

For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 1/28/2016

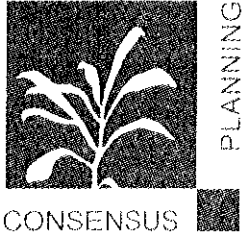
Note: Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**K-15-Z**

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1,500 Feet



January 9, 2018

Ms. Kym Dicome, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

**RE: Titan Presbyterian East Block – Sector Plan Map Amendment and Site Plan for Building Permit  
Project #1011115, 16EPC-40083/40084**

301 Eighth St. NW  
Albuquerque, NM 87102  
(505) 764-0821  
Fax 505-541-5495  
cp@consensusplanning.com  
www.consensusplanning.com

Dear Ms. Dicome,

The purpose of this letter is to explain how we have addressed Conditions of Approval for the Sector Plan Map Amendment and the Site Development Plan for Building Permit for this project, located between Central Avenue and Copper Avenue, and Sycamore Street and the future realignment of Spruce Street. The project was approved by the Environmental Planning Commission (EPC) on February 10, 2017.

The Conditions of Approval and the applicant’s responses are provided below:

**Conditions of Approval – 16EPC-40084– Sector Plan Map Amendment**

1. The zone map amendment does not become effective until the accompanying site development plan is approved by the DRB, pursuant to §14-16-4-1(C)(16) of the Zoning Code. If such requirement is not met within six months after the date of EPC approval, the zone map amendment is void. The Planning Director may extend this time limit up to an additional six months upon request by the applicant.

*Agreed, this application and the subsequent approval by the DRB satisfies this requirement.*

**Conditions of Approval – 16EPC-40083– Site Plan for Building Permit**

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

*Agreed, this letter satisfies this requirement.*

**PRINCIPALS**

James K. Stovier, AICP  
Christopher Vanora, M.A.  
ASLA, LEED AP  
Ecological Design, AIA/CES



CONSENSUS

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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.  
*Agreed, we have met with Staff Planner Michael Vos on January 8, 2018 to go over the conditions of approval and the Site Plan for Building Permit refinements.*

3. Minor errata shall be corrected or clarified:

a. In the site plan legend, the parking space descriptor "NO. OF RETAIL SPACES" shall be updated to reflect what the number is actually for rather than retail spaces.

*This number has been provided as part of the parking space descriptor.*

b. Under Development Data, Building Height, the allowed height bonus descriptor shall be updated to reflect the bonus being given for location along a "major transit corridor."

*The height bonus descriptor has been updated to reflect the bonus provided for location along a major transit corridor. The Zoning Code section that notes the building height bonus has been referenced: 14-16-3-22(A)(6)(b)(1)(c). Please see Sheet 1.*

c. Under Development Data, Density, the descriptor of "DUNITS" shall be changed to either "Dwelling Units" or "DUs."

*This correction has been made. Please see descriptor that has been updated to "Dwelling Units" on Sheet 1.*

d. The number of parking spaces shown on the plans and the number in the parking space requirements table do not appear to match exactly and shall be updated accordingly.

*This correction has been made. The number of parking spaces provided on the plans reflect those indicated on the table. The parking table has also been updated to more clearly convey the required spaces and provided spaces. Please see Sheet 1.*

e. On the West Elevation, a keynote (#3) shall be added for the proposed sign location at the corner of the building.

*Keynote #3 has been added. See West Elevation, Sheet A3.41.*

f. On the Pedestrian Realm Exhibits, please update the wording of the LIS Area adjacent to the building to "Frontage Zone" and the LIS Area adjacent to the roadways as "LIS and Edge Zone."



*The wording on the Pedestrian Realm Exhibits has been updated based on this condition. Please see Pedestrian Real Exhibit, Sheet PED-1.*

4. General note #5 regarding lighting shall be updated to include specific references to the applicable code section 14-16-3-22(C)(6) where the requirements are found.

*Please see updated general note #5, Sheet 1 for reference to applicable lighting regulations.*

5. A location for the site directory map shown on sheet A1.21 (3 of 13) shall be identified on the site plan.

*The location of the site directory map has been identified as Keyed Note 23 on Sheet 1.*

6. The site plan, building floor plans, and landscape plan shall be updated to ensure all direct access units and entryways along Copper Avenue and Sycamore Street have a paved pedestrian connection to the adjacent sidewalk. Specifically, one entry facing Sycamore Street appears to be blocked by landscaping, which should be corrected.

*All entryways along Copper Avenue and Sycamore Street show paved pedestrian connections to the adjacent sidewalk. Modifications to the landscaping for an entry facing Sycamore Street has been updated based on this comment.*

7. The signage note on the building elevation sheets shall be updated to clarify the code sections of the applicable requirements 14-16-3-22(B)(3)(n) and 14-16-3-22(C)(7).

