



Environmental Planning Commission

Agenda Number: 02
Project Number: 1010297
Case #: 14 EPC-40082
January 8th, 2015

Staff Report

Agent	Consensus Planning
Applicant	528 & Ellison
Request	Site Development Plan for Building Permit
Legal Description	Tracts C-6A-1 and C-6A-2 Seven Bar Ranch
Location	NM 528 and Ellison Drive
Size	1.83 acres
Existing Zoning	SU-1 for IP uses
Proposed Zoning	Same

Staff Recommendation

APPROVAL of 14 EPC 40082 based on the Findings beginning on Page 8, and subject to the Conditions of Approval beginning on Page 10.

Staff Planner
Maggie Gould, Planner

Summary of Analysis

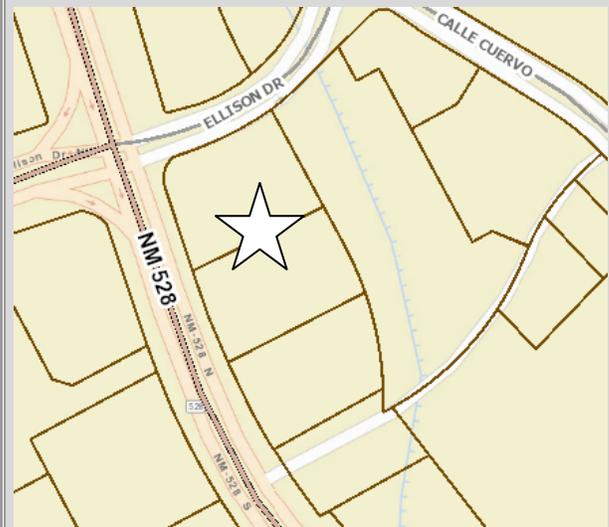
This is a request for a Site Development Plan for Building Permit for a 14,400 square foot building on a 1.83 acre site.. The applicant proposes to demolish the two existing buildings on the site and build the new proposed retail/office/restaurant building for multiple tenants.

The request is consistent with the applicable goals and policies of the Comprehensive Plan, West Side Strategic Plan and the 7 Bar Sector Development Plan.

The Department of Municipal Development requires the dedication of an additional 18 feet of right-of-Way along NM 528. The parking must be reconfigured to reflect this.

There are no registered neighborhood associations or homeowners associations in the area. The Westside Coalition of Neighborhoods and property owners within 100 feet of the site were notified of the request.

There is no known opposition to the request. Staff is recommending approval with conditions.



City Departments and other interested agencies reviewed this application from 12-01-14 to 12-12-14
Agency comments used in the preparation of this report begin on Page 11.

I. AREA CHARACTERISTICS

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-1 for I-P uses	Established Urban, WSSP, 7 Bar Ranch SDP	Commercial Service
North	SU-1 for I-P uses	same	Commercial Service
South	SU-1 for I-P uses	same	Commercial Retail
East	SU-1 for I-P uses	same	Warehouse
West	SU-1 for I-P uses	same	Commercial Retail

II. INTRODUCTION

Proposal

The site contains two existing office buildings, approximately 5,400 and 5,200 square feet in size. The applicant proposes to demolish these buildings and construct a new 14,400 square foot retail/office/restaurant space. A replat will be necessary at the DRB to consolidate the existing two lots if the request is approved.

EPC Role

The EPC has jurisdiction in this case because of the SU-1 zoning. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-2-22(A)(1), the SU-1 zone. The case is quasi-judicial matter.

History/Background

The site was originally developed in 1974 under the Bernalillo County special use process. The 7 Bar Sector Development Plan established zoning for the site in 1985.

Context

The surrounding properties are zoned zone SU- for I-P or SU-1 for C-2 uses. The area is developed with a mixture of office, retail and services uses. The proposed development is consistent with the nearby uses and building styles. The access and parking will remain the same until the City uses the additional 18 feet of right of way along NM 528 to expand the road. The new building will not change the way the development impacts the area.

Transportation System

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

The Long Range Roadway System designates New Mexico State Road 528 as a Principal Arterial.

The Long Range Roadway System designates Ellison as a Collector street east of NM 528.

Comprehensive Plan Corridor Designation

New Mexico State road 528 is an express corridor, which is “ dedicated to developing higher speeds with fewer interruptions to travel for the car and transit vehicles.”

Trails/Bikeways

No bike lanes exist adjacent to site. There is a bike lane along Loma Larga Road, in Corrales, about 500 feet north of the site.

