AMENDMENTS THROUGH:
SD-78-1-12 FINAL MAP
ACADEMY·TRAMWAY·EUBANK
SECTOR DEVELOPMENT PLAN

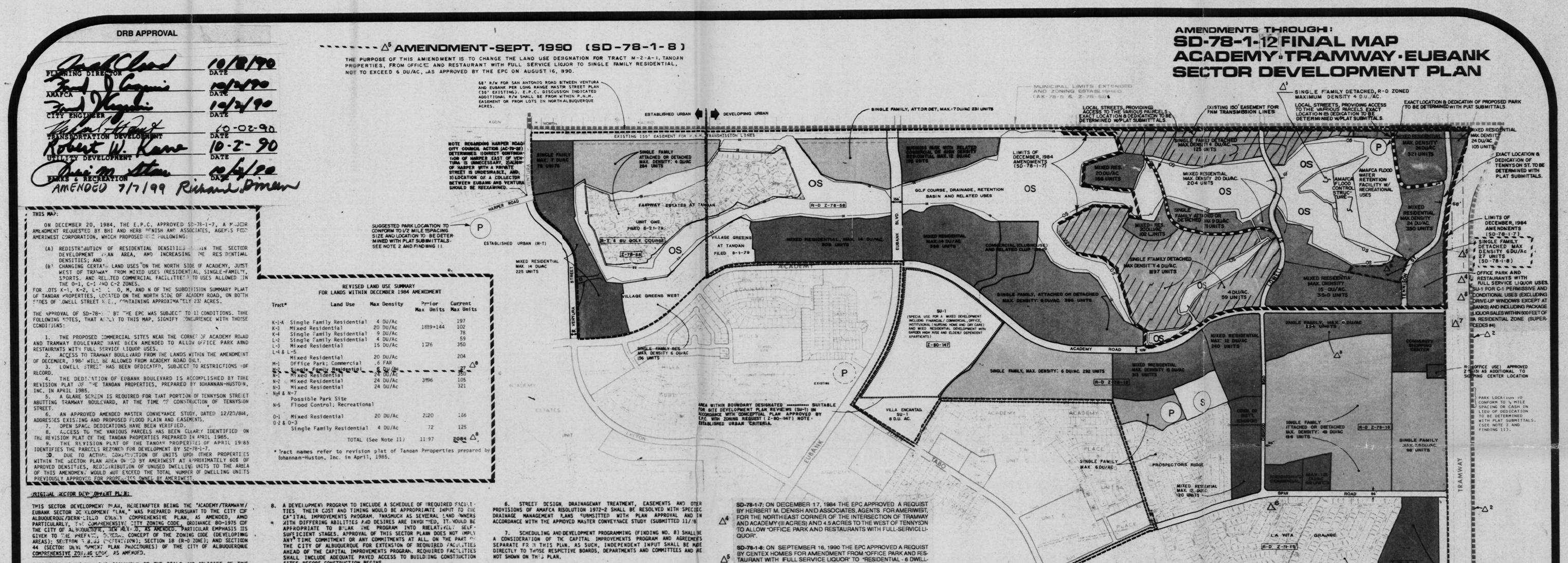
DRB APPROVAL

PLANNING DIRECTOR	DATE 10/18/90
AMAFCA	DATE 10/2/90
CITY ENGINEER	DATE 10/2/90
TRANSPORTATION DEVELOPMENT	DATE 10-02-90
UTILITY DEVELOPMENT	DATE 10-2-90
PARKS & RECREATION	DATE 10/4/90

AMENDED 7/7/99 Richard Dineen

△5 AMENDMENT-SEPT. 1990 (SD-78-1-8)

THE PURPOSE OF THIS AMENDMENT IS TO CHANGE THE LAND USE DESIGNATION FOR TRACT M-2-A-1, TANOAN PROPERTIES, FROM OFFICE AND RESTAURANT WITH FULL SERVICE LIQUOR TO SINGLE FAMILY RESIDENTIAL, NOT TO EXCEED 6 DU/AC, AS APPROVED BY THE EPC ON AUGUST 16, 990.



