

## 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](mailto: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 **Submitted Electronically**
  - ☒ ~~Copy of the Official Notice of Decision associated with the prior approval~~ **Not Required as Notice of Decision could not be located**
  - ☒ ~~Three (3) copies of~~ the proposed Site Development Plan, with changes circled and noted **Submitted Electronically**
- 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

**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: 

Date: 05-27-2020

Printed Name: Jeremy Ortiz

☐ Applicant or ☒ Agent

#### FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

PR-2020-003920

SI-2020-00378

Staff Signature:

Date:





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
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: Kevin Horner for LCA Arrowhead, LP		Phone:
Address: 30 South Waker Drive, Ste. 2750		Email: kevin.horner@lcalp.com
City: Chicago	State: Illinois	Zip: 60606
Professional/Agent (if any): Jeremy Ortiz		Phone: 505-948-8908
Address: 4700 Lincoln RD. STE 102D		Email: jeremy@archisdesign.net
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site: Architect		List all owners:

### BRIEF DESCRIPTION OF REQUEST

Amending Site plan to include small storage structure in far northeast corner of property

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

Lot or Tract No.: TR 1B1 PLAT OF TRS 1A1 & 1B1	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-10-Z	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 12.3542

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1700 Market Steet	Between: Unser	and: Ladera
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 06-02-2020
Printed Name: Jeremy Ortiz	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00378	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project # PR-2020-003920

# LCA Arrowhead, LP

May 29, 2020

City of Albuquerque:

Concetta Trujillo, Zoning Plan Examiner  
Planning & Development Services  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, N.M. 87103  
Telephone: (505) 924-3860  
Email: [cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)

Property Owner:

LCA Arrowhead, LP  
Contact: Kevin Horner  
30 South Wacker Drive, Ste. 2750  
Chicago, IL 60606  
Email: [kevin.horner@lcalp.com](mailto:kevin.horner@lcalp.com)

Agent:

Jeremy Ortiz  
Archis Architects LLC.  
4700 Lincoln Road NE, Suite 102D  
Albuquerque, New Mexico 87109  
Phone (505) 948-8908  
[jeremy@archisdesign.net](mailto:jeremy@archisdesign.net)

**RE: Agent Authorization for LCA Arrowhead, LP –Administrative Amendment for Storage Shed (A-14)**

Ms. Trujillo,

The purpose of this letter is to authorize Jeremy Ortiz, with Archis Architects, LLC, to act as our agent of record in this request for an Administrative Amendment to an approved Site Development Plan for Building Permit and for Subdivision on the property legally described as: TR 1B1 PLAT OF TRS 1A1 & 1B1 EL RANCHO ATRISCOPHASE 3 CONT 12.3542 AC, Canon De Arrowhead Apartments, located at 1700 Market Street NW 87120, zoned PD under the new Albuquerque IDO, formally zoned as R-D containing approximately 12.3542 Acres.

This authorization is valid until further written notice from Jeremy Ortiz (Agent) or Stephanie Sellstrom (Owner). Please direct all correspondence and communication to our Agent for the purpose of this request for Administrative approval.

Respectfully,



Kevin Horner  
Executive Vice President

cc: File



May 26, 2020

City of Albuquerque  
Concetta Trujillo, Zoning Plan Examiner  
Planning & Development Services  
Plaza del Sol, 600 Second NW, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, N.M. 87103  
Telephone: (505) 924-3860  
Email: [cmtrujillo@cabq.gov](mailto:cmtrujillo@cabq.gov)

Property Owner:  
LCA Arrowhead, LP  
Contact: Kevin Horner  
30 South Waker Drive, Ste. 2750  
Chicago, IL 60606  
Email: [kevin.horner@lcalp.com](mailto:kevin.horner@lcalp.com)

Agent:  
Jeremy Ortiz  
Archis Architects LLC.  
4700 Lincoln Road NE, Suite 102D  
Albuquerque, New Mexico 87109  
Phone (505) 948-8908  
[jeremy@archisdesign.net](mailto:jeremy@archisdesign.net)

RE: Letter of Justification for the documentation of the storage shed located in the far north east corner of the parking lot of the Site Development located at 1700 Market St NW 87120.