Transit

The nearest bus stop is approximately 1200 feet to the south and is served by the 98 commuter route.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet.

III. ANALYSIS

APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU- for I-P uses; this zone allows both the permissive and conditional uses of the I-P zone as listed in § 14-16-2-19. The proposed uses, retail, office and restaurant are allowed permissively under the existing zoning.

Albuquerque / Bernalillo County Comprehensive Plan

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

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

Applicable policies include:

Land Use

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

The proposed development is compatible with the existing development in terms of scale, use and style. This request furthers Policy II.B.5d.

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

The subject site has access to a full range of urban infrastructure including roads, water and sewer lines and electric facilities. This request furthers Policy II.B.5e.

Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The site has commercial/industrial zoning and is located in a regional activity center as defined by the West Side Strategic Plan. Although it is outside of the main shopping center area it is still an appropriate location for the commercial development. This request furthers Policy II.B.5j.

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

The site is in an older established neighborhood; the new development will improve the quality of the built environment by allowing the development of new building. This request furthers Policy II.B.5o.

Economic Development

Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. This request furthers Policy II.D.6.a.

West Side Strategic Plan (Rank II)

The West Side Strategic Plan (WSSP) was first adopted in 1997 and recently amended in 2011 to help promote development of Neighborhood and Community Activity Centers. The WSSP identifies 13 communities, each with a unique identity and comprised of smaller neighborhoods.

The site is within the boundaries of the Seven Bar Ranch Community, which lies between the Calabacillas Arroyo and the County line, and between the Rio Grande and an area slightly west of the Rainbow Boulevard corridor.

Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. ***The request will allow the development of new business and additional job opportunities on the west side. The request furthers objective 8.***

Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development on this site preserves the commercial use and adds to the job possibilities on the west side. The request furthers Policy 1.6.

Policy 3.2: Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center. These residential uses are appropriate within the Seven Bar Community but must be located outside the Regional Center.

The proposed development is within the regional center boundary and meets the intent of the plan to have non-residential development in the regional center. The request furthers Policy 3.2

7 Bar Sector Development Plan (Rank III)

The 7 Bar Sector Plan was first adopted in 1985, and revised in 2005 and 2007. The Plan generally encompasses properties bounded by Golf Course Road, the Calabacillas Arroyo, the Rio Grande River, the Corrales Village limits and Westside Boulevard specific boundaries are shown on Exhibit 6 in the Plan. The main purpose of the Plan was to establish zoning and guide future development in the area. The plan does not contain specific design regulations, but encourages view preservation, natural landscaping and development reflective of southwestern style.

The proposed development is consistent with the zoning established by the 7 Bar Sector Development Plan. The design includes natural landscaping and southwestern elements.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant proposes to demolish the two existing buildings on the site and build a new 14,400 square foot office/retail/restaurant building for multiple tenants.

Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, West Side Strategic Plan and the 7 Bar Sector Development Plan.

Site Plan Layout / Configuration

The proposed building is very similar to the footprint of the existing two buildings. The entrances face NM 528 and the parking area. The dumpster will remain in its current location to the south of the building. The site is approximately 3 feet below the grade of NM SR 528.

The height, setbacks and style are similar to the existing building. The new building will be compatible with the surrounding development in terms of style, height and use.

Public Outdoor Space

The sidewalk area in front of the building varies in width from 12 feet to 19 feet. This area could provide a space for patio seating for a future restaurant or other use.

Vehicular Access, Circulation and Parking

The site takes access from Ellison Drive via a 24 foot wide drive aisle. There is shared access with the site to the south, also via a 24 foot wide access drive. The Zoning Code, § 14-16-3-1-27, General Parking Standards, requires parking at five spaces per 1,000 square feet of retail space, 1 space per 200 square feet. 72 spaces would be required; applicant is providing 94 spaces. If a restaurant locates on the site it would be required to provide 1 space for each 4 seats in the restaurant pursuant to the Zoning Code, § 14-16-3-1-26. The site is small and it is unlikely that a large restaurant would locate on the site. Even if parking is lost to the right of way dedication, there would be space for a 52 seat restaurant, over and above the parking calculated for the retail spaces.

Motorcycle parking is provided according to the Zoning Code, § 14-16-3-1 General Parking Standards at 3 spaces for 51-100 parking spaces. The applicant proposes 5 bicycle spaces, 4 are required by the Zoning Code. Four accessible spaces are provided and required per the Zoning Code at 4 spaces for 51-100 required parking spaces.

