



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)
	☐ 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:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Final two structures (Buildings G and H) and the garden plaza area as indicated in the approved site plan are resolved, financed and ready for submission.

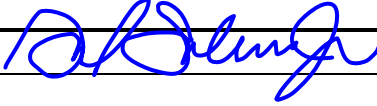
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:
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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:
Printed Name:	☐ 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**_ ARCHAEOLOGICAL CERTIFICATE**

A Single PDF file of the complete application including all 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 online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) Development Review application form completed, signed, and dated
- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Archaeological Compliance Form with property information section completed
- ___ 6) 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

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments 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 OF SITE PLAN

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

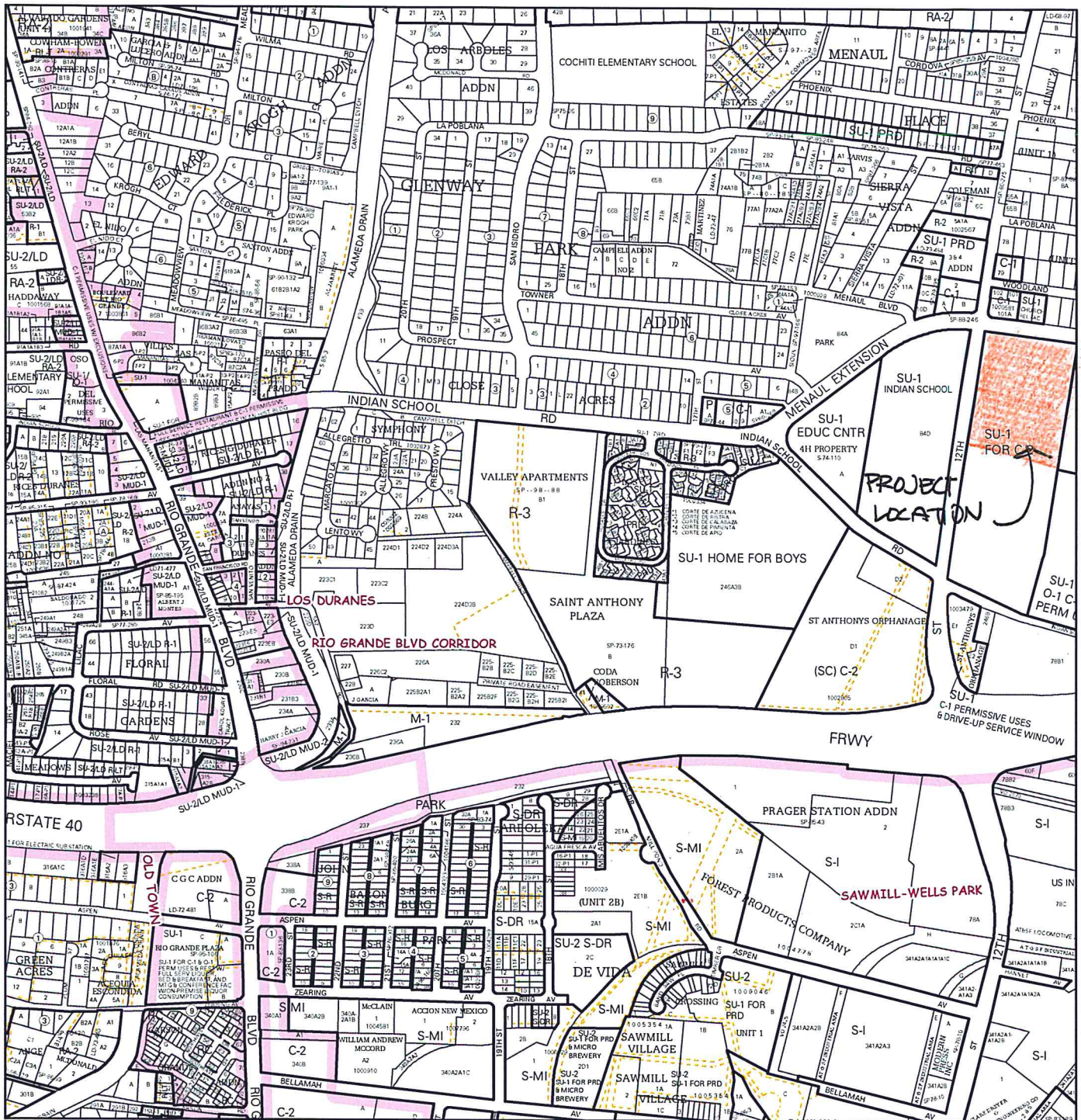
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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

