

### GENERAL NOTES

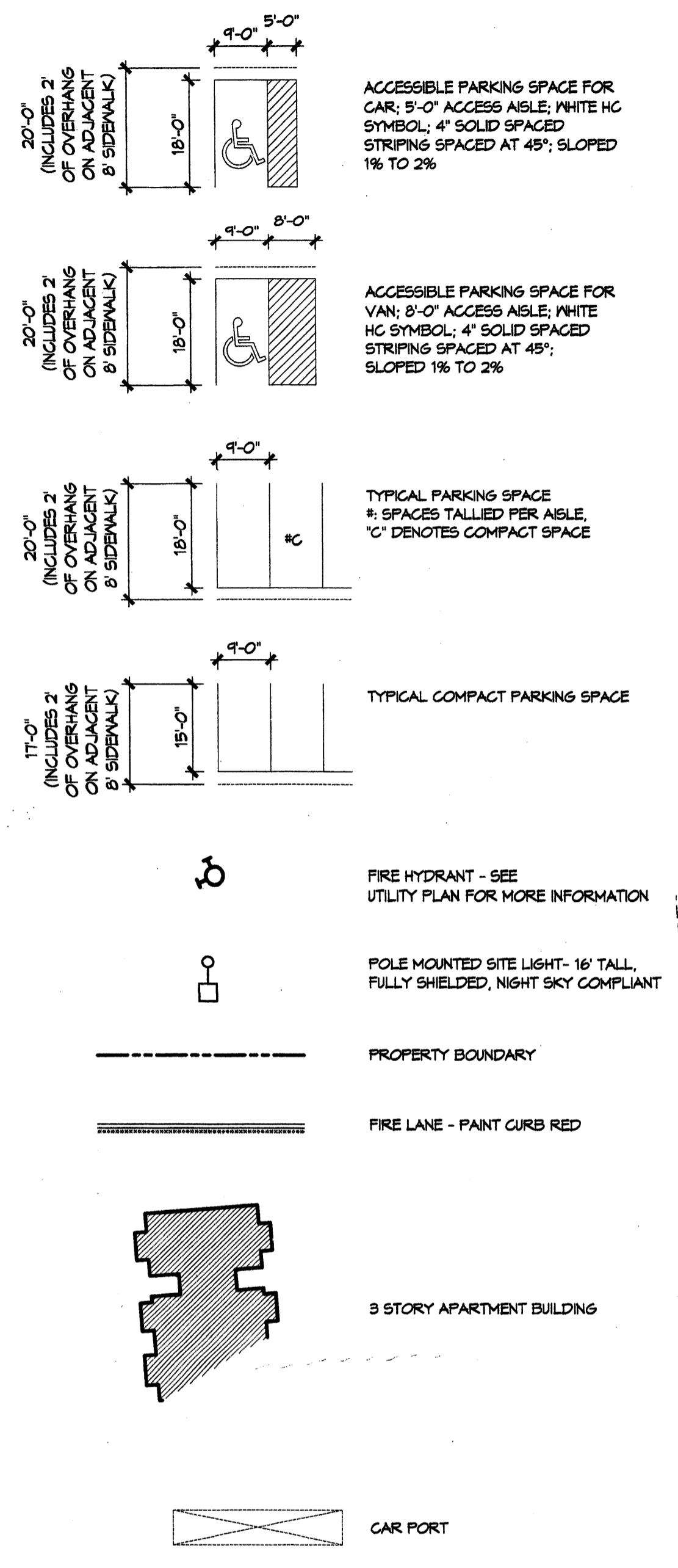
- A. ALL SIDEWALKS ABUTTING PARKING TO BE 8' WIDE, ALL OTHERS ON SITE TO BE 6' WIDE
- B. ACCESSIBLE CURB CUTS AND RAMPS TO BE PROVIDED THROUGHOUT
- C. SITE LIGHTING SHALL CONSIST OF A COMBINATION OF BUILDING MOUNTED HPS FIXTURES, WALKWAY AREA LIGHTS AND POST-MOUNTED LIGHT FIXTURES IN ENTRY AND PARKING AREAS. BUILDING ENTRY AND PORCH LIGHTING SHALL BE CONTROLLED BY PHOTO-CELLS AND/OR TIME CLOCKS, AS MAY BE APPROPRIATE. POST LIGHTING SHALL BE 16' MAXIMUM HEIGHT. ALL LIGHTING SHALL BE SHIELDED FROM SURROUNDING PROPERTIES AND PUBLIC RIGHT-OF-WAY.
- D. ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW TO THE GREATEST EXTENT PRACTICAL. ROOFTOP MOUNTED EQUIPMENT SHALL BE BELOW THE TOP OF PARAPET AND SCREENED FROM VIEW FROM NEARBY PROPERTIES.
- E. THE DESIGN AND MATERIALS OF ACCESSORY SITE ELEMENTS, INCLUDING THE MAINTENANCE BUILDING, SHALL BE COMPATIBLE WITH THE ARCHITECTURE OF THE MAIN BUILDINGS.

### KEYED NOTES

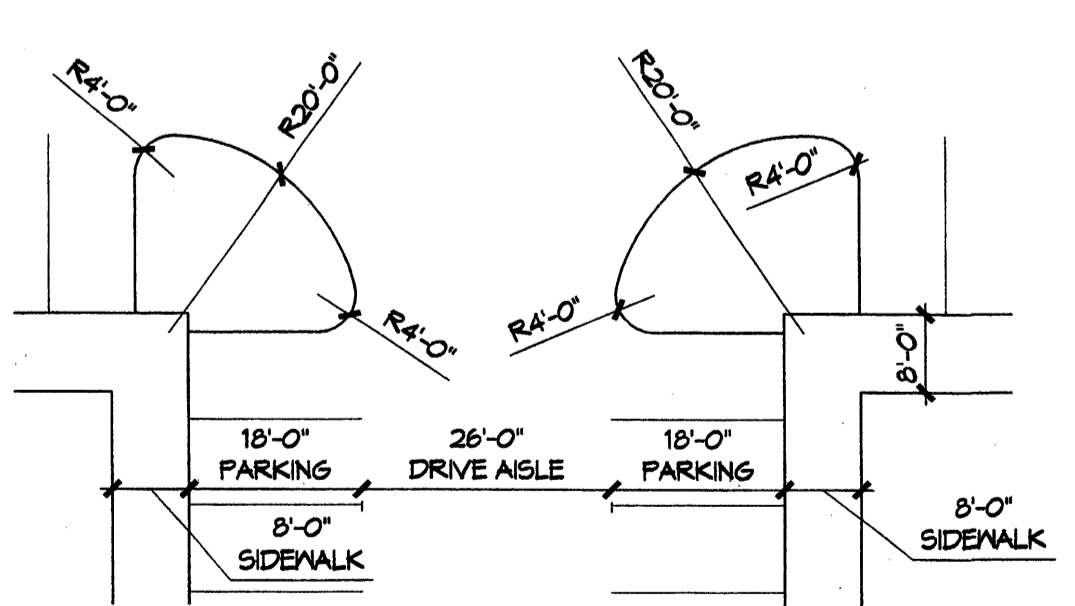
- 1. ENTRANCE
- 2. SECONDARY ACCESS- EMERGENCY USE ONLY, PRIVATE ENTRY DRIVE PER CON STD DWG No. 242G,
- 3. CLUB HOUSE
- 4. SWIMMING POOL
- 5. PAINTED CROSSWALK
- 6. PEDESTRIAN ACCESS TO NEIGHBORING PROPERTY (TO BE COORDINATED WITH FUTURE DEVELOPMENT ON NEIGHBORING PROPERTY ON SOUTH SIDE)
- 7. RETAINING WALL
- 8. EXTERIOR LANDSCAPE STAIR
- 9. 6' SIDEWALK ALONG STREET FRONTAGE PER *10-17-07* CON STD DWG No. 2430. ENGINEER *SPB*
- 10. EMERGENCY ACCESS ONLY GATE- LOCATE 20' FROM PROPERTY LINE AND SIGN "EMERGENCY ACCESS ONLY"
- 11. SOLAR ACCESS SETBACK
- 12. 10' UTILITY EASEMENT
- 13. 20' UTILITY EASEMENT
- 14. 6' LANDSCAPE BUFFER
- 15. 12' LANDSCAPE BUFFER
- 16. LANDSCAPED AREA
- 17. PROPERTY LINE
- 18. EXISTING CURB CUT
- 19. BUILDING STAIR, TYPICAL
- 20. VAN ACCESSIBLE SPACE
- 21. DEDICATED BACK-UP SPACE (NO PARKING)
- 22. PATIO ENCLOSURE, TYPICAL
- 23. BICYCLE RACK- 11 BIKE CAPACITY
- 24. MONUMENT SIGN
- 25. EXISTING 10' UTILITY EASEMENT
- 26. CONCRETE SIDEWALK 8' WIDE PARALLEL TO PARKING STALLS, 6' WIDE OTHERWISE
- 27. (EXISTING) SHARED ACCESS TO ADJACENT ASPENS APARTMENTS
- 28. NOT USED
- 29. 15' FRONT YARD SETBACK
- 30. PEDESTRIAN/BICYCLE ACCESS TO IRVING BLVD
- 31. 5' SIDE YARD SETBACK
- 32. 15' REAR YARD SETBACK
- 33. DUMPSTER/RECYCLING AREA
- 34. MAINTENANCE SHED
- 35. BENCH
- 36. EXISTING RETAINING WALL AT SOUTH EDGE OF ASPENS PROPERTY
- 37. PLAYGROUND. EACH PLAY AREA TO HAVE A MINIMUM OF 2-3 PIECES OF PLAY EQUIPMENT AND A MINIMUM OF (1) 6 FOOT LONG BENCH. EQUIPMENT TO BE SPACENET CLIMBERS BY LANDSCAPE STRUCTURES, SPRING ROCKERS, PLAY STRUCTURES BY KOMPAK, PRECAST CONCRETE ANIMALS STRUCTURES BY NAUSAU TILE OR SIMILAR. PEDESTRIAN PATH, 6' WIDE CONCRETE WALK, WITH (2) BOLLARDS AT IRVING BLVD
- 38. MOTORCYCLE PARKING SPACE 4x8, CONCRETE PAVING, WITH PAVEMENT MARKING AND METAL SIGN COMPLIANT WITH CITY ZONING CODE
- 40. POROUS PAVING- REFER TO GRADING AND DRAINAGE PLANS FOR MORE INFORMATION

PRELIMINARY PLAN  
APPROVED BY DRB  
ON 10/17/07

### LEGEND



### TYPICAL DIMENSIONS



PROJECT NUMBER: 1000771

Application Number: 07 DRB-70281

TERMINATED  
Per Section 14-16-3-11

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 05/19/06. Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required?  Yes  No. If yes, then a set of approved DRB plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

#### DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

<i>[Signature]</i> Traffic Engineering, Transportation Division	10-17-07
<i>[Signature]</i> Albuquerque Bernalillo County Water Utility Authority	10/17/07
<i>[Signature]</i> Parks and Recreation Department of the Zoning Code	3/18/08
<i>[Signature]</i> City Engineer	
*Environmental Health Department (conditional)	Date
<i>[Signature]</i> Solid Waste Management	3/20/08
<i>[Signature]</i> DRB Chairperson, Planning Department	5/20/08

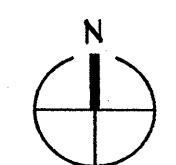
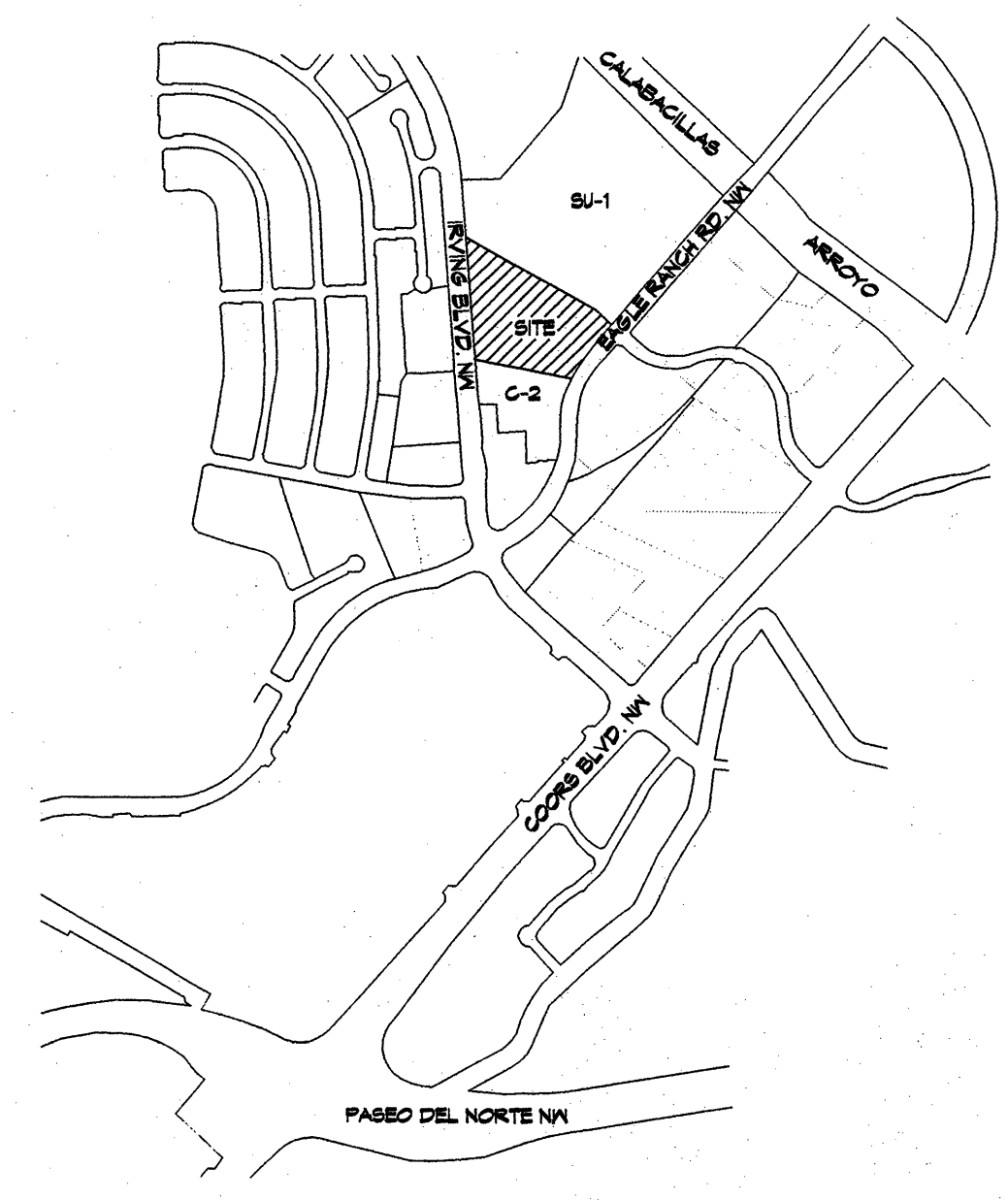
\*Environmental Health, if necessary

Eagle Vista Apartments  
H.S. Rental Properties, Inc.  
Albuquerque, NM

1000771

**SHEET INDEX**

SDP0	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
SDP1	GENERAL INFORMATION
SDP2	LANDSCAPE PLAN
SDP2.1	LANDSCAPE INFORMATION
SDP3	PRELIMINARY GRADING PLAN
SDP4	CONCEPTUAL UTILITY PLAN
SDP5	BUILDING ELEVATIONS
SDP6	BUILDING ELEVATIONS
SDP7	BUILDING ELEVATIONS
SDP8	BUILDING ELEVATIONS
SDP9	SITE SECTIONS AND ELEVATIONS
SDP10	SITE SECTIONS AT EXISTING HOUSES, MONUMENT SIGN
SDP11	CLUBHOUSE ELEVATIONS
SDP12	OVERALL SCHEMATIC SITE SECTION



**VICINITY MAP**  
ZONING ATLAS PAGE: B-13-Z

LEGAL DESCRIPTION: TRACT C, PLAT OF TRACTS A, B, AND C, COTTONWOOD POINTE, BEING A REPLAT OF TRACTS E, F, AND G, ADOBE WELLS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**SITE DATA**

SITE AREA (SF)	244,798
ACRES	6.768
DUB (90 DUA)	203
FAR (S)	147.949

**APARTMENT DATA**

UNIT (BED, BATH)	COUNT	HEATED AREA	SUBTOTAL
EFFICIENCY	18	408	7,344
1_1	108	848	64,464
2_1	33	816	26,928
2_2	42	960	40,320
COMMONS	1	2800	2,800
<b>TOTAL</b>	<b>201</b>		<b>147,916</b>

**PARKING CALCULATION**

UNIT	COUNT	SPACES	SUBTOTAL
EFFICIENCY	18	15	27
1_1	108	15	162
2_1	33	15	49.5
2_2	42	2	84
COMMONS (200 SF/SPACE)			14
<b>TOTAL PARKING REQUIRED</b>			<b>336.5</b>
AV 10% TRANSIT REDUCTION		309	
<b>TOTAL PARKING PROVIDED</b>			<b>304</b>
ACCESSIBLE SPACES REQUIRED		12	
ACCESSIBLE SPACES PROVIDED		12	
COMPACT SPACES		37	
STANDARD SPACES		267	
UNDER GARPORTS		121	
BICYCLE SPACES REQUIRED		102	
BICYCLE SPACES PROVIDED		110	
MOTORCYCLE SPACES PROVIDED		22	(11 DOUBLE SPACES)

**OPEN SPACE CALCULATION**

UNIT	COUNT	OPEN SPACE	SUBTOTAL
EFFICIENCY	18	400	7,200
1_1	108	400	43,200
2_1	33	500	16,500
2_2	42	500	21,000
<b>TOTAL REQUIRED OPEN SPACE</b>			<b>87,900</b>
SITE AREA			244,798
PARKING/DRIVE LANE			122,201
BUILDING FOOTPRINT			58,821 (INCLUDES MAINTENANCE SHED, DUMPSTER ENCLOSURE, CLUBHOUSE, AND PATIOS/BALCONIES)
<b>OPEN SPACE PROVIDED AS FOLLOWS:</b>			<b>119,776</b>
LANDSCAPED AREA			75,466
POOL AND DECK			2,204
WALKS			36,106

**ZONING ANALYSIS**

TRACT C, COTTONWOOD POINTE  
ZONING - BU-1 FOR R-2, C-2 AND IP USES  
SITE PLAN HAS BEEN DESIGNED ACCORDING TO R-2 ZONING REQUIREMENTS  
CITY OF ALBUQUERQUE ZONING  
BU-1 SPECIAL USE ZONE  
OFF-STREET PARKING SHALL BE PROVIDED AS REQUIRED BY R2 ZONING REQUIREMENTS.  
HEIGHT - SAME AS R-2  
OPEN SPACE - APPLIES TO R-2 REQUIREMENTS.

R-2 RESIDENTIAL ZONE  
PERMISSIVE USES: APARTMENT  
HEIGHT: LIMITED TO 26-FEET WITH THE EXCEPTION OF SECTION 14-16-3-3 SUPPLEMENTARY HEIGHT (A-1)  
(a) BUILDING HEIGHT SHALL NOT EXCEED THE FOLLOWING HEIGHTS, DETERMINED BY THE DISTANCE CARDINALLY SOUTH FROM THE NORTHERN BOUNDARY OF THE LOT AS FOLLOWS:

LOT LINE (FEET)	HEIGHT (FEET)
0-5	10
5-10	11
10-15	14
15-20	17
20-25	20
25-30	23
30-35	25
35+	26

(b) THE HEIGHT SHALL NOT EXCEED A 31 DEGREE ANGLE PLANE DROWN UPWARD FROM A HORIZONTAL LINE LOCATED TWO FEET ABOVE THE MEAN GRADE. REFER TO THIS SECTION IN THE ZONING CODE FOR FURTHER DETAIL.

SETBACKS:  
FRONT - MINIMUM 15-FEET  
SIDE - MINIMUM 5-FEET  
REAR - MINIMUM 15-FEET  
ADDITIONAL - THERE SHALL BE A SETBACK BETWEEN APARTMENT BUILDINGS AND OFF-STREET PARKING AREAS / VEHICULAR CIRCULATION AREAS OF NOT LESS THAN 10-FEET.

DENSITY:  
MAXIMUM FLOOR AREA RATIO IS 0.5  
MAY NOT EXCEED 30 DU/AC

USABLE OPEN SPACE:  
USABLE OPEN SPACE MUST BE PROVIDED ON-SITE.  
400 SQ.FT. FOR EACH EFFICIENCY OR 1-BEDROOM UNIT  
500 SQ.FT. FOR EACH 2-BEDROOM UNIT  
600 SQ.FT. FOR EACH 3+ BEDROOM UNIT

OFF-STREET PARKING:  
SECTION 14-16-3-1  
(24) RESIDENTIAL USES:  
1 SPACE PER BATH BUT NOT LESS THAN 2 SPACES OR FOR EACH DWELLING WITH NET LEASABLE AREA OF LESS THAN 1,000 SQ. FT.: 1 SPACE PER BATH BUT NOT LESS THAN 1 AND 1/2 SPACES

BICYCLE PARKING:  
PROVIDED ON-SITE OR WITHIN 300 FEET OF THE USE.  
FOR RESIDENTIAL USES, WITH FIVE OR MORE DWELLINGS, 1 BICYCLE SPACE PER 2 DWELLING UNITS.

