



**Environmental
Planning
Commission**

**Agenda Number: 3
Project Number: 1007138
Case #'s: 08EPC 40024
April 17, 2008**

Staff Report

Agent	Patrick Candelaria
Applicant	Patrick Candelaria
Request(s)	Zone Map Amendment
Legal Description	Tracts 187, 188 A-1, and 188 B-1, MRGCD, Map 31
Location	Griegos NW between San Isidro Street and Michelle Place
Size	Approximately .27 acres
Existing Zoning	C-1
Proposed Zoning	RA-2

Staff Recommendation

APPROVAL of 08 EPC 40024, based on the findings on page 9, and subject to the condition of approval on page 11.

Staff Planner
Randall Falkner, Planner

Summary of Analysis

This is a request for a zone map amendment from C-1 to RA-2 for all of Tract 188B-1 and the northern portion of Tracts 187 and 188A-1, MRGCD Map 31 located on Griegos NW between San Isidro Street and Michelle Place, containing approximately .27 acres. The applicant is proposing to bring the existing house on the site into conformance and to build an addition to the existing house on the property.

The applicant has adequately justified the zone change per the requirements of R-270-1980, and based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the Los Griegos Neighborhood Development Plan. There is no known opposition to the request and staff recommends approval with a condition to replat the site.

Location Map (3" x 3")

City Departments and other interested agencies reviewed this application from 3/10/2008 to 3/26/2008. Agency comments were used in the preparation of this report and begin on page 12.

AREA CHARACTERISTICS AND ZONING HISTORY

Surrounding zoning, plan designations, and land uses:

	<i>Zoning</i>	<i>Comprehensive Plan Area; Applicable Rank II & III Plans</i>	<i>Land Use</i>
<i>Site</i>	C-1, RA-2	Established Urban North Valley Area Plan Los Griegos Neighborhood Development Plan	Single Family
<i>North</i>	C-1	same	Multi Family
<i>South</i>	RA-2	same	Single Family
<i>East</i>	C-1	same	Single Family
<i>West</i>	RA-2	same	Single Family

Background

The site consists of three tracts of land, Tracts 187, 188A-1, and 188B-1. The applicant proposes to change the zoning from C-1 to RA-2 for all of Tract 188B-1 and the northern portion of Tracts 187 and 188A-1, MRGCD Map 31. The southern portion of lots 187 and 188 A-1 are already zoned RA-2. The site is located on Griegos Road, between San Isidro Street and Michelle Place and contains approximately .27 acres. The applicant is proposing to bring the existing house on the site into conformance and to build an addition to the existing house on the property.

History

Los Griegos is an old area of Albuquerque tracing its past to the 1700s, when it began as a settlement around one of the haciendas established during the colonization of the middle Rio Grande Valley. The subject site is located within the Los Griegos neighborhood. The North Valley Area Plan describes the subject site as being within the Mid-North Valley West subarea. The boundaries of this area are the Rio Grande on the west, Montaño Road on the north, 12th Street and Guadalupe Trail on the east and I-40 on the south. The area contains diverse housing types, the remnants of the historic villages of Los Duranes, Los Candelarias, and Los Griegos. The area consisted primarily of agricultural lands in the early 1900s. These agricultural lands were subdivided into lots in the 1920s and 1930s after drainage improvements were completed. During the 1940s and 1950s lands were further divided, creating a more urban development pattern. During the 1960s large subdivisions with cul-de-sac streets and ¼ acre lots were developed between Rio Grande Boulevard and the river. The Mid-North Valley West subarea is diverse as well as historic. Major public or institutional uses include Valley High School, Griegos Elementary, and Our Lady of Guadalupe Church. The Griegos Lateral runs through the area just east of the subject site, and other attractions include the Rio Grande Nature Center and Dietz Farms.

After extensive research, staff has found that the C-1 zone was originally established during the 1950s. During this time, there were commercial uses in the neighborhood, such as a grocery store and package liquor store directly across the street, and a private club just a few properties to the east of the subject site. In 1954 the owner of the grocery store and package liquor store applied to change the zoning from C-1 to C-2 zoning but was disapproved, because it would have been a "spot zone" and because the area was surrounded by residential and agricultural uses and would generate more traffic (Z-140). In 1984, the property directly to the east received approval of a conditional use to allow construction of a house and a wall variance (ZA-84-263). Although the C-1 zoning has remained in this area up to the present time, the finding for ZA-84-263 states that "The C-1 zone established here and across the street is the original zoning that was established in the 1950s to accommodate uses that no longer exist. A change of zone for this premise and others so zoned within the immediate vicinity might be appropriate."

