schools, there would be two junior highs, and a senior high (One of the junior highs was outside the area to be annexed).

The second schematic was set up showing the distribution of church sites. Mr. May explained that the areas in yellow indicated church sites next to major arterials for easy access and were within three miles of one another. They are generally in the rim of the neighborhoods and would therefore not in any way detract from the residential uses. In the center of the core area easily accessible from the site is an area for parochial schools, along with 12 acres which are reserved for a hospital. Archbishop Byrnes was very pleased by this design. Supplementing the neighborhood parks was a 70-acre community park which was in the central core.

The third design showed the commercial areas. In keeping with the neighborhood idea they were located on the boundaries of the neighborhood rather than intruding into the neighborhoods. These would require C-2 zoning. In addition to the neighborhood shopping centers (subject to revision in terms of area and boundaries) there are the "convenience" centers. Four convenience shopping centers were illustrated which were placed in the center of the neighborhoods so they were within convenient walking distance of many of the homes.

Mr. May then presented three sketches showing what he considered a convenience center should be, and the way it would be set up. If this were not economically feasible, it could be converted to a 5-unit residential cul-de-sac. A convenience center might have a day nursery, small grocery, laundromat, barber or beauty shop. No portion of the building would be closer than 50 feet to the lot line, and there would be landscaping in front. The proper restrictive covenants would control the type of development; no neon signs, or self-illuminated signs, but rather, a small spotlight illuminating only the small sign indicating the shopping center.

CPC MINUTES

September 12, 1960

MEMBERS PRESENT:

Volmar - Heggem - Mrs. Brown - Scott
Rutherford

Another drawing drawn in perspective was presented showing how the buildings could be worked into the 5-unit design, and how the commercial buildings would not be much higher than the residences surrounding. Paul Van Cleave, FHA, has agreed that this, if properly controlled, would not detract from the surrounding residential neighborhood. Every convenience center was designed to be converted to residential use.

Service stations were scattered at junctions of thoroughfares, for the convenience of the residents. The exact delineation of the areas are subject to the platting of the area. The total commercial is 380 acres or approximately 10%.

Mr. Morris stated a great deal of thought and foresight has gone into this plan and it is impossible to give complete detail to the fraction of an inch of this area at this time. It was agreed that a master plan does not call for this kind of detail.

Mr. John Udy, for the Planning Department, stated that the staff is largely in agreement with Mr. May's schematic and the structure of the area as a whole encompasses the best principles in planning. However, the Department felt that there was an imbalance of land use. Whereas Mr. May had followed the outmoded principle of "every corner is a commercial site", the Department felt that the principle of "catchment area" is more significant in relation to a plan of commercial areas. Referring to standards recently published by Denver, the Department suggested the maximum of eight acres per neighborhood shopping area would allow the flexibility in detail planning the owner would need. The Department's standards follow a 5:1 parking ratio which is higher than the developer's 3:1. Standard catchment and Denver standards suggest changes in the overall pattern of shopping sites. 40 acres which has been suggested by the developer for the Community Shopping Center is too large since it is beyond the standard maximum of 30 acres. The largest existing center in the southwest quadrant of the City is at Five Points, which at this time serves the entire community west of the river, and is only 6-7 acres. Therefore, it is suggested that the community shopping be 30 acres. The suggested medical arts center is as large as Medical Arts Square and the Encino Plaza combined. It can be cut down from ten acres to five acres, without prejudicing flexibility and expansion in that a 15 acre office area is adjacent. Beyond this, the Department was in agreement with Mr. May, except, perhaps, that the area west of the Loop Expressway should be zoned A-1 because of the rough topography.

Mr. May stated that this is a schematic of overall land use only. Detailed land design will be made with the development of each neighborhood at which time street design will be changed in accordance with topography. In asking for these rather sizeable commercial tracts the developer wished to allow for expansion. He said if this were not economically feasible they could resubdivide into residential lots. If Redondo Drive was reduced as the Department suggested an arroyo crossing problem would result. In zoning the land west of the Loop Expressway A-1, it would have the connotation of a "holding zone" and the developer would prefer R-1.

UNAPPROVED DRAFT

CPC MINUTES

September 12, 1960

MEMBERS PRESENT:

Vollmar - Heggen - Mrs. Brown - Scott
Rutherford

Mr. Scott asked where the location of the police, fire and reservoir sites would be. He noticed the comments of the Water Department that the water lines had not been set up in the Master Plan, and wondered whether there might be problems later regarding this. Mr. Udy stated that in talking with a member of the Water Engineering Department and a representative of Kerkenhoff & Associates, they had assured the Department that with the cooperation of the Planning Department Staff and the Planning Consultant they could get their lines in this area without difficulty.

The Commission denied that portion of V-284 that called for vacation of 98th Street between Eucariz and San Ygnacio.

Mr. Heggen stated, in regard to the pros and cons regarding the commercial areas, that he could see in the Staff's revision, certain geometric design which was very good. However, the developer's concept was a great improvement on the original subdivision.

Mr. Vollmar stated the Commission could take either the Staff's revision as is or the proponent's as is. In annexing large areas of land this is the first time we have had a real future land use proposal. From the standpoint of precedent however, Mr. Vollmar was hesitant to zone the area above Gibson for commercial use when a community center was planned in the center core.

Mr. May stated that there were many uses for the land other than retail commercial. It could be developed into mobile homes, recreational centers, etc. The approval of the Commission would not permit the developer to start developing the property without resubmitting another plan for the proposed development.

Mr. Jones pointed out that these uses were not specified on the master plan, and there would be opportunity at a later time to rezone for those uses should it be found necessary. If this area was zoned commercially, it was felt that the existing Atrisco Village would be left unprotected.

Mr. Jones commented on the legality of "zoning by master plan" for the most part this will be amending the zone map without metes and bounds or plat and description. However, the City Attorney has stated, in his opinion, the zoning map can be amended according to the master plan after it has been recorded.

Mr. May felt there was some cause for providing a shopping center site north of Gibson at the west boundary of Snow property for there were no shopping facilities in Atrisco Village at this time. Furthermore, he felt there should be a center at the junction of Snow Vista Boulevard (98th Street SW) and Gibson Boulevard, since both were arterials. A ten-acre shopping center site was suggested on each corner. Mr. Udy pointed out that if this was done an area comparable to the forty(40)-acre community center in the central core would still remain.

UNAPPROVED DRAFT

CPC MINUTES

September 12, 1960

MEMBERS PRESENT:

Vollmar - Heggem - Mrs. Brown - Scott
Rutherford

Mr. Rutherford stated the master plan was better than the original submission, and a large part of the north-east area of the City. We thought that the zoning should stand as suggested by the developer.

The Chairman polled the Commission:

Mr. Rutherford: "The developer's plan would be a better layout than we have in the north-east heights."

Mr. Heggem: "I am in favor of modifying the developer's plan by cutting out the commercial area north of Gibson except for smaller shopping centers as shown in pencil by Mr. May. With this modification we have something I would approve."

Mr. Scott: "I feel it should be left as the proponent requested. I feel the area could be used other than for a shopping use. There are many commercial uses other than shopping uses."

Mrs. Brown: "I agree with Mr. Scott."

Mr. Vollmar: "In my opinion, the commercial area should be C-3 and be limited to non-retail and service uses, except for the three areas shown in pencil which should be left as C-2."

After further discussion the Commissioners agreed that they would recommend C-3 zoning except for three (3) shopping center sites of approximately 10 acres each.

BE IT RESOLVED that:

TP-146 be recommended to the City Commission for approval.

S-1082MP be recommended to the City Commission for approval, excepting that area north of Gibson Blvd (realignment) which should be changed to show C-2 areas of approximately ten (10) acres each; one at the west boundary of the Snow property, and one on each of the north corners at the junction of Gibson Blvd (realigned) and 98th Street SW (Snow Vista Blvd) and the balance of the approximate 108 acres north of Gibson recommended as C-3 non-retail and service uses.

Z-986 and AX-29, annexation and simultaneous zoning of Snow Vista, as amended above, be recommended to the City Commission.

CPC MINUTES

September 12, 1960

MEMBERS PRESENT:

Vollmar - Heggen - Mrs. Brown - Scott
Rutherford

V-284, vacation of a triangular portion, be recommended subject to proof of dedication of the necessary right-of-way for 98th Street at this point. Further, the vacation of Colonel Sage SW from the west right-of-way of 94th Street within Snow Vista be recommended to the City Commission for approval.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

BE IT FURTHER RESOLVED that the vacation of the original 98th Street between Eucariz SW and the south boundary of San Ygnacio SW, subject to adjustment of the junction between the two 98th Streets to the satisfaction of the Traffic Engineer be denied; and the vacation of 98th SW south of the south boundary of San Ygnacio SW be recommended to the City Commission for approval.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

8. Z-980 Amended request as reflected in the amended Development Plan.

Dale Bellamah requests change of zone from R-1 to C-1 and C-2 under the Shopping Centers and Retail and Service Uses requirements for Community Shopping Facilities covering about 12.8 acres; further, requests change from R-1 to R-3 contiguous to the proposed shopping site; all in portions of Tracts A and B, Subdivision of NE $\frac{1}{4}$, NE $\frac{1}{4}$ Section 8, T 10 N, R 4 E, NMPM, located on the west side of Eubank NE, south side of Montgomery NE and north and west of Aztec Elementary School.

