



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)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Greystar		Phone: 512.485.3637
Address: 2500 Bee Cave Road, Building III, Suite 500		Email: Seth.westerman@greystar.com
City: Austin	State: Texas	Zip: 78746
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505 764 9801
Address: 302 8th Street NW		Email: Frank@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:		List all owners: CRP-GREP OVERTURE ANDALUCIA OWNER LLC ATTN: THE CARLYLE GROUP

BRIEF DESCRIPTION OF REQUEST

Minor amendment to the prior approved site plan for the addition of a refuse container and two carports.

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

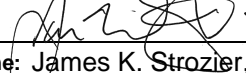
Lot or Tract No.: Lot 4-A Plat of Tract 4-A	Block:	Unit:
Subdivision/Addition: North Andalucia at La Luz	MRGCD Map No.:	UPC Code: 101206207401731301
Zone Atlas Page(s): E-12	Existing Zoning: PD	Proposed Zoning: PD
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 7.7

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5301 Antequera Road NW Between: Antequera Road and: Mirandela Street

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2020-003658, SI-2020-00356

Signature:  Date: 9/28/22
 Printed Name: James K. Strozio, FAICP ☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

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 to City Staff using other on-line resources such as Dropbox or FTP.

☒ **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 label

☐ **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(Y)(2)
- ☒ The approved Site Plan being amended
- ☒ Copy of the Official Notice of Decision associated with the prior approval
- ☒ The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) **SBDC Form is no longer in use. Section 5-2(D) is archaeological considerations. The site has already been cleared for archeological relevancy.**

Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. 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(Z)(1)(a)
- ☐ The approved Site Development Plan being amended
- ☐ Copy of the Official Notice of Decision associated with the prior approval
- ☐ The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- ☐ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

☐ **ACCELERATED EXPIRATION SITE PLAN**

- ☐ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- ☐ Site Plan to be Expired

☐ **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(C)(3)(b)
- ☐ Required notices with content per IDO Section 14-16-6-4(K)
 - ☐ 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

October 4, 2022

Mr. Jay Rodenbeck, Planning Manager
City of Albuquerque, Development Review Services
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Andalusía Senior Housing Site Plan and Related Applications

Dear Mr. Rodenbeck:

The purpose of this letter is to authorize Consensus Planning, Inc. to act as our agent for approval of a Minor Amendment to an approved Site Plan – EPC for a multi-family development on the below referenced property.

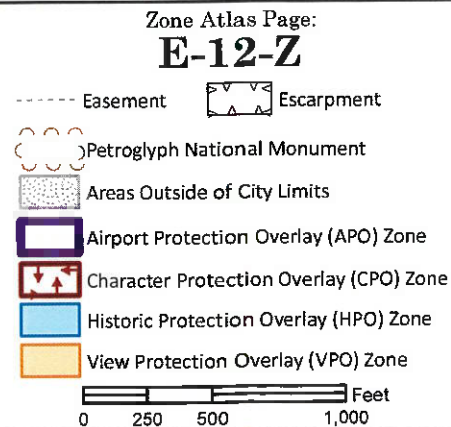
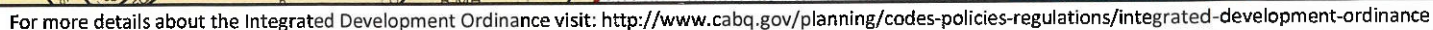
Legal Description: Tract 4, North Andalusía at La Luz, containing 7.7061 acres

Greystar is the owner of the property.

Sincerely,

Seth A. Westerman

Seth A. Westerman, Associate, Development
Greystar





October 3, 2022

Mr. James M. Aranda, Deputy Director/ZEO
Albuquerque Planning Department
600 North 2nd Street NW
Albuquerque, NM 87102
jmaranda@cabq.gov

Dear Mr. Aranda:

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to request approval of a Minor Amendment to the Overture Andalucia Site Plan – DRB (PR-2020-003658) to allow for an additional residential refuse container (for recycling only) and two additional carports. The subject site is under construction and located at 5301 Antequera Road NW and is legally described as *Lot 4-A Plat of Tract 4-A North Andalucia at La Luz* and is approximately 8 acres in size.

