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Joe Cook, Member

Alex Abeyta, County Manager

Harry E. Kinney, Mayor, City of Albuquerque

Frank A. Kleinhenz, CAO, City of Albuquerque

1 WHEREAS, the City Zoning Code standards regarding allowable heights of
2 free-standing and building mounted signs are not consistent with policies in the
3 CCSDP regarding preservation of scenic views in the Coors Corridor area as
4 they pertain to Segments 3 and 4 of the Plan area; and

5 WHEREAS, on April 17, 2003, the Environmental Planning Commission, in
6 its advisory role on land use and planning matters, recommended approval of a
7 text amendment to the Coors Corridor Sector Development Plan to the City
8 Council for Segments 3 and 4 of the Plan area that would limit the height of
9 free-standing signs to nine feet and limit the height of building mounted signage
10 to the height of the respective building; and

11 WHEREAS, the text amendment to the CCSDP is consistent with policies in
12 the Comprehensive Plan, West Side Strategic Plan, and with policies in the
13 CCSDP.

14 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
15 ALBUQUERQUE THAT:

16 Section 1. COORS CORRIDOR SECTOR DEVELOPMENT PLAN AMENDED.

17 The Coors Corridor Sector Development Plan, Issue 4, Visual Impressions and
18 Urban Design Overlay Zone, Subsection (D), Signage, Page 113, Prohibited
19 Signs, is amended as follows:

20 A. "...is a free-standing or projecting sign exceeding 75 square feet in
21 sign area. In Segments 3 and 4, is a free-standing sign exceeding 9 feet in
22 height above grade, or is a building mounted sign exceeding the height of the
23 building.

24 B. The findings of the Environmental Planning Commission regarding the
25 text amendment to the Coors Corridor Sector Development Plan are as follows:

26 1. This is a request for a text amendment to the Coors Corridor
27 Sector Development Plan, Issue 4, Visual Impressions and Urban Design Overlay
28 Zone, Subsection (d), Signage. The purpose of the proposed amendment is to
29 add language to the Signage section to restrict the overall height of free-
30 standing and building mounted signage in Segments 3 and 4 of the plan area as
31 a way of providing further protection for scenic resources in the Coors Corridor.

32 2. The proposed text amendment to the plan is as follows:

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1 CCSDP page 113: Prohibited Signs: In addition to the signs prohibited in
2 Section 40.E., the following signs are also prohibited:

3 "...is a free-standing or projecting sign exceeding 75 square feet in sign area.
4 In Segments 3 and 4, is a free-standing sign exceeding 9 feet in height
5 above grade, or is a building mounted sign exceeding the height of the
6 building."

7 3. The request is consistent with Established and Developing
8 Urban goal and policies in the Comprehensive Plan in that the request to restrict
9 the overall height of free-standing and building mounted signs respects scenic
10 resources (Policy d) and will contribute to maintaining a quality visual
11 environment (Policy m) in the CCSDP area.

12 4. The request is consistent with policies in the West Side
13 Strategic Plan (WSSP) in that the proposed restrictions on free-standing and
14 building mounted signage reflects WSSP Design Guidelines policies intended to
15 regulate both off-premise and free-standing signs to protect and preserve views
16 and open space and enhance design of existing and new development (WSSP p.
17 169). Scenic views east of Coors Boulevard are also specifically identified for
18 view preservation in the Design Guidelines of the WSSP (WSSP p. 162-163).

19 5. The consistency of the request with policies in the WSSP
20 creates consistency of the request with the Rural Area goal and Policy b of the
21 Comprehensive Plan in that preservation of scenic views in the Coors Corridor is
22 addressed in the WSSP, thus this issue is a goal for the Coors Corridor
23 community.

24 6. The request is consistent with the Coors Corridor Sector
25 Development Plan (CCSDP) in that the proposed restrictions on free-standing
26 and building mounted signage reflect the intent of the CCSDP Urban Design
27 Overlay Zone design regulations and guidelines that "encourage development
28 within the Coors Corridor which integrates the natural landscape with
29 development activities, achieves a balanced built environment, and preserves
30 the unique natural features of the area" (CCSDP Issue 4, p. 82). The request is
31 also consistent with Policy 1 of the View Preservation portion of the CCSDP in
32 that this policy seeks to protect scenic views along the east side of Coors

1 Boulevard in Segments 3 and 4 (CCSDP Issue 4, Policy 1, View Preservation, p.
2 103).

3 7. The relatively lower elevation of Segments 3 and 4 in the Coors
4 Corridor area necessitate an upward view to visually experience the area's
5 natural resources; thus the proposed lowering of heights for free-standing and
6 building mounted signage will contribute to the preservation of scenic views
7 from these areas of the Coors Corridor.