Mr. Bellamah pointed out the changes made to those present and to the Commission. The old site of 19.5 acres was reduced to 12.6 acres. The five openings on the south were reduced to one. One of the complaints was that the residences on Parsifal were too close to this area. We have moved east in order not to infringe on the residences. The commercial will be screened from the school. The Planning Department has suggested that the developer in getting a certificate of occupancy wait until the platting has been done. Another complaint was that of the parking lights. Eubank is being equipped with night lights which will burn all night. The Shopping Center lights will burn only while the center is in operation. Regarding the curb cuts the Traffic Engineer could not be reached for his decision in this matter.

Mr. Shaw stated he spoke to Mr. Beck in regard to curb cuts and specifically the curb cut on the corner of Eubank and Candelaria. On our plat he reduced the cut since he had indicated to Mr. Fendt that with the service station on the corner they would want to come in with their own curb cut. However, a joint use could be made with the present curb cut with the other one being used as the exit.

V-284, AX-29, Z-986, TP-146
S-1082NP

September 14, 1960

Snow Construction Company
P. O. Box 1757
Albuquerque, New Mexico

Attention: Elmer Lewis

Dear Sir:

The City Planning Commission at its regular meeting of September 12, 1960, considered your request for annexation to the City of Albuquerque, simultaneous establishment of various zones from residential through industrial zoning, approval of Master Plan plat, amendment to Thorofare Plan and vacation of portions of streets in the area of Snow Vista (formerly Hoffman City), and the following motion was made:

"BE IT RESOLVED THAT AX-29 and Z-986 be recommended to the City Commission for approval subject to the following conditions:

That the area designated C-2 north of Gibson Blvd (TP-146) be changed to C-3 limited to non-retail and service uses, excepting three areas; namely, two neighborhood shopping areas to match those on the south side of the junction of Gibson Blvd and 98th Street (Snow Vista Blvd) and another neighborhood shopping area of approximately 10 acres to be situated east of the west boundary of Snow Construction property north of Gibson. These three have the designation C-1.

BE IT FURTHER RESOLVED THAT:

TP-146 be recommended to the City Commission for approval as shown on the master plan;

V-288 be recommended to the City Commission for approval with the exception of that portion of 98th Street between Eucariz and San Ignacio so as not to deny access to the property owner in that area; and subject to a suitable dedication of ROW at the northerly intersection of the proposed Snow Vista and the present 98th Street in a manner satisfactory to the City Manager."

S-1082NP be recorded as a Master Plan delineating the various use areas.

Sincerely,

George L. Carruthers
Associate Planner LP

CC: Harry O. Morris

Staff Present: BJ & JF

CITY COMMISSION ACTION SHEET

Z-986

Distribution: Mr. Lawrence-Bldg & Insp.
 Files--Pl. Staff

#	FILES	ACTION	KARDEX	COMMENTS & INSTRUCTIONS
4.	AX-21 Z-985	Deferred to 10/11/60 as requested by applicant.	OW MS	This item pending CPC on 10/3/60
5.	AX-29 TP-146 V-284 S-1082-MP Z-986	Deferred to 9/27/60 as requested by applicant.	OW OW OW OW MS	
6.	Z-864	Approved, Ord. #1802	MS	BJ-transmit Development Plans to Building Dept. for records.
7.	Appeal 164 (BA-1181)	Appeal denied & BA decision upheld. However, CC granted period to remove the yard-on or before Jan. 1, 1961 (area to be cleared).	MS	Applicant did not ask that appeal be granted, but for a period of time (to 1-1-61) to clear the yard through liquidation of equipment and materials.
8.	Appeal 165 (Z-997)	Appeal allowed and CPC tie vote of denial reversed. Ord.#1803	MS	Vote 3-2 (Bice & O'Toole against allowing appeal) The ordinance read-changes the zoning from R-3 to P-1 & O-1 as voted on and denied by CFC.
9.	Appeal 166 (BA-1155)	Appeal allowed and BA decision reversed because of circumstances not presented to Board at time of their decision.	MS	
10.	V-289	Approved, Ord. #1804	OW	
11.	V-291	Approved, Ord. #1805	OW	
12.	V-294	Approved, Ord. #1806	OW	

NOTE: Secretaries-- The files were in good order and well maintained. This was a great help to the Planners representing the Department. Thanks-BJ & JF

BJ:jms
 9/21/60

CITY COMMISSION
September 27, 1960
AX-29, 2-986

COMMISSION ORDINANCE NO. 1810 :

AN ORDINANCE AMENDING THE "ZONE MAP" OF THE CITY OF ALBUQUERQUE
AS SHOWN IN COMMISSION ORDINANCE NO. 1493 BY MAKING CERTAIN CHANGES THERETO
AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COMMISSION, CITY OF ALBUQUERQUE.

SECTION 1. The "Zone Map" referred to in Section 4 and other sections of Commission Ordinance No. 1493 is hereby amended by making the following additions:

R-1 for Unit Number One Amended, Atrisco Village Addition to the City of Albuquerque, New Mexico.

R-1 for Unit Number Two, Atrisco Village Addition to the City of Albuquerque, New Mexico.

R-1 for Unit Number Three-A, Atrisco Village Addition to the City of Albuquerque, New Mexico.

R-1 for Unit Number Three-B, Atrisco Village Addition to the City of Albuquerque, New Mexico.

R-1 for Unit Number Four, Atrisco Village Addition to the City of Albuquerque, New Mexico.

SECTION 2. This ordinance is hereby declared to be an emergency measure on the ground of urgent public need. It is therefore to become effective immediately upon its passage and publication as provided by law.

ENACTED AND APPROVED THIS 27th day of Sept. 1960.

Chairman of City Commission and Ex-Officio
Mayor of the City of Albuquerque.

ATTEST:

City Clerk

CITY COMMISSION
September 27, 1960
AX-29, Z-986

COMMISSION ORDINANCE NO. 1809:

AN ORDINANCE AMENDING THE "ZONE MAP" OF THE CITY OF ALBUQUERQUE
AS SHOWN IN COMMISSION ORDINANCE NO. 1493 BY MAKING CERTAIN CHANGES THERETO
AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE CITY COMMISSION, CITY OF ALBUQUERQUE

SECTION 1. The "Zone Map" referred to in Section 4 and other sections of Commission Ordinance No. 1493 is hereby amended by making the following additions:

A-1, R-1, R-3, O-1, C-1 and C-2, for the various areas as delineated on the Master Plan of Snow Vista a plan of an area annexed by the City of Albuquerque, New Mexico by action of the City Commission thereof on Tuesday September 27, 1960, which plan was filed with the City Clerk as of the same date in open meeting of the City Commission and is to be recorded in the office of the County Clerk of Bernalillo County New Mexico.

C-3 as a Shopping Center Exemption with Retail and Service Uses excluded for the area as delineated on the Master Plan of Snow Vista a plan of an area annexed by the City of Albuquerque, New Mexico by action of the City Commission thereof on Tuesday September 27, 1960, which plan was filed with the City Clerk as of the same date in open meeting of the City Commission and is to be recorded in the office of the County Clerk of Bernalillo County New Mexico.

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Officio Mayor of the City of Albuquerque

ATTEST:

City Clerk

CITY COMMISSION
September 27, 1960
AM-29, TP-146, Y-284, S-1082MP
and Z-986

EXCERPT UNAPPROVED CITY PLANNING COMMISSION MINUTES, SEPTEMBER 12, 1960:
Members Present: Mayor, S. Vollmar, Hoggan, Rutherford, Scott & Mrs. Brown

Mr. Morris stated this was a situation which had many ramifications and aspects covering a large area. He thought it well that Mr. May give the Commission a brief outline of the schematic, then a general picture and finally specific details.

Mr. May stated that the schematic Master Plan "at this stage of the game" is only a general picture of the land use and is not accurately measured or detailed; this will all come later in individual portions. This master plan is similar to one brought before the Commission by another party in which separate neighborhoods were created. Since it is almost all under one ownership, he saw the opportunity to do away with the square pattern of arterials and attempt to create a community of separate neighborhoods, each of which is to be built around a central core, each with its schools, parks, churches, etc. This would be a series of wedge-shaped neighborhoods around a central core.

Starting with Arisco Village, which is practically completed at the present time. The next village carries the name of Benito, the third, Cienega; fourth, DeAnza; fifth, Espajo; Sixth, Fiesta; and the last, Granada. Each village will have its own elementary school which has been approved by the School Board. Children could reach the school at the center of the neighborhood without crossing a major arterial. Gibson is being realigned and will be an arterial along with DeAnza, Harscofens, Snow Vista, etc. Redondo Drive would act as a distributor and also act as the central core. The two major streets would continue through the central core. In addition to the elementary schools, there would be 2 junior high, and a senior high. (One of the junior highs was outside the area to be annexed.)