Context

The site is along Griegos Road, an existing Collector running east-west through the North Valley area. The surrounding area is characterized by mostly single-family homes and some multi-family residences. The subject site and the area just to the east and across the street (north) consist of residential land uses; however, this area is currently zoned commercial (C-1). In this case, the zoning and land uses are not consistent. To the south and west of the site are single-family residences, which are currently zoned residential (RA-2).

Long Range Roadway 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 Griegos Road as a Collector street, with a right-of-way of 68'.

Both San Isidro Street and Michelle Place are local streets.

There is an existing bicycle lane that runs in front of the property on Griegos Road. While a bus route does not run directly in front of the property, bus route #36 (12th St./Rio Grande) run south on Isidro Street. A bus stop is located west of the site, approximately 380 feet away on the north side of Griegos Road.

Public Facilities/Community Services

There are a number of public facilities/community services in the area. Griegos Elementary School, Valley High School, and Valley Neighborhood Park are located less than a mile away to the south of the site. The North Valley Little League fields and Our Lady of Guadalupe Church are located just to the west of the site, while the Rio Grande Nature Preserve is between the Rio Grande and Rio Grande Boulevard, and Anderson Field Open Space is just north of Montañ

Road. The Griegos Lateral runs north and south through the area, and is only about 750 feet away from the site where it crosses Griegos Road.

ANALYSIS OF APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The existing zoning for the northern portion of the subject site is C-1. The C-1 zone (Sec. 14-16-2-16) “provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential area.” The intent of the C-1 zone is to provide daily services for nearby residents. Some examples of C-1 permissive uses include churches, schools, offices, certain retail stores, services such as banking, auto repair, car washes, day care centers, activities in a tent, and wireless telecommunications facilities.

The proposed zoning the applicant is requesting is RA-2. A small southern portion of lots 187 and 188 A-1 on the subject site are already zoned RA-2. RA-2 (Sec. 14-16-2-5) “provides sites for low density houses incidental thereto, including agriculture. Clustering of houses is permitted.”

Changing the zone from C-1 to RA-2 is classified as a downzone. With the exception of the subject site and the area directly to the east and to the north of the site across Griegos Road (which is C-1), the surrounding zoning, and most of the rest of the neighborhood is already residential (RA-2). By changing the zoning from C-1 to RA-2, land use and zoning would match up better. Zoning and land use should be consistent where possible. The subject site contains a residential dwelling unit with a non-conforming use. The setback regulations in R-1 (which applies to RA-2) require a front yard setback of not less than 20 feet; however, the applicant’s setback for the front yard is less than 20 feet (as are all the surrounding homes in the neighborhood). The existing home at the subject site that has a non-conforming use was built before the City of Albuquerque adopted its first valid zoning ordinance in 1959. The request to rezone the site from C-1 to RA-2 will bring the site into conformance. The definition of nonconforming in the Zoning Code is as follows: “A structure or use of structure or land which does not conform to this article and which was in conformity with any zoning ordinance in effect at the time it was created.”

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 zone (RA-2) will allow for a use that is compatible with the surrounding area and will respect existing neighborhood values and natural environmental conditions. The proposed zoning (RA-2) will be less intense than the existing zoning (C-1) and will be a better fit in semi-rural area that is already zoned RA-2 in most areas surrounding the site. The request furthers Policy II.B.5d.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operations.

Although not an arterial street, Griegos Road is a collector that would be protected by a zone change to a less intense zone (RA-2), which would help to minimize the harmful effects of traffic. Keeping the existing C-1 zone could result in a business that would increase traffic in the established Los Griegos residential neighborhood. Policy II.B.5k is furthered by the proposal.

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

The zone change request facilitates redevelopment and rehabilitation of a site in the established Los Griegos neighborhood. The neighborhood will be strengthened by having the site changed to a zone (RA-2) that is more appropriate for this area and by stabilizing the land use and the zoning. The zone change request furthers Policy II.B.5o.

North Valley Area Plan (Rank II)

The North Valley Area Plan (NVAP) was first adopted in 1993. The North Valley Area Plan is bounded by Bernalillo County/Sandoval County on the north, Interstate 40 on the south, Interstate 25 on the east, and the Rio Grande on the west. Applicable policies include:

Goals 2a and 2b (Goals and Issues): To preserve and enhance the environmental quality of the North Valley area by: a) maintaining the rural flavor of the North Valley; and b) controlling growth and maintaining low density development.

