



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: PAC-5801 Eubank Owner LP		Phone:
Address: 5801 Eubank Blvd NE		Email:
City: Albuquerque	State: NV	Zip: 87111
Professional/Agent (if any): RBA Architecture		Phone: 602-568-6392
Address: 2 N Central Ave #1800		Email: randy@rlbarc.com
City: Phoenix	State: AZ	Zip: 85004
Proprietary Interest in Site: N/A		List all owners: (applicant)

BRIEF DESCRIPTION OF REQUEST

Convert existing racquetball building to (4) studio dwelling units

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

Lot or Tract No.: 7 Academy Hills	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 102-106-211-508-031-010
Zone Atlas Page(s):	Existing Zoning: PD	Proposed Zoning: No change
# of Existing Lots: 1	# of Proposed Lots: No change	Total Area of Site (acres): 13.23

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5801 Eubank Blv NE	Between: Academy	and: Spain
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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: Randy L Barnes	<input type="checkbox"/> Applicant or <input checked="" 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)

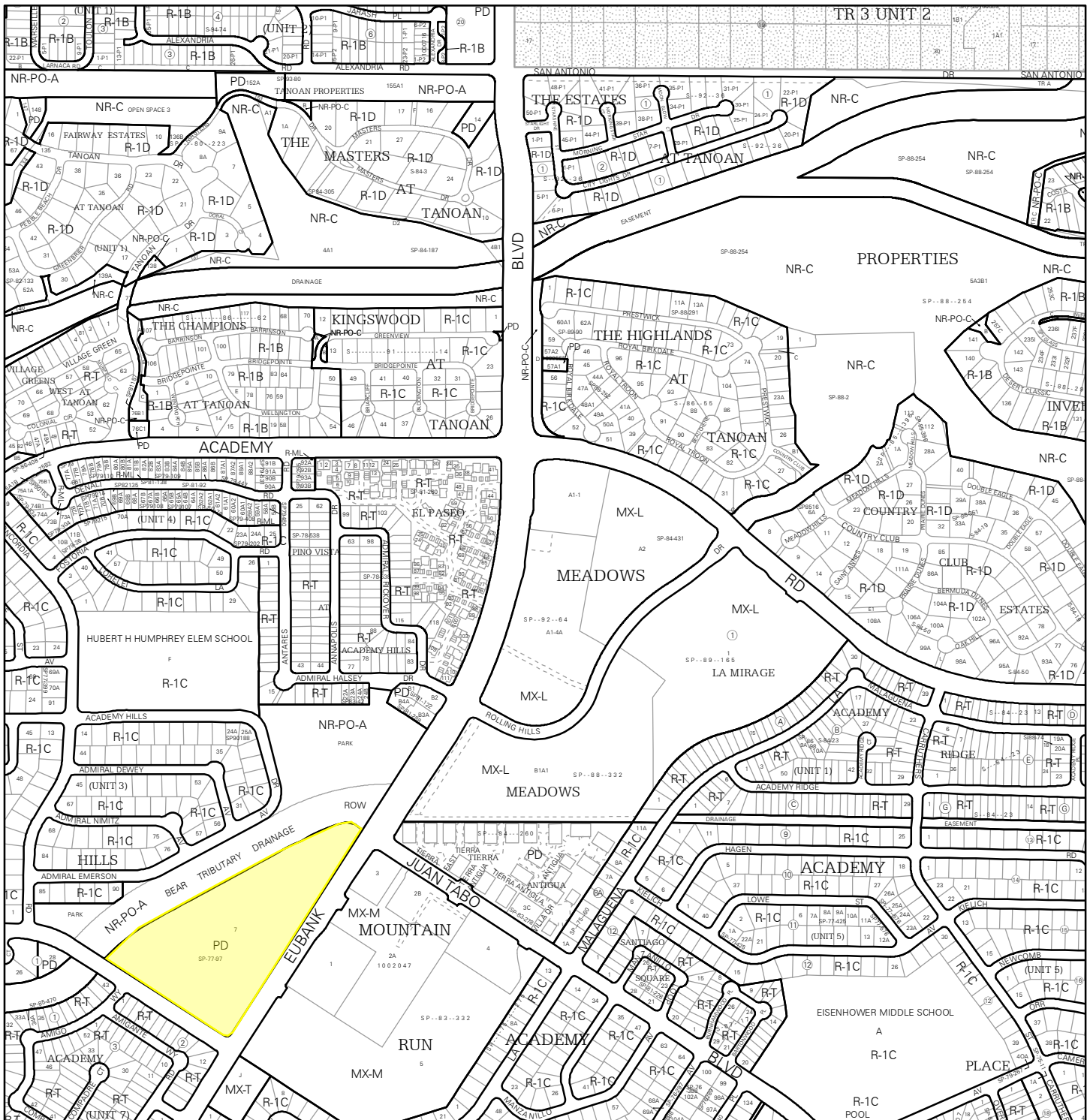
☒ **MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

