

**INTRODUCTION**

THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT SUBMITTAL SHALL SERVE AS THE OWNERS SUBMITTAL FOR SUBDIVISION AND ZONE CHANGE TO THE PROPERTY LOCATED @ THE SOUTHWEST CORNER OF ALICE AVENUE N.E. AND CARDENAS DRIVE N.E.

THE SUBJECT PROPERTY CONSISTS OF 2.1 ACRES OF LAND ZONED R-1 AND SEVEN OF WHICH ARE ZONED R-1. THE CARPENTERS LOCAL UNION HAS JURISDICTION OVER THE PROPERTY. THE PROPERTY IS CURRENTLY OCCUPIED BY A TWO-STORY TOWNHOUSE BUILDING. THE PROPERTY IS CURRENTLY OCCUPIED BY A TWO-STORY TOWNHOUSE BUILDING. THE PROPERTY IS CURRENTLY OCCUPIED BY A TWO-STORY TOWNHOUSE BUILDING.

BOTH STRUCTURES HAVE BEEN DEMOLISHED. THE CURRENTLY UNIMPROVED PROPERTY IS UNDER CONTRACT BY MR. AHMET TIRYAKI. THE NEIGHBORHOOD ASSOCIATION HAS BEEN ADVISED OF THIS REQUEST. MEETINGS WITH THE NEIGHBORHOOD HAVE BEEN CONDUCTED AND HAVE RESULTED IN THE NEIGHBORHOOD ASSOCIATION'S SUPPORT OF THE PROPOSAL. THE PROPOSAL IS IN AGREEMENT WITH THE PROPOSAL. SEE ATTACHED LETTER DATED JANUARY 23, 2013.

THE NEIGHBORHOOD ZONING BOARD ESTIMATE TO THIS ZONE CHANGE REQUEST. THE PARK AREA APARTMENTS AT 590 ALICE AVENUE IS LOCATED ALONG ALICE AVENUE. THE SUBJECT PROPERTY IS A TWO-STORY TOWNHOUSE BUILDING. THE SUBJECT PROPERTY IS A TWO-STORY TOWNHOUSE BUILDING. THE SUBJECT PROPERTY IS A TWO-STORY TOWNHOUSE BUILDING.

THE PROPOSED TOWNHOUSE DEVELOPMENT OPERATES THE UNIT ENTRY DRIVEWAYS AWAY FROM THE LOCAL STREET. ALL VEHICLES ACCESS IS PROVIDED VIA TWO NORTH-SOUTH PRIVATE LAMES. THE REVENUE FROM THE TOWNHOUSES WILL BE USED TO MAINTAIN AND IMPROVE THE NEIGHBORHOOD. THE PROPOSAL IS IN AGREEMENT WITH THE PROPOSAL. SEE ATTACHED LETTER DATED JANUARY 23, 2013.

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**ALICE AVENUE TOWNHOUSES FOR AHMET TIRYAKI 5600 ALICE AVENUE NORTHEAST ALBUQUERQUE, NEW MEXICO**

PROJECT NUMBER: #1009800  
 APPLICATION NUMBER: SDP FOR BP 13EPC-40097  
 SDP FOR SUBD. 13EPC-40099  
 ZONE MAP AMEND. 13EPC-40098