THIS MAP:

ON DECEMBER 20, 1984, THE E.P.C. APPROVED SD-78-1-7, A MAJOR AMENDMENT REQUESTED BY BHI AND HERB DENISH AND ASSOCIATES, AGENTS FOR AMERIWEST CORPORATION, WHICH PROPOSED THE FOLLOWING:

(A) REDISTRIBUTION OF RESIDENTIAL DENSITIES WITHIN THE SECTOR DEVELOPMENT PLAN AREA, AND INCREASING THE RESIDENTIAL DENSITIES; AND
(B) CHANGING CERTAIN LAND USES ON THE NORTH SIDE OF ACADEMY, JUST WEST OF TRAMWAY FROM MIXED USES (RESIDENTIAL, SINGLE-FAMILY, SPORTS, AND RELATED COMMERCIAL FACILITIES) TO USES ALLOWED IN THE O-1, C-1 AND C-2 ZONES.

FOR LOTS K-1, K-2, L-1 THRU O, M, AND N OF THE SUBDIVISION SUMMARY PLAT OF TANOAN PROPERTIES, LOCATED ON THE NORTH SIDE OF ACADEMY ROAD, ON BOTH SIDES OF LOWELL STREET N.E., CONTAINING APPROXIMATELY 231 ACRES.

THE APPROVAL OF SD-78-1-7 BY THE EPC WAS SUBJECT TO 11 CONDITIONS. THE FOLLOWING NOTES, THAT APPLY TO THIS MAP, SIGNIFY CONFORMENCE WITH THOSE CONDITIONS:

1. THE PROPOSED COMMERCIAL SITES NEAR THE CORNER OF ACADEMY ROAD AND TRAMWAY BOULEVARD HAVE BEEN AMENDED TO ALLOW OFFICE PARK AND RESTAURANTS WITH FULL SERVICE LIQUOR USES.
2. ACCESS TO TRAMWAY BOULEVARD FROM THE LANDS WITHIN THE AMENDMENT OF DECEMBER, 1984 WILL BE ALLOWED FROM ACADEMY ROAD ONLY.
3. LOWELL STREET HAS BEEN DEDICATED, SUBJECT TO RESTRICTIONS OF RECORD.
4. THE DEDICATION OF EUBANK BOULEVARD IS ACCOMPLISHED BY THE REVISION PLAT OF THE TANOAN PROPERTIES, PREPARED BY BOHANNAN-HUSTON, INC. IN APRIL 1985.
5. A GLARE SCREEN IS REQUIRED FOR THAT PORTION OF TENNYSON STREET ABUTTING TRAMWAY BOULEVARD, AT THE TIME OF CONSTRUCTION OF TENNYSON STREET.
6. AN APPROVED AMENDED MASTER CONVEYANCE STUDY, DATED 12/20/84, ADDRESSES EXISTING AND PROPOSED FLOOD PLAIN AND EASEMENTS.
7. OPEN SPACE DEDICATIONS HAVE BEEN VERIFIED.
8. ACCESS TO THE VARIOUS PARCELS HAS BEEN CLEARLY IDENTIFIED ON THE REVISION PLAT OF THE TANOAN PROPERTIES PREPARED IN APRIL 1985.
9. THE REVISION PLAT OF THE TANOAN PROPERTIES OF APRIL 1985 IDENTIFIES THE PARCELS REZONED FOR DEVELOPMENT BY SD-78-1-7.
10. DUE TO ACTUAL CONSTRUCTION OF UNITS UPON OTHER PROPERTIES WITHIN THE SECTOR PLAN AREA OR TO BY AMERIWEST AT APPROXIMATELY 60% OF APROVED DENSITIES, REDISTRIBUTION OF UNUSED DWELLING UNITS TO THE AREA OF THIS AMENDMENT WOULD NOT EXCEED THE TOTAL NUMBER OF DWELLING UNITS PREVIOUSLY APPROVED FOR PROPERTIES OWNED BY AMERIWEST.

