



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Site Plan approval for a 333-unit multi-family residential development.

**APPLICATION INFORMATION**

Applicant: PV Trails Albuquerque, LLC (c/o Price Land Development Group)		Phone:
Address: 4350 La Jolla Village Drive, Suite 110		Email: gprice@pricedg.com
City: San Diego	State: CA	Zip: 92122
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

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

Lot or Tract No.: Tract 11 (formerly Tract 1)	Block:	Unit: 3A
Subdivision/Addition: Catalonia (The Trails)	MRGCD Map No.:	UPC Code: 100806443346510201
Zone Atlas Page(s): C-08	Existing Zoning: R-ML	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 13.9 acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Woodmont Ave NW      Between: Paseo del Norte      and: Girona Ave NW

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

PR-2018-001198 (new number requested to differentiate site from subdivisions to the south)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b> 3/19/21
<b>Printed Name:</b> Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

**FORM P2: SITE PLAN – DRB**

**Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

**SITE PLAN – DRB**

**MAJOR AMENDMENT TO SITE PLAN – DRB**

**EXTENSION OF SITE PLAN – DRB**


- Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (not required for extension)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(1) (not required for extension)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first-class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first-class mailing
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan (for amendments and extensions) (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
- Infrastructure List, if required

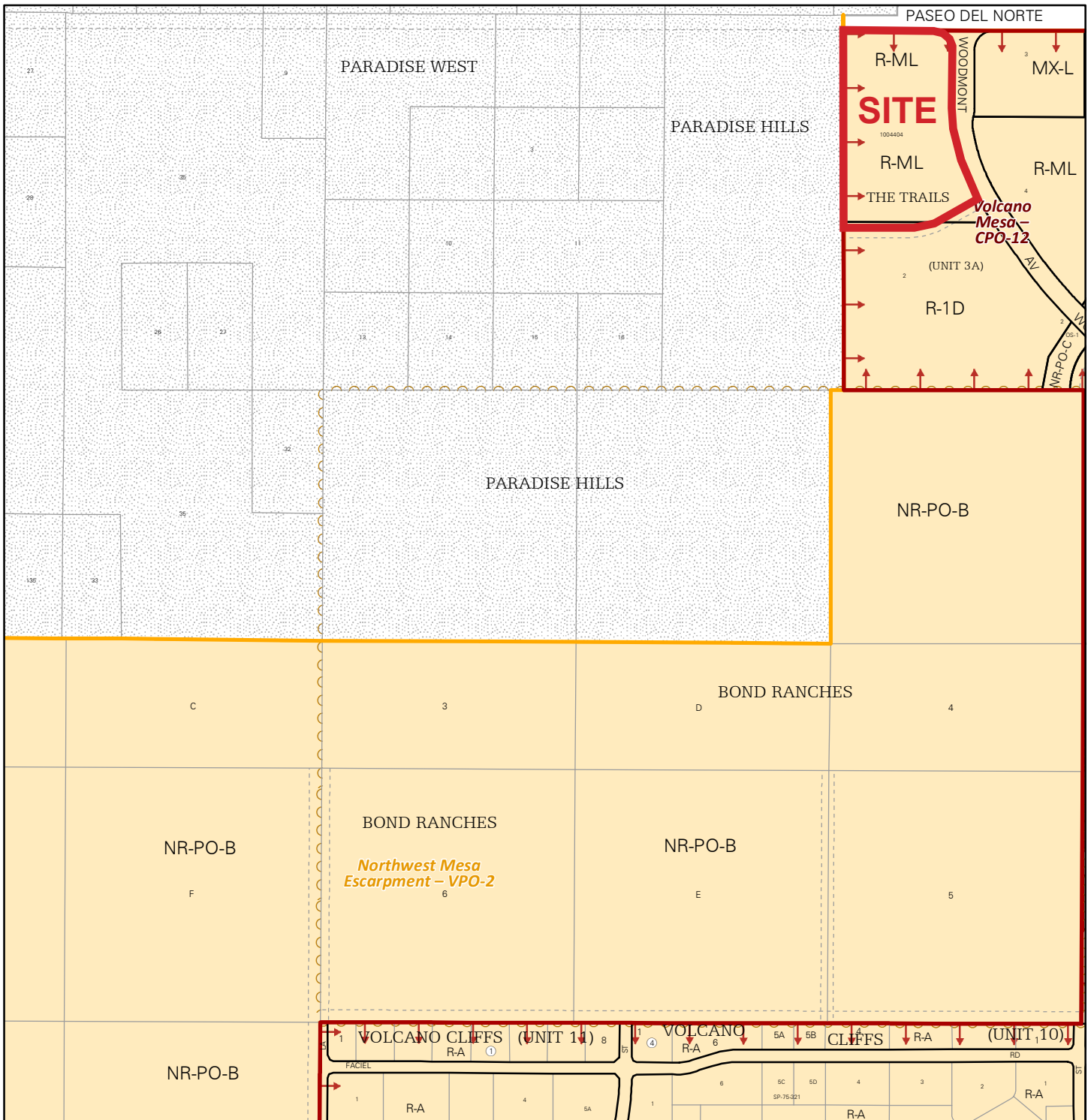
**FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC**

- Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Solid Waste Department signature on Site Plan
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- Approved Grading and Drainage Plan
- Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Infrastructure List, if required

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.**

<b>Signature:</b> 	<b>Date:</b> 3/19/21
<b>Printed Name:</b> Michael J. Vos, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

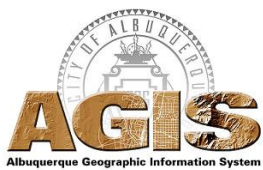
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
<b>Staff Signature:</b>	
<b>Date:</b>	



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

## IDO Zone Atlas

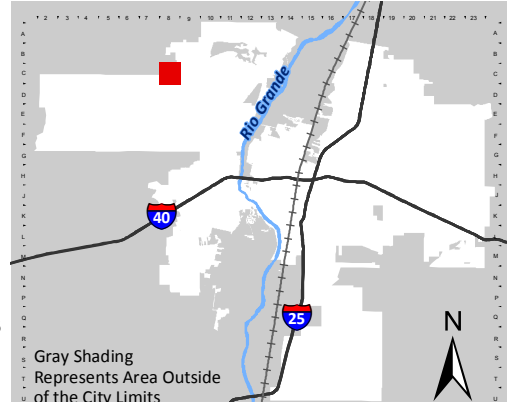
### May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**C-08-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

Feet

0   250   500   1,000



March 19, 2021

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street NW  
Albuquerque, New Mexico 87102

RE: Site Plan – DRB for Southwest corner of Paseo del Norte and Woodmont Ave NW

Dear Chair Wolfley:

The purpose of this letter is to authorize Price Land Development Group, Consensus Planning, Bohannan Huston, and Humphrey's & Partners Architects to act as our agents for a Site Plan – DRB approval on behalf of PV Trails Albuquerque, LLC and its affiliate PV Trails Apartments, LLC for our property located at the southwest corner of Paseo del Norte and Woodmont Avenue NW.

The property is legally described as Tract 11, Catalonia Subdivision (formerly known as Tract 1, Bulk Land Plat of the Trails Unit 3A).

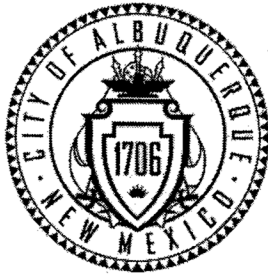
Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Wechter". The signature is fluid and cursive, with a long horizontal line extending to the right.

Kevin Wechter  
Manager of PV General Partner, LLC  
(Manager of PV Trails Apartments, LLC and  
PV Trails Albuquerque, LLC)





City of Albuquerque  
P.O. Box 1293 Albuquerque, New Mexico 87103

## Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

### Interoffice Memorandum

November 8, 2007

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**Subject:** Albuquerque Archaeological Ordinance—Compliance Documentation

**Project Number(s):**

**Case Number(s):**

**Agent:**

**Applicant:** Longford Homes, Inc.

**Legal Description:** The Trails Unit 3

**Acreage:** 165.59 acres

**Zone Atlas Page:** C-9

**CERTIFICATE OF NO EFFECT:** Yes  No

**CERTIFICATE OF APPROVAL:** Yes  No

**SUPPORTING DOCUMENTATION:**

NIAF submitted by TRC Solutions dated February 2007 (NMCRI# 103624)

Note: LA 49629 "ikely destroyed by recent construction activity."

**SITE VISIT:** n/a

**RECOMMENDATION(S):**

- **CERTIFICATE OF NO EFFECT IS ISSUED** (ref O-07-72 Section 72 Section 4B(1)-- no significant sites in project area; 4B(2)— land disturbance; and 4B(3), information potential exhausted for LA 49629).

**SUBMITTED:**

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** The Trails Tract 1  
Building Permit #: \_\_\_\_\_ Hydrology File #: C09D015  
Zone Atlas Page: C-09 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: \_\_\_\_\_  
Development Street Address: Woodmont south of Paseo del Norte (Ventana Ranch West extened south)  
**Applicant:** Price Land and Development Group Contact: Scott Steffen  
Address: \_\_\_\_\_  
Phone#: \_\_\_\_\_ Fax#: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### Development Information

Build out/Implementation Year: 2025 (est) Current/Proposed Zoning: R-ML  
Project Type: New: (x) Change of Use: ( ) Same Use/Unchanged: ( ) Same Use/Increased Activity: ( )  
Change of Zoning: ( )  
Proposed Use (mark all that apply): Residential: (x) Office: ( ) Retail: ( ) Mixed-Use: ( )  
Describe development and Uses: 321 Townhomes  
\_\_\_\_\_  
Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): \_\_\_\_\_  
Number of Residential Units: 321  
Number of Commercial Units: \_\_\_\_\_

### Traffic Considerations

ITE Trip Generation Land Use Code 221 Multi Family Mid Rise (3 stories)  
Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_  
Expected Number of Employees (if known):\* \_\_\_\_\_  
Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_  
Trip Generations during PM/AM Peak Hour (if known):\* AM Enter 28, AM Exit 79, AM Total 107, PM Enter 83 PM Exit 53 PM Total 136

Driveway(s) Located on: Woodmont (future extension to PdN), Girona (future)

Adjacent Roadway(s) Posted Speed: Paseo de Norte 35 MPH

Woodmont 35 MPH

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required.)*

### **Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: PdN: Regional Principal Arterial, Woodmont Minor Arterial

Comprehensive Plan Center Designation: N/A  
(urban center, employment center, activity center, etc.)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 8,110 east of Ventana Ranch West

Volume-to-Capacity Ratio (v/c): 0.44  
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): Route 162 – Ventana Ranch Commuter (not currently in operation)

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed on PdN and Woodmont (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed on PdN and Woodmont

### **Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: See GIS map.

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

### **TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes  No

Thresholds Met? Yes  No

Mitigating Reasons for Not Requiring TIS: Previously Studied:

Notes:

M.P. P.E.

3/19/2021

TRAFFIC ENGINEER

DATE

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### **Submittal**

The Scoping Form must be submitted as part of a Traffic Circulation Layout submittal, DRB application for site plan approval, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

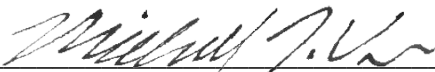
**PROJECT NAME:** The Preserve at Woodmont

**AGIS MAP #** C-08

**LEGAL DESCRIPTIONS:** TRACT 11, CATALONIA

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

  
Applicant/Agent

3/19/21  
Date

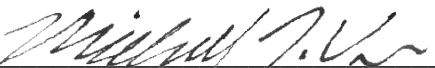
  
Hydrology Division Representative

3/19/2021  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 3-10-2021 (date).

  
Applicant/Agent

3/19/21  
Date

\_\_\_\_\_  
ABCWUA Representative

\_\_\_\_\_  
Date

**PROJECT #** \_\_\_\_\_





March 19, 2021

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

Landscape Architecture  
Urban Design  
Planning Services

302 Eighth St. NW  
Albuquerque, NM 87102

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

Re: Site Plan – DRB for Multi-family Residential Development at Paseo del Norte and Woodmont Ave NW

Dear Ms. Wolfley:

The purpose of this letter is to request review and approval of a Site Plan – DRB on behalf of PV Trails Albuquerque, LLC to develop the subject site with a 333-unit multi-family residential development. The subject site is located at the southwest corner of Paseo del Norte and Woodmont Avenue NW. Formerly known as Tract 1 of the Trails Unit 3A; the southern boundary of the property was recently reconfigured with the dedication of Girona Avenue NW with the Catalonia subdivision. The new legal description is Tract 11, Catalonia Subdivision.

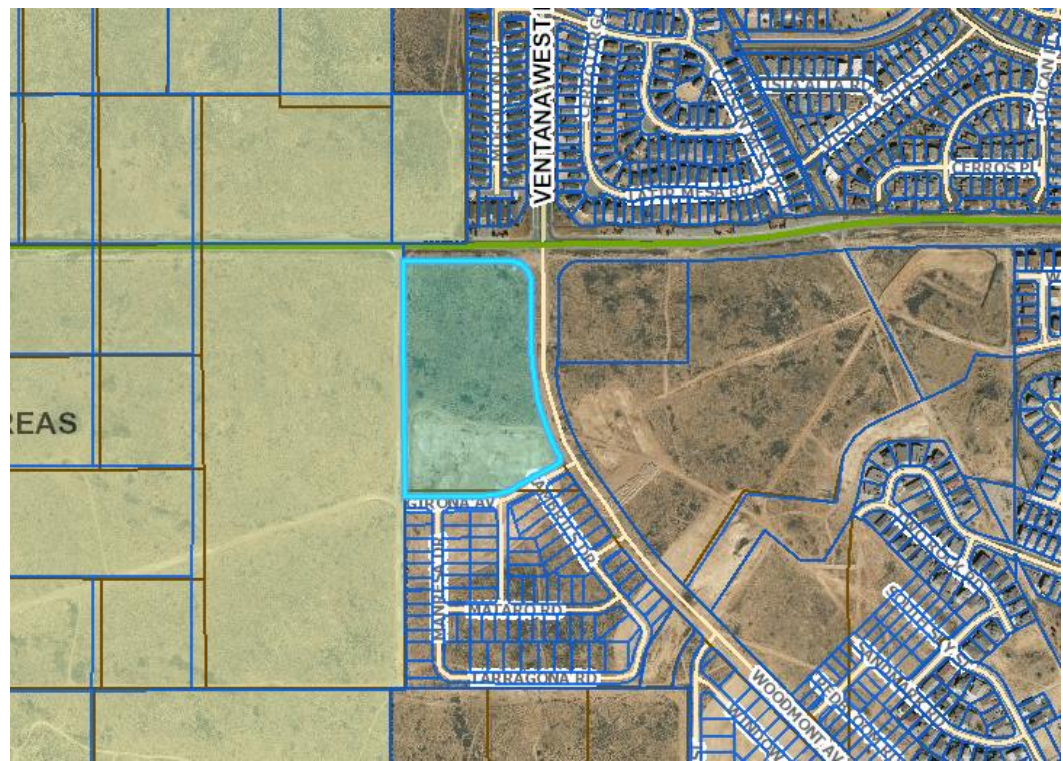


Figure 1: Site Location.

PRINCIPALS

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



The site is zoned R-ML: Residential, Multi-family Low Density, which allows for the proposed multi-family residential use permissively. The site is within the Northwest Mesa Community Planning Area and is considered an Area of Consistency. Paseo del Norte along the north side of the site is a Commuter Corridor.

The site is currently vacant, and development of multi-family residential will provide an additional type of housing in an area of the City that is predominantly single-family detached residential. This additional housing and density will support future commercial uses along Paseo del Norte and to the east of the subject site along Universe and in the Volcano Heights Urban Center.

The Site Plan is required to be reviewed by the DRB because it includes more than 50 dwelling units and is over 5 acres in size. In accordance with Integrated Development Ordinance Section 14-16-6(l)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):

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

*The project has been designed in compliance with the IDO and the R-ML Development Standards and no deviations or exceptions to those requirements are being requested as part of this application. The height of the buildings complies with the 38-foot maximum of the R-ML zone district, as well as the 30-foot maximum height for areas of the site within 100 feet of low-density residential, which is currently being constructed to the south of the subject site across Girona Avenue. The project meets the IDO minimum parking requirements of 1.5 spaces per dwelling unit without any reductions or credits.*

*The subject site is located within two Overlay zones: The Volcano Mesa Character Protection Overlay CPO-13 and Northwest Mesa Escarpment View Protection Overlay VPO-2 although it is important to note that CPO-13 is not applicable to this development because it is not considered low-density residential development. Regarding VPO-2 requirements, the project will be compliant with the limitations on colors, reflectivity, and roof-mounted equipment screening. The site is not located within the Height Restrictions Sub-area, so the only height limitations are those imposed by the underlying R-ML zoning.*

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

*The City's existing infrastructure and public improvements have adequate capacity to serve this project. The Applicant has already received approval of a Fire 1 plan and has*



*requested a Water and Sewer Availability statement. The Applicant has also prepared a Traffic Impact Analysis (TIA) that is being reviewed by City staff. The developer will be installing all required infrastructure for this project, which will also serve surrounding development as provided for in the Trails Master Plan, including a significant investment in new water infrastructure to provide redundancy to the existing system in this area. Sidewalks will be built along Woodmont and Girona, and Woodmont will be extended along the property frontage to connect to Paseo del Norte. Bicycle lanes that exist along Woodmont will be extended along with the roadway extension, which connects riders to existing multi-use trails along the north side of Paseo del Norte and within Ventana Ranch.*

6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

*The subject site is not within a Master Development Plan area, so this criterion does not apply.*

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

Michael J. Vos, AICP  
Senior Planner

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

**When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.**

<i>Official Use only</i>		
PA#: _____	Received By: _____	Date: _____
<b>APPOINTMENT DATE &amp; TIME:</b> _____		

Applicant Name: PV Trails Albuquerque, LLC Phone#: 505-764-9801 Email: vos@consensusplanning.com

### PROJECT INFORMATION:

***For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.***

Size of Site: 13.9 acres Existing Zoning: R-ML Proposed Zoning: R-ML

Previous case number(s) for this site: 1002942

Applicable Overlays or Mapped Areas: VPO-2 and CPO 13

Residential – Type and No. of Units: Multi-family; 333 dwelling units

Non-residential – Estimated building square footage: \_\_\_\_\_ No. of Employees: \_\_\_\_\_

Mixed-use – Project specifics: \_\_\_\_\_

### LOCATION OF REQUEST:

Physical Address: 99999 Woodmont Avenue Zone Atlas Page (Please identify subject site on the map and attach) C-8

### BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Site Plan DRB for new multi-family residential development

### QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Site is in Volcano Vista CPO13 Please confirm that the design standards only apply to low density residential and not multi-family.

Requirements of Northwest Mesa Escarpments VPO-2; please confirm that the subject property is not within the height restriction sub area.

Please confirm that Paseo del Norte is not a designated corridor and as such includes no special regulations.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-292 Date: 2/5/21 Time: N/A (sent via email to [Vos@consensusplanning.com](mailto:Vos@consensusplanning.com))

Address: 99999 Woodmont Ave NW

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf ([lrumpf@cabq.gov](mailto:lrumpf@cabq.gov))

Zoning/Code Enforcement: Carl Garcia ([cagarcia@cabq.gov](mailto:cagarcia@cabq.gov))

Fire Marshal: Antonio Chinchilla ([achinchilla@cabq.gov](mailto:achinchilla@cabq.gov)) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger ([jwolfenbarger@cabq.gov](mailto:jwolfenbarger@cabq.gov))

Hydrology: Ernest Armijo, P.E. ([earmijo@cabq.gov](mailto:earmijo@cabq.gov))

Solid Waste: Herman Gallegos ([hgallegos@cabq.gov](mailto:hgallegos@cabq.gov))

Water Authority: David Gutierrez - [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org) or call 505.289.3307; 505.241.9630

### **PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!**

*THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.*

*Additional research may be necessary to determine the exact type of application and/or process needed.  
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

### REQUEST:

Site Plan- DRB for new multi-family residential development.

### SITE INFORMATION:

Zone: R-ML

Size: 13.9 acres

Use: Vacant

Overlay zone: (CPO) - Character Protection Overlay Zone (3-4)-Volcano Mesa – CPO-13; (VPO) - View Protection Overlay Zone (3-6)-Northwest Mesa Escarpment – VPO-2

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-1: Residential Zone District Dimensional Standards

\*Neighborhood Organization/s: Westside Coalition of NAs

*\*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at [www.cabq.gov/neighborhoods.resources](http://www.cabq.gov/neighborhoods.resources).*

### PROCESS:

Type of Action: 6-6(I) SITE PLAN –DRB

Review and Approval Body: DRB Is this a PRT requirement? Yes



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-292 Date: 2/5/21 Time: N/A (sent via email)

Address: 99999 Woodmont Ave NW

**QUESTIONS OR CONCERNS** (Please be specific so that our staff can do the appropriate research)

Site is in Volcano Vista CPO13 Please confirm that the design standards only apply to low density residential and not multi-family.

Requirements of Northwest Mesa Escarpments VPO-2; please confirm that the subject property is not within the height restriction sub area.

Please confirm that Paseo del Norte is not a designated corridor and as such includes no special regulations.

### **NOTES:**

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### **New Public Notice Forms**

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](#) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](#) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-292 Date: 2/5/21 Time: N/A (sent via email)

Address: 99999 Woodmont Ave NW

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:  
<https://www.cabq.gov/planning/building-safety-permits>

### Zoning Comments

- Address: 99999 WOODMONT AV NW
- Lot: 1 Block: 0000
- Subdivision: THE TRAILS UNIT 3A
- Northwest Mesa Escarpment – VPO-2
- Volcano Mesa – CPO-13
- Type: Consistency
- IDO Zoning: R-ML
  
- Multifamily – Permissive
- 4-3(B)(7) Dwelling, Multi-family – Use specific standards
- 3-4(N) VOLCANO MESA – CPO-13
- 3-6(E) NORTHWEST MESA ESCARPMENT – VPO-2

### PROCESS

6-6(I) SITE PLAN – DRB

*As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.*

### Transportation Development Comments

#### List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

#### Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-292 Date: 2/5/21 Time: N/A (sent via email)

Address: 99999 Woodmont Ave NW

## Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

## Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

## Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

## Platting and Public Infrastructure Requirements for Roadways

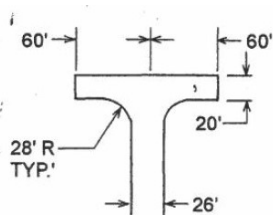
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.

# PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

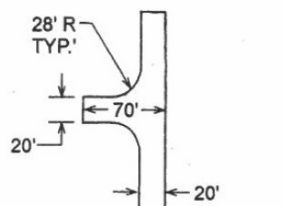
PA# 20-292 Date: 2/5/21 Time: N/A (sent via email)

Address: 99999 Woodmont Ave NW

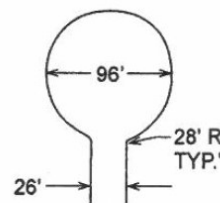
- All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
- Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
- There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD



96' DIAMETER CUL-DE-SAC

- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-292 Date: 2/5/21 Time: N/A (sent via email)

Address: 99999 Woodmont Ave NW

10. Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*



**From:** Carmona, Dalaina L.  
**To:** Omega Delgado  
**Subject:** FW: Paseo Del Norte and Woodmont Avenue Neighborhood Meeting Inquiry  
**Date:** Friday, January 22, 2021 4:05:01 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image006.png](#)  
[image005.png](#)  
[IDOZoneAtlasPage\\_C-08-Z\\_Site.pdf](#)

This bounced back as you entered the wrong e-mail address in the inquiry.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
 Office of Neighborhood Coordination  
 Council Services Department  
 1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
 Albuquerque, NM 87102  
 505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
 Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** Carmona, Dalaina L.  
**Sent:** Friday, January 22, 2021 3:57 PM  
**To:** 'delgado@consensusplanning.om' <delgado@consensusplanning.om>  
**Subject:** Paseo Del Norte and Woodmont Avenue Neighborhood Meeting Inquiry

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	<a href="mailto:ekhaley@comcast.net">ekhaley@comcast.net</a>	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	<a href="mailto:aboard111@gmail.com">aboard111@gmail.com</a>	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. Please use this online link to find the required template language. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

**If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.**

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [<mailto:webmaster=cabq.gov@mailgun.org>] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Friday, January 22, 2021 11:28 AM  
**To:** Office of Neighborhood Coordination <[delgado@consensusplanning.om](mailto:delgado@consensusplanning.om)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:  
Development Review Board  
If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name  
Omega Delgado  
Telephone Number  
5057649801  
Email Address  
[delgado@consensusplanning.om](mailto:delgado@consensusplanning.om)  
Company Name  
Consensus Planning, INC.  
Company Address  
City  
State  
ZIP  
87102

Legal description of the subject site for this project:  
TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT  
12 THE TRAILS UNIT 2) CONT 13.9033 AC

Physical address of subject site:  
Subject site cross streets:  
Paseo Del Norte and Woodmont Avenue

Other subject site identifiers:  
west side of Woodmont Ave  
This site is located on the following zone atlas page:  
C-08-Z

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Michael Vos](#)  
**To:** [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [Rene" Horvath](#)  
**Cc:** [Jim Strozier](#); [Omega Delgado](#)  
**Subject:** Neighborhood Meeting Notice for Site Plan - DRB at Woodmont and Paseo del Norte  
**Date:** Thursday, February 4, 2021 7:55:00 PM  
**Attachments:** [PV Trails Apartments NA Meeting Package 2.4.2021.pdf](#)

---

Dear Ms. Elizabeth Haley and Ms. Rene Horvath and the Westside Coalition of Neighborhood Associations,

This email is notification that Consensus Planning, Inc. is preparing a Site Plan application to the City of Albuquerque Development Review Board (DRB) for the +/- 14 acre property located at the southwest corner of Woodmont Avenue and Paseo del Norte NW. This property is zoned R-ML: Residential Multi-Family, Low Density, which allows apartments as a permissive use. The developer is proposing to develop 3-story breezeway style apartment buildings and 2-story carriage homes for a total of 333 dwelling units. The legal description for the property is as follows: *TRACT 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONTAINING 13.9033 ACRES.* Additional required information, including the conceptual site plan and building elevations are attached to this notice.

As part of the IDO regulations, we are providing you an opportunity to discuss this application prior to submittal. Should you have any questions or would like to request a meeting regarding this anticipated application, please do not hesitate to email me at [vos@consensusplanning.com](mailto:vos@consensusplanning.com), Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or contact us by phone at 505-764-9801. Per the IDO, you have 15 days or until February 19, 2021 to request a meeting. If you do not want to schedule a meeting, please let us know so that we can continue our application process.

Sincerely,

**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)

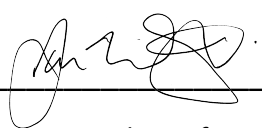


**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB	
Decision-making Body: Development Review Board	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 99999 Woodmont Avenue	
Name of property owner: PV Trails Albuquerque, LLC	
Name of applicant: PV Trails Albuquerque, LLC	
Date, time, and place of public meeting or hearing, if applicable: DRB Hearing TBD	
Address, phone number, or website for additional information: Agent: Consensus Planning, Inc.	
Jim Strozier, Principal - cp@consensusplanning.com or Michael Vos, Senior Planner - vos@consensusplanning.com; Office number: 505-764-9801	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 \_\_\_\_\_ (Applicant signature)      February 4, 2021 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.



[Note: Items with an asterisk (\*) are required.]

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: February 4, 2021

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley and Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net and aboard111@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: cp@consensusplanning.com and vos@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

\_\_\_\_\_

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* 99999 Woodmont Avenue, Albuquerque 87114  
Location Description Southwest corner of Paseo Del Norte and Woodmont Avenue
2. Property Owner\* PV Trails Albuquerque, LLC
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

[Note: Items with an asterisk (\*) are required.]

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Site Plan -DRB request to the Development Review Board for a 333-unit multi-family

development.

5. This type of application will be decided by<sup>\*</sup>:  City Staff
- OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council

6. Where more information about the project can be found<sup>4\*</sup>:
- A preliminary Plan set with elevations is included with the notice. The representatives may contact Jim Strozier or Michael Vos from Consensus Planning, Inc at cp@consensusplanning.com and vos@consensusplanning.com or by calling (505) 764-9801.