PARKING REDUCTIONS:  
1. PARKING REQUIREMENTS SHALL BE REDUCED 10% IF IT IS WITHIN 300 FEET OF A REGULAR ALBUQUERQUE TRANSIT SYSTEM.

LANDSCAPING REGULATIONS APPLICABLE TO APARTMENT AND NONRESIDENTIAL DEVELOPMENT SECTION 14-16-3-10

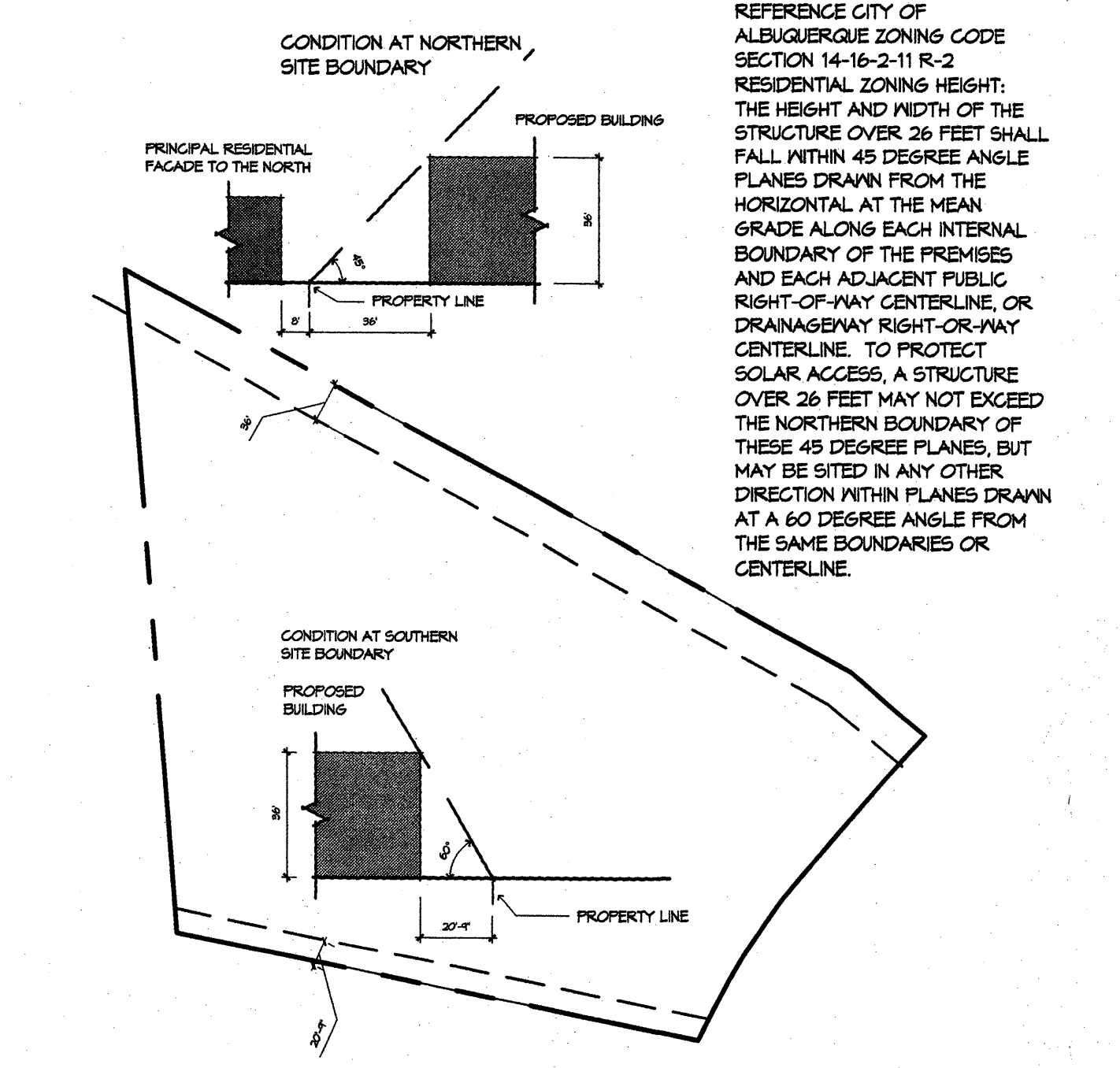
LANDSCAPE AREA REQUIREMENT  
NOT LESS THAN 15% OF THE NET LOT AREA  
NET LOT AREA = TOTAL AREA OF THE LOT (-) AREA COVERED BY BUILDINGS (-) PORTIONS OF THE LOT THAT DO NOT REQUIRE OFF-STREET PARKING AND THAT ARE FULLY SCREENED FROM VIEW (DUMPSTER AREAS, FOR EXAMPLE) (+) ANY LANDSCAPING THAT THE OWNER INSTALLS AND MAINTAINS IN THE PUBLIC RIGHT OF WAY.

CLEAR SIGHT AREAS  
KEEP A CLEAR SIGHT TRIANGLE AT STREET CORNERS.

LANDSCAPE BUFFERS  
FRONT - 10-FEET FOR SITES 3 ACRES OR LESS, INCREASING AT THE RATE OF 1-FOOT IN WIDTH PER 2 ACRE INCREASE TO A MAXIMUM OF 20 FEET.  
SIDE - 6-FEET  
REAR - 6-FEET

CONDITIONS FROM SITE PLAN FOR SUBDIVISION:  
DATED JANUARY 5, 2001  
PREPARED BY CONSENSUS PLANNING

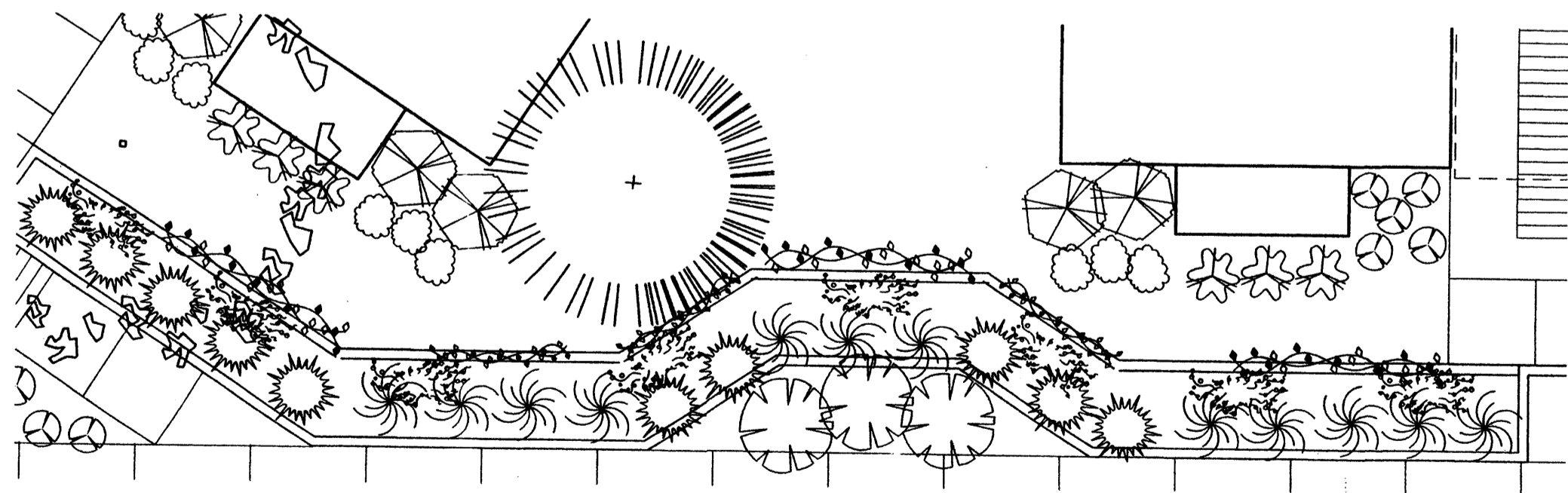
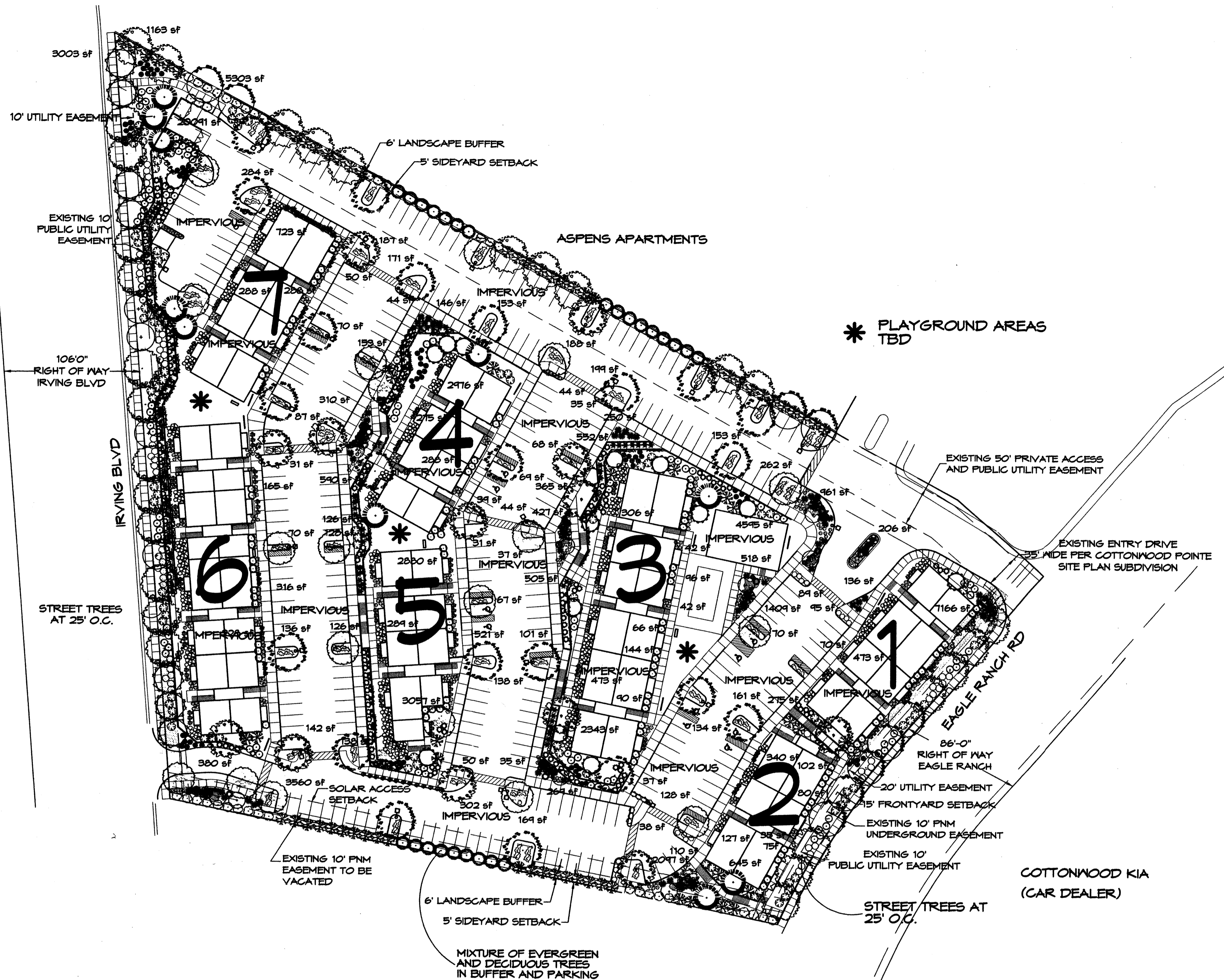
INCLUDES DESIGN GUIDELINES FOR:  
• PARKING / CIRCULATION, LANDSCAPING & SCREENING, ARCHITECTURE, SIGNAGE, LIGHTING



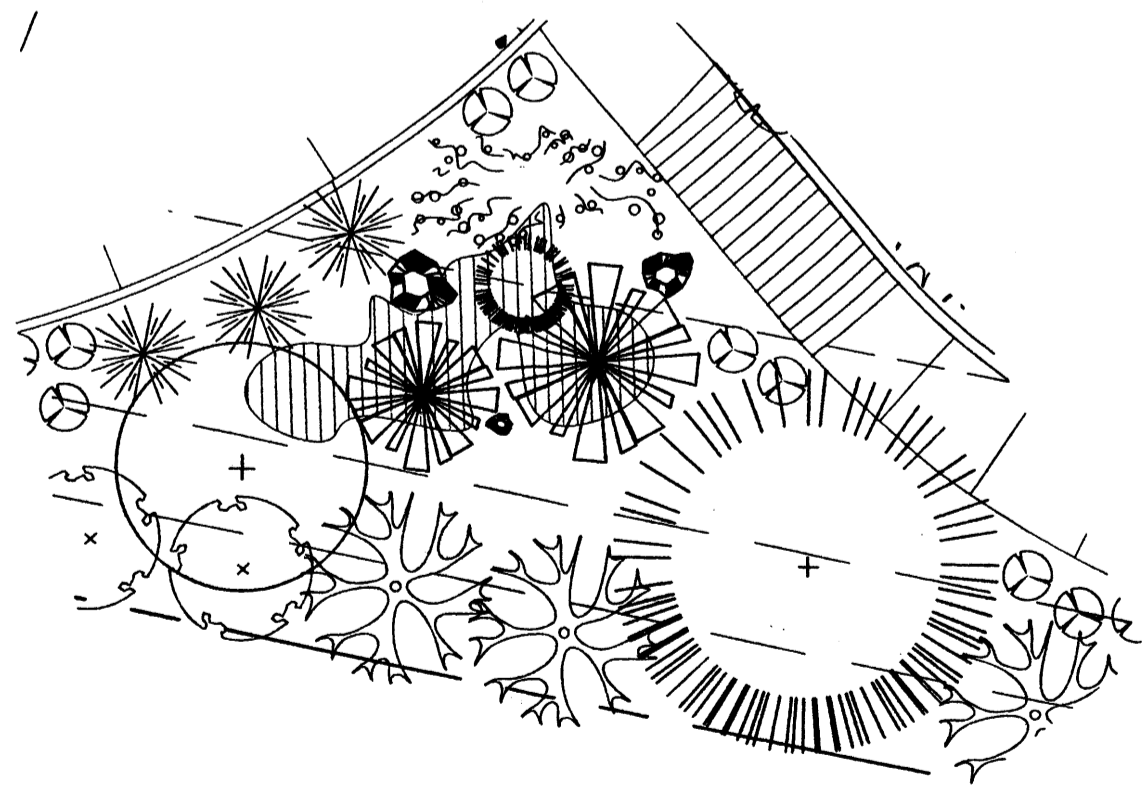
**SOLAR ACCESS DIAGRAM**

**PLANT LEGEND**

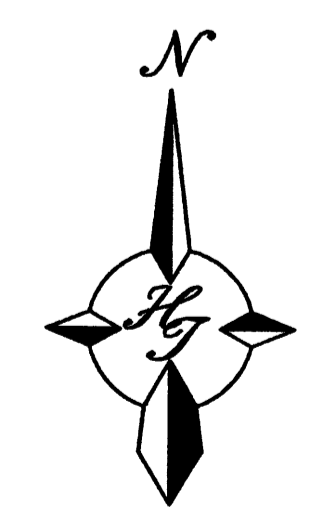
- COMMON HACKBERRY (M) 22  
Celtis occidentalis  
2" Cal.
- HONEY LOCUST (M) 14  
Gleditsia triacanthos  
2" Cal.
- CHITALPA (M) 12  
Chilopsis x catalpa  
2" Cal.
- DESERT WILLOW (L) 22  
Chilopsis linearis  
5 Gal.
- NEW MEXICO OLIVE (L) 13  
Forestiera neomexicana  
5 Gal.
- PALM YUCCA (L) 15
- MUGO PINE (M) 10  
Pinus mugo  
5 Gal. 4sf
- BROOM BACCHARIS (L+) 37  
Baccharis sarothroides  
5 Gal. 100sf
- THREE-LEAF SUMAC (L) 42  
Rhus trilobata  
5 Gal. 36sf
- RUSSIAN SAGE (L) 45  
Perovskia atriplicifolia  
5 Gal. 36sf
- WINTER JASMINE (L+) 54  
Jasminum nudiflorum  
1 Gal. 144sf
- FERN BUSH (L+) 46  
Chamaebatia millefolium  
1 Gal. 36sf
- DEER GRASS (M) 165  
Muhlenbergia rigens  
1 Gal. 16sf
- HONEYSUCKLE (M) 55  
Lonicera japonica 'Halliana'  
1 Gal. 144sf
- BANK'S ROSE (M) 43  
Rosa banksiae  
1 Gal.
- TRUMPET VINE (M)  
Campsis radicans  
1 Gal. 0r
- SANTA FE BROWN GRAVEL  
WITH FILTER FABRIC
- BIKE RACK PER  
ARCHITECTURAL SITE PLAN  
++ BY OTHERS ++
- CHINESE PISTACHE (M) 17  
Pistacia chinensis  
2" Cal.
- JAPANESE PAGODA TREE (M) 9  
Sophora japonica  
2" Cal.
- EASTERN REDBUD (M) 20  
Cercis canadensis  
2" Cal.
- AUSTRIAN PINE (M) 10  
Pinus nigra  
6'-8'
- GREEN GIANT ARBORVITAE (M) 25  
Thuja plicata 'Green Giant'  
15 Gal.
- SPANISH BROOM (M) 75  
Genista hispanica  
5 Gal. 100sf
- APACHE PLUME (L) 61  
Fallugia paradoxa  
1 Gal. 25sf
- LENA'S BROOM (M) 154  
Cytisus scoparius x dallimorei 'Lena'  
1 Gal. 16sf
- MAIDENGRASS (M) 61  
Miscanthus sinensis  
1 Gal. 16sf
- REGAL MIST (M) 80  
Muhlenbergia capillaris  
1 Gal. 4sf
- RED YUCCA (L) 59  
Hesperaloe parviflora  
5 Gal. 4sf
- CHAMISA (L) 96  
Chrysothamnus nauseosus  
1 Gal. 25sf
- DESERT FOUR O'CLOCK (L) 87  
Mirabilis multiflora  
1 Gal. 4sf
- PURPLE ICE PLANT (L+) 160  
Delosperma cooperi  
1 Gal. 4sf
- WILDFLOWER (L) 143  
Salvia greggii  
1 Gal. 4sf
- AUTUMN SAGE (M) 24  
Salvia greggii  
1 Gal. 4sf
- OVERSIZED GRAVEL  
4 26 BOULDERS



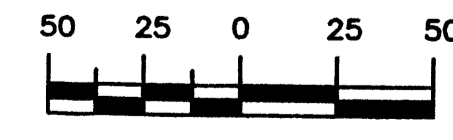
TYPICAL PLANTING BED  
AT RETAINING WALL



TYPICAL FOCAL POINT  
WITH BOULDERS



GRAPHIC SCALE



SCALE: 1"=50'



**The Hilltop**

LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com  
All creative ideas contained herein remain the  
property of The Hilltop Landscape Architects and  
Contractors and are protected by copyright laws. This  
an original design and must not be released or copied  
unless applicable fees have been paid or job order  
placed.

REVISIONS

△	5-1-07	RMM
△	6-25-07	RMM
△		
△		

DRAWN BY: adf  
REVIEWED BY: dj  
DATE: 08.02.07

PROJECT NO. 07-0012.001  
DRAWING NAME  
LANDSCAPE PLAN

SHEET NO.  
**SDP2**  
OF

## LANDSCAPE CALCULATIONS

TOTAL LOT AREA	294798	square Feet
TOTAL BUILDINGS AREA	58821	square Feet
NET LOT AREA	235977	square Feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	35397	square Feet
TOTAL BED PROVIDED	78010	square Feet
GROUND COVER REQ.	75%	square Feet
TOTAL GROUND COVER REQUIREMENT	58508	square Feet
TOTAL GROUND COVER PROVIDED	58716 (75%)	square Feet
TOTAL SOD AREA (max. 20% of landscape required)	0 (0%)	square Feet
TOTAL LANDSCAPE PROVIDED	78010 <sup>(33%)</sup>	square Feet

**LANDSCAPE NOTES:**  
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Foliage Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Fe Brown Gravel over Filter Fabric shall be placed in all pervious landscape areas which are not designated to receive native seed.