The zone change request from C-1 to a less intense RA-2 would help to preserve and enhance the environmental quality of the North Valley area by maintaining the rural flavor of the North Valley and by helping to maintain low density development. The zoning in this area of the North Valley is predominantly RA-2, and downzoning from C-1 would help to ensure that

this location would maintain low density development. Conversion to a RA-2 zone would ensure that permissive uses in a C-1 zone would not be possible. Goals 2a and 2b of the North Valley Area Plan are furthered by the request.

Policy 2g (Zoning and Land Use): Where appropriate, according to this plan or more detailed plans, encourage and support efforts to rezone properties to their present use or for residential uses.

The request would directly support this Policy by rezoning a property to its present use, which is currently residential. Zoning and Land Use Policy 2g of the North Valley Area Plan is furthered by the zoning change request.

Policy 3 (Transportation): The City and County shall limit industrial and heavy commercial traffic through residential areas in order to enhance residential stability and preserve area history and character.

The request to change zoning from C-1 to RA-2 would help to limit commercial traffic through residential areas. Less commercial traffic would enhance residential stability and preserve area history and character. Transportation Policy 3 of the North Valley Area Plan is furthered by the zone change request.

Policy 1a (Housing): Maintain and expand areas zoned for residential uses including A-1, R-1, MH.

The area for residential uses would be expanded by adding an RA-2 zone and getting rid of a C-1 zone. Housing Policy 1a is furthered by the request.

Los Griegos Neighborhood Development Plan (Rank III)

The Los Griegos Neighborhood Development Plan (LGNDP) was first adopted in 1987, and then amended by the City Council in 1992. The approximate boundaries of the Plan are Rio Grande Boulevard on the west, Burlington Northern and Santa Fe Railroad on the east, Delamar Avenue on the north, and Cherokee Road and San Clemente Avenue on the south. The Los Griegos Neighborhood Development Plan was amended to include the Los Griegos Design Overlay Zone. The Overlay Zone was adopted in 1992 for properties on Griegos Road from Grande Drive to Rio Grande Boulevard, and controls front yard walls and fences. Applicable policies of the Los Griegos Neighborhood Development Plan include:

Objective 2: Elimination of conditions which are detrimental to the public health, safety, and welfare.

Although not included by the applicant, Objective 2 would apply because replacing a commercial zone with a residential and agricultural zone in the semi-rural Los Griegos neighborhood would help to eliminate conditions (traffic, zoning, safety, environmental, and deterioration of the neighborhood) which could be detrimental to the public health, safety, and welfare. Objective 2 of the LGNDP is furthered by the request.

Objective 4: Enhancement of the area as a primarily residential area with lower density in the western part of the area than in the eastern part and with commercial activities concentrated along 2nd and 4th Streets and at the intersection of 12th Street and Griegos Road.

Downzoning to a residential and agricultural zone from a commercial zone would promote lower density at the subject site, which is located approximately in the middle area of the LGNDP. The LGNDP stresses that commercial activities should remain concentrated in the eastern portion of Griegos Road along 2nd and 4th Streets and at 12th Street. Objective 4 of the LGNDP is furthered by the request.

Resolution 270-1980 (Policies for Zone Map Change Applications)

This Resolution outlines policies and requirements for deciding zone map change applications pursuant to the Comprehensive City Zoning Code. There are several tests that must be met and the applicant must provide sound justification for the change. The burden is on the applicant to show why a change should be made, not on the City to show why the change should not be made.

The applicant must demonstrate that the existing zoning is inappropriate because of one of three findings: there was an error when the existing zone map pattern was created; or changed neighborhood or community conditions justify the change; or a different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan.

- A. *The applicant claims that the request would contribute to the health, safety, and welfare of the neighborhood by respecting existing neighborhood values and by maintaining the rural character of the North Valley. The subject site is not a commercial area, but a semi-rural area surrounded mostly by single family homes. Low density development would be maintained, if not enhanced, by changing from a commercial zone to a residential zone. Because the applicant is only adding an addition to his existing house, the change would not adversely affect the area's fire or police departments, public facilities and services, roadways, or schools.*
- B. *The applicant claims that the proposed zone change from C-1 to RA-2 will contribute to the stabilization of the area. The surrounding neighborhood is mostly zoned RA-2 and even the areas that are zoned C-1 consist of residential land uses. The proposed zoning will be more compatible with adjacent zoning and land uses than the existing zoning. The*

proposed zone change would also help stabilize the area by keeping commercial businesses from being established in a semi-rural neighborhood and would help to maintain the rural flavor of the North Valley by controlling growth and maintaining low density development.