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.

- X 1) Development Review application form completed, signed, and dated
- X 2) Form P3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter of authorization from the property owner if application is submitted by an agent
- X 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- X 6) The approved Site Plan being amended
- n/a 7) Copy of the Official Notice of Decision associated with the prior approval
- X 8) The proposed Site Plan, with changes circled and noted

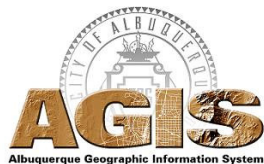
Refer to the Site Plan Checklist for information need on the proposed Site Plan

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

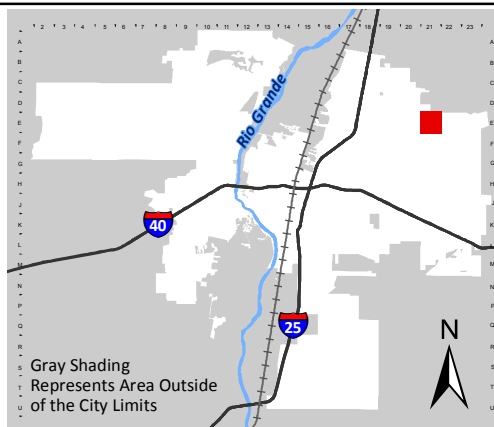


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-21-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet



March 21, 2024

To whom it may concern,

RBA Architecture is authorized to act on our behalf as architect, regarding the conversion of our racquetball building to a set of dwelling units.

Please contact the property Asset manager at (801) 230.0904 or shawn@laguna-point.com for further questions.

Thank you,

A handwritten signature in black ink, appearing to read "Dan Hick", is placed over a light grey rectangular background.

Dan Hick
Owner
PAC-5801 Eubank Owner LP

April 3, 2024

City of Albuquerque, NM – Planning Department

JUSTIFICATION LETTER

Re: Administrative Minor Amendment Application
Springs Park Apartments – Racquetball Building Conversion
5801 Eubank Blvd NE
Albuquerque, NM 87111

General Overview:

The Applicant proposes to convert an existing approximately 1,750 square foot racquetball building into four, two-story studio dwelling units. The applicant is the owner of the property under consideration.

The property's Official Notice of Decision could not be located by City Records, likely because of the age, circa 1984.

Scope of Project:

The site is an existing multi-family complex with a leasing office, pool and recreational lawns. The racquetball building is located within the interior of the site and is not visible from either public street. Modifications to the building include creating door and window opening in the exterior, entry shades and interior columns and footings to facilitate a partial second floor. The exterior will remain consistent with other buildings on the property. Site improvements are limited to sidewalks to unit entries and, if required, utility improvements. The project will be completed in a single phase. A feasibility study was conducted and is attached to this document package.

Reason:

The racquetball building has gone unused for several years due to changing activity preferences of the tenants, causing the building to sit dormant. The conversion will fill a void in available, affordable dwelling units in this area of the city.

Impact to Adjacent Property:

The proposed conversion will have no impact on adjacent properties.

Criteria:

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirement.
 - a. Yes. The proposed modifications to the racquetball building will maintain the materials, color, and character of the adjacent buildings.

2. The requested change is within the thresholds for minor amendments established in Table 6-4-4, cumulative of prior deviations or minor amendments.
 - a. Yes. The proposed changes are within the established thresholds.
3. No deviations, variances or waivers are requested.
 - a. Correct. None are requested.
4. The amendment does not require public infrastructure changes or circulation pattern changes.
 - a. Correct. The proposed changes do not require infrastructure or circulation changes. The building is currently part of the circulation system.