Ms. Trujillo,

The purpose of this letter is to request that we be granted an Administrative Approval Amendment to allow the existing storage shed located in the far northeast corner of the apartment complex to remain. We are currently in for permit for a foundation for the shed and need approval in order to finalize our permit and construction of the new foundation for the existing shed. The amendment follows all criteria for a Minor Amendment as stated in the Albuquerque IDO Section 14-16-6-4(X)(2) with the exception of parking requirements. However:

1. The storage shed is located along 4 parking spaces. With the site's prior approval, it was zoned as a R-D (Residential Development). Under those rules, based on the number of dwelling units associated with the development, the total required number of parking spaces was calculated to

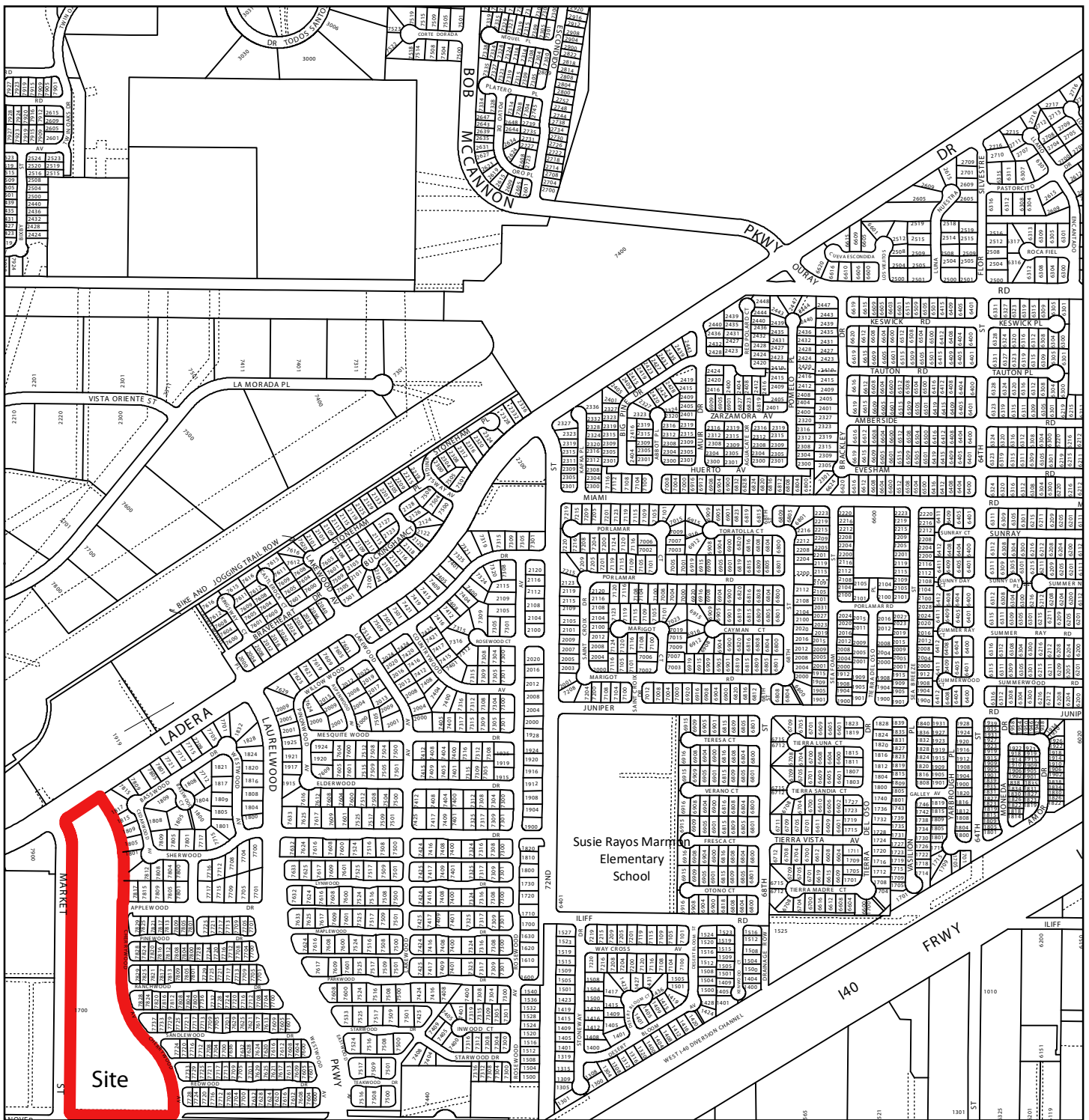
be 520 spaces. The Development provided 538 parking spaces on the site making an overage of 18 parking spaces. None of the parking spaces being utilized by the storage shed are marked as ADA and do not affect any buffering, landscape, or set back standards. This concludes the development is still over on the required parking by 14 spaces and still meets all ADA and other site requirements as well as does not exceed any thresholds as stated in Table 6-4-5 of the Albuquerque IDO

We respectfully ask that you approve this Amendment Administratively so that we can quickly replace the foundation on the shed to improve the quality of the structure and help protect the health safety and welfare of the public on this matter.