REVISED LAND USE SUMMARY FOR LANDS WITHIN DECEMBER 1984 AMENDMENT

Tract*	Land Use	Max Density	Prior Max Units	Current Max Units
K-1-A	Single Family Residential	4 DU/Ac		197
K-1	Mixed Residential	20 DU/Ac	1839+144	102
K-4	Single Family Residential	9 DU/Ac		78
L-2	Single Family Residential	4 DU/Ac		59
L-1	Mixed Residential	15 DU/Ac	1276	350
L-4 & L-5				
M-1	Mixed Residential	20 DU/Ac		204
M-2	Office Park; Commercial	6 FAR		
N-1	Single Family Residential	6 DU/Ac		27 △8
N-1	Mixed Residential	24 DU/Ac		105
N-2	Mixed Residential	24 DU/Ac	3196	321
N-3	Mixed Residential	24 DU/Ac		
N-4 & N-7				
N-5	Possible Park Site Flood Control, Recreational			
O-1	Mixed Residential	20 DU/Ac	2120	186
O-2 & O-3	Single Family Residential	4 DU/Ac	72	125
	TOTAL (See Note 11)		11.97	2064 △8

* Tract names refer to revision plat of Tanoan Properties prepared by Bohannan-Huston, Inc. in April, 1985.

ORIGINAL SECTOR DEVELOPMENT PLAN:

THIS SECTOR DEVELOPMENT PLAN, HEREINAFTER BEING THE "ACADEMY/TRAMWAY/EUBANK SECTOR DEVELOPMENT PLAN," WAS PREPARED PURSUANT TO THE CITY OF ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN, AS AMENDED, AND PARTICULARLY, THE COMPREHENSIVE CITY ZONING CODE, ORDINANCE 80-1975 OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS AMENDED. PARTICULAR EMPHASIS IS GIVEN TO THE PREFERRED SPATIAL CONCEPT OF THE ZONING CODE (DEVELOPING AREAS); SECTION 18.03 (INTENTION); SECTION 18 (R-D ZONE); AND SECTION 44 (SECTOR DEVELOPMENT PLAN PROVISIONS) OF THE CITY OF ALBUQUERQUE COMPREHENSIVE ZONING CODE, AS AMENDED.

THIS PLAN IS WITHIN THE FRAMEWORK OF THE GOALS AND POLICIES OF THE ALBUQUERQUE/BERNALILLO COUNTY COMPREHENSIVE PLAN POLICIES PLAN, ADOPTED APRIL 1975 (RESOLUTION NO. 49-1975, AS AMENDED).

IN DECEMBER 1977 THE INITIAL MEETINGS REGARDING THIS PARTICULAR AREA COMMENCED WITH THE CITY OF ALBUQUERQUE, IN JANUARY 1978 THE FIRST PUBLICATION OF ITS PLAN WAS PRESENTED TO THE ENVIRONMENTAL PLANNING COMMISSION (E.P.C.). A REVISION TO THE PLAN WAS PREPARED IN MARCH 1978.

ON MAY 18, 1978 THE ORIGINAL SUBMITTAL (CONSISTING OF 11 PAGES) WAS HEARD BEFORE THE E.P.C. AT A PUBLIC HEARING (S-78-1, AX-78-8 AND Z-78-58), ONE AMENDMENT OF THE SUBSEQUENT APPROVAL INVOLVED REZONING THE PREVIOUSLY SUBMITTED NO ONE DRAWING (THIS MAP) CONTAINING THE MOST SIGNIFICANT ELEMENTS THAT CONSTITUTED THE APPROVAL.

ACCORDINGLY, THE ORIGINAL FINAL MAP COMPRISED THE ACADEMY/TRAMWAY/EUBANK SECTOR DEVELOPMENT PLAN, AS ADDENDA TO THE PLAN, THE FOLLOWING DOCUMENTS WERE REFERENCED:

A. ORIGINAL SECTOR PLAN SUBMITTAL (11 SHEETS) DATED FEBRUARY 1978.
B. CITY DEPARTMENT COMMENTS RECITED IN THE MAY 18, 1978, E.P.C. AGENDA.
C. OFFICIAL TRANSCRIPT OF THE MAY 18, 1978 E.P.C. HEARING.
D. FINDINGS OF FACT (13 ITEMS) AS ACTED UPON BY THE E.P.C. (MAY 18, 1978).
E. PORTIONS OF THE COMPREHENSIVE MASTER PLAN (POLICIES PLAN) AS RECITED BY THE CITY PLANNING DEPARTMENT'S EXHIBITS (S 78-1).
F. OTHER ORDINANCES AND POLICIES AS THEY PERTAIN TO THIS PLAN.
G. MASTER STORMWATER CONVEYANCE STUDY (SUBMITTED 11/78).

