



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: Seth Westerman (CRP-GREP Overture Andalusia Owner, LLC ATTN: Carlyle Group)		Phone: 325-642-4862
Address: 1001 Pennsylvania AVE NW, Suite 220		Email: seth.westerman@greystar.com
City: Washington	State: DC	Zip: 20004
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List all owners: CRP-GREP Overture Andalusia Owner LLC ATTN: Carlyle Group

BRIEF DESCRIPTION OF REQUEST

Minor amendment to the prior approved site plan for and outdoor kitchen, retaining wall shift, ADA sidewalk revision, water meter relocation, and revision to sidewalk connection at row.

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

PR-2020-003658	SI-2022-01883	SI-2020-00356	SI-2021-00668
Signature: Seth A. Westerman		Date: 08/08/2023	
Printed Name: Seth A. Westerman		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> 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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- ___ 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) 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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- ___ 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) 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

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) 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

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) 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

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

Overture Andalucia

5301 Antequera Rd NW

Albuquerque, NM 87120

Project Number: PR-2020-003658

To Whom it May Apply,

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 and outdoor kitchen space with metal shade cover at the pool at courtyard, a shift in the south retaining wall, the relocation of the water meter, a revised sidewalk connection to the Public ROW, and a revision to the garage ADA path. 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 changes noted in the paragraph above. These changes 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. The outdoor kitchen with a metal shade structure was also intended to be built. Construction drawings had been presented and approved during the Building Plan review process, but unfortunately there was not a designation noting this amenity on the Site Plan. This outdoor kitchen will help to provide a desired amenity to residents and will ensure the maximum quality of life.

The retaining wall shift at the south side of the project was due to unforeseen conditions in the field. The wall was shifted towards the interior of the site to avoid impacting the neighbor's wall footing. No amount of the retaining wall was shifted on to the neighbor's property or impacted the designated setbacks. The shift in the wall caused 4 of the standard parking stalls being converted to compact parking stalls. This shift in parking has not impacted our ability to provide the required amount of parking stalls, in fact the project is still providing more than the required number or parking stalls. The shift in the retaining wall provides additional security that the product was built

with best practices for the residents. At the time of the original site plan it was not known that there would be unforeseen conditions impacting the retaining wall.

The Water Meter location was shifted during the PWO review process. This change was made at the request of the Water Authority and does not impact the residents. At the time of the original site plan it was not noted that this relocation was needed.

The sidewalk connection to the ROW had handrails added to ensure residents have the highest level of safety for this area. At the time of the original site plan it was not noted that handrails were necessary at this location.

The ADA path at the garage was removed from the Site plan. This was a drawing discrepancy and should not have been noted on the prior Site Plan versions. There is no reduction in the amount of ADA walkways and the change does not impact or violate ADA requirements.

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 changes will not affect the required amount of usable open space as there is a significant surplus provided in the site plan.

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 proposed changes 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). None of the proposed changes will be visibly noticeable from any public area.

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 changes 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 O, 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 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,

Seth A. Westerman

Seth A. Westerman

Greystar Real Estate Partners

Associate, Development

Development Lead – Overture Andalusia Apartments

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 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, SIONS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 10 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT 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 DOORS BOULEVARD CPO-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))

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

TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

171 DU PROPOSED

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT.
PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)

MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 234 SPACES

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

ADA PARKING PROVIDED: 9 SPACES (5 VAN ACCESSIBLE)