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)<sup>5\*</sup> C-08
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
- Deviation(s)       Variance(s)       Waiver(s)

Explanation:

No deviations are anticipated at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1\\*](#):  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

- 1. From the IDO Zoning Map<sup>6</sup>:
    - a. Area of Property [typically in acres] 13.9 acres
    - b. IDO Zone District R-ML
    - c. Overlay Zone(s) [if applicable] VPO-2 and CPO 13
    - d. Center or Corridor Area [if applicable] Paseo Del Norte is a Commuter Corridor.
  - 2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

\_\_\_\_\_

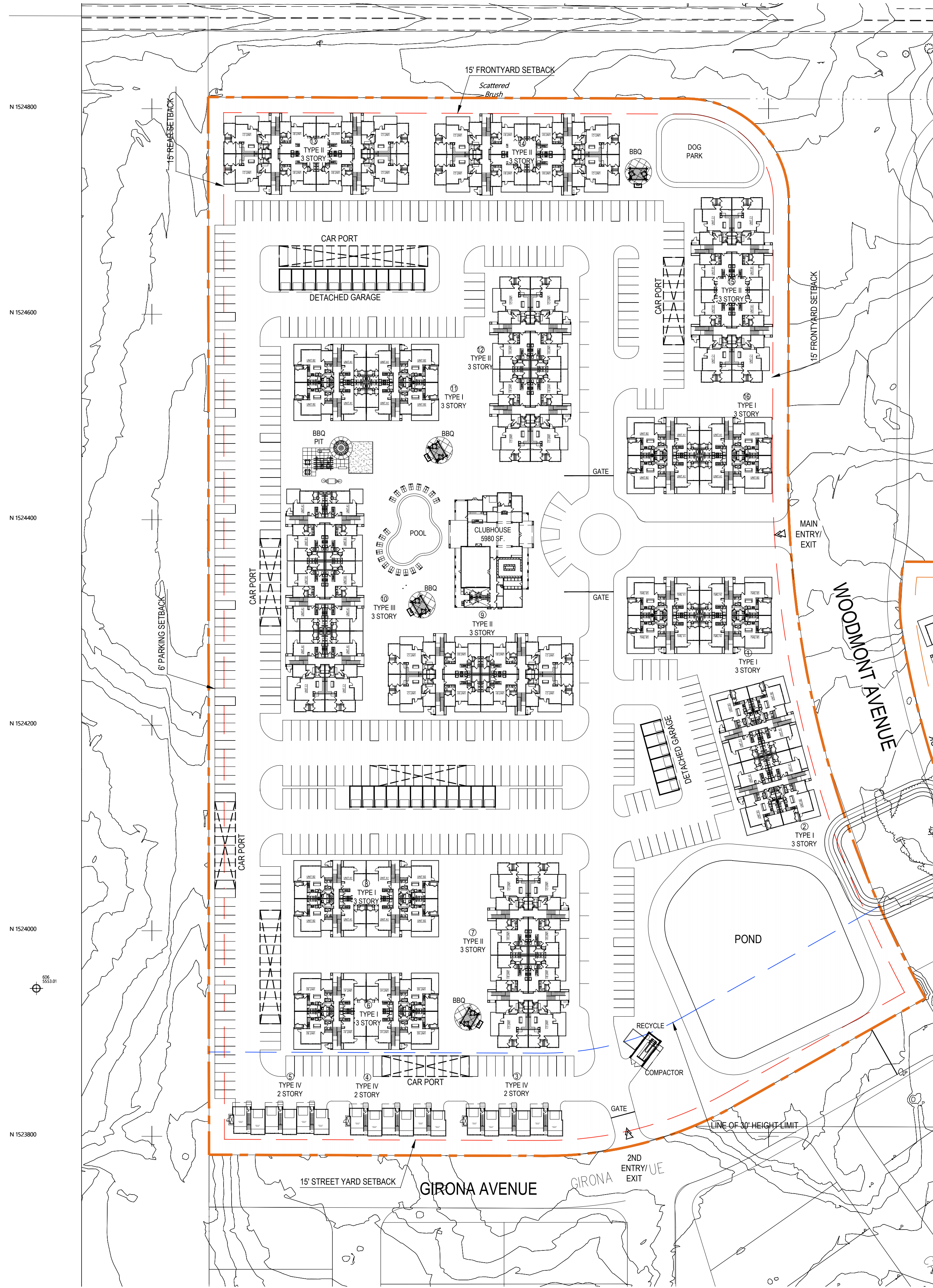
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>





**TRAILS MASTER PLAN**

**PAC VENTURES INC**

2018666

**UNIT TABULATION - 3 STORY BREEZWAY AND 2 STORY CARRIAGE HOMES (TRACT 1)**

1/7/21

UNIT NAME	UNIT TYPE	HUD GROSS AREA(SF)	HUD NET AREA(SF)	BALCONIES AREA (SF)	UNIT COUNT	PERCENTAGE	TOTAL HUD GROSS AREA	TOTAL HUD NET AREA	TOTAL BALCONIES AREA	TOTAL HUD GROSS AREA W/BALCONIES	% BREAKDOWN
A1	1br/1ba	700	651	81	90	27%	63,000	58,590	7,290	70,290	30%
A1-CH	1br/1ba	837	782	0	3	1%	2,511	2,346	0	2,511	
A1-CH ALT 1	1br/1ba	853	793	0	3	1%	2,559	2,379	0	2,559	
A1-CH ALT 2	1br/1ba	853	794	0	3	1%	2,559	2,382	0	2,559	47%
B1	2br/2ba	1,051	992	65	84	25%	88,284	83,328	5,460	93,744	
B2	2br/2ba	1,106	1,041	96	72	22%	79,632	74,952	6,912	86,544	
C1	3br/2ba	1,320	1,248	80	78	23%	102,960	97,344	6,240	109,200	23%
<b>TOTALS</b>					<b>333</b>	<b>100%</b>	<b>341,505</b>	<b>321,321</b>	<b>25,902</b>	<b>367,407</b>	<b>100%</b>

UNIT AVERAGE HUD GROSS SF: 1,026  
 UNIT AVERAGE HUD NET SF : 965

\* HUD GROSS AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

\* HUD NET AREA: THE SUM OF ALL LIVING UNIT AREAS MEASURED FROM THE INSIDE FACES OF CORRIDOR AND EXTERIOR WALLS AND FROM THE INSIDE FACES OF PARTITIONS SEPARATING THE LIVING UNITS FROM OTHER AREA.

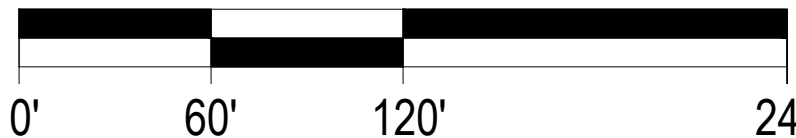
**PROJECT DATA**

UNIT AVERAGE HUD NET SF :	965 S.F.
ACREAGE:	13.75 GROSS ACRES
DENSITY:	24 UNITS/ACRE
SINGLE FAMILY:	
LOT (45'X110')	53 UNITS
LOT (40'X110')	55 UNITS
TOTAL UNITS	108 UNITS
PARKING:	
REQUIRED	500 SPACES
PROVIDED	533 SPACES
GARAGE PARKING	18 GARAGE SPACES
DETACHED GARAGE	30 GARAGE SPACES
CARPORTS	80 CARPORT SPACES
COMPACTOR PARKING	0 COMPACTOR SPACES
SURFACE PARKING	405 SURFACE SPACES
	1.60 SPACES/UNIT

**PROJECT DATA:**

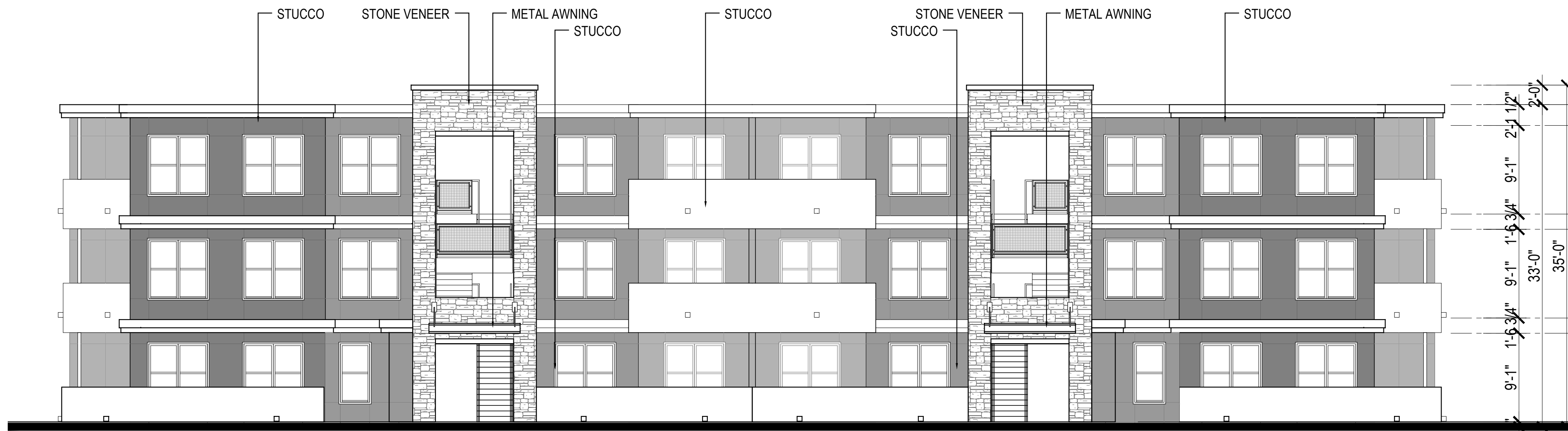
- TRACT-1
- SITE AREA: 13.757 ACRES
- CURRENT ZONING: R-ML ( MULTI-FAMILY LOW DENSITY )
- OVERLAY ZONING: VPO-2; VOLCANO MESA - CPO 13
- FRONT SETBACK: 15'
- SIDE SETBACK: 5', CORNER: 10'
- REAR SETBACK: 15'
- HEIGHT LIMIT: 35' ( 30' WITHIN 100' TO THE SOUTH )
- PARKING REQUIRED: 1.5 SPACES / UNIT
- (PARKING IS NOT ALLOWED IN FRONT YARD)
- parking size: 8.5' x20', compact: 7.5'x15' ( up to 25% allowed )
- BICYCLE PARKING REQUIRED: 3 SPACES OR 10% REQ' OFF-STREET PARKING SPACES, WHICHEVER IS GREATER.
- OPEN SPACES REQUIRED:
- 1 BEDROOM - 200 SF/DU; 2BEDROOM - 250 SF/DU; 3BEDROOM - 300 SF/DU
- MIN. LANDSCAPE AREA: 15% OF NET LOT AREA
- LANDSCAPE BUFFER: 15' ABUTTING OR CROSS AN ALLEY FROM R-A ,R-1(SINGLE FAMILY); R-T( TOWNHOUSE)
- NEIGHBORHOOD EDGES PARKING SETBACK: 50' ABUTTING R-A, R-1,R-T

SCALE: 1" = 60' - 0" (24"x36" SHEET)



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FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)  
 0' 8' 16' 32'



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)  
 0' 8' 16' 32'

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FRONT ELEVATION

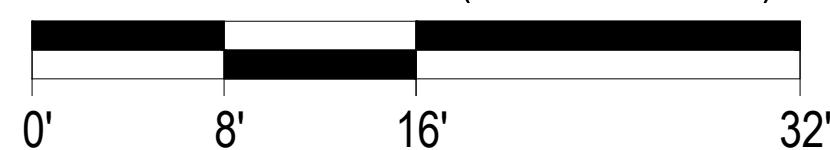


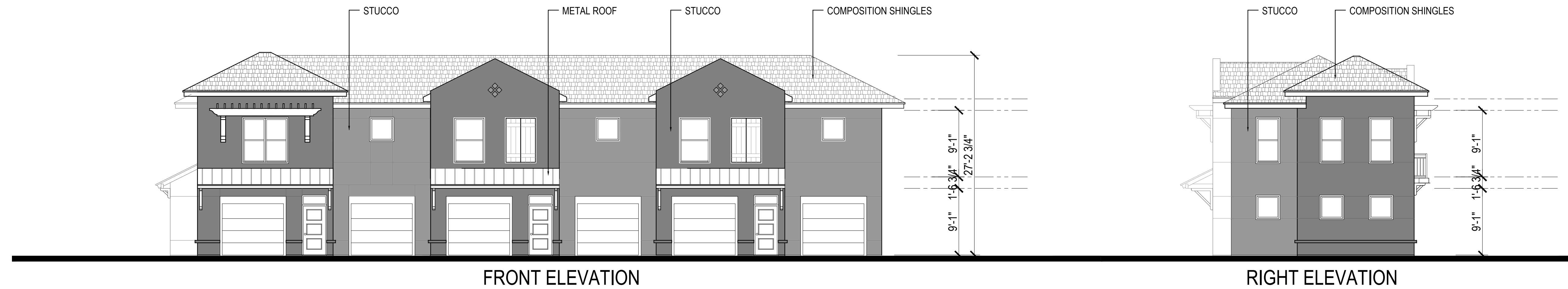
LEFT ELEVATION



RIGHT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)





FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)



**CITY OF ALBUQUERQUE  
LAND USE FACILITATION PROGRAM  
PROJECT MEETING REPORT**

**Project Number:** N/A – Pre-Application Meeting  
**Property Description:** 99999 Woodmont Avenue; Southwest corner of Paseo del Norte and Woodmont  
**Date Submitted:** March 13, 2021  
**Submitted by:** Jessie Lawrence  
**Meeting Date and Time:** March 11, 2021, 5:30 PM  
**Meeting Location:** Online via Zoom  
**Facilitator:** Jessie Lawrence  
**Co-facilitator:** Kathleen Oweegon

**Parties:**

- **Applicant:**
  - PV Trails Albuquerque LLC
- **Agent:**
  - Consensus Planning
- **Affected Neighborhood Associations (per City of Albuquerque notification requirements):**
  - Westside Coalition

**Background/Meeting Summary:**

Applicant requests DRB Site Plan Approval for a 333-unit multi-family development on 13.9 acres located on the southwest corner of Paseo del Norte NW and Woodmont NW. This was a pre-application meeting.

At the meeting, participants discussed a number of questions and concerns about the project. Parking and traffic were primary concerns, and several neighbors expressed concern that there would not be enough parking on site. An increase in traffic, which is already congested in the area, was also a concern. Some participants asked if the project could be limited to two stories; the project agent noted that no variance was required and they intended to proceed with up to three stories. Dust from this and other development was a concern of some residents; project team representatives stated that they expect a relatively low impact from this multi-family project, but would consider stabilizing compounds if the development period runs long, and were open to more discussions about this with individuals.

See Meeting Specifics for a summary of all of the questions and comments discussed.

The project agent said that they could communicate to the meeting participants to let them know when they make the application to the City.

**Outcomes:**

- **Areas of Agreement:**
  - None noted among all meeting participants.
- **Unresolved Issues and Concerns:**

- Several participants expressed concern that there would not be enough parking, and parking would overflow on to the adjacent streets. Agent said that they are providing 533 spots, and 500 are required.
- Several participants expressed concern about how more development would increase congestion in the area and on the west side generally.
- Several participants said that dust from prior development has harmed them and their properties and requested that this developer address the problem.
- Several participants asked if two-story development were possible, rather than three-story.
- **Other Key Points:**
  - Some concerns discussed were about growth on the west side more generally and about the need for better infrastructure. These concerns included:
    - The impacts of blowing dust from all of the development in the area, including harm to neighboring properties.
    - Traffic in the area and the need for better road development.
    - Overcrowded schools.
  - Some meeting participants also expressed concerns about the lack of notice for neighbors about this project and facilitated meeting, especially those who aren't immediately adjacent to the site.

### **Meeting Specifics:**

#### **1. Introduction and Project Summary:**

- a. Jim Strozier, Principal of Consensus Planning, Agent, introduced the other project team members in attendance, including representatives of Price Land Development Group, Humphreys and Partners Architects, and Bohannon Huston.
- b. This is a pre-application meeting, and the drawings are not yet finalized.
- c. The application will be for site plan review and approval by the DRB.
- d. The project is approximately 14 acres at the southwest corner of Woodmont and Paseo del Norte.
  - i. Ventana Ranch and Ventana West are across the street to the north.
  - ii. To the south is the Catalonia neighborhood, currently under construction.
  - iii. The neighborhoods of Valle Prado and Durango are to the southeast, the Trails neighborhood is to the east.
- e. The existing zoning is R-ML - multi-family residential low intensity, max height of 38', 3 stories allowed.
  - i. There is a 30' maximum height within 100' of the Catalonia neighborhood pursuant to the City's neighborhood edge requirement.
  - ii. Project is being designed to comply with IDO requirements – no variances or waivers anticipated.
- f. Primary entry coming in off Woodmont, terminates with clubhouse, recreation center, leasing office building at the end of that main entry – 1 story.
  - i. Secondary entry is off Girona – boundary on south, which separates from Catalonia project.
- g. Main buildings are 3 story, multi-family apartment buildings.
  - i. On south side where 30' height limit – 2 story, carriage units – 9 of those.
- h. 333 apartments total, including carriage units.

- i. 14 acres, so density of just under 24 DU/Acre.
- i. Drainage pond in SE corner – existing & will be enhanced.
- j. Clubhouse/recreation center amenities, also barbeque pits & a pool area in central open space area in the middle of the project.
  - i. Dog park near intersection of Woodmont and Paseo.
- k. 15' setback on Paseo del Norte, Woodmont & Girona.
  - i. 6 feet parking setback on western edge.
- l. To west of property is unincorporated Bernalillo County land not within CABQ - vacant & zoned A1.
- m. Landscape plan: Paid special attention to streetscape on Girona on south edge, Woodmont on eastern edge, corner where dog park is & street trees where it transitions from Woodmont to Paseo del Norte.
  - i. Give a lot of focus on the main entry on Woodmont & around the central open space area where most of the amenities are.
  - ii. Also tried to make sure that the pond at SE corner of property is screened along that edge.
- n. Class A multi-family projects; rents are not finalized, but currently expected to be \$1100-\$1600/month.
- o. Distance between property & Petroglyph National Monument is approx. 850 ft. from property south to the monument.
- p. Also have about 800 ft. to Valle Prado subdivisions and Durango, not including Catalonia.
- q. Distance to nearest school: approx. 2,330 ft. to Tierra Antigua elementary school; others are farther.
- r. There are no rock outcroppings that are significant on this property, per the outcropping map.
- s. 500 parking spaces are required, and they expect to be providing 533.
- t. The color scheme is not finalized, and the project is within the View Protection Overlay which regulates reflectivity and colors, and will abide by those requirements.
  - i. It is not within the height sub-area portion of the VPO.
- u. The project is within the Character Protection Overlay which has restrictions for design, and is complying with those restrictions as well.
  - i. Height limit is 38'. Project is within that. Bulk of building is slightly lower than that.
    - 1. Design elements such as the stairwells reach that, but the bulk of the building is slightly below that to the top of the parapet.
    - ii. Balconies, private patios on ground level.
    - iii. Stone accents are incorporated, primary building material will be stucco – color palette undecided.
    - iv. No asphalt shingles – still finalizing roof specifics and colors.
- v. Traffic study is in process; expect to complete & submit next week.
- w. Access to trails: Some exist on Paseo del Norte, will have sidewalks & connections on Woodmont to connect up to existing trail along Paseo del Norte that we anticipate will be extended to the west at some point when the properties owned by the County are developed.
  - i. Also trail network incorporated into interior open space which will also connect to that as well.
  - ii. No access to Petroglyph National Monument from these properties.

## 2. Questions and Concerns – Dust

- a. Participant (P): One of issues we've been having is ridiculous amount of contaminating dust from what already is open. This project is right in same path of prevailing winds which blow more and more dust into the area, very difficult to deal with. Dust is covering my attic which is 16-18ft. off the ground. It's ruining neighbors' rock landscaping, requiring cleaning and sifting. So far, the current developer has been a little responsive to complaints, but done little to mitigate dust issues, especially on weekends. Huge issue when wind blows. What would you do differently so we would feel good about this?
  - i. Project Agents (A): Appreciate these comments. Development on Albuquerque's west side is a dust challenge. Everything that is happening now is single family. By time we start on this project, those should be completed, so we won't overlap. The last single-family residential project will be paved and completed in August – Catalonia. We don't anticipate opening up more land. We see that being stabilized with paving and home starts. We hope to start this project in October and it will take approximately 1.5 years for development through construction. Multi-family is a little more self-contained because of the vertical element. Commercial general contractor - can control site a lot more – won't have nearly as much open. Haven't chosen general contractor. Could be any of the utility contractors subcontracting to general contractor.
  - ii. P: I'm assuming that by August all the houses in Catalonia, Durango and Valle Prada will not be built. So, you're saying that the lots will be flattened and platted and basically the elevations will be set?
    1. A: Yes, we anticipate having City acceptance by August on all the single-family. Paving will help. Trucks won't be driving across lots bringing up all that dirt. Our builders will be building pretty quickly. We won't have all the truck through traffic because it will be associated with that one corner off of Paseo.
  - iii. P: We still get a lot of dust associated off of the finished lots. Would you be willing put in a stabilizing compound so they stop being so dusty? It's commercially available and could be incorporated into the finishing process.
    1. A: Yes, I think we would consider that, but a challenge would be if we stabilize it, then turn it over to the developers to start building immediately after. If there were something to slow the market or the takedowns are delayed, I think we would entertain that as the ownership group and we're familiar with environmentally friendly products and we could stabilize those areas that have been disturbed.
  - iv. P: Any thoughts on what you are willing to do for who has been affected so far?
    1. A: That can be done on individual basis – reach out to us if want us to come out and look at our lot, if you're adjacent to the site. We're working hand in hand with fugitive dust control administration group and once we reach a certain limit, we shut down. You're welcome to reach out to us if there's a concern and we'll do our best.
- b. P: Folks at Taylor Ranch have experienced a lot of dust while the mesa has been under construction, and we had to call code enforcement to deal with dust. Are you going to use screen fencing or other dust management practices?

- i. A: It's a little early in the project to know what will be needed, but yes, we'll be filing a stormwater pollution prevention plan required by the EPA. That is a plan that requires you to outline how you're going to stabilize the site, how you're going to put up screen fencing, handle storm water. There is a permit that we have to file, and we have to provide to the City and erosion control sediment plan that has to be signed off by the City, stating what our strategy is and what plans the general contractor will implement. There are fines if you don't follow those guidelines. Since we haven't yet hired the general contractor, I can't know the specifics yet, but there are three permits we have to file, both municipal and federal, associated with sediment control and erosion control.
- ii. P: How much of the federal & other controls protect private property owners nearby?
  - 1. A: Federal permits are more about protecting navigable waters of the US, so referring to sediment that would go into basins that drain into the Rio Grande. City permits are more focused on health, environment & residential area.
- iii. P: I called City & they couldn't help us a lot.
  - 1. A: Since prevailing winds come from the west, that makes it a challenge. But multi-family projects, because they are more condensed in a smaller area and managed by one general contractor, oftentimes you see the control there is better than the less dense single-family projects.
- c. P: I live on Rainbow & Sandmark, the last lot before the construction area starts, and the dust is covering all of my front area. It's eaten varnish off my front door – you're welcome to come look at it.
- d. P: When you were developing on top of the mesa, I met a number of people who developed breathing issues from dust – it's affecting people's health.

### 3. Questions and Concerns – Look/Height of Project

- a. P: Are you sure that R-ML zone doesn't have to comply with height setbacks in CPO 13? Have you run that past the City planners?
  - i. A: Yes. The CPO regulations only apply to low density residential development which is not tied to the zone district but to what is being built in zone district. Low-density residential development is defined and consists of single-family and townhouses. An apartment complex is multi-family residential. If this property were being developed as single-family homes, it would have to comply with those height setbacks, but it does not since it is multi-family.
- b. P: Will this be walled all the way around?
  - i. A: Yes, for most, though not sure about the west boundary being a wall or a fence. When you come into the main entry, there are open parking spaces by the leasing office, and the rest of property is gated & access controlled.
  - ii. P: Pool area, too?
    - 1. A: There are separate regulations related to the pool area, and that also requires separate secure fencing that is also controlled.
- c. P: Earth tones give a nicer impression when on the volcanos looking down, instead of reflective elements or white-colored buildings. Looks more natural. I encourage earth-tone colors.

- i. A: While we're not in the height restriction area of the VPO, we have restrictions related to colors and reflectivity. We'll follow the color & reflectivity requirements and will take your comments into consideration.
- d. P: What are the materials for the tiles?
  - i. Tiles are composite material.
  - ii. A (Architect): We are looking at different roofing materials, but not asphalt. It might be stone clad metal to simulate concrete tiles, which are typically very heavy.
  - iii. P: Please follow current Trails covenants when it comes to those tiles.
    - 1. A: We will make sure we're looking at those and are cohesive with the surrounding area.
- e. P: Have you considered fewer units by eliminating the third floor?
  - i. A: No, not been a consideration. The TIA will demonstrate what improvements will be required by the developer and the impact fees that will be generated. We are following existing zoning; not requesting variance.

#### 4. Questions and Concerns – Parking and Traffic

- a. P: What is considered in the traffic study?
  - i. A (Civil Engineer): Don't have exact terminology for traffic study. Traffic studies aren't really doable for current situation because of COVID. CABQ has allowed us to take a look at the last 3-5 years previous traffic studies, with increasing traffic expected from Catalonia, Durango and Valle Prado subdivisions to help complete the traffic study. Expect findings to be finalized by next week.
- b. P: Does it look at the road width and adding more lanes?
  - i. A: Yes, it will look at the lane capacity of the existing configuration of the roads as well as those turning movements. We'll be making improvements on Woodmont up to the connection with Paseo del Norte, and Paseo del Norte along our frontage as well, and also south to where Woodmont ties into Rainbow.
- c. P: If you're looking at traffic studies that are older, how is the City going to account for the new traffic that has been incurred in those areas? I didn't hear that they're being adjusted. Also, do you have the timeframe of those studies? Because we've seen them do those studies around schools, but they do it over a time period that doesn't account for how busy those intersections really are. We need them to be real.
  - i. A: Not familiar offhand with what timeframe they studied, but that will be detailed in the traffic study report. I believe with the CABQ requirements, there is anticipated inflation to reflect how the traffic has increased in the last three years. Based on how many new lots are coming with the new Valle Prado, Durango and Catalonia, they assume the amount of trips per lot associated with those new developments.
- d. P: Any consideration to putting the main entrance on Paseo del Norte vs. Woodmont?
  - i. A: We're not allowed to have any direct access to this project off of Paseo del Norte.
- e. P: 1.6 parking spaces per unit is better than the minimum. Everyone on the west side drives everywhere. What will happen if we find residents' cars can't fit in that area or guests park on the street? I'm concerned about Girona on the side where it borders against Catalonia. I'm worried about the friction they will start to have with the people who live in Catalonia if parking there becomes habitual and happens all the time.

Cottonwood Apts. have a section where people park at Costco when there is parking overflow. Is the amount of parking enough?

- i. A: We think the parking we have on site plan is sufficient for the number of units on site. As noted, we have a little bit of a surplus. We don't foresee any parking that would occur offsite intentionally.
- f. P: How many spots per unit? Are there parking garages as part of this project?
  - i. A: Requirement is 1.5 per unit = 500 spaces required. We have 533 = 1.6 per unit. We have a reasonable amount of (90) 1-bedroom apartments, and expect from demographics that there is a reasonable expectation that there will be 1 person in many of those 1-bedroom apartments. There is a combination of surface parking & detached garages & carport covered parking – 3 different categories of parking. Carriage units have garages incorporated into them.
- g. P: We do not have adequate bus service on the west side of town, so parking issues need to be addressing that. We need 2 space per apartment because you can't go anywhere in the west side without a car. Very concerned about the number of units you're building because traffic has been greatly impacted by all this development. Need more bridges or less development.
- h. P: Does 1.5 spaces actually mean 1 space per unit? How is that accurate?
  - i. A: Some spaces will have one, some more than one. We're not yet at the point where we're managing parking per unit.
- i. P: Concerned about traffic impact on Universe – this added amount of traffic is really frustrating without the proper roadways. There's no way to expand those neighborhood roads so that we're not affected too., and we want you to know that those who live a little further away from this project are frustrated too. You're taking away our quiet neighborhood with this project.
- j. P: I am with Trails HOA and deal on a regular basis with APS and the lack of parking at that high school is so bad that kids park on street in the neighborhoods, so the homes along Indian Hills and Sierra Vista and the other two nearby all end up with a lot of extra cars and no place to put them. As part of this project, I hope this City can keep in mind that APS needs to come up with some additional parking plans as well.
- k. P: Westside completely lacks the infrastructure for more units, especially multi-family and that sort of density. Paseo del Norte is always clogged at rush hour. There is potential for accidents and emergencies and it appears that there's no access for emergency units trying to get through. This really concerns me. There's just not the capacity to handle all this new development. How is the City addressing that? How is this apartment complex going to develop some of the infrastructure? What will this project do to improve infrastructure?
  - i. A: Councilor Borrego has been working on this issue, and I believe she has been negotiating to place improvements to widening Paseo del Norte & Universe as a capital improvement project, which then allocates City funds to make transportation improvements there. So, she's aware of that, and I suggest you reach out to her office to find out. We're required to do a traffic impact analysis that will be submitted to the City. As a developer, we will have to make the improvements they require, or contribute a fee for a larger road project.
- l. P: City often puts developers needs over residents' needs. Traffic is a major consideration. This number of units and approximately 500 new cars coming into the area, that creates a significant impact. If the roadway development that's being

considered for the improvement district is behind the development for these large projects, I think that the City could be getting ahead of itself.

- i. A: It's a double-edged sword because City builds infrastructure is by development, so the City relies on the funds for improvements to come from the development projects.