**IRRIGATION NOTES:**  
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.

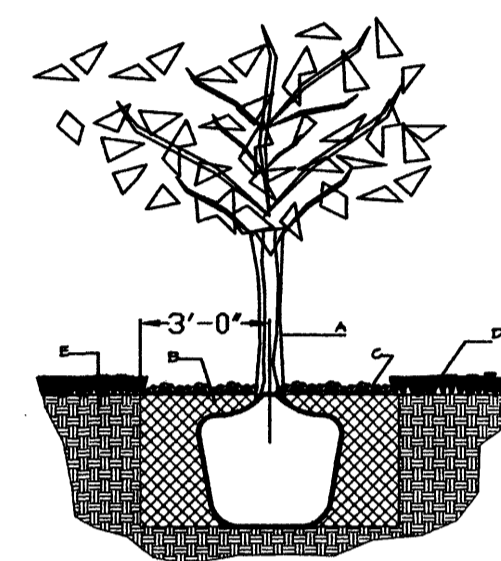
Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

**NOTE TO CLIENT:**  
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.



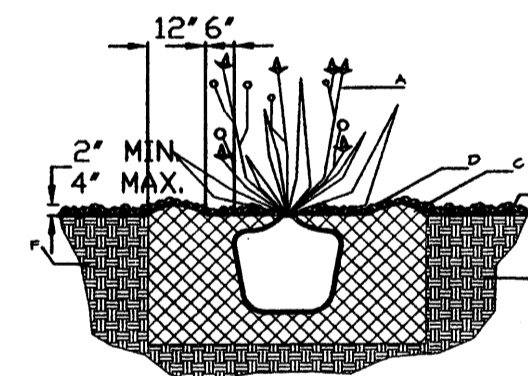
### GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

### CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

### TREE PLANTING DETAIL NTS



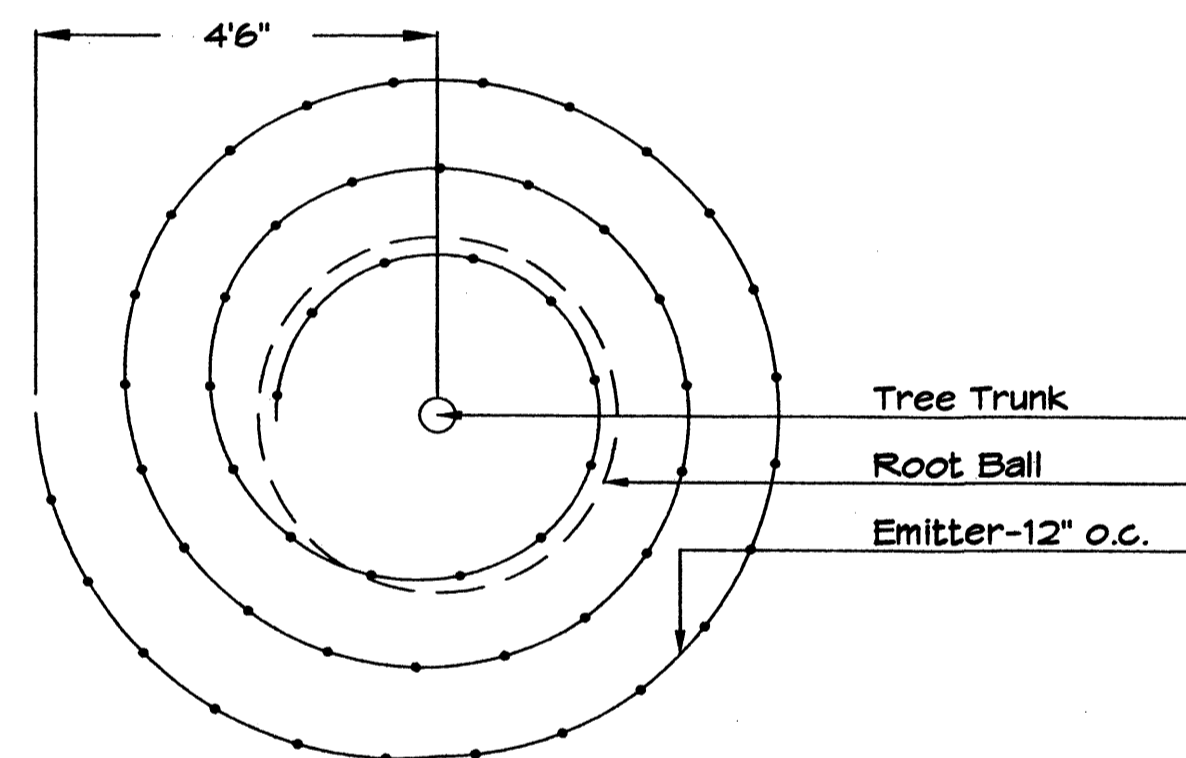
### GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

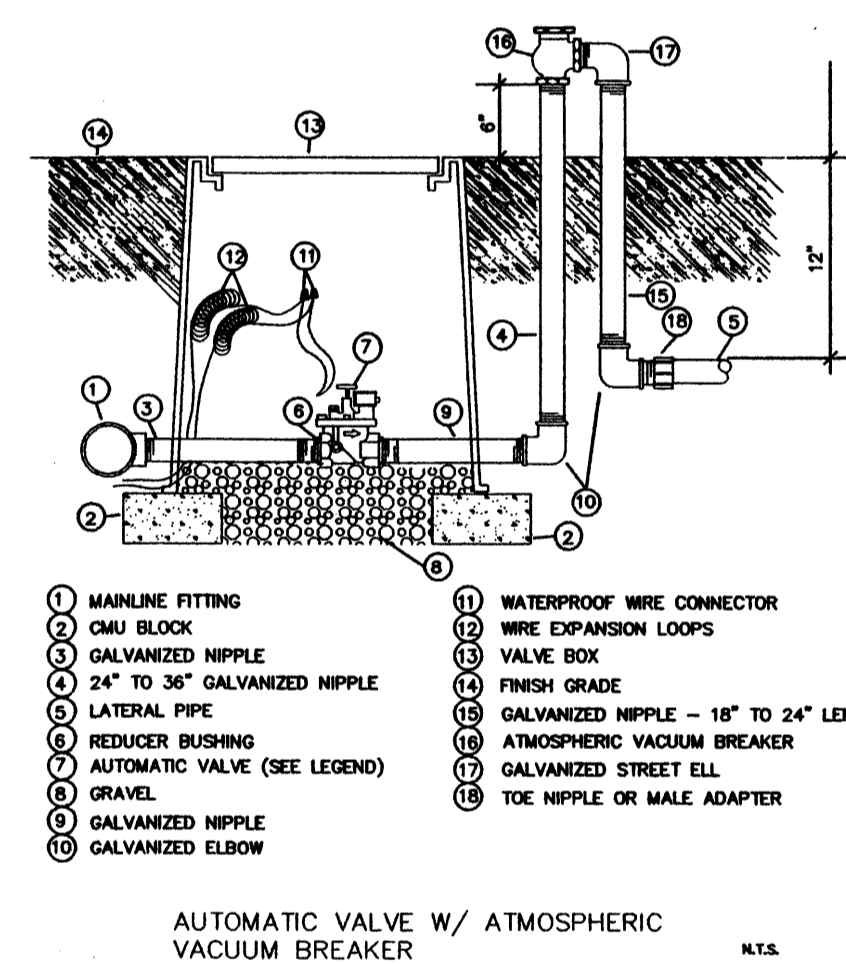
### SHRUB PLANTING DETAIL NTS

### CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.



Netafim Spiral Detail



- |                                |   |
|--------------------------------|---|
| ① MAINLINE FITTING             | ⑪ WATERPROOF WIRE CONNECTOR             |
| ② CMI BLOCK                    | ⑫ WIRE EXPANSION LOOPS                  |
| ③ GALVANIZED NIPPLE            | ⑬ VALVE BOX                             |
| ④ 24" TO 36" GALVANIZED NIPPLE | ⑭ FINISH GRADE                          |
| ⑤ LATERAL PIPE                 | ⑮ GALVANIZED NIPPLE - 18" TO 24" LENGTH |
| ⑥ REDUCER BUSHING              | ⑯ ATMOSPHERIC VACUUM BREAKER            |
| ⑦ AUTOMATIC VALVE (SEE LEGEND) | ⑰ GALVANIZED STREET ELL                 |
| ⑧ GRAVEL                       | ⑱ TEE NIPPLE OR MALE ADAPTER            |
| ⑨ GALVANIZED NIPPLE            |   |
| ⑩ GALVANIZED ELBOW             |   |
- AUTOMATIC VALVE W/ ATMOSPHERIC VACUUM BREAKER

### MULTI RESIDENT UNIT TREE REQUIREMENTS

1 tree per ground floor unit  
1 tree per 2 second story units  
At least 50% of unit trees must have canopy of 25' or more

Required # 96 Provided # 99  
50 unit trees have canopy of 25' or more

### STREET TREE REQUIREMENTS

Street trees required under the City of Albuquerque Street Tree Ordinance are as follows:

Name of Street Eagle Ranch Rd  
Required # 12 Provided # 12

Name of Street Irving Blvd  
Required # 23 Provided # 23

### PARKING LOT TREE REQUIREMENTS

Shade trees required under the City of Albuquerque Parking Lot Tree Ordinance are as follows:

1 Shade tree per 10 spaces  
Required # 30 Provided # 30

**Dekker  
Perich  
Sabatini**

7601 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

**Eagle Vista Apartments  
H.S. Rental Properties, Inc.**

Albuquerque, NM

### REVISIONS

- △ 5-1-07 RMM
- △ 6-25-07 RMM
- △
- △

DRAWN BY adf

REVIEWED BY cj

DATE 05.02.07

PROJECT NO. 07-0012-00

DRAWING NAME

LANDSCAPE  
INFORMATION

SHEET NO.

**SDP2.1**

OF

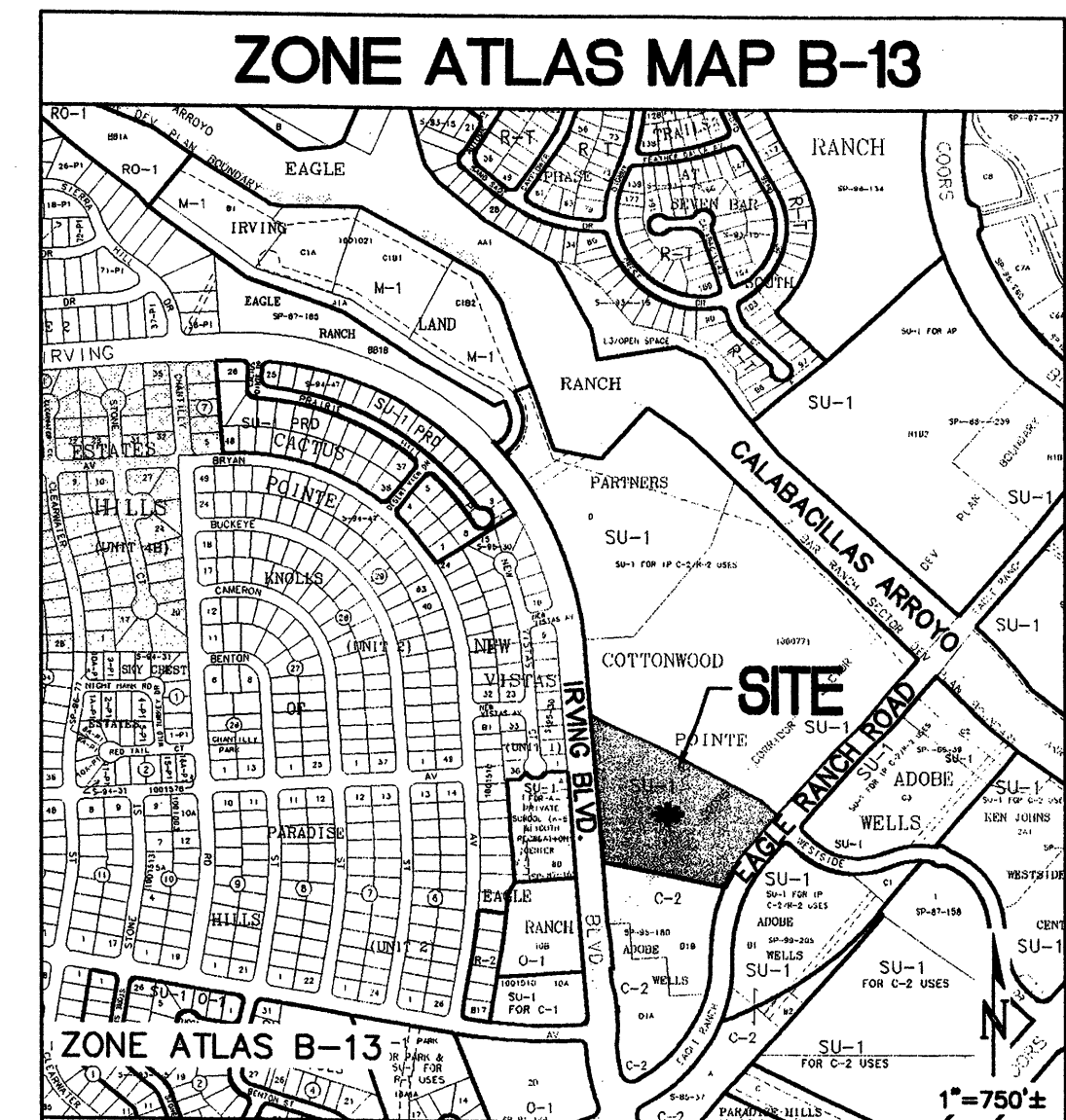


LANDSCAPE ARCHITECTS & CONTRACTORS  
Cont. Lic. #26458  
7909 Edith N.E.  
Albuquerque, NM 87184  
Ph. (505) 898-9690  
Fax (505) 898-7737  
cmj@hilltoplandscaping.com

All creative ideas contained herein remain the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright laws. This is an original design and must not be reprinted or copied unless applicable fees have been paid or job order placed.



**Eagle Vista Apartments**  
**H.S. Rental Properties, Inc.**  
Albuquerque, NM



**LEGEND**

- EXISTING CONTOUR
- PROPOSED CONTOUR
- ◆ 78.3 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF 83.0 FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL
- STORM DRAIN / LINE
- BLDG. SHADING REFERENCES CHANGES IN FF ELEVATION
- A1 PERVIOUS PAVING WITH AREA #

**GENERAL INFORMATION**

**PROPERTY:** THE SITE IS AN UNDEVELOPED SU-1 PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP B-13. THE SITE IS BOUND TO THE EAST BY EAGLE RANCH ROAD, TO THE WEST BY IRVING BLVD., TO THE NORTH BY AN APARTMENT COMPLEX AND TO THE SOUTH BY UNDEVELOPED COMMERCIAL PROPERTY.

**PROPOSED IMPROVEMENTS:** THE PROPOSED IMPROVEMENTS INCLUDE RESIDENTIAL APARTMENT BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, LANDSCAPING AND CLUBHOUSE.

**LEGAL:** LOT C, COTTONWOOD POINTE, ALBUQUERQUE, NM

**ADDRESS:** IRVING BLVD. N.E.

**OFF-SITE:** NO OFF-SITE DRAINAGE AFFECTS THIS PROPERTY.

**FLOOD HAZARD:** PER BERNALILLO COUNTY FIRM MAP #108, THE SITE IS LOCATED WITHIN FLOODZONE "X" DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

**DRAINAGE PLAN CONCEPT:**  
A PRIVATE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT ON-SITE RUNOFF AND ROUTE TO THE EXISTING PUBLIC STORM DRAIN STUB PROVIDED FOR THIS PROPERTY'S USE AND LOCATED NEAR THE NORTHEAST PROPERTY CORNER. RUNOFF IS THEN CARRIED NORTH IN AN 84" STORM DRAIN TO THE CALABACILLAS ARROYO. NEW DEVELOPED RUNOFF IS BASED ON 5% GRASS, 15% GRAVEL, AND 80% IMPERVIOUS SURFACING. FREE DISCHARGE IS APPROPRIATE FOR THE SITE AS DOWNSTREAM CAPACITY IS AVAILABLE.

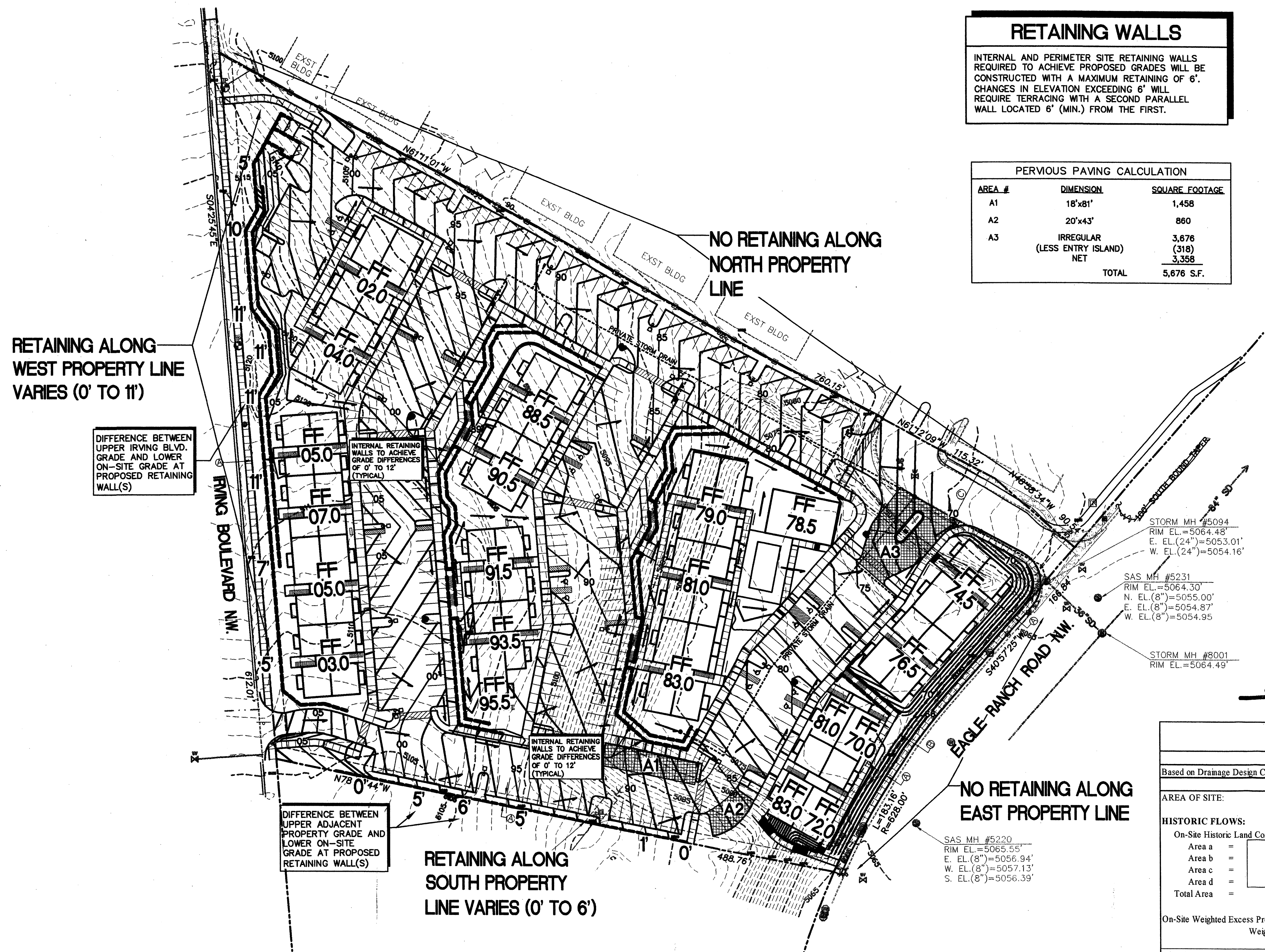
**PERVIOUS PAVING (EPC CONDITION NO. 3)**  
A TOTAL OF 5,676 SF OF PERVIOUS PAVING IS PROPOSED WHICH IS 5.0% OF THE TOTAL PAVED AREA OF 113,495 SF.

**RETAINING WALLS**

INTERNAL AND PERIMETER SITE RETAINING WALLS REQUIRED TO ACHIEVE PROPOSED GRADES WILL BE CONSTRUCTED WITH A MAXIMUM RETAINING OF 6'. CHANGES IN ELEVATION EXCEEDING 6' WILL REQUIRE TERRACING WITH A SECOND PARALLEL WALL LOCATED 6' (MIN.) FROM THE FIRST.