BICYCLE PARKING PROVIDED: 24 SPACES

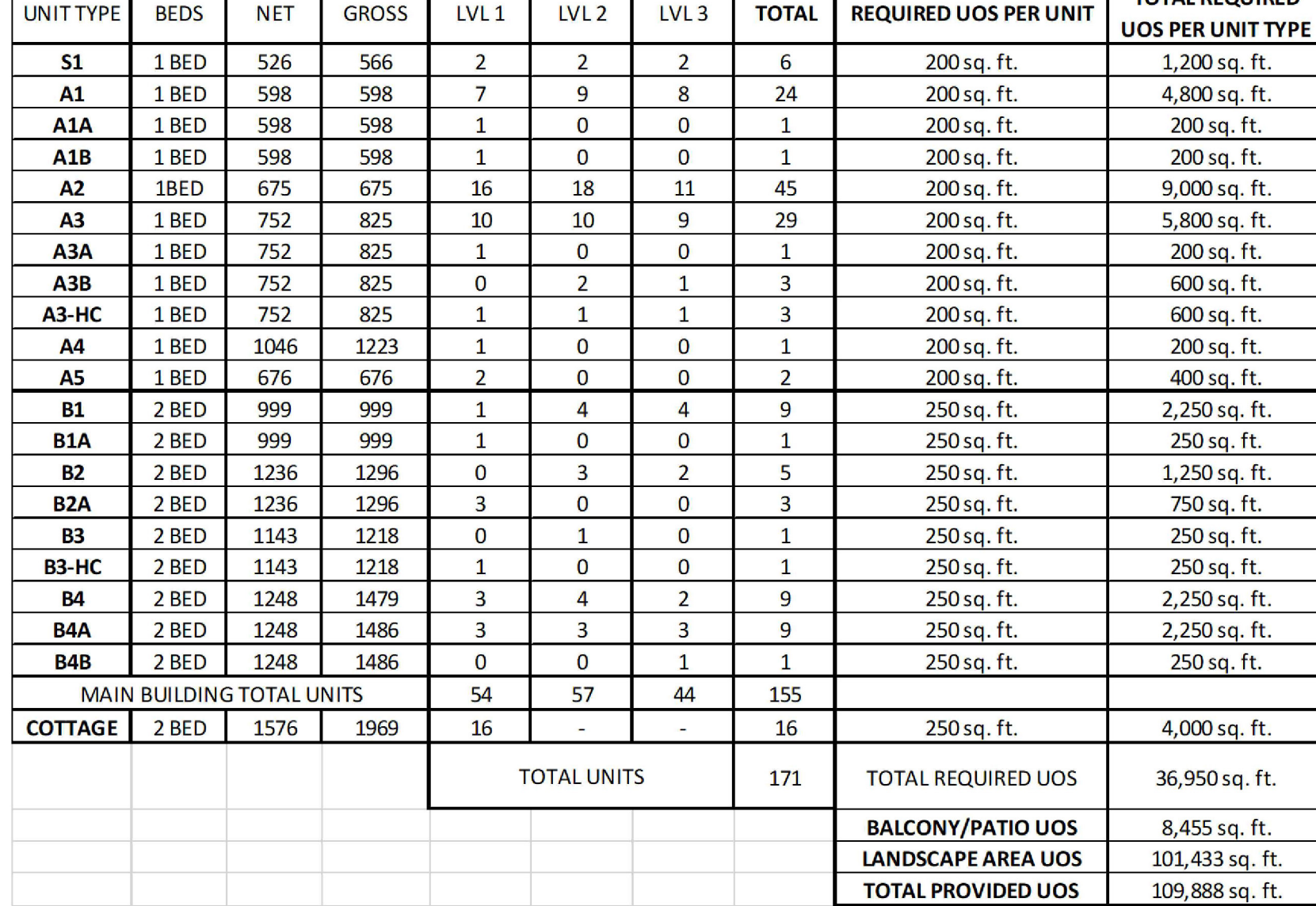
NON-AUTO TRANSPORTATION:

BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO

SENSITIVE LANDS:

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.



----	PROPERTY LINE
----	EASEMENT LINE
=====	BUILDING
-----	STRIPING
①	PARKING COUNT
-----	ADA ACCESSIBLE PATH
②	ELECTRIC VEHICLE SPACE

- ① 9'-0" X 18'-0" PARKING SPACE (SEE CG-501)
- 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 DECORATIVE 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 LED 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.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Code Enforcement	Date

Herman Gallegos *Herman Gallegos* 12-01-20
Solid Waste Management Date

DRB Chairperson, Planning Department Mar 23, 2021


$$1'' = 750'$$


NOT FOR CONSTRUCTION



Date _____

OVERTURE ANDALUCIA

Albuquerque, New Mexico

a development of
Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT	
PROJECT NUMBER: IA 2360	
FILE: -	
DRAWN BY: BJB	
CHECKED BY: FCA	
DATE: 10-23-2020	

[illegible]

SHEET TITLE

Site Plan

SHEET NUMBER

AS-101

GENERAL NOTES:

- 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.
- 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.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- 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 SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- 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.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:

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+)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:

TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:

185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)

171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES. THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)

MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 234 SPACES

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

ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)

ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)

BICYCLE PARKING REQUIRED: 23 SPACES

BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:

TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD

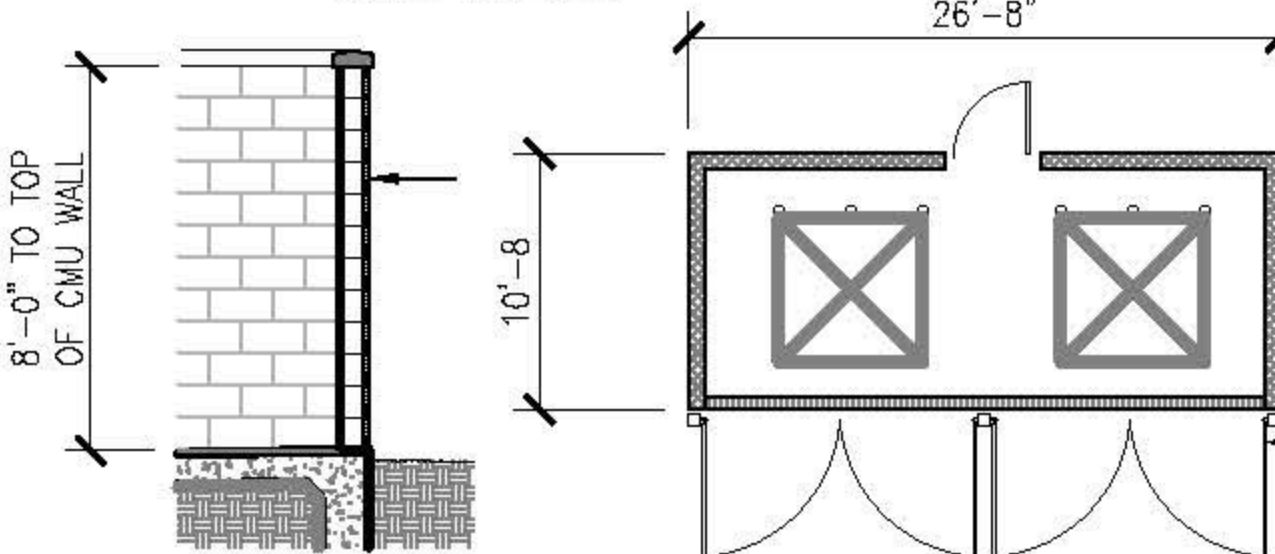
BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

SENSITIVE LANDS:

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.