- C. The applicant has cited a number of applicable goals and policies of the Comprehensive Plan, as well as the North Valley Area Plan and the Los Griegos Neighborhood Development Plan. Staff agrees with the applicant's analysis and believes that sufficient justification has been provided. All of the policies cited by the applicant are furthered by the zone change request.*
- D. The applicant justified the change based on changed neighborhood or community conditions (D.2). The applicant explains that since the establishment of the site's existing zoning (C-1), the neighborhood has evolved from one that consisted of small grocery stores and diners to a well established residential area. The applicant explains that C-1 zoning is no longer appropriate in a primary residential area and that if a business were established on the site, the impact on public facilities and services would increase. The request is also justified per D.3, because it is more advantageous to the community as articulated in the many policies cited in the Comprehensive Plan, North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.*
- E. The applicant claims that none of the permissive uses in the RA-2 zone would be harmful to adjacent property, the neighborhood or the community. A change to a RA-2 zone would fit in well with the surrounding area, since most of the area is already zoned RA-2. The applicant suggests that the permissive uses of the current zone (C-1) would be more harmful to the neighborhood since it allows more parking, would increase traffic, and puts more pressure on public facilities such as police and fire.*
- F. The property is in an established urban area and does not require any capital expenditure by the City.*
- G. Neither the cost of land nor other economic considerations are the determining factor for this zone change.*
- H. Griegos Road is a Collector Street. The location on a Collector Street is not the determining factor for the zone change request.*
- I. The request will not create a spot zone. The subject site is directly adjacent to other RA-2 zones.*
- J. The request does not constitute a strip zone.*

CONCERNS OF REVIEWING AGENCIES / PRE-HEARING DISCUSSION

City Departments and other interested agencies reviewed this application from 3/10/2008 to 3/26/2008. Agency comments begin on page 12.

NEIGHBORHOOD/PUBLIC CONCERNS

Los Griegos Neighborhood Association and South Guadalupe Trail Neighborhood Association are the recognized Neighborhood Associations in this area. No comments have been received concerning this request.

CONCLUSIONS

This is a request for a zone map amendment from C-1 to RA-2 for all of Tract 188B-1 and the northern portion of Tracts 187 and 188A-1, MRGCD Map 31 located on Griegos NW between San Isidro Street and Michelle Place, containing approximately .27 acres. The applicant is proposing to bring the existing house on the site into conformance and to build an addition to the existing house on the property.

The applicant has adequately justified the zone change per the requirements of R-270-1980, and based on applicable policies found in the Comprehensive Plan, the North Valley Area Plan, and the Los Griegos Neighborhood Development Plan. There is no known opposition to the request and staff recommends approval with conditions.

FINDINGS – 08EPC 40024, 4/17/2008, Zone Map Amendment

1. This request is for review and approval of a zone map amendment from C-1 to RA-2 for all of Tract 188B-1 and the northern portion of Tracts 187 and 188A-1, MRGCD Map 31 located on Griegos NW between San Isidro Street and Michelle Place containing approximately .27 acres. The southern portion of lots 187 and 188 A-1 are already zoned RA-2.
2. The site is within the area designated Established Urban by the Comprehensive Plan, and within the boundaries of the North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.
3. The applicant intends to build an addition to the existing house.
4. The request furthers the following Comprehensive Plan policies for Developing and Established Urban Areas:
 - a. Policy II.B.5d – The location and intensity of this zone request respects existing neighborhood values and environmental conditions. The proposed zoning (RA-2) will fit in with the rural flavor of the North Valley and will be less intense than the existing zoning (C-1).
 - b. Policy II.B.5k – A zone change to a less intense zone (RA-2) will help minimize the harmful effects of traffic on Griegos Road.
 - c. Policy II.B.5o – The Los Griegos neighborhood will be strengthened by changing to a zone that is more appropriate for the area and by stabilizing the land use and the zoning.
5. The proposed zone map amendment is supported by the following policies in the North Valley Area Plan:
 - a. Goals 2a and 2b (Goals and Issues): The downzone from C-1 to RA-2 would help to preserve and enhance the environmental quality of the North Valley by maintaining the rural flavor of the North Valley and by helping to maintain low density development.
 - b. Policy 2g (Zoning and Land Use): The proposed zone change would support efforts to rezone properties to their present use (residential).
 - c. Policy 3 (Transportation): The zone change would help to limit commercial traffic through residential areas and enhance residential stability and preserve area history and character.
 - d. Policy 1a (Housing): The area for residential uses would be expanded by adding and RA-2 zone and eliminating a C-1 zone.