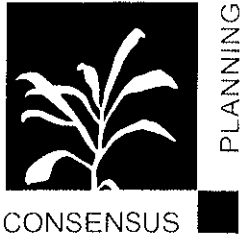
*The signage note has been updated. Please see building elevation sheets A 3.40 and A 3.41, Note 1.*

8. The shading requirements note on the building elevations should be updated to include reference to the request for modification similar to what was noted on the site plan for the modification to building height.

*The shading requirements note has been updated. Please see building elevations A 3.40 and A 3.41, Shading Canopy Calculations, for reference to Zoning Code Section 14-16-3-22(A)(6)(b)(1).*

9. On the landscape plan notes, it should be noted that the plans must also comply with Zoning Code Section 14-16-3-22(C)(10) in addition to 14-16-3-10 because the Form Based Zones include specific exceptions to the basic landscaping regulations.

*Reference to the appropriate Zoning Code Section regulations has been added to the landscape plan notes. Please see Landscape Plan sheet L 1.10.*



10. Transportation Development Conditions:

a. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).

*Agreed.*

b. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

*Agreed, the site plan complies with applicable City development codes and regulations.*

c. Developer shall obtain approval of Traffic Circulation Layout (TCL) for the parking areas prior to DRB.

*Mike Balaskovits from Bohannon Huston (the project engineer), met with Racquel Michel on January 4, 2018 to discuss this condition of approval. Racquel noted that a separate TCL is not required and that this condition is not required prior to DRB application.*

11. Public Service Company of New Mexico Conditions of Approval:

a. An existing overhead electric distribution line bisects the subject property east-west along with other electric lines internal to the site. The developer has met with PNM to discuss relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

Mike Moyer

PNM Service Center 4201 Edith Boulevard NE Albuquerque, NM 87107

Phone: (505) 241-3697

*Agreed, we are in continued coordination with PNM on the relocation of the electric lines internal to this site.*

b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

*Agreed, ground-mounted equipment screening has been designed to allow for access to utility facilities.*



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12. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).

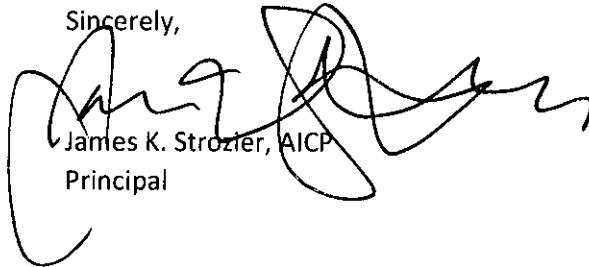
*Agreed, the replat of this site complies with the regulations set forth by the Subdivision Ordinance.*

13. 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.

*Agreed, this site plan complies with all applicable City development codes, ordinances, and regulations.*

Thank you for considering our request. Please contact me at (505) 764-9801, if you have any questions.

Sincerely,



James K. Strozier, AICP  
Principal

# 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

February 10, 2017

Cedar Investors, LLC  
c/o Titan Development  
6300 Riverside Plaza Ln NW #200  
ABQ, NM 87120

**Project# 1011115**  
16EPC-40083 Site Development Plan for Building Permit  
16EPC-40084 Sector Development Plan Map Amendment

### LEGAL DESCRIPTION:

The above actions for all or a portion of Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownwell and Lails Highland Addition, zoned SU-2 for CMU to SU-2/SU-1 for MX, located on Central Ave. NE, between Spruce St. NE and Sycamore St. NE, containing approximately 2.85 acres. (K-15)

Staff Planner: Michael Vos

PO Box 1293

Albuquerque On February 9, 2017 the Environmental Planning Commission (EPC) voted to **APPROVE** Project 1011115/16EPC-40083, a Site Development Plan for Building Permit and 16EPC-40084, Sector Development Plan Map Amendment, based on the following findings:

NM 87103

### FINDINGS – 16EPC-40084 SECTOR DEVELOPMENT PLAN MAP AMENDMENT:

www.cabq.gov

1. This is a request for a Sector Development Plan Map Amendment from SU-2 CMU (Central Mixed Use) to SU-2/SU-1 for MX (Mixed Use Form Based Zone) for Lots A-1, A-2, 4 through 12, Block 6, vacated portions of Spruce Street, alleyways within Blocks 5 and 6, and a portion of Lots 1 and 12, Block 5, Brownwell and Lails Highland Addition located on Sycamore Street NE between Central Avenue and Copper Avenue NE containing approximately 2.85 acres.
2. The Zoning Code requires that applicants requesting SU-1 Special Use zoning submit a site development plan. The applicant has submitted a Site Development Plan for Building Permit to fulfill this requirement and to be evaluated against the requirements of the Form Based Zones Section of the Zoning Code 14-16-3-22.
3. The subject site and other surrounding lots were zoned through the adoption of the University Neighborhoods Sector Development Plan in July 1986. As such, this action constitutes an amendment to that plan.
4. On June 20, 2016, City Council approved a vacation of public right-of-way for the alleys within the affected blocks, as well as a portion of Spruce Street NE that crosses the subject site (EC-16-126). This action will be finalized when the subject site is replatted.