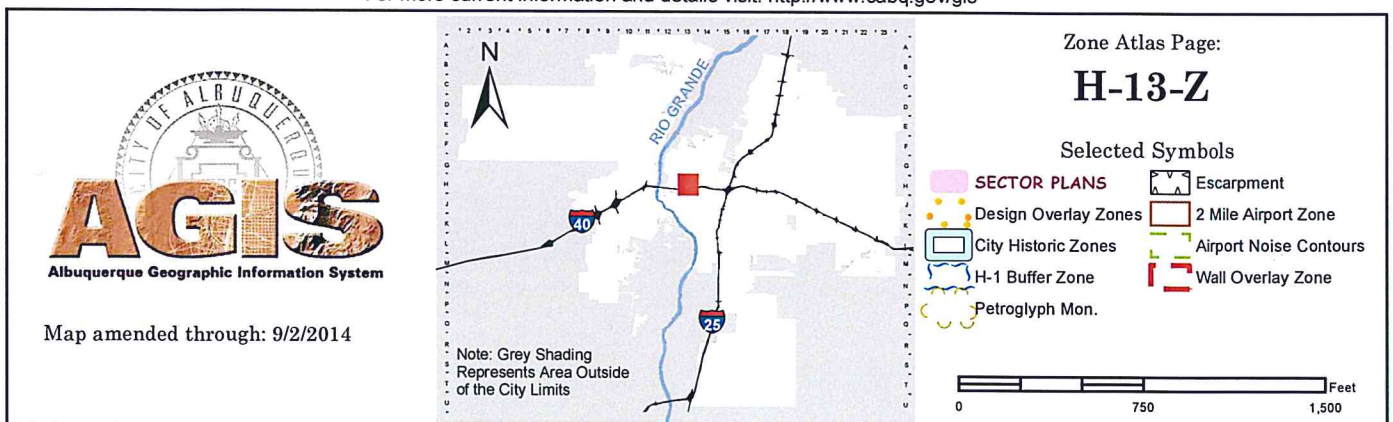
_ ALTERNATIVE LANDSCAPING PLAN

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- ___ 2) Form P3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan



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





INDIAN PUEBLOS MARKETING, INC.

Acoma

Cochiti

Isleta

Jemez

Laguna

Nambe

Ohkay
Owingeh

Picuris

Pojoaque

Sandia

San
Felipe

San
Ildefonso

Santa
Ana

Santa
Clara

Santo
Domingo

Taos

Tesuque

Zia

Zuni

August 15, 2018

RE: IPMI 6, LLC
2401 12th Street NW
Albuquerque, NM 87104

To Whom It May Concern:

IPMI 6, LLC authorizes Danny Solares, of Studio Southwest Architects, to act as an authorized agent for the development project to be constructed at 2500 12th Street NW, Albuquerque, New Mexico. Mr. Solares shall be authorized to act on all matters regarding this property.

IPMI 6, LLC

Mark Thompson, Property Development Director



February 14, 2023

Jolene Wolfley, Planning Department
Development Facilitation Team
600 Second Street, NW
Albuquerque, NM 87102

Development Review Board – City of Albuquerque

Re: Request for a Minor – Administrative Amendment for a post-IDO approval for the development located at 2500 12th Street

Dear Mrs. Wolfley:

As the authorized submitting agent for the property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects requests your consideration for the approval of a Minor - Administrative Amendment for a post IDO approval located at 2500 12th Street in Albuquerque.

This submission is the final step in the development at the Avanyu Retail Development. It refines and resolves the development and function of Buildings G & H and will complete the approved developments DRB Cases No. 1000643 & PR2018-001470 (1000643) constructed from 2015 through 2022. The property is on Tract 84 E, zoning map H-13-Z. The project is located on the property previously known as the Indian School and belongs to the 19 Pueblos of New Mexico.

This minor amendment clarifies the proposed structures (identified as Buildings G and H) that will be constructed as identified on the approved site plan. Located on the north and northwest edges of the proposed area of development, roughly identified as 12th Street NW, Menaul Blvd NW, & Eagle Way. The planned structures G and H are proposed to be retail (8000 sf) and a market (18,000 sf) for a total of 26,000 sf. The area east of the market includes an enclosed delivery area for trucks and delivery vehicles as well as a utility yard. The garden plaza will be located west of Building H and north of Building G at the corner of 12th Street NW and Menaul Blvd NW. Included in the submittal is an approved clarification letter and area plan, stamped on 11/14/2018, describing the three phases.

The primary modification to the original approved site plan is a decrease in the total square footage of building H. The structure has been reduced by 2000 GSF from 20,000 GSF to 18,000 GSF per the request of the new tenant. The change is less than 10% in square footage and has been determined the reduction doesn't exceed the threshold for a Minor AA.

The proposed 26,000 square feet of restaurant/retail and market space will be owned and developed by the Indian Pueblo Cultural Center who have just signed a lease with a locally owned Market (La Montañita Co-op Food Market) and additional retailers as tenants.

Our client's desire is to create a distinct design that does not mimic the adjacent buildings. The design and fenestration of Building G & H are designed to be an extension of the existing structures design known as Buildings A, B, C, D, E, and F (previously approved project DRB Case No. 1000649).

Landscaping will primarily focus on providing the necessary tree and planting coverage and adherence per the required guideline requirements (per ordinance 0-2016-019).

The initial submission included 197 parking spaces as defined in the approved site plan. There will be no change to the site amenities or to the approved parking requirement.

In addition, SSWA and the Indian Pueblo Cultural Center have been in constant contact with the Near North Valley Neighborhood Association from the inception. SSWA have consistently contacted, discussed, displayed, and incorporated neighborhood feedback regarding the development including this Minor - Administrative Amendment. Please see the attached letter of approval from the NNVNA.

The following is a break down on how this submission meets the requirements for the request for approval for a minor administrative amendment. Each of the criteria was reviewed and is replied to with a response in blue.

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.

As presented in the Site plan the complete realization of the project can now be fulfilled.

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).

No requested variance, changes or modifications to dimensions or setbacks.

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.

What was approved has been constructed. There is no residential aspect to this project nor residential lots abutting the project site.

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

No requested variance, changes or modifications to dimensions or setbacks.