6. The proposed zone map amendment is supported by the following policies in the Los Griegos Neighborhood Development Plan:
 - a. Objective 2: The proposed zone change would help to eliminate conditions (traffic, zoning, safety, environmental, and deterioration of the neighborhood) which could be detrimental to the public health, safety, and welfare.
 - b. Objective 4: The change in zoning from C-1 to RA-2 would promote lower density at the site and would help to keep commercial activities in more appropriate locations.

7. The applicant has adequately justified the zone change request pursuant to Resolution 270-1980.
 - a. The request would contribute to the health, safety, and welfare of the neighborhood by respecting existing neighborhood values and by preserving the rural character of the area. Public facilities and services would not be impacted by the zone change.
 - b. The proposed zoning is consistent with surrounding zoning and will contribute to the stability of land use and zoning.
 - c. The applicant has provided sufficient justification that the proposed zone change furthers applicable goals and policies in the Comprehensive Plan, North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.
 - d. The applicant has shown that RA-2 is a more appropriate zone for this site than C-1, because conditions have changed over the years from an area that provided commercial services to a well established residential area (D.2). In addition, the request is justified per D.3 because it is more advantageous to the community as articulated in the many policies cited in the Comprehensive Plan, North Valley Area Plan, and the Los Griegos Neighborhood Development Plan.
 - e. None of the permissive uses in the RA-2 zone would be harmful to the adjacent property, the neighborhood or the community. The permissive uses of the current zoning; however, could be harmful to the neighborhood and adjacent properties.
 - f. The property is in an established urban area and does not require any capital expenditure by the City.
 - g. Neither the cost of land nor other economic considerations are the determining factor for this zone change.
 - h. Griegos Road is a Collector Street. The location on a Collector Street is not the determining factor for the zone change request.
 - i. The request will not create a spot zone. The subject site is directly adjacent to other RA-2 zones.
 - j. The request does not constitute a strip zone.

8. The subject site contains a residential dwelling unit which is a non-conforming use. The request to rezone the site from C-1 to RA-2 will bring the site into conformance.

9. There is no known neighborhood or other opposition.

RECOMMENDATION – 08EPC 40024, 4/17/2008, Zone Map Amendment

APPROVAL of 1007138, a zone change request, from C-1 to RA-2 for all of Tract 188B-1 and the northern portion of Tracts 187 and 188A-1, MRGCD Map 31 located on Griegos NW between San Isidro Street and Michelle Place containing approximately .27 acres, based on the preceding Findings and subject to the following Condition of Approval.

CONDITION OF APPROVAL - 08EPC 40024, 4/17/2008, Zone Map Amendment

1. Replat the three lots (187, 188 A-1, and 188 B-1) into one lot so that it meets the minimum lot size requirements of the RA-2 zone per Sec. 14-16-2-5 (D).
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***Randall Falkner
Planner***

cc: Patrick Candelaria, 1714 Griegos NW, Albuquerque, NM 87107
Ida Kelly, Los Griegos NA, 1922 Griegos Rd. NW, Albuquerque, NM 87107
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Rab Freeman, South Guadalupe Trail NA, 4824 Guadalupe Trl. NW, Albuquerque, NM 87107
Alice Cushing, South Guadalupe Trail NA, 1605 Bayita Ln. NW, Albuquerque, NM 87107

Attachments

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Code Services

The proposed zone change should be corrected to request a change from C-1 to RA-2 not C-1 to R-1. According to the map on file in this office, the southerly 1/3 of the premises is presently zoned RA-2 Residential Agricultural Zone. If a zone change from C-1 to R-1 is approved, the allowed uses and regulations of the premises would correspond to two different residential zones. In addition, a zone change to R-1 zoning would constitute a spot zone since all the residential lots throughout this subdivision are currently zoned RA-2 Residential Agricultural Zone not R-1.

Office of Neighborhood Coordination

Los Griegos NA (R)

South Guadalupe Trail NA (R)

Advanced Planning

Reviewed, no comment

CITY ENGINEER

Transportation Development (City Engineer/Planning Department):

- Reviewed, no comments.

Hydrology Development (City Engineer/Planning Department):

- The Hydrology Section has no objection to the zone change request.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

**RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT
and NMDOT:**

Conditions of approval for the proposed Zone Map Amendment shall include:

- a. None.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

WATER UTILITY AUTHORITY

Utility Services

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

Planning and Design

Open Space Division

Open Space has no adverse comments

City Forester

POLICE DEPARTMENT/Planning

Gerald Cline Valley Substation

No Crime Prevention or CPTED comments concerning the proposed zone change at this time.

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

No adverse comments

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Reviewed, no comment.

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

No comment based on the information provided to date. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.