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single-family and multi-family housing, as well as more commercial mixed use along Central Avenue including the existing zoning of the subject site.

Policy II.B.5.l: Quality and innovation in design shall be encouraged in all new development; design shall be encouraged which is appropriate to the Plan area.

The request furthers Policy II.B.5.l because the proposed project will utilize the form based zone from the Comprehensive Zoning Code that requires a higher degree of design controls and is implemented through a Site Development Plan. The requested mixed-use zone utilizes building articulations, balconies, and glazing to create more detailed, attractive façades. Improvements to the pedestrian realm along all street frontages including quality paving, patio seating areas, street trees, and multiple building entrances make the development more inviting to the pedestrian and appropriate for the subject site location.

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

The request furthers Policy II.B.5.o because the proposed zoning and related redevelopment will create new housing and retail options on a site that is currently underutilized and was recognized by a Metropolitan Redevelopment Plan as blighted, thus strengthening the neighborhood as a whole.

Policy II.B.6.b: Upgrading efforts in neighborhoods within the Central Urban Area should be continued and expanded and linkages created between residential areas and cultural/arts/recreation facilities.

The request furthers Policy II.B.6.b because the proposed development, facilitated by the change in zoning, will redevelop a blighted property and improve the neighborhood with additional housing and retail, as well as provide an upgraded streetscape and pedestrian connections to transit that strengthens a link with the hospital and other facilities located along Central Avenue.

Developed Landscape: The Goal is to maintain and improve the natural and the developed landscapes' quality. Applicable policies cited by the applicant include:

Policy II.C.8.d: Landscaping shall be encouraged within public and private rights-of-way to control water erosion and dust, and create a pleasing visual environment; native vegetation should be used where appropriate.

The request furthers Policy II.C.8.d because the proposed zone change to the form based code requires the applicant to adhere to stringent design guidelines, including those with regard to landscaping. The proposed Site Development Plan shows substantial landscaping surrounding the development in and outside of the public rights-of-way that will improve the pedestrian realm and also function as a buffer to the existing developments to the north and east.

Transportation and Transit: The Goal is to develop corridors, both streets and adjacent land uses that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs. Applicable policies identified by the applicant include:



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Goal 1: Improve the quality of life in the area.

Goal 2: Conserve and renew the unique qualities of this neighborhood.

Goal 3: Encourage infill residential construction in appropriate places.

Goal 4: Encourage pedestrian orientation.

Goal 5: Improve conditions in business areas.

Goal 6: Foster positive social and physical interrelations between businesses, institutions and residents.

The request furthers Goal 1 and Goal 2 because the subject site is currently underutilized and the request will redevelop the property with a mixed use development that is well designed and pedestrian oriented, as well as providing additional new retail options for the surrounding neighborhood.

The request furthers Goal 3 because the proposed project will provide infill residential construction in an appropriate location with access to the major street network and a variety of public transit and non-motorized transportation options.

The request furthers Goal 4 because the form based zone requires development to address the pedestrian realm with smaller building setbacks, patio seating spaces, street trees and other landscaping, and appropriately located building entrances that encourage pedestrian activity.

The request furthers Goal 5 by adding additional residents to the area who will patronize existing businesses. In addition, the proposed mixed use project includes a retail space that will add to the business mix of the area.

The request furthers Goal 6 because utilization of the form based zone means that the future development must appropriately address how the building relates to the street and pedestrian realm. The design standards and proposed Site Development Plan for Building Permit show improvements to the sidewalks and landscaping that make it more inviting to passersby and improve the physical relation between residents and customers entering and exiting the building. The improved pedestrian environment will also improve the relation between area residents, Presbyterian Hospital, and the adjacent public transit that connects to numerous other businesses and institutions.

8. The request furthers the following applicable goals and policies of the Sycamore Metropolitan Redevelopment Plan:

Objective 1: To improve the existing "mixed use" characteristics of the area by encouraging compatible relationships between related uses and buffering incompatible uses.

Objective 2: To improve pedestrian circulation, transit and bicycle circulation by providing better internal connections to nearby urban centers.

Objective 3: To prevent neighborhood decline by stimulating private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development.