8 8. In non-residential zones, free-standing signs are currently
9 allowed a height of up to 26 feet, and building mounted signs are allowed to
10 extend beyond the height of the building provided that the sign height is
11 consistent with the building planes (Section 14-16-3-5, City Zoning Code). The
12 current allowances under the City's General Sign Regulations are not compatible
13 with the intent and policies of the CCSDP.

14 9. There is no neighborhood opposition to this request.

15 Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
16 clause, word or phrase of this resolution is for any reason held to be invalid or
17 unenforceable by any court of competent jurisdiction, such decision shall not
18 affect the validity of the remaining provisions of this resolution. The Council
19 hereby declares that it would have passed this resolution and each section,
20 paragraph, sentence, clause, word or phrase thereof irrespective of any
21 provisions being declared unconstitutional or otherwise invalid.

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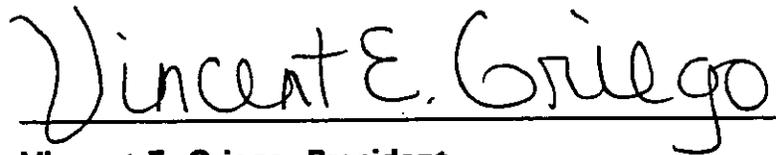
31 X:\SHARE\Legislation\Fifteen\R-270fin.doc

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1 PASSED AND ADOPTED THIS 8th DAY OF SEPTEMBER, 2003
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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4 Yes: 8

5 Excused: Payne

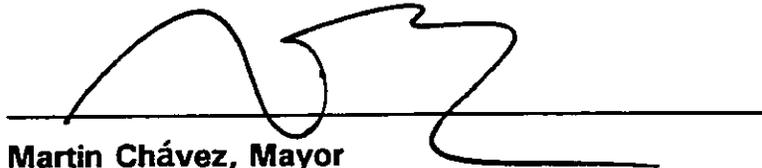
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10 Vincent E. Griego, President

11 City Council

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15 APPROVED THIS 10th DAY OF September, 2003

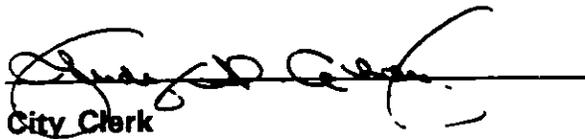
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17 Bill No. R-03-270

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20 Martin Chávez, Mayor

21 City of Albuquerque

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23 ATTEST:

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26 City Clerk

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1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 Section 1. The Coors Corridor Plan Policy 5 "Intersections" Paragraph 2
4 (page 23) is hereby amended as follows:

5 "There shall be a minimum distance of approximately one-half mile for
6 signalized intersections except for the segment of Coors Boulevard between
7 Bluewater Road and Fortuna Road. On this segment there shall be a traffic
8 signal at Bluewater Road, at Fortuna Road and at Los Volcanes Road. Limited
9 access locations for right-turn-on traffic movement shall be placed with careful
10 consideration for proximity to full intersections and to provide reasonable access
11 to property within the corridor. Limited access locations shall be a minimum
12 distance of approximately one-quarter mile from full intersections or from other
13 limited access locations."

14 Section 2. The Coors Corridor Plan Figure 10 (page 27) is amended as
15 follows:

16 The right-turn off / on symbol at Coors Boulevard and Los Volcanes Road is
17 replaced with a traffic signal symbol.

18 Section 3. This amendment shall be inserted into the text of the Coors
19 Corridor Plan for reprinting.

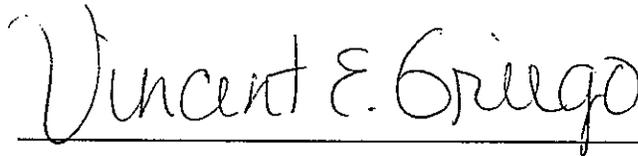
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1 PASSED AND ADOPTED THIS 24th DAY OF MARCH, 2003
2 BY A VOTE OF: 6 FOR 0 AGAINST.