## 5. Other Questions and Concerns

- a. P: Have you identified number of 1,2,3 bedrooms & price point for each?
  - i. A: 1-bedroom units: 99; 2-bedroom units: 156; 3 bedroom: 78. Rent is currently from \$1,100 - \$1,600, all based on a year-long comp study and relative to other current and future projects on the market.
- b. P: Is applicant local or out of state?
  - i. A: The ownership group will be PV Apartments, an affiliate of PacVentures from San Diego, who also own remaining 100 acres currently being developed as single-family.
- c. P: When do you anticipate this project will begin and be completed, and will there be vibration monitors?
  - i. A: Hope to develop in Oct 2021; expect to take 2 years. Site work that requires monitoring will take the first 9 months of this project. Given there is basalt, imagine that will be part of process.
- d. P: How are studies done to show the impact on schools?
  - i. A: APS is a commenting agency that reviews all applications that go through the City's process for development. Their demographics that they apply are different for multi & single family. They will provide anticipated number of kids in certain ages, and also look at capacity of existing schools.
- e. P: What areas are you required to notify and how can others outside that area but affected get that information?
  - i. A: We notify recognized NAs on the City's list – Westside Coalition. In addition, we are required to notify property owners within 100 feet of the property, not including the right-of-way. So anyone who lives in the immediate surrounding area will get letters from us. People further away need to be notified by the NA.
- f. P: At least with the Trails HOA, we have had very serious communication issues from HOAs to the residents. I know you can't speak to that, but are there alternative ways for us to get notifications?
  - i. A: We were required to notify the NAs, which is different from the HOAs, who were not made aware of this. Above and beyond what's required, we will notify those who receive this meeting report so that you're notified. We also post yellow signs on property.
  - ii. P2: Westside Coalition does get notified on these projects. Surprised those most impacted don't get notified. Moratorium on forming new NAs till end of year.
- g. P: One of my neighbors to the west complains about water pressure & water supply, which gets worse as more come in. What is the City or you doing to address this huge change in infrastructure that requires more water?
  - i. A: Part of the commitment made by the ownership group is that they are entering into an agreement with the ABQ/Bernalillo Water Utility Authority. We're actually getting ready to start installing almost \$5 million of equipment, which includes a 20-inch transmission main and 2 million gallon reservoir to be built in pressure zone 5W to the west. The ownership group has been working



for a year and a half with the water authority to design and acquire enough land and easements to do that, so part of this project is helping to solve some of those infrastructure problems associated with water.

- h. P: What's included as usable open space?
  - i. A: Usable open space is a defined term in IDO – generally included landscape areas, balconies & patios. 185,000 sq ft of landscape are associated with project not including the pond. Usable open space goes above & beyond. It appears we have about 2x amount required.
    - 1. P: It doesn't include parking or sidewalks?
      - a. A: Right.
  - ii. P: In your notice you sent out how much open space per bedroom, I was looking at that, and it looks like you were using figures from 2018 IDO & the amount is more in the 2020 IDO.
    - 1. A: We did initially look at it using the 2018 IDO, and calculated again based on the 2020 IDO & will assure that's in our application accurately.

#### **Application Hearing Details:**

1. This is a pre-application meeting. Applicant plans to submit an application to the DRB for site plan approval.
2. The Development Review Board (DRB) was established in March 1982 by Administrative Instruction 8-2. The DRB conducts meetings on major subdivision actions (where no re-zoning or annexation is required), approves or denies proposed major and minor subdivision actions, vacations of public rights of way or public and private easements, and waivers to standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) of the IDO, or the DPM.
  - a. The DRB is charged with administering the IDO and the DPM as well as other City ordinances and policies applicable to subdivision actions.
  - b. The DRB also reviews site development plans delegated by the Environmental Planning Commission (EPC) for final sign off, as well as Site Plan-DRB, as required by the IDO.
3. The six members of the DRB are City staff representing the Planning Department, Parks and Recreation Department, Code Enforcement, City Engineer, Traffic Engineer, and Water/Sewer Utilities Engineer.
4. Please contact either of the following with questions:
  - a. DRB Planner Jay Rodenbeck: 505-924-3994 or [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov)
  - b. DRB Hearing Monitor Angela Gomez: 505-924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)

#### **Names and Affiliations of Attendees:**

Michael Vos, Consensus Planning  
 Jim Strozier, Consensus Planning  
 Omega Delgado, Consensus Planning  
 Joshua Beutler, Valle Prado  
 Rene Horvath, Westside Coalition  
 Steve Schumacher, Valle Prado  
 Jennifer Gruberman  
 Timothy Fuller, Valle Prado  
 Garret Price, Price Land Development Group

Chris Green, Consensus Planning  
 Chris McLean, Humphreys & Partners Architects  
 Josh Lutz, Bohannon Huston  
 Marian Pendleton, Westside Coalition  
 Sarah Lopez  
 Brandon Serafin  
 Hannah Lopez  
 Michael Snobl  
 Lalie Williamson  
 Philip Trujillo  
 Gwen Mankle  
 Joann Loporto  
 Charles Hawkins  
 Becky  
 Lanita Pickett  
 Ilene Kesselman  
 Kosborn  
 Nita  
 Shannon Jackson  
 Cossondra Lucero  
 Anna Mares  
 Rod  
 Josh Tafoya  
 Chi Babich  
 Angela  
 Tom Denslow  
 Jeff  
 Frank Rael

#### **Appendix: Zoom Chat Comments**

- Please provide the role of each person in the notes. Thank you.
- I realize these are preliminary and not yet filed, but please consider 2 story max vs 3.
- Will you be contributing to expanding both Paseo and Universe. Both roads are already extremely congested especially when school is in session.
- I may not be able to stay the entire meeting but I also wanted to ask what communication has taken place with NMDOT for the increased traffic on 1-lane Paseo del Norte as well as 1-lane Universe.
- Why not make main entrance off paseo? Not Woodmont.
- What are the plans for schools as they are becoming over crowded with our districts already at the three cluster schools?
- Provide documentation for developer's and city's plans to widen Paseo, Rainbow, and Universe
- What does rock out cropping mean?
- What does VPO mean?
  - VPO = View protection corridor
  - Thank you.
- What roads do the traffic study include?

- You did a traffic study when No schools are in session and a majority of people are not going to work?
- Traffic isn't the same right now due to school being out and many working from home. Does your study account for this?
- Will Woodmont have a bike lane?
- Will there be vibration monitors in the construction?
- We are excited for the project, We need housing out here. Thank You!!!
- When is construction tentatively slated to begin? And finish?
- [From Agent]: Quick correction, I indicated that the carriage roof would be concrete tile and it will be composite architectural tiles. I will also state this to the group as well.
- In addition to the stabilizing that was suggested, there also needs to be regular mitigation of trash that is blowing around once construction starts on the structures.
- Preventing the fugitive dust is important.
- I've called code enforcement. It has not proven productive.
- Screened fencing doesn't work with the kind of winds that we have on the mesa.
- [From Agent]: Woodmont has bike lanes and they will be extended with this project.
- Agreed, the fencing does not control the dust.
- It would be smart to put a wall on the west side of the apartments. It will keep the dust out.
- In an apartment complex, does anyone actually park their cars in the enclosed detached garages?
  - I thought they were used as storage units.
  - I know that a few do.
  - But many are used as storage units.
- Disconnected for a moment. I understand parking averages, but since cars are counted whole, what I hear is that each unit would have 1 space, not 1.5. Correct?
  - It's an avg. some have 1 some have 2.
  - And that fluctuates based on the day.
  - There is a reason the zoning calls for 1.5. People have studied the data.
- The city needs to slow the expansion until the roads are addressed.
- How many 2 bedrooms? Didn't catch it.
  - [From Agent]: 156
  - Thank you
- Universe has the same issue with access for emergencies.
- Is there a new development on Universe just south of Paseo? I saw some new fencing being installed last week.
  - I was wondering the same. I actually thought that's what this project was going to be until they presented the project map.
  - [From Agent]: Yes, a development similar to Cantata at the Trails is being done on the east side of Universe. That development will be widening Universe along their property frontage as part of their infrastructure requirements, including left turn lanes at Tree Line.
  - Thank you. The concern is that a short wide road isn't adequate, as is evident on all three roads in the area.
  - Agreed. And, yes, thank you.
- FYI, I have several friends trying to get their kids transferred into Tierra Antigua elementary but cannot because it's full. They're all wait listed. Eck.
- Is there a correlation between 1.5 and the number of bedrooms?

- To my fellow residents on this call, thank you for calling in. It's easy to commiserate on online platforms but it's another thing to take the time to learn the plans like you are tonight. Thank you.
- Honestly the westside does not have the capacity for additional traffic until there's additional Infrastructure is built, especially access roads.
- The City needs to address those needs especially with a declining police force and other emergency services.
  - The developer is not sensitive to that issue. They have people to keep busy at their jobs. We need to go to the Councilwoman Borrego.
  - Thanks...how do we organize to get her attention. With Amazon and the additional commercial development, along with the housing traffic will be horrendous.
- The Trails Homeowners Association were NOT notified ...therefore no homeowners in the Trails were notified
  - A lot of us that live further than 100 feet are going to be affected. It's frustrating that we aren't getting information on this.
  - I only found out about this from Next-door as well, nothing from the Trails HOA.
  - Nothing in Ventana Ranch either.
  - I don't even know what the Coalition is, I don't think I've ever heard of it before or been contacted by them.
  - The West Side Coalition of Neighborhood Associations is a great way to stay in touch with ALL developments on the West Side.
  - <https://www.abqwestside.com/wscona/>
  - Thank you! I will look into it!
- 185,000 square feet is 4.25 acres.
- Thanks Everyone!
- [From Agent]: Thanks for all the great questions, everyone!
- Thanks to everyone for your participation.
- [From Agent]: Thank you for your comments and time this evening.

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

\_\_\_\_\_  
*Michael J. Van*  
(Applicant or Agent)

\_\_\_\_\_  
3/19/21  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_

**From:** [Carmona, Dalaina L.](#)  
**To:** [Omega Delgado](#)  
**Subject:** Paseo del Norte and Woodmont Avenue, 99999 Woodmont Avenue Public Notice Inquiry  
**Date:** Monday, March 15, 2021 5:04:04 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image007.png](#)  
[Zone Atlas C-08.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

**If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.**

Thanks,



*Dalaina L. Carmona*  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Monday, March 15, 2021 2:00 PM  
**To:** Office of Neighborhood Coordination <[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number  
5057649801

Email Address  
[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)

Company Name  
Consensus Planning Inc.

Company Address  
302 8th St. NW  
City Albuquerque  
State NM  
ZIP 87102

Legal description of the subject site for this project:  
TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 1 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 3 & TRACT 12 THE TRAILS UNIT 2) CONT 13.9033 AC

Physical address of subject site:  
99999 Woodmont Avenue, ABQ 87114

Subject site cross streets:  
Paseo del Norte and Woodmont Avenue

Other subject site identifiers:  
west side of Woodmont Ave

This site is located on the following zone atlas page:  
C-08-Z

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**From:** [Michael Vos](#)  
**To:** [ekhaley@comcast.net](mailto:ekhaley@comcast.net); [Rene" Horvath](#)  
**Cc:** [Jim Strozier](#); [Omega Delgado](#); [Garret Price \(gprice@pricedg.com\)](mailto:gprice@pricedg.com)  
**Subject:** Notice for The Preserve at Woodmont Site Plan - DRB  
**Date:** Friday, March 19, 2021 11:12:00 AM  
**Attachments:** [The Preserve at Woodmont Notice Materials.pdf](#)

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Dear Neighbors,

This email is notification that Consensus Planning has submitted to the City of Albuquerque for approval of a Site Plan – DRB for the property located at the southwest corner of Paseo del Norte and Woodmont Avenue NW. The site is legally described as Tract 11 of the Catalonia Subdivision (formerly known as Tract 1 of The Trails Unit 3A) and contains approximately 14 acres. It is zoned R-ML, Residential Multi-family Low Density.

As we discussed with you at the Facilitated Neighborhood Meeting on March 11, 2021, the proposed Site Plan – DRB is for a 333-unit multi-family residential development, which is a permissive use under the existing zoning. 324 of the units are within 13 three-story buildings with the remaining 9 within two-story carriage buildings on the south side of the site, consistent with the Neighborhood Edge provisions of the IDO. A clubhouse, pool, dog park, and other amenities are provided throughout the site. A copy of the proposed site plan and the facilitated meeting report can be downloaded at the following link: <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

The DRB meeting for this request will be on April 14, 2021 beginning at 9:00 AM via Zoom. The information to join that meeting is below:

Join Zoom Meeting: <https://cabq.zoom.us/j/99821393949>  
Meeting ID: 998 2139 3949  
By Phone: +1 312 626 6799  
Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

Additional required information is attached to this email. If you have any questions or concerns please do not hesitate to contact Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com), myself at [vos@consensusplanning.com](mailto:vos@consensusplanning.com), or call either of us at (505) 764-9801.

Sincerely,  
**Michael Vos, AICP**  
**CONSENSUS PLANNING, INC.**  
302 Eighth Street NW  
Albuquerque, NM 87102  
phone (505) 764-9801  
[vos@consensusplanning.com](mailto:vos@consensusplanning.com)





**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB	
Decision-making Body: Development Review Board	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 99999 Woodmont Avenue	
Name of property owner: PV Trails Albuquerque, LLC	
Name of applicant: PV Trails Albuquerque, LLC	
Date, time, and place of public meeting or hearing, if applicable: April 14, 2021 at 9 a.m. - see Zoom info below	
Address, phone number, or website for additional information: Agent: Consensus Planning, Inc.	
Jim Strozier, Principal - cp@consensusplanning.com or Michael Vos, Senior Planner - vos@consensusplanning.com; Office number: 505-764-9801	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

\_\_\_\_\_ (Applicant signature) \_\_\_\_\_ March 19, 2021 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

The Plan Set and Pre-Application Facilitated Meeting Report can be downloaded at: <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

**DRB Zoom Meeting**

April 14, 2021 at 9 a.m.

<https://cabq.zoom.us/j/99821393949>

Meeting ID: 998 2139 3949

By phone +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: March 19, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Westside Coalition of Neighborhood Associations

Name of NA Representative\*: Elizabeth Haley and Rene Horvath

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: ekhaley@comcast.net and aboard111@gmail.com

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Woodmont Avenue, Albuquerque, NM 87114  
Location Description Southwest corner of Paseo del Norte and Woodmont Ave.
2. Property Owner\* PV Trails Albuquerque, LLC
3. Agent/Applicant\* [if applicable] Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_

Site Plan-DRB request to the Development Review Board for a 333-unit multi-family  
development.

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

5. This application will be decided at a public meeting or hearing by\*:

- Zoning Hearing Examiner (ZHE)                       Development Review Board (DRB)
- Landmarks Commission (LC)                       Environmental Planning Commission (EPC)

Date/Time\*: Wednesday, April 14, 2021 at 9 a.m.

Location\*<sup>3</sup>: Join via Zoom meeting <https://cabq.zoom.us/j/99821393949> Meeting ID: 998 2139 3949

By phone +1 312 626 6799 Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

Where more information about the project can be found\*<sup>4</sup>:

Plan set can be downloaded at: <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

Representatives may contact Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or Michael Vos at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or contact both by phone at (505) 764-9801

**Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> C-08
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Provided via link noted above
3. The following exceptions to IDO standards have been requested for this project\*:

- Deviation(s)                       Variance(s)                       Waiver(s)

Explanation\*: None requested.

\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No

5. Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A Pre-Application facilitated neighborhood meeting was held on March 11, 2021 at 5:30 p.m.

The report is available for download at <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

\_\_\_\_\_  
\_\_\_\_\_

<sup>3</sup> Physical address or Zoom link

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>5</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 13.9 acres
  - 2. IDO Zone District R-ML
  - 3. Overlay Zone(s) [if applicable] VPO-2 and CPO 13
  - 4. Center or Corridor Area [if applicable] Paseo Del Norte is a Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

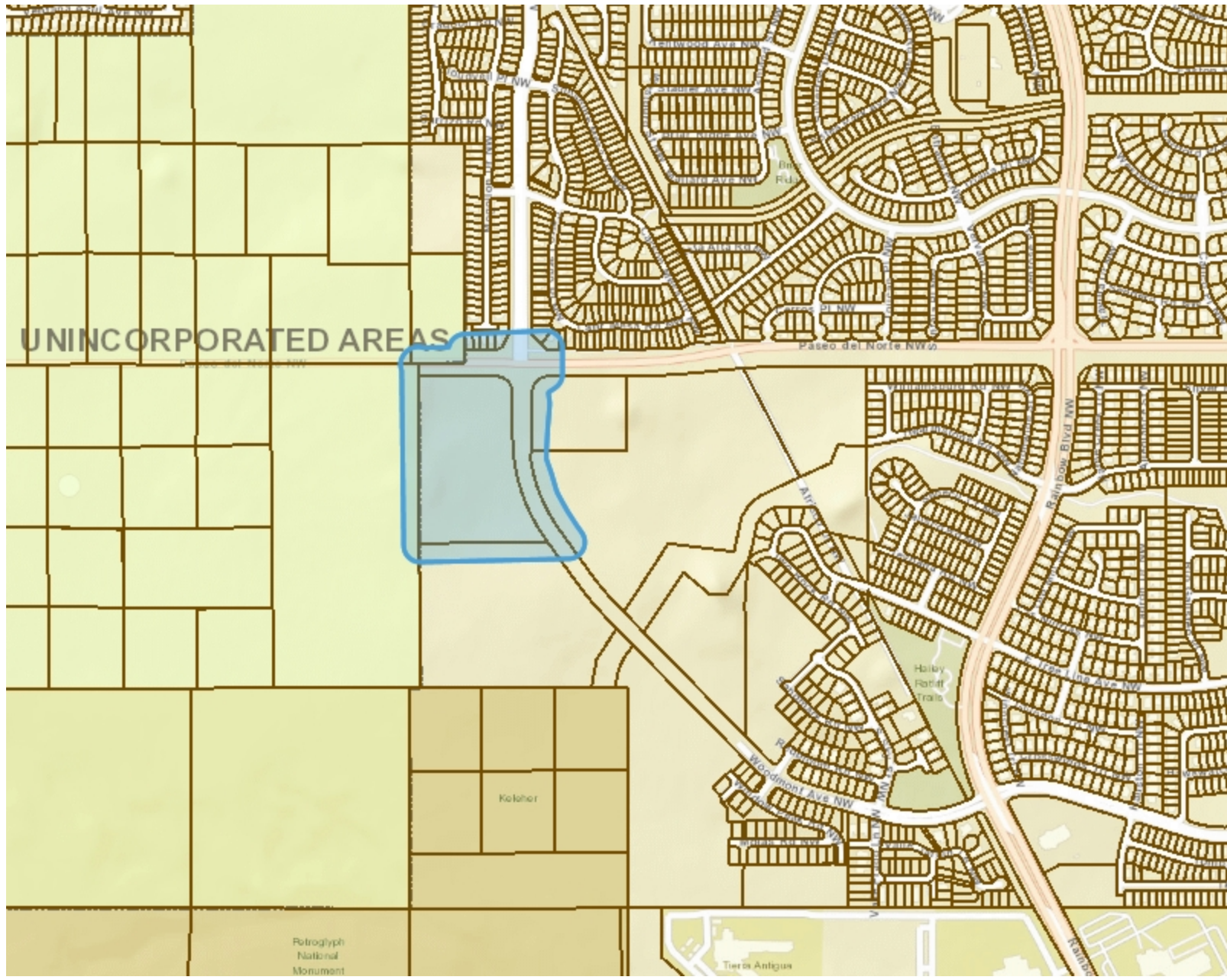
Cc: \_\_\_\_\_ [Other Neighborhood Associations, if any]

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>





# 99999 Woodmont Avenue Buffer Map

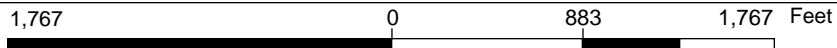


## Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map**

## Notes

100 ft.  
Prepared by Consensus Planning, Inc.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
3/15/2021      © City of Albuquerque

1: 10,602

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

Owner	Owner Address	Owner Address 2
PV TRAILS ALBUQUERQUE LLC	4350 LA JOLLA VILLAGE DR SUITE 110	SAN DIEGO CA 92122-1244
MARTINEZ VICTORIA & PHILLIP	7876 LATIR MESA RD NW	ALBUQUERQUE NM 87114-1689
NGUYEN CHAU T	9405 MOGOLLON DR NW	ALBUQUERQUE NM 87114
TP PASEO DEL NORTE LLC C/O THOMAS PROPERTIES	340 E BERGER ST	SANTA FE NM 87505-2669
PV CATALONIA LLC	4350 LA JOLLA VILLAGE DR SUITE 110	SAN DIEGO CA 92122-1244
DEAREN PAUL E & BARBARA L	9400 MOGOLLON DR NW	ALBUQUERQUE NM 87114
ALL IN ONE RV & BOAT STORAGE LLC	6620 LAMY ST NW	ALBUQUERQUE NM 87120-4617
INTHAVIXAY KHAMFONG & ANDREA B	7872 LATIR MESA RD NW	ALBUQUERQUE NM 87114
HOWARD ANDRE EUGENE ESTATE	260 PEACHTREE ST SUITE 2200	ATLANTA GA 30303-1292
TRICORD RVT	5662 BLOCH ST	SAN DIEGO CA 92122
SECRETARY OF HUD C/O INFORMATION SYSTEMS & N	2401 NW 23TH ST SUITE 1D	OKLAHOMA CITY OK 73107-2420
SANTOS CARLOS & KEYLA	9407 MOGOLLON DR NW	ALBUQUERQUE NM 87114-4460
PARADISE WEST INC	7423 LANTERN RD NE	ALBUQUERQUE NM 87109
PV TRAILS ALBUQUERQUE LLC	4350 LA JOLLA VILLAGE DR SUITE 110	SAN DIEGO CA 92122-1244
PV TRAILS ALBUQUERQUE LLC	4350 LA JOLLA VILLAGE DR SUITE 110	SAN DIEGO CA 92122-1244



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB	
Decision-making Body: Development Review Board	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application: 99999 Woodmont Avenue	
Name of property owner: PV Trails Albuquerque, LLC	
Name of applicant: PV Trails Albuquerque, LLC	
Date, time, and place of public meeting or hearing, if applicable: April 14, 2021 at 9 a.m. - see Zoom info below	
Address, phone number, or website for additional information: Agent: Consensus Planning, Inc.	
Jim Strozier, Principal - cp@consensusplanning.com or Michael Vos, Senior Planner - vos@consensusplanning.com; Office number: 505-764-9801	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input checked="" type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

\_\_\_\_\_ (Applicant signature) \_\_\_\_\_ March 19, 2021 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.





OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



**PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY**

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

The Plan Set and Pre-Application Facilitated Meeting Report can be downloaded at:

<https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

**DRB Zoom Meeting**

April 14, 2021 at 9 a.m.

<https://cabq.zoom.us/j/99821393949>

Meeting ID: 998 2139 3949

By phone +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed to a Property Owner**

Date of Notice\*: March 19, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet\*: \_\_\_\_\_

Mailing Address\*: \_\_\_\_\_

**Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* 99999 Woodmont Avenue, Albuquerque, 87114  
Location Description Southwest corner of Paseo del Norte and Woodmont Ave.
2. Property Owner\* PV Trails Albuquerque, LLC
3. Agent/Applicant\* *[if applicable]* Consensus Planning, Inc.
4. Application(s) Type\* per IDO [Table 6-1-1](#) *[mark all that apply]*
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Site Plan-DRB for a 333-unit multi-family development project.

5. This application will be decided at a public meeting or hearing by\*:
  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (\*) are required.]

Date/Time\*: Wednesday, April 14, 2021 at 9 a.m.

Location\*<sup>2</sup>: Join via Zoom Meeting <https://cabq.zoom.us/j/99821393949> Meeting ID: 998 2139 3949  
By phone +1 312 626 6799 Find your local number: <https://cabq.zoom.us/u/avHhkvOlz>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:

Plan set can be downloaded at: <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>

Representatives may contact Jim Strozier at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or Michael Vos at [vos@consensusplanning.com](mailto:vos@consensusplanning.com) or contact both by phone at (505) 764-9801

**Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>4</sup> C-08
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Provided via link noted above.
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)

Explanation\*: None anticipated at this time.  
\_\_\_\_\_  
\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#):  Yes     No Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A Pre-application facilitated meeting was held on March 11, 2021 at 5:30 p.m. via Zoom. A copy of the facilitated meeting report is available at: <https://www.dropbox.com/t/Gtu6zTFPph3Tn3F2>  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.\*
- b. Access and circulation for vehicles and pedestrians.\*
- c. Maximum height of any proposed structures, with building elevations.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (\*) are required.]

- d. **For residential development\***: Maximum number of proposed dwelling units.
- e. **For non-residential development\***:
  - Total gross floor area of proposed project.
  - Gross floor area for each proposed use.

**Additional Information:**

From the IDO Zoning Map<sup>5</sup>:

1. Area of Property [typically in acres] 13.9 acres
  2. IDO Zone District R-ML
  3. Overlay Zone(s) [if applicable] VPO-2 and CPO 13
  4. Center or Corridor Area [if applicable] Paseo Del Norte is a Commuter Corridor
- Current Land Use(s) [vacant, if none] Vacant
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

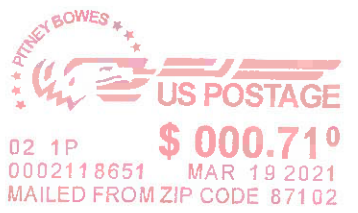
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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

PLANNING

302 Eighth St. NW  
Albuquerque, NM 87102

FIRST-CLASS



PV TRAILS ALBUQUERQUE LLC  
4350 LA JOLLA VILLAGE DR SUITE 110  
SAN DIEGO CA 92122-1244

PLANNING

302 Eighth St. NW  
Albuquerque, NM 87102

FIRST-CLASS



PARADISE WEST INC  
7423 LANTERN RD NE  
ALBUQUERQUE NM 87109

PLANNING

302 Eighth St. NW  
Albuquerque, NM 87102

FIRST-CLASS



SANTOS CARLOS & KEYLA  
9407 MOGOLLON DR NW  
ALBUQUERQUE NM 87114-4460

PLANNING

302 Eighth St. NW  
Albuquerque, NM 87102

ALL IN ONE RV & BOAT STORAGE LLC  
6620 LAMY ST NW  
ALBUQUERQUE NM 87120-4617

FIRST-CLASS



PITNEY BOWES  
US POSTAGE  
02 1P \$ 000.71<sup>0</sup>  
0002118651 MAR 19 2021  
MAILED FROM ZIP CODE 87102

PLANNING

302 Eighth St. NW  
Albuquerque, NM 87102

TRICORD RVT  
5662 BLOCH ST  
SAN DIEGO CA 92122

FIRST-CLASS



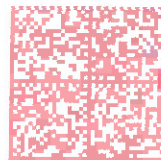
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02 1P \$ 000.71<sup>0</sup>  
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Albuquerque, NM 87102

DEAREN PAUL E & BARBARA L  
9400 MOGOLLON DR NW  
ALBUQUERQUE NM 87114

FIRST-CLASS

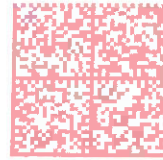


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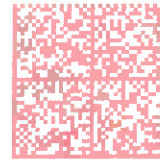
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MARTINEZ VICTORIA & PHILLIP  
7876 LATIR MESA RD NW  
ALBUQUERQUE NM 87114-1689

PLANNING

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Albuquerque, NM 87102

FIRST-CLASS



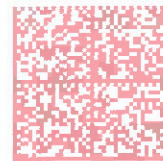
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FP PASEO DEL NORTE LLC C/O THOMAS  
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SANTA FE NM 87505-2669

302 Eighth St. NW  
Albuquerque, NM 87102

HOWARD ANDRE EUGENE ESTATE  
260 PEACHTREE ST SUITE 2200  
ATLANTA GA 30303-1292

FIRST-CLASS

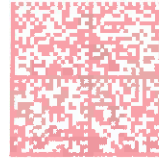


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0002118651 MAR 19 2021  
MAILED FROM ZIP CODE 87102



# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ Application #: \_\_\_\_\_

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

***I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.***

 3/19/21  
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

**The electronic format must be organized in the above manner.**

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

**NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.**

**NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.**

## SHEET #1 - SITE PLAN

### A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'  
1.0 - 5.0 acres 1" = 20'  
Over 5 acres 1" = 50'  
Over 20 acres 1" = 100'

# SITE PLAN CHECKLIST

- 3. Bar scale
- 4. North arrow
- 5. Legend
- 6. Scaled vicinity map
- 7. Property lines (clearly identify)
- 8. Existing and proposed easements (identify each)
- 9. Phases of development, if applicable

## B. Proposed Development

### 1. Structural

- A. Location of existing and proposed structures (distinguish between existing & proposed) and include any accessory structures
- B. Square footage of each structure
- C. Proposed use of each structure
- D. Signs (freestanding) and other improvements
- E. Walls, fences, and screening: indicate height, length, color and materials
- F. Dimensions of all principal site elements or typical dimensions
- G. Loading facilities
- H. Site lighting (indicate height & fixture type)
- I. Indicate structures within 20 feet of site
- J. Elevation drawing of refuse container and enclosure, if applicable.
- K. Existing zoning/land use of all abutting properties

### 2. Parking, Loading and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
  - 1. Location and typical dimensions, including motorcycle spaces, bicycle spaces, ADA accessible spaces, and compact spaces
  - 2. Calculations: spaces required and proposed (include any reduction calculations) for motorcycle, bicycle, compact and ADA spaces
  - N/A 3. On street parking spaces
- B. Bicycle parking & facilities
  - 1. Bicycle racks – location and detail
  - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to DPM and IDO)
  - 1. Ingress and egress locations, including width and curve radii dimensions
  - 2. Drive aisle locations, including width and curve radii dimensions
  - 3. End aisle locations, including width and curve radii dimensions
  - 4. Location & orientation of refuse enclosure, with dimensions
  - 5. Loading, service area, and refuse service locations and dimensions
- D. Pedestrian Circulation
  - 1. Location and dimensions of all sidewalks and pedestrian paths (including ADA connection from ROW to building and from ADA parking to building)

## SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

### N/A E. Off-Street Loading

- N/A 1. Location and dimensions of all off-street loading areas

### N/A F. Vehicle Stacking and Drive-Through or Drive-Up Facilities

- N/A 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- N/A 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- N/A 3. Striping and Sign details for one-way drive through facilities

## 3. Streets and Circulation

### A. Locate and identify adjacent public and private streets and alleys.

- 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 3. Location of traffic signs and signals related to the functioning of the proposal
- 4. Identify existing and proposed medians and median cuts
- 5. Sidewalk widths and locations, existing and proposed
- 6. Location of street lights
- 7. Show and dimension clear sight triangle at each site access point
- 8. Show location of all existing driveways fronting and near the subject site.