SPECIFICALLY, THE ORIGINAL PLAN WAS SUBJECT TO 14 FINDINGS OF FACT:

1. THE GOALS AND POLICIES AS CONTAINED IN THE PLANNING DEPARTMENT'S WRITTEN REPORT, PAGES 2 THRU 6, CAN BE USED AS DESIGN GUIDELINES.
2. THE R-D ZONE IS THE APPROPRIATE ZONE FOR THIS SECTOR DEVELOPMENT PLAN EXCEPT FOR THOSE AREAS PRESENTLY ANNEXED AND ZONED.
3. A SECTOR DEVELOPMENT PLAN SHOULD BE SUFFICIENTLY DETAILED TO MAKE SUBSEQUENT ZONE CHANGE REQUESTS INFREQUENT AND RELATIVELY UNNECESSARY.
4. THE AREA WITHIN THE CITY LIMITS AND ZONED SU-1 FOR THE ALBUQUERQUE ACADEMY CAMPUS SHOULD BE THE SUBJECT OF A SEPARATE REVIEW. ALL OTHER LANDS INCLUDED IN THE ORIGINAL SUBMITTAL SHOULD BE REGULATED BY THE SECTOR DEVELOPMENT PLAN, EXCEPT THOSE AREAS PRESENTLY ANNEXED AND ZONED.
5. SITE DEVELOPMENT PLANS SHALL BE REQUIRED FOR ALL AREAS WHERE PLANNED DEVELOPMENT IS FOR ACTIVE RECREATIONAL USE, COMMERCIAL USE (INCLUDING OFFICES) OR RESIDENTIAL USE WITH A DENSITY GREATER THAN 6 DU/AC. STRUCTURAL HEIGHT FOR THESE AREAS SHOULD BE AS PROVIDED IN THE R-D ZONE.
6. DUE TO THE IMPORTANCE OF THIS PARTICULAR SECTOR PLAN AND THE ANTICIPATED SIZE OF THE SITE DEVELOPMENT PLANS WHICH WILL BE EMANATING FROM THIS SECTOR PLAN AREA, APPROVAL OF THE SITE PLANS CONSISTENT WITH THE ADOPTED SECTOR PLAN SHALL BE DELEGATED TO THE ENVIRONMENTAL PLANNING COMMISSION. APPROVAL OF THE SITE PLAN FOR THE GOLF COURSE SHALL BE DELEGATED TO THE PLANNING DIRECTOR.
7. OTHER THAN THE TIJERAS SEWER INTERCEPTOR PROJECT, NONE OF THE LARGE SCALE PUBLIC SYSTEMS NECESSARY TO SERVE THIS AREA IS AVAILABLE OR PROGRAMMED.
8. A DEVELOPMENT PROGRAM TO INCLUDE A SCHEDULE OF REQUIRED FACILITIES, THEIR COST AND TIMING WOULD BE APPROPRIATE INPUT TO THE CAPITAL IMPROVEMENTS PROGRAM. TRASAMCA AS SEVERAL LAND OWNERS WITH DIFFERING ABILITIES AND DESIRES ARE INVOLVED, IT WOULD BE APPROPRIATE TO BLANK THE PROGRAM INTO REALISTICALLY SELF-SUFFICIENT STAGES. APPROVAL OF THIS SECTOR PLAN DOES NOT IMPLY ANY TIME COMMITMENT OR ANY COMMITMENTS AT ALL ON THE PART OF THE CITY OF ALBUQUERQUE FOR EXTENSION OF REQUIRED FACILITIES AHEAD OF THE CAPITAL IMPROVEMENTS PROGRAM. REQUIRED FACILITIES SHALL INCLUDE ADEQUATE PAVED ACCESS TO BUILDING SITES BEFORE CONSTRUCTION BEGINS.