8" CMU BLOCK WITH STUCCO FINISH. PAINT COLOR TO MATCH BUILDING



REFUSE ENCLOSURE DETAILS

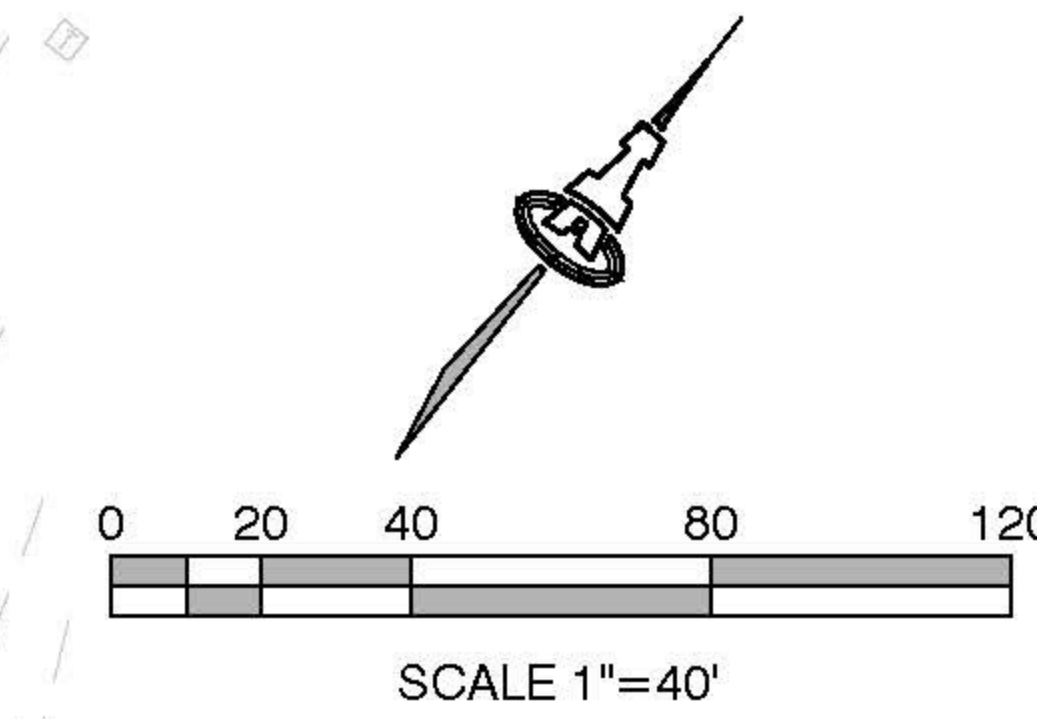
N.T.S.

Unit Mix and Usable Open Space (UOS) Requirements

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	1236	0	2	1	3	250 sq. ft.	750 sq. ft.
B2A	2 BED	1236	1236	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.
TOTAL UNITS							171	TOTAL REQUIRED UOS	36,950 sq. ft.
								BALCONY/PATIO UOS	8,455 sq. ft.
								LANDSCAPE AREA UOS	101,433 sq. ft.
								TOTAL PROVIDED UOS	109,888 sq. ft.

