



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate (Form P3)	☐ Site Plan – EPC including any Variances – EPC (Form P1)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)	☐ Adoption or Amendment of Historic Designation (Form L)
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)	☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	☐ Demolition Outside of HPO (Form L)	☐ Annexation of Land (Form Z)
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)	☐ Amendment to Zoning Map – EPC (Form Z)
☒ Alternative Landscaping Plan	☐ Wireless Telecommunications Facility Waiver (Form W2)	☐ Amendment to Zoning Map – Council (Form Z)
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: John Lowe		Phone: 505-688-6834
Address: 449 Live Oak Lp. NE		Email: john@panoramahomes.com
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): Don Briggs PE		Phone: 505-249-4843
Address: 5324 Oakledge Ct. NW		Email: donbriggsengineering@gmail.com
City: Albuquerque	NM	Zip: 87120
Proprietary Interest in Site:		List all owners:

BRIEF DESCRIPTION OF REQUEST

Proposed Alternative Landscaping Plan due to adverse site conditions.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A Plat of Tract A Viva Paradise Townhomes		Block:	Unit: 1
Subdivision/Addition: Paradise Hills Investment Properties		MRGCD Map No.:	UPC Code: 101106527615340117
Zone Atlas Page(s): B-11-Z	Existing Zoning: MX L		Proposed Zoning: MX L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.9667	

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5512 Buglo NW	Between: Basha St. NW	and: Sierra Morena St. NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-002333

Signature:	Date: 8-3-2021
Printed Name: Don Briggs	☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-01130	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2019-002333

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

☐ INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Zone Atlas map with the entire site clearly outlined and labeled

☐ ARCHEOLOGICAL CERTIFICATE

- ☐ Archaeological Compliance Documentation Form with property information section completed
- ☐ Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

☐ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- ☐ Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ Three (3) copies of the proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.

☐ ALTERNATIVE SIGNAGE PLAN

- ☐ Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ☐ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - ☐ Sign Posting Agreement

☒ ALTERNATIVE LANDSCAPE PLAN

- ☒ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ☒ Landscape Plan

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: Don Briggs

Date: 8-3-21

Printed Name: Don Briggs

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Project Number:

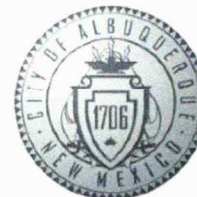
Case Numbers

PR-2019-002333

SI-2021-01130

Staff Signature:

Date:



Property Owner's Agent Authorization

Re: PR-2019-002333

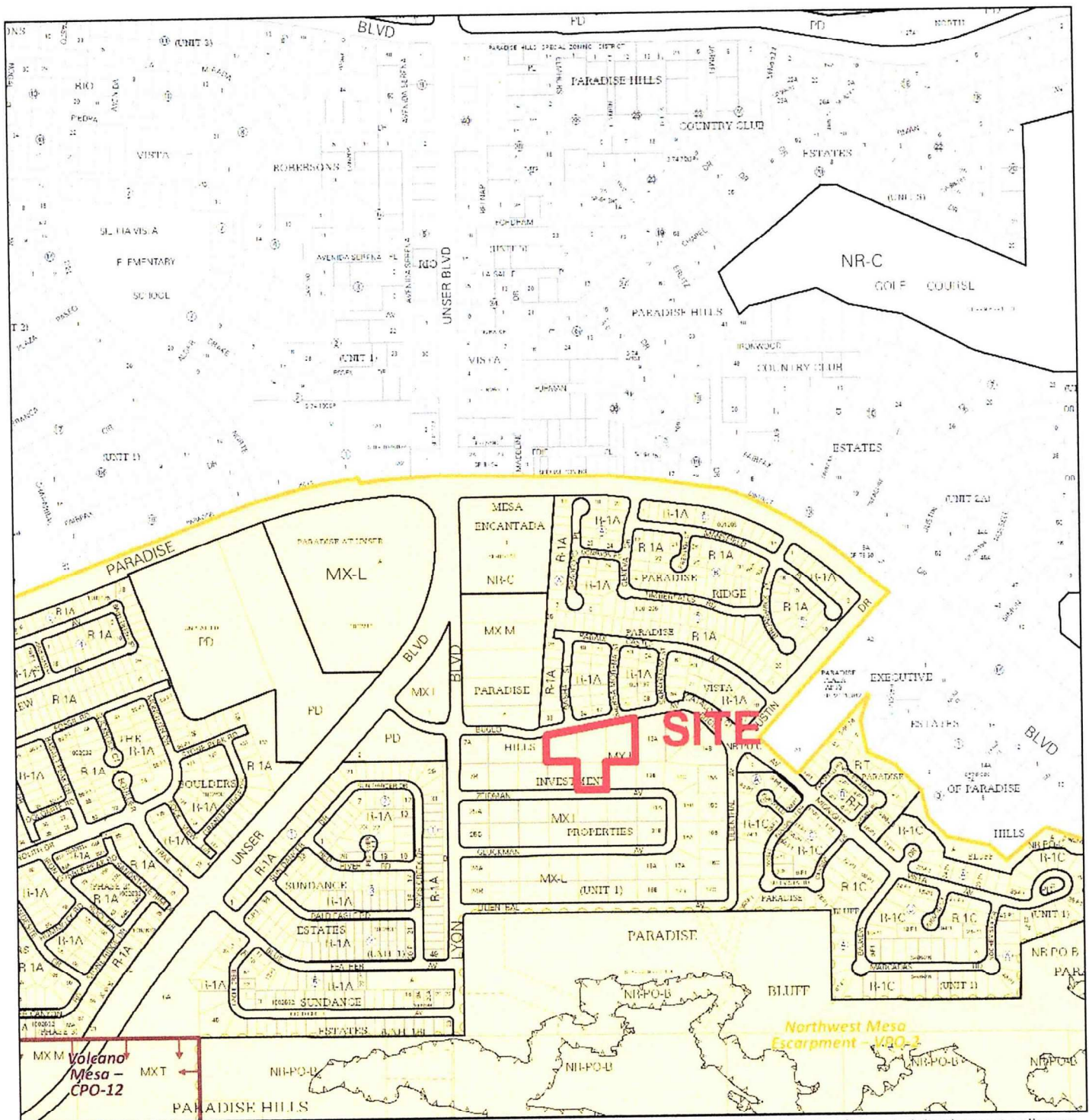
Site

Address: 5512, 5516, 5520 Buglo Ave NW

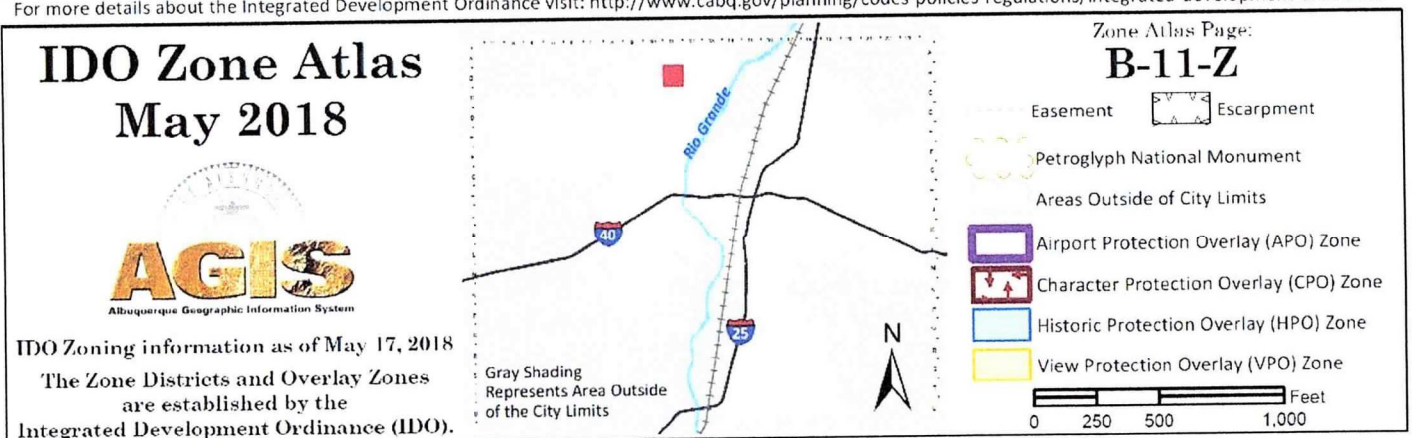
I, John S. Lowe, Managing Member of Buglo Properties LLC, Owner of the above referenced property, hereby authorize Don Briggs of Don Briggs Engineering LLC to serve as a duly authorized agent for the purpose of platting, permitting and engineering the project referenced above.



John S. Lowe
Member/Manager
Buglo Properties, LLC
449 Live Oak Loop NE
Albuquerque, NM 87122
505-688-6834



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>





August 3, 2021

City of Albuquerque
Development Review Board

RE: PR-2019-002333 – Alternative Landscaping Plan Review Request 5512 Buglo Ave. NW

To whom it may concern,

The following is a description and justification for a proposed Alternative Landscape Plan for the Viva Paradise Townhouse Phase II development project. Approval is requested under IDO Section 14-16-5-6(C)(16).