**PERVIOUS PAVING CALCULATION**

AREA #	DIMENSION	SQUARE FOOTAGE
A1	18'x81'	1,458
A2	20'x43'	860
A3	IRREGULAR (LESS ENTRY ISLAND) NET	3,676 (318)
<b>TOTAL</b>		<b>5,676 S.F.</b>



**CALCULATIONS**

**CALCULATIONS:** 1599 - Eagle Vista Apts. : 03-29-07  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol 2, dated Jan. 1993

ON-SITE		
AREA OF SITE:	294797 SF	= 6.8 Ac.
<b>HISTORIC FLOWS:</b>	<b>DEVELOPED FLOWS:</b>	<b>EXCESS PRECIP:</b>
On-Site Historic Land Condition	On-Site Developed Land Condition	Precip. Zone 1
Area a = 0 SF	Area a = 0 SF	Ea = 0.44
Area b = 147398 SF	Area b = 14740 SF	Eb = 0.67
Area c = 147398 SF	Area c = 44219 SF	Ec = 0.99
Area d = 0 SF	Area d = 235837 SF	Ed = 1.97
Total Area = 294797 SF	Total Area = 294797 SF	
On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)		
Weighted E =	EaAa + EbAb + EcAc + EdAd	
Historic E = 0.83 in.	Developed E = 1.76 in.	
On-Site Volume of Runoff: V360 = E*A / 12		
Historic V360 = 20390 CF	Developed V360 = 43188 CF	
On-Site Peak Discharge Rate: Qp = QpaAa + QpbAb + QpcAc + QpdAd / 43,560		
For Precipitation Zone 1		
Qpa = 1.29	Qpc = 2.87	
Qpb = 2.03	Qpd = 4.37	
Historic Qp = 16.6 CFS	Developed Qp = 27.3 CFS	

PRELIMINARY GRADING PLAN  
1"=50'

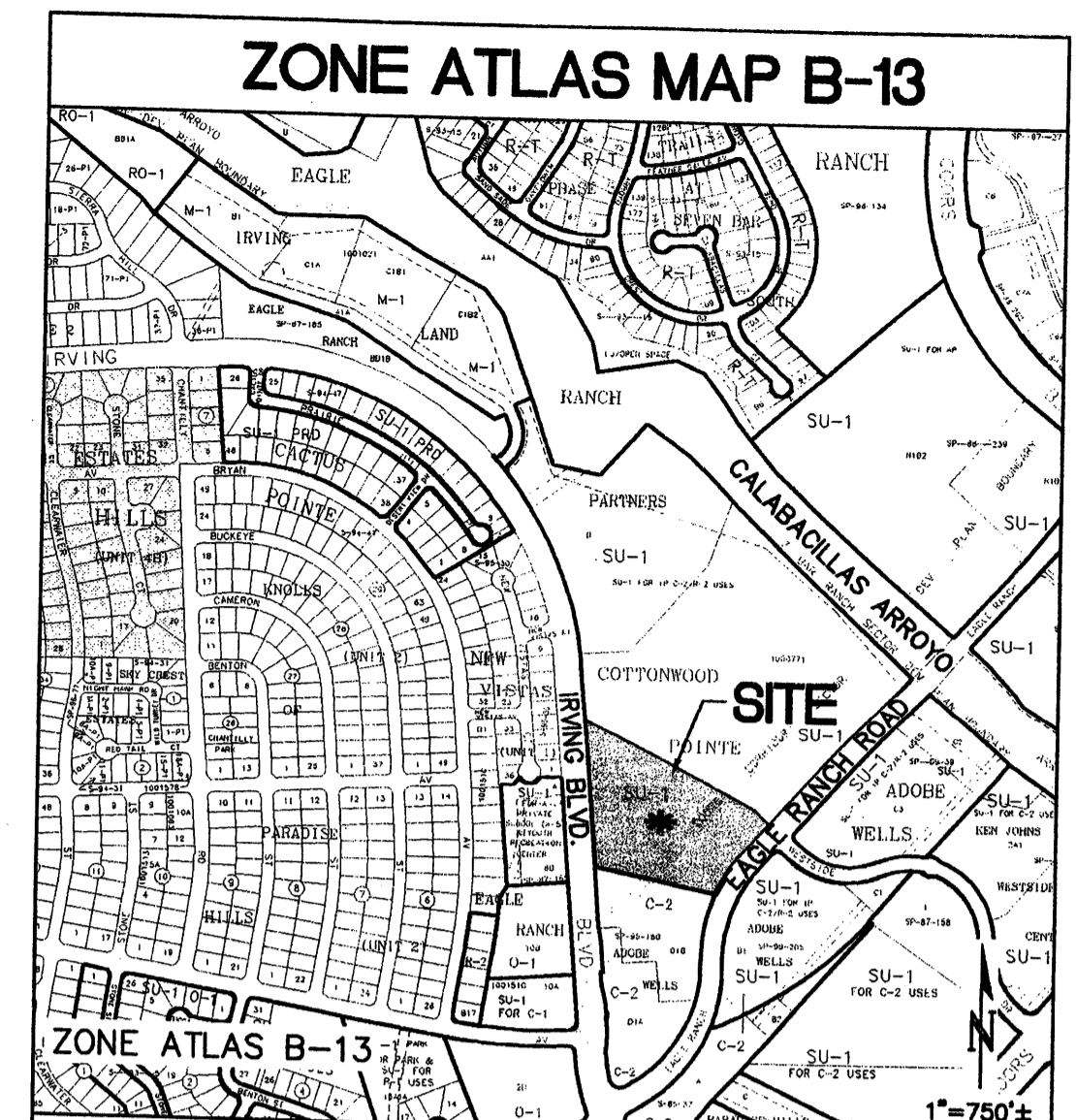
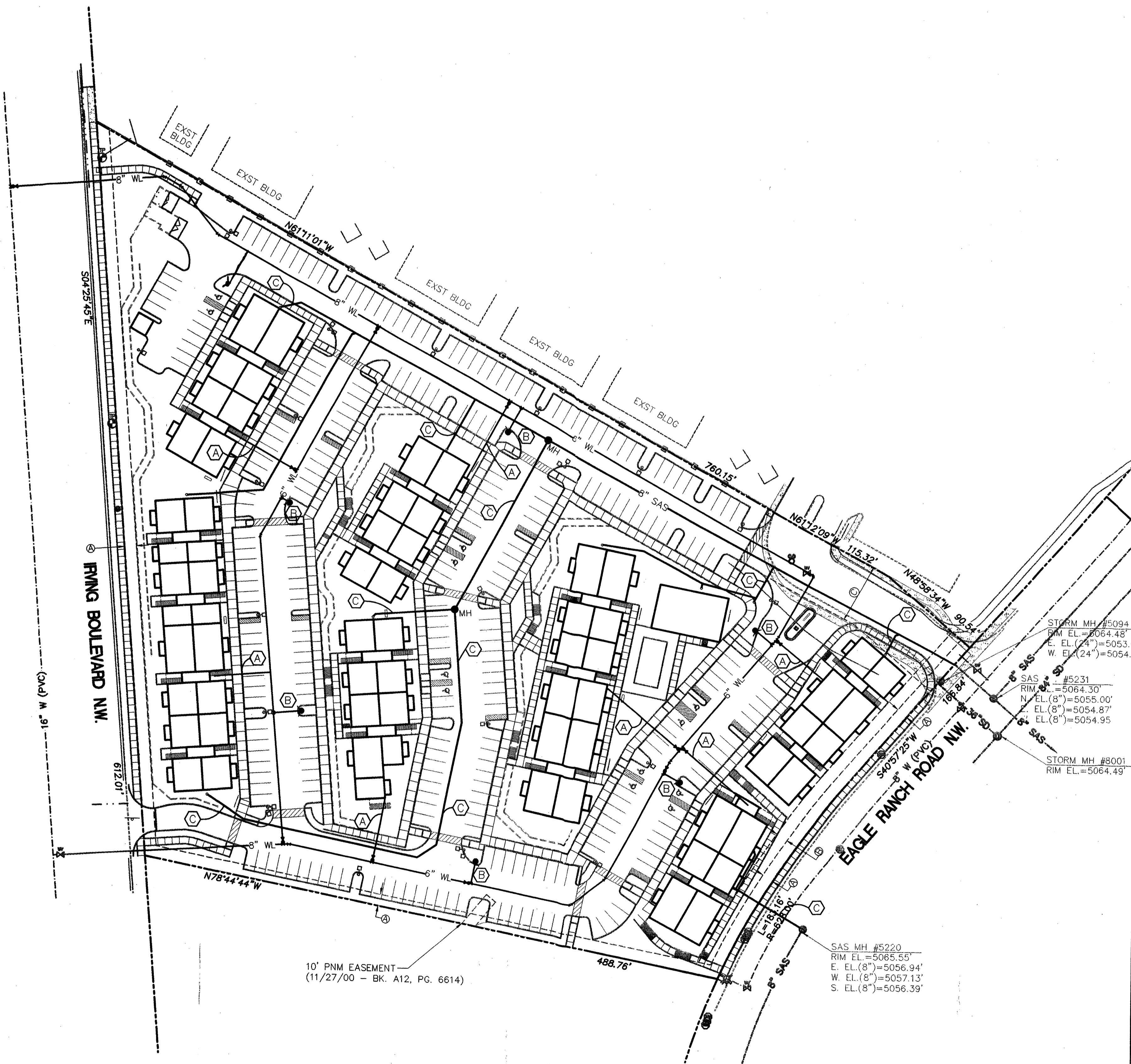
REVISIONS

- △
- △
- △
- △
- △

DRAWN BY  
REVIEWED BY  
DATE 09.20.07  
PROJECT NO. 07-00(2-00)  
DRAWING NAME

**PRELIMINARY GRADING PLAN**

SHEET NO.  
**SDP3**  
OF



**LEGEND**

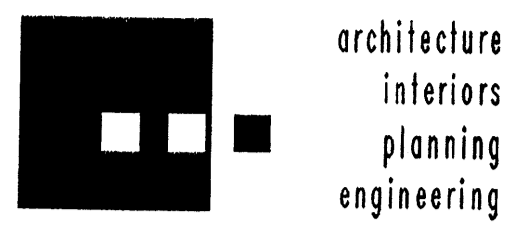
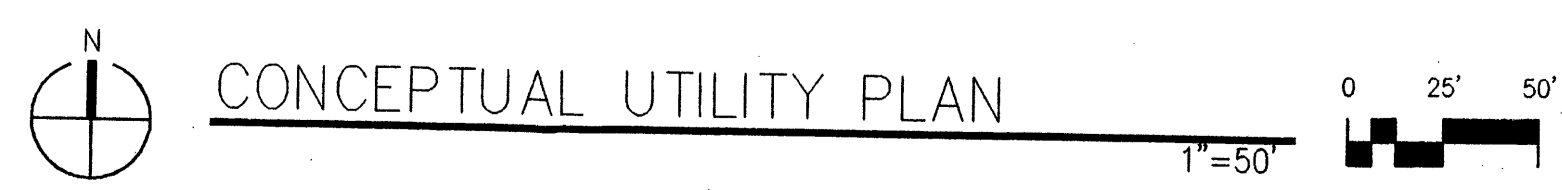
- WATER LINE W/ FITTING
- FIRE HYDRANT
- SAS MANHOLE
- CLEANOUT

**KEYED NOTES**

- A BUILDING FIRELINE
- B FIRE HYDRANT
- C BUILDING SEWERLINE

**EXISTING EASEMENTS**

- A 10' PUBLIC UTILITY EASEMENT (10-30-1987, VOL. C35, FOLIO 7)
- B 10' PNM UNDERGROUND EASEMENT (07-27-1999, BK 9918, PG 7352)
- C 50' PRIVATE ACCESS EASEMENT (03-13-2001, BK. 2881C, PG 77)



**Dekker Perich Sabatini**

7601 Jefferson NE  
Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsdesign.org

ARCHITECT

ENGINEER

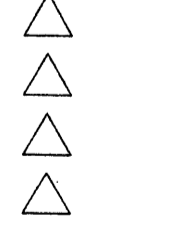


PROJECT

**Eagle Vista Apartments**  
**H.S. Rental Properties, Inc.**

Albuquerque, NM

REVISIONS



DRAWN BY

REVIEWED BY

DATE 09.20.07

PROJECT NO. 07-0012.001

DRAWING NAME

**CONCEPTUAL UTILITY PLAN**

SHEET NO.

**SDP4**  
OF

**GENERAL NOTES**

**ELEVATIONS**

- A. BUILDING 2 IS UNIQUE ON THE SITE IN THAT IT IS THE ONLY SPLIT LEVEL BUILDING.
- B. ELEVATIONS SHOWN FOR BUILDING 6 ARE TYPICAL FOR ALL OTHER BUILDINGS EXCEPT THAT OVERALL LENGTHS VARY.

**KEYED NOTES**

**ELEVATIONS**

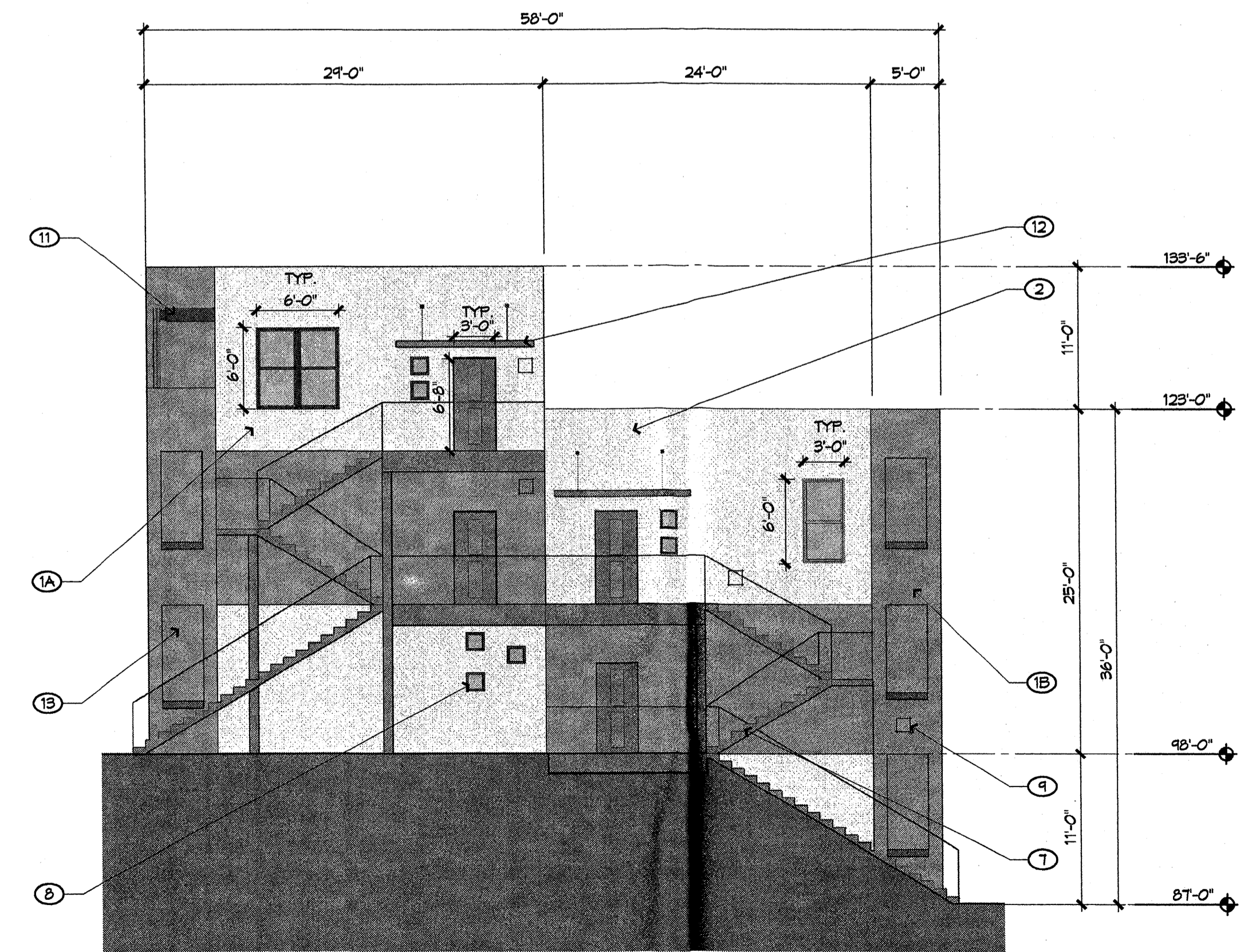
1. STUCCO FINISH, TYPICAL
- 1A/C. STUCCO COLORS: MEDIUM EARTH TONES
- 1B/D. STUCCO COLORS: DEEP EARTH TONES
2. STUCCO FINISH
3. PAINTED STEEL GUARDRAIL, TYPICAL COLORS: GREY OR WHITE
4. PATIO MALL, STUCCO FINISH
5. WINDOW SYSTEM
6. CONTROL JOINT, TYPICAL
7. PAINTED STEEL STAIR, TYPICAL COLORS: GREY OR WHITE
8. 18" PUNCHED WINDOW OPENINGS, TYPICAL
9. WALL MOUNTED LIGHT FIXTURE
10. GALVANIZED DOWNPOUT
11. PAINTED STEEL TRELIS, TYPICAL COLORS: GREY OR WHITE
12. STEEL CANOPY, TYPICAL COLORS: GREY OR WHITE
13. WALL OPENING
14. BUILDING/PREMISE IDENTIFICATION SIGNAGE- 30"x16"
15. SLIDING PATIO DOOR - 8'-0" X 8'-0" MAXIMUM
16. ALUMINUM STOREFRONT AND ENTRANCE SYSTEM
17. MAILBOXES



**B1** BUILDING 2  
ILLUSTRATIVE WEST ELEVATION



**D1** BUILDING 2  
ILLUSTRATIVE EAST ELEVATION



**D4** BUILDING 2  
ILLUSTRATIVE SOUTH ELEVATION

REVISIONS

- △
- △
- △
- △

DRAWN BY MP, MB  
REVIEWED BY  
DATE 10.10.2007  
PROJECT NO. 07-0012.001  
DRAWING NAME

**BUILDING  
ELEVATIONS**

SHEET NO.

**GENERAL NOTES**

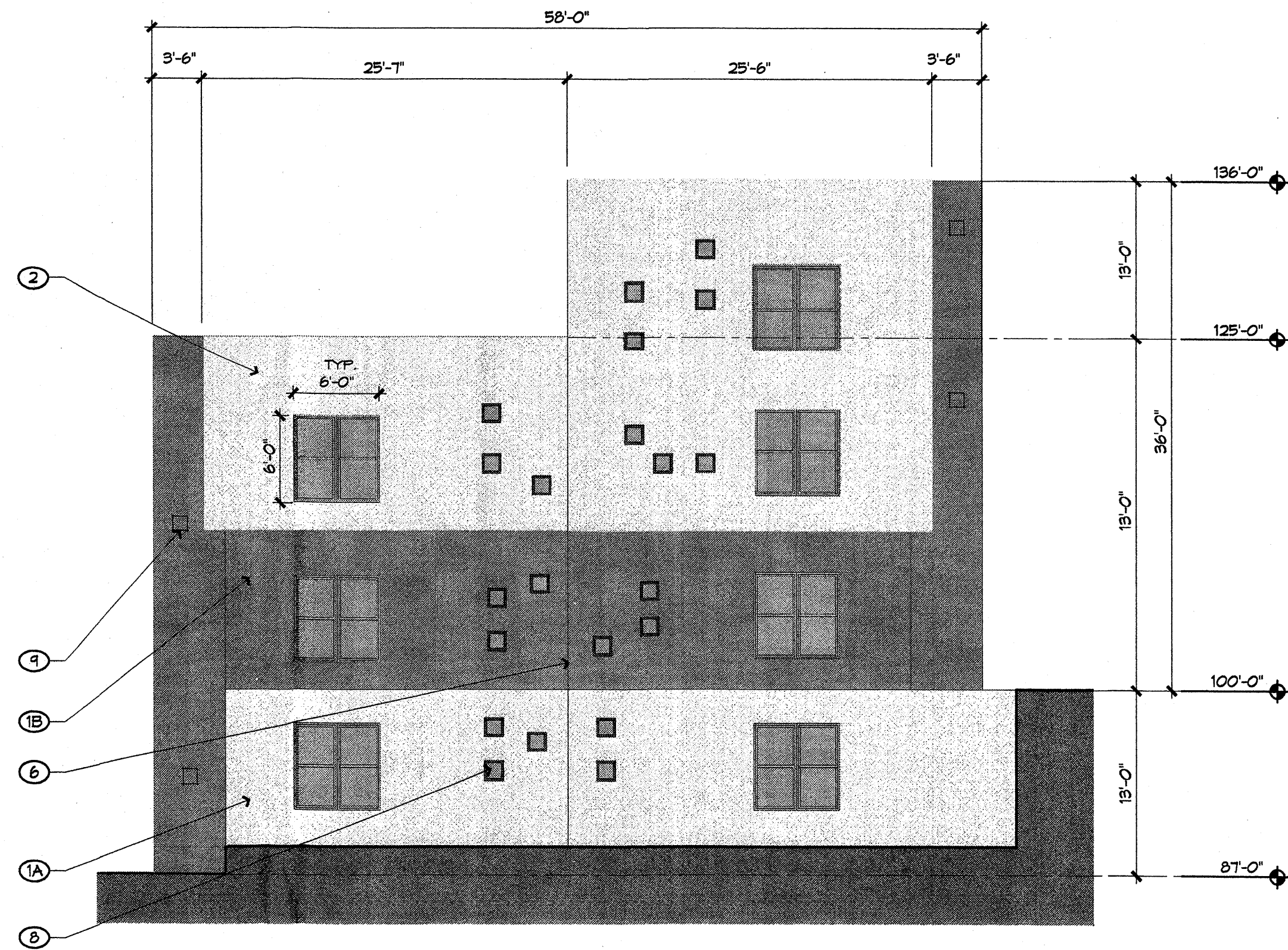
**ELEVATIONS**

- A. BUILDING 2 IS UNIQUE ON THE SITE IN THAT IT IS THE ONLY SPLIT LEVEL BUILDING.
- B. ELEVATIONS SHOWN FOR BUILDING 6 ARE TYPICAL FOR ALL OTHER BUILDINGS EXCEPT THAT OVERALL LENGTHS VARY.

**KEYED NOTES**

**ELEVATIONS**

- 1. STUCCO FINISH, TYPICAL
- 1A/C. STUCCO COLORS: MEDIUM EARTH TONES
- 1B/D. STUCCO COLORS: DEEP EARTH TONES
- 2. STUCCO FINISH
- 3. PAINTED STEEL GUARDRAIL, TYPICAL COLORS: GREY OR WHITE
- 4. PATIO WALL, STUCCO FINISH
- 5. WINDOW SYSTEM
- 6. CONTROL JOINT, TYPICAL
- 7. PAINTED STEEL STAIR, TYPICAL COLORS: GREY OR WHITE
- 8. 18" PUNCHED WINDOW OPENINGS, TYPICAL
- 9. WALL MOUNTED LIGHT FIXTURE
- 10. GALVANIZED DOWNSPOUT
- 11. PAINTED STEEL TRELLIS, TYPICAL COLORS: GREY OR WHITE
- 12. STEEL CANOPY, TYPICAL COLORS: GREY OR WHITE
- 13. WALL OPENING
- 14. BUILDING/PREMISE IDENTIFICATION SIGNAGE- 30"x16"
- 15. SLIDING PATIO DOOR - 8'-0" X 8'-0" MAXIMUM
- 16. ALUMINUM STOREFRONT AND ENTRANCE SYSTEM
- 17. MAILBOXES



**B2 BUILDING 2**  
ILLUSTRATIVE NORTH ELEVATION  
0 4' 8'



**D2 BUILDING 2 PERSPECTIVES**  
NOT TO SCALE



**D4 BUILDING 6 PERSPECTIVES**  
NOT TO SCALE

REVISIONS

- △
- △
- △
- △

DRAWN BY MP, MB

REVIEWED BY

DATE 10.10.2007

PROJECT NO. 07-0012.001

DRAWING NAME

**BUILDING  
ELEVATIONS**

SHEET NO.