LEGEND

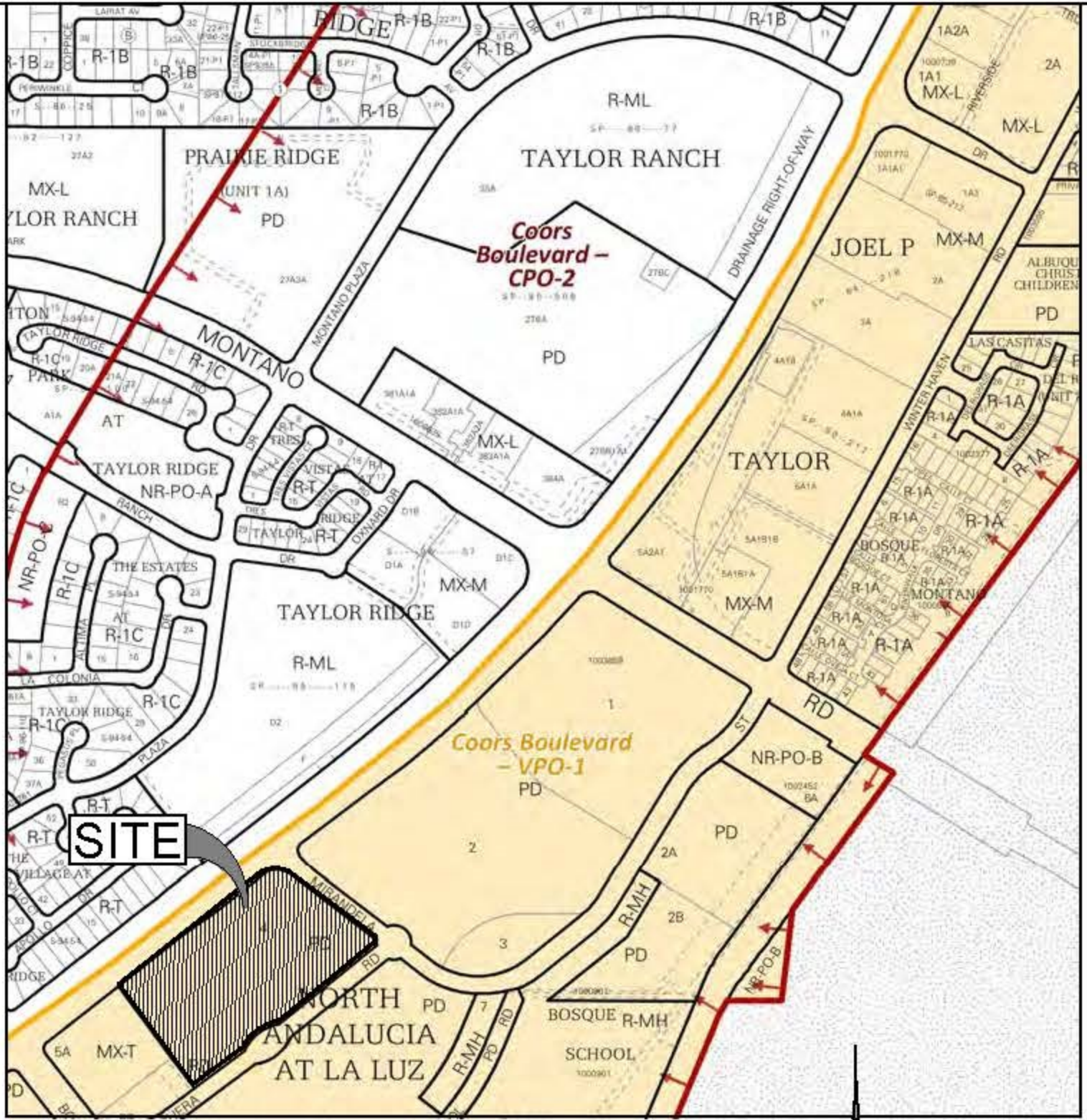
- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- ADA ACCESSIBLE PATH
- ELECTRIC VEHICLE SPACE



10' PUBLIC UTILITY EASEMENT

PROPERTY LINE

60' RIGHT OF WAY



VICINITY MAP

1"=750'

AASP1 Site Plan -
Approved 06/15/2021

KEYED NOTES

- 9'-0" X 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" X 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- STAMPED CONCRETE PAVERS
- CROSSWALK: STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" X 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - (E)
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- 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 DRG 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:

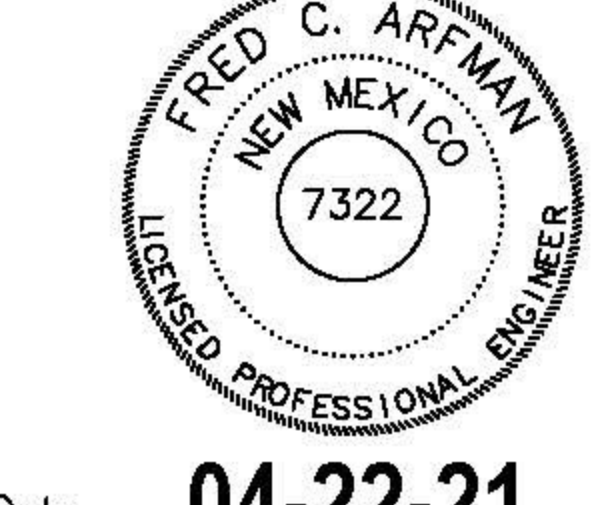
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