There is no residential aspect to this project nor residential lots abutting the project site.

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.

No requested variance, changes or modifications to dimensions or setbacks.

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.



No requested variance, changes, or modifications to the building design.

No changes to the building's aesthetics and/or design.

The new construction will mirror and complement the previously built structures.

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.

No changes to the previously approved and constructed landscape design.

All new landscaping adjacent to the new construction will match the original plantings and intent.

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.

No changes or modifications to the originally approved site plan drives or driveways.

What was approved was constructed.

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

No requested variance, changes or modifications to the major infrastructure is proposed nor any changes to traffic, circulation or pedestrian access.

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.

There have been no changes to the original approved submittal.



11. The amendment does not affect a property in an Overlay zone as regulated pursuant to [Part 14-16-3](#), in which case amendments may be granted per the original approval process for the Site Plan governing the site.

The amendment will not affect a property in an Overlay Zone.

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.

No changes to the land use in this project.

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

This amendment will not add or expand an existing nonconformity.

Thank you for your time and consideration.

Daniel Solares Jr.
Senior Designer & Project Manager SSWA
(505) 843-9639

November 2, 2018

APPROVED

The Approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.Cecilia Trujillo
2500 12th Street NW
Albuquerque, NM 87102

PERMIT #: BP-2018-39327

2500 12th Street Avanyu Plaza,
DATE: 11/14/18Studio Southwest
Architects Inc.A printed copy of these plans shall be on the job site for all
requested inspections.

Dear Mrs. Trujillo,

As the authorized submitting agent for property owner IPMI 6, LLC (Indian Pueblo Cultural Center), Studio Southwest Architects is presenting you with a description of the phases of development for the Avanyu plaza retail project to be included in this submittal for the future 30,000 sf plaza. Located directly east of the existing Indian Pueblo Cultural Center. The projects address is 2500 12th Street, Avanyu Plaza, Albuquerque. The property is on Tract 84 E, zoning map H-13-Z.

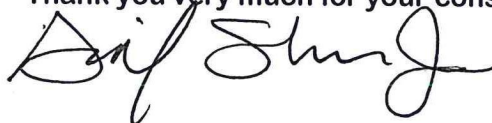
The first phase of this development is for a 30,000 sf plaza located on the south side of the 4.5-acre pad. The pad is on the southeast corner of Menaul & 12th Street and Turquoise Road & Eagle Way. The Site Plan for building permit was approved by the DRB on September 9, 2018. All development on this pad is submitted and approved by the DRB as stated in the 2016 Albuquerque Indian School development Regulations also known as Enactment number O-2016-019. The approximate time for construction is late 2018. The estimated costs for the plaza which includes walkways, landscaping and amenities is \$590,000.

The second phase of this project is approximately 2-4 months away from submitting the proposed design to the DRB. It will include three retail buildings for a total square footage of 20,000 GSF, along with the development/construction of majority of the site including 160+ parking spaces, landscaping along the buildings and the development of the parking lot. The approximate area of work encompasses 3.3 acres. The estimated time for the start of construction is middle 2019 through 2020.

The third and final phase of this north pad project at the Avanyu Plaza is the remainder of the retail buildings and the development of the landscaping at the corner of Menaul and 12th street. The approximate coverage is 1.8 acres. The final design remains undefined and will encompass the final pillar to the retail development. The approximate time for construction is 2021-2022.

Please see the attached image for an outline of the breakdown of the three phases of this development.

Thank you very much for your consideration



Daniel Solares Jr.
Project Manager
(505) 843-9639

Albuquerque
2101 Mountain Road NW
Albuquerque, NM 87104
T 505.843.9639
F 505.843.9683
mail@studioswarch.com

Santa Fe
P.O. Box 9308
Santa Fe, NM 87504
T 505.982.7191
F 505.992.0585
mail@studioswarch.com

www.studioswarch.com

CITY OF ALBUQUERQUE
PLANNING

These plans have been reviewed
for code compliance and are:

APPROVED

The Approval of these plans shall not
be construed to be a permit for any
violations of any code or ordinance
of this city.

PERMIT #: **BP-2018-39327**

DATE: **11/14/18**

PHASE 3 - RETAIL / LANDSCAPING

A printed copy of these plans shall be on the job site for all
requested inspections.

12th STREET

EAGLE WAY

PHASE 2 - RETAIL / LANDSCAPING / PARKING

PHASE 1 - PLAZA

TURQUOISE STREET



PHASE 1



PHASE 2



PHASE 3

P1

SITE PLAN - PHASES

1" = 100'-0"



PLAN
NORTH



TRUE
NORTH



NNVNA
PO Box 6953
ALBUQUERQUE, NM
87197

HEATHER NORFLEET
VICE PRESIDENT,
505-620-4368

JOE SABATINI
SECRETARY,
505-344-9212

NEARNORTHVALLEYNA
@GMAIL.COM
WWW.NNVNA.ORG

Copy:

Danny Solares,
Studio Southwest

Mike Canfield, Indian
Pueblos Marketing, Inc.

NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION

**VOLUNTEERS WORKING INCLUSIVELY TO PROTECT,
PRESERVE, AND ENHANCE THE COMMUNITY**

January 10, 2023

Jolene Wolfley
Chair, Development Review Board
600 2nd Street NW
Albuquerque, New Mexico 87102

Sent via email to jwolfley@cabq.gov

Re: Site plan for Phase 3 of Avanyu Plaza at the NW corner 12th Street and
Menaul Blvd. NW

Dear Ms. Wolfley,

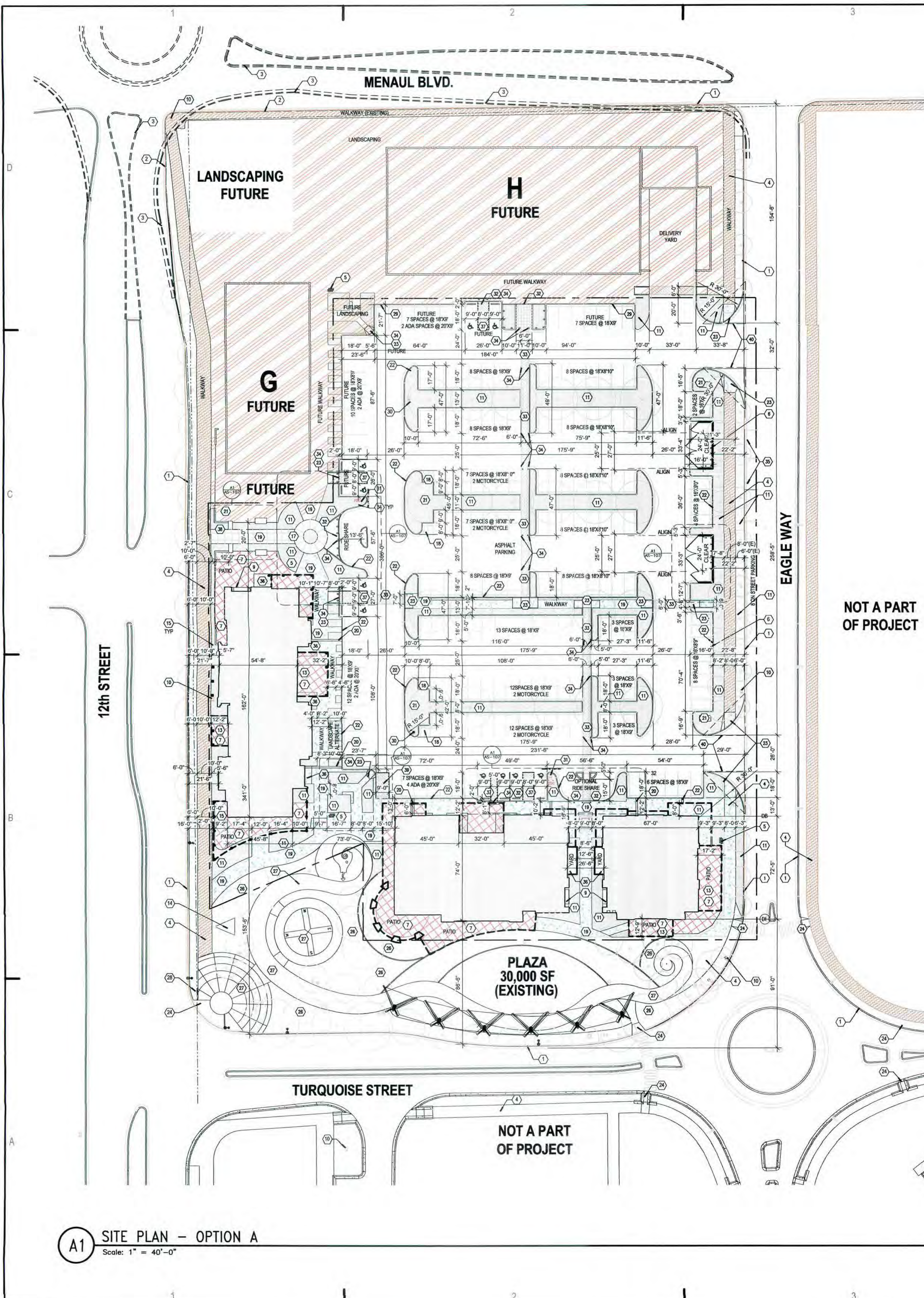
On December 14th, the Board of the Near North Valley Neighborhood Association heard a presentation by representatives of Indian Pueblos Marketing Inc., Studio Southwest Architects and La Montanita Co-op on their site plan for the third phase of Avanyu Plaza on the former Albuquerque Indian School campus. We noted that 34 individuals attended our Zoom meeting. The presenters showed us site diagrams and elevations and responded to questions from Board members and attendees. The Board did not take any formal action on the request, but comments were favorable about many aspects of the new project.

The presenters requested that we verify that they had met the requirement for meeting with the relevant neighborhood association prior to their submission of their building plan.

Thank you for your consideration.