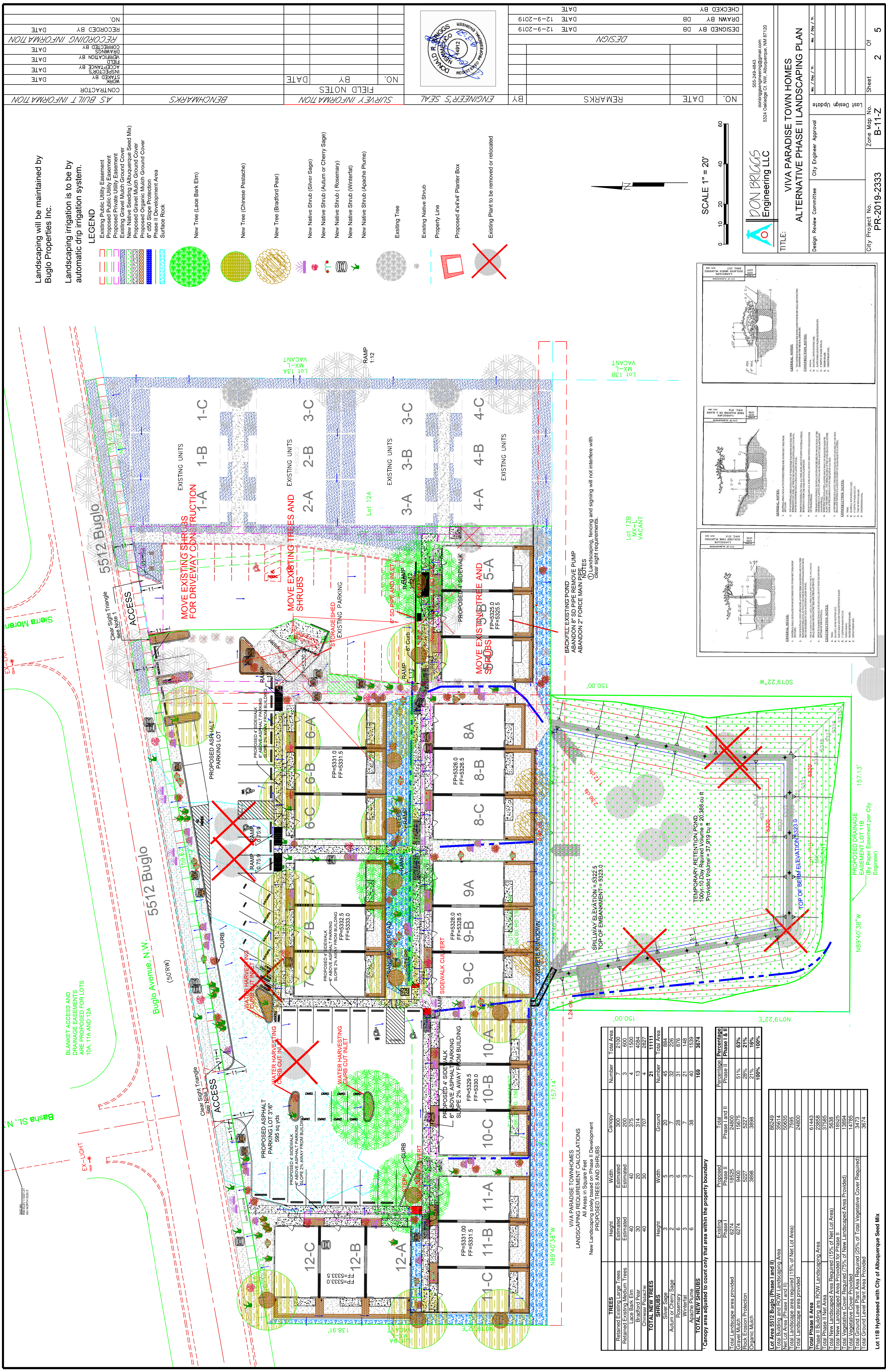
Due to adverse site conditions we are proposing to relocate required street trees from the Buglo Right of Way to within the project's property limits. The site contains an extensive amount of shallow basalt rock which occurs along most of the south edge of Buglo Ave. and within the property frontage to Buglo Ave. This is the where required street trees were to be located as shown on the approved landscaping plan for the Viva Paradise Townhomes project (PR 2019-002333). Review and discussion of this issue with Hilltop Landscaping indicated that even with the excavation of the basalt, the survival of street trees within this area would be severely limited. In addition, as the basalt is under and up against the south curb of Buglo Ave., the removal of the basalt could damage the curb and pavement of Buglo Ave.

We are proposing to retain the trees by moving them to areas within the project area where there is adequate soil to support the survival of the trees. Additional ground cover plants have been moved to the frontage area to help mitigate the screening effect lost by moving the trees. The area between the sidewalk and back of curb will be landscaped to take advantage of the aesthetics of the exposed basalt.

We look forward to meeting with you on this matter

Sincerely

Don Briggs PE CFM
Principal
Don Briggs Engineering LLC





CITY OF ALBUQUERQUE INVOICE

DON BRIGGS PE

5324 OAKLEDGE CT NW

Reference NO: SI-2021-01268

Customer NO: CU-91694769

Date	Description	Amount
8/12/21	2% Technology Fee	\$1.00
8/12/21	Application Fee	\$50.00

Due Date: **8/12/21**

Total due for this invoice:

\$51.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 8/12/21
Amount Due: \$51.00
Reference NO: SI-2021-01268
Payment Code: 130
Customer NO: CU-91694769

DON BRIGGS PE
5324 OAKLEDGE CT NW
ALBUQUERQUE, NM 87111



130 0000SI2021012680009935511419919890000000000000051000CU91694769