2380 AS-101.dwg 22 April 2021

Isaacson & Arfman, Inc.
Civil Engineering Consultants

128 Monroe Street NE
Albuquerque, NM 87108
505-268-8828 | www.iacivil.com

NOT FOR CONSTRUCTION
FOR REVIEW ONLY



Date **04-22-21**

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

ISSUE: DESIGN DEVELOPMENT	PROJECT NUMBER: A-2380
FILE: BJB	CHECKED BY: FCA
DRAWN BY: BJB	DATE: 04-22-2021

No	Date	Description	Admin. Amend	SP
1	04/22/21			

SHEET TITLE

Site Plan

SHEET NUMBER

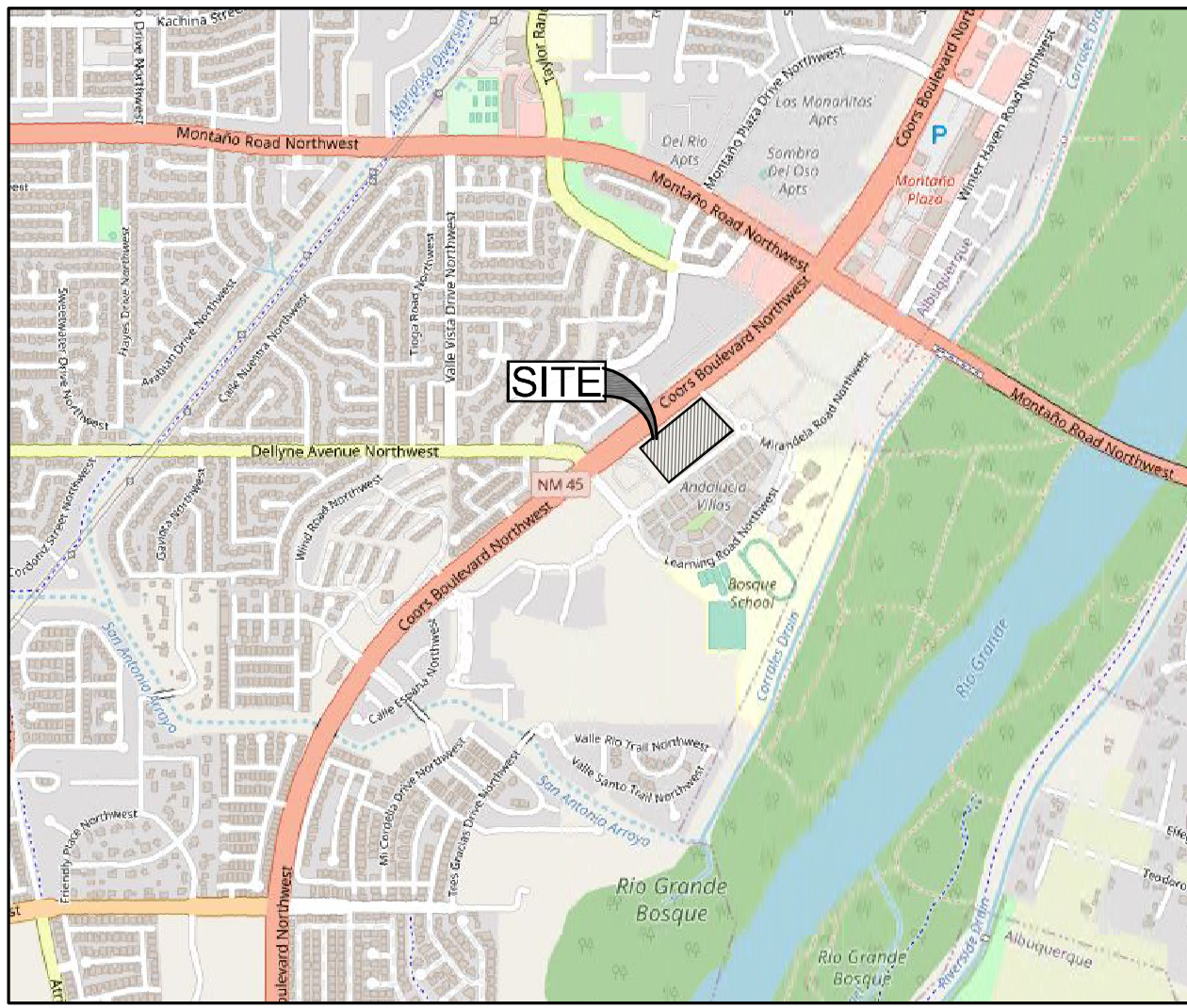
AS-101

ADMINISTRATIVE AMENDMENT	
FILE # _____	PROJECT # _____

APPROVED BY	DATE

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

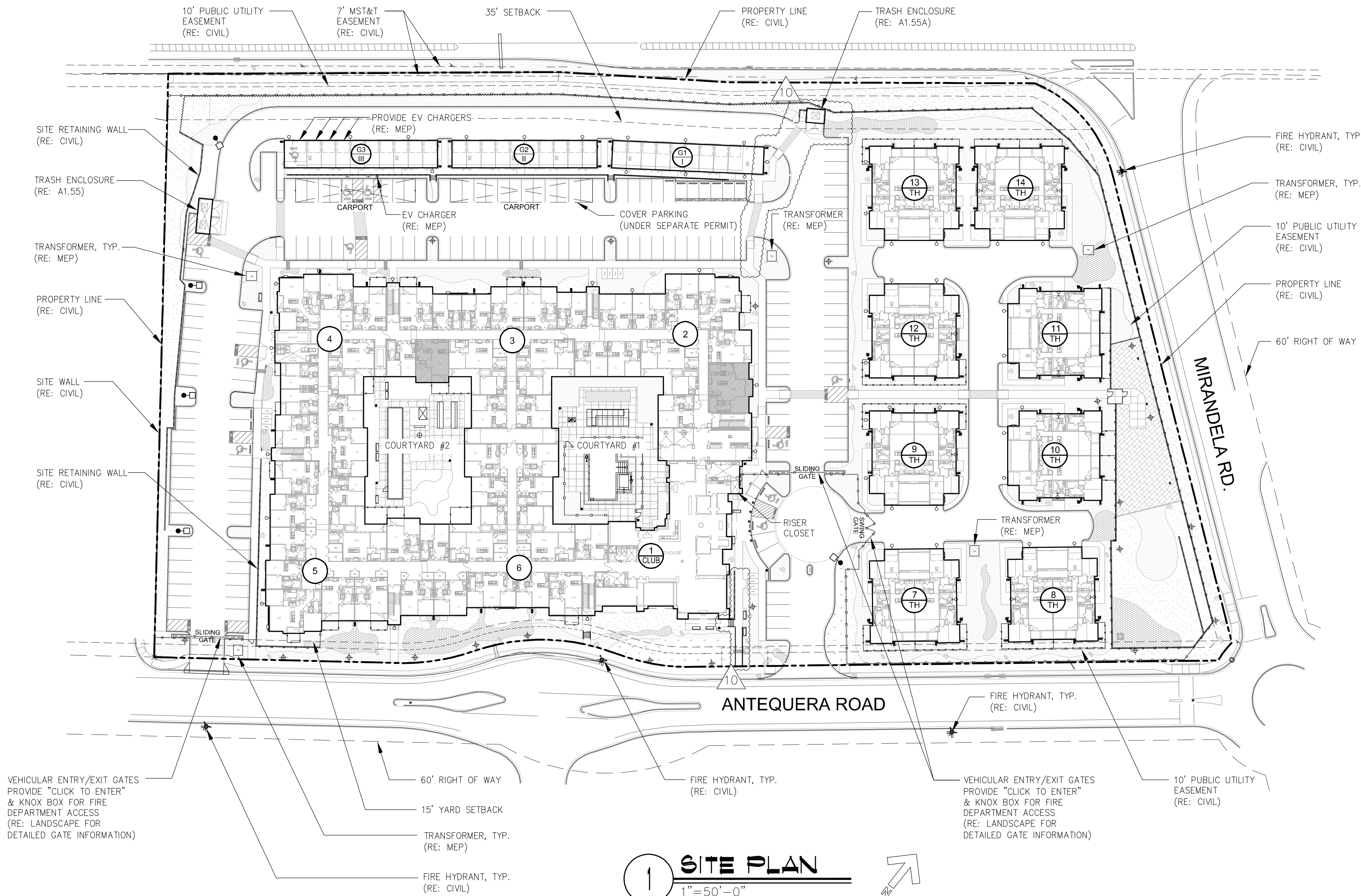
Minor modifications to windows and awnings on the primary building (to accommodate roof drainage requirements with downspouts)



2 VICINITY MAP

NOT TO SCALE

COORS BOULEVARD



1 SITE PLAN

1"=50'-0"

GENERAL SITE PLAN NOTES:

1. REFER TO CIVIL PLANS FOR ALL DIMENSIONS OF SURFACE PARKING AND PAVING, AS WELL AS FINISHED FLOOR ELEVATIONS AND SURFACE SITE DRAINAGE.