The second schematic was set up showing the distribution of church sites. Mr. May explained that the areas in yellow indicated church sites next to major arterials for easy access and were within three miles of one another. They are generally in the center of the neighborhoods and would therefore not in any way detract from the residential uses. In the center of the core area easily accessible from the site is an area for parochial schools, along with 12 acres which are reserved for a hospital. Archbishop Byrnes was very pleased by this design. Supplementing the neighborhood parks was a 70-acre community park which was in the central core.

The third design showed the commercial areas. In keeping with the neighborhood idea they were located on the boundaries of the neighborhood rather than intruding into the neighborhoods. These would require C-2 zoning. In addition to the neighborhood shopping centers (subject to revision in terms of area and boundaries) there are the "convenience" centers. Four convenience shopping centers were illustrated which were placed in the center of the neighborhoods as they were within convenient walking distance of many of the homes.

small office building is located as shown near the northwest corner of Snow Vista Boulevard and Gibson Boulevard and a group of four model homes is located west of Snow Vista Boulevard as shown. With these exceptions there are no permanent structures within the area to be annexed.

7. PROPOSED LAND USE. As indicated on the inclosed drawing it is proposed to utilize the major portion of the area for single family residences. Six neighborhoods will be created surrounding a central core containing the uses and facilities common to the entire area. Each neighborhood will have near its center an elementary school site and a part site. With the exception of a carefully controlled convenience shopping center, not exceeding three acres, adjacent to the neighborhood park all commercial activities, church sites, and multiple dwelling areas will be on the periphery of the neighborhood. Each neighborhood will be bounded by arterial or collector streets and the size will be adjusted in the detailed designing process to produce the optimum number of living units for one elementary school. In this way the boundaries of the school district and those of the neighborhood will correspond and few if any elementary school children will have to cross arterial streets in order to reach their school.

The six neighborhoods surrounding the core area are indexed alphabetically in a clockwise manner as follows:

- (A) Atrisco Village
- (B) Bonita Village
- (C) Cienega Village
- (D) De Anza Village
- (E) Espejo Village
- (F) Fiesta Village

An additional area west of the Loop Expressway will be called Granada Village

Atrisco, Espejo, Fiesta, and Granada Villages are completely contained within the area proposed for annexation. A small portion of Bonita Village and Cienega Village will be in county land as will the major portion of De Anza Village. It was not found possible to make the neighborhood boundaries coincide exactly with the boundaries of the Snow property and the inclusion of the additional land in the neighborhood areas is believed to be necessary for good planning.

Approximately 80 acres of land lying south of Barcelona Road will have to be joined in with some future neighborhood development to the south of this area.

CITY COMMISSION
September 27, 1960
AX-29, TP-146, V-284, S-1082MP,
and Z-986

EXCERPT CPC MINUTES (continued):

Mr. May then presented three sketches showing what he considered a convenience center should be, and the way it would be set up. If this were not economically feasible, it could be converted to a 5-unit residential cul-de-sac. A convenience center might have a day nursery, small grocery, laundromat, barber or beauty shop. No portion of the building would be closer than 50 feet to the lot line, and there would be landscaping in front. The proper restrictive covenants would control the type of development; no neon signs, or self-illuminated signs, but rather a small spotlight illuminating only the small sign indicating the shopping center.

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Service stations were scattered at junctions of ~~therefore~~, for the convenience of the residents. The exact delineation of the areas are subject to the platting of the area. The total commercial is 360 acres or approximately 10%.

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CITY COMMISSION
September 27, 1960
AX-29, TP-146, V-284, S-1082MP,
and Z-986

EXCERPT CPC MINUTES (continued):

center is as large as Medical Arts Square and the Encino Plaza combined. It can be cut down from ten acres to five acres, without prejudicing flexibility and expansion in that a 15-acre office area is adjacent. Beyond this, The Department was in agreement with Mr. May, expect, perhaps, that the area west of the Loop Expressway should be zoned A-1 because of the rough topography.

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Mr. Scott asked where the location of the police, fire and reservoir sites would be. We noticed the comments of the Water Department that the water lines had not been set up in the Master Plan, and wondered whether there might be problems later regarding this. Mr. May stated that in talking with a member of the Water Engineering Department and a representative of Markenhoff & Associates they had assured the Department that with the cooperation of the Planning Department Staff and the Planning Consultant they could get their lines in this area, without difficulty.

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EXCERPTS CPC MINUTES (continued)

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Mr. Rutherford felt that the master plan was better than the original submission, and a large part of the north-east area of the city. He thought that the zoning should stand as suggested by the developer.

The Chairman polled the Commission:

Mr. Rutherford:----- "The developer's plan would be a better layout than we have in the north-east heights."

Mr. Heggan:----- "I am in favor of the modifying the developer's plan by cutting out the commercial area north of Gibson except for smaller shopping centers as shown in pencil by Mr. May. With this modification, we have something I would approve."

Mr. Scott:----- "I feel it should be left as the proponent requested. I feel the area could be used other than for a shopping use. There are many commercial uses other than shopping uses."

Mrs. Brown:----- "I agree with Mr. Scott."

Mr. Vollmer:----- "In my opinion, the commercial area should be limited to non-retail and service uses C-2, except for the three areas shown in pencil which should be left as C-2."

After further discussion, the Commissioners agreed that they would recommend C-3 zoning except for three (3) shopping center sites of approximately 10 acres each.

EXCERPTS CPC MINUTES (continued)

BE IT RESOLVED that:

TP-146 Be recommended to the City Commission for approval.

S-1082MP Be recommended to the City Commission for approval, excepting that area, north of Gibson Blvd (realigned) which should be changed to show C-2 areas of approximately ten (10) acres each; one at the west boundary of the Snow property, and one on each of the north corners at the junction of Gibson Blvd (realigned) and 98th Street SW (Snow Vista Blvd).

Z-986 That annexation and simultaneous zoning of Snow Vista, as
AX-29 amended above, be recommended to the City Commission.

V-284 That the vacation of a triangular portion-----be recommended subject to proof of dedication of the necessary right-of-way for 98th St at this point.

2. Recommended denial of vacation of the original 96th Street between Eucariz SW and the south boundary of San Ygnacio SW, subject to adjustment of the junction between the two 98th Streets to the satisfaction of the Traffic Engineering Department. Recommended approval of vacation of 98th St. SW south of the south boundary of San Ygnacio SW.
3. Recommend approval of vacation of Colonel Sage SW from the west right-of-way of 94th Street within Snow Vista.

Moved by Rutherford
Seconded by Scott

Motion Carried Unanimously

Introduction

REQUESTS:

A. Harry Morris, agent for Snow Construction Company, requests consideration of the following items:

Z-986 ANNEXATION and simultaneous R-1, O-1 (R-4), C-1 ZONING for portions
AX-29 of Sections 32, 28, 29, 33 and 34, T 10 N, R 2 E, and portions of
 sections 4, 5, and 9, T 9 N, R 2 E. (Snow Vista)'

TP-146 Amendment to Thorofare Map Plan that the Gibson Route west of Coors
 Boulevard be realigned to conform with the proposed master plan
 of land described above.

S-1082MP Master Plan of SNOW VISTA, formerly Hoffman City.

P. Harry Morris, agent for Snow Construction Company and C. B. Shambaugh, re-
quests vacation of the following portions of right-of-way to implement pro-
posed realignment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th Street SW at the northwest corner of the intersection of 98th Street SW and Sunset Gardens Road SW.
2. The portion of 98th Street SW between Eucariz Road SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 835 feet, more or less, of Sage Road SW between 94th Street SW and 98th Street SW.

PETITIONS:

I/We, the undersigned owner/s of the indicated parcels of the following described property which is contiguous to the city limits petition the City of Albuquerque, New Mexico, to annex and make a part of the City of Albuquerque the land hereinafter described:

A. SNOW CONSTRUCTION COMPANY
P. O. Box. 1757
/s/ Elmer T. Lewis, Vice President

Portions of Sections 32, 28, 29,
33 and 34, T 10 N, R 2 E, and
portions of Sections 4, 5, 9, T 9 N,
R 2 E.

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AREA:

Approximately 2, 658 acres

Material:

1. Report
2. Analysis by agent (M.C. May)
3. Master Plan (M.C. May)
4. Department revision of master plan (sketch)
5. Resolution
6. Proclamation
7. V Ordinance approved by CA and CE
8. Z- Ordinances approved by CA and CE (One ordinance for Snow Vista Master Plan not on record -- one ordinance for the portions recorded as plats -- Atrisco Village Units)

Census Tract: All in 47.

Land Use: Nearly all of the land is vacant with the exception of 160 new homes and several commercial developments along 98th Street, near Eucariz.

POSITION OF CITY OF ALBUQUERQUE: The petition for annexation is in conformance with the State Statutes.