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4 Yes: 6

5 Excused: Cummins, Mayer, Winter
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11 Vincent E. Griego, President

12 City Council
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16 APPROVED THIS _____ DAY OF _____, 2003

17 "Pursuant to Article IX, Section 3, City Charter, this Resolution is in full
18 force and effect without the Mayor's approval."

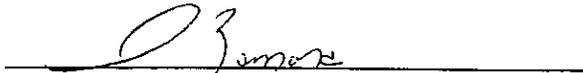
19 Bill No. R-02-118

20 Intentionally left blank

21 Martin Chávez, Mayor

22 City of Albuquerque
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24 ATTEST:

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27 City Clerk
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CITY of ALBUQUERQUE
ELEVENTH COUNCIL

COUNCIL BILL NO. R-213

ENACTMENT NO. 67-1995

SPONSORED BY: Alan B. Armijo

1 RESOLUTION

2 AMENDING THE COORS CORRIDOR PLAN RECOMMENDED LAND USE MAP FOR LOT
3 D-1A COORS CENTRAL NORTH FROM COMMERCIAL TO RESIDENTIAL (PAGE 69).

4 WHEREAS, the Coors Corridor Plan, adopted by City Council Enactment No.
5 72-1984, as a Rank 3 Sector and Neighborhood Development Plan; and

6 WHEREAS, the Coors Corridor Plan contains recommended land use maps; and

7 WHEREAS, the City Environmental Planning Commission, in its advisory role on
8 all matters related to planning, zoning and environmental protection, held a public
9 hearing on December 15, 1994, regarding this matter and has recommended approval
10 of this amendment; and

11 WHEREAS, the proposed amendment is consistent with the intent of the Coors
12 Corridor Plan.

13 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
14 ALBUQUERQUE:

15 Section 1. The Coors Corridor Plan recommended land use map (page 69), is
16 hereby amended as follows:

17 A. Lot D-1A, Coors Central North is changed from Commercial to
18 Residential.

19 Section 2. This amendment shall be inserted into the text of the Coors Corridor
20 Plan for reprinting.

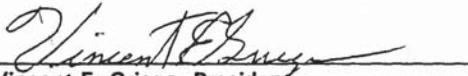
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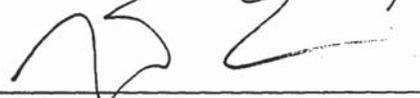
1 : PASSED AND ADOPTED THIS 17th DAY OF APRIL, 1995.

2 BY A VOTE OF 8 FOR AND 0 AGAINST.

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4 Yes: 8
Excused: Brasher

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8 Vincent E. Griego, President
City Council

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10 APPROVED THIS 15th DAY OF May, 1995.

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13 Martin J. Chavez, Mayor
City of Albuquerque

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16 ATTEST:

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18 City Clerk

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CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. R-457 ENACTMENT NO. 191-1989

SPONSORED BY: Patrick J. Baca, by request

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1 RESOLUTION
2 AMENDING THE COORS CORRIDOR PLAN ISSUE 4 VISUAL IMPRESSIONS AND
3 URBAN DESIGN OVERLAY ZONE, SECTION D. SIGNAGE POLICY 1. (PAGE 112)
4 BY ADDING ONE NEW DESIGN REGULATION.
5 WHEREAS, the Coors Corridor Plan, adopted by City Council
6 Enactment No. 72-1984 contains an Overlay Zone supplementing the
7 City Zoning Ordinance; and
8 WHEREAS, the Overlay Zone contains special regulations for
9 signage; and
10 WHEREAS, the City Environmental Planning Commission held a
11 public hearing on June 15, 1989, regarding this matter and has
12 recommended approval of this amendment; and
13 WHEREAS, the proposed amendment is consistent with the intent of
14 the Coors Corridor Plan; and
15 WHEREAS, this amendment will provide an incentive to develop
16 larger tracts of land rather than encourage subdivision of property
17 to secure additional free-standing signage.
18 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
19 ALBUQUERQUE:
20 Section 1. The Coors Corridor Plan Signage Policy 1 (page 112),
21 attached hereto is hereby amended as follows:
22 "A. Insert the following under "design regulations" (page
23 112) as regulation 1, renumbering the existing design regulations 1
24 through 6 to 2 through 7.
25 1. Where free-standing signs are allowed, maximum
26 sign size shall be 75 square feet. Where there are over 12 acres in

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1 a development (meaning a premises or an area controlled by a
2 shopping center plan or site development plan - whichever is larger
3 if more than one applies) a second free-standing sign is permitted
4 on any street frontage longer than 1,500 lineal feet."