### B. Identify Alternate transportation facilities within site or adjacent to site

- 1. Bikeways and bike-related facilities
- 2. Pedestrian trails and linkages
- 3. Transit facilities, including routes, bus bays and shelters existing or required

## 4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

## SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
  - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
  - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
  - C. Ponding areas either for drainage or landscaping/recreational use

## SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
  - A. Existing, indicating whether it is to be preserved or removed.
  - B. Proposed, to be established for general landscaping.
  - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

### SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

#### A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

#### B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections  
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

# SITE PLAN CHECKLIST

## SHEET #4- UTILITY PLAN

- A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- B. Distribution lines
- C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- D. Existing water, sewer, storm drainage facilities (public and/or private).
- E. Proposed water, sewer, storm drainage facilities (public and/or private)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

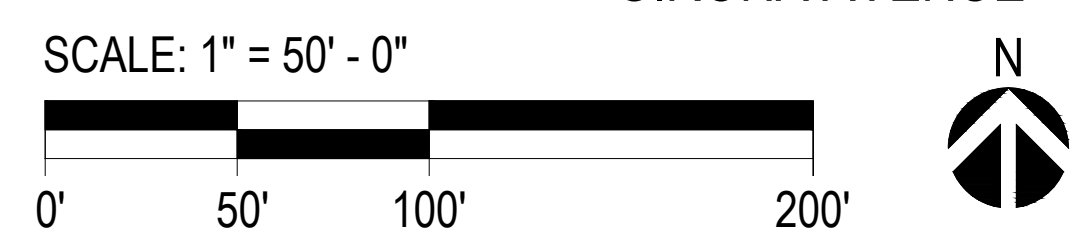
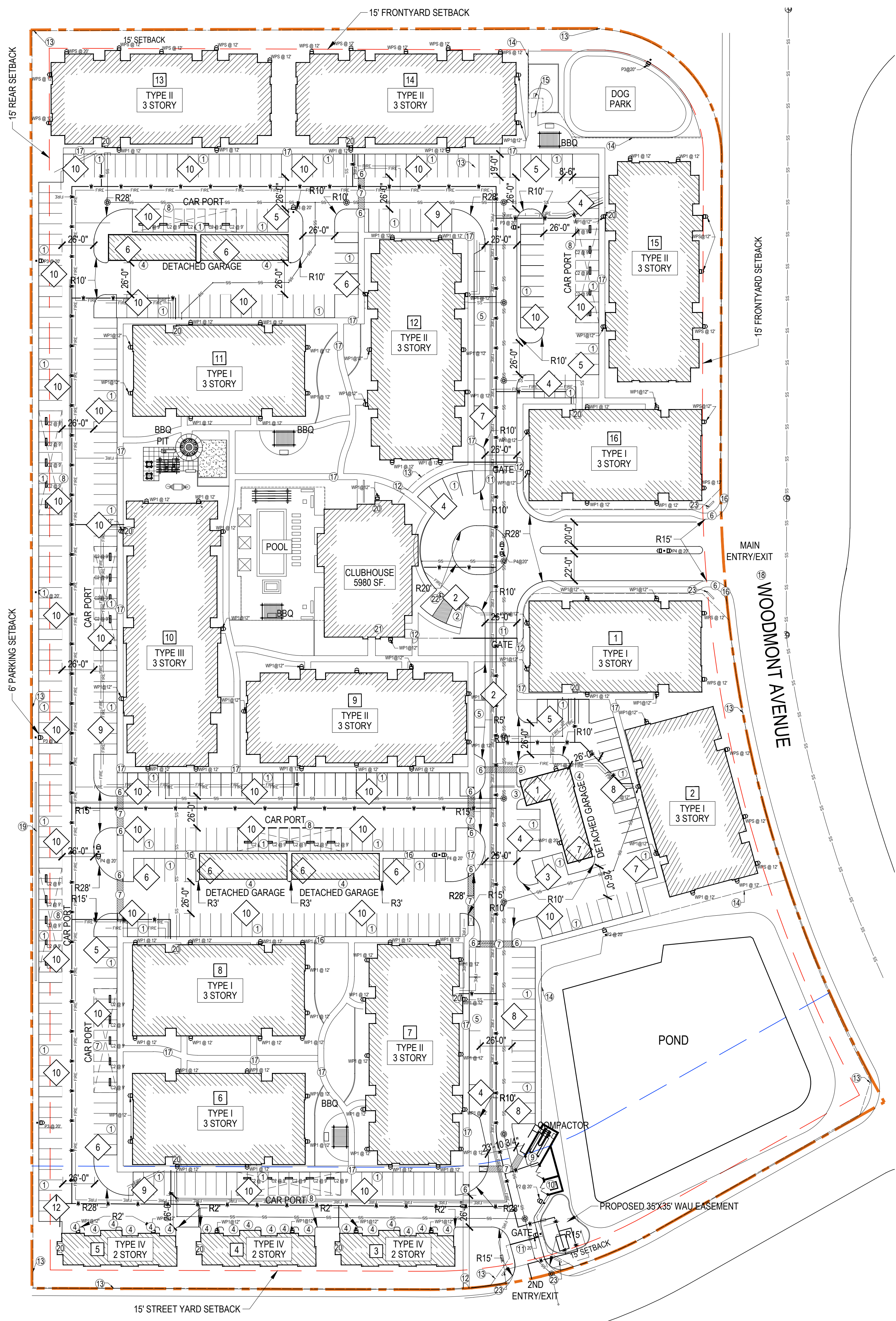
### A. General Information

- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
  - 1. Identify facade orientation
  - 2. Dimensions of facade elements, including overall height and width
  - 3. Location, material and colors of windows, doors and framing
  - 4. Materials and colors of all building elements and structures
  - 5. Location and dimensions of mechanical equipment (roof and/or ground mounted)

### B. Building Mounted Signage

- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO





### SYMBOL LEGEND - SITE PLANS

	SETBACK	SETBACK LINE		ACCESSIBLE PARKING SPACE
	PROPERTY LINE			VAN ACCESSIBLE SPACE
	EASEMENT			FIRE HYDRANT
	GAS LINE			PARKING SPACES PER BAY
	WATER LINE			TYPE 'A' ANSI UNIT
	BUILDING TYPE			TRANSFORMER
	BUILDING NUMBER			

### LIGHTING LEGEND

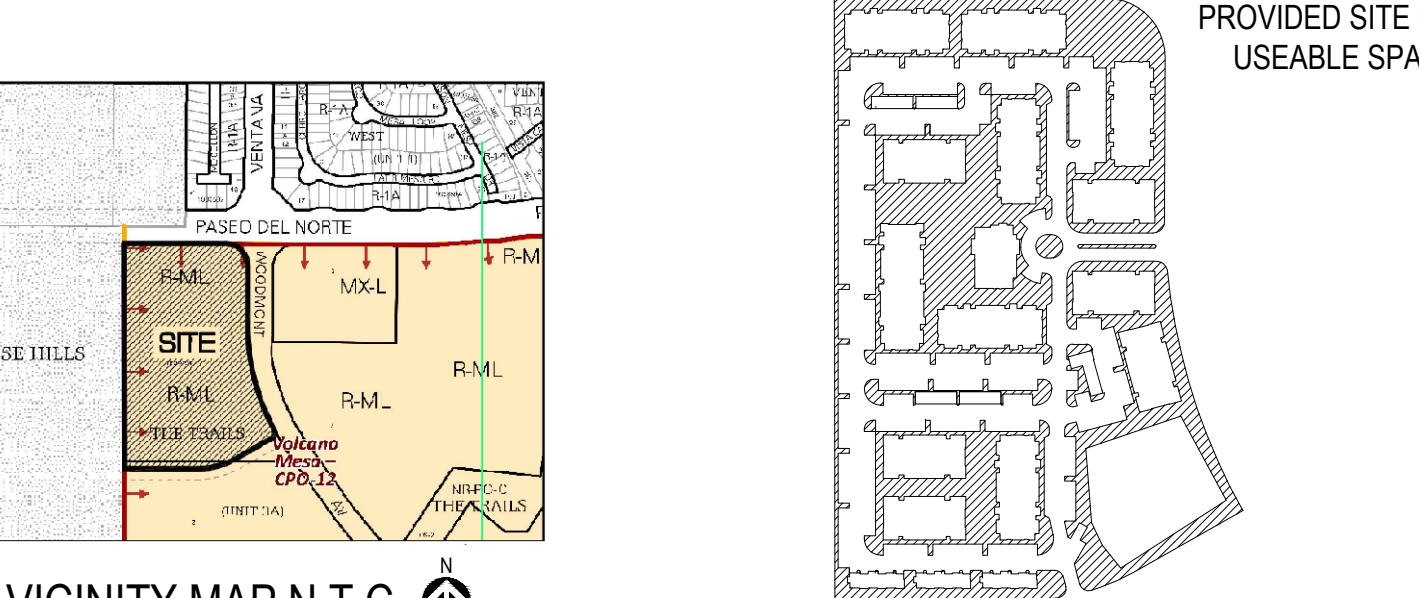
Schedule	Symbol	Label	Description
		WP1	WST LED, Performance package 3, 5000 K, visual comfort forward throw, MVOLT
		P2	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 3 SHIELDS.
		P3	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
		P4	KAD LED, 40 LED, 700mA MVOLT DRIVER, 5000K, TYPE 4 OPTICS.
		C2	DMW2 L24 2000LM MD AFL MVOLT GZ1 50K 80CRI (GLEDS)
		WPS	WST LED, Performance package 1, 5000 K, visual comfort forward throw, MVOLT

- ### KEYNOTES
- 8'-6" x 19'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 2/A9.03.
  - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
  - ACCESSIBLE TANDEM PARKING SPACE
  - TANDEM PARKING SPACE
  - 9'-0" x 22'-0" PARALLEL PARKING SPACE
  - ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
  - ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
  - CARPOT PARKING STRUCTURE, SEE DETAIL 6/A9.01.
  - COMPACTOR ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
  - BULK / RECYCLE
  - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOX
  - PEDESTRIAN ENTRY GATE.
  - PERIMETER FENCE.
  - POOL, POND, AND DOG PARK FENCE.
  - POOL AND DOG GATE.
  - 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
  - 5'-0" SIDEWALK, TYPICAL ON SITE.
  - EXISTING STREET.
  - 3'-6" RETAINING WALL.
  - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
  - POOL EQUIPMENT ROOM
  - VAN ACCESSIBLE PARKING SPACE
  - MONUMENT SIGN

- ### SITE NOTES
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
  - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND U.N.O.
  - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
  - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
  - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
  - SIDEWALK SLOPES SHALL NOT EXCEED 5%, CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 60" BEYOND THE EXTENT OF THE RAMP.
  - ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
  - NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
  - PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
  - A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
  - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
  - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.

### OPEN SPACE REQUIRED AND PROVIDED

UNIT NAME	UNIT TYPE	# OF UNITS	TOTAL REQ. SQ. FT.	BALCONY SQ. FT.	PROVIDED BALCONY SQ. FT.
A1	1br/1ba	90	700	76	6,840
A1-CH	1br/1ba	3	836	0	0
A1-CH ALT	1br/1ba	6	853	22	132
B1	2br/2ba	84	1,050	65	5,460
B2	2br/2ba	72	1,106	96	6,912
C1	3br/2ba	78	1,319	90	6,240
<b>TOTAL</b>			<b>5,864</b>	<b>339</b>	<b>25,584</b>
<b>PROVIDED BALCONY PRIVATE OPEN SPACE</b>					<b>25,584</b>
<b>PROVIDED SITE OPEN SPACE</b>					<b>198,627</b>
<b>TOTAL PROVIDED</b>					<b>198,627</b>



### DEVELOPMENT DATA

ZONING VPO-2: VOLCANO MESA - CPO 13

SETBACKS PROVIDED: REQUIRED: PROVIDED:

FRONT SETBACK: 15 FEET 15 FEET

SIDE SETBACK: 5', 10' CORNER >10 FEET

REAR SETBACK: 15 FEET >15 FEET

**BUILDING HEIGHT:**

ALLOWED: 38 FEET 30 FEET WITHIN 100' TO THE SOUTH

PROVIDED: 38 FEET 28 FEET

**THE PRESERVE AT WOODMONT** PAC VENTURES INC 2018666

UNIT TABULATION - 3 STORY BREEZWAY AND 2 STORY CARRIAGE HOMES (TRACT 1) 3/18/21

UNIT NAME	UNIT TYPE	NET AREA	UNIT COUNT	PERCENTAGE	TOTAL NET AREA	% BREAKDOWN
A1	1br/1ba	700	90	27%	63,000	30%
A1-CH	1br/1ba	836	3	1%	2,508	
A1-CH ALT	1br/1ba	853	6	2%	5,118	
B1	2br/2ba	1,050	84	25%	88,200	47%
B2	2br/2ba	1,106	72	22%	79,632	
C1	3br/2ba	1,319	78	23%	102,882	23%
<b>TOTALS</b>			<b>333</b>	<b>100%</b>	<b>341,340</b>	<b>100%</b>

**UNIT AVERAGE HUD GROSS SF:** 1,025

**UNIT AVERAGE HUD NET SF:** 1,025

\* HUD GROSS AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE.

\* HUD NET AREA: THE SUM OF ALL LIVING UNIT AREAS MEASURED FROM THE INSIDE FACES OF CORRIDOR AND EXTERIOR WALLS AND FROM THE INSIDE FACES OF PARTITIONS SEPARATING THE LIVING UNITS FROM OTHER AREA.

### PROJECT DATA

**UNIT AVERAGE HUD NET SF:** 1,025 S.F.

**ACREAGE:** 13.75 GROSS ACRES

**DENSITY:** 24 UNITS/ACRE

**SINGLE FAMILY:**

LOT (45'X110')	53 UNITS
LOT (40'X110')	55 UNITS
<b>TOTAL UNITS</b>	<b>108 UNITS</b>

**PARKING:**

REQUIRED	500 SPACES
PROVIDED	533 SPACES
<b>GARAGE PARKING</b>	<b>18 GARAGE SPACES</b>
<b>DETACHED HC</b>	<b>2 GARAGE SPACES</b>
<b>DETACHED GARAGE</b>	<b>29 GARAGE SPACES</b>
<b>CARPOTS</b>	<b>70 CARPORT SPACES</b>
<b>SURFACE HC</b>	<b>2 COMPACTOR SPACES</b>
<b>SURFACE PARKING</b>	<b>412 SURFACE SPACES</b>
	<b>1.60 SPACES/UNIT</b>

### BIKE STORAGE

REQUIRED	50 SPACE PER IDO 5-3-5
EXTERIOR STORAGE	24 INSIDE CLUBHOUSE
SECURED STORAGE PROVIDED	26 INSIDE GARAGES UNDER STAIRCASE
	50 SPACES

### BUILDING TABULATION

TYPE	COUNT	TOT. AREA
TY I	18	121,824
TY II	18	161,208
TY III	3	31,110
TY IV	3	2,376
CLUBHOUSE	0	7,873
<b>TOTAL</b>	<b>42</b>	<b>324,391</b>

**PROJECT NUMBER:** \_\_\_\_\_

**Application Number:** \_\_\_\_\_

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

Designed by: GLJ

Drawn by: SR, FF

Architect of Record: RM

Date Plotted: \_\_\_\_\_

Issue for Pricing / Bidding: \_\_\_\_\_

Issue for Permit Application: \_\_\_\_\_

Issue for Construction: \_\_\_\_\_

Revisions:

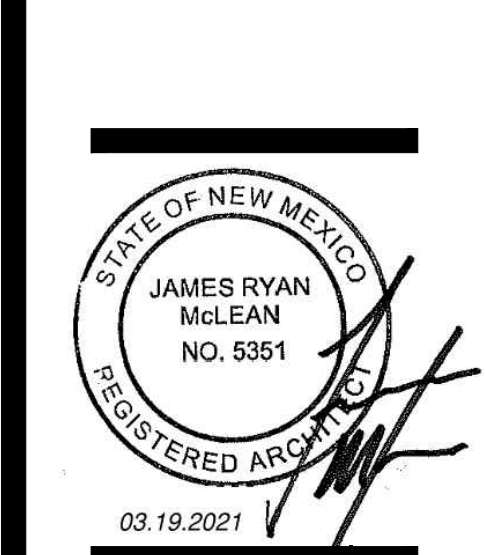
#	DATE	COMMENTS

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**THE PRESERVE AT WOODMONT**  
ALBUQUERQUE, NM  
PAC VENTURES INC.



**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**

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www.humphreys.com

DRB SET: 03-18-2021

SHEET CONTENTS:  
SITE PLAN TRACT 1

SHEET NO. **A1.01**

18666



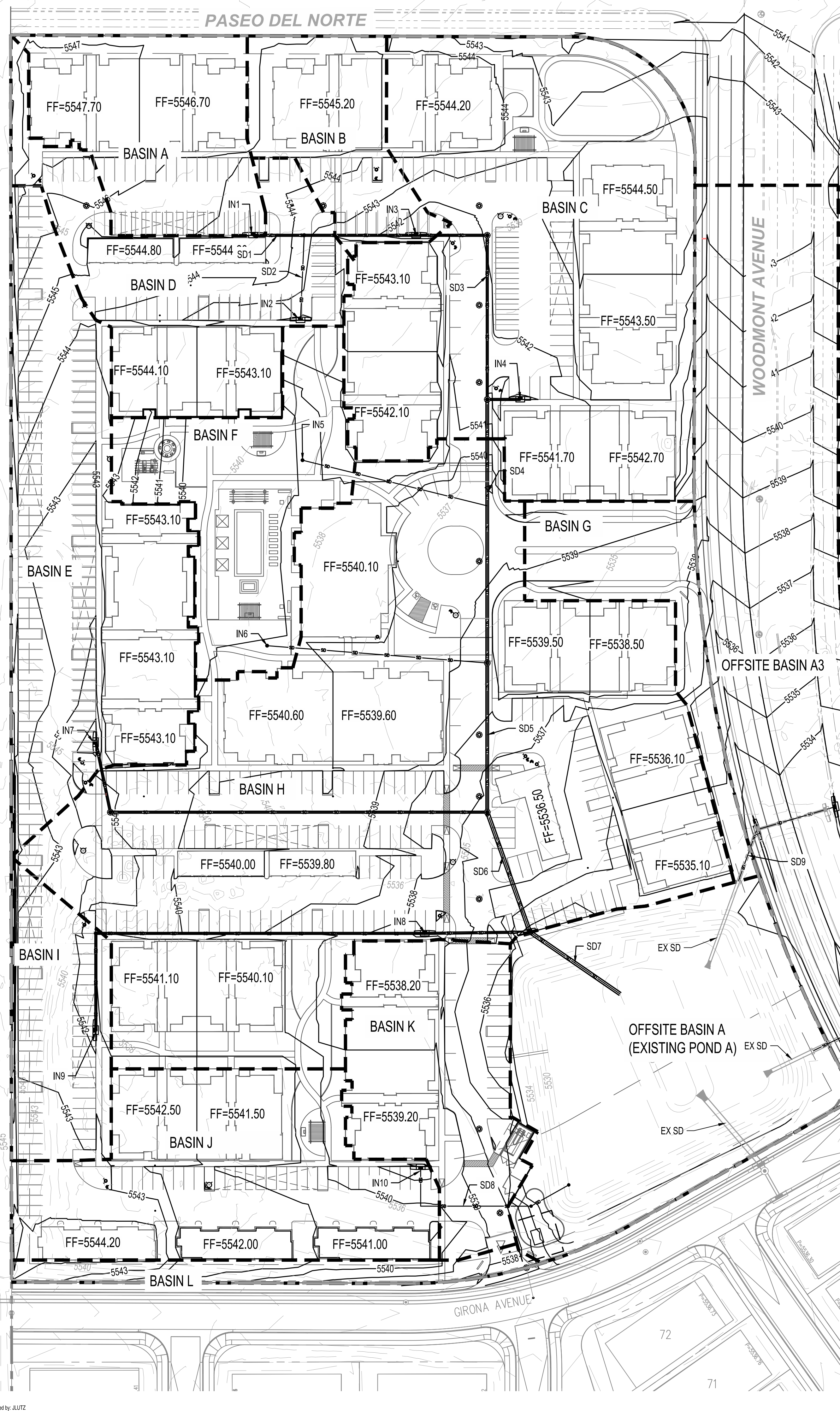








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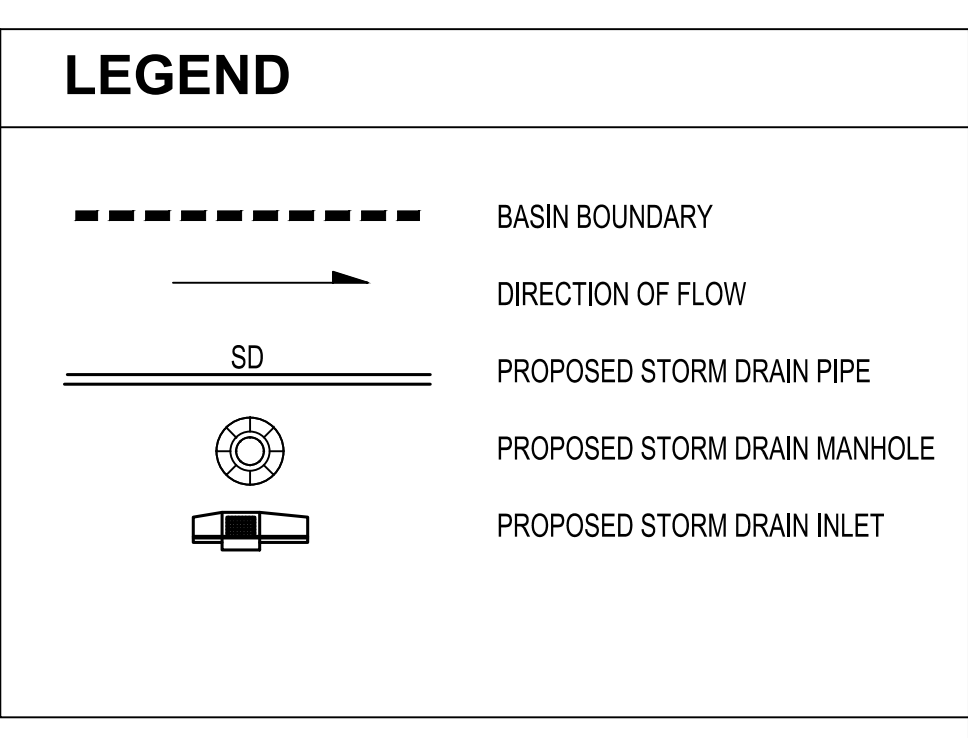


**The Trails - DMP**  
**Proposed Conditions Basin Data Table**  
 This table is based on the DPM Section 22.2, Zone: 1

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr)	Q(100yr-6hr)
			A	B	C	D	(cfs/ac.)	(CFS)
<b>Offsite Basins</b>								
OFF-A	60198	1.38	0.0%	0.0%	97.98%	2.02%	2.9	4.0
OFF-A3	122806	2.82	0.0%	0.0%	23.69%	76.31%	4.0	11.3
OFF-C	146422	3.36	0.0%	0.0%	100.00%	0.00%	2.9	9.6
<b>SUBTOTAL</b>	<b>329426</b>	<b>8</b>					<b>9.8</b>	<b>25.0</b>
<b>Onsite Basins</b>								
BASIN A	26028	0.60	0.0%	0.0%	17.0%	83.0%	4.1	2.5
BASIN B	17553	0.40	0.0%	0.0%	25.2%	74.8%	4.0	1.6
BASIN C	94816	2.18	0.0%	0.0%	23.9%	76.1%	4.0	8.7
BASIN D	35886	0.82	0.0%	0.0%	6.4%	93.6%	4.3	3.5
BASIN E	53138	1.22	0.0%	0.0%	9.4%	90.6%	4.2	5.2
BASIN F	30224	0.69	0.0%	0.0%	58.7%	41.3%	3.5	2.4
BASIN G	16753	0.38	0.0%	0.0%	43.2%	56.8%	3.7	1.4
BASIN H	165060	3.79	0.0%	0.0%	12.6%	87.4%	4.2	15.8
BASIN I	17788	0.41	0.0%	0.0%	15.7%	84.3%	4.1	1.7
BASIN J	43717	1.00	0.0%	0.0%	9.8%	90.2%	4.2	4.2
BASIN K	29864	0.69	0.0%	0.0%	9.9%	90.1%	4.2	2.9
BASIN L	8086	0.19	0.0%	0.0%	90.0%	10.0%	3.0	0.6
<b>SUBTOTAL</b>	<b>538913</b>	<b>12</b>					<b>47.6</b>	<b>50.6</b>

**STORM DRAIN PIPE TABLE**

PIPE ID	Contributing Basins and Storm Drains	Size	Slope		FULL PIPE CAPACITY*	ACTUAL FLOW
			in.	(%)		
SD1	BASIN A	18	0.50%		7.4	2.5
SD2	BASIN D	18	0.50%		7.4	3.5
SD3	SD1 + SD2 + BASIN B	18	0.70%		8.8	7.6
SD4	SD3 + BASIN C	24	0.70%		18.9	16.3
SD5	SD4 + BASIN F	24	0.70%		18.9	18.7
SD6	SD5 + BASIN E + (60% OF H)	30	0.70%		34.3	33.4
SD7	SD6 + (30% OF H)	30	0.90%		38.9	38.2
SD8	BASIN I AND BASIN J	18	0.50%		7.4	5.9
SD9	OFFSITE BASIN A3 + BASIN G	24	1.18%		24.6	12.7
SD10	EXISTING POND A	36	1.00%		66.7	46.4



**INLET TABLE**

Inlet ID	Inlet Type	Routed Flow	Allowable Head	Capacity
		CFS	FT	CFS
IN1	1-SGL COA TYPE A*	2.5	0.35	3.0
IN2	1-SGL COA TYPE A*	3.5	0.50	5.1
IN3	1-SGL COA TYPE A*	1.6	0.50	5.1
IN4	1-DBL COA TYPE A*	8.7	0.50	10.3
IN5	18" NYLOPLAST DOME GRATE*	1.2	0.50	2.0
IN6	18" NYLOPLAST DOME GRATE*	1.2	0.50	2.0
IN7	1-SGL COA TYPE A*	5.2	0.80	10.3
IN8	1-DBL COA TYPE A*	6.3	0.40	7.3
IN9	1-SGL COA TYPE A*	1.7	0.50	5.1
IN10	1-SGL COA TYPE A*	4.2	0.50	5.1

\* - INLET IN SUMP CONDITION

**DRAINAGE NARRATIVE**

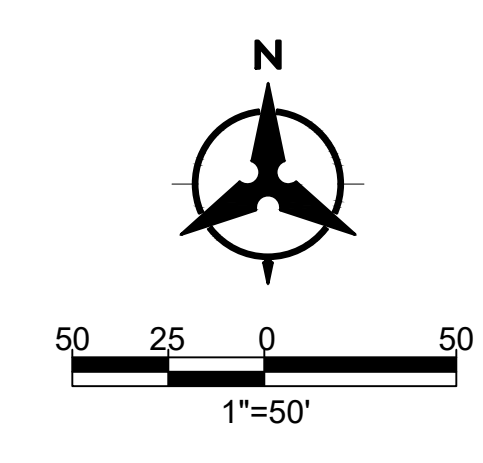
**INTRODUCTION:**  
 THE PROJECT IS LOCATED ON THE SOUTHWEST CORNER OF PASEO DEL NORTE AND WOODMONT AVE. THE SITE WILL CONSIST OF MULTI-FAMILY BUILDINGS, ASSOCIATED PARKING, LANDSCAPING, AND SITE AMENITIES. PER FEMA COMMUNITY MAP PANEL #35001C0111G, THE SITE IS NOT LOCATED WITHIN A FLOODPLAIN. THE SITE IS IN RAINFALL ZONE 1 AS DEFINED BY THE DPM.