The request furthers Objective 1, Objective 2, and Objective 3 because the proposed project is a privately-funded redevelopment of an underutilized property. The requested form base zone

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- realm, and the existing neighborhood surrounding the subject site. The proposed zone is appropriate for an infill site along a major transit corridor such as Central Avenue.
- C. The request is generally consistent with and furthers a preponderance of the applicable goals and policies of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan as summarized in Findings 6 through 8.
  - D. The existing zoning is inappropriate because changed community conditions, including the development of the Albuquerque Rapid Transit project, justify a more pedestrian-oriented mixed-use development. The subject site is an infill location with good access to transit and non-motorized transportation options, so zoning that focus on the pedestrian realm is more advantageous to the community than the existing SU-2 CMU zone, by making the pedestrian experience a focus for new development. In addition, as stated in Findings 6, 7 and 8, the request furthers numerous goals and polices of the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan showing that the proposed zoning and related project is more advantageous to the community. Further, the form based zone provides for development that is more advantageous to the community as articulated by the policies of Centers and Corridors and the Planned Growth Strategy, by guiding a development pattern that creates the mix of uses that reduce vehicular miles traveled and vehicular emissions, reducing the city's carbon footprint as well as improving air quality while providing a range of lifestyle opportunities to the city's residents. As stated in Zoning Code §14-16-3-22(A)(3)(c)4, mixed use development makes for more efficient use of existing and new infrastructure while reducing overall growth at the fringes, thereby protecting the valued open space and working landscapes around Albuquerque along with the tourism, jobs, watershed protection and quality of life that these places provide.
  - E. The requested zoning allows for similar uses as what the existing zoning of the subject site allows with some additional uses allowed; however, the greater variety of uses and flexibility in design given by the form based code is offset by additional design standards and requirements that focus on the relation of the building to the pedestrian realm and adjacent development. With these additional standards and the design as proposed on the Site Development Plan for Building Permit, the request will not be harmful to adjacent property, the neighborhood, or the community.
  - F. The request will not require major or un-programmed capital expenditures by the city.
  - G. While economic considerations are always a factor with regard to development proposals, they are not the determining factor for the requested change of zone. The applicant has sufficiently demonstrated that the determining factors are changed community conditions necessitating a more urban development at the proposed infill location, as well as the request furthering a preponderance of Comprehensive Plan policies related to the subject site making it more advantageous to the community.
  - H. The proposed mixed uses are allowed under the existing zoning, and the request is being made to allow flexibility in design and to further multiple Comprehensive Plan policies; therefore, its location is not a justification for the request.
  - I. SU-1 zones create spot zones by definition as they are unique to the parcel that they are being applied to; however, the request is for a form based zone recognized by the Zoning Code for

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6. Section 14-16-3-11 of the Zoning Code states, "...Site Development Plans are expected to meet the requirements of adopted city policies and procedures." The attached site development plan has been evaluated for conformance with applicable goals and policies in the Comprehensive Plan, University Neighborhoods Sector Development Plan, and Sycamore Metropolitan Redevelopment Plan.
7. The applicant is proposing to replat the existing lots along with vacated Spruce Street right-of-way and alleys into a single tract for the purpose of developing a mixed use development containing 228 dwelling units and approximately 4,000 square feet of retail.
8. Review of the Site Development Plan for Building Permit has shown there to be necessary minor corrections for typographical errors and to provide more specific information in notes.
9. There appear to be minor discrepancies between the site plan, landscape plan, and elevations with regard to the exact entrance locations of the direct access units along Sycamore Street and Copper Avenue that need clarification.
10. The applicant has requested modification to height and shading requirements of the Form Based Zones Section of the Zoning Code. EPC has discretion over approval of major modifications to the SU-1 Form Based Zones standards in accordance with Zoning Code Section 14-16-3-22(A)(6) Administration of form based zones.
11. The Sycamore, Silver Hill, Spruce Park, University Heights, and Victory Hills Neighborhood Associations, as well as the District 6 Coalition were notified of this request. In addition, property owners within 100 feet were notified of the request. A facilitated meeting was held on January 24, 2017 to discuss this request and the request for a change and zoning and Site Development Plan for Building Permit approval for a hotel two blocks west of the subject site.
12. According to the facilitator's report, most concerns were addressed with one outstanding related to architecture, primarily with regard to the hotel project. No written comments have been submitted with regard to this application. No known opposition to the request exists.

**CONDITIONS OF APPROVAL – 16EPC-40083 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. Minor errata shall be corrected or clarified:
  - a. In the site plan legend, the parking space descriptor "NO. OF RETAIL SPACES" shall be updated to reflect what the number is actually for rather than retail spaces.