5 Section 2. This amendment shall be inserted into the text of
6 the Coors Corridor Plan for reprinting.

7 PASSED AND ADOPTED THIS 30th DAY OF October, 1989.

8 BY A VOTE OF 7 FOR AND 0 AGAINST.

9 Yes: 8
10 Excused: Baca, Yntema

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12 Steve D. Gallegos, President
13 City Council

14 APPROVED THIS 27th DAY OF November, 1989.

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17 Ken Schuttz, Mayor
18 City of Albuquerque

19 ATTEST:
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21 Janet Amick
22 City Clerk

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CITY of ALBUQUERQUE
EIGHTH COUNCIL

COUNCIL BILL NO. R-458 ENACTMENT NO. 163-1989

SPONSORED BY: Patrick J. Baca, by request

RESOLUTION

1
2 AMENDING THE COORS CORRIDOR PLAN ISSUE 4, VISUAL IMPRESSIONS
3 AND URBAN DESIGN OVERLAY ZONE, POLICY 9, SITE LIGHTING, (PAGE
4 98) BY ADDING DEFINITIONS AND BY REPEALING DESIGN REGULATIONS 1
5 AND 2, AND FURTHER ADDING SIX NEW DESIGN REGULATIONS.

6 WHEREAS, the Coors Corridor Plan, adopted by City Council
7 Enactment #72-1984 contains an Overlay Zone supplementing the
8 City Zoning Ordinance; and

9 WHEREAS, the Overlay Zone addresses exterior lighting; and

10 WHEREAS, the Environmental Planning Commission held a
11 public hearing on June 15, 1989, regarding this matter and has
12 recommended approval of these amendments; and

13 WHEREAS, the existing regulations do not effectively
14 control light levels and glare along the roadway; and

15 WHEREAS, it is possible to control cut off angles and
16 fixture shielding which will allow additional flexibility in
17 the height of light standards while providing better control of
18 lighting glare and intensity; and

19 WHEREAS, light levels across a site should be regulated,
20 including building surfaces, in order to insure uniformity in
21 lighting along the corridor as intended by the Coors Corridor
22 Plan.

23 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY
24 OF ALBUQUERQUE:

25 SECTION 1. The Coors Corridor Plan Policy 9 Site Lighting
26 (page 98), attached hereto is hereby amended as follows:

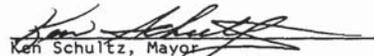
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1 A. Insert the following definitions after
2 "rationale":
3 Definitions:
4 Accent Lighting: Is normally attached to the structure and is
5 used to highlight building details.
6 Surface Lighting: Bounce lighting relying on reflections from
7 large building surface areas.
8 Glare Cutoff Angle: The angle above which the light projected
9 from a luminaire is significantly reduced.
10 Exterior Lighting: design regulations:
11 1. Light sources shall be limited to a maximum
12 off-site luminance of 1000 foot lamberts from any point and 200
13 foot lamberts from any residential property line; light sources
14 shall be shielded so they are not visible from any point on
15 residentially zoned property within 200 feet of the site
16 property line.
17 2. Maximum mounting height of luminaires shall
18 be 35 feet except in the view preservation area where the
19 height shall be limited to 20 feet.
20 3. Accent lighting is permitted, however
21 surface lighting is limited to an average of 2 footcandles
22 measured 4 feet from the surface level of any point on the
23 building surface being lighted.
24 4. Average light levels shall be limited to 2
25 footcandles with maximum levels limited to 16 footcandles as
26 measured from 4 feet above the surface level of any point on
27 the site.
28 5. Luminaires with glare cut off angles of a
29 maximum of 75 degrees shall be selected for all applications.
30 6. Sites which are legally non-conforming as to
31 exterior lighting shall be required to conform to these
32 regulations within five years.
33 SECTION 2. These amendments shall be inserted into the

1. text of the Coors Corridor Plan for reprinting.
2 PASSED AND ADOPTED THIS 2nd DAY OF October 1989.
3 BY A VOTE OF 6 FOR AND 0 AGAINST.
4 Yes: 6
5 Excused: Baca, Dinelli, Hughes

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8 Steve D. Gallegos, President
9 City Council

10 APPROVED THIS 12th DAY OF October 1989.

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14 Ken Schultz, Mayor
15 City of Albuquerque