The Department of Municipal Development and City Traffic Planning require the dedication of 18 feet of additional right-of-way along NM 528, the southern boundary of the site. The parking may need to be adjusted to reflect the new boundary. This would result in the loss of approximately 9

spaces. The site has excess parking and can accommodate the change without creating a parking deficiency (see condition 4).

Pedestrian and Bicycle Access and Circulation, Transit Access

The sidewalk in front of the building connects with the existing sidewalk along Ellison Drive. A five space bicycle rack is shown at the north east side of the parking area in front of the building.

The nearest bus stop is approximately 1200 feet to the south; served by the 98 commuter route.

Walls/Fences

The existing retaining wall along southwest will retain

Lighting and Security

There is an existing street light along NM 528. No other site lighting is proposed.

Landscaping

Mature street trees in a grass area exist along NM 528. The proposed landscaping plan shows a mixture of low and medium plants that are generally successful in the area. The parking lot trees exceed the zoning code requirements § 14-16-3-10, 1 tree is required for each 10 parking spaces. The applicant is proposing 21 trees in the parking area.

Grading, Drainage, Utility Plans

The site is relatively flat. Drainage will be accommodated in the existing infrastructure along NM 528 and in the landscaped areas on site. The existing ponding area in the southwest corner of the site will remain.

Architecture

The sector plan does not specify an architectural style. The proposed building façade is well articulated with changes in material and color, both vertically and horizontally. The proposed rear of the building lacks architectural details, but will face an existing self-storage facility and will not be readily visible from the main street. The proposed building height will vary between 18 and 21 feet.

Signage

The signage shown on the Site Development Plan for Building permit is conceptual. Final building mounted signage shall not exceed 6% of the façade area pursuant to the notes on the Site Development plan for Building permit. Illuminated signs must be internally illuminated. The applicant proposes a new monument sign on the southwest corner of the site.

This sign will be 26 feet in height and have space for multiple tenants. The sign height is permitted under the IP zone. The underlying zoning allows both the permissive and conditional uses of the I-P zone; the conditional uses reference the M-1 zone permissive uses. An on-premise sign as regulated by the C-2 zone is allowed as a permissive use in the M-1 zone with a

total square footage of 250 square feet for the sign face (§ 14-16-2-17(10) (c) 1.c.). The proposed sign face is 172 square feet and complies with the underlying zoning.

IV. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

The Department of Municipal Development requires that the applicant dedicate 18 feet of additional Right-of-Way along NM 528. Additional comments on pages 11-13 will be addressed at DRB with an updated Site Development Plan. No other agencies provided significant comments.

Neighborhood/Public

There are no recognized neighborhood associations in the area. The Westside Coalition of Neighborhoods, which represents the entire west side, was notified. A facilitated meeting was not recommended. Staff has not received any objection to this request as of this writing. The City notified property owners within one hundred feet of the site. Two property owners called with questions regarding the project, but were not opposed to the request.

V. CONCLUSION

The applicant proposes to demolish the two existing buildings and construct a new building.

The proposed 14,400 square foot building is consistent with the applicable goals and policies of the Comprehensive Plan, West Side Strategic Plan and 7 Bar Sector Development Plan.

The new building will be very similar to the existing two buildings on the site in terms size, height and style and will be compatible with the existing development in terms of scales, use and style.

As of this writing, staff has not received any comments expressing opposition to the request.

FINDINGS – 14 EPC-40082 –January 8th 2015- Site Development Plan for Building Permit

1. This is a request for a Site Development Plan for Building Permit for Tracts C-6A-1 and C-6A-2 Seven Bar Ranch located on NM State Road 528 and Ellison Drive, containing approximately 1.83 acres.
2. The request will allow the development of a 14,400 square foot building for multiple tenants. There are two existing buildings on the site that will be demolished to allow the construction of the new building.
3. The site is within the boundaries of the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan and 7-Bar Sector Development Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan, Westside Strategic Plan, 7-Bar Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request is consistent with and furthers policies of the Albuquerque /Bernalillo County Comprehensive Plan:

Land Use

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

The proposed development is compatible with the existing development in terms of scale, use and style.

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

The subject site has access to a full range of urban infrastructure including roads, water and sewer lines and electric facilities. Policy II.B.5e is furthered by this request.

- C. Policy II.B.5j: Where new commercial development occurs, it should generally be located in existing commercially zoned areas as follows:

- In small neighborhood-oriented centers provided with pedestrian and bicycle access within reasonable distance of residential areas for walking or bicycling.
- In larger area-wide shopping centers located at intersections of arterial streets and provided with access via mass transit; more than one shopping center should be allowed at an intersection only when transportation problems do not result.
- In freestanding retailing and contiguous storefronts along streets in older neighborhoods.