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relocation/reconfiguration of this line. The developer should continue to coordinate with PNM's New Service Delivery Department regarding electric service for this project. Contact:

Mike Moyer  
PNM Service Center  
4201 Edith Boulevard NE  
Albuquerque, NM 87107  
Phone: (505) 241-3697

- b. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.
12. The replat of the subject site shall comply with the purpose, intent, and regulations of the Subdivision Ordinance (14-14-1-3).
13. 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.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **FEBRUARY 24, 2017**. 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 recommendation.

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).

**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.

FIRE CHIEF

David Downey

11500 Sunset Gardens Rd SW  
Albuquerque, NM 87121



THE ALBUQUERQUE FIRE DEPARTMENT  
FIRE MARSHAL'S OFFICE

FIRE MARSHAL

Jason Garcia

724 Silver SW  
Albuquerque, NM 87102

Fire Page 1: FIRE DEPARTMENT HYDRANT AND ACCESS PERMIT REVIEW CHECKLIST

Project Name	Address and/or Legal Description		PRT Number	Case Number
BROADSTONE EAST BLOCK				1368-17
Numbr	PASS	FAIL	REQUIREMENT	CODEREFFERENCE
1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire 1 Plans shall have all information on one sheet, 2 copies provided, and labeled as Fire 1	CITY ORD 105.4.1
2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler Systems Installed at the Project shall be indicated on the Plans	IFC 901.2
3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Flow Requirements Construction Type: <input checked="" type="checkbox"/> A Square Footage: 245688 Fire Flow: 4000	IFC Appendix B
4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Number of Hydrants Required and Spacing Average Spacing Between Hydrants: Maximum Distance from any Point on Road: Number of Hydrants: 4	IFC Appendix C
5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Apparatus Access shall extend to within 150 feet of all portions of the first floor of the facility.	IFC 503.1.1
6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Apparatus Road Dimensions shall have an unobstructed width not less than 20 feet and an unobstructed height not less than 13 feet 6 inches. Fire apparatus access roads shall have an unobstructed width not less than 26 feet in width when fire department access road exceeds 300 feet.	IFC 503.2.1
7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dead End Apparatus access roads which exceed 150 feet require an approved turn around area	IFC 503.2.5
8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Security Gates across fire apparatus access roads shall have an approved means of operation.	IFC 503.6
9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Lanes Roads 20 ft. to 26 ft. a fire lane shall be marked fire lane on both sides. Roads 26 ft. to 32 ft. wide shall be marked fire lane on one side.	IFC D103.6.1 and IFC D103.6.2
10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler Fire Department Connection (FDC) shall be located within 100 feet of a hydrant.	CITY ORD 912.2.1
11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sprinkler FDC The FDC shall be unobstructed from any object for a minimum distance of 3 feet.	IFC 912
12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standpipe FDC The FDC shall be located within 100 feet of a hydrant.	NFPA 14.6.4.5.4
13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Premise ID Buildings shall have approved address numbers or building identification placed in a position plainly legible and visible from the street or the road fronting the property.	IFC 505
14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	A Knox Box is required if access to the building is necessary for life safety or firefighting purposes	IFC 506
15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access and Loading. approved fire apparatus access roads shall have an approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds	APP D Sec D102.1
16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Access road width with a Hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.	APP D Sec D103.1
17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grade. Fire apparatus access roads shall not exceed 10 percent in grade.	APP D Sec D103.2
18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Turning Radius. The minimum turning radius shall be 28 feet as determined by the fire code official.	APP D Sec D103.3
19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings Exceeding Three Stories or 30 feet in Height. Buildings or facilities exceeding 30 feet or three stories in height shall have at least two means of fire apparatus access for each structure.	APP D Sec D104.1
20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Buildings exceeding 62,000 gross square feet shall be provided with two separate and fire apparatus access roads. Exception: Reference IFC	APP D Sec D104.2
21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Remoteness. Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property.	APP D Sec D104.3
22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Aerial Apparatus Road Dimensions Buildings which exceed 30 feet in height require unobstructed aerial apparatus access roads not less than 26 feet in width. Access is required on two sides of the structure and overhead obstructions are prohibited.	APP D Sec D105.1
23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Multiple Family Residential Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. Exception: Reference IFC	D 106.1
24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	One- or two-Family Dwelling Residential Developments where units exceed 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3.	D 107.1
25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Post or Wall Indicator Valve (PIV or WIV) shall be located on the Plans as per NFPA 13	IFC 901.2
26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fire Hydrant Systems, fire hydrants shall be within 400ft of the furthest point of the building. Exception: Reference IFC	IFC 507.5.1
27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parking: Vehicles or obstructions shall not be located within 15ft. of a fire hydrant or within 5 ft. of a FD connection or control valve.	CITY ORD 507.6