2. REFER TO LANDSCAPE ARCHITECT AND CIVIL PLANS FOR CURB RAMP LOCATIONS AND DETAILS.
3. PROVIDE HANDICAP PARKING STALLS IN ACCORDANCE WITH THE STATE OF NEW MEXICO'S ACCESSIBILITY STANDARDS AND OTHER APPLICABLE ACCESSIBILITY STANDARDS.
4. REFER TO CIVIL DRAWINGS FOR ACCESSIBLE PARKING SIGNAGE.
5. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & TYPICAL DETAILS.
6. REFER TO LANDSCAPE DRAWINGS FOR POOL & COURTYARD LAYOUTS, PLANTING, RETAINING WALLS, DECORATIVE PAVING, ETC.
7. PROVIDE MIN. 48" HIGH POOL ENCLOSURE FENCE. GATES SHALL BE SELF-CLOSING & SELF-LATCHING, SHALL HAVE COMPLIANT ACCESSIBLE MANUV. CLEARANCES & SHALL OPEN AWAY FROM POOL. (RE: LAND. DWGS)
8. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR EXACT BOUNDARY DIMENSIONS AND DIMENSION CONTROL PLAN.
9. FINISHED FLOOR ELEVATIONS ARE INCLUDED FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS.

- DENOTES LOCATION OF ACCESSIBLE ROUTE INTO BUILDING. MAINTAIN MAXIMUM RUNNING SLOPE OF 5% AND MAXIMUM CROSS SLOPE OF 2%.
- > DENOTES LOCATION OF ACCESSIBLE ENTRANCES INTO BUILDING.