The site has commercial zoning and is located in a regional activity center as defined by the West Side Strategic Plan. Although it is outside of the main shopping center area it is still an appropriate location for the commercial development. This request furthers Policy II.B.5j.

- D. Policy II.B5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

The site is in an older established neighborhood; the new development will improve the quality of the built environment by allowing the development of new building. Policy II.B5o is furthered by this request.

Economic Development

- A. Policy II.D.6 a: New employment opportunities which will accommodate a wide range of occupational skills and salary levels shall be encouraged and new jobs located convenient to areas of most need.

The subject site is located on the west side of Albuquerque, an area deficient in jobs relative to housing. The proposed non-residential uses, including retail, restaurant and service uses would provide a range of jobs potentially available to residents of the west side. Staff finds the request furtheres Policy II.D.6.a.

6. The request is consistent with and furthers policies of the West Side Strategic Plan.

- A. Plan Objective 8:

Promote job opportunities and business growth in appropriate areas of the West Side. The request will allow the development of new business and additional job opportunities on the west side. The request furtheres objective 8.

- B. Policy 1.6: Large areas dedicated to employment uses shall be preserved on the West Side at Seven Bar Ranch, Atrisco Business Park, and Double Eagle II Airport. Additional employment center development is also encouraged. The City of Albuquerque and Bernalillo County economic development programs shall actively encourage employers to locate in these employment centers.

The proposed development on this site preserves the commercial use and adds to the job possibilities on the west side. The request furtheres Policy 1.6.

- C. Policy 3.2: Multifamily development and non-residential development are appropriate in or near the Regional Center. These uses shall develop consistent with the clustered concepts described in this Plan, rather than as strip commercial. Single-family residential development shall be prohibited in the Regional Center. These residential uses are appropriate within the Seven Bar Community but must be located outside the Regional Center.

The proposed development is within the regional center boundary and meets the intent of the plan to have non-residential development in the regional center. Policy 3.2 is furthered by this request.

7. The request is consistent with the 7 Bar Sector Development Plan.
8. Property owners with 100 foot of the site and the Westside Coalition of Neighborhoods were notified. Staff received two phone calls with questions regarding the project, but the callers were not opposed to the project.

RECOMMENDATION – 14 EPC 40082 – January 8th 2015

APPROVAL of 14EPC-40082, a request for Site Development Plan for Building Permit, for (1 Tracts C-6A-1 and C-6A-2 Seven Bar Ranch, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL – 14 EPC 40082- January 8th -Site Development Plan for Building Permit

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.

3. The applicant shall continue to work with the City to address transportation comments as shown on pages 12 and 13 of this report. An updated Site Development Plan addressing these comments shall be required for DRB submittal.

 4. An additional 18 feet for Right of Way along NM 528 shall be dedicated to the City which shall be shown on the Site Development Plan. If deemed necessary at DRB the parking area and landscape plan and sidewalk shall be reconfigured to reflect that dedication prior to final approval of this request at DRB.

 5. The Site Development Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.
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***Maggie Gould
Planner***

Notice of Decision cc list:

Consensus Planning	302 8 th street NW	ABQ, NM	87102
528 & Ellison LLC,	6801 Jefferson NE Suite 100	ABQ, NM	87102

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Staff discussed the signage with Code Enforcement in order to clarify the zoning requirements. No other comments were received.

Office of Neighborhood Coordination

No NA/HOA

Westside Coalition of NA's

Long Range Planning

The request is for a Site Plan for Building Permit replacing two existing buildings with one building that includes slightly more square footage. The building would include retail and/or office uses.

The project lies within the 7 Bar Ranch Sector Development Plan, and the request is consistent with the type and scale of development envisioned by the plan. In general, preserving non-residential uses is important improving the balance of jobs and housing on the West Side over time. The Plan was intended to intensify commercial and residential land uses to help minimize automobile travel and encourage a self-sufficient "community within a community."

The request is also consistent with the Rank 1 Comprehensive Plan and the Rank 2 West Side Strategic Plan goals and policies.