Respectfully submitted,

Heather Norfleet
Vice President



PROJECT NUMBER: PR-2018-001470

APPLICATION NUMBER: _____

Is an Infrastructure List required? () Yes () No If Yes, then a set of approved DRB 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 Engineer, Transportation Division	1/27/20
Date	Jul 16, 2020
Water Utility Development	Date
Parks & Recreation Department	1-29-20
Date	1-29-20
City Engineer	Date
N/A	7/6/2020
Environmental Health Department (conditional)	Date
See attached sheet	Date
Solid Waste Management	Jul 14, 2020
Date	
DRB Chairperson, Planning Department	

* Environmental Health, if necessary

PARKING SPACE TABULATIONS

- 10 ACCESSIBLE SPACES AT 20' X 9'-0"
- 119 SPACES AT 18' X 9'-0"
- 54 SPACES AT 18' X 8'-0"
- 14 SPACES AT 16' X 8'-9" (COMPACT)
- 197 TOTAL OFF STREET PARKING SPACES

- 8 ON STREET PARKING
- 205 TOTAL PARKING SPACES

ACCESSIBLE SPACES
6 SPACES REQ. UNDER 200
(151-200) IBC TABLE 1106.1
150 REQUIRED SPACES
REQUIRED: 6 SPACES
ACTUAL: 10 SPACES

MOTORCYCLE
5 SPACES REQ. (151-300) IDO 5-5-D
REQUIRED: 5 SPACES
ACTUAL: 8 SPACES

BICYCLE SPACES
12TH & MENAU ORDINANCE:
1 SPACE PER 20 SPACES
REQUIRED: 10 SPACES
ACTUAL: 16 SPACES

IDO REQUIRED PARKING

BUILDING D - 4,500SF
E - 8,000SF
F - 8,500SF
PROPOSED SF: 21,000 SF (BLDG D, E, F)

FUTURE H - 8,000SF
FUTURE G - 20,000SF
PROPOSED + FUTURE SF: 49,000-50,000 SF (D,E,F,G,H)

PARKING CALCULATIONS:
RETAIL: 4 SPACES/1000SF
RESTAURANT: 8 SPACES/1000SF
PHASE 2 (PROPOSED)
10,000 GSF: 40 SPACES
11,000 GSF: 80 SPACES

RETAIL: 4 SPACES/1000SF
RESTAURANT: 8 SPACES/1000SF
PHASE 3 (FUTURE)
24,000 GSF: 96 SPACES
4,000 GSF: 32 SPACES

ORDINANCE 0-16-22: (PARKING REDUCTION)

0-16-22: 25% PARKING (256 SPACES X 25% REDUCTION)
REDUCTION - 64 SPACES
REQUIRED: 192 TOTAL
ACTUAL: 197 PARKING SPACES (OFF STREET)

SITE TABULATIONS:

TOTAL ACREAGE OF PAD: 5.9 ACRES
EXISTING PLAZA: .7 ACRES
FUTURE STAGE OF WORK: 2.4 ACRES

TOTAL AREA OF PROPOSED WORK: 3.5 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

LEGEND

- FUTURE BUILDING PAD
- NEW CONCRETE WALKWAY
- NEW SCORED SLAB AT PATIO WITH INTEGRATED COLOR
- NEW LANDSCAPE
- EXISTING CONCRETE WALKWAY
- EXISTING CARRIAGE LANDSCAPE STRIP VERIFY TREE REQUIREMENTS

GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- SEE SHEETS AS-105 & AS-106 FOR SITE DETAILS.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS SEE C3/AS-105 FOR TYPICAL PARKING LOT LIGHT FIXTURES. SEE SHEETS E-101 AND E-102.
- ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAILS A1-A3/AS-105.
- CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

SHEET KEYED NOTES

- EXISTING EDGE OF CURB.
- EXISTING EDGE OF CURB TO REMAIN C.O.A. WILL DO FULL SIDEWALK AND STREET IMPROVEMENTS.
- FUTURE LOCATION OF EDGE OF CURB SHOWN DASHED. REFER TO C.O.A. MENAU BLVD STREET IMPROVEMENT DRAWINGS.
- EXISTING CONCRETE WALKWAY.
- FUTURE BIKE RACK LOCATION. SEE C2/AS-105.
- TRASH ENCLOSURE. CENTER ON DRIVE AISLE. SEE DETAIL A1/AS-106.
- COLOR PATTERNED CONCRETE.
- PROPOSED SITE SIGNAGE. NOT A PART OF THIS SUBMITTAL.
- PROPOSED BUILDING UTILITY LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- NEW LANDSCAPING.
- FUTURE 6' CARRIAGE STRIP. PROVIDE NECESSARY IRRIGATION PREP FOR FUTURE USE
- WOOD TRELLIS SHADE STRUCTURE. SEE DASHED OUTLINE FOR EXTENTS.
- PROPOSED ENTRY MONUMENT @ 12TH STREET.
- 5'-6" MINIMUM CAFE SPACE.
- NEW PATIO CONCRETE PAD.
- PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA). COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
- NEW MOTORCYCLE SPACES 4'X8' MIN. DIMENSION. SEE DETAIL B1/AS-105 FOR POSTED MOTORCYCLE PARKING SIGNAGE.
- NEW CONCRETE WALKWAY.
- NEW ROOF DRAIN CULVER. CONCRETE CULVERT FLUSH WITH CONCRETE WALKWAY.
- NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
- NEW CONCRETE CURB.
- NEW CONCRETE ACCESSIBLE CURB RAMP. SEE A1-A3/AS-105.
- EXISTING ACCESSIBLE CURB RAMP - NO CONSTRUCTION.
- EXISTING BIKE RACK LOCATION.
- EXISTING LANDSCAPING AT PLAZA. NO CONSTRUCTION.
- EXISTING HARDSCAPE AT PLAZA. NO CONSTRUCTION.
- EXISTING TRAFFIC SIGNAL.
- TEMPORARY ASPHALT CURB. (FOR FUTURE CONSTRUCTION).
- PROPOSED FIRE HYDRANT LOCATION.
- REMOTE FDC LOCATION.
- FLUSH CURB FOR PEDESTRIAN ACCESS.
- ACCESSIBLE PEDESTRIAN INTEGRALLY COLORED CONCRETE.
- BOLLARDS @ PATHWAY. SEE DETAIL C1/AS-105.
- ON STREET PARKING.
- OPTIONAL EMPLOYEE YARD T.B.D.
- ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL A4, B4, & B5/AS-105. ADA ACCESS AISLES SHALL PROVIDE THE WORDS "NO PARKING".
- ENTRY ARCH
- LOADING ZONE DESIGNATED AREA. 9'-0" WIDE X 18'-0" DEEP.
- CLEAR SITE TRIANGLE. - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