**EXISTING CONDITIONS:**  
 TRACT 1 OF THE TRAILS UNIT 3A IS CURRENTLY UNDEVELOPED. THE SITE SLOPES TO THE SOUTH AND EAST. RUNOFF SHEET FLOWS TO POND A AS DEFINED BY "THE CATALONIA AT THE TRAILS DRAINAGE REPORT" (APPROVED FILE NO. C09D013). POND A IS CURRENTLY UNDER CONSTRUCTION WITH THE CATALONIA SUBDIVISION PROJECT.

**METHODOLOGY:**  
 THE HYDRAULIC ANALYSIS PROVIDED WITH THIS DRAINAGE SUBMITTAL HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 6.2 OF THE CITY OF ALBUQUERQUE DPM. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE ACTUAL CONDITIONS IN EACH ONSITE BASIN AND ARE SUMMARIZED IN THE "PROPOSED BASIN DATA TABLE" (THIS SHEET). THIS SITE WAS ANALYZED FOR THE 100-YEAR, 6-HOUR STORM EVENT. THIS PLAN DEMONSTRATES THE PROPOSED GRADING AND DRAINAGE CONCEPTS.

**PROPOSED:**  
 THE PROPOSED SITE IS ALLOWED TO DISCHARGE INTO POND A AS A FLOW NOT GRATER THAN 51.7 CFS WHICH HAS BEEN DEFINED BY THE CATALONIA AT THE TRAILS DRAINAGE REPORT AND "THE AMENDMENT TO THE DMP FOR THE TRAILS UNITS 1, 2, AND 3" DONE BY THOMPSON ENGINEERING. ALL BUT BASINS G AND L WILL EITHER SURFACE DRAIN OR BE CONVEYED BY A STORM DRAIN SYSTEM TO POND A (Q=2.0) CFS. BASINS G WILL SURFACE DRAIN TO WOODMONT AVENUE, ALSO KNOWN AS OFFSITE BASIN A3. OFFSITE BASIN A3 WILL SURFACE DRAIN TO PROPOSED INLETS IN WOODMONT AND OUTFALL TO POND A. POND A HAS AN EXISTING 36" STUB WHICH WILL BE EXTENDED TO A RETENTION POND. POND C LOCATED ON THE EAST SIDE OF WOODMONT. POND C WILL BE DESIGNED FOR THE 100YR-10DAY STORM EVENT.

**CONCLUSION:**  
 THE CALCULATED PEAK DISCHARGE FROM THE SITE IS IN COMPLIANCE WITH THE PREVIOUSLY APPROVED DRAINAGE REPORT. DETENTION PONDS WILL NOT BE REQUIRED. THE GRADING AND DRAINAGE PLAN AS PRESENTED IS IN CONFORMANCE WITH THE APPROVED MASTER DRAINAGE REPORT AND CITY OF ALBUQUERQUE HYDROLOGY REQUIREMENTS. PLEASE ACCEPT THIS SUBMITTAL AS A FORMAL REQUEST FOR SITE PLAN FOR BUILDING PERMIT APPROVAL.



Designed by: JLL  
 Drawn by:  
 Architect of Record:  
 Date Plotted:  
 Issue for Pricing / Bidding: XXXX/XX  
 Issue for Permit Application: XX/XX/XX  
 Issue for Construction: XX/XX/XX  
 Revisions:  
 # DATE COMMENTS



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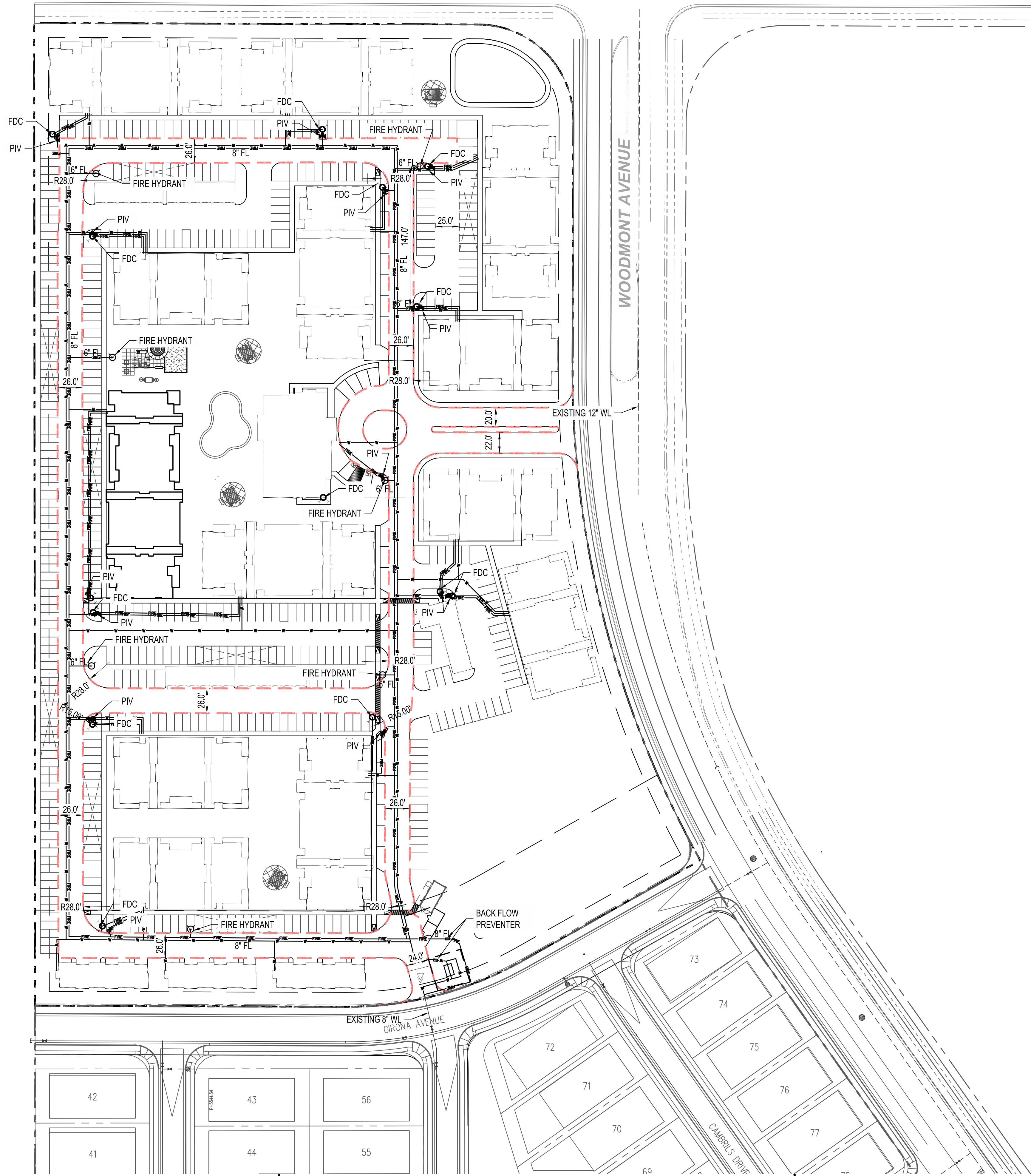
DRB SET: 03-19-2021

SHEET CONTENTS:  
 SHEET NO.  
**DMP01**









**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION**

**PERMIT NUMBER: FP 210766**  
**APPROVED DATE: 03/11/2021**

**LEGAL DESCRIPTION: TR 1 BULK LAND PLAT OF THE TRAILS UNIT 3A (BEING A REPLAT OF TRACTS 2 THRU 8, OS-1 & OS-2 THE TRAILS UNIT 2 & TRACT 12 THE TRAILS UNIT 2) CONT 13.9033 AC**  
**ADDRESS: SOUTH WEST CORNER OF PASEO DEL NORTE AND WOODMONT**

**APPROVED**  
**FIRE FLOW: 1500 GPM 1 HYDRANT**  
**ZONE ATLAS: C-08-Z**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCES, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 90 DAYS. FINAL INSPECTION IS REQUIRED.

**LEGEND**

- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- PROPOSED WATER LINE
- PROPOSED FIRE LINE
- PROPOSED VALVE
- PROPOSED WATER METER
- PROPOSED HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED POST INDICATOR VALVE (PIV)
- PROPOSED CAP

**TOTAL BUILDING AREA:**  
- MAXIMUM BUILDING AREA = 15,000 SF

**CONSTRUCTION TYPE:** V-A

**SPRINKLERED:** YES.

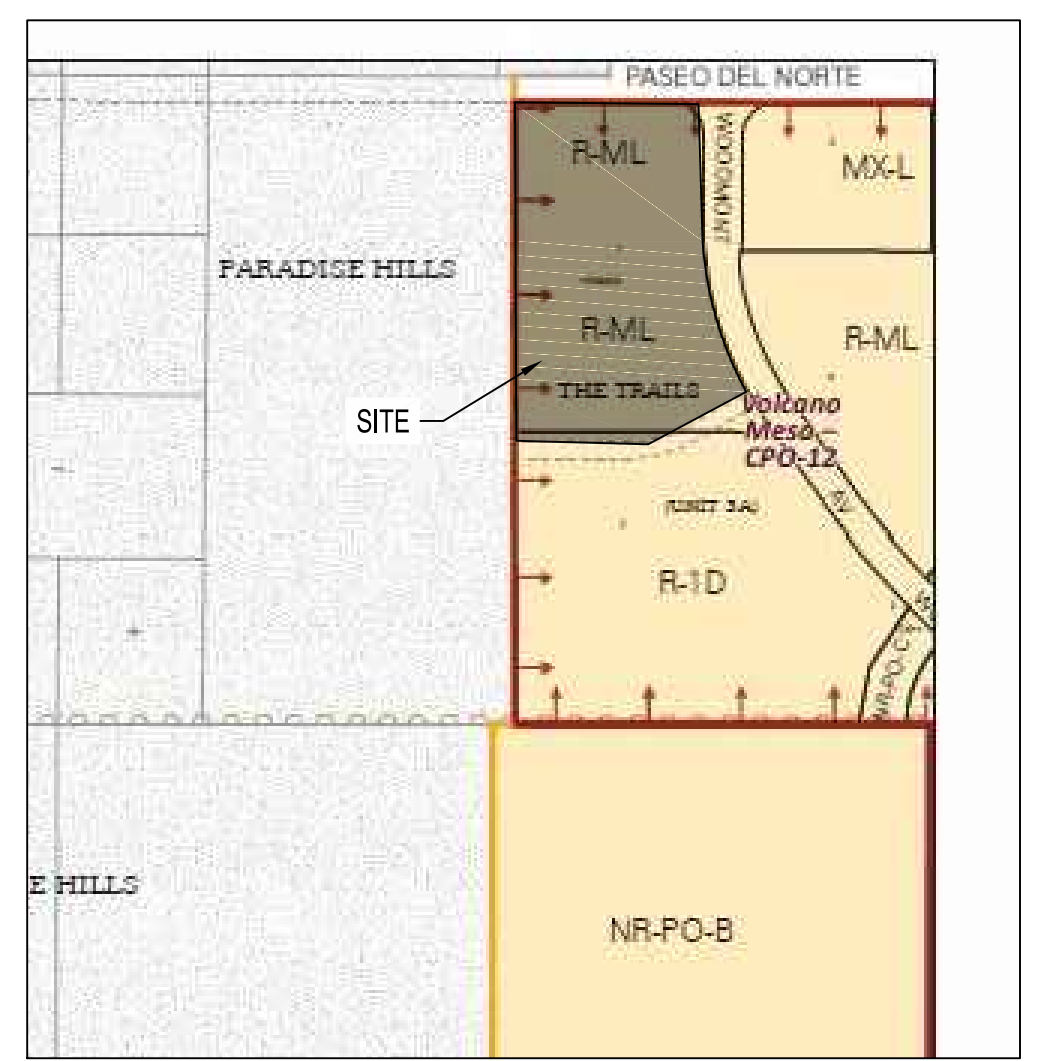
**FIRE FLOW:** (BASED ON LARGEST BUILDING FOOTPRINT) = 1,125 GPM

**BUILDING HEIGHT:** 38' (3 STORIES)

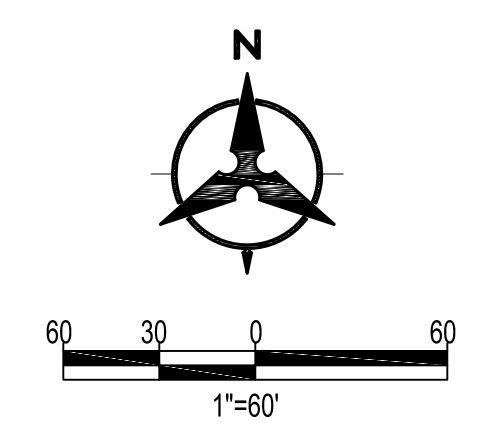
**HYDRANTS REQUIRED:** 1

**NOTES**

1. ALL RADII ALONG FIRE LANE SHALL BE 28'.
2. MONUMENT SIGN IDENTIFYING BUILDINGS WILL BE PROVIDED AT ADJACENT ROADWAYS OR ON BUILDING.
3. ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
4. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE AS SHOWN.
5. FIRE DEPARTMENT CONNECTION SHALL BE WITHIN 100 FT OF A FIRE HYDRANT.
6. ALL FIRE ACCESS ROUTES SHALL BE PAVED.
7. SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROAD.
8. LINE SIZES, FIRE SERVICE LOCATIONS, CONSTRUCTION TYPES, SQUARE FOOTAGE PROVIDED BY OTHERS. REFER TO FIRE 2 PLAN FOR FURTHER INFORMATION.
9. ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
10. STANDPIPES TO BE LOCATED IN STAIR WELLS AS INDICATED ON PLANS.



**VICINITY MAP**



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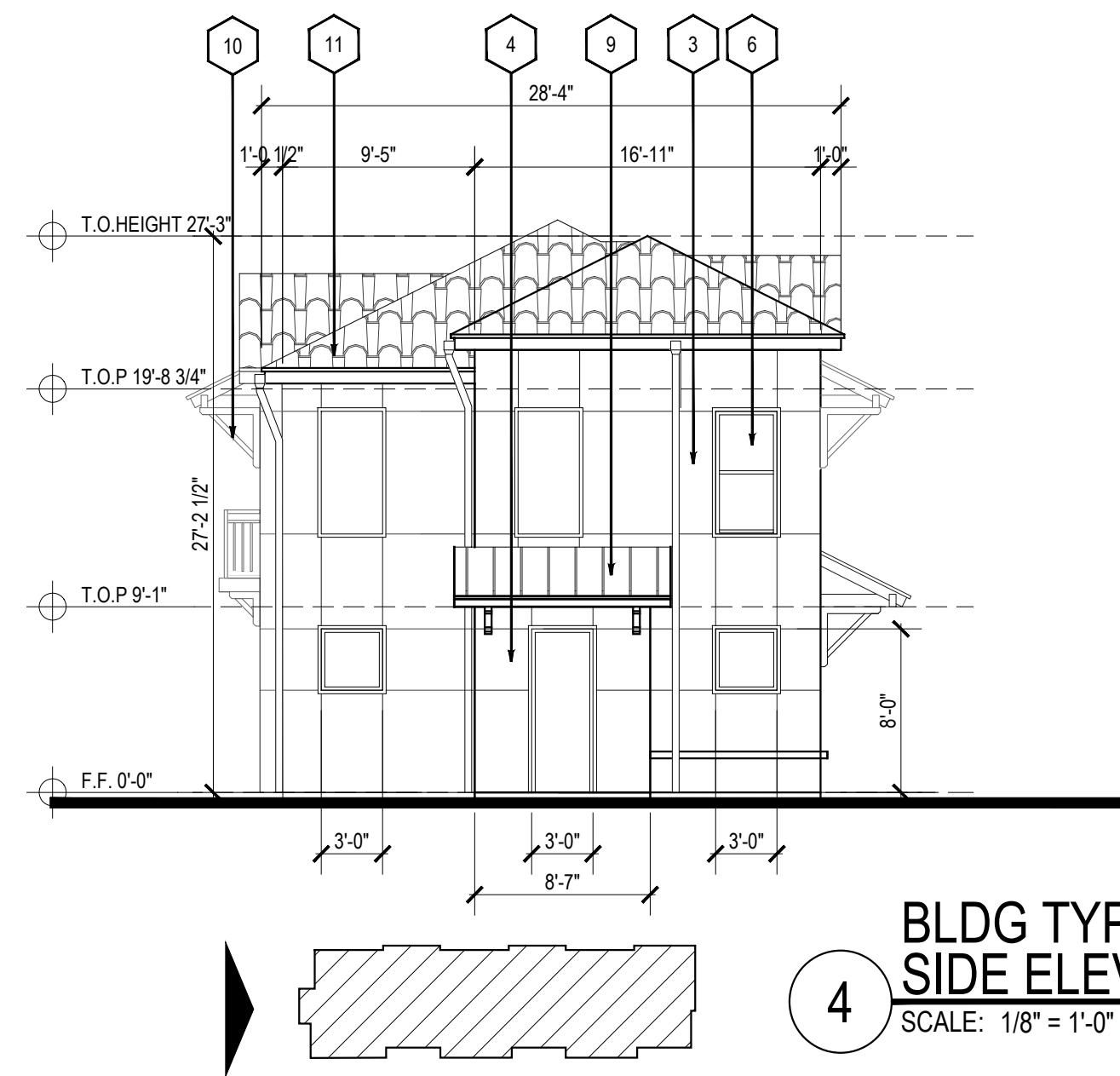




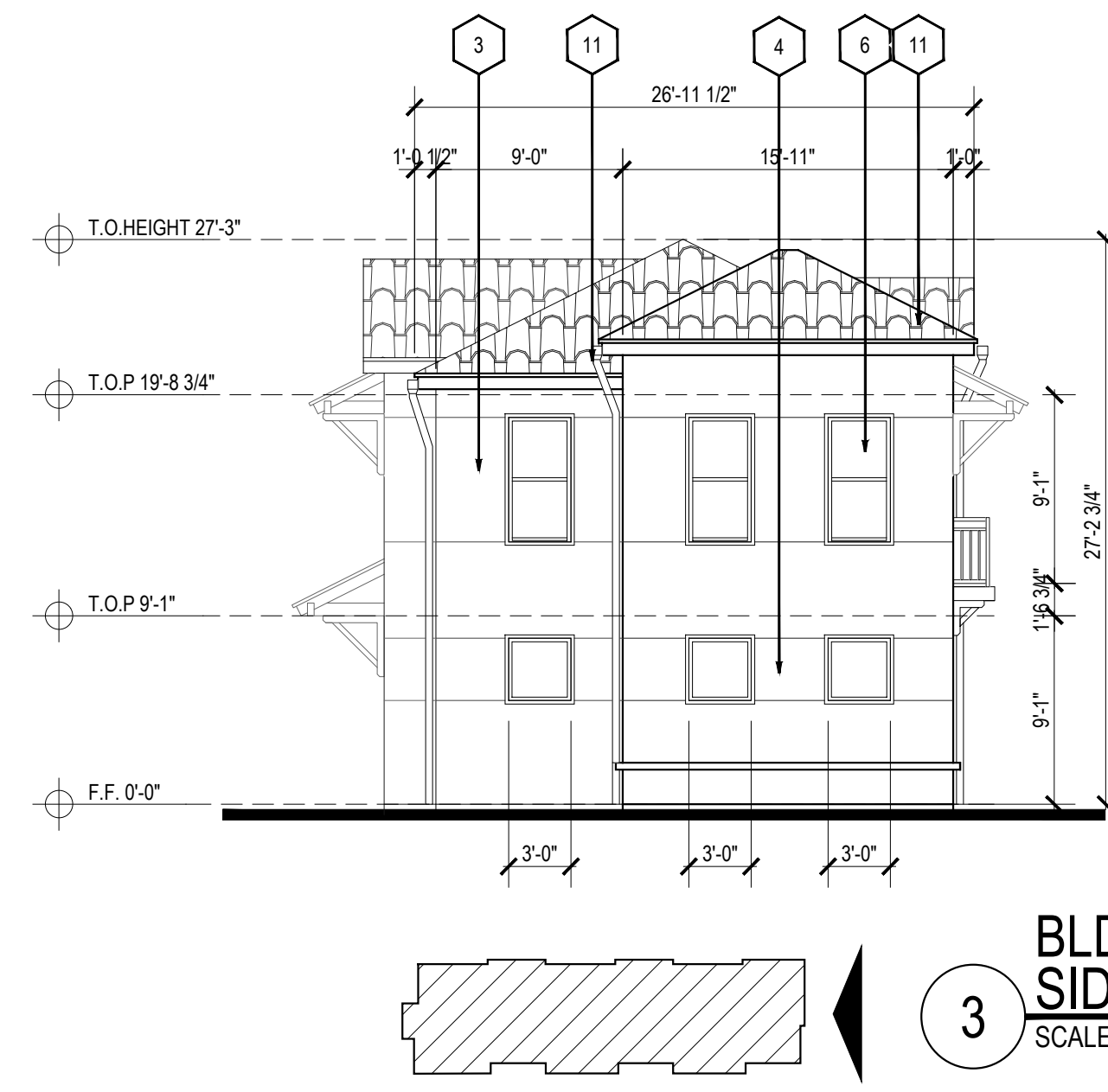




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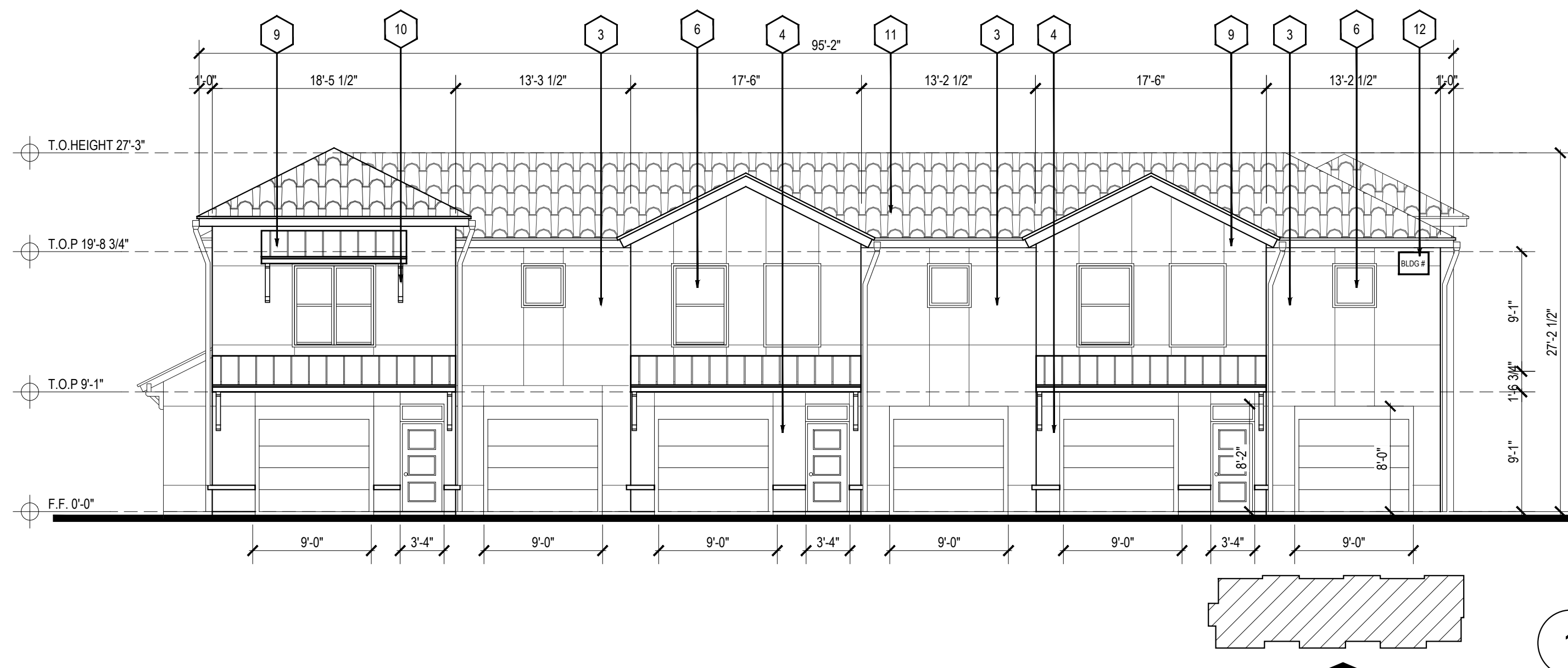
**4** BLDG TYPE IV  
 SIDE ELEV 2ST  
 SCALE: 1/8" = 1'-0"



**3** BLDG TYPE IV  
 SIDE ELEV 2ST  
 SCALE: 1/8" = 1'-0"



**2** BLDG TYPE IV  
 REAR ELEV 2ST  
 SCALE: 1/8" = 1'-0"



**1** BLDG TYPE IV  
 FRONT ELEV 2ST  
 SCALE: 1/8" = 1'-0"

**MATERIAL KEY NOTE**

- 1 TRIM (SW-7005 PURE WHITE)
- 2 STUCCO (SW-6203 SPARE WHITE)
- 3 STUCCO (SW-7071 GRAY SCREEN)
- 4 STUCCO (SW-7072 ONLINE)
- 5 STONE (CANYON ST SIENA OR EQV)
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 METAL RAILING
- 9 METAL ROOF
- 10 WOOD TRELLIS
- 11 TILE ROOF
- 12 WALL SIGNAGE, LIMITED TO 10% FACADE AREA, HEIGHT, MAXIMUM 16 FEET, PER TABLE 5-12.2 IDO.

Designed by: GLJ  
 Drawn by: FF  
 Architect of Record: RM

Date Plotted:

Issue for Pricing / Bidding:

Issue for Permit Application:

Issue for Construction:

Revisions:

#	DATE	COMMENTS

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**THE PRESERVE  
 AT WOODMONT**  
 ALBUQUERQUE, NM  
 PAC VENTURES INC.

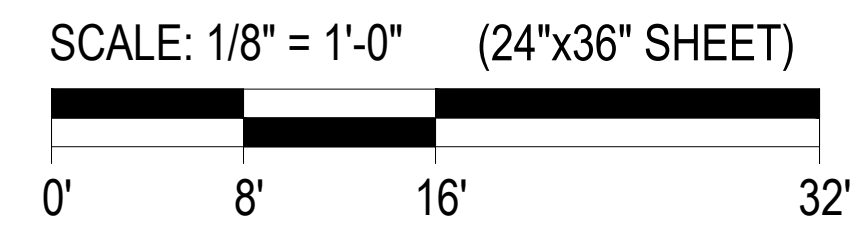


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SHEET CONTENTS:  
 BLDG TYPE IV  
 ELEVATIONS

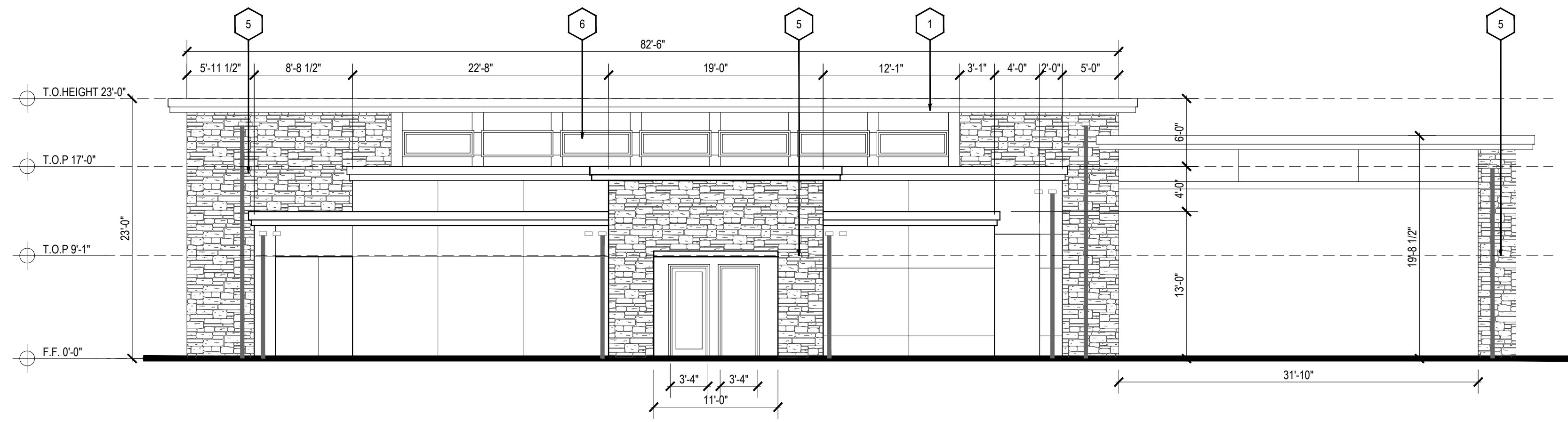
SHEET NO.