REPORTS FROM OTHER DEPARTMENTS: (Initial Circulation)

Public Service Company:.....TP-146	No objection
S-1082MP	Can be worked out satisfactorily with subdivision
V-284	No objection since owner agrees to pay cost of any relocation required.
AX-29.	No objection.
Z-986	No objection.
Traffic Engineer:TP-146	No objection.
V-284	No objections with annexation. I feel all streets, street lighting, and street name signs should be in place and most all

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REPORTS FROM OTHER DEPARTMENTS CONTINUED:

Mountain States Tel & Tel:

specifications prior to annexation any traffic control device should meet State Highway Dept. specifications and warrants. 7-20-60.

There is an existing telephone manhole at the intersection of Col. Sage Road and 94th Street, which is the terminus of the underground telephone conduit on 94th St. SW. This alignment of proposed Gibson Blvd, should be reviewed with Mr. James Roberts, our engineer so that existing manhole will be in a satisfactory location. It is important that this manhole does not fall in a driving lane.

We are awaiting the alignment of Gibson Blvd. from 94th to the east line of Unit one Atrisco Village. This is urgently needed so that underground telephone cable may be placed in a permanent location on this street. This is required as soon as possible for establishing adequate telephone service to this area.

We are not affected by any other portions of this request.

City Engineer:

Approved with the suggestion that the area shaded green be included in the annexation in order that the boundary line will follow a definite lot or property line. 7-16-60.

City Parks and Recreation:

I have no objections from a Park and Recreation point of view. 7-14-60.

Building and Inspections:

No reply received.

Land Agent:

The Public Lands Department is not interested in this item. 7-18-60.

Water Department:

The Water Department is not too concerned on the change of alignment. We do need water line routes. (The Water MP for this area is not quite complete) 7-20-60.

FINAL COMMENTS OF OTHER DEPARTMENTS:

A meeting was held in the City Planning Department on July 26th to discuss the revision of the developer's master plan proposed by this Department. Following are the comments of those present:

- City Manager:.....
1. Reduction of C-2 and O-1 zoning essential to good master planning.
 2. Should have 106' r/w for 98th Street.
 3. If possible, Loop Drive should follow the power line easement.
 4. Disagree with the service station sites. (verbal)
- Albuquerque Public Schools:
- General location of schools appears good. I do not know what the specific areas outlined on the map would be topographically suitable for school building and playground use. This general lay-out seems superior to the earlier one proposed by the sub-divider from the standpoint of school planning.

City Engineer:.....

The Planning Department's proposed redesign of main arterials through the above mentioned plat is satisfactory to this office. There is sufficient natural fall in the whole area to provide adequate sewer grades regardless of the street pattern.

The power line r/o/w should certainly be made use of for the loop road. This is a joint use of land.

The shifting of the major street from 86th to 1/2 way between 98th Street and Coors is better from a traffic pattern standpoint.

V-214 can be handled by traffic if it does agree with prior planning. 98th Street should have 106' of R/O/W.

Water Department: location of proposed zone boundaries and necessary
Gordon Herkenhoff & Assoc: major transmission and distribution lines as indicated on the attached preliminary master plan should be taken into account relative to right-of-way and easements in planning or master planning this major area.

Parks and Recreation: The Master Plan for Snow Vista as amended appears to be satisfactory from the Parks and Recreation Dedication Policy.

NOTE: The Department has not circulated the latest plan to the various agencies. All above comments are still relevant and necessary signatures are on the plan presented.

Definition of a Master Plan

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Y-284; S-1082MP

S-1082

The Master Plan-----A Document of Intent

At the City Planning Commission hearing of August 1st, 1960, an attempt was made to define a master plan, so that it's function is known, ^{and} the City and developers can know what is expected from it. The following definition was agreed upon and adhered to by the developer in his latest plan.

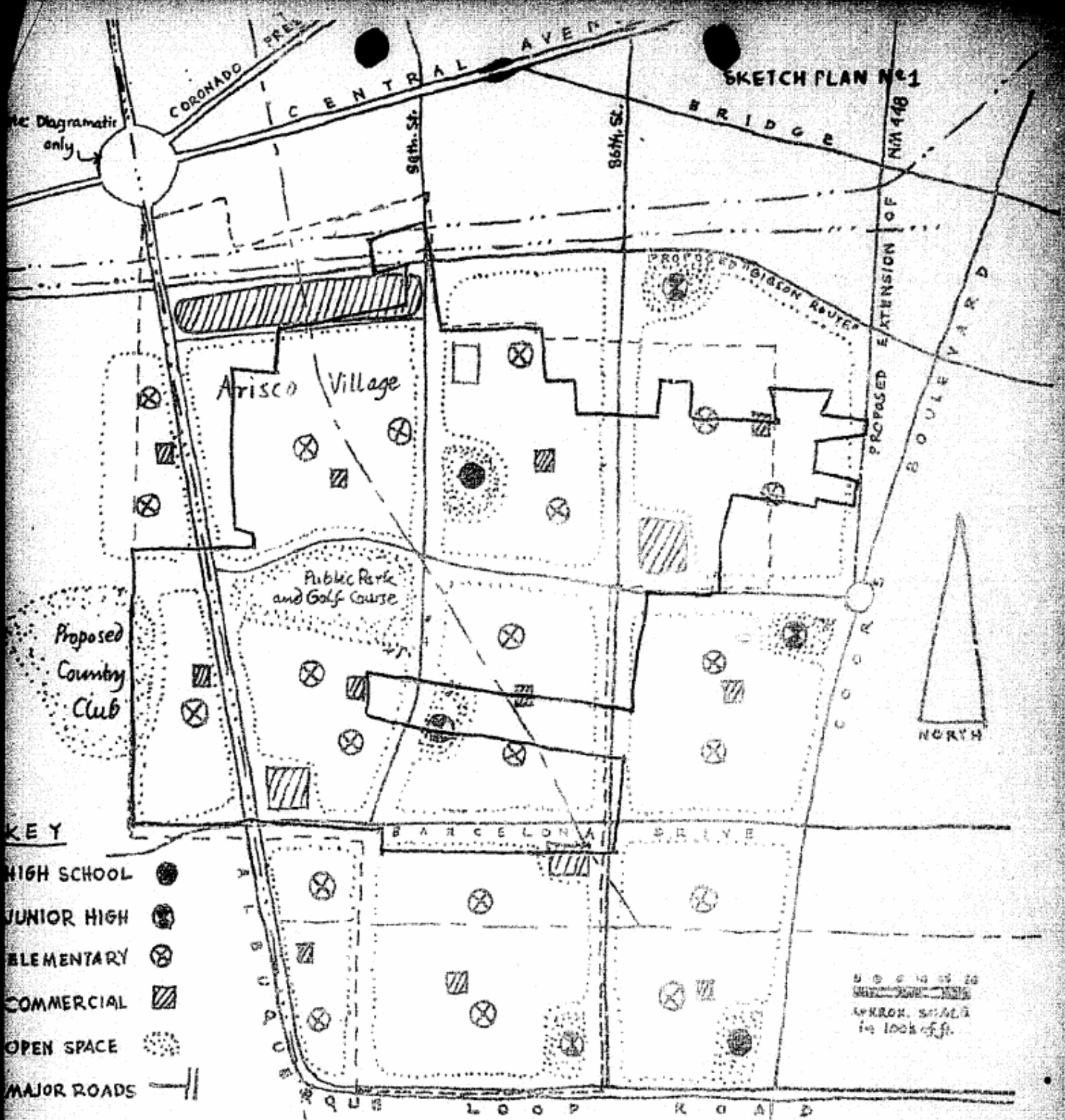
DEFINITION OF A MASTER PLAN:

A master plan describes in general terms the plan for an area too large to be economically platted or developed at one time. It enables the City and utility companies to plan comprehensively without involving the developer in considerable expense. It shows in broad terms the intent of the developer, but should not show more detail than can be justified at this stage.

To summarize:

THE MASTER PLAN SHOULD SHOW:

1. Thoroughfares (widths in accordance with Thoroughfare Plan standards unless otherwise agreed and indicated)
2. Collector streets (widths in accordance with Thoroughfare Plan standards unless otherwise agreed and indicated)
3. School sites following the Albuquerque Public Schools standards, and with areas of approximately 40 acres per Senior High School
approximately 20 acres per Junior High School
approximately 10 acres per Elementary School
4. Other proposed land uses, such as parks, fire stations, industry, commercial and residential areas, justifiable at this stage. (Including a reasonable area beyond the minimum land use requirement, to allow flexibility) in detail planning.)
5. Areas for which future land use can be defined at this stage--e.g. a master plan might follow a property boundary which would necessitate inclusion of other areas before a satisfactory land use could be established.
6. Major easements and major utility structures which affect the form of the master plan.
7. General Plan (metropolitan area: long-range plan) proposals affecting the area of the master plan.