Sincerely,

A handwritten signature in black ink, appearing to read 'Randy L. Barnes', with a horizontal line extending to the right.

Randy L Barnes, Principal
New Mexico License No. 6055

LANTON AVENUE

BEAR CANYON TRIBUTARY

EUBANK BOULEVARD

LEGEND

- 1. Street Right of Way
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NOTE: STREET PAVES TO 12" AS 1" OFFSIDE PAVES CURB



DEVELOPER: 111,700 S.F. ± 19.2%
 20,000 S.F. ± 26.7%
 20,000 S.F. ± 26.7%

Multiple Case Number 2-75-71-1

Control: This site is in Zone 1 (City of Albuquerque) and is subject to the provisions of the City of Albuquerque's Comprehensive Zoning Ordinance. The findings in the report are based on the information provided by the applicant and the City of Albuquerque's Comprehensive Zoning Ordinance.

111,700 S.F. ± 19.2%
 20,000 S.F. ± 26.7%
 20,000 S.F. ± 26.7%

City Engineer, Engineering & Construction
 APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the City of Albuquerque's Comprehensive Zoning Ordinance.
 By: Richard D. Jensen 5-1-85
 City Engineer, Albuquerque-Metropolitan County Planning Department

DEVELOPER: 111,700 S.F. ± 19.2%
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SITE PLAN

2-75-71-1

SCALE: 1"=50'-0"

1 OF 2

2-75-71-1

DRB-84-862

WILSON & COMPANY
 ENGINEERS & ARCHITECTS
 ALBUQUERQUE, NEW MEXICO



SPRING PARK APARTMENTS
 ALBUQUERQUE, NEW MEXICO

DESIGN: FHM
 DATE: 2-5-84
 FILE NO.: 83-518
 SHEET NO.: 1 OF 2

WILSON & COMPANY
 ENGINEERS & ARCHITECTS

CITY OF ALBUQUERQUE
 THIS APPLICANT HAS BEEN GRANTED A PERMIT TO CONSTRUCT THE PROPOSED DEVELOPMENT AND TO THE POOR QUALITY OF THE EXISTING DEVELOPMENT.

AT 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 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RBA
ARCHITECTURE
2 N CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
E-MAIL: admin@rbarc.com

SITE DATA

PARCEL: 102-10-621-150-803-1010
ADDRESS: 5801 EUBANK BLVD NE
ZONE: PD
LOT AREA: 13.2 AC
JURISDICTION: ALBUQUERQUE

THE PROJECT IS TO CONVERT AN EXISTING RACQUETBALL BUILDING INTO DWELLING UNITS.

KEYNOTES

- 1 EXISTING LANDSCAPE
- 2 EXISTING A/C PAVING
- 3 EXISTING TRASH ENCLOSURE
- 4 INSTALL CONCRETE WALK

PARKING

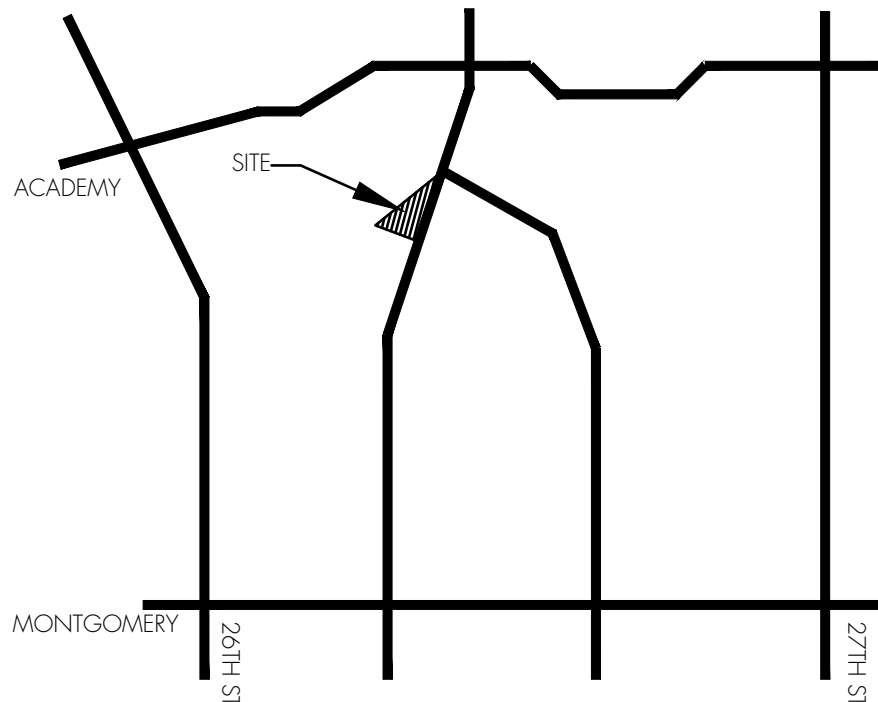
REQUIRED
1 BEDROOM 228 DU @ 1.2 = 274
2 BEDROOM 72 DU @ 1.6 = 116
STUDIO 4 DU @ 1 = 4
TOTAL 394 STALLS