**A4.40**  
 18666

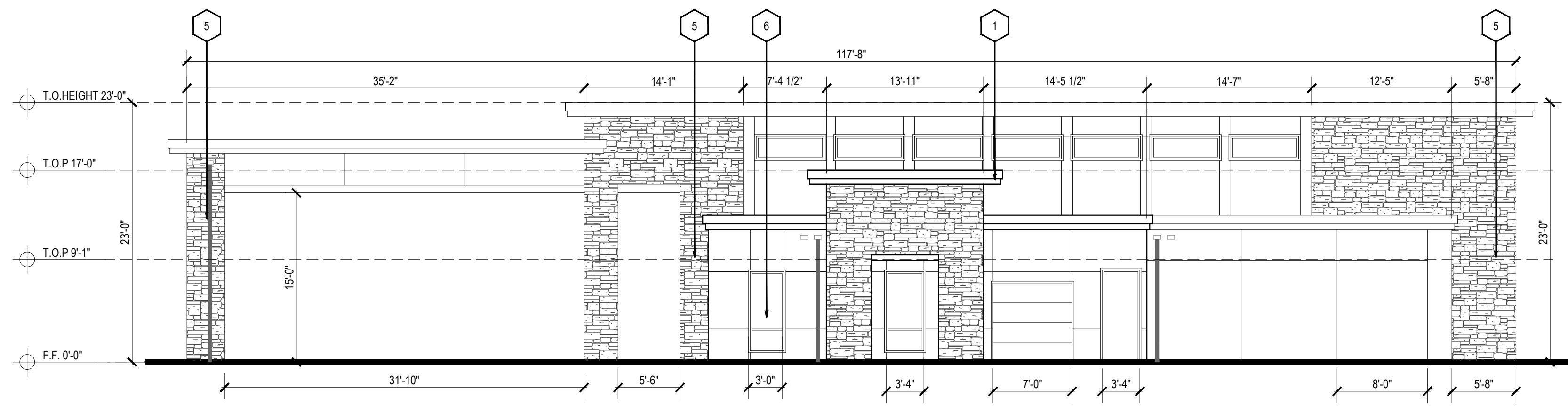


DRB SET: 03-18-2021

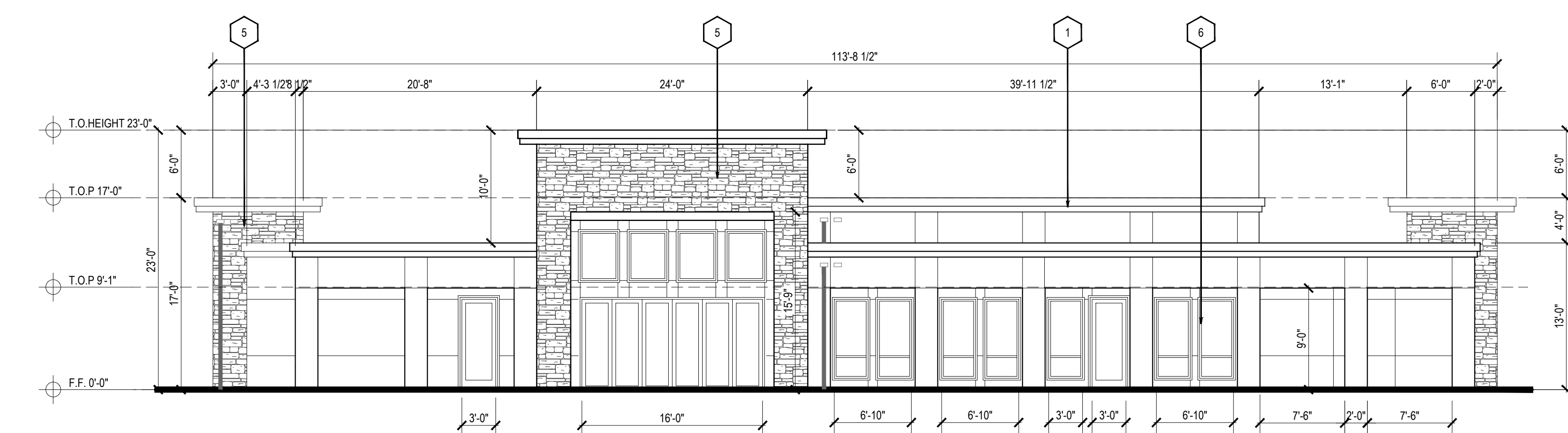
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 SCALE: 1/8" DATE/TIME: Mar 18, 2021 5:25pm  
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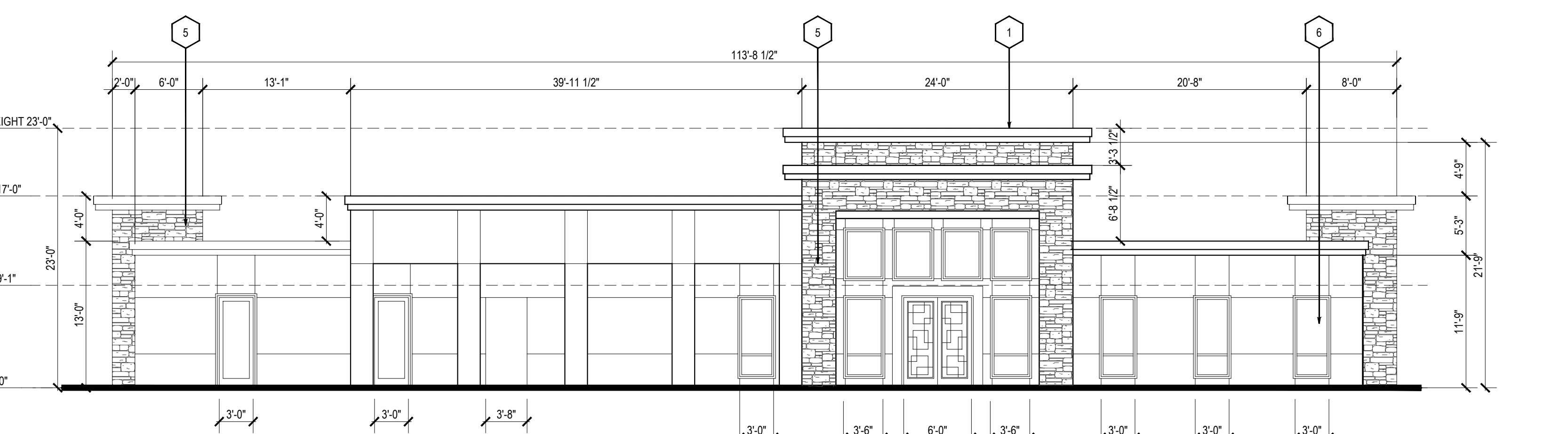
**4 CLUBHOUSE SIDE ELEV**  
 SCALE: 1/8" = 1'-0"



**3 CLUBHOUSE SIDE ELEV**  
 SCALE: 1/8" = 1'-0"



**2 CLUBHOUSE REAR ELEV**  
 SCALE: 1/8" = 1'-0"



**1 CLUBHOUSE FRONT ELEV**  
 SCALE: 1/8" = 1'-0"

**MATERIAL KEY NOTE**

- 1 TRIM (SW-7005 PURE WHITE)
- 2 STUCCO (SW-6203 SPARE WHITE)
- 3 STUCCO (SW-7071 GRAY SCREEN)
- 4 STUCCO (SW-7072 ONLINE)
- 5 STONE (CANYON ST SIENA OR EQV)
- 6 VINYL WINDOW
- 7 METAL AWNING
- 8 METAL RAILING
- 9 METAL ROOF
- 10 WOOD TRELLIS
- 11 TILE ROOF
- 12 WALL SIGNAGE, LIMITED TO 10% FACADE AREA, HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

Designed by: **GLJ**  
 Drawn by: **FF**  
 Architect of Record: **RM**

Date Plotted:  
 Issue for Pricing / Bidding:  
 Issue for Permit Application:  
 Issue for Construction:

Revisions:

#	DATE	COMMENTS

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**THE PRESERVE AT WOODMONT**  
 ALBUQUERQUE, NM  
 PAC VENTURES INC.



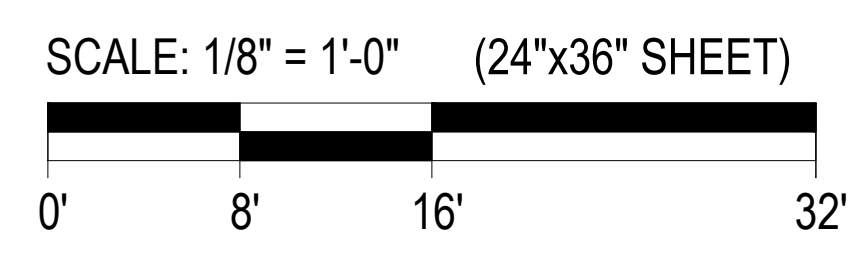
**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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SHEET CONTENTS:  
 CLUBHOUSE ELEV

SHEET NO.  
**A4.51**

18666

DRB SET: 03-18-2021





Designed by: GLJ  
 Drawn by: FF  
 Architect of Record: RM

Date Plotted: \_\_\_\_\_

Issue for Pricing / Bidding: \_\_\_\_\_

Issue for Permit Application: \_\_\_\_\_

Issue for Construction: \_\_\_\_\_

Revisions:

#	DATE	COMMENTS

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THE PRESERVE  
 AT WOODMONT  
 ALBUQUERQUE, NM  
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03.19.2021

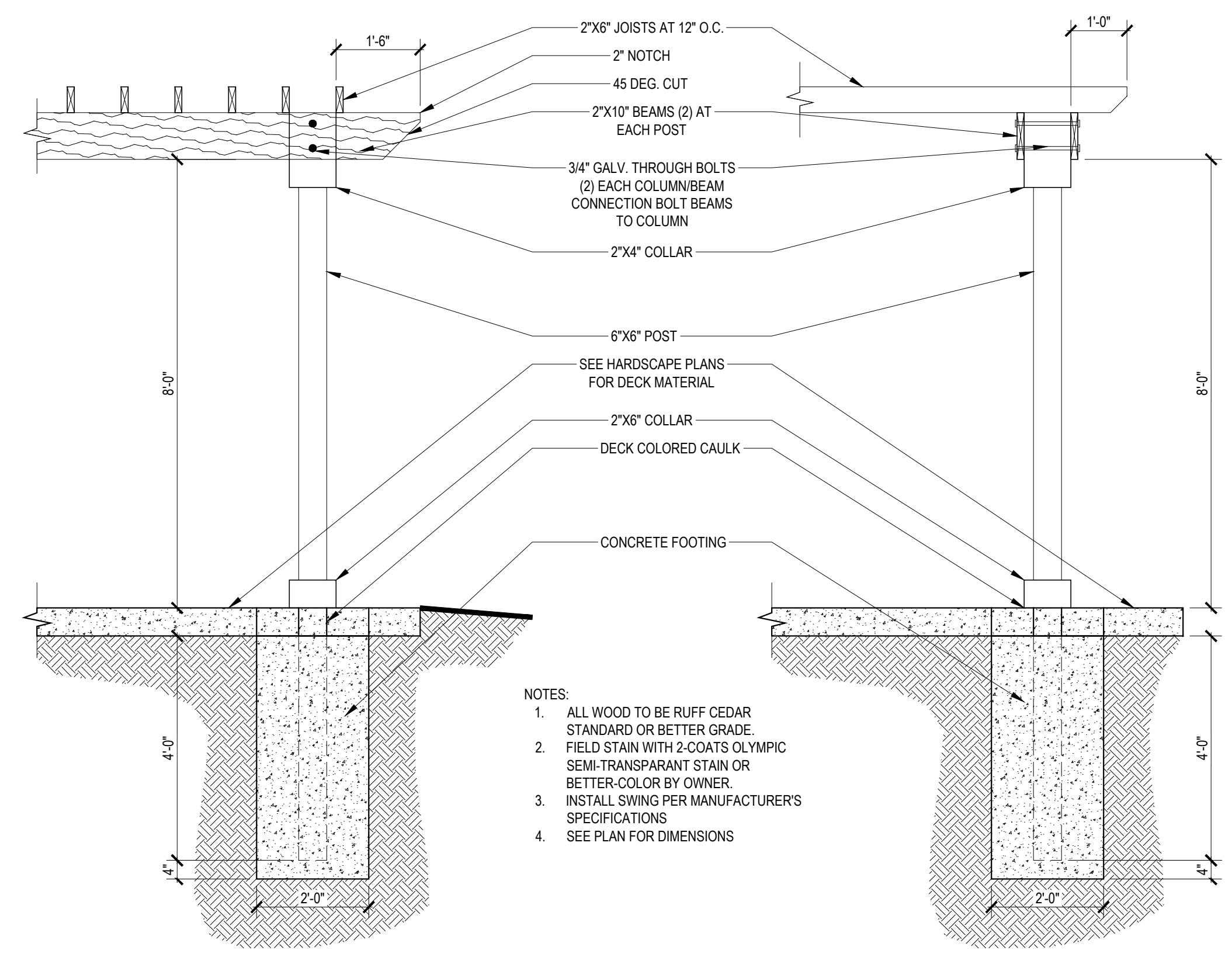
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DRB SET: 03-18-2021

SHEET CONTENTS:  
 SITE DETAILS  
 BBQ

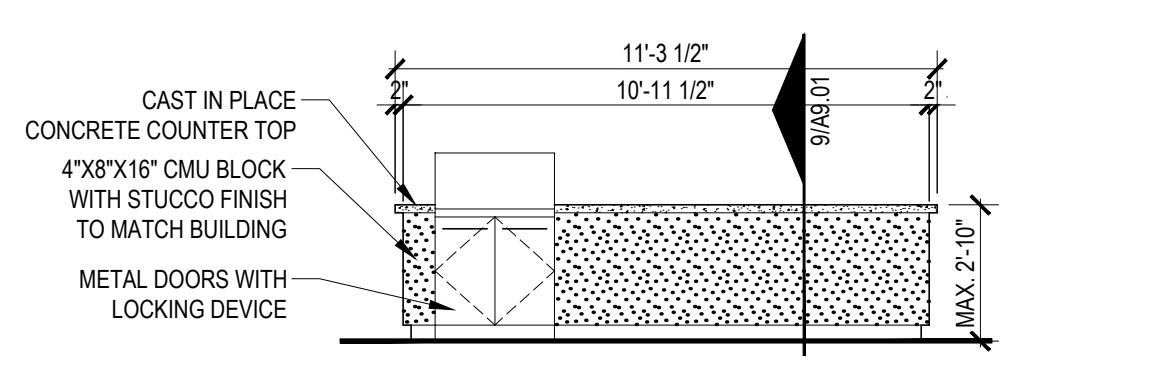
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**A9.01**

18666

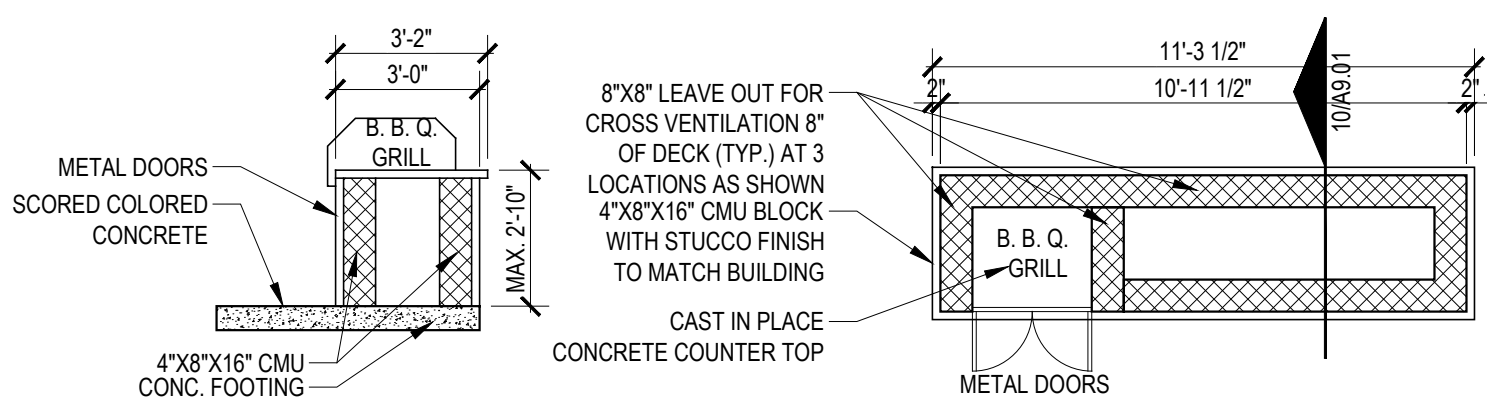


- NOTES:
1. ALL WOOD TO BE RUFF CEDAR STANDARD OR BETTER GRADE.
  2. FIELD STAIN WITH 2 COATS OLYMPIC SEMI-TRANSPARENT STAIN OR BETTER-COLOR BY OWNER.
  3. INSTALL SWING PER MANUFACTURER'S SPECIFICATIONS
  4. SEE PLAN FOR DIMENSIONS

**3 DETAIL**  
 SCALE: 1/2" = 1'-0"

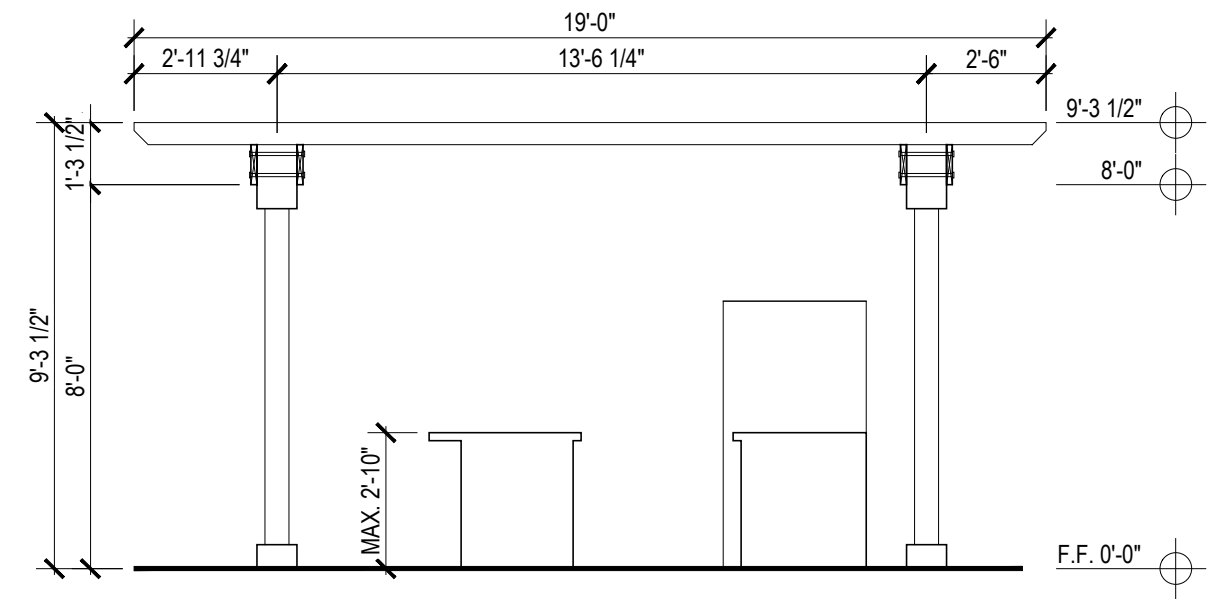


**8 BARBEQUE FRONT ELEV.**  
 SCALE: 1/4" = 1'-0"

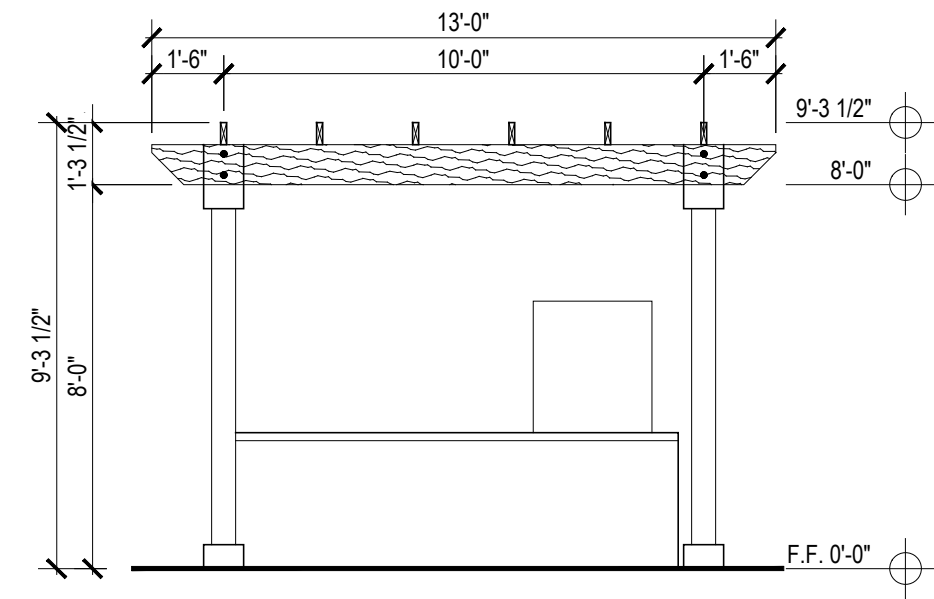


**9 BARBEQUE DETAIL PLAN**  
 SCALE: 1/4" = 1'-0"

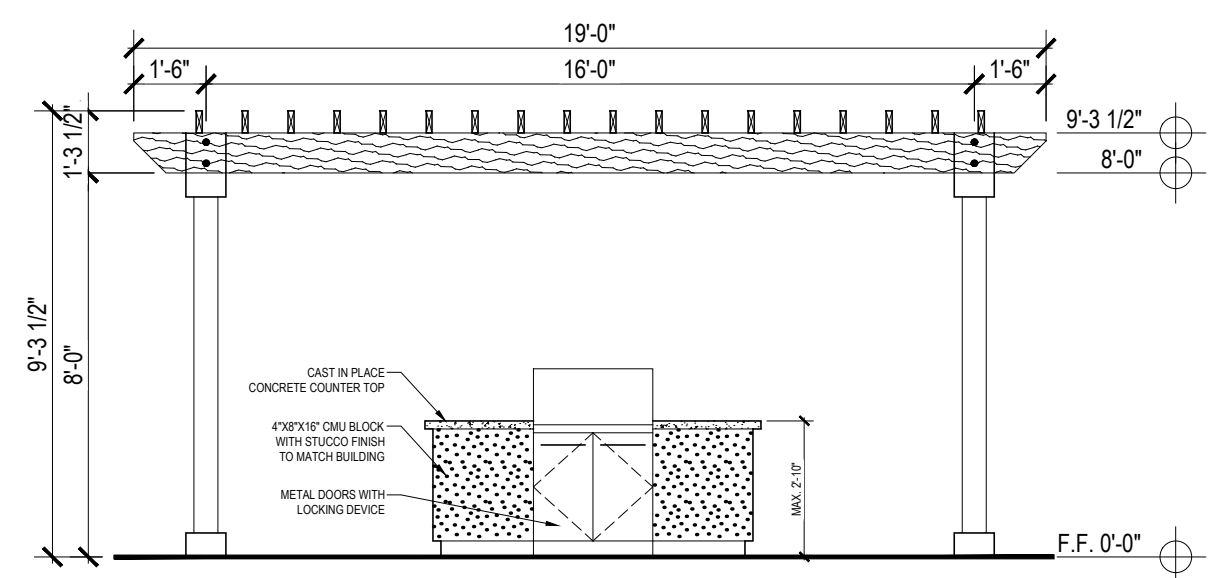
**10 BARBEQUE SECTION**  
 SCALE: 1/4" = 1'-0"



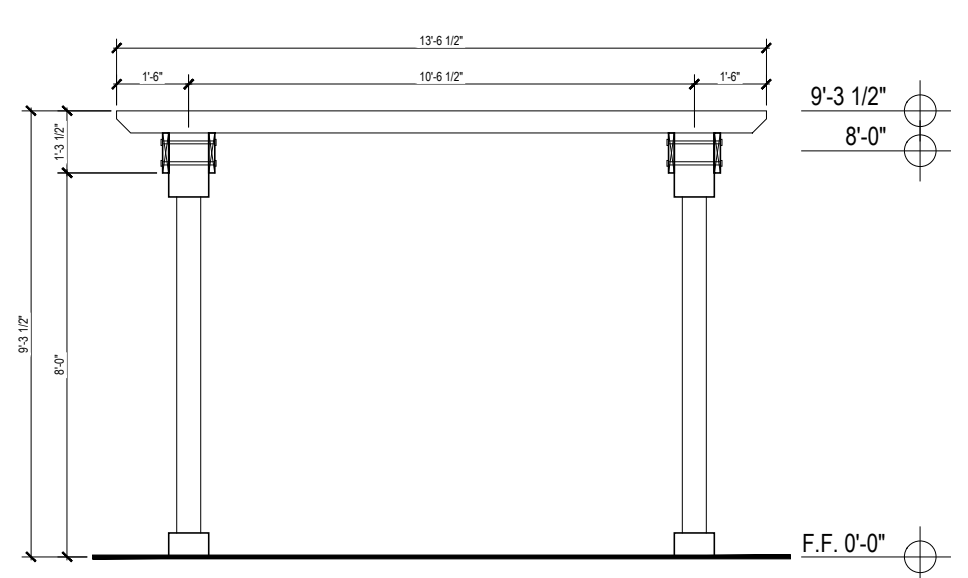
**6 BBQ PIT FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



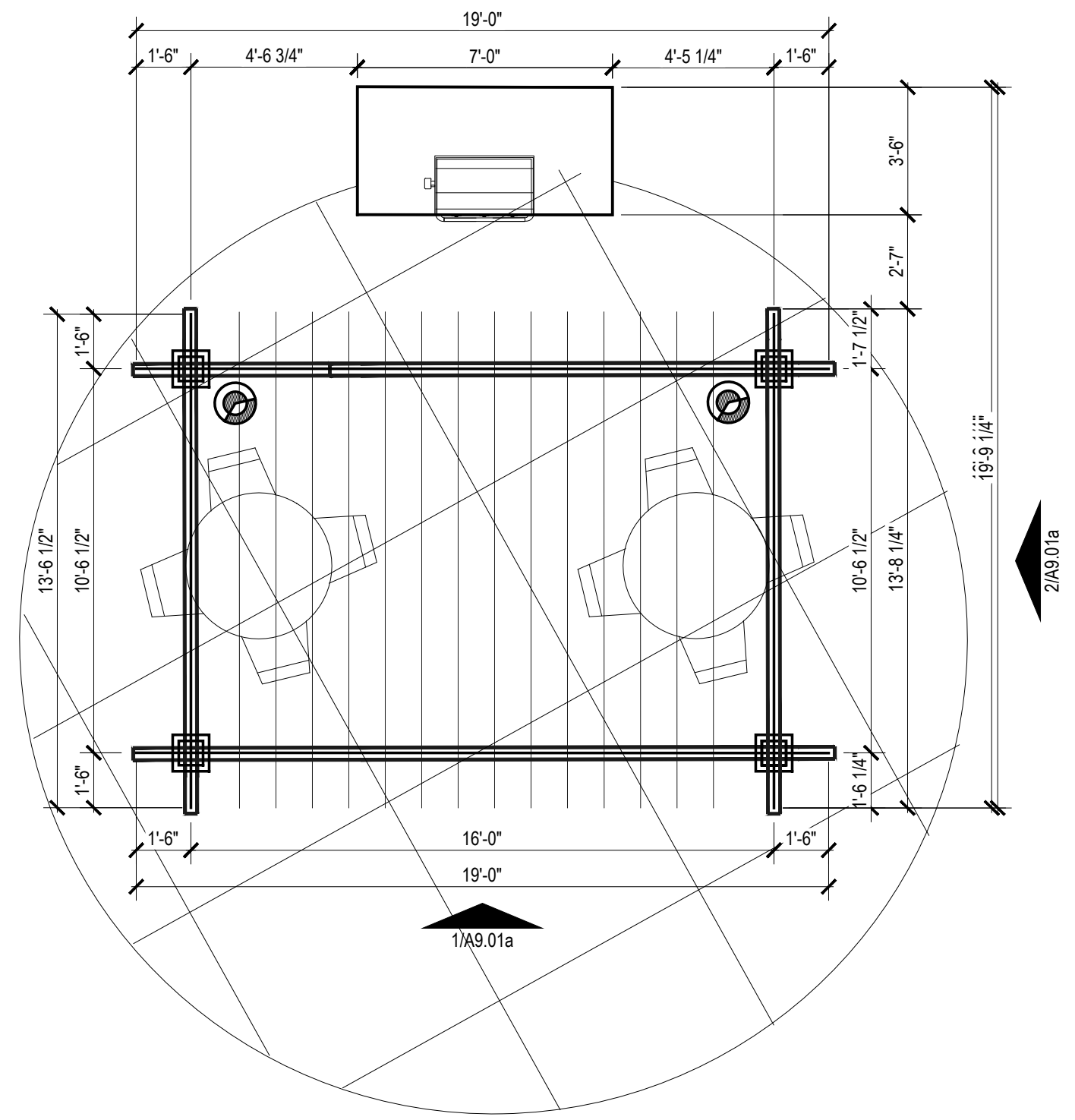
**7 BBQ PIT SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