- KEY**
- HIGH SCHOOL ●
 - JUNIOR HIGH ●
 - ELEMENTARY ⊗
 - COMMERCIAL ▨
 - OPEN SPACE ●
 - MAJOR ROADS ———
 - RESIDENTIAL AREAS ○
 - Existing 115KV - - - - -
 - Other Power Lines - · - · -
 - A. T. & T. Transcont. - · - · -
 - Boundary of Hoffman Property (Approved Area) [dashed box]
 - Approx. Boundary of SNOW VISTA [solid box]

SKETCH MAP OF
 MASTER PLAN FOR
HOFFMAN CITY

APPROVED City Commission 8:16:59
 County Commission 9:02:59

S-1016-MP

DRAWN BY--JU
 CHECKED BY--VIDK
 HSC
 GBC

PLANNING DEPT.
 CITY OF
 ALBUQUERQUE

5 0 0 1 4 2 2 0
 APPROX. SCALE
 1" = 1000' ft.

4

In the approximate center of the planning area a central core has been delineated by a loop road designated as Redondo Drive. This core area will contain the uses and activities common to the entire community. These will include a community shopping center, a medical center, an office area, a parish church and parochial (Roman Catholic) school, a hospital site, the large community park, and a community center large enough to contain a branch library, police substation, fire station, and a recreational center. The senior high school site will also be located within this loop as will a church site and several areas to be developed with garden type apartments. Redondo Drive will act as a distributor street to allow traffic from the several neighborhoods to quickly and easily reach the community facility desired. The radial design of the arterials and collector streets will allow emergency vehicles to quickly reach any portion of the community from the community center.

Seven Elementary School sites, two Junior High School sites, and a Senior High School site have been indicated within the planned area. The exact location and number of these sites will be subject to the detail design of the individual neighborhoods. The general arrangement of the school sites was approved by the Superintendent of the Albuquerque Public Schools on August 23, 1960.

As previously stated a medium size park, 6 to 8 acres, will be provided near the center of each neighborhood and the remainder of the land necessary to satisfy the established park policy will be concentrated in a large community park within the core area. This park should be large enough to permit the construction of a nine hole golf course in addition to other recreational uses. The general arrangement of these parks was approved by the Parks and Recreation Department on August 23, 1960.

Thirteen church sites have been provided. These are all located on arterial or collector streets to allow easy access and on the edges of the neighborhoods to minimize any adverse influence on residential property. Each site is tentatively indicated as 5 acres, a figure that may be adjusted somewhat in detail designing.

Shopping centers have been provided at points of easy access. All sites are large enough to permit adequate off-street parking and also to permit redesigning into residential use should the economic need for the commercial area fail to develop. Small convenience centers have been provided in order to place them within a reasonable walking distance of the residences. Those in the center of the neighborhoods, indicated as RC on the drawing, would be stringently controlled to

S-1082MP

Report on Snow Vista M.P.

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S-1082MP;

Short history

The original plan for Hoffman City, approved by the City and County in August and September, 1959, was abandoned when the area was bought by Snow Construction Company. A new plan was submitted as "Snow Vista" which varied considerably from the Hoffman City plan.

It originally went before the City Planning Commission on August 1, 1960 but was deferred by the developers for further study. Marvin C. May was hired to present a revised plan. It is this which is now presented to the Commission for its approval.

DEPARTMENT COMMENTS:

The designer of the new plan for Snow Vista is to be congratulated. In a short space of time, a design has been conceived which shows a bold and imaginative approach to the problems encountered in the area. At the same time, most of these problems have been resolved and interested agencies have been informed and have approved the master plan (see signatures on the plat). Both the plan and the accompanying report are clear and explicit as to the intention of the developer. In the production of these documents, the designer has consulted and cooperated with the Department in every way. On the whole the present plan is a vast improvement on the one formally presented by the developers, however it can be improved.

STANDARDIS

The delay, as well as giving time for reconsideration by the developer, has provided the Department with an opportunity for further research in order to check and verify former conclusions. The time lapse is particularly important in that since the original submission, an important document has come into the possession of the Department. "Standards for New Urban Development", published by the Inter-County Regional Planning Commission in Denver, Colorado in July, 1960, was received by the Department on August 26, 1960. This document is perhaps the most up-to-date and comprehensive of all reports on standards for urban development. It was made by the Housing and Home Finance Agency for Denver with federal funds and took a whole year to complete.

In the light of this document, certain adjustment of commercial areas seems called for. Furthermore, it seems relevant to consider the whole district, between Central, Coors Blvd and the Loop Expressway, to make sure that the whole area will be adequately served by shopping areas. AND THAT THESE areas are in the right place for the whole area.

Following is a table, taken from the Denver document, which shows the standards the Department has used in its assessment of the master plan produced for the developers.

STANDARDS

CITY COMMISSION

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COMMERCIAL FACILITIES -----SHOPPING CENTERS *

	NEIGHBORHOOD CENTER	COMMUNITY CENTER	DISTRICT CENTER
1. Major function	Sale of convenience goods and personal services	Some functions of the Neighborhood Center <u>plus</u> sale of shopping goods (wearing apparel, appliances, etc.)	Some functions of the Community Center <u>plus</u> sale of general merchandise, apparel, furniture and home furnishings.
2. Leading tenant	Super market or drugstore	Variety store or junior department store	One or more major department stores.
3. Site area (gross land area)			
maximum	8 acres	30 acres	100 acres
minimum	4 acres	10 acres	40 acres
4. Desirable maximum size of center as percentage of total area served	1.25% (1 acre/1,000 pop.)	1.00% (0.75 acres/1,000 pop.)	0.50% (0.67 acres/1,000 pop.)
5. Ranges in Gross Floor Area	30,000-50,000 sq. ft.	100,000-300,000 sq. ft.	400,000-1,000,000 sq. ft. and over
6. Number of stores and shops			
maximum	15	30	60
minimum	5	15	40
7. Radius of service area	1/2 mile	2 mile	4 miles
8. Population required to support center			
minimum	4,000	35,000	150,000
9. Parking requirements	General requirements of parking: floor area ratio 5 to 1 (parking area is five times gross floor area of building)		
maximum	500	3,000	varies
minimum	200	1,000	5,000
10. Location	near intersection of collector streets or secondary roads	intersections of major roads	intersections of major roads or expressways.

* from: "Standards for New Urban Development"--- Inter-County Regional Planning Commission, published 7-19-60.

S-1082-MP

THE EFFECT OF THE APPLICATION OF STANDARDS ON THE SUBMITTED
MASTER PLAN

Briefly,

adherence to the aforementioned standards should give:

- a. 4 to 8 acre Neighbourhood Shopping Centers consisting of 5 to 15 shops within 1/2 mile of every home.
- b. A 10 to 30 acre Community Center of 15 to 30 stores within 2 miles of every home. (outside the annexation area)
- c. A 40 to 100 acre District Center of 40 to 60 stores within 4 miles of every home. (outside the annexation area)

The Department would also advocate the developer's suggested "Convenience Centers" of some three (3) acres in each new neighbourhood.

COMMENT:

The Department feels certain that if each type of center shown above was to be located at intervals assuring that each home was within the distances described for each type of center, the area would be well served with commercial outlets. To assure that there is more than enough commercial areas set aside in the master plan, the Department recommends maximum areas for each center as shown above plus a neighbourhood "convenience center" near the middle of each neighbourhood.

This means that about 4.2% of the total area annexed would be devoted to commercial uses; a percentage that compares favorably with Bartholemew's land use statistics* which show an average of 2.5%. Should the Commission wish to be more in line with this, (the average percent of land in current commercial use), the areas suggested for neighbourhood "convenience centers" could be deleted from the plan and the remainder would leave 3.6% of the area set aside for commerce.

* Harland Bartholemew: "Land Use in American Cities" published 1955.

DEPARTMENT COMMENT (continued)

In the preface to the standards used by the Department*, the following remarks were made which seem pertinent to this case.

"Behind these standards lie the goals of efficiency and balanced development."

"These goals mean ultimately stabilized neighborhoods, provided adequately and economically with all public facilities. While these objectives may seem to be self-evident, our recent history of building has in fact produced many cases of the exact opposite....."

Again, in discussing commercial areas, Bartholomew, one of the "elder statesmen" among planning consultants in this country has this to say:

"During the period of rapid expansion of our cities ,.....all land in the daily stream of community activities was optimistically viewed as potential commercial property. This overexploitation of land was fostered by numerous individuals and groups interested in quick turnovers and high returns. Moreover, without an adequate measure of the relationship between commercial uses and the population to be served, early zoning plans were generally forced to recognize this speculative urge in order to secure adoption."

"Although pressure for too liberal business zoning still comes from some misguided or overoptimistic property owners, it has long been evident that there is an optimum amount of space that can be absorbed by commercial uses for a given population."

The Commission has before it a master plan. It should be remembered that both commissions concerned will review each area in detail when the developer brings the plats before them. At this later stage, more detail will be known, and if by chance the developer has then good reason to re-zone certain areas for more commercial land than the standards suggest will be necessary, then is the time to bring this information before the commissions and the commissions will, at that time, be in a position to see whether indeed more commercial land will be needed.