POOL COURTYARD NOTES:

1. REFER TO LANDSCAPE DRAWINGS FOR POOL LAYOUT, POOL ENCLOSURE, HARDSCAPE LAYOUT, ETC.
2. PROVIDE COMPLIANT 911 PHONES AS REQUIRED BY LOCAL JURISDICTION HEALTH AND SAFETY CODE; RE: LANDSCAPE FOR ADDITIONAL INFORMATION.
3. PROVIDE COMPLIANT 48" HIGH POOL ENCLOSURE FENCE AT POOL COURTYARD. GATES SHALL BE SELF-CLOSING & SELF-LATCHING, SHALL HAVE COMPLIANT ACCESSIBLE MANUV. CLEARANCES & SHALL OPEN AWAY FROM POOL. (RE: LAND. DWGS)

FINISHED FLOOR ELEVATIONS (FFE's), WHERE NOTED, ARE FOR REFERENCE ONLY - VERIFY WITH CIVIL DRAWINGS



NO.	DATE	REVISION
1	07/06/21	ISSUED FOR CONSTRUCTION
2	08/08/21	RISE RM & DBB ELEVATIONS (AS 001)
3	05/27/22	POOL & TRASH CHANGES (AS 007)
4	07/07/23	REVISED EGRESS & TRASH (AS 010)

MEEKS PARTNERS

16000 Memorial Drive
Suite 100
Houston, Texas 77079
281.555.5767
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OVERTURE ANDALUCIA
ALBUQUERQUE, NEW MEXICO
A Development of
GREYSTAR DEVELOPMENT GROUP, LP

JOB NO.:	19100
NOT FOR CONSTRUCTION	
ISSUED FOR PRICING	
ISSUED FOR PERMIT	
X ISSUED FOR CONSTRUCTION	

SHEET TITLE
SITE PLAN

DRAWING NO.
A1.01

ADMINISTRATIVE AMENDMENT

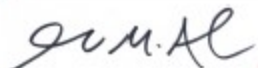
FILE #: SI-2022-01883

PROJECT #: PR-2020-003658

Amendment to add an additional residential recycling receptacle; Addition of (2)

additional carports. Carports meet setback requirements of the original Site Plan

approval for the development.



Digitally signed by James M. Aranda
DN: cn=James M. Aranda, o=City of Albuquerque,
ou=Planning Department, email=jm.aranda@ciabq.gov, c=US
Date: 2023.02.23 15:58:33 -0700

2/23/2023

APPROVED BY

DATE

GENERAL NOTES:

- 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.
- 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.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, POST LARGER THAN 8-INCHES, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- 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.
- THE COORS BOULEVARD CPD-2 AND VPD-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:

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+)

PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.

- COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
- FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
- NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:

185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT.
PROPOSED STRUCTURES PER SITE PLAN
(PARKING FACILITIES, PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION))

MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)

TOTAL PARKING PROVIDED: 230 SPACES

COMPACT PARKING SPACES (20% ALLOWED): 16 (6.95%)

ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)

ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)

BICYCLE PARKING REQUIRED: 23 SPACES

BICYCLE PARKING PROVIDED: 24 SPACES

LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:

TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD

BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET

TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

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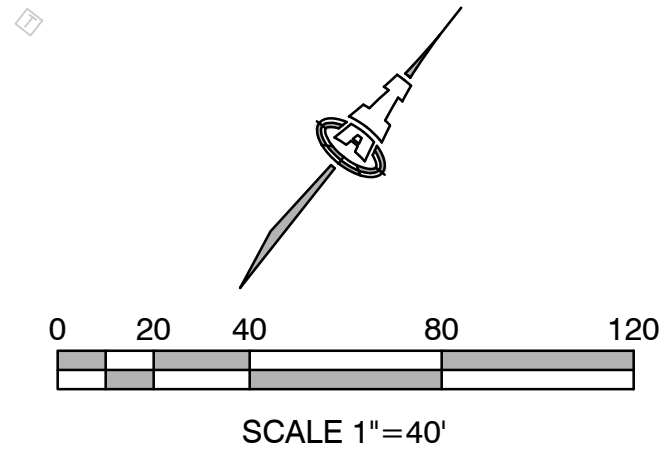
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								LANDSCAPE AREA UOS	101,433 sq. ft.
								TOTAL PROVIDED UOS	109,888 sq. ft.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	BUILDING
---	STRIPING
---	PARKING COUNT
---	ADA ACCESSIBLE PATH
---	ELECTRIC VEHICLE SPACE



REFUSE ENCLOSURE DETAILS

N.T.S.

COORS BLVD

PROPERTY LINE

10' PUBLIC UTILITY EASEMENT

60' RIGHT OF WAY

15' YARD SETBACK

7' MST&T EASEMENT

10' PUBLIC UTILITY EASEMENT

PROPERTY LINE

EXISTING SITE WALL

TRACT 5-A ZONING: MX-T LAND USE: BANK WITH DRIVE-UP FACILITY

TRACT 5-B ZONING: MX-T LAND USE: VACANT

FOUND NO. 4 REBAR W/ YELLOW POLYESTER CAP TIE 11845

PROPOSED PROPERTY LINE & 10-FT PUE SHIFT TO FOLLOW PROP. SIDEWALK LIMITS, TO BE DEDICATED BY PLAT

TALLEST PORTION OF BUILDING, SEE ELEVATIONS

CLUB HOUSE SINGLE-STORY WITH POSSIBLE ROOFTOP PATIO (8,778 sq. ft.)