STUDIO SW
ARCHITECTS

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CONSULTANTS

DRB SUBMITTAL

Architect: _____
Engineer: _____

STATE OF NEW MEXICO
DEL LEROY DIXON
DIGITALLY SIGNED BY DEL LEROY DIXON
DATE: 2020.06.30 15:08:27 (PDT)
REGISTERED ARCHITECT

AVANYU RETAIL

2400 12TH STREET
ALBUQUERQUE, NM 87104

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE:	DRB	
PROJECT NUMBER:	1836	
FILE:	1836 SP01.DWG	
DRAWN BY:	DS	
CHECKED BY:	RH	
DATE:	Project Issue Date	

SHEET TITLE

SITE PLAN FOR BUILDING PERMIT

AS-101

PR-2018-001470_SI-2019-00421_Site_Plan_Aproved_2-5-20

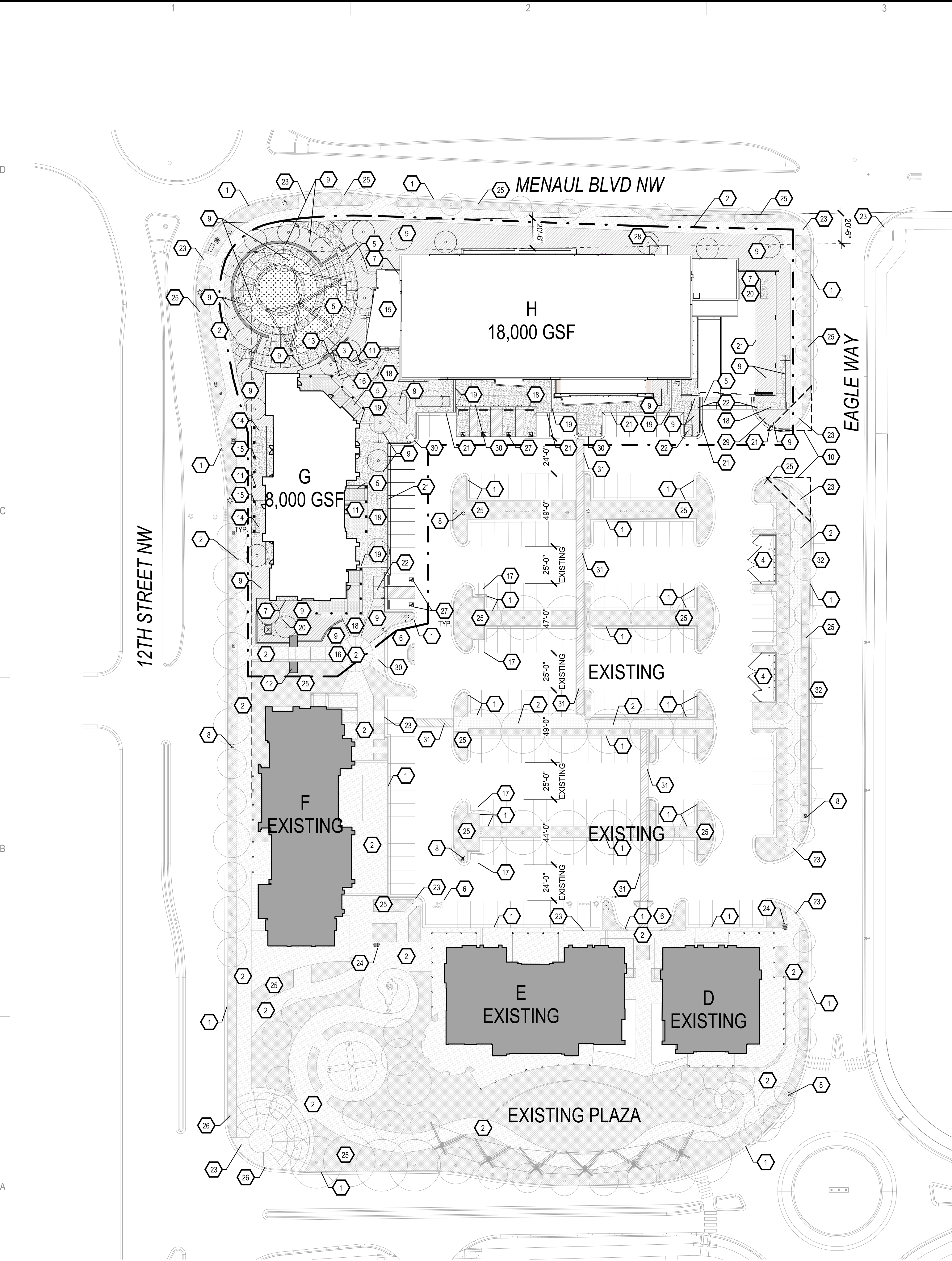
Final Audit Report

2020-07-16

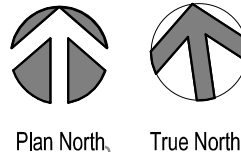
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By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
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"PR-2018-001470_SI-2019-00421_Site_Plan_Aproved_2-5-20" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
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2020-07-16 - 9:46:25 PM GMT