9. RIGHT OF WAY FOR AN EXTENSION OF LOWELL OR IRONWING STREETS THROUGH THE GOLF COURSE SHALL BE OBTAINED INITIALLY, BUT THE STREET SHALL NOT BE CONSTRUCTED UNTIL IT IS DEMONSTRATED IT IS NEEDED.
10. DRAINAGE MANAGEMENT PLANS RELATIVE TO SITE DEVELOPMENT PLANS FOR AREAS WITHIN THE SECTOR DEVELOPMENT PLAIN AREA SHALL BE CONSISTENT WITH THE APPROVED OVERALL DRAINAGE SCHEME TO BE SUBMITTED WITH THE SECTOR DEVELOPMENT PLAN.
11. PARK DEDICATION AND DEVELOPMENT FEES ARE TO BE IN THE AMOUNTS SPECIFIED BY ORDINANCE NO. 77-1976 FOR DEVELOPING URBAN AREAS AND USED IN ACCORD WITH CITY PARK SERVICE RADIUS POLICY AND IN LOCATIONS APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
12. OPEN SPACE REQUIREMENTS OF THE R-D ZONE ARE APPLICABLE, AND SECTION 40.A OF THE ZONING CODE SETS FORTH THE APPLICABLE REGULATIONS FOR DETACHED OPEN SPACE.
13. THE OVERALL RESIDENTIAL DENSITY APPEARS ECONOMICALLY INEFFICIENT FROM BOTH A CITY CAPITAL BUDGET AND A CITY OPERATING BUDGET STANDPOINT. ADDITIONAL AREAS OF HIGHER DENSITY RESIDENTIAL USES SHOULD BE DESIGNATED. THESE AREAS SHOULD RANGE FROM 7 TO 20 DU/AC. AND SHOULD BE LOCATED NEAR SCHOOLS, PARKS, COMMERCIAL AREAS AND ALONG OPEN SPACE CONNECTIONS. EARLY DETERMINATION OF THE AMOUNT OF OPEN SPACE TO BE PROVIDED OFF-SITE IS NECESSARY IN ORDER TO ALLOW THE CITY TO DETERMINE ITS ABILITY TO COMPLETE THE OPEN SPACE NETWORK.
14. THE PLAN FOR MAJOR OPEN SPACE DESIGNATES THE PINO ARROYO, THE BEAR ARROYO AND THE TWO TRIBUTARIES TO THE BEAR AS POTENTIALLY APPROPRIATE FOR THE OPEN SPACE NETWORK. THE CITY ALREADY HAS A COMMITMENT TO THE BEAR ARROYO OPEN SPACE SYSTEM THAT NEEDS TO BE CARRIED TO COMPLETION.