PROVIDED = 481 STALLS

NOTES

- 1. SITE PLAN SHOWN IS APPROXIMATE. FIELD VERIFY EXISTING CONDITIONS.

VICINITY MAP



**SPRING PARK APARTMENTS
RACQUETBALL BUILDING CONVERSION**
5801 EUBANK NE
ALBUQUERQUE, NM 87111

PROJECT TITLE			© RBA		
C NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
—	—	—			

DRAWING TITLE
SITE PLAN

SEAL STATE OF NEW MEXICO RANDY L BARNES NO. 0355 REGISTERED ARCHITECT LICENSE EXP. 12.31.25	PROJECT 22055	PHASE PLANNING
	CHECKED BY RLB	SCALE
	DRAWN BY RBA	DRAWING NO.
	DATE 2024-MAR-07	AS1.1



RBA
ARCHITECTURE

2 N CENTRAL SUITE 1800
PHOENIX, ARIZONA 85004
TELEPHONE: 602.568.6392
E-MAIL: admin@rbarc.com

KEYNOTES

- 1 EXISTING ASPHALT TILE ROOFING
- 2 EXISTING BRICK VENEER
- 3 EXISTING CONCRETE WALL
- 4 EXISTING CEMENT PLASTER FINISH
- 5 DOOR - REFER TO FLOOR PLAN
- 6 WINDOW - REFER TO FLOOR PLAN
- 7 ASPHALT TILE ROOFING - MATCH EXISTING
- 8 EXISTING DOOR

NOTES

- 1. COLORS SHALL MATCH EXISTING AND ADJACENT BUILDINGS.
- 2. GRADE SHALL SLOPE MINIMUM 5% AWAY FROM THE BUILDING - REFER TO GRADING & DRAINAGE PLAN.
- 3. EXTERIOR LIGHTING SHALL COMPLY WITH DARK SKY REQUIREMENTS.

SPRING PARK APARTMENTS
RACQUETBALL BUILDING CONVERSION
5801 EUBANK NE
ALBUQUERQUE, NM 87111

PROJECT TITLE			© RBA		
C NO.	REVISIONS	DATE	NO.	REVISIONS	DATE
-	-	-			

DRAWING TITLE
EXTERIOR ELEVATIONS

SEAL STATE OF NEW MEXICO RANDY L BARNES NO. 0355 REGISTERED ARCHITECT LICENSE EXP 12/31/25	PROJECT 22055	PHASE PLANNING
	CHECKED BY RLB	SCALE
	DRAWN BY RBA	DRAWING NO.
	DATE 2024-MAR-07	A2.1

RBA Architecture FEASIBILITY STUDY

OWNER
ARCHITECT
MUNICIPAL
ENGINEERS
OTHER

<input checked="" type="checkbox"/>
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PROJECT:
**SPRING PARK APARTMENTS RACQUETBALL
BUILDING CONVERSION**
5801 Eubank NE
Albuquerque, NM 87111

REPORT No: 01
DATE: 24OCT23

ARCHITECT'S
PROJECT NO: **23035**

CONTRACT DATE: SEP 2023

GENERAL DESCRIPTION:

The project includes the conversion of the racquetball building to studio dwelling units. The property currently has 300 rental dwelling units in 22 buildings. Record drawings of the property were limited to a grading plan and building information sheets. No record drawings of the racquetball building were available. Our study indicates that the racquetball building can be converted to dwelling units.