APARTMENTS TWO-STORY (13,970 sq. ft. PER FLOOR)

APARTMENTS THREE-STORY (47,946 sq. ft. PER FLOOR)

COURTYARD

APARTMENTS 180,556 sq. ft. TOTAL

COURTYARD

SLIDING GATE

SLIDING GATE

SLIDING GATE

SLIDING GATE

SLIDING GATE

SLIDING GATE

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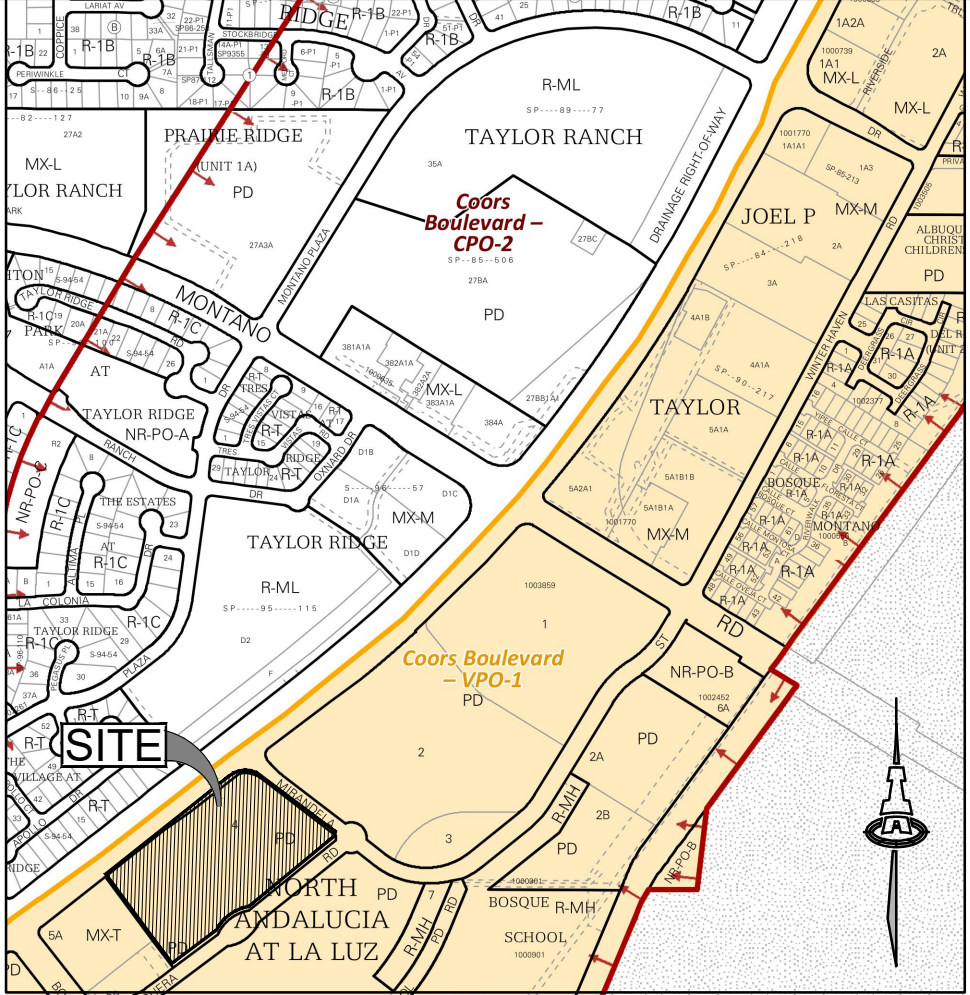
SITE PLAN

1" = 40'

PORTION OF EXIST. PROPERTY LINE AND PUE TO BE VACATED BY PLAT

EX 10' PUBLIC UTILITY EASEMENT

60' RIGHT OF WAY



VICINITY MAP

1"=750'

KEYED NOTES

- 9'-0" X 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" X 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
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- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- CORTEN STEEL SHEET PILE RETAINING WALL
- CLEAR SIGHT TRIANGLE, SEE GENERAL NOTE #5 THIS SHEET
- MINI CLEAR SIGHT TRIANGLE, SEE GENERAL NOTE #5 THIS SHEET
- ROUNDABOUT INTERSECTION SIGHT DISTANCE, SEE GENERAL NOTE #5 THIS SHEET
- COURTYARD OUTDOOR KITCHEN W/ STEEL SHADE STRUCTURE

PROJECT NUMBER: PR-2020-003658

Application Number: SI-2020-00356

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

Date	04/22/21	Admin. Amend. SP 2	Date
No	1	07/03/23	Admin. Amend. SP 2
Traffic Engineering, Transportation Division		Date	
ABCWUA		Date	
Parks and Recreation Department		Date	
City Engineer/Hydrology		Date	
Code Enforcement		Date	
* Environmental Health Department (conditional)		Date	
Solid Waste Management		Date	
DRB Chairperson, Planning Department		Date	

Isaacson & Arfman, Inc.
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OVERTURE ANDALUCIA
Albuquerque, New Mexico
a development of
Greystar Development Group, LP

ISSUE: ADMIN AMEND SP 2	PROJECT NUMBER: IA 2360
FILE: BJB	CHECKED BY: FCA
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No	Description	Date
1	Admin. Amend. SP 2	04/22/21
2	Admin. Amend. SP 2	07/03/23

SHEET TITLE

Site Plan

SHEET NUMBER

AS-101