THE ACTION TAKEN ON THIS SECTOR DEVELOPMENT PLAN INCLUDED APPROVAL "SUBJECT TO THE COMMISSION'S FINDINGS AND STAFF RECOMMENDATIONS AS DEVELOPMENT PLANS PROCEED".

NOTES PERTAINING TO THE ORIGINAL PLAN INCLUDED:

1. DENSITIES AND USES SHOWN HEREON REPRESENT THOSE ON ORIGINAL SUBMITTAL, FINDING NO. 13 SUGGESTS HIGHER DENSITIES. THE ZONING LEGEND FOR THIS PLAN SHOWN AREAS WITHIN THE PLAN REQUIRING SUBMITTAL BEFORE THE E.P.C. FOR SITE DEVELOPMENT PLANS (R-D ZONING WITH USES HIGHER THAN 6 D.U./AC. AND EXISTING SU ZONES).

   SHOULD THESE AREAS EVOLVE INTO SUBMITTALS FOR RESIDENTIAL DENSITIES LESS THAN 6 D.U./AC., NO SITE DEVELOPMENT PLAN IS REQUIRED.
2. PARK AND OPEN SPACE AREAS ARE SHOWN FOR GENERAL LOCATION ONLY. SPECIFIC DEDICATION OF OPEN SPACE OR RESERVATIONS AGAINST DEVELOPMENT SHALL ACCOMPANY PLAT SUBMITTALS. PARK SIZES AND SPECIFIC LOCATIONS SHALL BE DETERMINED WITH PLAT SUBMITTALS. ALL OPEN SPACE AND PARK DEDICATION PROVISIONS OF EXISTING POLICIES SHALL APPLY.
3. CERTAIN TRANSPORTATION PLANNING CONCEPTS ARE SHOWN AT THE REQUEST OF THE PLANNING DEPARTMENT (MAJOR STREET LOCATIONS AND WIDTHS).
4. BIKEWAY ROUTES SHALL BE SPECIFIED IN THE PLAT SUBMITTALS OR SPECIFIC LOCATIONS DETERMINED IN ACCORDANCE WITH URBAN TRANSPORTATION POLICY PLAN BY THE BOARD NETWORK.
5. SCHOOL LOCATIONS SHOWN SHALL NOT BE BINDING ON THE BOARD OF EDUCATION AS FINAL LOCATION AND SITE OR ANY FACILITY.
6. STREET DESIGN, DRAINAGEWAY TREATMENT, EASEMENTS AND OTHER PROVISIONS OF AMAFCA RESOLUTION 1972-2 SHALL BE RESOLVED WITH SPECIFIC DRAINAGE MANAGEMENT PLANS SUBMITTED WITH PLAN APPROVAL AND IN ACCORDANCE WITH THE APPROVED MASTER CONVEYANCE STUDY (SUBMITTED 11/78).
7. SCHEDULING AND DEVELOPMENT PROGRAMMING (FINDING NO. 8) SHALL BE A CONSIDERATION OF THE CAPITAL IMPROVEMENTS PROGRAM AND AGREEMENTS SEPARATE FROM THIS PLAN, AS SUCH, INDEPENDENT INPUT SHALL BE ADDRESSED DIRECTLY TO THOSE RESPECTIVE BOARDS, DEPARTMENTS AND COMMITTEES AND ARE NOT SHOWN ON THIS PLAN.

PRIOR AMENDMENTS:

THE ORIGINAL SUBMITTAL OF SD-78-1 WAS REVISED (ACCORDING TO E.P.C. FINDINGS OF FACT) AND REPUBLISHED AS SD-78-1, REVISED APRIL, 1979 (FINAL MAP). IN (OCTOBER 1980) AN AMENDED VERSION OF THE APPROVED PLAN AS REFLECTS CERTAIN UPDATES, CHANGES IN PROJECTED DEVELOPMENT PATTERNS AND EFFECTS OF PRELIMINARY AND FINAL PLATTING WHICH HAS OCCURRED SUBSEQUENT TO THE ORIGINAL PLAN.

FINAL ACTION ON THAT AMENDMENT (SD-78-1 II) WAS OBTAINED BY THE E.P.C. ON 12/18/80. THIS MAP REFLECTS THAT ACTION. ADDITIONALLY, FINDINGS OF FACTS EXPRESSED WITH THE APPROVAL REQUIRED THAT AT THE TIME OF FINAL PLATTING, SUFFICIENT RIGHT-OF-WAY FOR DRAINAGE EASEMENTS MUST BE PROVIDED", AND "AN APPROVED DRAINAGE STUDY IS REQUIRED PRIOR TO APPROVAL OF SITE PLANS AND BUILDING PLANS FURTHER, ALL FUTURE SITE PLANS AND SUBDIVISION PLATS SHOULD SHOW PROPOSED TREATMENT OF WATERCOURSES", WHERE APPROPRIATE".

FOUR OF THE FINDINGS OF THE ENVIRONMENTAL PLANNING COMMISSION MEETING OF 12/18/80:

1. DENSITY INCREASES APPROVED FOR THE TWO SU-1 TRACTS IN THE ESTABLISHED URBAN SHOULD NOT AFFECT THE OVERALL SECTOR DEVELOPMENT PLAN DENSITIES.
2. SINCE THE AMENDMENTS RESULT IN A NET DECREASE OF OVERALL SECTOR DEVELOPMENT PLAN DENSITIES, ADDITIONAL INCREASES SHOULD BE JUSTIFIED IN LIGHT OF ENVIRONMENTAL PLANNING COMMISSION FINDING NO. 13.
3. AT TIME OF FINAL PLATTING, SUFFICIENT RIGHT-OF-WAY FOR DRAINAGE EASEMENTS MUST BE PROVIDED.
4. AN APPROVED DRAINAGE STUDY IS REQUIRED PRIOR TO APPROVAL OF SITE PLANS AND BUILDING PLANS. FURTHER, ALL FUTURE SITE PLANS AND SUBDIVISION PLATS SHOULD SHOW PROPOSED TREATMENT OF WATERCOURSES WHERE APPROPRIATE.