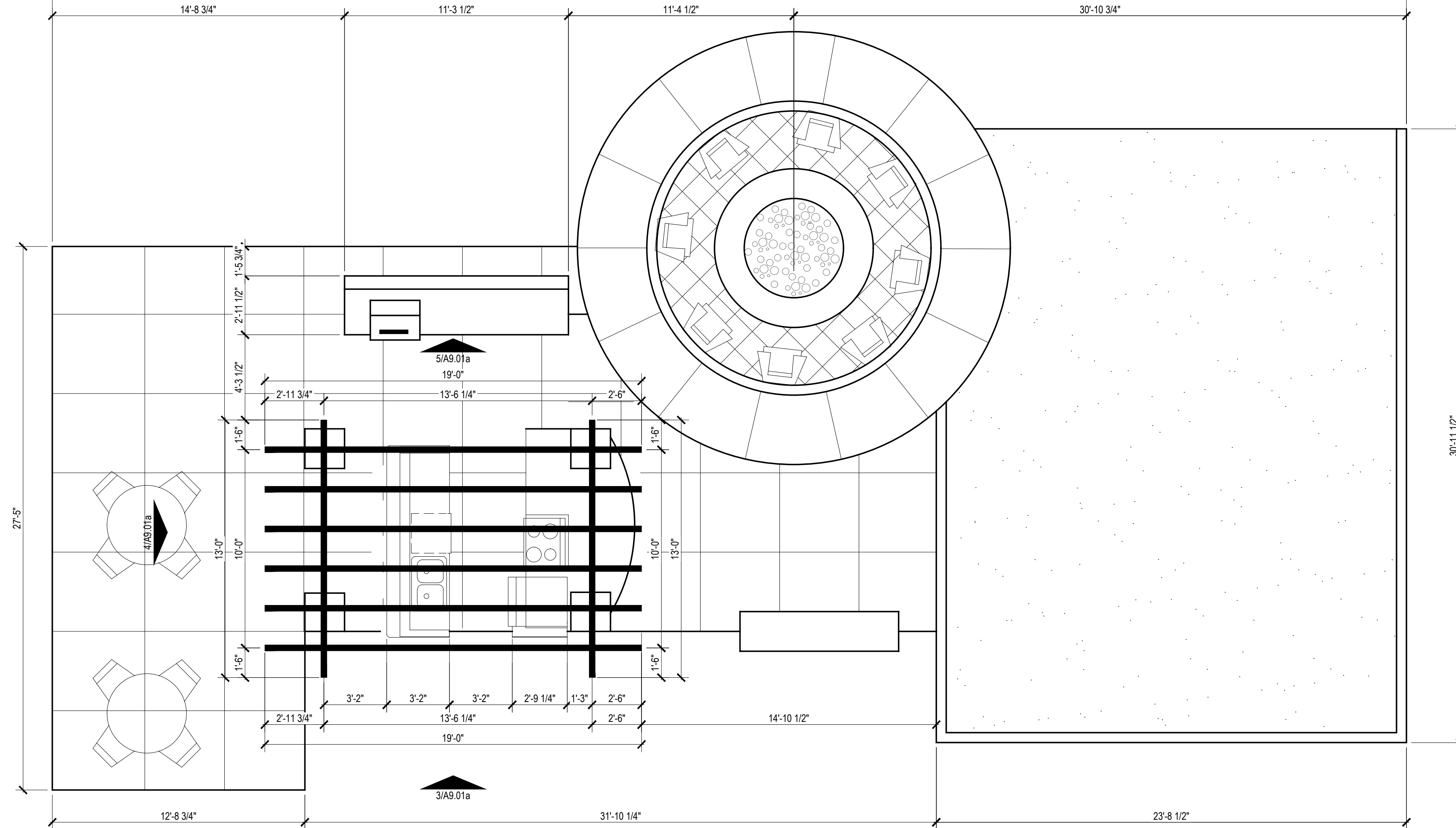
**4 BBQ FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**5 BBQ SIDE ELEVATION**  
 SCALE: 1/4" = 1'-0"



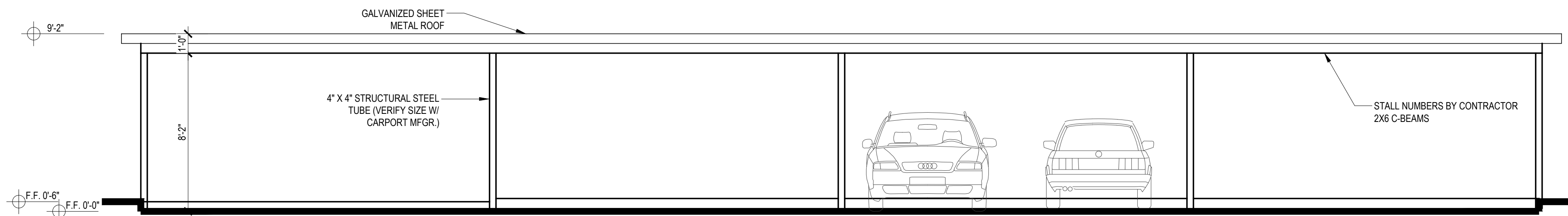
**1 BBQ - FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



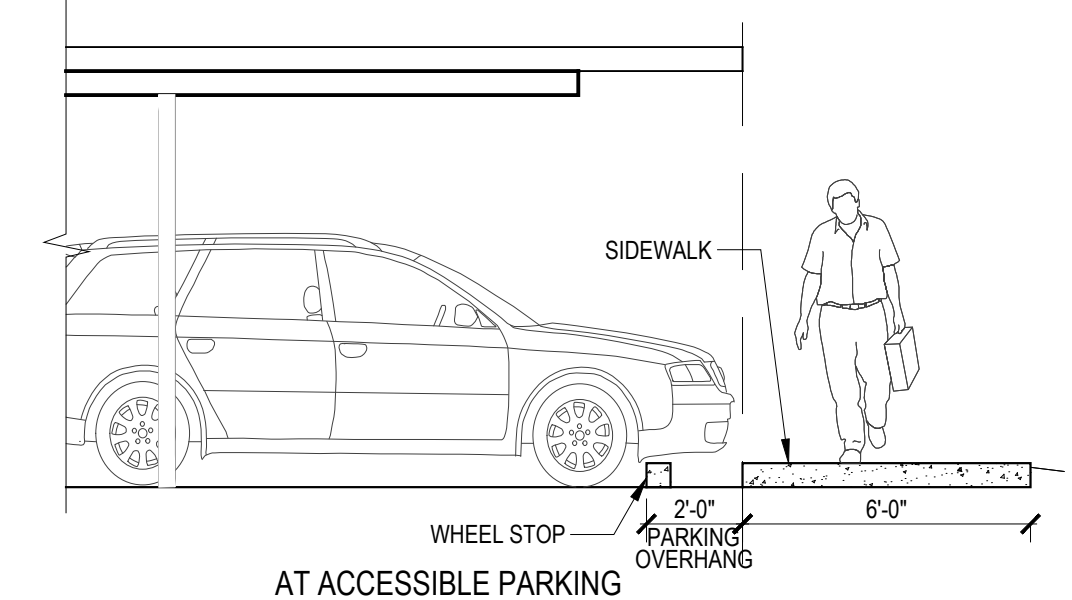
**2 BBQ PIT - FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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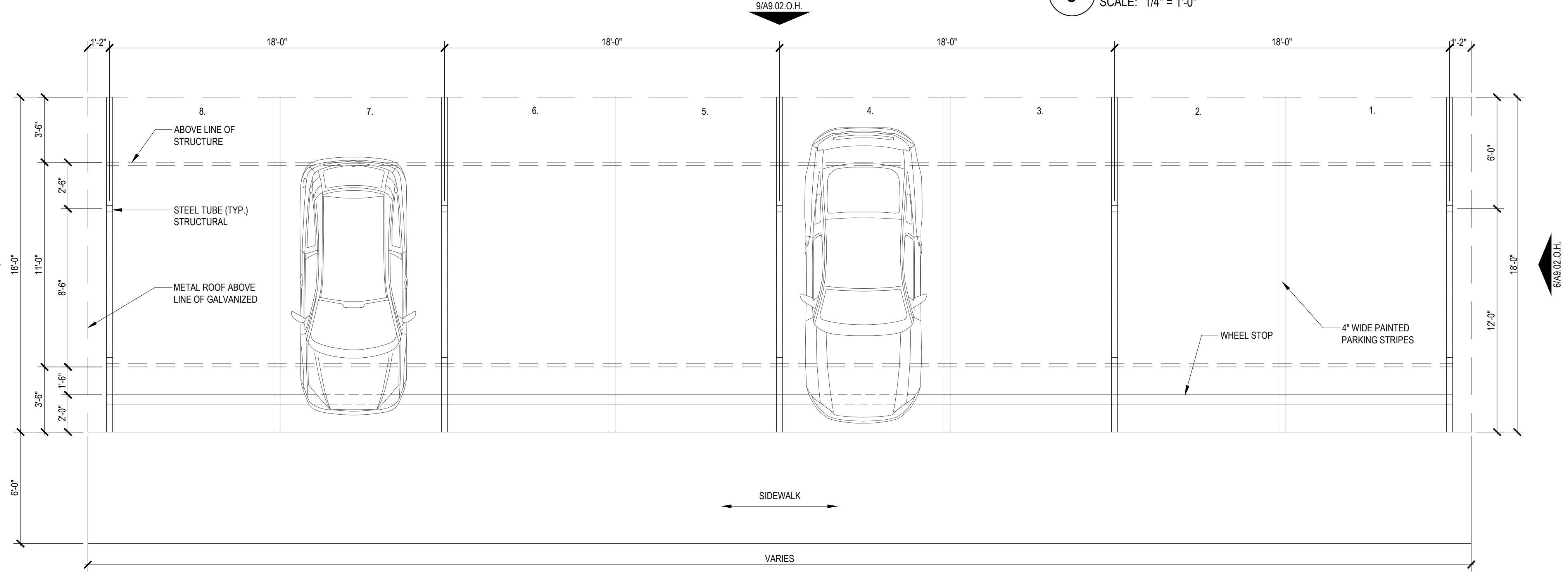




**9 CARPORT - FRONT & REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

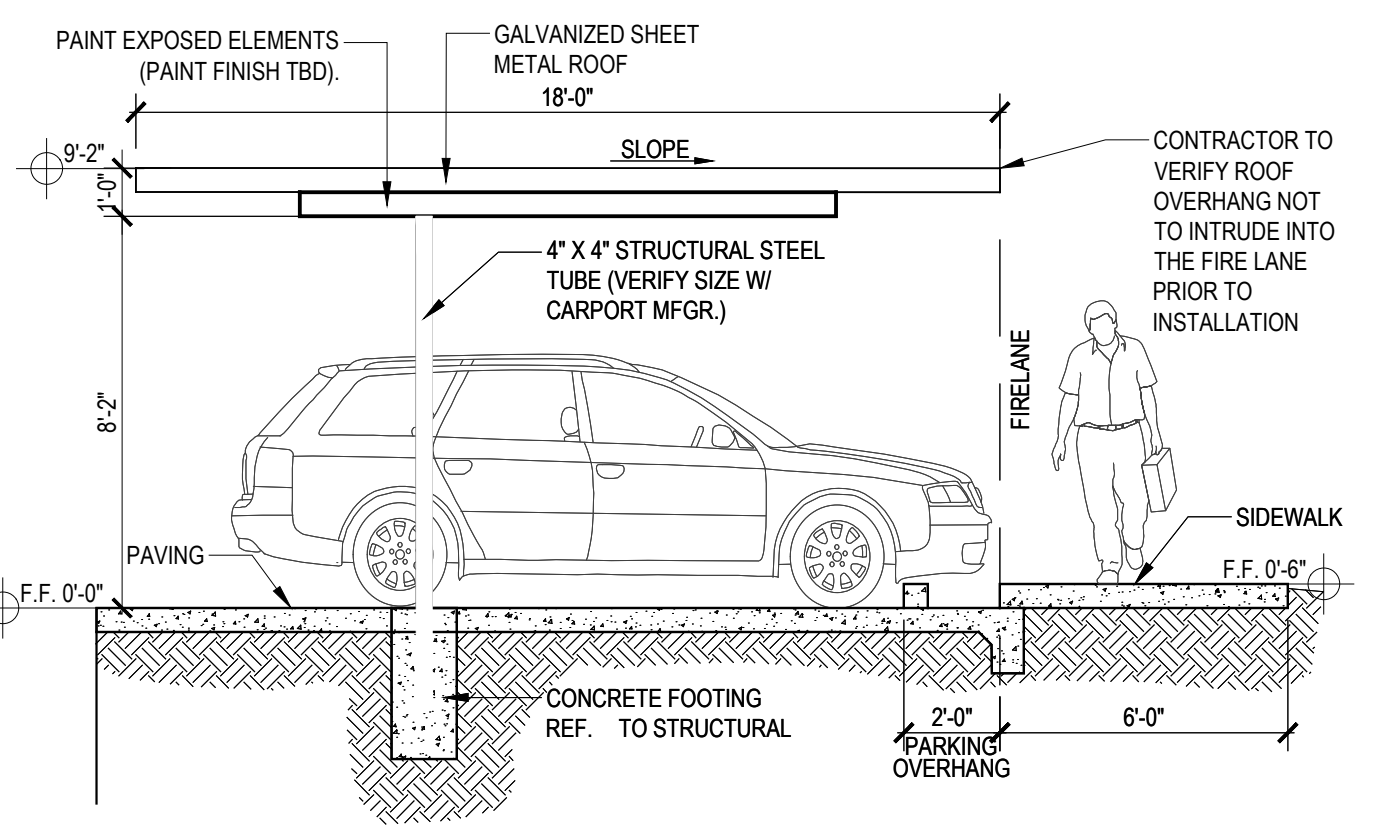


**8 SIDEWALK AT PARKING**  
SCALE: 1/4" = 1'-0"

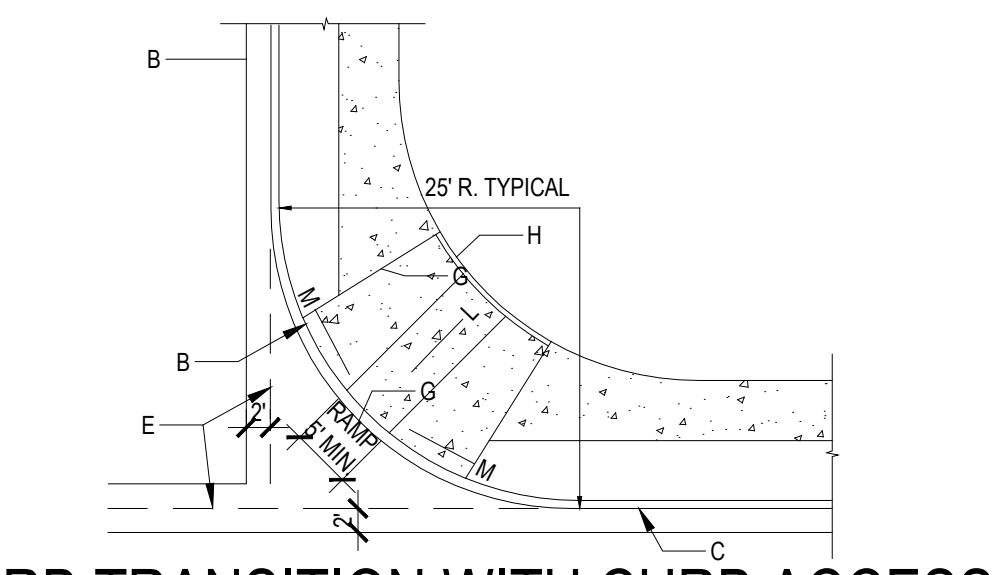


**7 CARPORT - FLOOR PLAN**  
SCALE: NOTE: REFER TO SITE PLAN FOR LOCATION

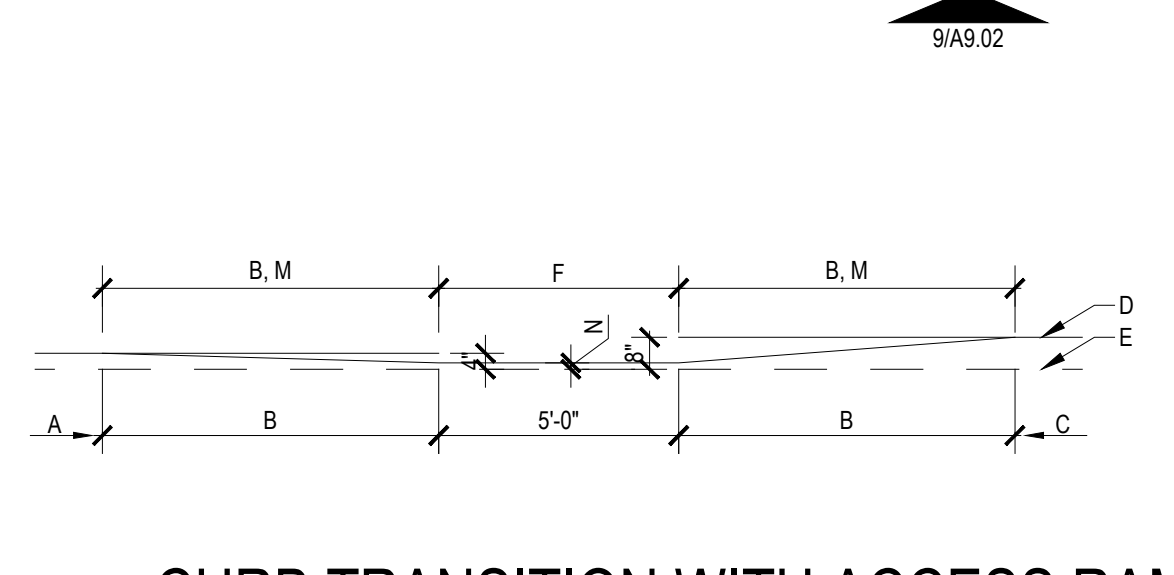
NOTES:  
 1. CARPORTS VARY IN LENGTH. REFER TO SITE PLAN FOR NUMBER OF STALLS.  
 2. 7'-2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ALL STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.  
 3. 8'-2" MINIMUM VERTICAL CLEARANCE IS REQUIRED AT ACCESSIBLE STALLS. CLEARANCE TO BE MEASURED FROM TOP OF CURB TO BOTTOM OF SUPPORT. REFER TO SITE PLAN FOR LOCATIONS.



**6 CARPORT - SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"

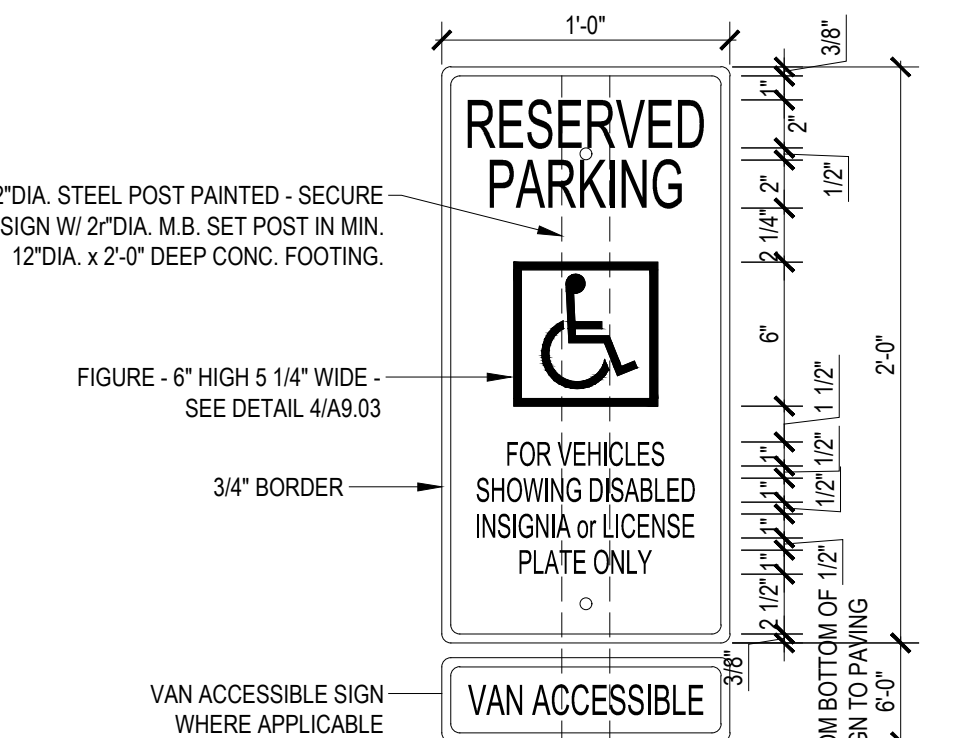


**11 CURB TRANSITION WITH CURB ACCESS (WHEELCHAIR) RAMP**  
SCALE: N.T.S.



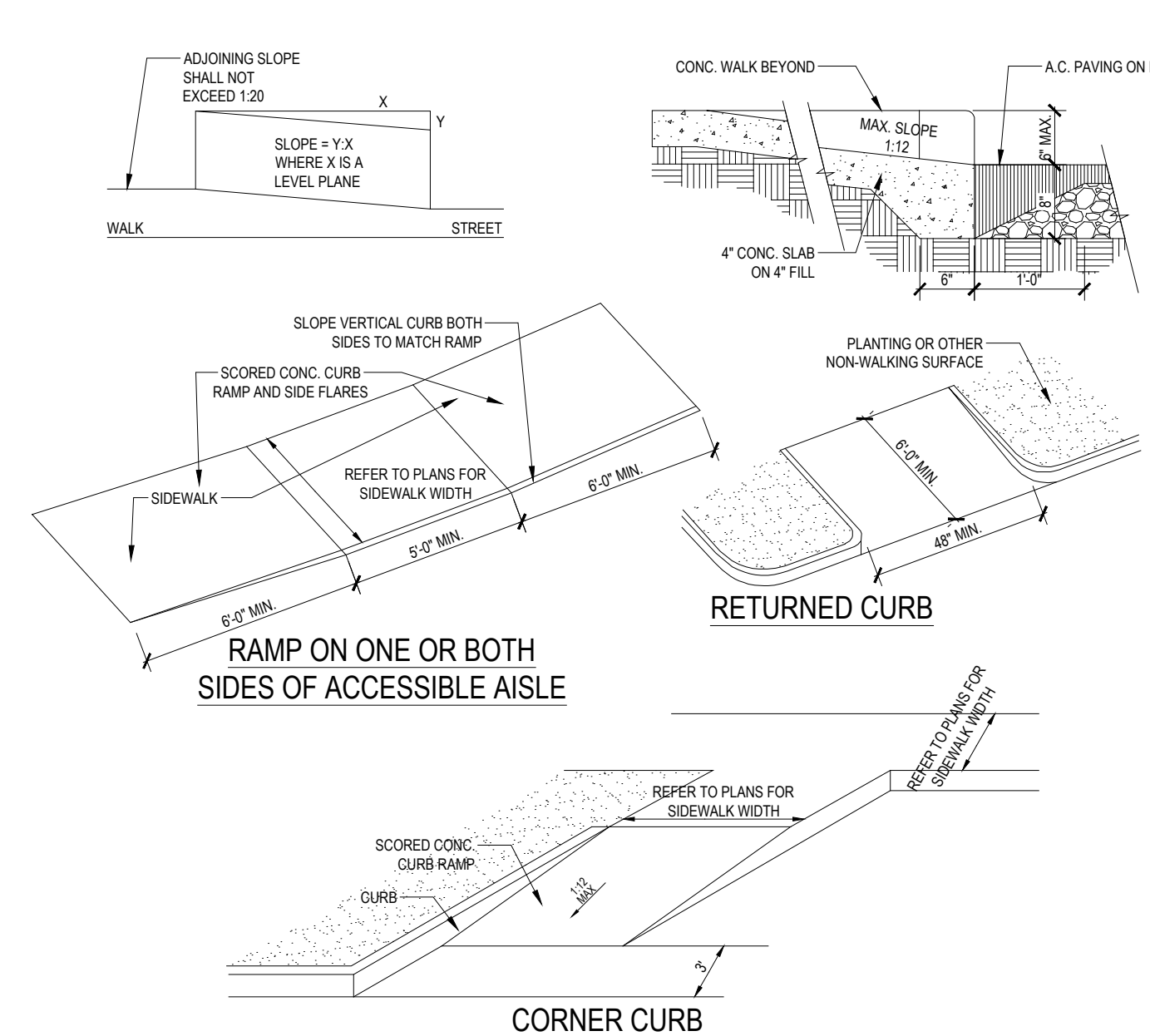
**10 CURB TRANSITION WITH ACCESS RAMP PROFILE AT BACK OF CURB**  
SCALE: N.T.S.

CONSTRUCTION NOTES:  
 A. MOUNTABLE CURB, ROLL TYPE.  
 B. CURB TRANSITION. TRANSITION LENGTHS BETWEEN DIFFERENT CURB TYPES SHALL BE 10' MIN.  
 C. STANDARD CURB & GUTTER.  
 D. TOP OF CURB PROFILE (AT BACK OF CURB).  
 E. FLOWLINE.  
 F. (WHEELCHAIR RAMP) - CURB ACCESS.  
 G. 1/2" EXPANSION JOINT.  
 H. HEADER CURB. SEE STD. DWG 2441 & 2415.  
 J. HEADER CURB MAY BE INTEGRAL CURB WITH RAMP. (SEE ALTERNATE SECTION A-A ON STD. DWG. 2441).  
 K. FOR CURB ACCESS (WHEELCHAIR) RAMPS AT LOCATIONS NOT INVOLVING CURB TRANSITIONS, SEE STD. DWGS. 2440 & 2441.  
 L. 50:1 MAX SLOPE ALL DIRECTIONS.  
 M. 12:1 MAX SLOPE.  
 N. ACCESS RAMP FLUSH WITH FILLET.

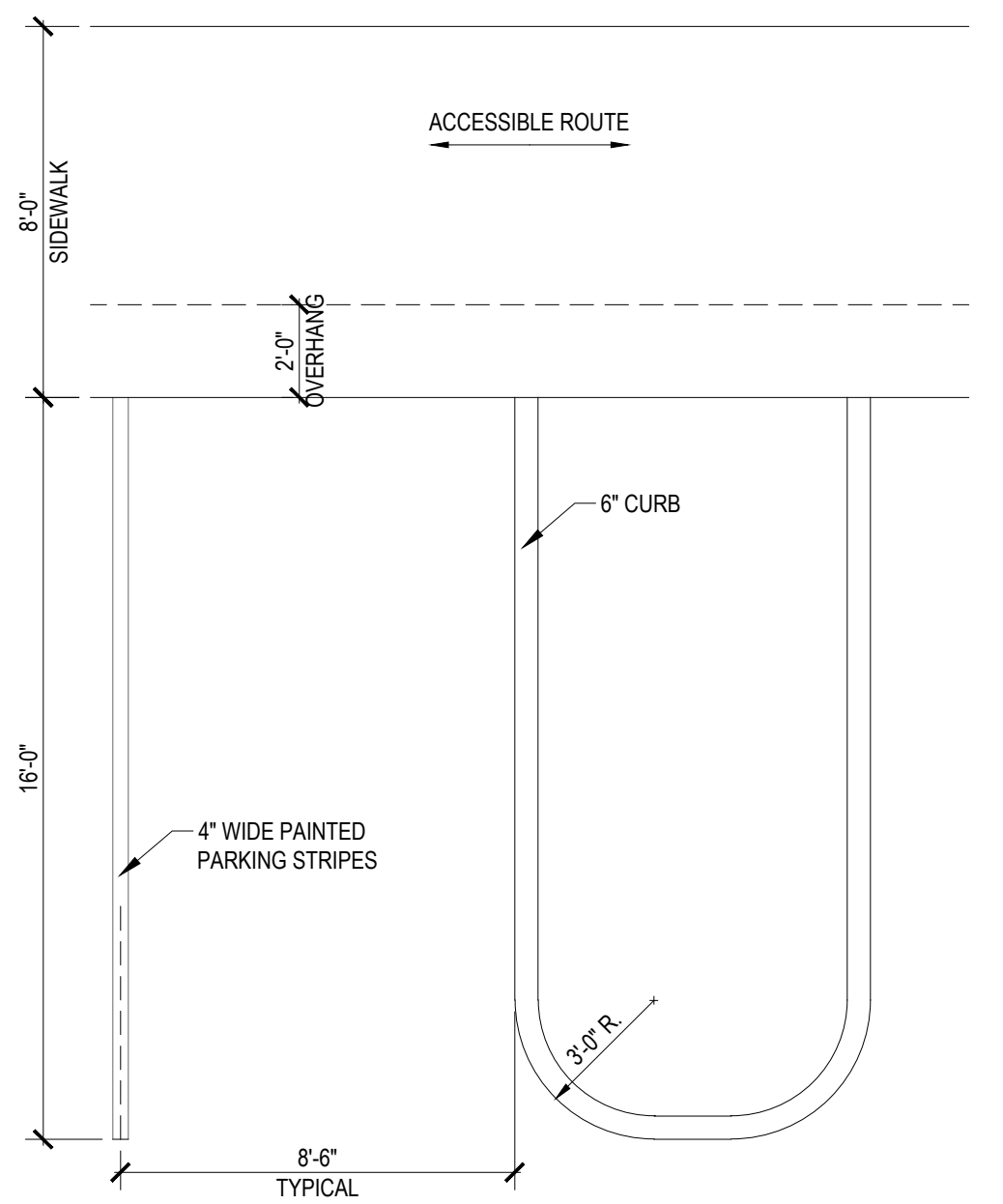


1. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.  
 2. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND - EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.  
 3. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED OR INCISED 1/32" IN. MIN. AND SHALL BE SANS SERIF CHARACTERS. RAISED CHARACTERS OR SYMBOLS SHALL BE AT LEAST 5/8" IN. HIGH, BUT NO HIGHER THAN 2" IN.  
 4. PER CITY REQUIREMENTS PROVIDE ONE SIGN FOR EACH PARKING SPACE SHALL BE LOCATED 60" MINIMUM ABOVE GROUND.