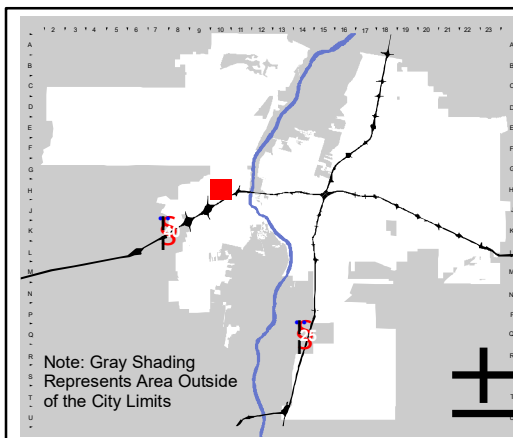
Respectfully,

A handwritten signature in blue ink, appearing to read 'Jeremy Ortiz', with a stylized flourish at the end.

Jeremy Ortiz, AIA, NCARB, CDT  
Principal, CEO



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



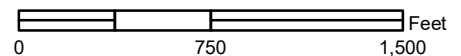
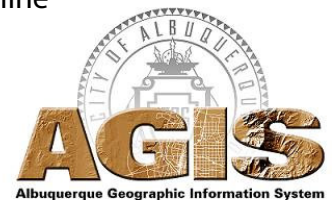
Address Map Page:

■ Site outline

# H-10-Z

Map Amended through:  
3/17/2017

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

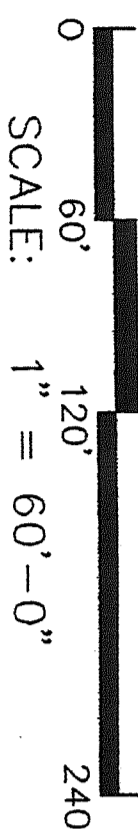


1. BUILDINGS LABELED IV WILL HAVE NO MORE THAN 4 EAST FACING WINDOWS.

2. FENCE INSTALLATION WILL BEGIN WITH ADDITION OF CHU'S TO EXISTING WALL OF ADJACENT RESIDENCE TO A HEIGHT OF 6'. THEN 20' ABOVE EXISTING WALL AS SHOWN.
3. REMAINING FENCES WILL BE 6' IN HEIGHT.
4. TREES INSTALLED ADJACENT TO EXISTING HOMES WILL BE AT LEAST 10' IN HEIGHT. LANDSCAPE CONTRACTOR WILL COORDINATE NEW TREE LOCATIONS WITH ADJACENT PROPERTY OWNERS TREES TO PROVIDE MAXIMUM SCREENING.
5. LIGHTING WILL BE IN ACCORDANCE WITH THE DARK SKIES POLICY RECOMMENDED BY THE STARRIE OPTICAL RANGE.
6. ALL BUILDINGS WILL HAVE SPRINKLED FIRE PROTECTION.
7. ALL BUILDINGS WILL HAVE 24" IDENTIFICATION NUMBER VISIBLE FROM PARKING.
8. ALL BUILDINGS WILL HAVE 15' MINIMUM SEPARATION.

1. 6' PUBLIC SIDEWALK TYPICAL IN R.O.W. 12' SETBACK FROM CURB

2. EXISTING CONCRETE CURB TO REMAIN.
3. STRIPPING , TYPICAL
4. ASPHALT PAVING TYPICAL
5. FIRE HYDRANT LOCATION (PROPOSED).
6. ALL SIDEWALKS AT HC PARKING WILL BE FLUSH WITH HC ACCESS  
ALL HC PARKING STALLS TO HAVE PAINTED SYBOL AND POLE  
MOUNTED SIGN.
7. BIKE RACK (BANKS), SEE DETAIL THIS SHEET.
8. 5' PUBLIC SIDEWALK IN R.O.W. @ PROP. LINE.
9. MONUMENT SIGN (CONCRETE SIDED) 2x 2 S.F. EACH SIDE INTERNALLY  
ILLUMINATED. SEE ELEVATION THIS SHEET.
10. REFUSE COMPACTOR LOCATION. SEE DETAIL L THIS SHEET.
11. EXISTING 6' - 0"± HIGH CURB WALL.