**SDP6**  
OF

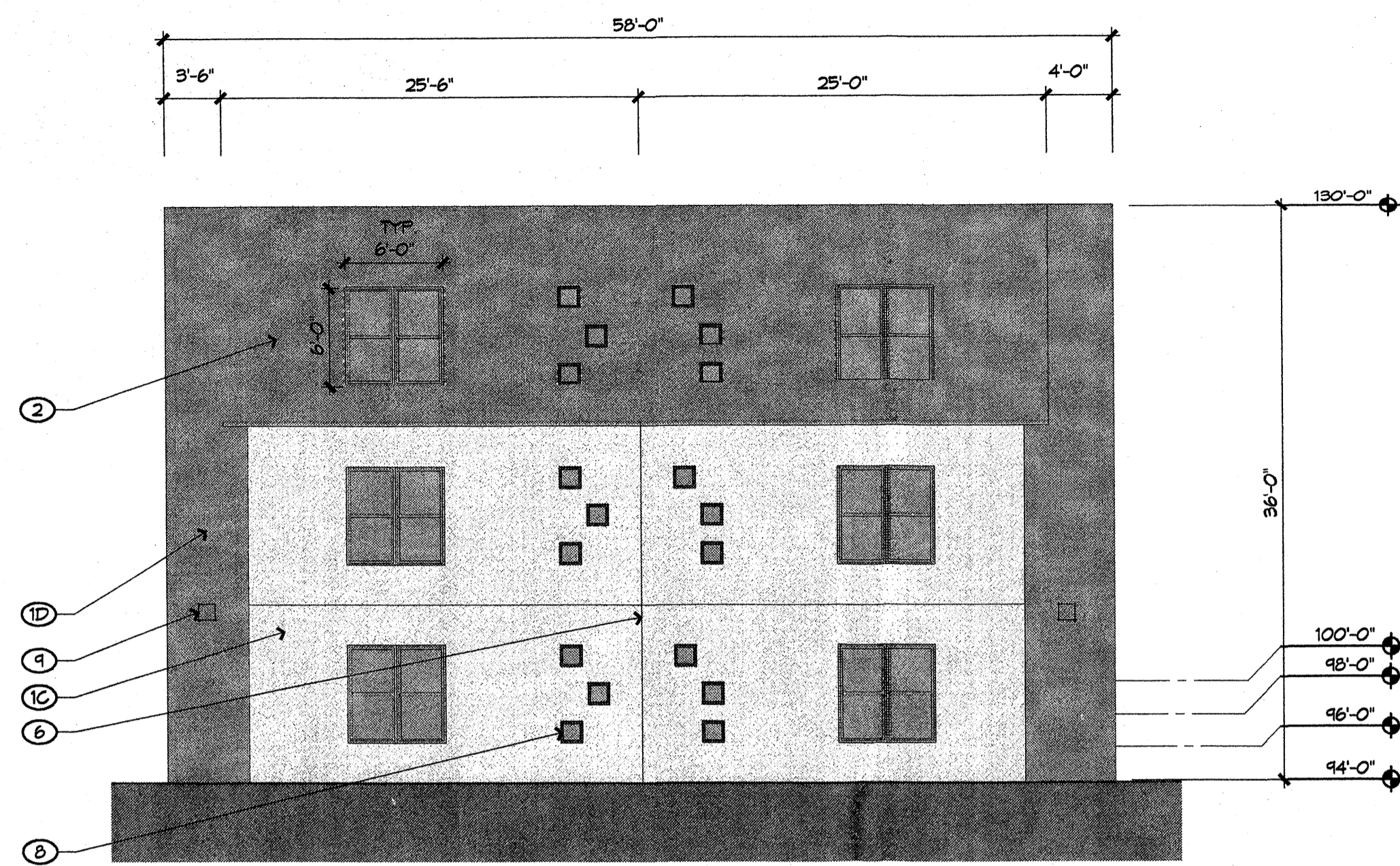


**GENERAL NOTES**  
ELEVATIONS

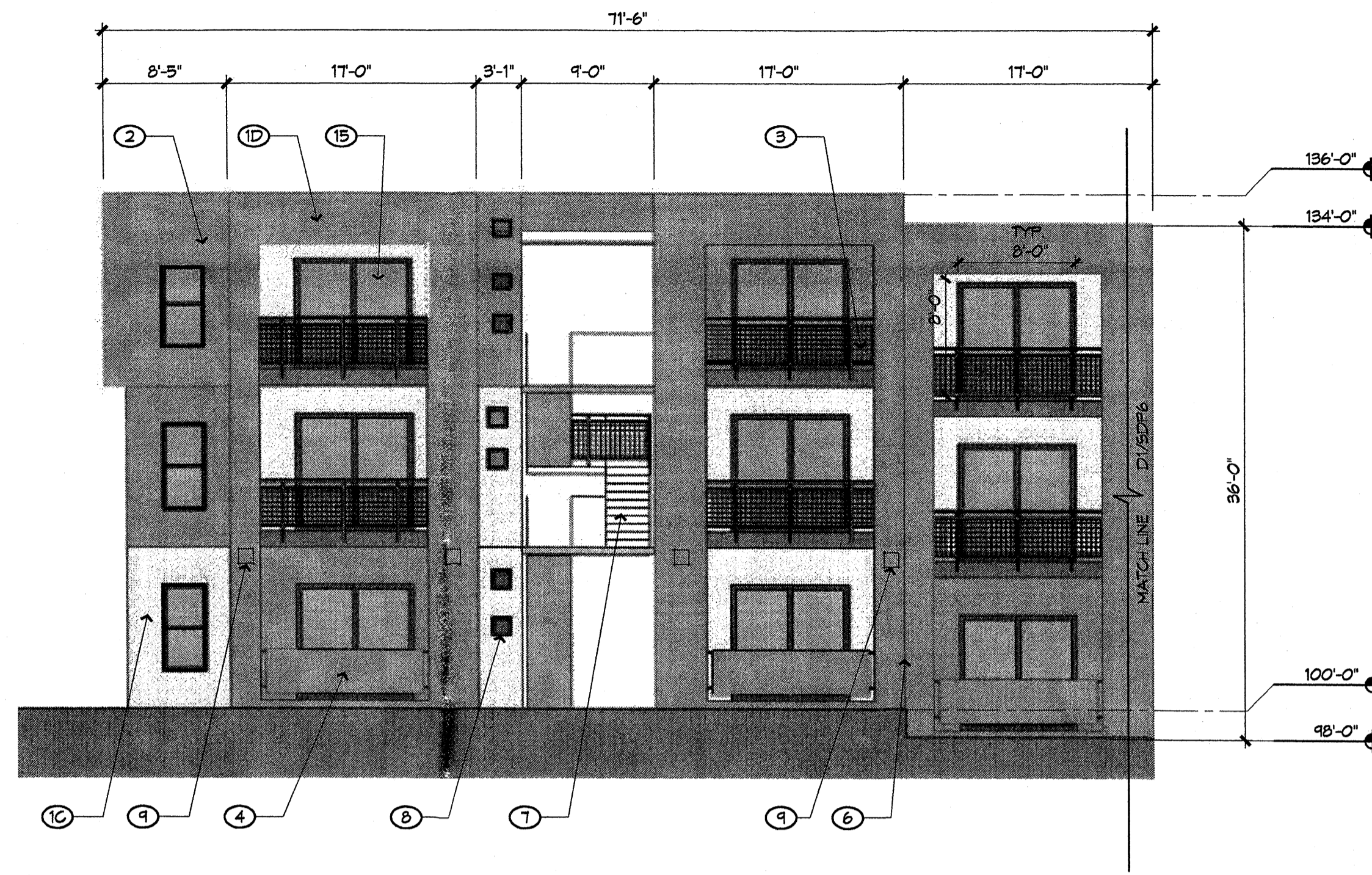
- A. BUILDING 2 IS UNIQUE ON THE SITE IN THAT IT IS THE ONLY SPLIT LEVEL BUILDING.
- B. ELEVATIONS SHOWN FOR BUILDING 6 ARE TYPICAL FOR ALL OTHER BUILDINGS EXCEPT THAT OVERALL LENGTHS VARY.

**KEYED NOTES**  
ELEVATIONS

- 1. STUCCO FINISH, TYPICAL
- 1A/G. STUCCO COLORS: MEDIUM EARTH TONES
- 1B/D. STUCCO COLORS: DEEP EARTH TONES
- 2. STUCCO FINISH
- 3. PAINTED STEEL GUARDRAIL, TYPICAL COLORS: GREY OR WHITE
- 4. PATIO WALL, STUCCO FINISH
- 5. WINDOW SYSTEM
- 6. CONTROL JOINT, TYPICAL
- 7. PAINTED STEEL STAIR, TYPICAL COLORS: GREY OR WHITE
- 8. 18" PUNCHED WINDOW OPENINGS, TYPICAL
- 9. WALL MOUNTED LIGHT FIXTURE
- 10. GALVANIZED DOWNSPOUT
- 11. PAINTED STEEL TRELIS, TYPICAL COLORS: GREY OR WHITE
- 12. STEEL CANOPY, TYPICAL COLORS: GREY OR WHITE
- 13. WALL OPENING
- 14. BUILDING/PREMISE IDENTIFICATION SIGNAGE- 30"x16"
- 15. SLIDING PATIO DOOR - 8'-0" X 8'-0" MAXIMUM
- 16. ALUMINUM STOREFRONT AND ENTRANCE SYSTEM
- 17. MAILBOXES



**B1 BUILDING 6**  
SOUTH/NORTH ELEVATION



**B3 BUILDING 6**  
ILLUSTRATIVE WEST ELEVATION



**D1 BUILDING 6**  
ILLUSTRATIVE WEST ELEVATION

REVISIONS

- △
- △
- △
- △

DRAWN BY MP, MB

REVIEWED BY

DATE 10.10.2007

PROJECT NO. 07-0012-001

DRAWING NAME

**BUILDING**

**ELEVATIONS**

SHEET NO.

**GENERAL NOTES**

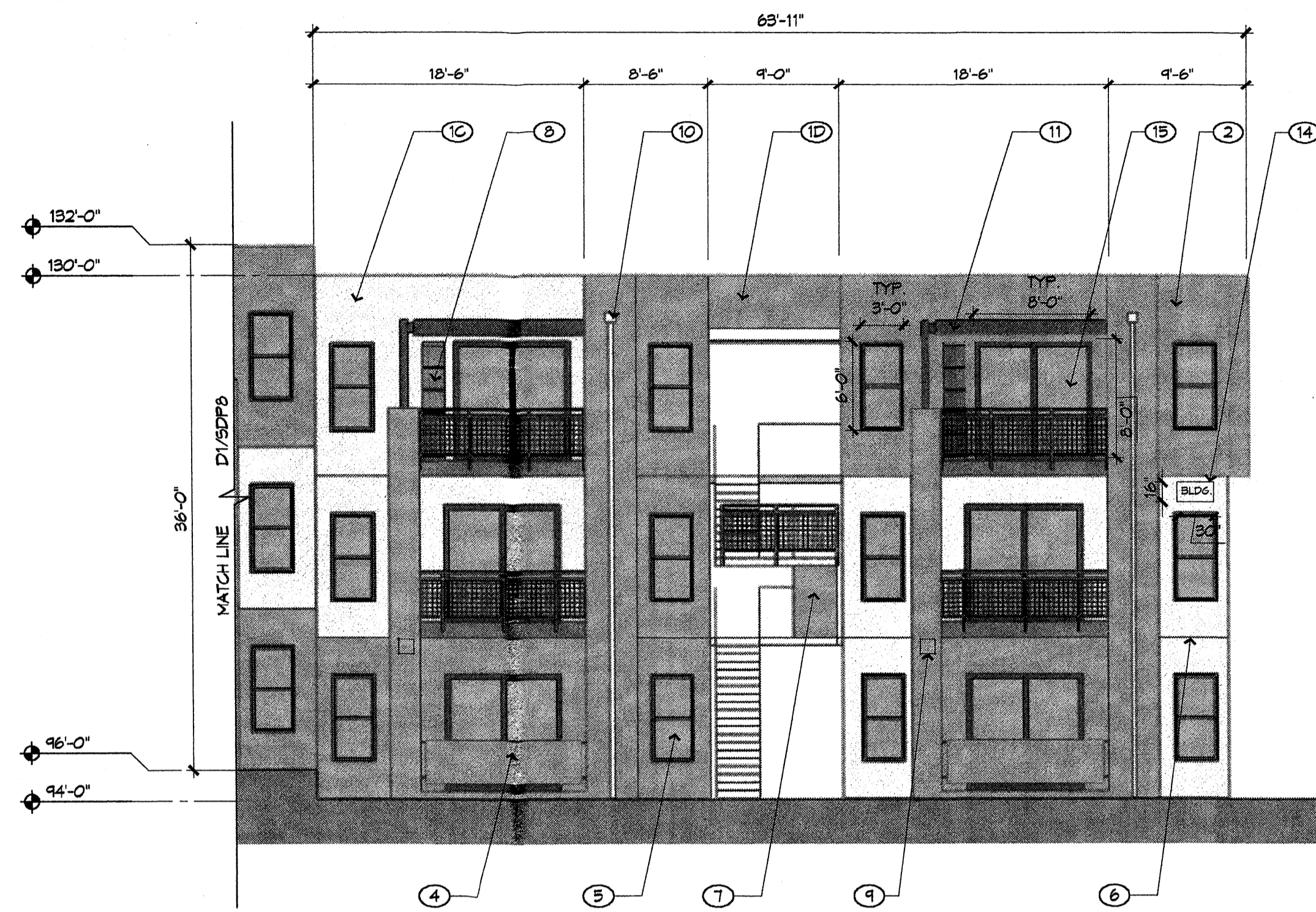
**ELEVATIONS**

- A. BUILDING 2 IS UNIQUE ON THE SITE IN THAT IT IS THE ONLY SPLIT LEVEL BUILDING.
- B. ELEVATIONS SHOWN FOR BUILDING 6 ARE TYPICAL FOR ALL OTHER BUILDINGS EXCEPT THAT OVERALL LENGTHS VARY.

**KEYED NOTES**

**ELEVATIONS**

1. STUCCO FINISH, TYPICAL
- 1A/C. STUCCO COLORS-MEDIUM EARTH TONES
- 1B/D. STUCCO COLORS-DEEP EARTH TONES
2. STUCCO FINISH
3. PAINTED STEEL GUARDRAIL, TYPICAL COLORS: GREY OR WHITE
4. PATIO WALL, STUCCO FINISH
5. WINDOW SYSTEM
6. CONTROL JOINT, TYPICAL
7. PAINTED STEEL STAIR, TYPICAL COLORS: GREY OR WHITE
8. 18" PUNCHED WINDOW OPENINGS, TYPICAL
9. WALL MOUNTED LIGHT FIXTURE
10. GALVANIZED DOWNSPOUT
11. PAINTED STEEL TRELLIS, TYPICAL COLORS: GREY OR WHITE
12. STEEL CANOPY, TYPICAL COLORS: GREY OR WHITE
13. WALL OPENING
14. BUILDING/PREMISE IDENTIFICATION SIGNAGE-30"x16"
15. SLIDING PATIO DOOR - 8'-0" X 8'-0" MAXIMUM
16. ALUMINUM STOREFRONT AND ENTRANCE SYSTEM
17. MAILBOXES



**BS BUILDING 6**  
ILLUSTRATIVE EAST ELEVATION

SEE SDP 6 FOR NORTH/SOUTH ELEVATIONS



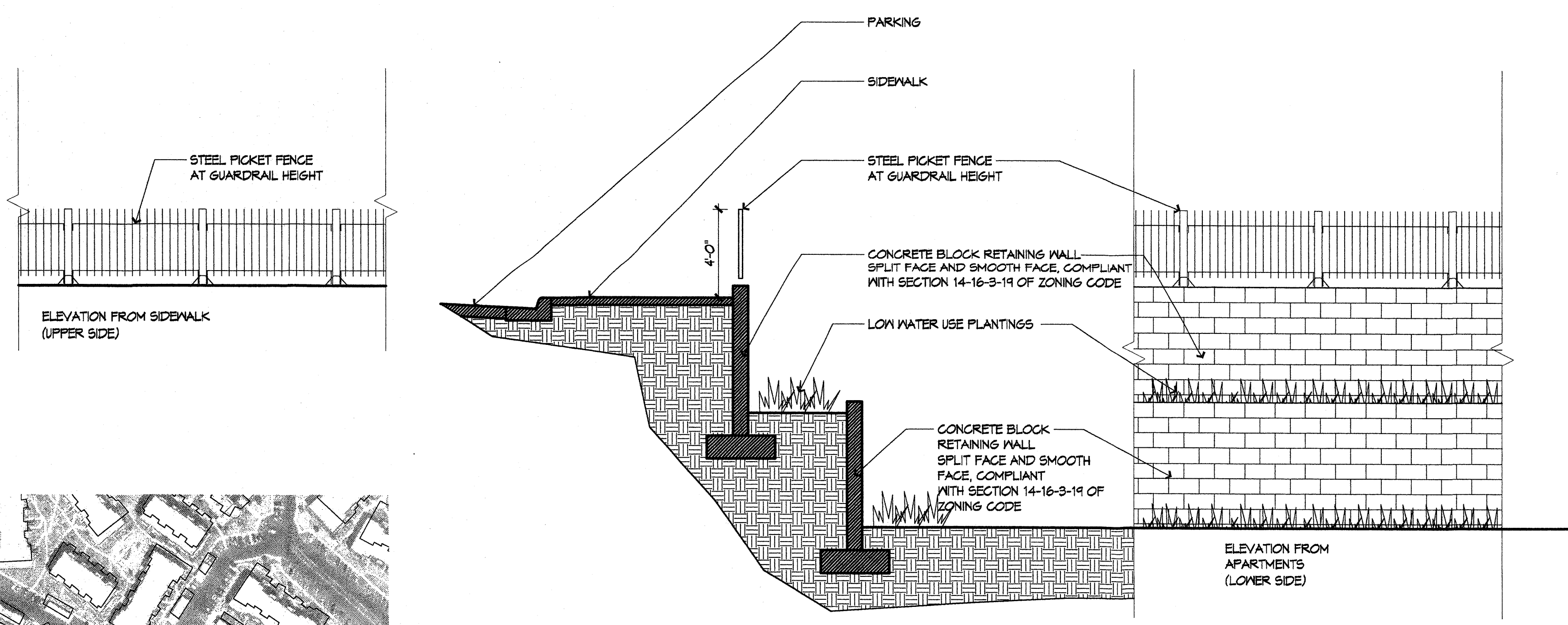
**D1 BUILDING 6**  
ILLUSTRATIVE EAST ELEVATION