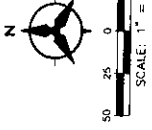




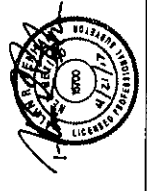




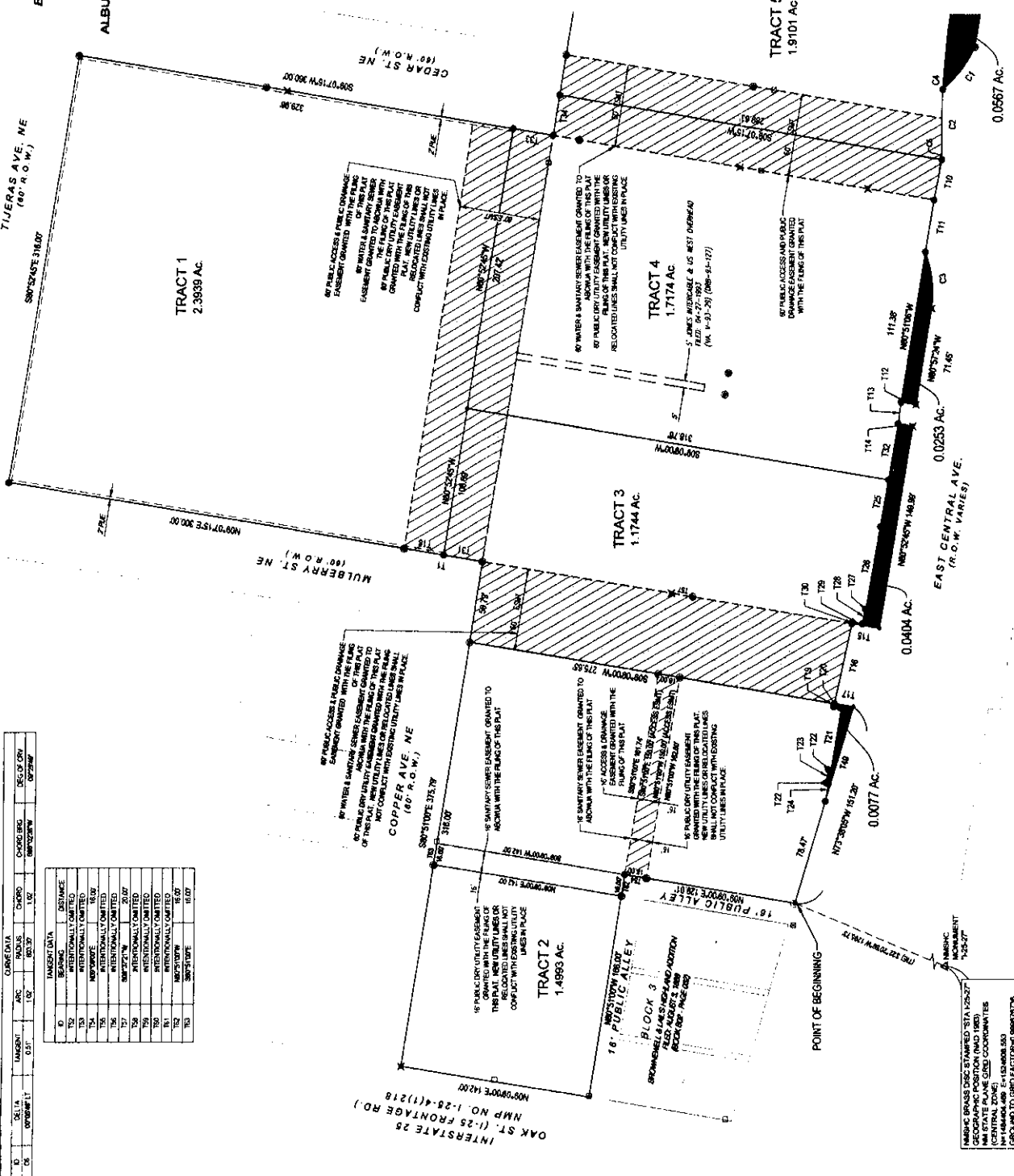
**PLAT OF THE HIGHLANDS**  
**BLOCKS 3, 4, 5, 6, & 21**  
**BROWNEWELL & LAIL'S HIGHLAND ADDITION**  
**PROJECTED SECTION 21**  
**TOWNSHIP 10 NORTH, RANGE 3 EAST,**  
**NEW MEXICO PRINCIPAL MERIDIAN,**  
**TOWNSHIP OF ALBUQUERQUE GRANT,**  
**ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**APRIL 2017**