EXISTING CONDITIONS:

1.) Buildings

- a. The property's existing buildings include 300 dwelling units in 22 two-story buildings, plus a single-story clubhouse/leasing office and a racquetball building.
- b. The racquetball building is divided into two courts. One of the courts is used for storage.
- c. Mechanical: The racquetball building is served by two split-system HVAC units.
- d. Plumbing: The racquetball building appears to have no sewer, water or gas service.
- e. Electrical: The racquetball building is served by a 400-amp switch located on the north side. The panelboard could not be opened for inspection.
- f. Occupancy: Occupancy for dwelling units is R2. Occupancy for the clubhouse is B.
- g. Construction: The construction type for all buildings is Type V-B. The racquetball building appears to be constructed of masonry or concrete.
- h. Fire Sprinklers: There are no fire sprinklers in the racquetball building.

2.) Parking

- a. Our analysis shows sufficient parking for new dwelling units. The property currently has 481 parking stalls, per our count. Record drawings indicate 523 parking stalls. Our analysis shows that 394 stalls are required if four studio units are added.

REQUIRED PARKING

228 - 1 bedroom DU @ 1.2 stalls ea = 274 stalls

72 - 2 bedroom DU @ 1.6 stalls ea = 116 stalls

4 - studio DU @ 1 stall ea = 4 stalls

TOTAL = 394 STALLS

EXISTING PARKING = 481 STALLS

BONUS OF 87 STALLS

ANALYSIS:

1.) Dwelling Units

Four single bedroom studio units with a single bathroom will fit within the allotted space. Refer to the attached concept floor plans. Walls between dwelling units must be 1-hour fire resistive for non-sprinklered buildings. Floors between dwelling units must be 1-hour fire resistive for non-sprinklered buildings. The attic must be divided into 3,000 SF areas by draftstop assemblies.

2.) Mechanical Systems

The racquetball building is served by two split-system HVAC units which appear to be in poor shape. It is recommended that these units be replaced with four separate split-unit systems and sized for the new dwelling units.

3.) Plumbing

Cold Water: No water service was observed at the racquetball building. A 1" water line is recommended.

Hot Water: A minimum 30 gallon water heater is recommended at each dwelling unit.

Sewer: No sewer service was observed at the racquetball building. A 4" sewer line is recommended.

Gas: No gas service was observed at the racquetball building. Heating can be accomplished with electric service.

4.) Electrical

A 400-amp switch was observed on the north side of the building. This should be sufficient to serve four dwelling units. 100 amp panelboards are recommended for each unit. The existing equipment should be confirmed.

5.) Fire Protection

Fire sprinklers and a monitored fire alarm system are required, per the Albuquerque Fire Department. Water capacity near the building is unknown and may require an upgrade to serve fire sprinklers.

6.) Accessibility

2% of the total dwelling units within a multifamily complex are required to be accessible.

$304 \text{ units} \times 2\% = 8 \text{ accessible units.}$

The added units cannot be designed as accessible. If required by the City, existing units should be altered to be accessible.

New units are required to be designed as Type B units per ANSI A117.

7.) Site Requirements

Lot coverage of the site is not affected since the building footprint will not be expanded.

Dwelling unit density: Conversion of the racquetball building may cause the site's dwelling unit to area ratio to exceed the maximum allowance. The City will investigate this factor during the pre-application submittal, to be conducted in the next phase of the project.

Minimum recreation space: Conversion of the racquetball building may cause the site's recreation space to drop below the minimum requirement. The City will investigate this factor during the pre-application submittal, to be conducted in the next phase of the project.

8.) Building Codes

2015 IBC International Building Code

2015 IEBC International Existing Building Code

2018 IECC International Energy Conservation Code

2021 IMC New Mexico Mechanical Code

2021 IPC New Mexico Plumbing Code

2015 IFC International Fire Code
2017 NEC National Electrical Code
2009 ICC-ANSI A117.1

9.) Fees

- a. Sewer: City of Albuquerque fees would be applied.
- b. Water: City of Albuquerque fees would be applied.
- c. Normal City of Albuquerque planning and building department fees would be charged.