**DRB SITE DEVELOPMENT PLAN APPROVAL**

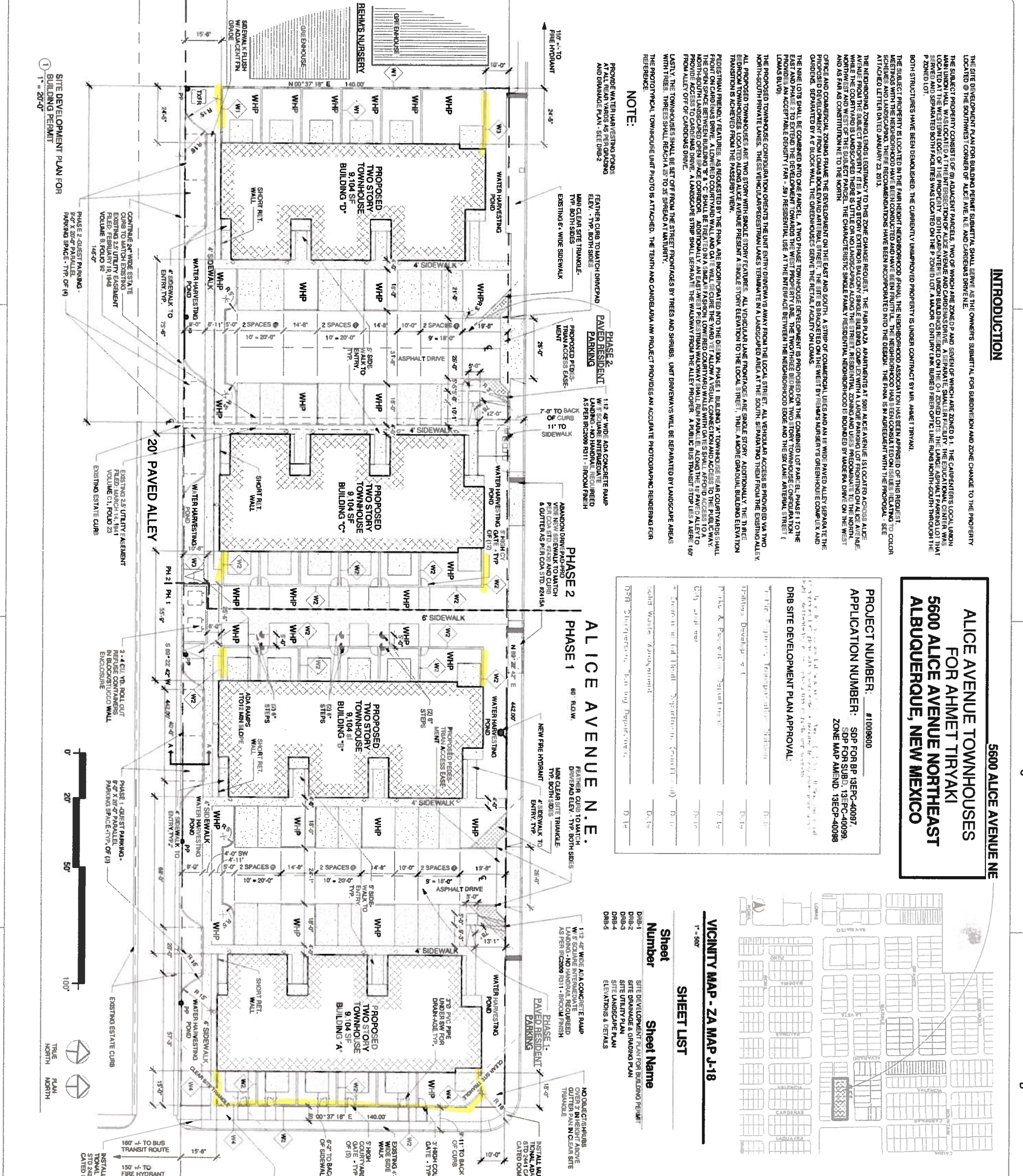
1. The project complies with the requirements of the applicable zoning ordinance.	D-1
2. The project complies with the requirements of the applicable zoning ordinance.	D-1
3. The project complies with the requirements of the applicable zoning ordinance.	D-1
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8. The project complies with the requirements of the applicable zoning ordinance.	D-1
9. The project complies with the requirements of the applicable zoning ordinance.	D-1
10. The project complies with the requirements of the applicable zoning ordinance.	D-1



**VICINITY MAP - ZA MAP J-18**

**SHEET LIST**

Sheet Number	Sheet Name
DRB-1	SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
DRB-2	SITE DRAINAGE & GRADING PLAN
DRB-3	SITE UTILITY PLAN
DRB-4	SITE LANDSCAPE PLAN
DRB-5	ELEVATIONS & DETAILS



**DESIGN CRITERIA**

TWO BEDROOM UNITS:  
 FLOOR AREA (EA UNIT) 817  
 LOWER LEVEL HEATED TOTAL HEATED 1288 SF  
 UPPER LEVEL HEATED TOTAL HEATED 1288 SF  
 GARAGE TOTAL AREA 1424 SF

THREE BEDROOM UNITS:  
 FLOOR AREA (EA UNIT) 723  
 LOWER LEVEL HEATED TOTAL HEATED 1429 SF  
 UPPER LEVEL HEATED TOTAL HEATED 1429 SF  
 GARAGE TOTAL AREA 1844 SF

**ALICE TOWNHOUSES FOR AHMET TIRYAKI 5600 ALICE AVENUE N.E. ALBUQUERQUE, NEW MEXICO**

PROJECT TITLE:  
 ALICE TOWNHOUSES FOR AHMET TIRYAKI  
 5600 ALICE AVENUE N.E.  
 ALBUQUERQUE, NEW MEXICO

ARCHITECTS:  
**Cinelli** / Roger Cinelli & Assoc.  
 2418 Belmont Lane, Suite 107  
 Albuquerque, New Mexico 87107  
 (505) 243-8211

DATE: JANUARY 2013  
 PROJECT NO.: TIRYAKI  
 DRAWING NO.: DRB-1

**DRB-1**