LEGEND	
A	CITY OF ALBUQUERQUE CONTROL
○	FOUND IRON PIPE
□	FOUND REBAR WITH NO CAP
●	FOUND REBAR WITH CAP STAMPED "RS 1044" UNLESS OTHERWISE NOTED
⊗	FOUND WALL AND WASHER STAMPED "RS 1044"
×	FOUND CHISELED MARK IN CONCRETE
●	SET REBAR W/ PLASTIC CAP STAMPED "BROWNAW 1510"
—	BOUNDARY LINE
—	NEW EASEMENT LINE
—	LOT LINE TO BE ELIMINATED WITH THE FLUNG OF THIS PLAT
—	ADJOINING PROPERTY LINE
—	EXISTING EASEMENT LINE
—	RIGHT-OF-WAY DEDICATED WITH THE FLUNG OF THIS PLAT
—	ACCESS EASEMENT GRANTED WITH THE FLUNG OF THIS PLAT
—	AROMA EASEMENT GRANTED WITH THE FLUNG OF THIS PLAT
—	NOTE: NO STRUCTURE SHALL BE LOCATED IN ANY OF THE AREAS DESIGNATED AS AROMA EASEMENTS UNLESS APPROVED BY THE CITY OF ALBUQUERQUE. THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE ORDINANCE NO. 10-10-002, AS AMENDED, SHALL APPLY TO ALL AROMA EASEMENTS. THE CITY OF ALBUQUERQUE WATER AUTHORITY AGREEMENTS SHALL APPLY TO ALL AROMA EASEMENTS.



**Bohannan & Huston**  
 7000 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO



ID	SHA	MARKSET	CURRENT DATA	CAD	DATE	DESCRIPTION	DESIGN
06	031	031		10/30/17	10/30/17		

ID	BEARING	DISTANCE
152	INTERNATIONALLY LIMITED	
153	INTERNATIONALLY LIMITED	
154	INTERNATIONALLY LIMITED	15.00'
155	INTERNATIONALLY LIMITED	
156	INTERNATIONALLY LIMITED	20.00'
157	INTERNATIONALLY LIMITED	
158	INTERNATIONALLY LIMITED	
159	INTERNATIONALLY LIMITED	
160	INTERNATIONALLY LIMITED	
161	INTERNATIONALLY LIMITED	15.00'
162	INTERNATIONALLY LIMITED	
163	INTERNATIONALLY LIMITED	15.00'

NUMERIC BRASS DISC STAMPED "STA 125207"  
 GEOGRAPHIC POSITION (NAD 1983)  
 UTM ZONE  
 (CENTRAL ZONE)  
 Easting: 500  
 Northing: 500  
 DELTA ALTIMETER = 47132.00"  
 DELTA ALTIMETER = 5000.310 FEET  
 NAD 1983 ELEVATION = 5000.310 FEET