REVISIONS

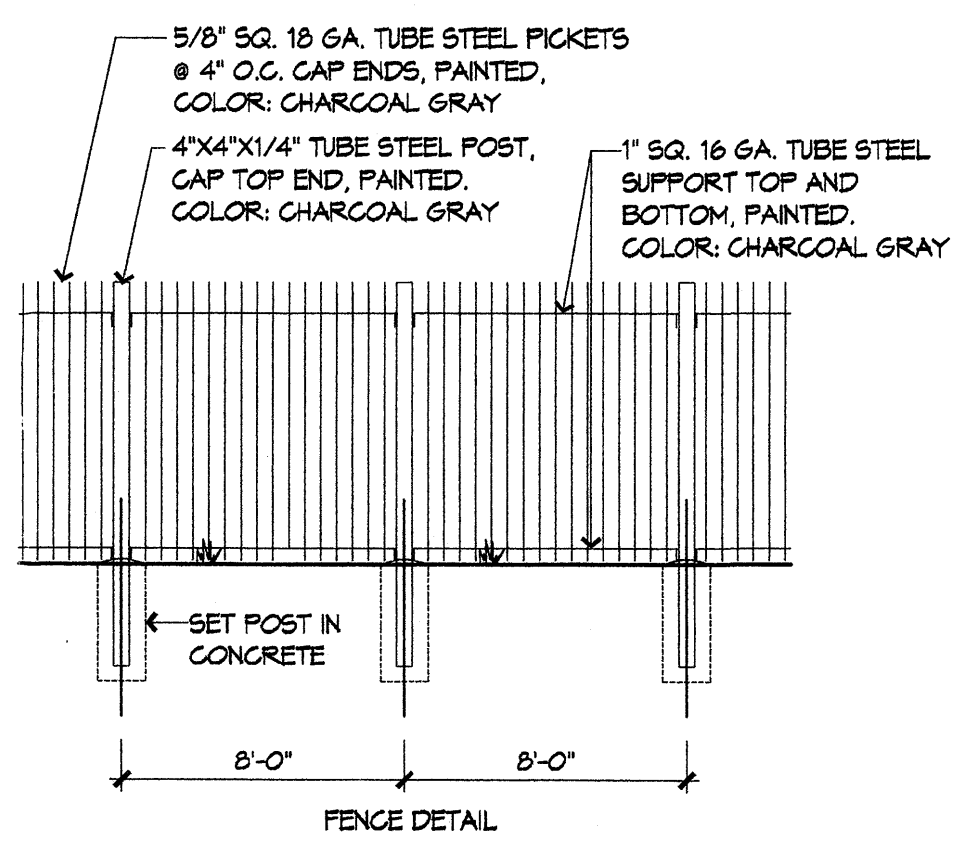
- △
- △
- △
- △

DRAWN BY MP, MB  
REVIEWED BY  
DATE 09.18.2007  
PROJECT NO. 07-0012.001  
DRAWING NAME

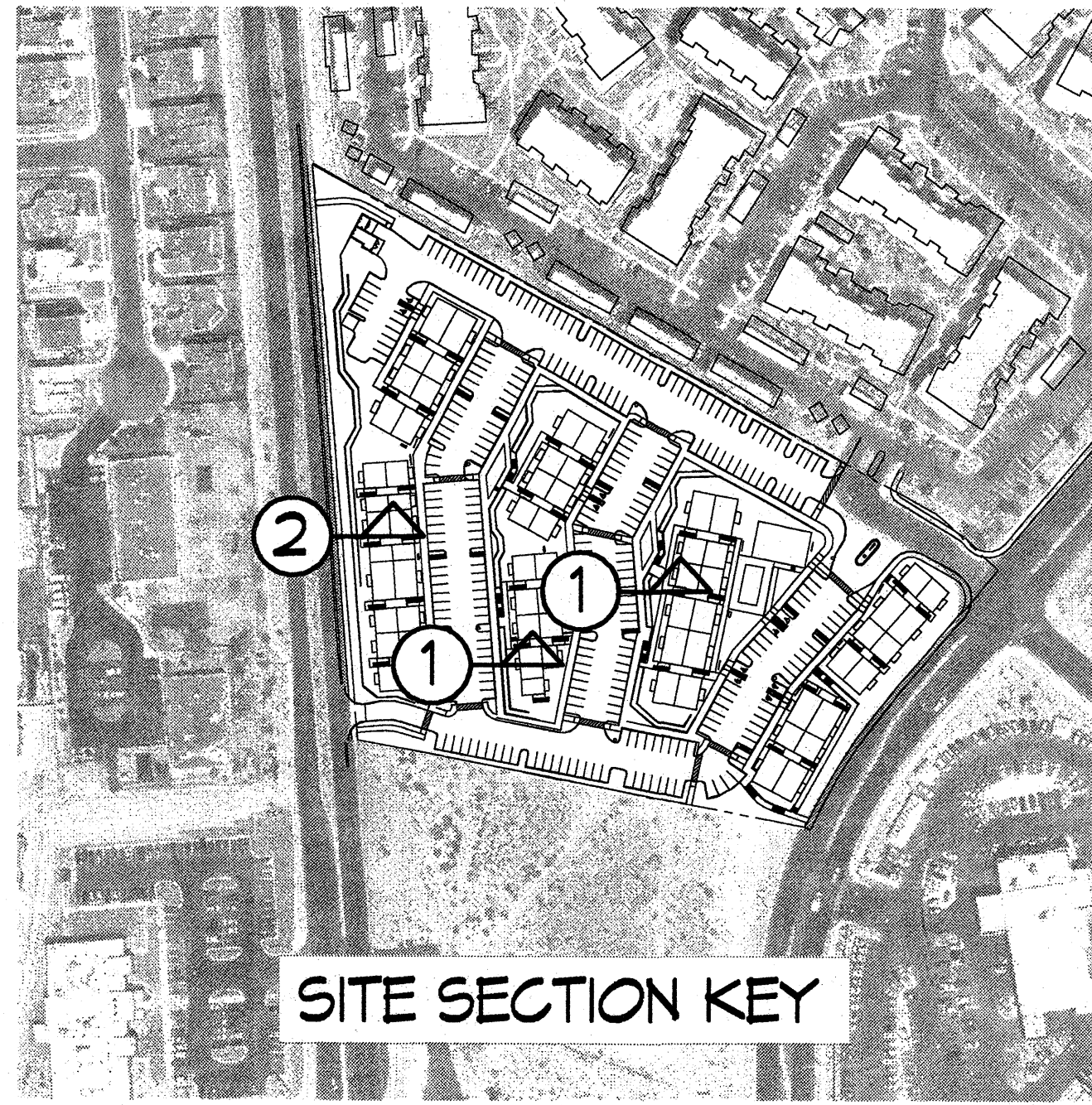
**BUILDING  
ELEVATIONS**



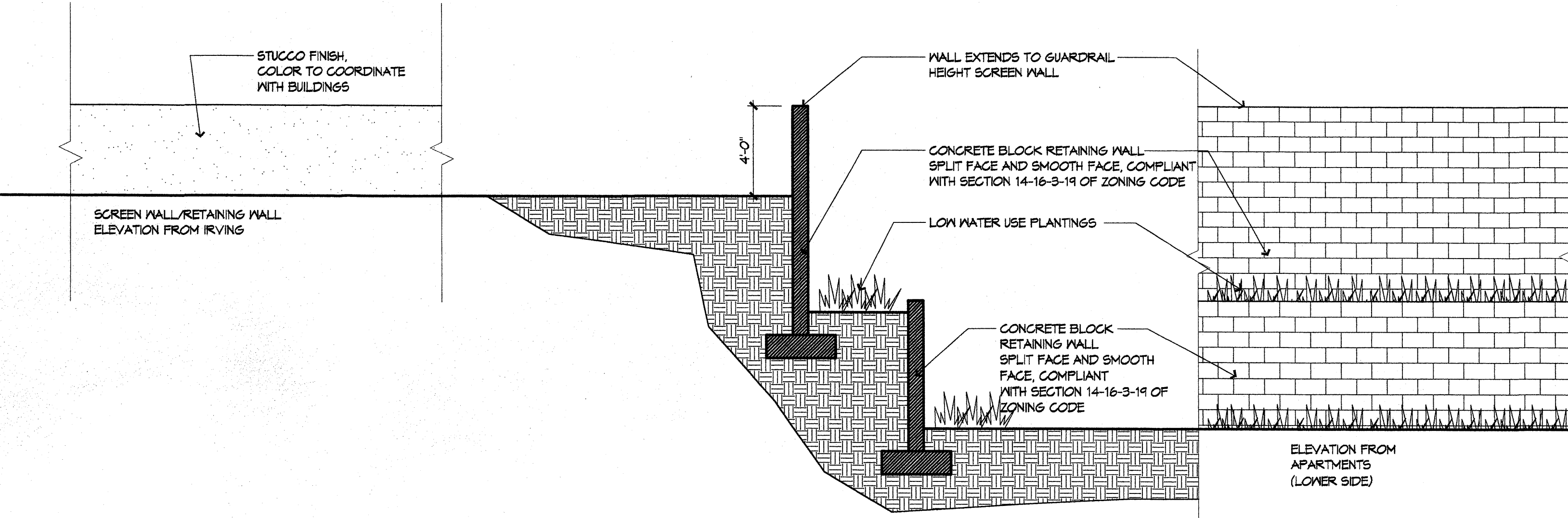
**1 SITE SECTION / ELEVATION**  
TYPICAL AT SITE INTERIOR  
RETAINING WALLS  
1/4" = 1'-0"



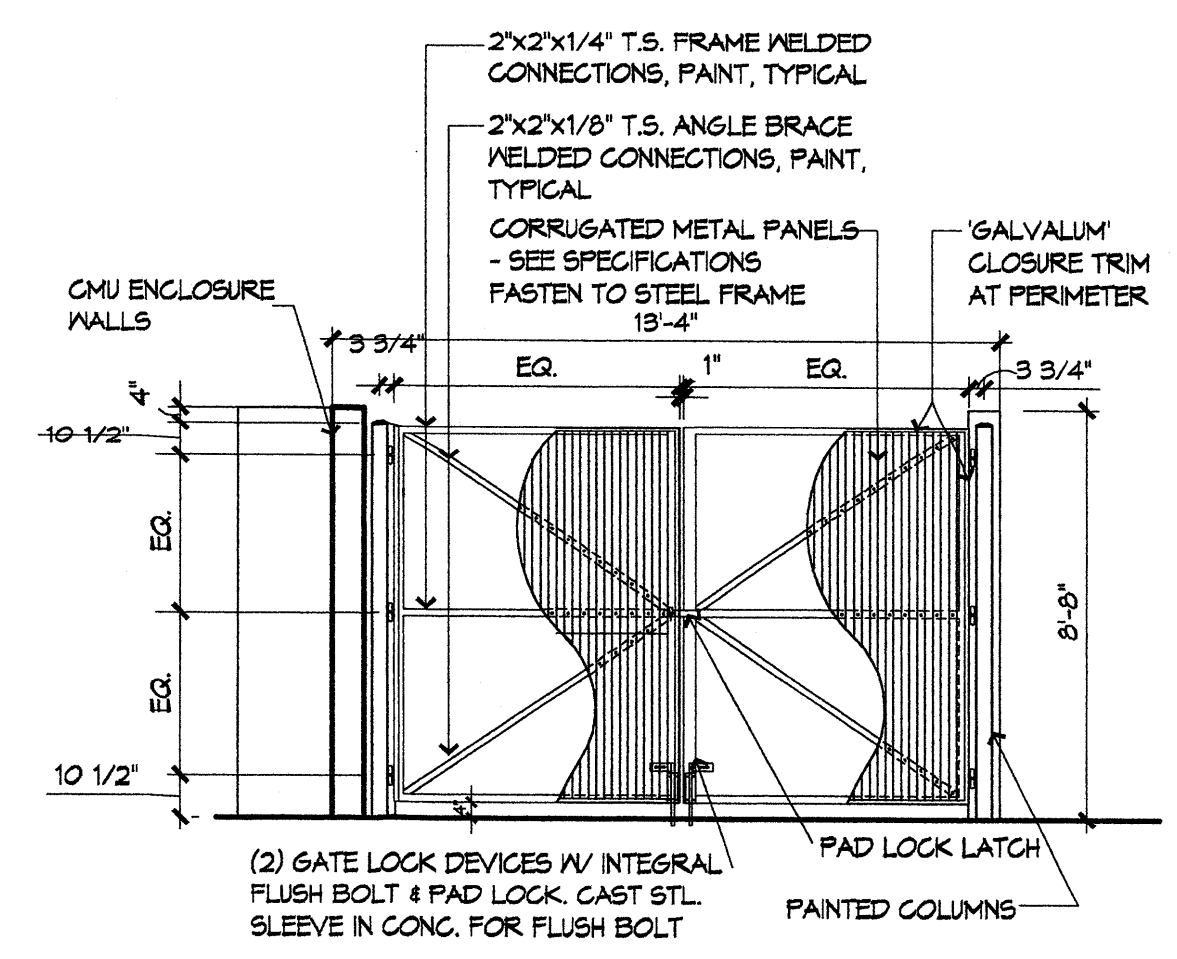
FENCE DETAIL



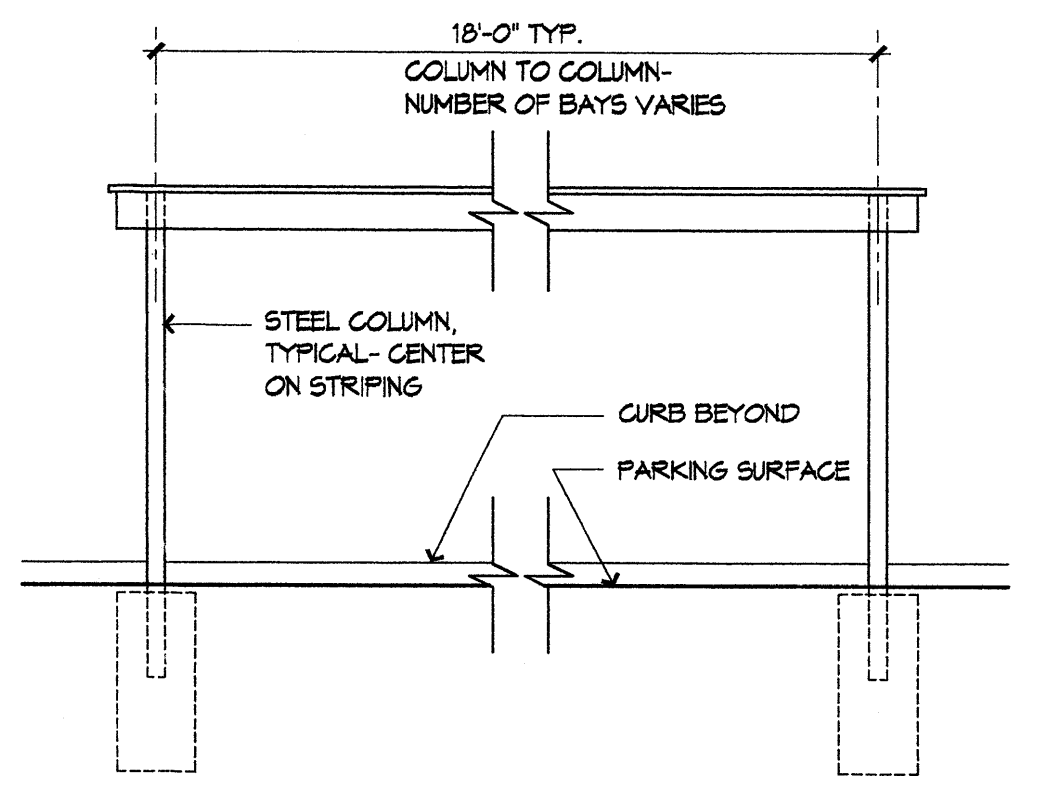
**SITE SECTION KEY**



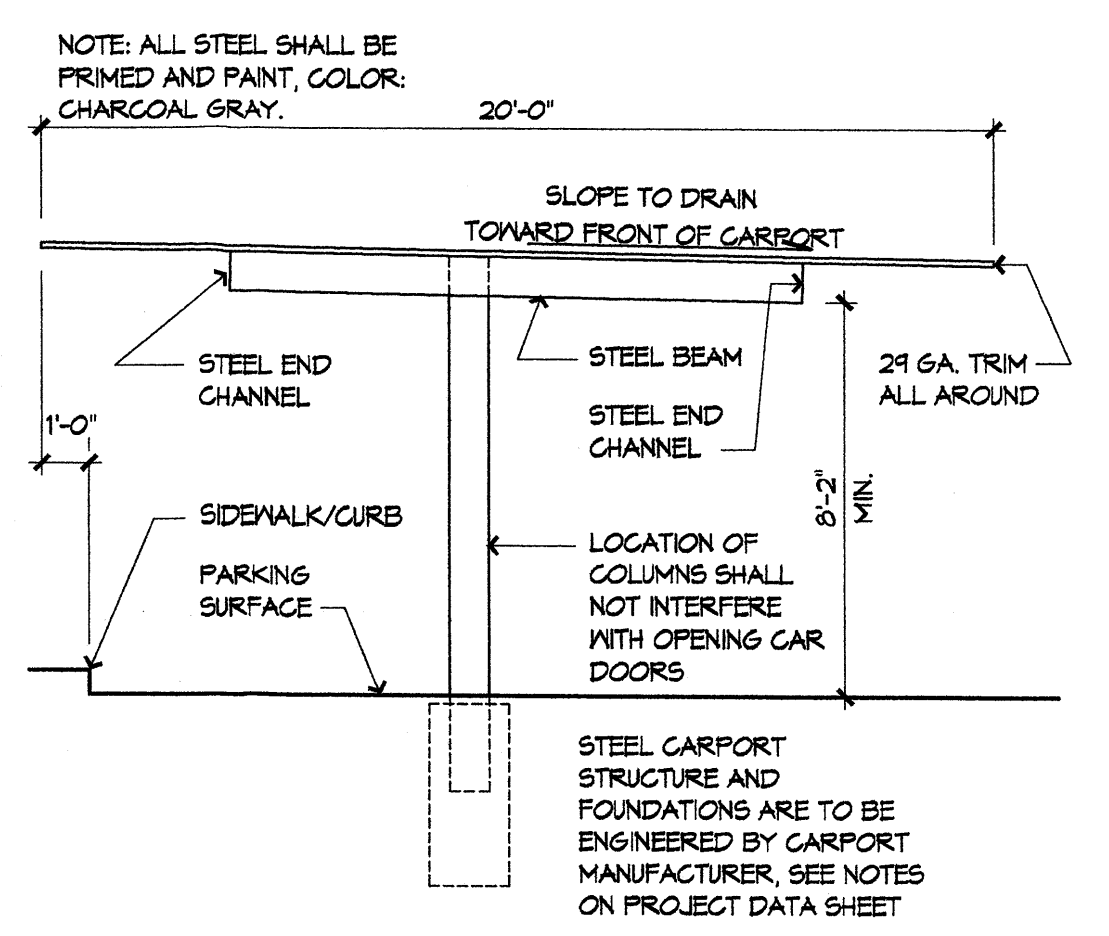
**2 SITE SECTION / ELEVATION**  
ALONG IRVING BLVD  
RETAINING WALLS  
1/4" = 1'-0"



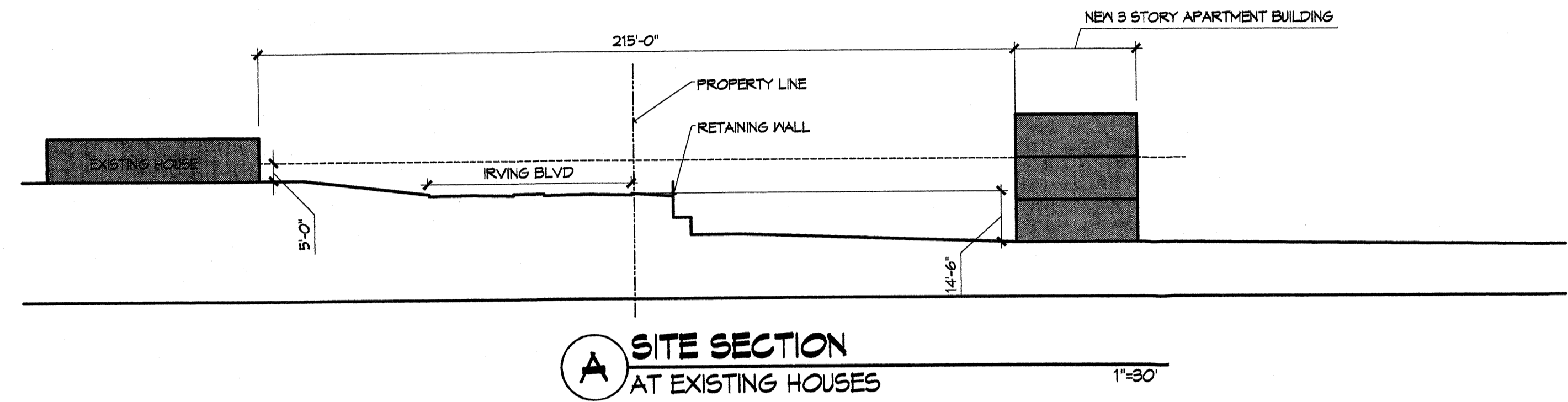
**3 GATE DETAIL**  
@ COMPACTOR & RECYCLING AREA  
1/4" = 1'-0"