The attached amended site plan shows the new refuse container's location and the location of the proposed carports. The additional refuse container and carports will be developed consistent with the approved details. This amendment meets the criteria to be considered a minor amendment under Section 14-16-6-4 (Y)(2)(a) of the IDO based on the following:

6-4(Y)(2) Minor Amendments

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.

Applicant Response: *The amendment to the existing site plan is being proposed to better serve the residents of the proposed senior community. It was not known to the client at the time that they initially designed the original site plan that an additional refuse container for recycling and two covered carports would be necessary to ensure the maximum quality of life of potential residents. Given the age of residents, as it is a senior living apartment complex, providing an additional refuse container near the northeast corner of the resident's garage and storage area will help to increase access for residents thereby minimizing the distances residents will need to travel to utilize the refuse containers. The existing refuse container which was approved with the original site plan is on the southwest side of the resident's garage and storage area. The addition of the second container ensures residents with garages on both the eastern and western sides of the structure will have equitable access to a refuse area.*

PRINCIPALS

James K. Strozier, FAICP
Christopher J. Green, PLA,
ASLA, LEED AP
Jacqueline Fishman, AICP

The approved site plan only features two carport areas which are abutting the resident's garage and storage area. The two proposed carports will increase residents' access to covered parking and help to ensure it is equitably distributed throughout the parking area. At the time of creating the original site plan, the client did not know there would be an increased need for carport parking. The additional carport areas will help to provide an increase in all-weather parking areas for residents and will improve the longevity of residents' cars by protecting them from the elements. The location of the

additional carports, on the southern property line, will not create any visual impacts since the adjacent property is at a higher grade.

2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments) and does not affect density, parking, or drive aisles.

Applicant Response: *This amendment does not exceed any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4.*

3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.

Applicant Response: *The original approved site plan features 109,888 square feet of usable open space area. The required amount of usable open space per the IDO is 36,950 square feet. The proposed refuse container will encroach slightly on a landscaped area of the 35-foot buffer near Coors Boulevard NW however this will not affect the required amount of usable open space as there is a significant surplus provided in the site plan. Additionally, the carport area will not affect the usable open space rather it will cover already designated parking spaces.*

4. The amendment does not reduce any building setback adjacent to development containing residential uses.

Applicant Response: *This amendment does not reduce any building setback adjacent to development containing residential uses by any amount.*

5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.

Applicant Response: *This amendment does not increase the maximum number of dwelling units in the approved site plan.*

6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.

Applicant Response: *This amendment does not adjust a building design standard.*

7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the

visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.

Applicant Response: The approved site plan features a proposed landscape area coverage of 86,487 square feet. The required landscape area is 15% of the net area or 33,331 square feet. The placement of the proposed refuse container will encroach slightly on the landscaped area of the 35-foot buffer near Coors Boulevard but will not adversely impact the total amount of landscaped area. The site plan with the proposed amendment will still be in compliance with the IDO section 5-6(C)(2). The addition of the additional refuse will not be visible from Coors Boulevard due to the significant grade change.

8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.

Applicant Response: The requested amendment is for an additional refuse container and two covered carports for residential use and will not affect or increase traffic patterns for the subject property. There will be no increase or decrease in the number of streets, sidewalks, or trails.

9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.

Applicant Response: The amendment does not require major public infrastructure or any changes to access or circulation patterns. The project is under construction.

10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.

Applicant Response: This amendment does not change any conditions attached by the previous decision-making body (the DRB) to the existing Site Plan – DRB.

11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.

Applicant Response: The property is located in the Coors Boulevard Overlay Zone (CPO-2). The proposed amendment to the site plan to allow for an additional refuse container (recycling only) and two carports will not affect any design or development standards relating to the CPO-2.

12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.

Applicant Response: This amendment does not change the land use for this property.



13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).

Applicant Response: *The subject property is under construction following the approved Site Plan – EPC, and no nonconformities exist on the site.*

Based on the IDO Criteria and responses provided above, we respectfully request approval of the attached Minor Amendment as provided for in the IDO.

Please do not hesitate to contact us if you have any questions or require any additional information.

Sincerely,

James K. Strozier, FAICP
Principal

A handwritten signature in black ink, which appears to be 'J. Strozier', is written over the typed name and title.