FURTHER AMENDMENTS HAVE BEEN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION (EPC) AND CITY COUNCIL SINCE ADOPTION OF THE ORIGINAL SECTOR DEVELOPMENT PLAN.

△1 **SD-78-1-5:** ON JULY 19, 1984, THE EPC TOOK THE FOLLOWING ACTION ON AN AMENDMENT REQUEST SUBMITTED BY AICO-WOOD FOR A PARCEL AT THE SOUTHWEST CORNER OF SPAIN ROAD AT TRAMWAY BOULEVARD: "THE AMENDED SECTOR DEVELOPMENT PLAN FOR THIS PARCEL SHALL READ "RESIDENTIAL" THE MAXIMUM DENSITY - 10 DWELLING UNITS TO THE ACRE, 212 UNITS." (Z-78-15-1)

△2 ON AUGUST 1, 1984 THE CITY COUNCIL PASSED AN ORDINANCE EXPANDING THE MUNICIPAL LIMITS TO INCLUDE THE RIGHT-OF-WAY OF TRAMWAY BOULEVARD ADJACENT TO THIS SECTOR PLAN.

△3 **SD-78-1-6:** ON AUGUST 16, 1984 THE EPC APPROVED A REQUEST BY BARKER-BOLAND ASSOCIATES FOR INMAN HOMES TO INCREASE THE NUMBER OF UNITS IN PEPPERTREE SUBDIVISION FROM 7 TO 10. (ACADEMY ROAD AT CHELWOOD).

△4 **SD-78-1-7:** ON DECEMBER 17, 1984 THE EPC APPROVED A REQUEST BY HERBERT M. DENISH AND ASSOCIATES, AGENTS FOR AMERIWEST, FOR THE NORTHEAST CORNER OF THE INTERSECTION OF TRAMWAY AND ACADEMY (42 ACRES) AND A 5 ACRES TO THE WEST OF TENNYSON TO ALLOW "OFFICE PARK AND RESTAURANTS WITH FULL-SERVICE LIQUOR".

△5 **SD-78-1-8:** ON SEPTEMBER 16, 1990 THE EPC APPROVED A REQUEST BY CENTEX HOMES FOR AMENDMENT FROM "OFFICE PARK AND RESTAURANT WITH FULL SERVICE LIQUOR TO "RESIDENTIAL - 6 DWELLING UNITS PER ACRE RES - 27 UNITS" FOR 4.5 ACRES WEST OF TENNYSON ROAD.

△6 **SD-78-1-9:** ON DECEMBER 17, 1992, THE EPC APPROVED A REQUEST BY INMAN HOMES FOR AN AMENDMENT FROM "NEIGHBORHOOD COMMERCIAL" TO "RD-SINGLE FAMILY - NOT TO EXCEED 6 DU PER ACRE" FOR TRACT A, UNIT 1 OF PEPPERTREE SUBDIVISION AT THE NORTHEAST CORNER OF THE INTERSECTION OF CHELWOOD AND SPAIN.

△7 **SD-78-1-10:** ON FEBRUARY 17, 1994 THE EPC APPROVED A REQUEST BY TIERRA WEST FOR AN AMENDMENT FROM "NEIGHBORHOOD COMMERCIAL" TO "MIXED RESIDENTIAL -180 UNITS" FOR A 15 ACRE SITE AT THE SOUTHWEST CORNER OF TRAMWAY AND ACADEMY.