1. EXISTING WALL
  2. PLASTER 20' ON CENTER
  3. 1/2" WROUGHT IRON 6' ON CENTER
  4. 4" WHITE SLUMP BLOCK
  5. WROUGHT IRON COLOR - RED VERMILION
- Francis Red Pa-*  
*RFI # 90*

PRECAST CONCRETE FENCE DETAIL

1

2

4'-0"

9"

APPLIED STUCCO

1700 MARKET ST.

BARK MULCH

FRAXE PAINT

MESA TAN

RAISED STUCCO LETTERING COLOR --

166 RFT

I. 8-PLEX BLDG.	I (2 BR.)	8,338 SQ. FT.
II. 12-PLEX BLDG.	II (2 BR.)	12,462 SQ. FT.
III. 12-PLEX BLDG.	III (3 BR.)	15,054 SQ. FT.
IV. 8-PLEX BLDG.	IV (1 BR.)	7,712 SQ. FT.
RECREATION BLDG. (1052 SF)		

OPEN SPACE REQUIREMENT:

OPEN SPACE REQUIREMENTS ARE MET FOR THE SPECIFIC NEEDS OF THE EL RANCHO AIRSCO PHASE III SECTOR PLAN, AS DETERMINED BY THE OPEN SPACE DIVISION. THE REQUIRED OPEN SPACE FOR THE ADDITIONAL 24 DWELLING UNITS WILL BE PROVIDED BY THE DEVELOPER IN ASSOCIATION WITH CITY POLICY.

LESS BUILDING AREA: -101,340 sq. ft.  
LESS PARKING AREA: -179,857 sq. ft.  
LESS SIDEWALKS AND IMPERVIOUS: -20,523 sq. ft.

TOTAL PERVIOUS/SEMI-PERVIOUS AREA:	237,805 sq. ft
TOTAL REQUIRED LANDSCAPE AREA:	65,727 sq. ft
TOTAL PROVIDED LANDSCAPE AREA:	81,472 sq. ft

$$264 \text{ DU} \times 2400 \text{ SF/DU} = 633,600$$

USEABLE OPEN SPACE PER PLAN	=	237,805 sq. ft.
DETACHED OPEN SPACE REQUIRED	=	395,795 sq. ft.
DETACHED OPEN SPACE CREDIT	=	410,822 sq. ft.

EL MANUCHO ATRISCO TRACT IN  
12.39 ACRES PREVIOUSLY 9.40 ACRES  
TRACT 1-A-1 AS FILED IN VOL. 96C, FOLIO 1935  
AND AS AMENDED IN DRB-98-6/V-98-7  
SITUATE WITHIN THE TOWN OF ATRISCO GRANT  
-R-D  
H10, J10, H11, J11  
ZONE ATLAS

I. 8-PLEX BLDG. I	(2 BR.)	4,169	SQ. FT.= 1
II. 12-PLEX BLDG. II	(2 BR.)	4,154	SQ. FT.= 14
III. 12-PLEX BLDG. III	(3 BR.)	5,018	SQ. FT.= 6
IV. 8-PLEX BLDG. IV	(1 BR.)	3,856	SQ. FT.= 2
RECREATION BLDG.	(1052 SF)		= 1
MAINTENANCE BLDG.	(343 SF)		= 1

TOTAL NO. OF BLDGS. 101,540 SQ. FT. = 25

1 BEDROOM ( 850 S.F.)	=	16	(6.0 %)
2. BEDROOM ( 925 S.F.)	=	176	(66.7 %)
3 BEDROOM (1,125 S.F.)	=	72	(27.3 %)

$$\begin{aligned} 1 \text{ BEDROOM ( } 16 \times 1.5 \text{ )} &= 24 \\ 2 \text{ BEDROOM ( } 176 \times 2 \text{ )} &= 352 \\ 3 \text{ BEDROOM ( } 72 \times 2 \text{ )} &= 144 \end{aligned}$$

## STANDARD

STANDARD		=	484
COMPACT	<del>34</del> x <del>21</del>	=	34
DISABLED PARKING	8' x 15' MIN.	=	20

R<sub>12</sub> 12/1/99

## 538

DRB Chairman \_\_\_\_\_ Date 10.19.98

Mail Order	6-16-78
Ironie	Date
Unlined	6-16-78
Porter	Date
Car Engine	Date
Mail R. Ward	6-10-78
Fine	Date
Joe C. Johnson	6-11-78
Solid Waste	Date