16 ATTEST:

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19 City Clerk

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Coors Corridor plan

City of Albuquerque

New Mexico

**Municipal Development Department
Albuquerque/Bernalillo County
Planning Division**

Adopted By:

**Albuquerque City Council
April 30, 1984**

and

**Board of County Commissioners
May 15, 1984**





ENACTMENT # 72-1984

ADOPTING THE COORS CORRIDOR PLAN AS A RANK 3 SECTOR AND NEIGHBORHOOD DEVELOPMENT PLAN; AMENDING THE ~~ZONE MAP AS TO BASIC ZONES AND THE DESIGN OVERLAY ZONE~~ AND ADOPTING DESIGN OVERLAY ZONE GUIDELINES ALL AS SPECIFIED IN THE COORS CORRIDOR PLAN.

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes and by the City Charter as allowed under home rule provisions of the Constitution of the State of New Mexico; and

WHEREAS, the Council recognizes the need to implement the provision of the Northwest Mesa Area Plan setting forth goals establishing Coors Boulevard as a limited access parkway and a major traffic carrier for the Northwest Mesa; and

WHEREAS, the Council recognizes the need for design guidelines for development of lands adjacent to Coors Boulevard and recognizes the need for environmental and view preservation policies and guidelines; and

WHEREAS, the Council recognizes that it recommended in the Northwest Mesa Area Plan that this study, the Coors Corridor Plan, be undertaken to ensure that these goals be attained; and

WHEREAS, the Coors Corridor Plan has been developed by the City of Albuquerque City/County Planning Division with the assistance of neighborhood groups, property owners and the official planning bodies having jurisdiction over the plan area in accordance with the interests and needs of Coors Corridor area residents and property owners as expressed through public meetings; and

WHEREAS, on November 30, 1983, the Environmental Planning Commission amended the zone map as shown on Figures 22, 23, and 25 of the Coors Corridor Plan in accordance with Resolution 270-1980 and has agreed to initiate the zone changes shown on Figures 24 and 26 of the Coors Corridor Plan at the time that the affected properties are annexed to the City of Albuquerque; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection approved and recommended the adoption of the Coors Corridor Plan, at a public hearing on November 30, 1983, finding the plan consistent with the provisions of the Northwest Mesa Area Plan and the Albuquerque/Bernalillo County Comprehensive Plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE.

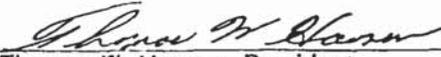
Section 1. The Coors Corridor Plan, attached hereto is hereby adopted as a Rank 3 Sector and Neighborhood Development Plan. All development and improvement activities within the plan area shall be guided by this plan.

Section 2. The Coors Corridor Design Overlay Zone, as proposed in the attached Coors Corridor Plan and recommended for adoption by the Environmental Planning Commission, is hereby mapped: the zone map, adopted by Section 7-14-46.C, R.O. 1974, is hereby amended to reflect the boundaries shown on Figures 42, 43, 44, 45 and 46 of the attached Coors Corridor Plan. The design guidelines contained in the attached Coors Corridor Plan are hereby adopted and shall be enforced within the Coors Corridor Design Overlay Zone.

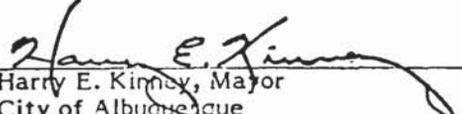
Section 3. The zone map, adopted by Section 7-14-46.C, R.O. 1974 is hereby amended to reflect the recommended rezoning specified in Figures 27 and 29 of the attached Coors Corridor Plan.

PASSED AND ADOPTED THIS 30th DAY OF APRIL, 1984.

BY A VOTE OF 9 FOR AND 0 AGAINST.


Thomas W. Hoover, President
City Council

APPROVED THIS 16th DAY OF May, 1984.


Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:


City Clerk

RESOLUTION NO. 34-84

ADOPTING THE COORS CORRIDOR PLAN AS A RANK 3 SECTOR AND NEIGHBORHOOD DEVELOPMENT PLAN.