A1 SITE PLAN
1" = 40'-0"



PROJECT NUMBER: _____	
APPLICATION NUMBER: _____	
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order required for any construction within Public Right-of-Way or for construction of public improvements.	
DFT SITE PLAN APPROVAL:	
Traffic Engineering, Transportation Division	Date _____
ABCWUA	Date _____
Parks and Recreation Department	Date _____
Hydrology	Date _____
Code Enforcement	Date _____
* Environmental Health Department (conditional)	Date _____
Solid Waste Management	Date _____
Planning Department	Date _____
*Environmental Health, if necessary	

APPROVED PARKING SPACE TABULATIONS

10	ACCESSIBLE SPACES AT 20'-0" x 9'-0"
119	SPACES AT 18'-0" x 9'-0"
54	SPACES AT 18'-0" x 8'-10"
14	SPACES AT 16'-0" x 8'-9" (COMPACT)
197	TOTAL OFF STREET PARKING SPACES

8	ON STREET PARKING	MOTORCYCLE
205	TOTAL PARKING SPACES	5 SPACES REQ. (151-300) IDO 5-5 D
		REQUIRED: 5 SPACES
		ACTUAL: 8 SPACES
ACCESSIBLE SPACES		BICYCLE SPACES
6 SPACES REQ. UNDER 200		12TH & MENAUL ORDINANCE:
(151-200) IBC TABLE 1106.1		1 SPACE PER 20 SPACES
150 REQUIRED SPACES		REQUIRED: 10 SPACES
REQUIRED: 6 SPACES		ACTUAL: 16 SPACES
ACTUAL: 10 SPACES		

APPROVED IDO REQUIRED PARKING

EXISTING BUILDING	
D - 4,500 SF	
E - 8,000 SF	
F - 8,500 SF	

PROPOSED BUILDING	
G - 8,000 SF	
H - 18,000 SF	

EXISTING + PROPOSED SF: 47,000 SF (D,E,F,G,H)

PARKING CALCULATIONS:	
RETAIL: 4 SPACES/1000SF	PHASE 2 (EXISTING)
RESTURANT: 8 SPACES/1000SF	10,000 GSF: 40 SPACES
	11,000 GSF: 80 SPACES

RETAIL: 4 SPACES/1000SF	
RESTURANT: 8 SPACES/1000SF	PHASE 3 (PROPOSED)
	22,000 GSF: 88 SPACES
	4,000 GSF: 32 SPACES
	TOTAL
	240 SPACES

ORDINANCE 0-16-22:
(APPROVED PARKING REDUCTION)

0-16-22: 25% PARKING (240 SPACES X 25% REDUCTION)
REDUCTION - 60 SPACES

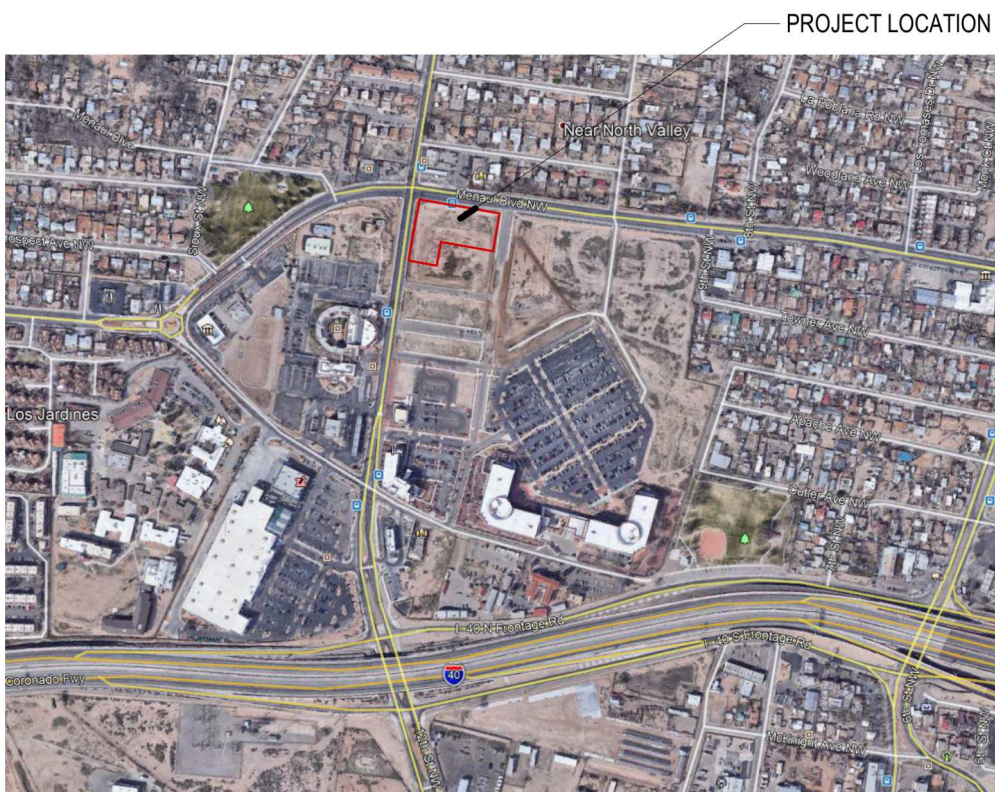
REQUIRED: 240 - 60 SPACES = 180 SPACES
ACTUAL: 197 PARKING SPACES (OFF STREET)