At this present time, the developer can in no way justify the zoning demanded. There are no statistics to bear him out, no standards known to the Department that suggest his point of view has any merit.

*"Standards for New Urban Development," Inter-County Regional Planning Commission, Denver, August 1960.

Department Comment (continued)

In review of the master plan, perhaps desirable standards have not been adequately considered. No one can deny that this plan is better than the one originally submitted, but this is no criterion for judging the one now before the Commission. Surely if Albuquerque is to lead and to become the finest city it possibly can, then the criterion must be, what is the best that we can expect for this new community and for the City as a whole.

The Department is not advocating anything preposterous or out of the ordinary. It merely suggests that if a resident has only half a mile or less to go to a supermarket, and less for a loaf of bread or a bottle of milk, and two miles or less to a junior department store, he is well served. Certainly most citizens would definitely not want more, for though commerce has an important role to play in our society, there are few who want to live on top of a shopping area.

TO SUMMARIZE:

Statistics and standards both show that this plan as submitted is overloaded with areas designated for commercial use. This is no benefit to the new community being created. If by chance the developer can show that "the highest and best use" for particular parcels of land is indeed commercial, he is at liberty to prove it at a later date. For the present, the Department can see fit to recommend only those areas shown on the Department's revision. If the developer wishes to re-arrange the specified areas to some limited extent, this would be acceptable, but the areas of land specified for commercial use should not, in the opinion of the Department, go beyond that suggested by the department at this stage.

*Harland Bartholomew: "Land Use in American Cities" published 1955.

Other Suggested Changes

Church Sites:

The Department agrees with the developer that some 60 acres will be necessary for church use, but feels that 5 acre sites will be too large for most, if not all, churches in this area. The Department recommends 2-3 $\frac{1}{2}$ acre sites for churches, which would yield approximately twice the number of sites contemplated and will be in line with the Denver standard of 1 church per 1,500 population; however if the developer insists on 5 acre sites, the Department will not object.

Medical Arts Center and Office Area:

The medical arts center, at 10 acres, would be as large as the Encino Plaza and Medical Arts Square combined. As these provide City-wide service, it seems that 5 acres would adequately serve this SW area. As this is immediately adjacent to a 15 acre office area, there is more than enough area to allow for adjustment if necessary.

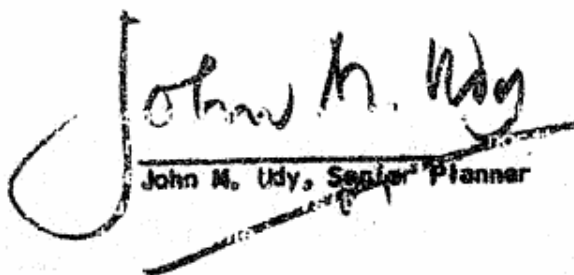
The above land use changes alter the plan as submitted as follows:

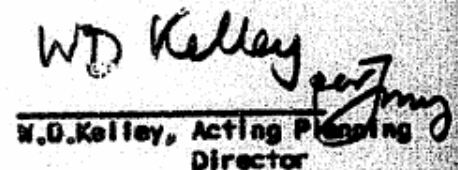
1. The inner loop road would be reduced to accommodate a smaller community shopping center (30 instead of 40 acres) and medical arts area (5 instead of 10 acres). It would skirt the Senior High School, and put the multiple dwelling area into the SW neighborhood unit (Fiesta Village); and would make a better shaped area for multiple dwelling use in Espejo Village north of the proposed drainage easement. The consequent repositioning of Redondo Drive will encourage the use for which it has been created, with subsequent relief of the junction between 98th St and De Anza Drive. (see "Further Notes" (b) following).
2. De Anza Drive cuts Snow Vista Blvd at an angle less than 90°. Furthermore, it follows the drainage easement too closely east of Snow Vista Blvd. By moving the proposed community center north of the drainage ditch, De Anza can be made to join Snow Vista Blvd at a better angle.
3. Shopping areas have been relocated and reduced in area in certain parts of the plan, as shown on the accompanying Department revision of the master plan.

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V-284; S-1082 HP.

Further Notes:-----

- a. It is assumed that all thoroughfares as shown will conform to thoroughfares plan standards.
- b. Consideration should be made at a later date to the emphasis of traffic use of Redondo Drive. Investigation should be made to see if some or even all arterials may not be eliminated within the central core, and making it a precinct in which emphasis is on pedestrian rather than vehicular traffic. This would effectively eliminate a major cross road which might cause traffic problems. It also saves in costs of paving and repair, and is in no way a disadvantage to the community.
- c. Mr. May's proposal to eliminate parking on the major traffic routes is to be commended. The confusion of parked and moving traffic is an antiquated way to design a community arterial system.
- d. The Department agrees with the proposal to change the name of 98th Street to Snow Vista Blvd.
- e. The Fire Chief has indicated a need for sites for fire stations other than at the center. These should be incorporated in the master plan to be changed at a later date if necessary.


John M. Udy, Senior Planner


W.D. Kelley, Acting Planning Director

TP-146

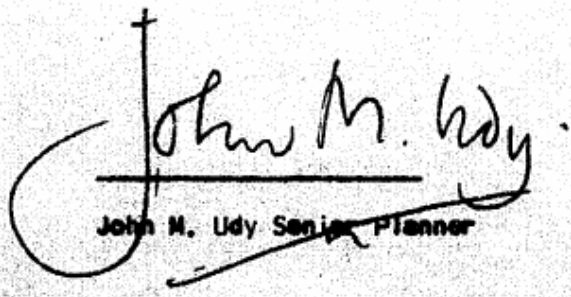
CITY COMMISSION
September 27, 1960
AX-29, Z-988, TP-146,
Y-284; S-1082MP.

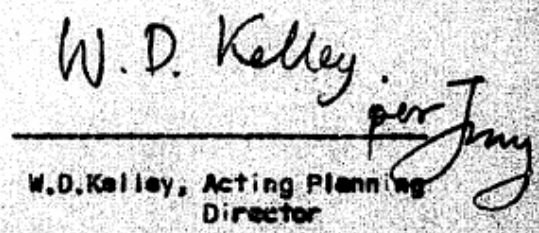
PLANNING DEPARTMENT RECOMMENDATION:

TP-146 Realignment of Gibson

The developer of Snow Vista have suggested the route for Gibson Boulevard west of Coors be changed to run along the north side of the main area to be annexed. The Department agrees with this change, for it will not only serve the area to be annexed with advantage, but also the area surrounding. The suggested relationship to Bridge and to Central Avenue is an improvement on the present alignment, for the latter more or less duplicated Bridge, and joined Central at the same awkward angle. The new alignment does not duplicate Bridge, and would join the Loop Expressway as a T junction, thus avoiding a difficult junction with Central. It should be noted that the State Highway Department does not object to the change.

The Department recommends the change of alignment for Gibson west of Coors as being in the best interests of the community.


John M. Udy Senior Planner


W.D. Kelley, Acting Planning Director

V-284

V-284 Harry Morris, agent for Spoe Construction Company and C. B. Shanbaugh, requests vacation of the following portions of right-of-way to implement proposed realignment of portions of 98th Street SW and Sage Road SW:

1. A triangular portion of 98th Street SW at the northwest corner of the intersection of 98th Street SW and Sunset Gardens Road SW.
2. The portion of 98th Street SW between Eucariz Road SW and the south boundary of Unit 7, Town of Atrisco Grant.
3. The westerly 835 feet, more or less, of Sage Road SW between 94th Street SW and 98th Street SW.

The application for vacation is in three parts which should be considered separately.

Part 1. This concerns the vacation of a small triangle of property north of Sunset Gardens on 98th Street. The Department recommends approval, subject to proof of dedication of the ROW to correct the jog to the east of the proposed vacation.

Part 2. To understand the nature of this part of the vacation, it should be pointed out that on May 12, 1960, the Bernalillo County Commission accepted a realigned 98th Street, indicating that part of the original ROW now being considered for vacation (i.e. 98th Street south of Eucariz SW).

On September 12, 1960, the City Planning Commission recommended that the vacation be denied between Eucariz and San Ygnacio, subject to the realignment of the junction between the two 98th Streets to the satisfaction of the Traffic Engineering Department.

Although this solves the difficulty of vacating either street, it still leaves unsolved the question of land use between the two streets. At present the developers are asking for A-1 zoning, no doubt as a holding zone. As the area now stands, it could not be developed for residential purposes unless the property was to be sold to the owners to the east and old 98th Street vacated. This perhaps is the best solution, but depends on agreement between the property owners involved.

If this is not found to be feasible, it seems likely that at a later date, the developers may ask for a re-zone of this area to allow commercial uses. To grant this would be against the policy of the Commission and contrary to good planning practice in that it would constitute strip zoning. With its situation at the entrance to this new community, it would be particularly undesirable. It should therefore be made clear at this time that this is not desirable and will not be considered favorably by this Department. The only rational alternative would be to create a park area, to be developed and maintained by either the Parks and Recreation Department or by the developer itself. There is much advantage to the latter, for the Parks Department would not wish to give up another area assigned to it in the master plan in order to accommodate this awkward situation. Furthermore, planting and maintenance could not be begun for some time because of the already long waiting list of undeveloped park areas already dedicated to the City.