SUMMARY:

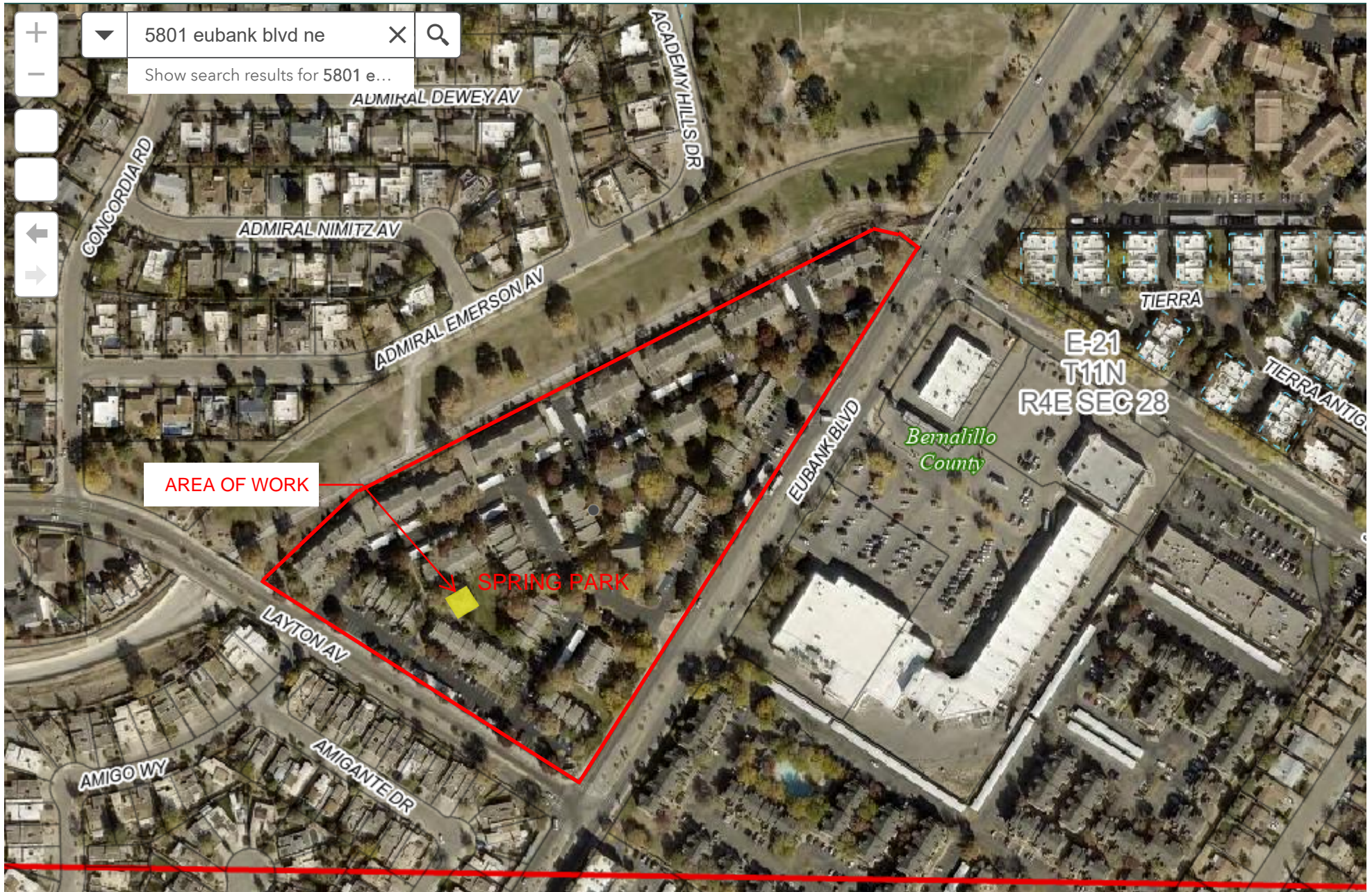
- Four additional dwellings unit can be constructed within the existing racquetball building.
- There is sufficient parking to add four dwelling units.
- Plumbing upgrades are required. Additional investigation will be necessary to determine existing pipe sizing.
- The electrical service appears to be adequate.
- Waterline upgrades may be required in order to provide fire sprinkler service to the building.
- Maximum dwelling units per acre and minimum recreation space are unknown factors with the City will investigate during the pre-submittal phase.