791-4493

[illegible]MARKET STREET  
ALBUQUERQUE, NEW MEXICO

ALBUQUERQUE, NEW MEXICO

SHEET TITLE
-------------

2

4001 JUAN TABO NE - A, ALB. NM  
(505)298-3477 87111

**CONSTRUCTION ANALYSIS  
& MANAGEMENT, INC.**

DRAWN BY  
REH  
DESIGN BY  
REH  
CHK'D BY  
REH

DATE:  
1/12/99

AST

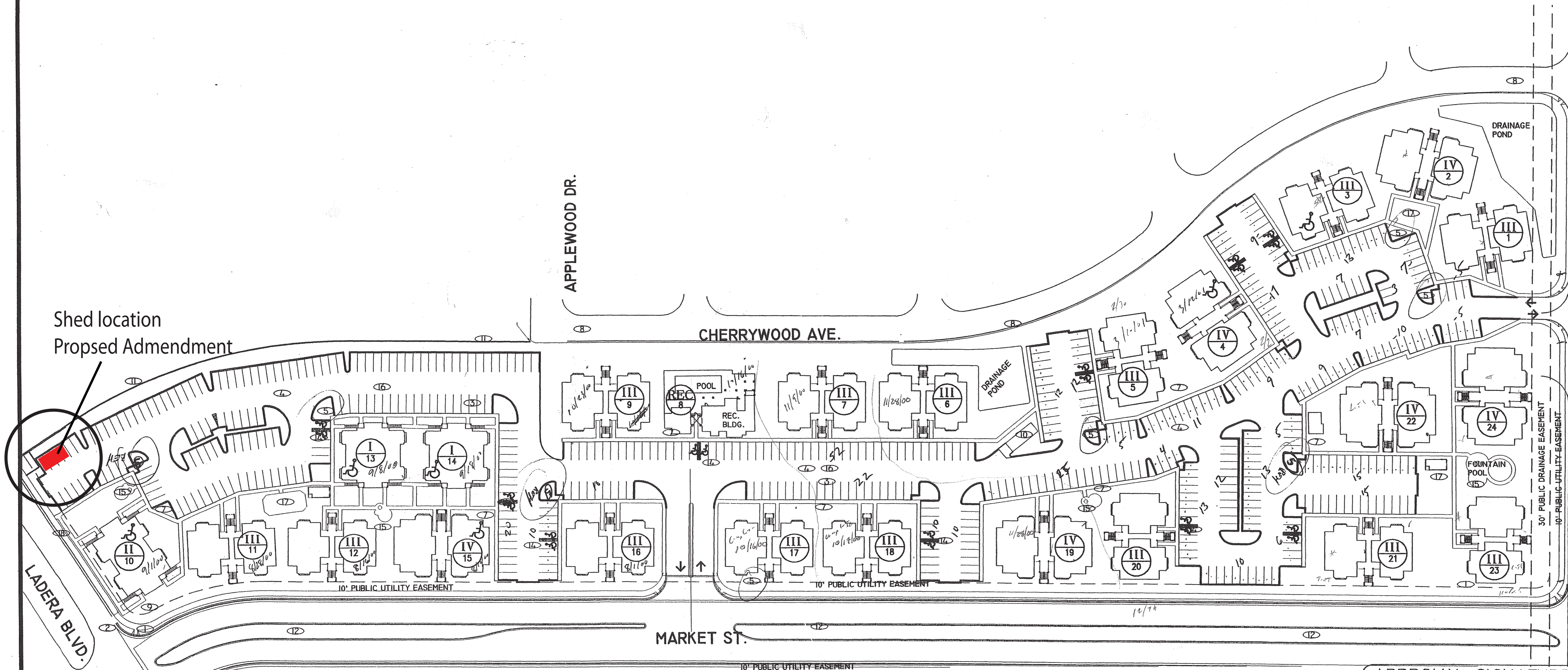
# GENERAL CONDITIONS

- BUILDINGS LABELED IV WILL HAVE NO MORE THAN 4 EAST FACING WINDOWS.
- FENCE INSTALLATION WILL BEGIN WITH ADDITION OF CMU'S TO EXISTING WALL OF ADJACENT RESIDENCE TO A HEIGHT OF 6". THEN 20" ABOVE EXISTING WALL AS SHOWN.
- REMAINING FENCES WILL BE 6' IN HEIGHT.
- TREES INSTALLED ADJACENT TO EXISTING HOMES WILL BE AT LEAST 10' IN HEIGHT. LANDSCAPE CONTRACTOR WILL COORDINATE NEW TREE LOCATIONS WITH ADJACENT PROPERTY OWNERS TREES TO PROVIDE MAXIMUM SCREENING.
- LIGHTING WILL BE IN ACCORDANCE WITH THE "DARK SKIES POLICY" RECOMMENDED BY THE STARFIRE OPTICAL RANGE.
- ALL BUILDINGS WILL HAVE SPRINKLED FIRE PROTECTION.
- ALL BUILDINGS WILL HAVE 24" IDENTIFICATION NUMBER VISIBLE FROM PARKING.
- ALL BUILDINGS WILL HAVE 15' MINIMUM SEPERATION.