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

OFFICIAL NOTIFICATION OF DECISION

Greystar
1717 West 6th Street, Suite 262
Austin, TX 78703

Project# PR-2020-003658
Application#
SI-2020-01052 EPC SITE PLAN FINAL SIGN-OFF

LEGAL DESCRIPTION:

All or a portion of **TRACT 4, NORTH ANDALUCIA AT LA LUZ**, zoned PD, located at **5301 ANTEQUERA RD NW between BOSQUE SCHOOL RD and MIRANDELA ST**, containing approximately 7.7061 acre(s). (E-12)

On October 28, 2020, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to Transportation and Planning, based on the following Findings:

1. The EPC approved this project on September 10, 2020.
2. The Site Plan meets the EPC conditions.
3. The request proposal includes 55 senior independent living, multi-family apartment dwellings (age-restricted 55+).
4. The proper notice was given as required by the IDO in Table 6-1-1.
5. Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan – EPC shall be approved if it meets all of the following criteria:
 - a. 6-6(H)(3)(a) *The Site Plan is consistent with the ABC Comp Plan as amended.*

The Site Plan is consistent with the ABC Comp Plan as amended.

- b. 6-6(H)(3)(b) *The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.*

The site is zoned PD. The Site Plan is consistent with any applicable terms and conditions in any previously approved PD zoning covering the property and any related development agreements and/or regulations.

- c. 6-6(H)(3)(c) *The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.*

The features and improvements depicted on the Site Plan meet the IDO requirements including parking, landscaping, design and building height. The landscaping plan shows 33,331 square feet of landscaping required and 86,487 square feet provided. The project required 214 parking spaces and has provided 234 spaces, including 6 compact parking spaces and 6 electric vehicle parking spaces. The maximum permitted building heights were determined based on a view analysis and building heights shown on the site plan comply with the Coors Boulevard VPO-1 view protection requirements.

- d. 6-6(H)(3)(d) *The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.*

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was not required and the site has an approved grading and drainage plan.

- e. 6-6(H)(3)(e) *The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.*

The project provides adequate landscaping and screening around the periphery of the site. Street trees along Coors Boulevard, Mirandela Road, and Antequera Road will help to screen the project.

Conditions:

1. Final sign-off is delegated to Transportation for a note on the Site Plan for a landing at the top of the perpendicular ramps.

2. Final sign-off is delegated to Planning for the Solid Waste signature and for signed stamps/seals on the Site Plan sheets.
3. The applicant will obtain final sign off by December 9, 2020 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **NOVEMBER 12, 2020**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). Files larger than 9MB can be sent to PLNDRS@CABQ.GOV using <https://wettransfer.com>. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Jolene Wolfley

DRB Chair

JW/jr

Consensus Planning, Inc, 302 8th Street NW, ABQ, NM 87102

ADMINISTRATIVE AMENDMENT	
FILE # _____	PROJECT # _____

APPROVED BY	DATE

Modification of building elevations for cottage duplex units (removal of stone veneer from exterior wall base);

Minor modifications to windows and awnings on the primary building (to accommodate roof drainage requirements with downspouts)

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
3. SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
4. LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
5. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 6 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
6. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
7. A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
8. THE COORS BOULEVARD CPQ-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ

ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))

SITE AREA: 7.71 ACRES

LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS
(AGE-RESTRICTED 55+)

TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)

NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

Figure 1 consists of two diagrams. The left diagram is a vertical cross-section of a wall, labeled '6'-0" CMU WALL'. It shows a brick-patterned concrete masonry unit wall with a vertical reinforcement bar extending from the base. The right diagram is a plan view of a rectangular slab. The overall dimensions are 26'-8" in width and 10'-8" in depth. The slab contains two square openings, each marked with an 'X'. The openings are positioned symmetrically within the slab. The slab is supported by two curved beams at the bottom.