WHEREAS, the Board of County Commissioners, the Governing Body of the County of Bernalillo, New Mexico, has the authority to adopt plans for physical development as authorized by New Mexico Statutes and the Constitution of the State of New Mexico; and

WHEREAS, the Board recognizes the need to implement the provision of the Northwest Mesa Area Plan setting forth goals establishing Coors Boulevard as a limited access parkway and a major traffic carrier for the Northwest Mesa; and

WHEREAS, the Board recognizes the need for design guidelines for development of lands adjacent to Coors Boulevard and recognizes the need for environmental and view preservation policies and guidelines; and

WHEREAS, the Board recognizes that it recommended in the Northwest Mesa Area Plan that this study, the Coors Corridor Plan, be undertaken to ensure that these goals be attained; and

WHEREAS, the Coors Corridor Plan has been developed by the City of Albuquerque City/County Planning Division with the assistance of neighborhood groups, property owners and the official planning bodies having jurisdiction over the plan area in accordance with the interests and needs of Coors Corridor area residents and property owners as expressed through public meetings; and

WHEREAS, the Board recognizes the need to establish a design overlay zone in the Coors Corridor plan area to provide for design review of proposed development in areas of unique natural characteristics; and

WHEREAS, the County Planning Commission, in its advisory role on all matters related to planning, zoning and environmental protection approved and recommended the adoption of the Coors Corridor Plan, at public hearing on November 30, 1983, finding the plan consistent with the provisions of the Northwest Mesa Area Plan and the Albuquerque/Bernalillo County Comprehensive Plan.

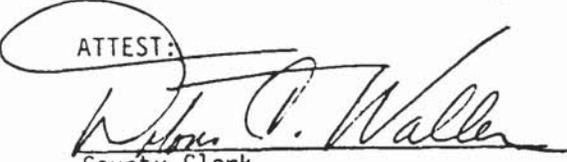
BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, THE GOVERNING BODY OF THE COUNTY OF BERNALILLO, NEW MEXICO:

Section 1. The Coors Corridor Plan, attached hereto is hereby adopted as a Rank 3 Sector and Neighborhood Development Plan. All development and improvement activities within the plan area shall be guided by this plan.

Section 2. The Coors Corridor Design Overlay Zone, as proposed in the Coors Corridor Plan and recommended for adoption by the County Planning Commission, is hereby mapped: the zone map is hereby amended to reflect the boundaries shown on Figures 42, 43, 44, 45, and 46 of the Coors Corridor Plan. The design guidelines contained in the Coors Corridor Plan are hereby adopted and shall be enforced within the Coors Corridor Design Overlay Zone.
(Adopted by the Board of County Commissioners May 15, 1984)


Chairman, Board of County Commissioners
County of Bernalillo, New Mexico

ATTEST:


County Clerk

"The quality of environment is measured in terms of the texture of man-made development in natural terrain, the pattern and quality of public buildings and space, the quality of design in the public sector, and the commitment to urban amenity and architectural quality in the private sector.

The automobile has left an imprint not uncommon to western cities. But the mountains, the volcanic cones, the vistas, the green cover of the valley, the arroyos and the pronounced horizon line have an impact on the City equal to that of the automobile. These visual qualities must be maintained.

Recent growth has begun to dispute the importance of ecological features; highways, retail centers, schools, and residential developments have dictated growth patterns. Citizens of Albuquerque have not been made aware of the shape of the future city that comes from large speculative land development. It is obvious that Albuquerque's assets may now be in serious jeopardy, but it is not too late to act. A renewed appreciation of the environment, combined with a commitment to preserve and protect, is now necessary."

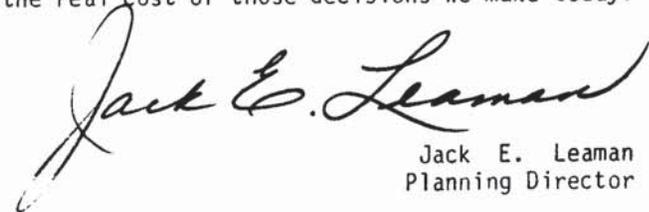
Quality in Environment
An urban design study for
the City of Albuquerque,
New Mexico, February 1970

David A. Crane

FOREWORD

Through this plan, the decision makers of the City, County and Paradise Hills areas share the opportunity to shape future development of the Coors Corridor area. There is perhaps no greater challenge facing local government planning than to achieve harmony among individually developed properties, and between such development and the natural environment -- particularly when effectiveness depends upon coordination among several local entities.

Each policy recommendation has been written for the benefit of someone in the plan area twenty or thirty years from now. It is this future yardstick which is the true test of our policy recommendations. It is, after all, those largely unrepresented future individuals who ultimately will enjoy the benefit or bear the real cost of those decisions we make today.



Jack E. Leaman
Planning Director