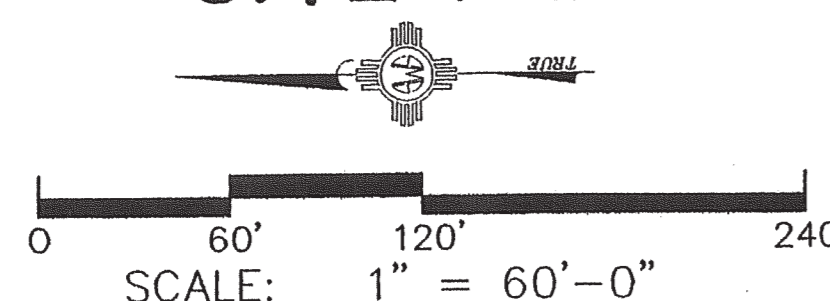
## KEYED NOTES

- 6' PUBLIC SIDEWALK TYPICAL IN R.O.W. 12' SETBACK FROM CURB.
- EXISTING CONCRETE CURB TO REMAIN.
- STRIPING, TYPICAL
- ASPHALT PAVING TYPICAL
- FIRE HYDRANT LOCATION (PROPOSED).
- ALL SIDEWALKS AT HC PARKING WILL BE FLUSH WITH HC ACCESS. ALL HC PARKING STALLS TO HAVE PAINTED SYBOL AND POLE MOUNTED SIGN.
- BIKE RACK (5BKS), SEE DETAIL THIS SHEET.
- 5' PUBLIC SIDEWALK IN R.O.W. @ PROP. LINE.
- MONUMENT SIGN (DOUBLE SIDED) 24 S.F. EACH SIDE INTERNALLY ILLUMINATED. SEE ELEVATION THIS SHEET.
- REFUSE COMPACTOR LOCATION. SEE DETAIL LTHIS SHEET.
- EXISTING 6' - 0"± HIGH CMU WALL.
- PROPOSED MEDIAN
- PROPOSED MEDIAN CUTS
- ASHPALT HC RAMP
- PICNIC AREA - W/ GAZEBO, BBQ PIT, HARD DECK
- PROVIDE SPEED BUMPS EVERY 100' - 0" ALONG PARKING DRIVE LANES.
- RECREATION AREA / PLAYGROUND
- PEDESTRIAN ACCESS

## AS-BUILTS



## SITE PLAN



### FLOOR AREA CALCULATIONS

- I. 8-PLEX BLDG. I (2 BR.) 8,338 SQ. FT.
- II. 12-PLEX BLDG. II (2 BR.) 12,462 SQ. FT.
- III. 12-PLEX BLDG. III (3 BR.) 15,054 SQ. FT.
- IV. 8-PLEX BLDG. IV (1 BR.) 7,712 SQ. FT.
- RECREATION BLDG. (1052 SF)

### LANDSCAPE / OPEN SPACE CALCUALTIONS

#### OPEN SPACE REQUIREMENT:

OPEN SPACE REQUIREMENTS ARE MET FOR THE SPECIFIC NEEDS OF THE EL RANCHO ATRISCO PHASE III SECTOR PLAN, AS DETERMINED BY THE OPEN SPACE DIVISION. THE REQUIRED OPEN SPACE FOR THE ADDITIONAL 24 DWELLING UNITS WILL BE PROVIDED BY THE DEVELOPER IN ASSOCIATION WITH CITY POLICY.

TOTAL PROPERTY AREA: 539,725 sq. ft.  
 LESS BUILDING AREA: -101,540 sq. ft.  
 LESS PARKING AREA: -179,857 sq. ft.  
 LESS SIDEWALKS AND IMPERVIOUS: - 20,523 sq. ft.

TOTAL PERVIOUS/SEMIPEVIOUS AREA: 237,805 sq. ft.  
 TOTAL REQUIRED LANDSCAPE AREA: 65,727 sq. ft.  
 TOTAL PROVIDED LANDSCAPE AREA: 81,472 sq. ft.

#### OPEN SPACE CALCULATIONS

264 DU x 2400 SF/DU = 633,600  
 ONSITE REQUIREMENT = 68,800  
 USEABLE OPEN SPACE PER PLAN = 237,805 sq. ft.  
 DETACHED OPEN SPACE REQUIRED = 395,795 sq. ft.  
 DETACHED OPEN SPACE CREDIT = 410,822 sq. ft.