With regard to the dedication of the new 98th Street, it is usual to channel requests of this nature through the County Planning Board and this Department so that they may be considered before it is presented to the County Commission. As Snow Construction did not ask for our technical advice at that stage, the problems they now face are largely of their own creation. It therefore seems unfair that this should therefore become a burden to the general public. There is much advantage for the developing Company carrying out the landscaping and maintenance of this area. It would be a fitting entrance into this new community, an "advertisement" of lasting value.

V-2B4
Part 3

That part of Sage Road which is under consideration for vacation is apparently within the boundary controlled by Snow Construction Co.. As it duplicates a part of the suggested route for Gibson Boulevard, it would prove unnecessary if the latter is found acceptable by the Commission. The Department would therefore recommend this part of the vacation.

SUMMARY OF DEPARTMENT RECOMMENDATIONS FOR V2B4

Part 1: APPROVAL subject to proof of dedication of necessary right of way to the east to the existing 98th Street SW.

Part 2: APPROVAL in its entirety, is agreeable to the owners to the east.

IF NOT

APPROVAL south of the south right of way of San Ygnacio and

DENIAL between Eugariz and San Ygnacio

subject to:

Re-arrangement of the junction between the original 98th St and Snow Vista Boulevard (new 98th Street).

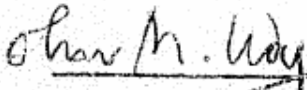
and either of the following:

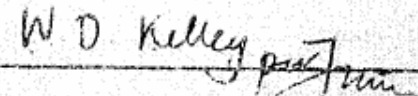
A. The area between the two roads being dedicated as a park without prejudice to the Park Dedication Policy

B. An understanding with the developer that, because of its position and shape, that the land between the two roads is to be vacated and its use as a park. The developer is interested in developing it as a park.

Part 3: APPROVAL

NOTE: It appears that the alignment of San Ygnacio east of the original 98th Street does not end at that Street. In order that San Ygnacio continue to the new 98th Street (Snow Vista Boulevard), the developer should dedicate 60 feet of right of way from the old 98th St to the new, and in line with San Ygnacio east of the original 98th Street.


John M. Udy, Senior Planner


W.D. Kelley, Acting Planning Director

prevent any adverse effect on the adjacent residential property. In view of the fact that all commercial development in this area would involve parking ratios on the order of 3 to 1 the acreage indicated for commercial use is not excessive.

A complete tabulation of acreages of the different land uses will be found at the end of this report.

8. PRESENT ZONING. The entire area is outside of the city limits and no zoning exists at the present time.

9. PROPOSED ANNEXATION AND ZONING. It is requested that the entire area outlined by the starred line on the drawing be annexed to and made a part of the City of Albuquerque and that zoning be established that will permit the land uses indicated on the drawing. It is understood that such zoning will be regarded as a general indication of future land use rather than a rigid exact delineation and that exact zone boundaries will be established at the time each neighborhood is platted and approved.

10. SURFACE DRAINAGE. The hydrological and drainage problems associated with this area were studied by Wilson and Company, Engineers, of Albuquerque, and a very comprehensive report has been given to the City. As each individual neighborhood is designed a detailed study of the drainage will be made by a qualified hydrologist and a report submitted with each design. The present Master Plan indicates the probable location of the major drainage right of ways however additional ones may be found desirable as the detailed designs are prepared. Every effort will be made to conform with good engineering practices in this as in all other respects.

11. UTILITIES. Electrical power, gas and telephone service are available in this area. At the present time the finished homes are being supplied water and sewage service by private systems. It is anticipated that these systems will be incorporated into the City systems upon annexation. Two large electrical transmission lines cross this area and it is proposed to utilize their rights of way as medians for the Loop Expressway and Snow Vista Boulevard. Several smaller utility lines cross the area and these will be properly accommodated in the detailed designing. The general arrangement of the Master Plan was approved by the Mountain States Telephone and Telegraph Company, the Public Service Company of New Mexico, and the Southern Union Gas Company on August 23, 1960.

12. RELATIONSHIP TO SURROUNDING AREAS. The proposed Master Plan will create a large, essentially residential, community that will be surrounded by unzoned county land. The land uses proposed will permit

2-986

PLANNING DEPARTMENT

Staff Present: WDK, BJ, JU, JF, JY, DWR

CITY COMMISSION ACTION SHEET
September 27, 1960

MEMBERS PRESENT:

Mr. Sanchez, Mr. Bice,
Mr. Davis, Mr. O'Toole
& Mr. Atkinson

DISTRIBUTION: PD Staff-Mr. Lawrence(Bldg. & Insp.)
-Files

CM & STAFF

FILE	ACTION	KARDEX	COMMENTS AND INSTRUCTIONS
AX-29 TP-146 V-284 S-1082-MP Z-986	Approved Approved Approved--Ord. #1808 Approved Approved--Ords. Nos. 1809 for unplatted part of area & 1810 for Atrisco Village Addns., Units to be with- held from publication until MP is recorded.	OW OW OW OW MS	A check with City Clerk as to proper maps for her records will be necessary. <u>Master Plan</u> on which CC made <u>its de-</u> <u>cision as to establishment of zoning is needed for Z-986</u> <u>file. Same map to be recorded should be carefully checked</u> <u>with what goes on record in case files and City Clerk's</u> <u>records. All of this is important as there is the</u> <u>possibility of court review. Request a sepia from the</u> <u>consultant for present and future reproduction purposes. (JL)</u> Prepare small sketch for mailing. This will replace sketch of Hoffman City MP. (JL) A small sketch would have been useful and more economical.
Ordinance repealing & correcting Ord. #1789 published incorrectly (Z-958).	New Ord. No. 1811	MS	EE--when Ord. 1811 is placed in Ord. Bible, be sure No. 1789 is marked void.
V-272	Deferred to 10/11/60	OW	Adv. for CC 10/11/60 should have been checked before requesting deferral of V-272 to that date. Due to "foul-up" in placing ads on ditto the CC of 10/4/60 and 10/11/60 were put in same ad thereby overloading the lith with our items.
"Workable Program"	Policy statement to go to CC next week(10/4/60)		Send memo and extract of portion on "Comprehensive- Community Plan" to CPC, CPB, and staff. (WDK)

WDK:BJ:jms
9/28/60

CITY OF ALBUQUERQUE
STATE OF NEW MEXICO

7-916
RECEIVED
PLANNING DEPARTMENT

SEP 29 1960
AM PM
7,8,9,10,11,12,1,2,3,4,5,6

September 28, 1960

Mr. Harry O. Morris
First National Bank Building
Albuquerque, New Mexico

Dear Mr. Morris:

The Albuquerque City Commission at its regular meeting September 27th took the following action:

Harry O. Morris, agent for Snow Construction Company, requests annexation to the City of Albuquerque, simultaneous establishment of zoning, approval of Master Plan Plat, amendment to Thorofare Plan and vacation of portions of streets in the area of Snow Vista (Formerly Hofiman City) as follows:
(Deferred from 8-23-60 to 9-27-60)

- (a) AX-29 Adopted resolution annexing 2,658 acres of land in the area of Snow Vista.
- (b) TP-146 Amended the Thorofare Plan to realign Gibson Boulevard west of Coors Boulevard to conform with the Master Plan of Snow Vista.
- (c) V-284 Passed Commission Ordinance No. 1808 vacating a portion of 98th Street, SW at the intersection of 98th Street and Sunset Boulevard and about the west 825 feet of Sage Road between 94th Street and 98th Street.
- (d) S-1082-MP Approved the Master Plan for Snow Vista.
- (e) Z-986 Approved Commission Ordinances No. 1809 and 1810 establishing zoning within the area of Snow Vista Master Plan annexed to the City.

Very truly yours,

Arthur E. Jones
Assistant to the City Manager

AEJ/jk
cc: Planning Department

CITY OF ALBUQUERQUE

The documents contained on this microfiche are certified to be accurate copies of the original documents as they appear in the files of the

PLANNING DEPARTMENT

Documents were microfilmed in the regular course of business pursuant to established routine policy for systems utilization and preservation of such records through the storage of such microfilms in protected locations.

It is further certified that the photographic processes used for micro-filming of the above records were accomplished in a manner and on micro-film which meets the recommended requirements of the National Bureau of Standards and the National Micrographics Association for permanent microphotographic reproduction.

Mary Lou Cooper
City Clerk/Recorder

the expansion of this concept as the major portion of the periphery is indicated for R-1 use. This is especially true of the areas on both sides of Snow Vista Boulevard (98th Street) between Central Avenue and Gibson Boulevard where the requested zoning is such as to not preclude the creation of two additional large residential areas. Major arterials are carried through to the boundaries to permit future extension as needed. Drainage from the land above the area will be accepted, carried across the area, and discharged at existing drainage points.