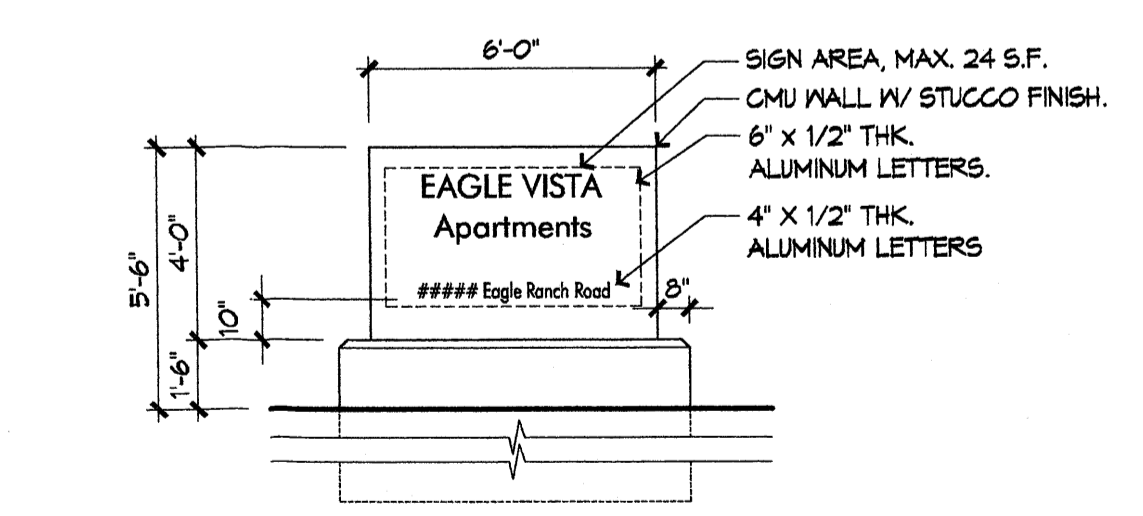
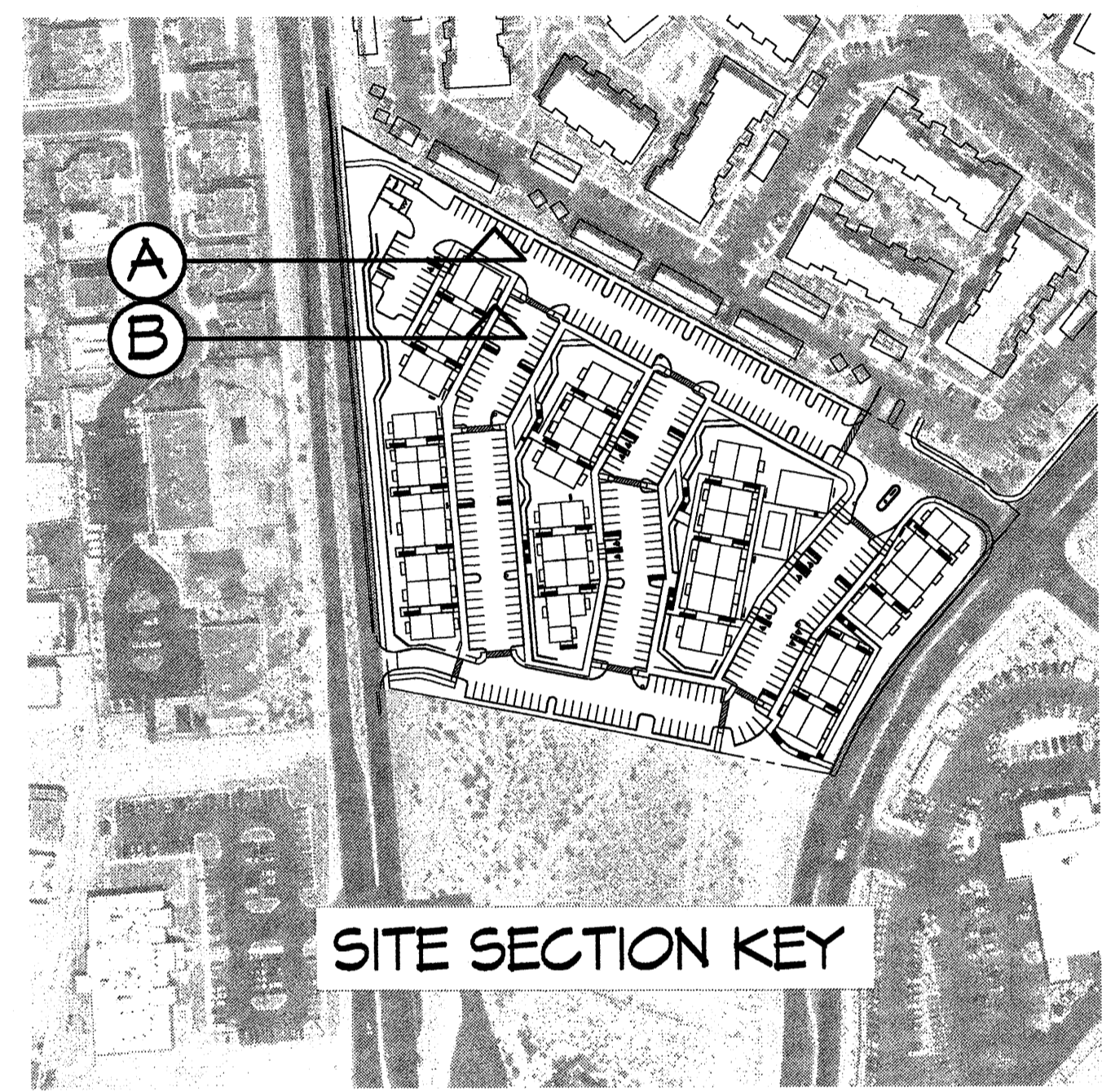
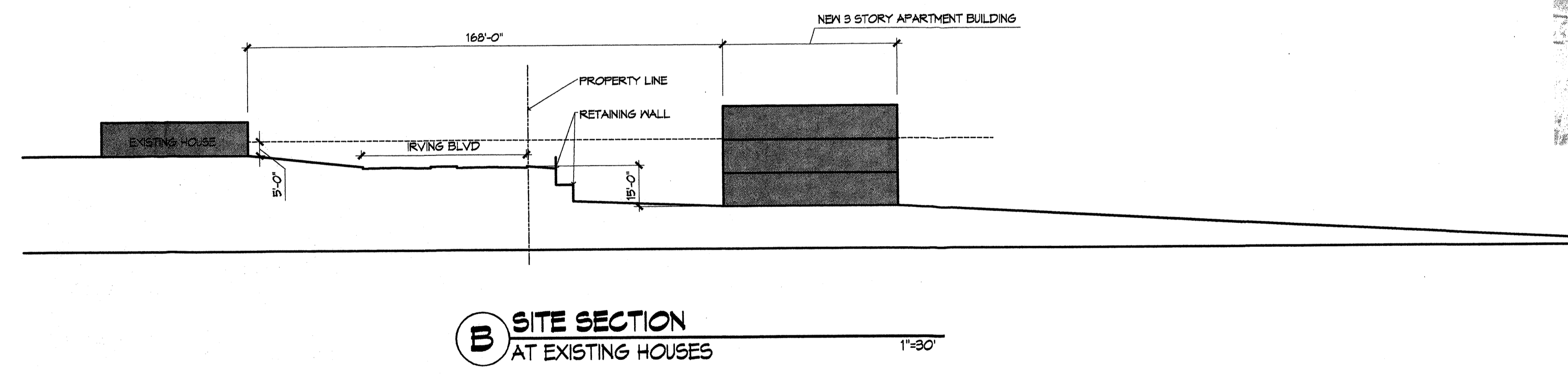
**4 CARPORT FRONT ELEVATION**  
1/4" = 1'-0"



**5 CARPORT SIDE ELEVATION**  
1/4" = 1'-0"



THIS DIAGRAM ILLUSTRATES THE RELATIONSHIP BETWEEN EXISTING HOUSES AND PROPOSED 3 STORY APARTMENT BUILDINGS. LOCATING RETAINING WALLS IMMEDIATELY ON THE IRVING BLVD FRONTAGE MINIMIZES THE IMPACT OF NEW CONSTRUCTION ON THE VIEWS OF EXISTING HOUSES.



**MONUMENT SIGN  
AT MAIN ENTRANCE** 1/4"=1'-0"

REVISIONS

△	
△	
△	
△	

DRAWN BY \_\_\_\_\_  
REVIEWED BY \_\_\_\_\_  
DATE 09.18.2007  
PROJECT NO. 07-0012-001  
DRAWING NAME \_\_\_\_\_

**SITE SECTIONS AT  
EXISTING HOUSES  
MONUMENT SIGN**

**GENERAL NOTES**

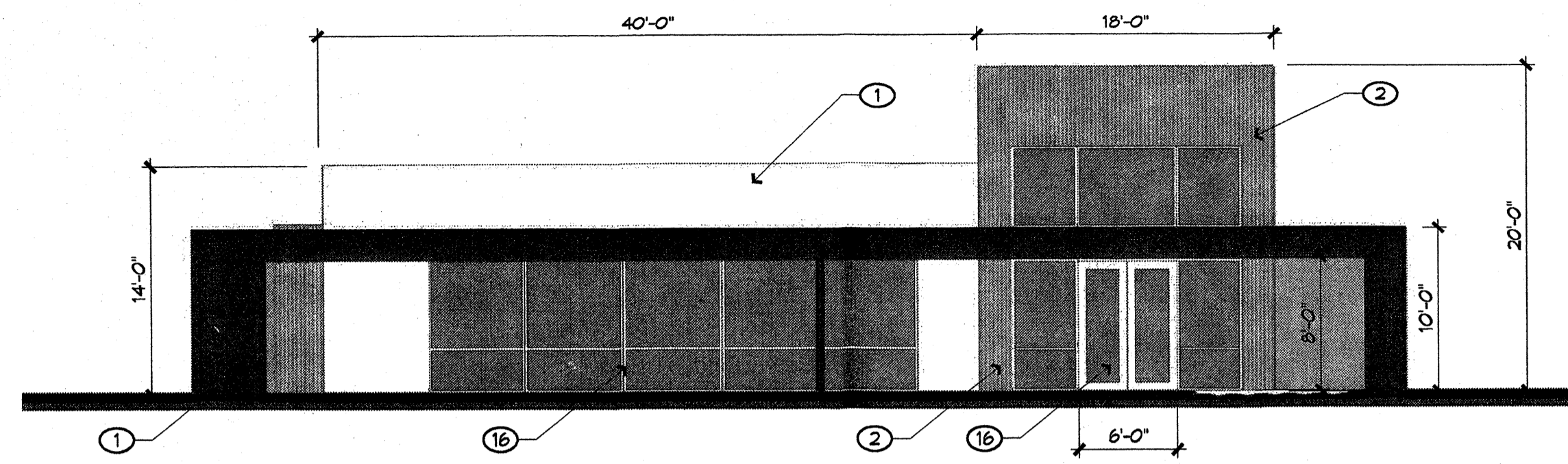
**ELEVATIONS**

- A. BUILDING 2 IS UNIQUE ON THE SITE IN THAT IT IS THE ONLY SPLIT LEVEL BUILDING.
- B. ELEVATIONS SHOWN FOR BUILDING 6 ARE TYPICAL FOR ALL OTHER BUILDINGS EXCEPT THAT OVERALL LENGTHS VARY.

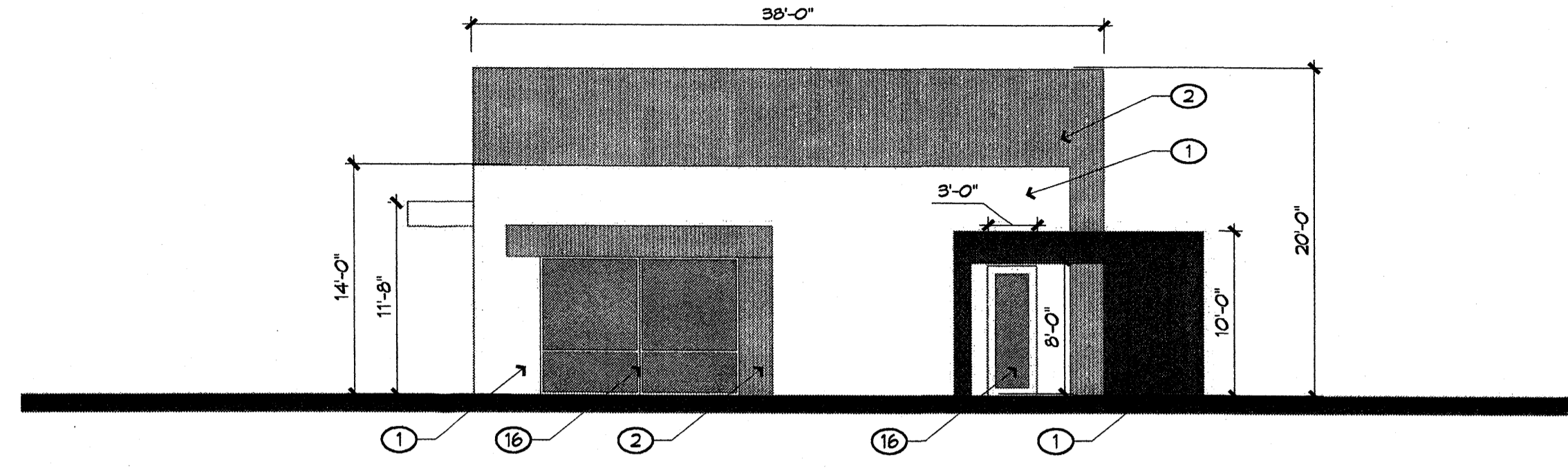
**KEYED NOTES**

**ELEVATIONS**

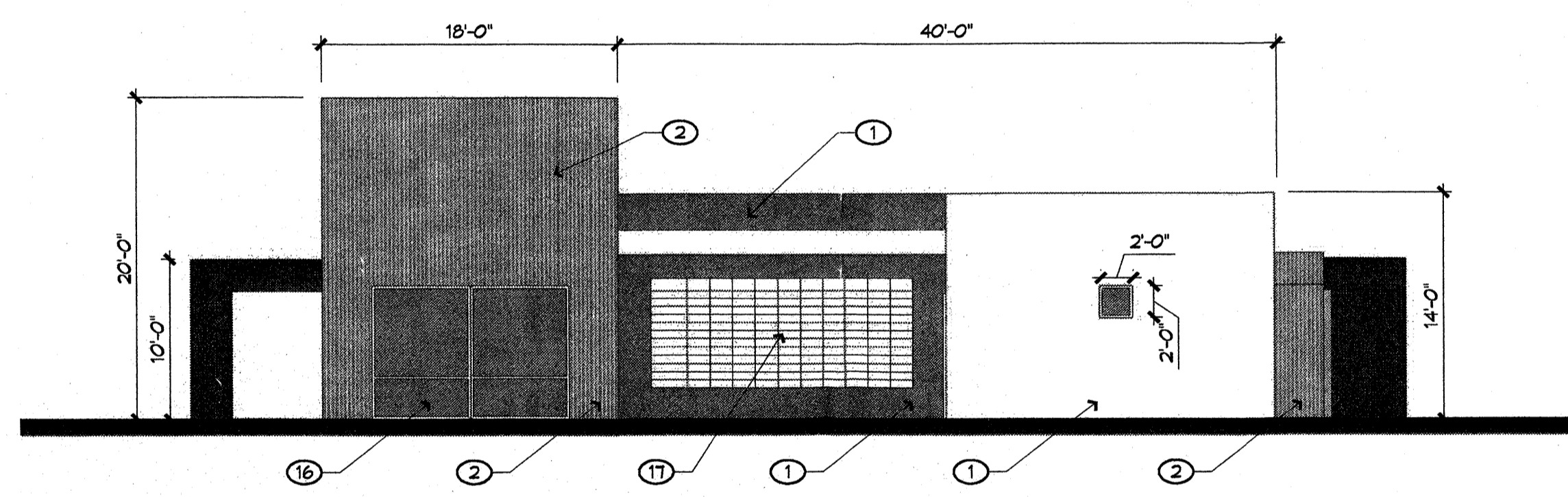
- 1. STUCCO FINISH, TYPICAL
- 1A/C. STUCCO COLORS: MEDIUM EARTH TONES
- 1B/D. STUCCO COLORS: DEEP EARTH TONES
- 2. STUCCO FINISH
- 3. PAINTED STEEL GUARDRAIL, TYPICAL COLORS: GREY OR WHITE
- 4. PATIO WALL, STUCCO FINISH
- 5. WINDOW SYSTEM
- 6. CONTROL JOINT, TYPICAL
- 7. PAINTED STEEL STAIR, TYPICAL COLORS: GREY OR WHITE
- 8. 18" FUNCHED WINDOW OPENINGS, TYPICAL
- 9. WALL MOUNTED LIGHT FIXTURE
- 10. GALVANIZED DOWNSPOUT
- 11. PAINTED STEEL TRELIS, TYPICAL COLORS: GREY OR WHITE
- 12. STEEL CANOPY, TYPICAL COLORS: GREY OR WHITE
- 13. WALL OPENING
- 14. BUILDING/PREMISE IDENTIFICATION SIGNAGE- 30"X16"
- 15. SLIDING PATIO DOOR - 8'-0" X 8'-0" MAXIMUM
- 16. ALUMINUM STOREFRONT AND ENTRANCE SYSTEM
- 17. MAILBOXES



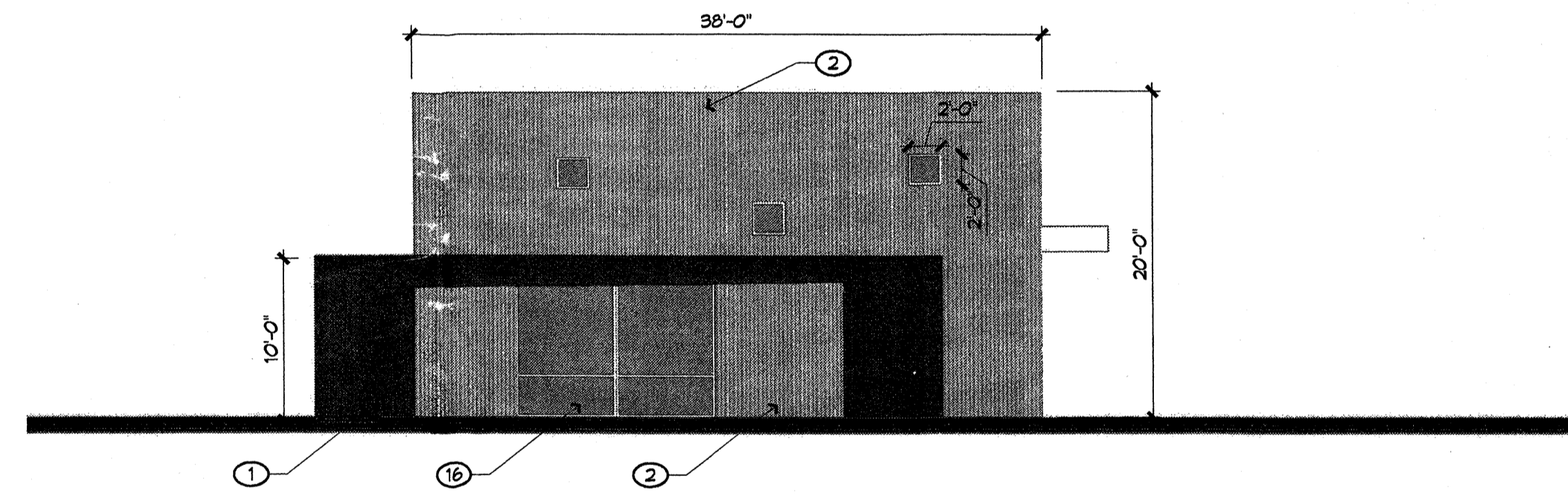
**A1 CLUBHOUSE**  
ILLUSTRATIVE SOUTH ELEVATION



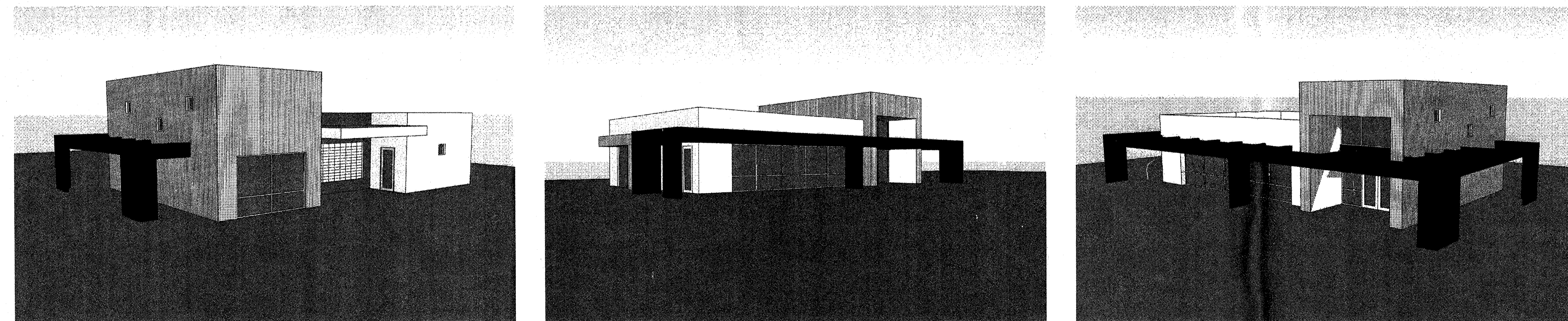
**A3 CLUBHOUSE**  
ILLUSTRATIVE WEST ELEVATION



**C1 CLUBHOUSE**  
ILLUSTRATIVE NORTH ELEVATION



**C3 CLUBHOUSE**  
ILLUSTRATIVE EAST ELEVATION



**C3 CLUBHOUSE**  
ILLUSTRATIVE PERSPECTIVES

**REVISIONS**

- △
- △
- △
- △

DRAWN BY MP, MB

REVIEWED BY

DATE 10.10.2007

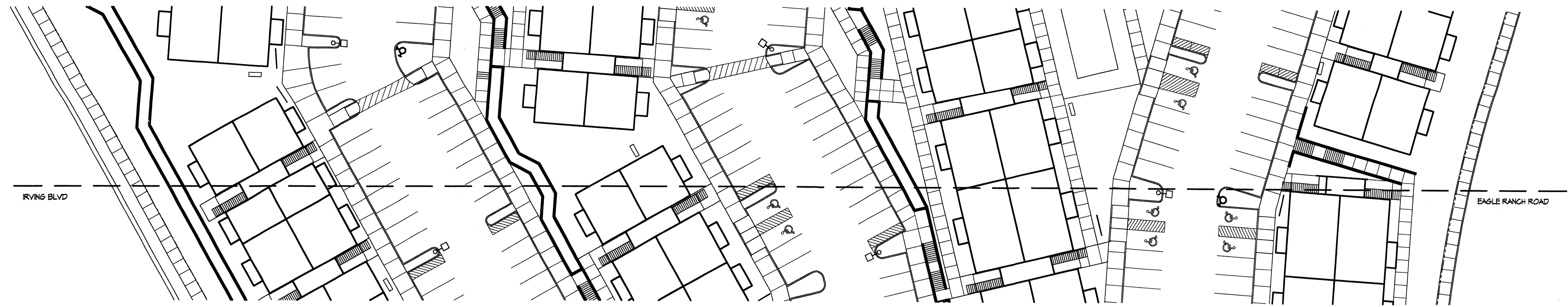
PROJECT NO. 07-0012-001

DRAWING NAME

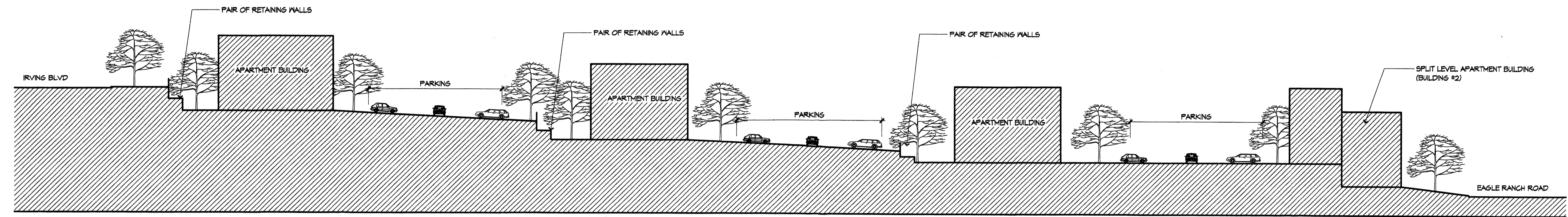
**CLUBHOUSE  
ELEVATIONS**

SHEET NO.