### LOCATION & LEGAL DESCRIPTION

EL RANCHO ATRISCO PHASE III  
 12.39 ACRES PREVIOUSLY 9.40 ACRES  
 TRACT 1-A-1 AS FILED IN VOL. 96C, FOLIO 195  
 AND AS AMENDED IN DRB-98-6/V-98-7  
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT  
 ZONING R-D  
 ZONE ATLAS H10, J10, H11, J11

### BUILDING AREA AND PARKING CALCULATIONS

- I. 8-PLEX BLDG. I (2 BR.) 4,169 SQ. FT.= 1
- II. 12-PLEX BLDG. II (2 BR.) 4,154 SQ. FT.= 14
- III. 12-PLEX BLDG. III (3 BR.) 5,018 SQ. FT.= 6
- IV. 8-PLEX BLDG. IV (1 BR.) 3,856 SQ. FT.= 2
- RECREATION BLDG. (1052 SF) = 1
- MAINTENANCE BLDG. (343 SF) = 1

TOTAL NO. OF BLDGS. 101,540 SQ. FT.= 25

- 1 BEDROOM ( 850 S.F.) = 16 (6.0 %)
- 2 BEDROOM ( 925 S.F.) = 176 (66.7 %)
- 3 BEDROOM (1,125 S.F.) = 72 (27.3 %)

TOTAL NO. OF UNITS = 264

#### PARKING REQUIRED:

- 1 BEDROOM ( 16 x 1.5 ) = 24
- 2 BEDROOM ( 176 x 2 ) = 352
- 3 BEDROOM ( 72 x 2 ) = 144

TOTAL REQ. PARKING = 520

#### PARKING PROVIDED:

- STANDARD 8' x 15' MIN. = 484
- COMPACT 8' x 15' MIN. = 34
- DISABLED PARKING = 20

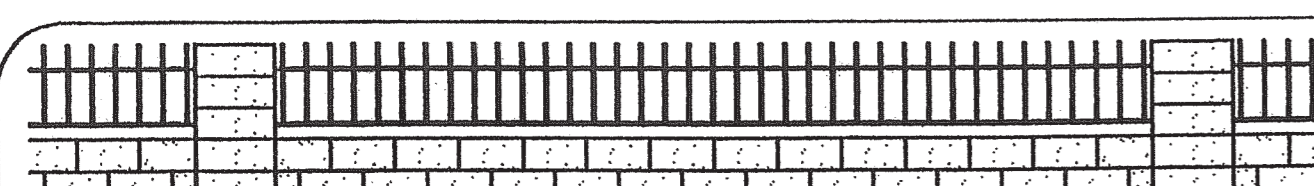
TOTAL PROVIDED PARKING = 538

534

### APPROVAL SIGNATURES

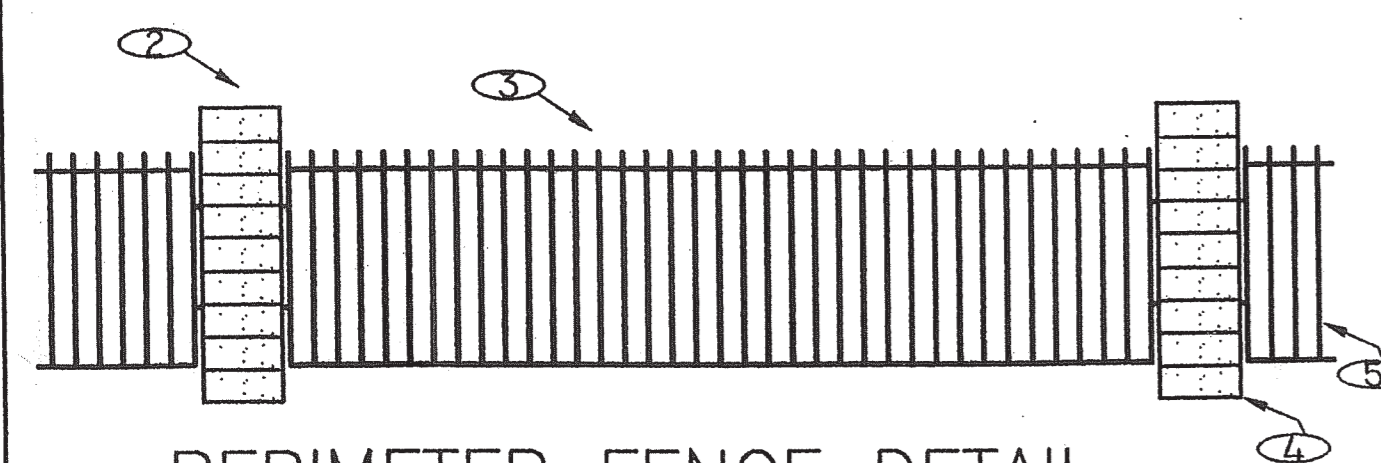
*DRB Chairman* 10-19-98  
*Traffic* 6-16-98  
*Utilities* 6-16-98  
*Parks & Community Services* 6-16-98  
*City Engineer / AAFCA* 9-4-98  
*Fire* 6-10-98  
*Solid Waste* 6-11-98