DWCH 20170956034

20170956034 OF 20170956034  
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# PLAT OF THE HIGHLANDS

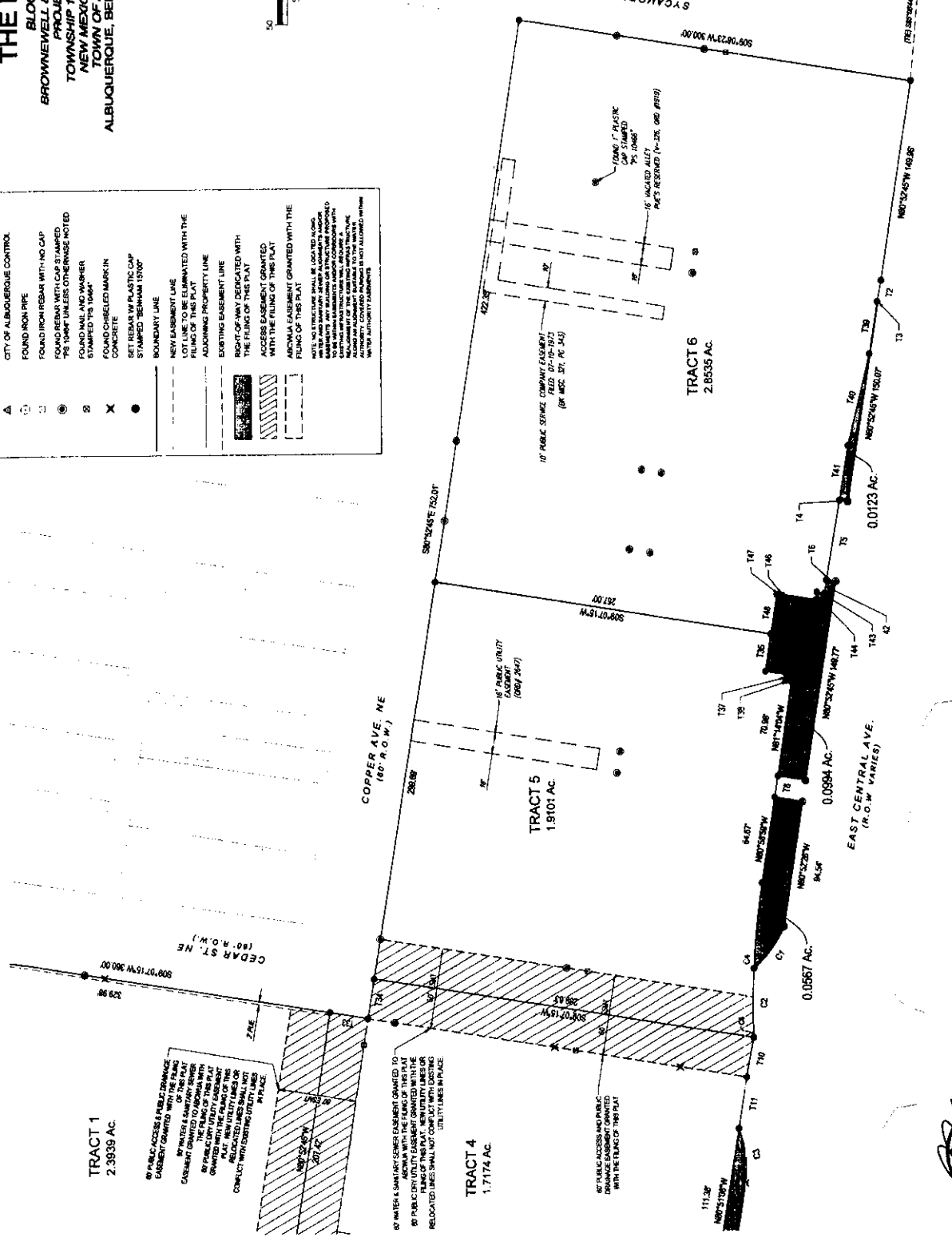
BLOCKS 3, 4, 5, 6, & 21  
 BROWNWELL & LAIL'S HIGHLAND ADDITION  
 PROJECTED SECTION 21,  
 TOWNSHIP 10 NORTH, RANGE 3 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2017



### LEGEND

CITY OF ALBUQUERQUE CONTROL	
▲	FOUND IRON PIPE
○	FOUND IRON REBAR WITH NO CAP
◐	FOUND REBAR WITH CAP STAMPED
⊙	TS 10MM UNLESS OTHERWISE NOTED
⊘	FOUND NAIL AND WASHER
⊚	STAMPED TS 10MM
×	FOUND CHISELED MARK IN CONCRETE
●	SET REBAR W/ PLASTIC CAP
○	STAMPED "BEHIND 1500"
—	BOUNDARY LINE
—	NEW EASEMENT LINE
—	LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
—	ADJOINING PROPERTY LINE
—	EXISTING EASEMENT LINE
—	RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT
—	ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
—	ARROW EASEMENT GRANTED WITH THE FILING OF THIS PLAT
—	NOTE: NO STRUCTURE SHALL BE LOCATED ALONG LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT. ANY STRUCTURE LOCATED WITHIN THIS LOT LINE SHALL BE ELIMINATED WITH THE FILING OF THIS PLAT. THE FILING OF THIS PLAT SHALL CONSTITUTE ACCEPTANCE OF THE FILING AND THE AUTHORITY OF THE FILING SHALL BE LIMITED TO THE FILING OF THIS PLAT. THE FILING OF THIS PLAT SHALL NOT BE ALLOWED WITHIN THE CITY OF ALBUQUERQUE CONTROL.

ACS 7. BRASS DISC "A" 1/4" DIA  
 GEODESIC POSITION (MAD: 1883)  
 (CENTRAL ZONE) (EASE COORDINATES)  
 N=1880618.871 E=1306818.903  
 DISTANCE TO POINT = 471260.237  
 MAD: 1883 ELEVATION = 5174.054 FEET  
 LOCAL MERIDIAN  
 T.S. 10MM



**Bohannon & Huston**  
 7500 SEPTEMBER STREET, N.E. ALBUQUERQUE, NEW MEXICO



THIS PLAN WAS PREPARED BY THE ENGINEER UNDER THE SUPERVISION OF THE LICENSED PROFESSIONAL ENGINEER, STATE OF NEW MEXICO, LICENSE NO. 12121, BOHANNON & HUSTON, INC., ALBUQUERQUE, NEW MEXICO.