13. ACKNOWLEDGEMENTS. The designer desires to acknowledge the courtesy of Mr. Jones, of the Albuquerque office, and Mr. Paul Van Cleve, of the Phoenix office, of the Federal Housing Administration who reviewed the inclosed Master Plan. The staff of the Albuquerque City Planning Department was most helpful in critically reviewing the plan and the submitted design reflects several valuable suggestions made by Mr. John Udy of the planning department.

Incl:

Master Plan

SNOW VISTA
TABULATION OF PROPOSED LAND USE

Total Area to be Annexed - 2658 acres
 Total Planning Area - 2827 acres

<u>To Public Use</u>	<u>Area in Acres</u>	<u>Percent</u>
Elementary Schools 6 @ 10 = 60		
Junior High Schools 2 @ 20 = 40		
Senior High Schools 1 @ 40 = <u>40</u>		
Subtotal	140	
 Parks	 112	
Drainage right of ways	90	
Expressways	87	
Power Transmissions right of ways	<u>49</u>	
Subtotal	478	16.9
 <u>Semi-Public Use</u>		
Churches 12@ 5	60	
Church and parochial school	15	
Hospital site	<u>12</u>	
Subtotal	87	3.1
 Garden Apartments	 107	 3.8
Offices	33	1.2
 Commercial Areas, Gross, Including Areas for Off-Street Parking and Landscaping		
C-2 Type	183	
C-1 Type	89	
R-C Type (neighborhood convenience centers)	 15	
S-S Type (Service Stations only)	<u>15</u>	
Subtotal	302	10.7
 Reserved A-1	 90	 3.2
R-1 Single Family Residence Use	<u>1730</u>	<u>60.2</u>
TOTAL	2827	100.0

CITY PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
7:00 P.M., Monday, September 12, 1960
City Commission Room, City Hall
Second and Tijeras Avenue NW

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Planning Commission will hold a public hearing on Monday, Sept. 12, 1960, at 7:00 P.M., in the City Commission Room, City Hall, Second and Tijeras NW, for the purpose of considering the following requests:

DEFERRALS:

- S-1061 Request for approval of plat and rezoning from R-1 to C-1 and O-1 on the
Z-949 east side of Wyoming northward from Comanche NE by Don Lomax Construction Company.
- AX-21 Request for annexation and simultaneous establishment of C-2 zoning in the
Z-985 area bounded by 102nd Street SW, 106th Street SW, Eucariz Road SW, and Sunset Gardens Road SW by Frier, McKinley, Norgo, Orasco and Hubblell.
- AX-29 Request for annexation, simultaneous establishment of various zoning from
TP-146 residential through industrial; approval of Master Plan Plat; amendment to
V-284 Thorofare Plan; and vacation of portions of streets, all in the area of
S-1082MP Snow Vista (formerly Hoffman City) by Harry O. Morris for Snow Construction
Z-986 Company.
- Z-980 Request for rezoning from R-1 and C-1 to O-1 and C-2 for Office and Community
Shopping Facilities in the general area at the southwest corner of Candelaria
NE and Eubank NE by Dale Bellamah.
- Z-1000 Request for rezoning from R-1 to R-3 with an implementing design in the area
S-1101 north of Candelaria NE to the west of Bel-Air School and between said School
and McKinley School by Flatow-Moore-Bryan and Fairburn for Board of Education.

NEW CASES:

- Z-991 B. C. Hernandez, agent for Oliver Gilbert, requests change of zone from A-1
to C-1 for about the north 125 feet of the east 260 feet of Lot 2 and the
east 260 feet of Lot 3, Alvarado Gardens Addn., Unit #3. Located at the
southwest corner of Candelaria NW and Rio Grande NW.
- Z-1004 B. C. Hernandez, agent for Horace W. Dwinell, requests change of zone from
A-1 to C-1 for Lots 7 and 8, Boulevard View Addn. Located at the northeast
corner of Candelaria NW and Rio Grande NW.
- Z-1005 B. C. Hernandez, agent for Jesse T. Smith, requests change of zone from A-1
to C-1 for Lots 31 and 32, Alvarado Gardens Addn., Unit #3. Located at the
northwest corner of Candelaria NW and Rio Grande NW.
- Z-1013 B. C. Hernandez, agent for V.H. Magatagan, requests change of zone from A-1
to C-1 for all of Lots 9 and 10, Alvarado Gardens Addn. Unit 1. Located at
the southeast corner of Candelaria NW and Rio Grande NW.

CPC Action Sept. 12, 1960

PLANNING DEPARTMENT
Staff: WDK, BJ, JU, JF, GC, RWR, JY & Secy.

MEMBERS PRESENT: Vollmer - Heggem
Scott - Mrs. Brown
Rutherford

DISTRIBUTION: Pl. Staff
Files
Zoning Div., Bldg. Dept.

APPEAL DATE: 9/27/60 5:00 P.M.

FILE - CR	RECOMMENDATION	LETTER OF ADVICE, ETC.	LEGAL NOTICE OF HEARING (ADVT.)	COMMENTS AND INSTRUCTIONS
Z-935	Defer to 10/17/60 and advt. additional area	Ralph L. Day (JF)	BJ & JF	Sketch - KE; Kardex - LV Additional advertising will be done as set forth in the Dept.'s report for 10/17/60.
S-1061 Z-949	Preliminary & Final Recommended to CC as C-1	Don Lormor Constr. See GC for others. (GC)	CC 10/11/60	BJ - "Z" Ordinance Sketch - KE; Kardex - LV & OW GC - If timing for CC cannot be met, let BJ know.
AX-21 Z-985	Deferred to 10/3/60	Norgo McKinley Morris Friar Orosco Hubbell Cinelli Snow Construc. Co. (JU)		Sketch - FF; Kardex - OW - LV Developers to submit a plan.
AX-29 TP-146 V-284 S-1082MP Z-986	Recommended to CC a small portion with change to C-1 & C-3 (non-retail uses) in area north of Gibson, E & W of Snow Vists Blvd.	Elmer Lewis H. O. Morris Marvin C. May (JU)	Prev. advt. & deferrad to CC for 9/20/60	Draft of Ord. - JU & GV on all documents except "Z" Ord. which BJ & JF will do. Sketch - FF, Kardex-LV, OW <u>THIS JOINT ITEM MUST BE PROCESSED THIS WEEK AND TO C.M. BY THURSDAY 5:00 P.M. JF contact CA re the description reference as to MP immediately---on "Z" Ordinance.</u> FOR ADDITIONAL INFO AND CONDITIONS REFER TO CPC RESOLUTION & MINUTES.

Z-986

September 12, 1960

MEMBERS PRESENT:

Rollmar - Heggen - Mrs. Brown - Scott
Rutherford

The remainder of the Commission also opposed the requested C-2 zoning.

The following motion was then made:

BE IT RESOLVED that AX-21 and Z-985 be deferred to the meeting of October 3, 1960, to allow the proponent time to restudy their request in order that the area might qualify for SU-1 zoning on annexation.

Moved by Heggen

Seconded by Rutherford

Motion Carried Unanimously

7. AX-29 Harry Morris, agent for Snow Construction Company, requests annexation
Z-986 to the City of Albuquerque and simultaneous establishment of R-1, O-1
S-1082MP (R-4), C-1, C-2, and H-2 zoning for portions of Section 32, 28, 29, 33
and 34, T 10 N, R 2 E, and portions of Sections 4, 5 and 9, T 9 N,
R 2 E, as shown on the proposed master plan of Snow Vista, S-1082MP,
formerly Hoffman City.
- TP-146 Harry Morris, agent for Snow Construction Company, proposes an amendment
to the Thorofare Plan Map that the Gibson Route west of Coors Blvd be
realigned to conform with the proposed master plan of Snow Vista, S-1082MP,
formerly Hoffman City. CR: AX-29, Z-986
- V-284 Harry Morris, agent for C. V. Shumbaugh and Snow Construction Company,
requests vacation of the following portions of rights-of-way to implement
proposed realignment of portions of 98th Street SW and Sage Road SW:
- (1) A triangular portion of 98th Street SW at the NW corner
of the intersection of 98th Street SW and Sunset Gardens SW.
 - (2) The portion of 98th Street SW between Eucariz Road SW and
the south boundary of Unit 7, Town of Atrisco Grant.
 - (3) The westerly 825 feet, more or less, of Sage Road SW
between 94th Street SW and 98th Street SW.

Mr. Morris stated this was a situation which had many ramifications and aspects covering a large area. He thought it well that Mr. May give the Commission a brief outline of the schematic, then a general picture and finally specific details.

Mr. May stated that the schematic Master Plan "at this stage of the game" is only a general picture of the land use and is not accurately measured or detailed; this will all come later in individual portions. This master plan is similar to one brought before the Commission by another party in which separate neighborhoods were created. Since it is almost all under one ownership, he saw the opportunity