**SDP11**  
OF



**SITE PLAN AT SECTION**  
1:300



**SCHEMATIC SITE SECTION**  
1:300

**Eagle Vista Apartments**  
H.S. Rental Properties, Inc.

Albuquerque, NM

REVISIONS

- △
- △
- △
- △

DRAWN BY

REVIEWED BY

DATE 09.18.2007

PROJECT NO. 2007-001

DRAWING NAME

**OVERALL  
SCHEMATIC  
SITE SECTION**

SHEET NO.

**SDP12**  
OF

# CITY OF ALBUQUERQUE



PLANNING DEPARTMENT  
Plaza Del Sol Building, Suite 500  
600 2nd Street NW  
Albuquerque, New Mexico 87102

June 23, 2016

Eagle Vista LLC, Brad Allen  
9201 Montgomery Blvd. NE, Bldg. 1  
Albuquerque, NM 87111

Re: Expiration of Site Development Plan, Project # 1000771  
Legal Description  
UPC# 101306530811840440

Dear Property Owner:

As the registered owner of the referenced property, this letter is to notify you that the previously approved site development plan for this property has been terminated in accordance with §14-16-3-11(C) of the Comprehensive City Zoning Code.

According to our review of city records, there has not been any development on the property in accordance with the approved site development plan. The site development plan was approved on March 20, 2008 and there is no record of a request for an extension. Therefore, the site plan has expired and has been terminated. A copy of this correspondence and a copy of the terminated site plan has been included in the corresponding Environmental Planning Commission (EPC) and Development Review Board (DRB) files.

All the restrictions of the existing recorded plat, including but not limited to private and public easements, are still in place and must be incorporated into the design of any future site development plan. Also, because the property is zoned SU-1 for IP, C-2 and R-2 uses, a new site development plan must be proposed and approved through the public hearing process with the EPC. The Site Development for Building Permit approved by the EPC on June 9<sup>th</sup>, 2016 (1000771-16 EPC 40007) meets this requirement.

If you have any questions regarding this matter, please feel free to contact Kym Dicome, Current Planning Manager, at 924-3814 or [kdicome@cabq.gov](mailto:kdicome@cabq.gov).

Sincerely,

Suzanne Lubar  
Planning Director

Encl: § 14-16-3-11 ROA 1994  
Zone Atlas Page  
June 9th, 2016 NOD

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

§ 14-16-3-11 SITE DEVELOPMENT PLAN  
APPROVAL AND SUBDIVISION  
REGULATIONS REQUIREMENTS.

(A) Site Development Plan approval for either subdivision or building purposes may include:

(1) Imposition of relevant requirements contained within or authorized by the city's Subdivision Ordinance, including but not limited to dedication of rights of way and assurances for required infrastructure improvements both on site and off site.

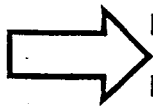
(2) Imposition of other requirements of other city ordinances.

(B) Site Development Plans, especially plans for unbuilt areas, are often changed so that developers can better respond to changing market conditions. Amendment of Site Development Plans does not require meeting the criteria which must be met to justify changing zones or changing written specifications imposed by Sector Development Plans or by terms of approval of a zone such as SU-1. Site Development Plans are expected to meet the requirements of adopted city policies and procedures.

(C) Possible Termination of Site Development Plans for Sites Which Have Not Been Fully Developed.

(1) If less than one-half of the approved square footage of a Site Development Plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically when specified below unless extended as provided below:

(a) Seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the owners of the property shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. At an advertised public hearing the Planning Commission shall grant approval if it deems that the Site Development Plan remains appropriate and the owner intends to fully develop the site according to the plan concept. The Planning Commission shall be less likely to terminate a site plan if there is little flexibility in how the site can be developed or if there is a strong architectural or landscaping character on the site which should be preserved.



(b) Subsequently, upon similar requests, the Planning Commission may grant requests for additional five-year extensions of the plan, using the same criteria and process.

(c) If a Site Development Plan is approved for any additional five-year period by the Planning Commission, an updated Transportation Impact Study (TIS) shall be required to determine if there are off-site improvements needed that were not previously required.

(2) For the purposes of this division (C):

(a) Hereafter, the Planning Director shall provide a copy of these Provisions for Plan Termination to the applicant at the time such an initial plan or a major plan amendment is approved;

(b) For Site Development Plans approved prior to the effective date of this division, the Planning Director shall as soon as possible provide a copy of these Provisions for Plan Termination to the current owner(s) of a site covered by a Site Development Plan. For previously approved Site Development Plans, the time periods specified in this division (C) shall be deemed to run from the date this division becomes effective.

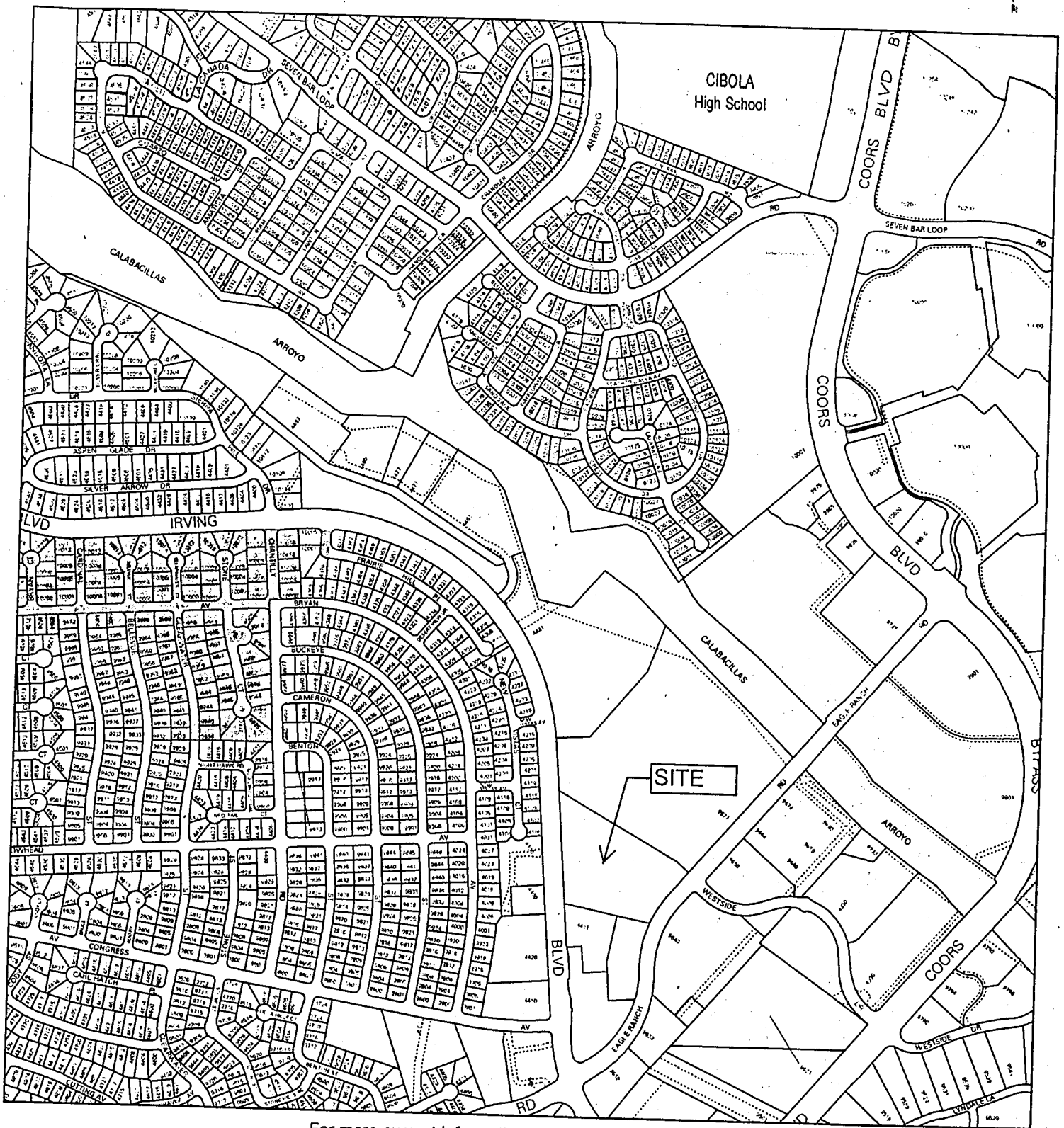
(c) A major amendment of a Site Development Plan is an amendment adopted by the Planning Commission which is not a minor amendment as contemplated by § 14-16-2-22(A)(6) of this Zoning Code.

(d) If an approved Site Development Plan indicates phases of development, that is most often an adequate basis for city extension of the life of the Site Development Plan for the later phases. When the first phase has been built, extension of the plan for later phases may be granted by the Planning Director on behalf of the Planning Commission upon a finding that the plan as previously approved is likely to be built in the future. Appeal of a decision of the Planning Director is to the Planning Commission as provided in § 14-16-4-4 of this Zoning Code.

(e) If an approved Site Development Plan has been partially completed, the termination of the plan shall not adversely affect or impose additional requirements upon the developed parcels.

(f) Termination of all or part of a Site Development Plan under the terms of this



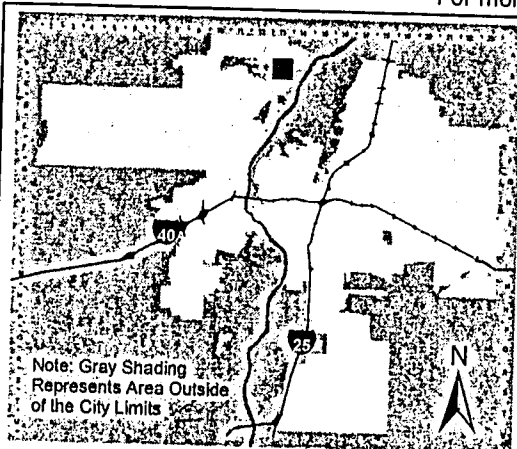
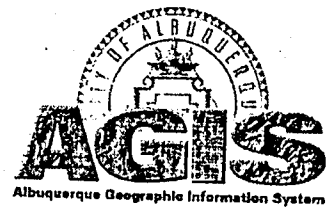


For more current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

Address Map Page:

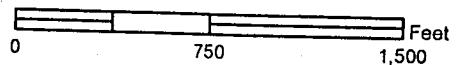
**B-13-Z**

Map Amended through:  
1/29/2016

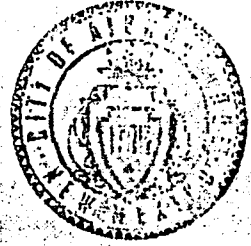


Note: Gray Shading  
Represents Area Outside  
of the City Limits

These addresses are for informational  
purposes only and are not intended  
for address verification.



# CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT**  
**URBAN DESIGN & DEVELOPMENT DIVISION**  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339

## OFFICIAL NOTIFICATION OF DECISION

June 10, 2016

Brad Allen  
9201 Montgomery Blvd NE Build. 1  
ABQ, NM 87111

**Project# 1000771**  
16EPC-40007 Site Development Plan for Subdivision

### **LEGAL DESCRIPTION:**

The above action for all or a portion of Tract C, Cottonwood Pointe, zoned SU-1 for IP/C-2/R-2 Uses, located on Irving Blvd. and Eagle Ranch Road containing approximately 6.77 acres.

(B-13) Staff Planner: Maggie Gould

On June 9, 2016 the Environmental Planning Commission (EPC) voted to APPROVE Project #1000771/16EPC-40007, a Site Development Plan for Subdivision, based on the following findings and conditions:

### **FINDINGS:**

Albuquerque

New Mexico 87103

www.cabq.gov

1. This is a request for a Site Development Plan for Building Permit for Tract C Cottonwood Pointe located on Eagle Ranch Road between Irving Boulevard and the Calabacillas Arroyo, and containing approximately 6.7 acres.
2. The request will allow the development of a 5,950 square foot building to house a New Mexico Department of Motor Vehicles office and two 7,200 square foot retail building to house future tenants.
3. The EPC approved a Site Development Plan for Subdivision for subject tract and tracts A and B in 2000. This was amended in 2008 to allow an FAR of .5 on tract C, the subject site.
4. The EPC approved a SPBP (case number 07-EPC 00444) in 2007 and the DRB signed off on this in 2008. Under section 14-16-3-11, (C), Site Development Plan and Subdivision Regulations, the 2008 building permit would be automatically terminated. No extension was requested for 07 -EPC 00444. If approved by the EPC, the new building permit (16 EPC 4007) supersedes the 2008 approval
5. Future Site Development Plans for Building Permit for the western portion of the site (phase two), will be reviewed by the EPC.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 2 of 6

6. The Albuquerque/Bernalillo County Comprehensive Plan, West Side Strategic Plan, Coors Corridor Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The subject site is located within the Established Urban Area of 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:

- 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.

*Policy II.B.5d is furthered because the proposed development will be one story and will not block views to the east for the residential area, the subject site has access to existing urban services and will offer needed services and employment opportunities for the area.*

- 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.

*Policy II.B.5e is furthered because the subject site has access to a full range of urban services including roads, water, sewer and electric lines and transit. The proposed buildings are single story and will have uses that are similar to the uses in the surrounding area.*

- C. Policy II.B.5i: Employment and service uses shall be located to complement residential areas and shall be sited to minimize adverse effects of noise, lighting, pollution, and traffic on residential environments.

*Policy II.B.5i is furthered because the proposed development will add employment and service uses in an area that is zoned for such use; the proposed design for all three buildings will be a single story and will not be directly adjacent to the single family development to the west. Additionally, the site is below the grade of both Irving Boulevard and the subdivision to the west. The site takes access from Eagle Ranch road for this phase of development and will not route traffic towards the residential development to the west. The lighting on site is subject to the requirements of the zoning code.*

- D. Policy II.B.5.k: 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 operation.

*Policy II.B.5.k is furthered because the proposed development takes full access from Eagle Ranch Road; this directs traffic away from the residential uses to the west.*

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 3 of 6

- E. Policy II.D.6a: 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.
- F. Policy II.D.6a is furthered because the proposed use will add to the employment opportunities on the west side where the jobs to housing imbalance is significant (an area of need). The proposed retail uses and Motor Vehicle Division offices will offer jobs for different skill levels.
- G. Policy II.D.6g: Concentrations of employment in Activity Centers should be promoted in an effort to balance jobs with housing and population and reduce the need to travel.

*Policy II.D.6g is partially furthered by this request. The Paseo del Norte center is directly south of the site between Eagle Ranch and Irving, west of Coors Boulevard. Although the subject is outside of the activity center, it will still add additional jobs near an activity center in proximity to existing residential development.*

- 8. The subject site is within the boundaries of the West Side Strategic Plan :
  - A. Objective 1: Provide for a complete mix of land uses on the West Side, including opportunities for large-scale employment, in order to minimize the needs for cross-metro trips. Employment opportunities are encouraged on the West Side.  
*Objective 1 is furthered because the proposed development will add to the mix of uses on the West side and will offer new employment opportunities and new services. The Motor Vehicle Division (MVD) office will add a full service MVD office on the west side where none currently exists.*
  - B. Objective 8: Promote job opportunities and business growth in appropriate areas of the west side.  
*Objective 8 is furthered because the proposed development will allow the addition of needed services and offer new employments opportunities in an area zoned for these services and near existing services and residential uses.*
- 9. The following CCSDP policies and regulations apply:
  - A. Issue 4.b.7-Access: Separate pedestrian and vehicular access should be provided. Pedestrian access to structures shall not utilize driveways as walkways. Pedestrian connections between uses in commercial developments shall be emphasized. (p. 96)  
*The proposed development shows sidewalk connections, stripped pedestrian crosswalks, and outdoor patios in front of. The change in grade makes it difficult to provide access from the retail development to the MVD offices through the middle of the site because of the retaining walls need to develop the site. The proposed access is generally consistent with this policy.*
  - B. Issue 4.b.5.B.2 Off-Street Parking Regulation: One tree shall be planted per every ten parking spaces and shall be distributed such that at least one tree is planted per every 15 linear parking spaces. (p. 94)  
*The site generally meets this requirement except that an additional tree should be added to the eastern edge of the MVD site to meet this requirement.*
  - C. Issue 4.b.2.B.1 Height and Bulk Regulation: Buildings and structures shall not exceed the height limitation in the underlying zone. Where the underlying zone requires height to be limited by an envelop

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 4 of 6

based in part at the centerline of public right-of-way (e.g., 0-1 zone), height shall be limited instead by an envelope based in part at the front yard setback line (using a full 156 feet right-of-way). (p. 89)

***The proposed buildings are considerably shorter than the height allowed by the underlying zoning, the proposed buildings are consistent with this requirement.***

- D. Issue 4.b.4.B.2 Site Landscaping Regulation: Live plant materials shall be used extensively in all landscaped areas. Gravel, colored rock, bark and similar materials are generally not acceptable as ground-cover. Bark should only be utilized as mulch, not as a permanent form of groundcover. In some cases, hard" materials such as brick or cobblestone may be considered. (p. 93)

***The site contains live plant materials in the landscaping areas throughout the site. The provided landscaping exceeds the requirements of the Zone Code. The request is consistent with the Landscaping requirements.***

- E. Issue 4.b.10-Architectural Design: Architectural design should contribute to the enhancement of the overall visual environment of the Coors Corridor.

Architectural Details, Design Guideline 2: The predominant building color should be compatible with other buildings along the corridor and should reinforce the visual character of the environment of the proposed buildings. Differentiation of color should relate to material and/or plane differentiation or some other specific architectural purpose. Preferred colors are those used in traditional Southwest architecture. Integral coloring of concrete, stucco, and similar materials is encouraged. (p. 100)

***The request is consistent with the architectural design guideline. The proposed development will contain buildings that are of similar style and materials to what is developed nearby. All of the buildings contain a mix of materials and colors and change in color, material or plane on the facades. The colors are earth toned stucco in browns, grays and pinks and are similar to what has been used in nearby development.***

10. The Paradise Hills Civic Association and the West Side Coalition of Neighborhoods were notified of the request. A facilitated meeting was not recommended or requested.
11. Property owners with 100 feet of the site were notified. Staff received comments from a neighborhood member who was concerned about future development along Irving Boulevard blocking views, but was not concerned about the three proposed buildings.

**CONDITIONS:**

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.

**OFFICIAL NOTICE OF DECISION**

**Project #1000771**

**June 9, 2016**

**Page 5 of 6**

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. Clarify 141 vs 142 parking spaces shown on sheet AS-1.0.
4. Add a note to sheet AS-1.0 stating that future signage is subject to the requirements of the Coors Corridor Plan and the Site Development Plan for Subdivision
  - Building Mounted Signage is limited to 6% of the façade and maximum logo size is 3 feet by 3 feet
  - Monument signs are limited 10 feet in height and 75 square feet in size.
5. The metal accents shall be matte finish and not high reflective to comply with the Coors Corridor Plan.
6. Remove references to health club from grading and drainage and landscaping plans prior to DRB submittal.
7. Clarify light pole height prior to DRB submittal.
8. 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.
9. The applicant agrees to work with the Traffic Engineer to determine if the drive-thru located between the two retail buildings, as shown on the Site Development Plan for Building Permit, can remain or should be removed prior to DRB submittal.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **JUNE 24, 2016**. The date of the EPC's decision is not included in the 15-day period for filing an appeal and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

OFFICIAL NOTICE OF DECISION

Project #1000771

June 9, 2016

Page 6 of 6


You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

Sincerely,

  
Suzanne Lubar  
Planning Director

SL/MG

cc: Brad Allen, 9201 Montgomery Blvd. NE, Build. 1, ABQ, NM 87111  
RBA Architects, 1104 Park Av. SW, ABQ, NM 87102  
Tom Anderson, Paradise Hills Civic Assoc., 10013 Plunkett Dr. NW, ABQ, NM 87114  
Maria Warren, Paradise Hills Civic Assoc., 5020 Russell NW, ABQ, NM 87114  
Gerald C. Worrall, Westside Coalition of NA's, 1039 Pinatubo Pl. NW, ABQ, NM 87120  
Harry Hendriksen, Westside Coalition of NA's, 10592 Rio Del Sole Ct. NW, ABQ, NM 87114-2701  
Rick Bennett, 1104 Park Ave SW, ABQ, NM 87102  
Lance Signon, 11612 Santa Monica NE, ABQ, NM 87122  
Brad Allen, 9201 Montgomery Bldg. 1, ABQ, NM 87111