Total Living Sq FT = 237,805  
 258,463

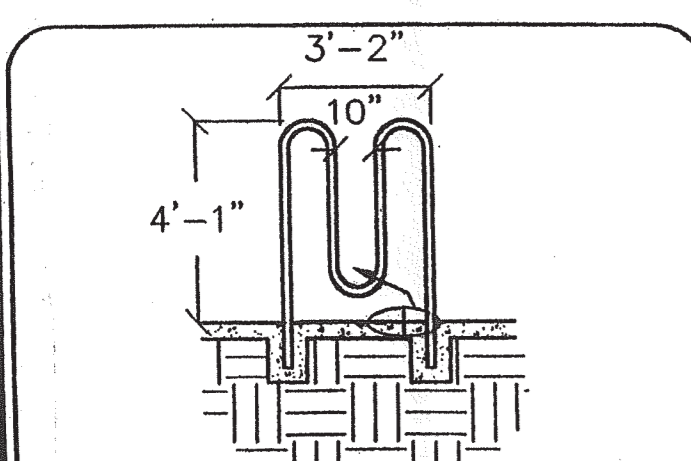


### KEYED NOTES

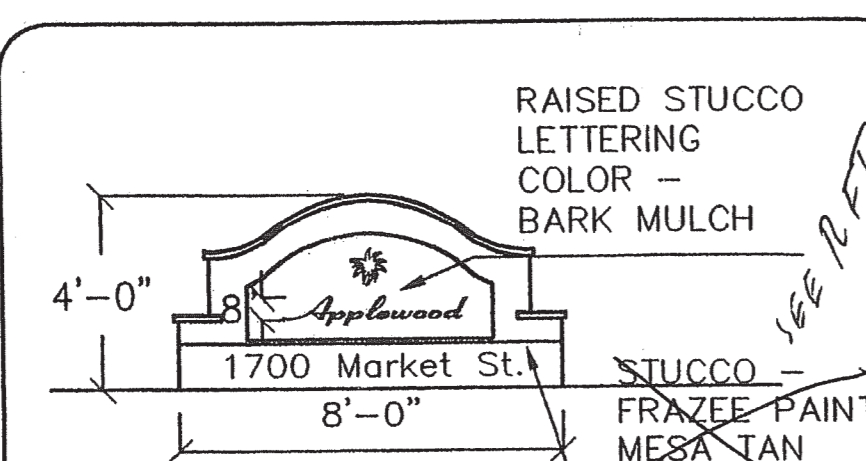
- EXISTING WALL
- PILASTER 20" ON CENTER
- 1/2" WROUGHT IRON 6" ON CENTER
- 4" WHITE SLUMP BLOCK
- WROUGHT IRON COLOR - RED / VERMILION



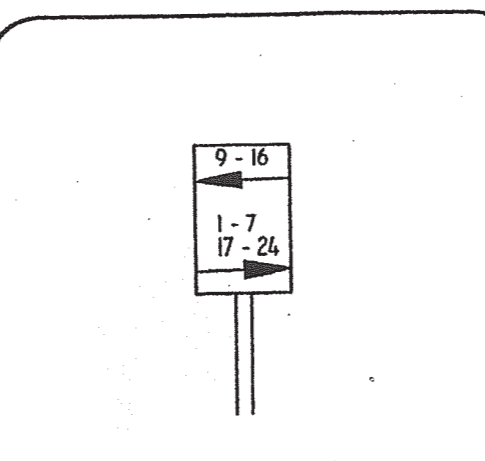
PERIMETER FENCE DETAIL



BIKE RACK DETAIL



MONUMENT SIGN DETAIL



ENTRY SIGN DETAIL

New Provided Parking  
 Proposed Admendment

4001 JUAN TABO NE - A. ALB. NM 87111  
 (505)298-3477

REV.	DATE	DESCRIPTION
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PROJECT TITLE

**WESTWOOD APARTMENTS**

MARKET STREET ALBUQUERQUE, NEW MEXICO

SHEET TITLE

**DRB Site Plan**

DRAWN BY REH  
 DESIGN BY REH  
 CHK'D BY REH

DATE: 1/12/99

**ASI**

**CAMI**  
 CONSTRUCTION ANALYSIS  
 & MANAGEMENT, INC.