ATTACHMENTS: Floor plans, site map.

Person Issuing Report

A handwritten signature in black ink, appearing to read 'Randy L. Barnes', with a horizontal line extending to the right.

Randy L Barnes
RBA Architecture
AZ 35467 - NV 4442 – NM 6055



AREA OF WORK

SPRING PARK

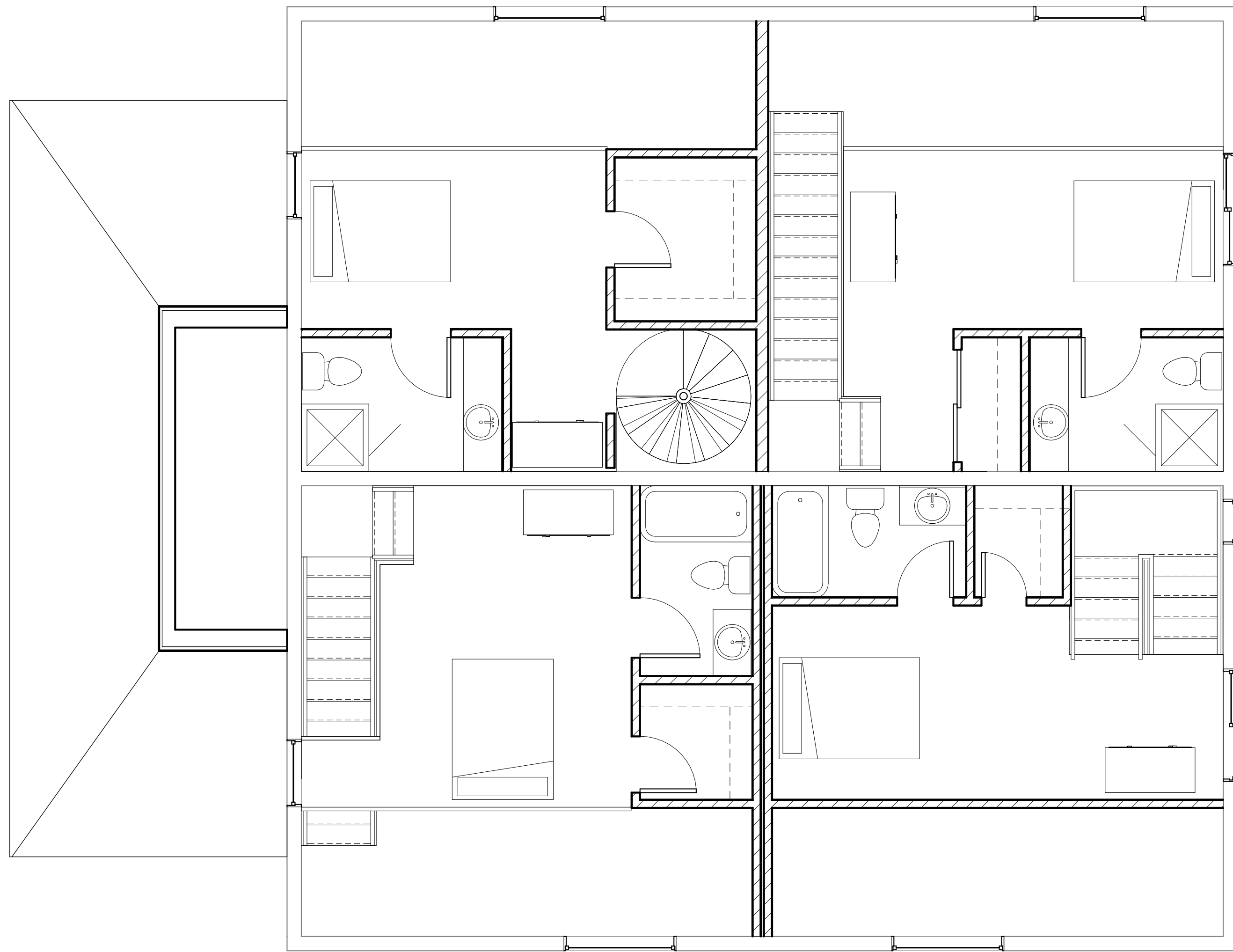
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County