△8 **SD-78-1-11:** ON JULY 17, 1996 THE EPC APPROVED A REQUEST BY HERBERT M. DENISH AND ASSOCIATES FOR AMERICAN STORES PROPERTIES INC. TO AMEND THE MAP FROM "OFFICE PARK AND RESTAURANTS WITH LIQUOR" TO "SU-1 FOR O-1 PERMISSIVE AND CONDITIONAL USES (EXCLUDING DRIVE-UP WINDOWS EXCEPT AT BANKS) AND INCLUDING PACKAGE LIQUOR SALES WITHIN 800 FEET OF A RESIDENTIAL ZONE".

△9 SD-78-1-12 ON JUNE 19, 1997, THE EPC APPROVED A REQUEST BY B&J DEVELOPMENT CORP. TO AMEND THE MAP FROM "FLOOD CONTROL STRUCTURE" TO "R-D, 4 DWELLINGS/ACRE" ON 2.8 ACRE TRACT N-6-A.

ALL AMENDMENTS LISTED ABOVE HAVE BEEN INCORPORATED IN THIS MAP, WHICH HAS BEEN RECATED "JULY 1998"

ORIGINAL LAND USE SUMMARY

GROSS ACREAGE	1,321.4 ACRES
RESIDENTIAL UNITS	5,719 D.U.
GROSS DENSITY	4.4 D.U./ACRE (SEE ALSO FINDING #13)
OPEN SPACE ACREAGE AVAILABLE	319.0
PARK DEDICATION ACREAGE BASED ON PROJECTED UNITS	22.3 (SEE NOTE #2)
COMMERCIAL, OFFICE, AND INSTITUTIONAL ACREAGE	49 ACRES (SEE NOTE #1)
COMMERCIAL LOCATIONS INCIDENTAL TO RECREATION USE	2 SITES
BUSINESS PARK (OR RESIDENTIAL)	16 ACRES

(OPEN SPACE VARIES ACCORDING TO ACTUAL DEVELOPMENT (AFFIDAVIT SUBMITTED TO PLANNING DEPARTMENT SHOWING CONFORMANCE TO ZONING CODE)

ORIGINAL DEVELOPER PARTICIPATION

AFFILIATED MORTGAGE AND DEVELOPMENT COMPANY (AMDEC): DALE BELLMAN HAHN AND CO.; KANE PLANNING AND DEVELOPMENT CO.; ACOWOOD VENTURE; PEPPERTREE VENTURE; ALBUQUERQUE ACADEMY FOR BOY'S TRUST; RUTLEDGE INVESTMENT CO.; SUPERIOR DEVELOPMENT

ORIGINAL PROFESSIONAL COMPENDIUM

PRINCIPAL PLANNER AND LIASON/COORDINATOR: C.A. SIPROCK, AICP
ASSOCIATE PLANNER: CHARLES CAMPBELL, ULI

COMMUNITY SCIENCES CORPORATION, CORRALES NM
GORDON HERSHEY AND ASSOCIATES, ALBUQUERQUE NM
BOHANNAN-HUSTON ENGINEERS, ALBUQUERQUE NM

ZONING

PARKS & OPEN SPACE

P — GENERALIZED NEIGHBORHOOD PARK LOCATIONS TO CONFORM WITH EXISTING POLICIES SPECIFIC LOCATIONS AND SIZES TO BE DETERMINED (OR CONFIRMED) WITH PLAT SUBMITTALS. (SEE NOTE 2 AND FINDING 11).

OS — OPEN SPACE GENERAL AREAS (SPECIFIC OPEN SPACE-DEDICATION TO BE COINCIDENT WITH PLAT SUBMITTALS). (SEE FINDING 11B AND NOTE 12).

NOTE ON OPEN SPACE!

THE DEVELOPERS UNDERSTAND THAT DETACHED OPEN SPACE, IF NECESSARY, WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL DEVELOPER AT THE TIME OF PLATTING (IN ACCORDANCE WITH THE COMPREHENSIVE ZONING CODE).

TRANSPORTATION

S — SPECIFIC STREETS, LOCATIONS AND RIGHT-OF-WAY WIDTHS AS ARE REQUIRED (SEE D.P. APPROVAL OF E.P.C. FINDINGS AND DISCUSSION OF STAFF COMMENTS).

OTHER LAND USE

S — BOARD OF EDUC