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE
S1	1 BED	526	566	2	2	2	6	200 sq. ft.	1,200 sq. ft.
A1	1 BED	598	598	7	9	8	24	200 sq. ft.	4,800 sq. ft.
A1A	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.
A1B	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.
A2	1BED	675	675	16	18	11	45	200 sq. ft.	9,000 sq. ft.
A3	1 BED	752	825	5	5	5	15	200 sq. ft.	3,000 sq. ft.
A3A	1 BED	752	825	6	5	4	15	200 sq. ft.	3,000 sq. ft.
A3B	1 BED	752	825	0	2	1	3	200 sq. ft.	600 sq. ft.
A3-HC	1 BED	752	825	1	1	1	3	200 sq. ft.	600 sq. ft.
A4	1 BED	1046	1223	1	0	0	1	200 sq. ft.	200 sq. ft.
A5	1 BED	676	676	2	0	0	2	200 sq. ft.	400 sq. ft.
B1	2 BED	999	999	1	4	4	9	250 sq. ft.	2,250 sq. ft.
B1A	2 BED	999	999	1	0	0	1	250 sq. ft.	250 sq. ft.
B2	2 BED	1236	1296	0	2	1	3	250 sq. ft.	750 sq. ft.
B2A	2 BED	1236	1296	2	0	0	2	250 sq. ft.	500 sq. ft.
B2B	2 BED	1276	1336	1	0	0	1	250 sq. ft.	250 sq. ft.
B2C	2 BED	1276	1336	0	1	1	2	250 sq. ft.	500 sq. ft.
B3	2 BED	1143	1218	0	1	0	1	250 sq. ft.	250 sq. ft.
B3-HC	2 BED	1143	1218	1	0	0	1	250 sq. ft.	250 sq. ft.
B4	2 BED	1248	1479	3	4	2	9	250 sq. ft.	2,250 sq. ft.
B4A	2 BED	1248	1486	3	3	3	9	250 sq. ft.	2,250 sq. ft.
B4B	2 BED	1248	1486	0	0	1	1	250 sq. ft.	250 sq. ft.
MAIN BUILDING TOTAL UNITS				54	57	44	155		
COTTAGE	2 BED	1576	1969	16	-	-	16	250 sq. ft.	4,000 sq. ft.

_____	PROPERTY LINE
_____	EASEMENT LINE
=====	BUILDING
_____	STRIPING
④	PARKING COUNT
-----	ADA ACCESSIBLE PATH
ⓔ	ELECTRIC VEHICLE SPACE

VICINITY MAP

$$1'' = 750'$$

- ① 9'-0" X 18'-0" PARKING SPACE (SEE CG-503)
- ② 9'-0" X 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- ③ VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- ④ SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- ⑤ DETACHED PRIVATE GARAGES
- ⑥ PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- ⑦ REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- ⑧ FIRE HYDRANT
- ⑨ 4'-0" SIDEWALK AT SITE INTERIOR
- ⑩ 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- ⑪ STAMPED CONCRETE PAVERS
- ⑫ CROSSWALK; STRIPING OR DECORATIVE PAVERS
- ⑬ RESIDENT MOVE-IN PARKING AREA
- ⑭ RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- ⑮ PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- ⑯ DOG PARK
- ⑰ POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- ⑱ 6' HEIGHT STEEL PICKET FENCE
- ⑲ BIKE RACK (SEE CG-501)
- ⑳ LE POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- ㉑ 9'-0" X 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- ㉒ 6'-0" PUBLIC SIDEWALK
- ㉓ ELECTRICAL VEHICLE PARKING SPACE - ⑥
- ㉔ ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- ㉕ 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- ㉖ TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- ㉗ 8'-0" PUBLIC SIDEWALK (NMDOT)
- ㉘ CORTEN STEEL SHEET PILE RETAINING WALL

PROJECT NUMBER: PR-2020-003658
Application Number: SI-2020-00356

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC 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 APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

City Engineer/Hydrology

Code Enforcement

* Environmental Health Department (conditional)

Solid Waste Management

DRB Chairperson, Planning Department

2360 AS-101.dwg 22 April 2002

Isaacson & Artman, Inc.
Civil Engineering Consultants

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



Date 04-22-21

OVERTURE ANDALUCIA
Albuquerque, New Mexico
a development of
Grevstar Development Group, LP

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2360
FILE: -
DRAWN BY: BJB
CHECKED BY: FCA
DATE: 04-22-2021

No	Date	Description
	04/22/21	Admin. Amend. SP

ET TITLE

Site Plan

SHEET NUMBER

AS-101