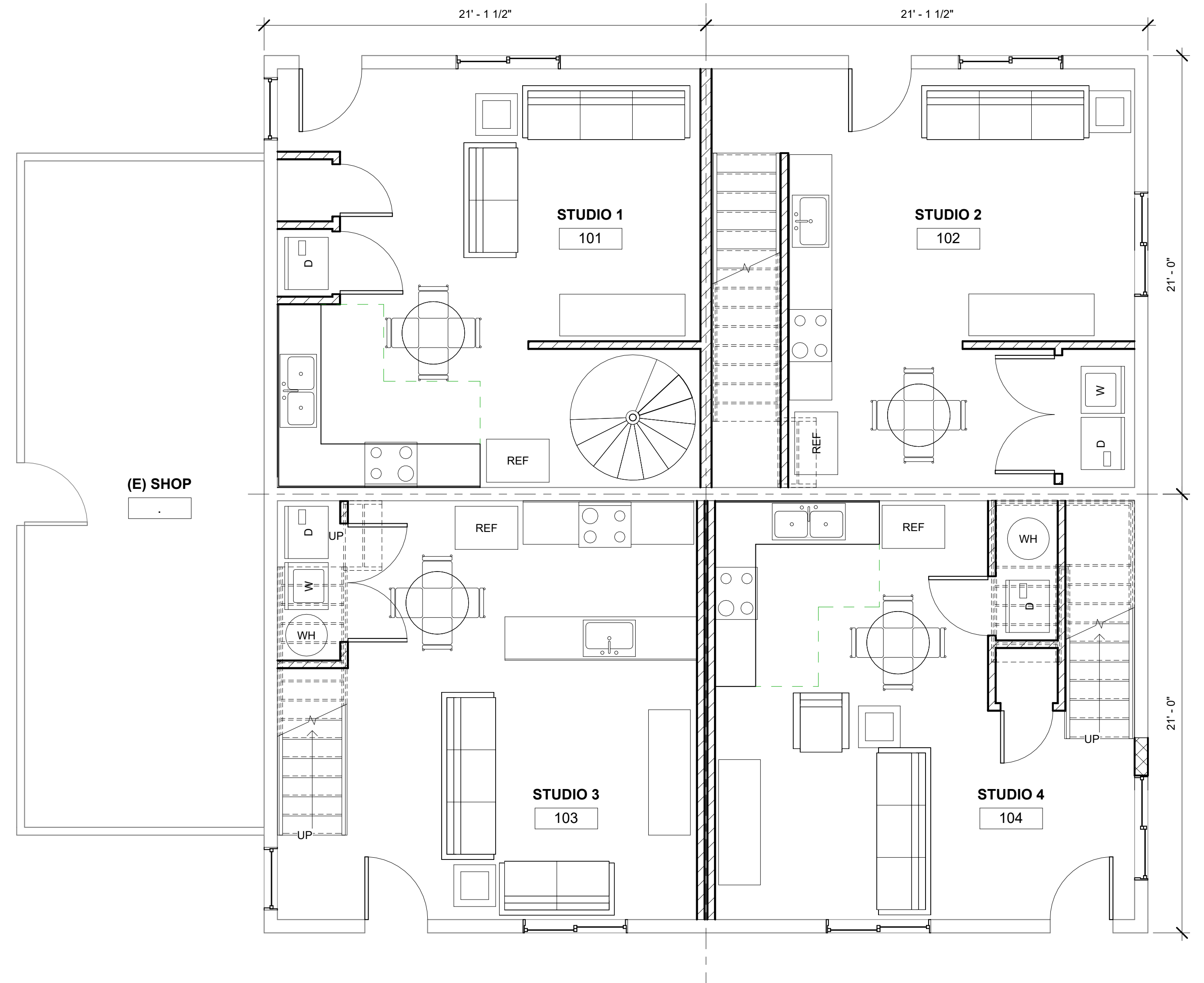
TIERRA

TIERRA ANTIGUA

300ft



SECOND FLOOR



FIRST FLOOR