SITE TABULATION

TOTAL ACREAGE OF PAD:	5.9 ACRES
EXISTING AREA (NO CONSTRUCTION):	4.5 ACRES
PROPOSED AREA OF WORK:	1.4 ACRES

LANDSCAPING: SEE LANDSCAPE DRAWINGS

VICINITY MAP



GENERAL NOTES

- SEE SHEET G-001 FOR ADDITIONAL INFORMATION.
- SEE SHEETS AS-102 THROUGH AS-112 & G002 FOR SITE DETAILS AND BALANCE OF INFORMATION.
- ALL LIGHTING WILL BE IN COMPLIANCE WITH ZONING CODE SECTION 14-16-3-9, AREA LIGHTING REGULATIONS.
- ALL PEDESTRIAN SIDEWALKS U.N.O. WILL BE CONCRETE. SEE PLAN FOR WIDTH.
- ALL VEHICULAR TRAFFIC AREAS WILL HAVE ASPHALTIC CONCRETE PAVING UNLESS NOTED OTHERWISE.
- IDENTIFY ALL COMPACT SPACES WITH "COMPACT" PAINTED ON THE PAVEMENT
- ALL WHEELCHAIR RAMPS LOCATED WITHIN THE CITY RIGHT OF WAY MUST HAVE TRUNCATED DOMES. SEE DETAILS A1-A3/AS-111.
- CRACKED SIDEWALK WILL NEED TO BE REPLACED IN KIND.

KEYED NOTES

- EXISTING EDGE OF CURB.
- EXISTING CONCRETE WALKWAY.
- BIKE RACK LOCATION, SEE B1 / AS-111
- EXISTING TRASH ENCLOSURE, CENTER ON DRIVE AISLE.
- COLORLED PATTERNED CONCRETE.
- EXISTING LOADING ZONE DESIGNATED AREA. 9'-0" WIDE X 18'-0" DEEP.
- PROPOSED BUILDING UTILITY LOCATION.
- EXISTING FIRE HYDRANT LOCATION.
- NEW LANDSCAPING.
- CLEAR SITE TRIANGLE. - LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
- WOOD TRELLIS SHADE STRUCTURE.SEE DASHED OUTLINE FOR EXTENTS.
- PROPOSED ENTRY ARCH @ 12TH STREET.
- PROPOSED ENTRY ARCH @ GARDEN PLAZA
- 5'-8" MINIMUM CAFE SPACE.
- NEW CONCRETE PATIO PAD.
- PUBLIC OPEN SPACE. (PRIMARY ACTIVITY AREA), COLORED TEXTURED AND SCORED CONCRETE, LANDSCAPING AND ART YARD.
- EXISTING MOTORCYCLE SPACES 4'X8' MIN. DIMENSION.
- NEW CONCRETE WALKWAY.
- NEW CONCRETE ROOF DRAIN CULVERT. CONCRETE CULVERT FLUSH WITH CONCRETE WALKWAY.
- NEW CONCRETE PAD AT ELECTRICAL TRANSFORMER LOCATION.
- NEW CONCRETE CURB.
- NEW CONCRETE ACCESSIBLE CURB RAMP. SEE A1-A3/AS-105.
- EXISTING ACCESSIBLE CURB RAMP - NO CONSTRUCTION.
- EXISTING BIKE RACK LOCATION.
- EXISTING LANDSCAPING. NO CONSTRUCTION.
- EXISTING TRAFFIC SIGNAL.
- ACCESSIBLE PARKING STALLS 20'X9' MIN. DIMENSION. SEE DETAIL B4/AS-111.
- ADA ACCESS AISLES SHALL PROVIDE THE WORDS "NO PARKING".
- 6'X8' CONCRETE PAD AT DOOR.
- REMOTE FDC LOCATION.
- FLUSH CURB FOR PEDESTRIAN ACCESS.
- ACCESSIBLE PEDESTRIAN PATHWAY.
- EXISTING ON STREET PARKING.

LEGEND

---	PROJECTED SCOPE OF WORK
[Pattern]	NEW CONCRETE WALKWAY
[Pattern]	NEW LANDSCAPING
[Pattern]	EXISTING WALKWAY
[Pattern]	EXISTING LANDSCAPING
[Pattern]	CONCRETE PATIO SCORED WITH INTEGRATED COLOR
[Pattern]	EXISTING BUILDINGS
[Pattern]	CRUSHER FINES

CONSULTANTS



Architect Engineer



AVANYU NORTH -
BUILDINGS G & H



2500 12th Street
Albuquerque, NM

DRB SUBMITTAL

No	Date	Description
Revision Schedule		
ISSUE:	50% CONSTRUCTION DOCUMENTS	
PROJECT NUMBER:	2123_Avanyu Bldg H_central.rvt	
FILE:	2123_Avanyu Bldg H_central.rvt	
DRAWN BY:	JP	
CHECKED BY:	DSJ	
DATE:	FEBRUARY 13, 2023	

SHEET TITLE

SITE PLAN - OVERALL