Metropolitan Redevelopment Agency

CITY ENGINEER

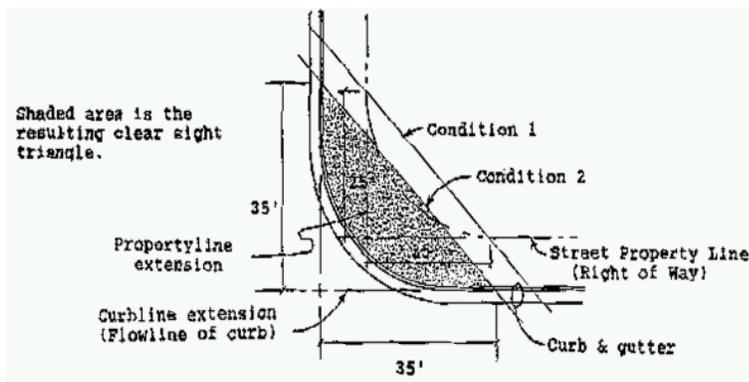
Transportation Development

City Engineer/Transportation Development:

- Please identify existing and proposed property lines adjacent to the site, indicating the 18-foot right-of-way dedication on NM 528 as requested by DMD. Make necessary adjustments to the parking lot based on the proposed property lines.
- Identify existing and proposed right-of-way widths for NM 528 and Ellison Drive as well as existing lane widths adjacent to the site. Call out all existing curb within public right-of-way.
- The one required van access aisle for the handicapped spaces must be a minimum of 8 feet wide; all other aisles should be 5 feet in width.
- The radii for the end islands needs to be a minimum of 15 feet as per the DPM Figure 23.7.2 for any new end islands created. For end islands that are to remain, include a note showing

“Existing Curb To Remain” to make a distinction between existing and any proposed new end islands. Indicate height for all existing curb.

- Widen the driving aisle to a minimum of 24 feet from 21'-4" on the west side of the parking lot to allow sufficient room for two-way traffic. On the north side of the site, adjust the trash enclosures to allow the same width for the driving aisle around the northeast corner of the building.
- Provide a min 6" or max 8" high concrete barrier curb or other acceptable barrier between the parking lot and the landscaping and/or sidewalk.
- The design delivery vehicle route needs to be shown.
- The curb radii for access to the site from Ellison Drive needs to be a minimum of 30 feet, and the access itself needs to be a minimum of 30 feet wide. Rebuild ramps at this access to meet current COA and ADA standards.
- Indicate width for existing access off of NM 528. The curb radii for access to the site at this location needs to be a minimum of 30 feet. Construct curb ramps at this access to meet current COA and ADA standards.
- The proposed pylon sign may interfere with the sight distance of the intersection. Please provide a sight distance exhibit (see the *Development Process Manual, Chapter 23, Section 3, Part D.5 Intersection Sight Distance*).



Please add the following note to the clear sight triangle: “Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.”

- Please include a copy of your shared access agreement with the adjacent property owner to the east.
- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

Hydrology Development

The Conceptual Grading/ Drainage Plan does not include a drainage narrative, which is one of the most important aspects of a Conceptual Drainage Plan.

The parking lot appears large enough to contain any ponding that may be required, once downstream capacity or lack thereof is demonstrated.

The north portion of the lot drains in a 5' drainage easement filed 1993. It is not clear where the drainage goes from here. Is the dirt area on the adjacent lot a pond?

An approved Conceptual (or better) Grading and Drainage Plan is required for DRB approval.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

Traffic Engineering Operations

NMDOT

NM 528 between NM 448(Coors Blvd/Alameda Rd) and Ellison Dr is currently maintained by the City Albuquerque. NMDOT would like to comment that the proposed sidewalk for the redevelopment must meet current ADA standards. NMDOT has no additional comments.

WATER UTILITY AUTHORITY

Utility Services

No objection to the site plan as presented. Some effort should be made to eliminate any non-used water service points (meters/meter boxes) when service to the new building is initiated.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Reviewed no comment

Open Space Division

Reviewed No Comment

City Forester

POLICE DEPARTMENT/Planning

– This project is in the Northeast Area Command.

- It appears that the proposed parking lot pole lights and landscaping trees are in conflict with each other. Recommend removing from the plans all large variety tree plantings from the parking lot islands where poles are placed. Once the trees become mature, they will reduce the effectiveness of available illumination.
- A video surveillance system should be considered for the exterior. This recommendation is being made regardless of the proposed property use. Recommend placing cameras to cover all vehicle access points, parking lots, walkways, common areas, maintenance facilities and building walk-up. Each camera should have the ability to be monitored and recorded for real-time and historical use.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

Do not hinder existing refuse collection service.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

MID-REGION COUNCIL OF GOVERNMENTS

MRMPO has no adverse comments.

For informational purposes, the functional classification of NM 528 is that of an Existing Urban Principal Arterial and Ellison Drive NW is classified as an Existing Urban Collector east of NM 528.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

PNM has no comments based on information provided to date.