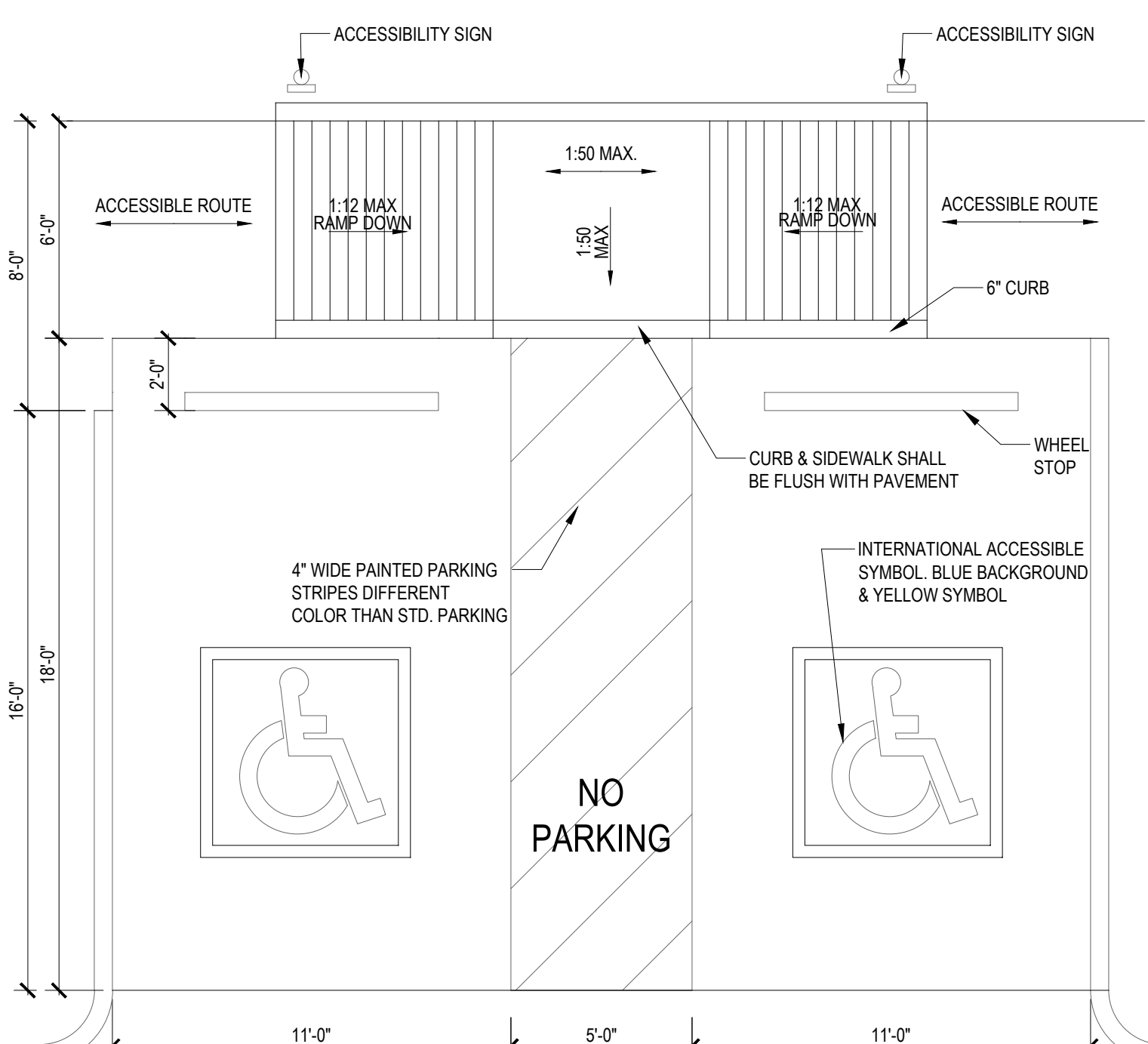
**5 ACCESS. PARKING SIGN**  
SCALE: NOT TO SCALE



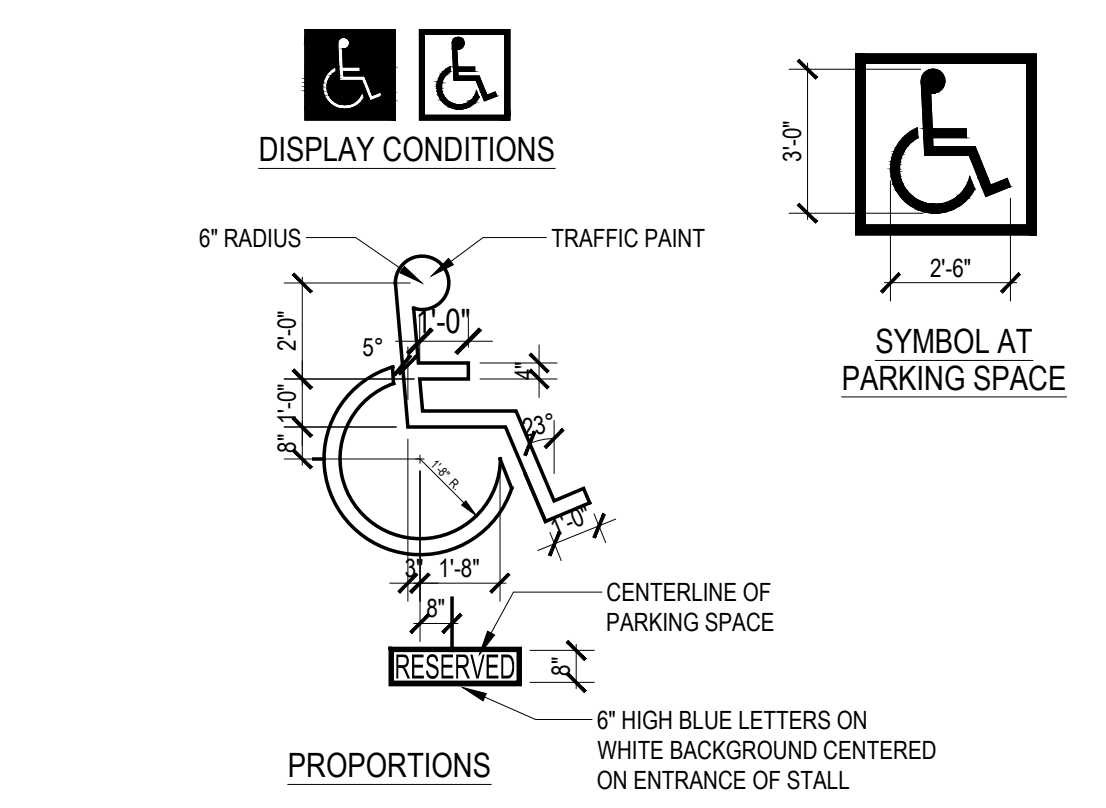
**4 TYPICAL ACCESSIBLE RAMP**  
SCALE: NOT TO SCALE



**3 TYP. PARKING STALL WITH ISLAND**  
SCALE: 1/4" = 1'-0"



**2 TYPICAL ACCESSIBLE PARKING STALL**  
SCALE: 1/4" = 1'-0"



**1 INTL. SYMBOL OF ACCESSIBILITY**  
SCALE: 3/16" = 1'-0"

Designed by: GLJ  
 Drawn by: VS  
 Architect of Record: RM

Date Plotted: \_\_\_\_\_  
 Issue for Pricing / Bidding: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_

Revisions:		
#	DATE	COMMENTS

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SHEET CONTENTS:  
SITE DETAILS

SHEET NO.

**A9.01**

18666

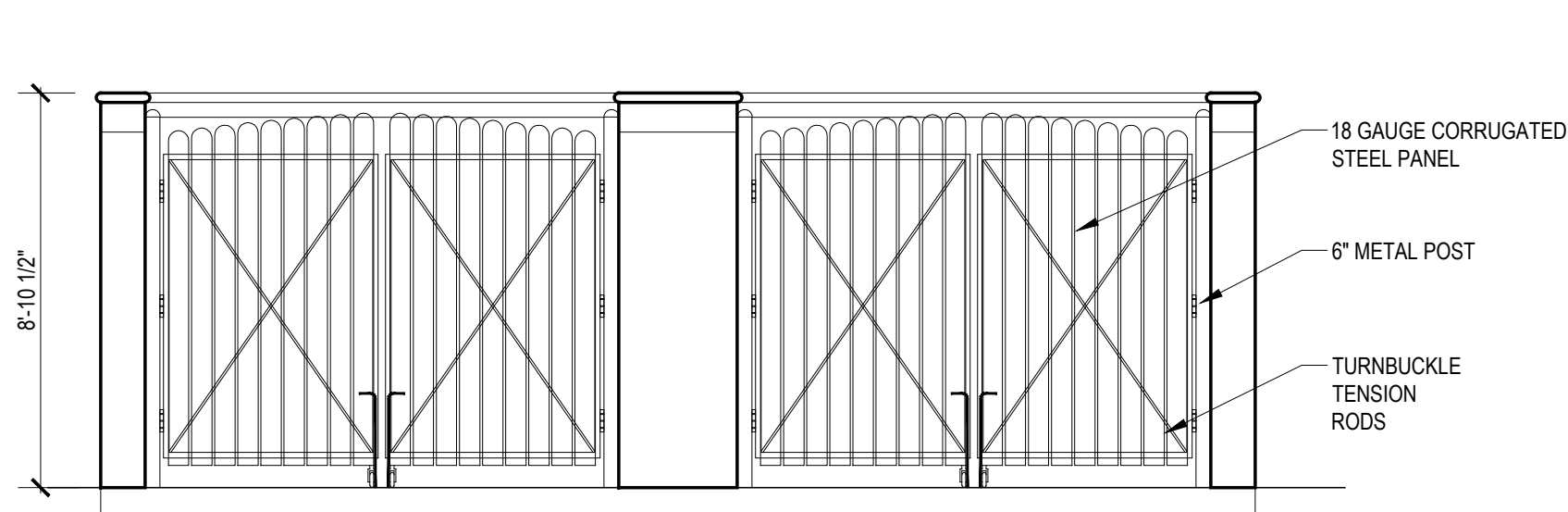
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DRB SET: 03-18-2021

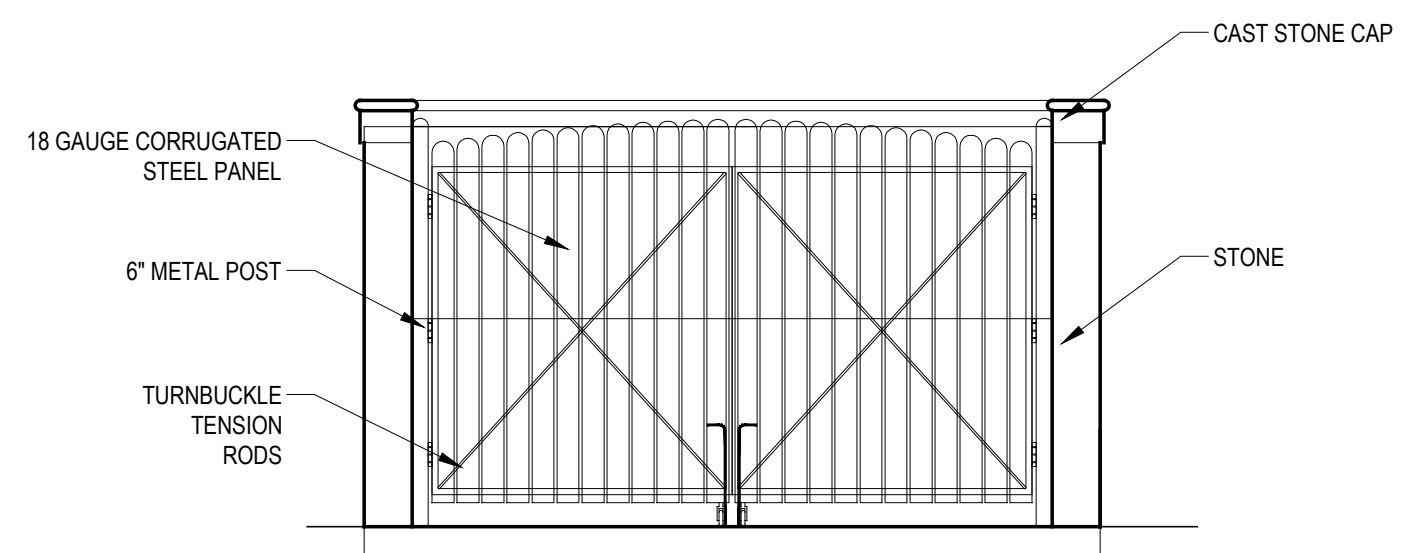




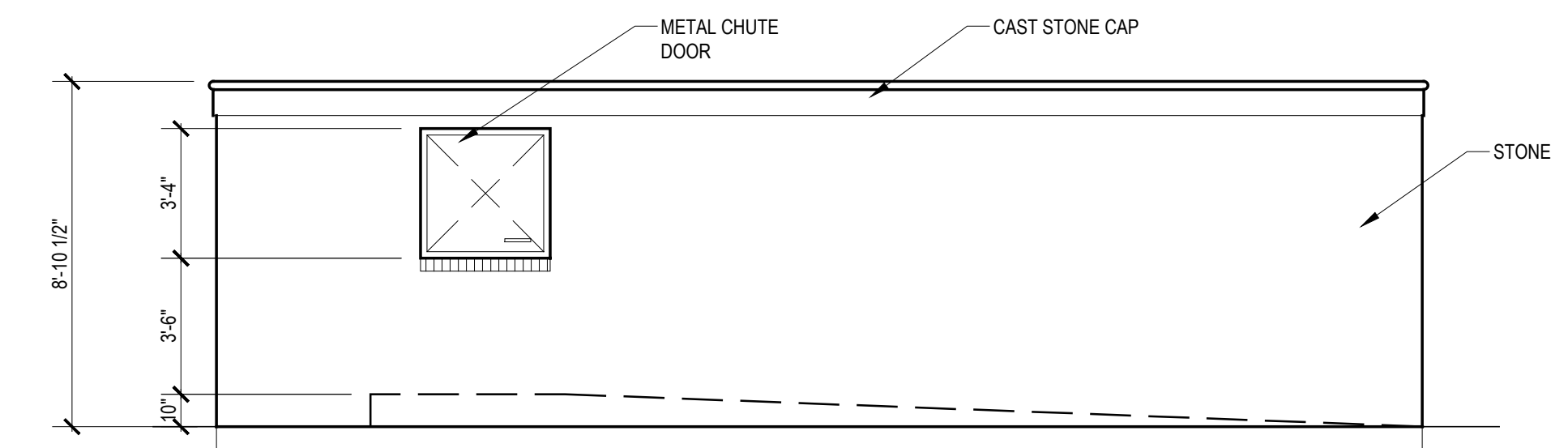




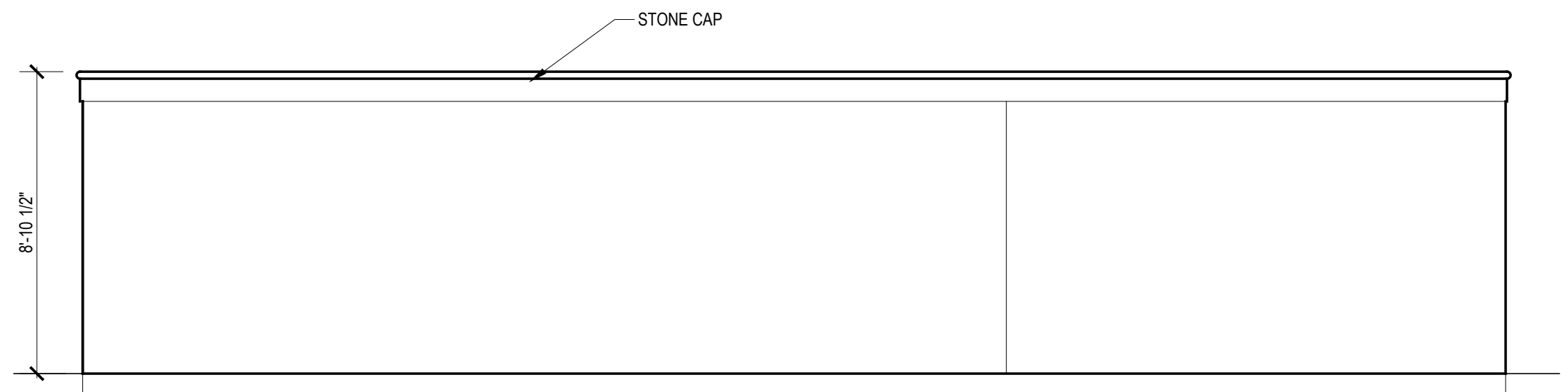
**6 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



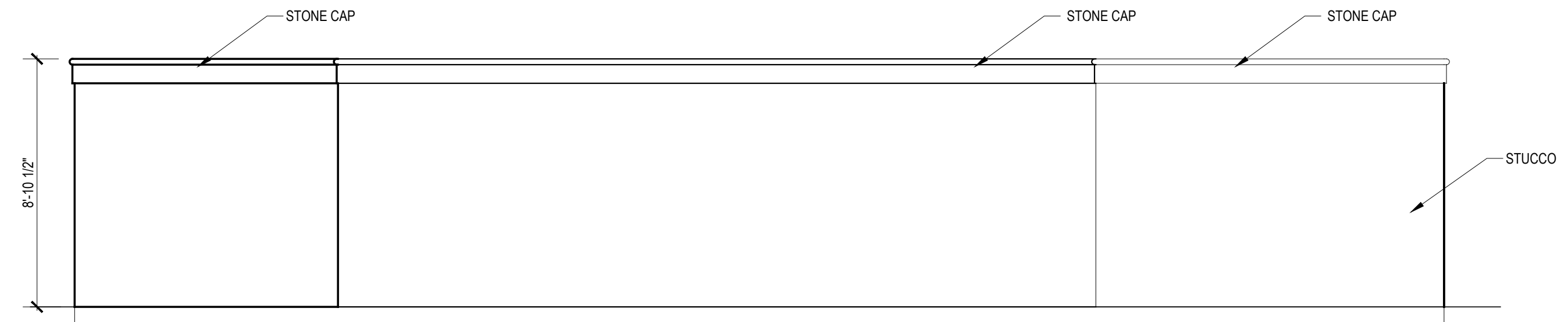
**5 TRASH ENCLOSURE FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



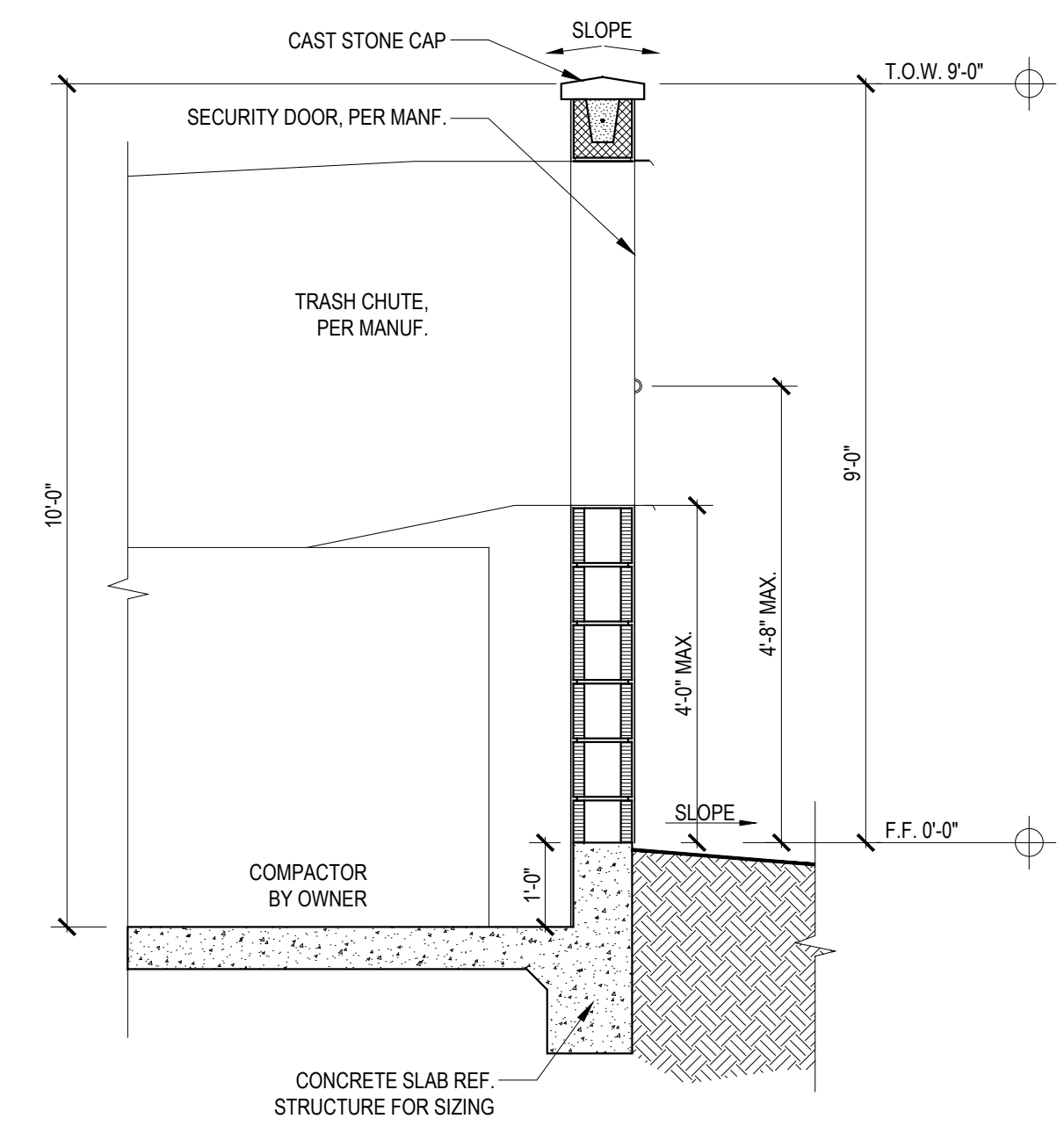
**4 TRASH ENCLOSURE REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



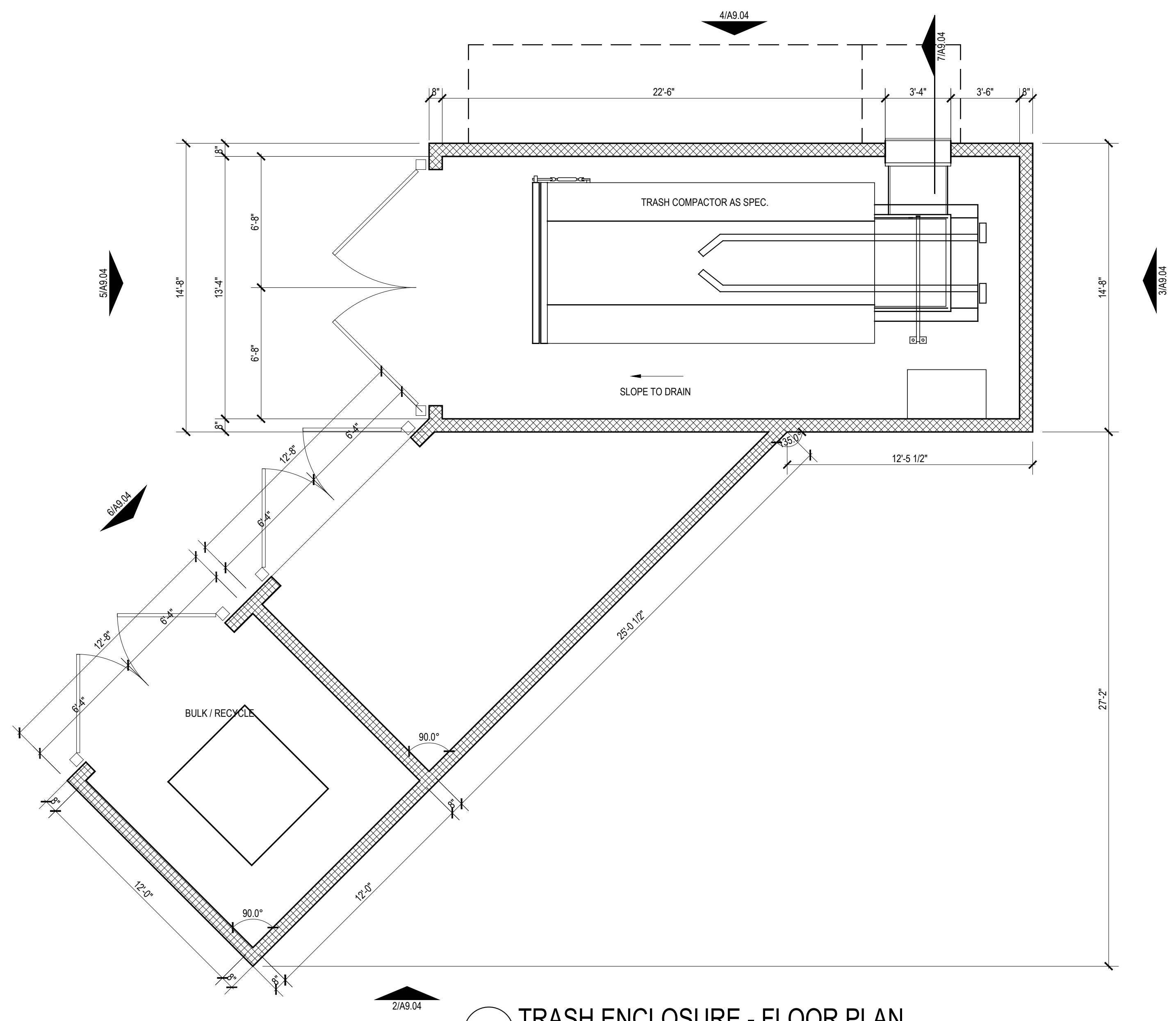
**3 TRASH ENCLOSURE BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



**2 TRASH ENCLOSURE RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 TRASH COMPACTOR WALL SECTION**  
SCALE: 1/2" = 1'-0"



**1 TRASH ENCLOSURE - FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

Designed by: **GLJ**  
 Drawn by: **SR, FF**  
 Architect of Record: **RM**

Date Plotted: \_\_\_\_\_  
 Issue for Pricing / Bidding: \_\_\_\_\_  
 Issue for Permit Application: \_\_\_\_\_  
 Issue for Construction: \_\_\_\_\_

Revisions:

#	DATE	COMMENTS

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ALBUQUERQUE, NM  
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SHEET CONTENTS:  
TRASH COMPACTOR

SHEET NO.

**A9.04**

18666

FILE: M:\2018\18666\_Traffic Master.dwg\03\_DWG\_01\_DRAWINGS\18666A904 - TRASH COMPACTOR.dwg LAYOUT: A9.04 Trash  
 SCALE: 48 DATE/TIME: Mar 18, 2021 - 5:11pm  
 USER: vmladko XREF(s): 18666TLK-24V36.dwg XR-TRASH COMPACTOR\_NEW.dwg

DRB SET: 03-18-2021



Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"  
TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**THE PRESERVE AT WOODMONT  
TRACT 11, CATALONIA**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
		*12" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WOODMONT AVENUE	PASEO DEL NORTE	GIRONA AVENUE	/	/	/
		**8" DIA (5W)	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GIRONA AVENUE	WOODMONT AVENUE	WEST BOUNDARY	/	/	/
*BUILT WITH VALLE PRADO UNIT 4, CPN 740586 **CONSTRUCTED WITH CATALONIA SUBDIVISION, CPN 740585									
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
		12" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WOODMONT AVE	PASEO DEL NORTE	GIRONA AVENUE	/	/	/
		*8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GIRONA AVENUE	WOODMONT AVENUE	WEST BOUNDARY	/	/	/
*CONSTRUCTED WITH CATALONIA SUBDIVISION, CPN 740585									
<b><u>PUBLIC STORM DRAIN IMPROVEMENTS</u></b>									
		36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	POND A	OFFSITE POND C, TRACT 4	/	/	/
		18"-24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WOODMONT AVENUE	SD STUB IN POND A	LOWPOINT IN WOODMONT	/	/	/
			OFFSITE POND C	TRACT 4			/	/	/

SIA Sequence #	COA DRC Project #

Size	Type of Improvement	Location	From	To
<b>PUBLIC ROADWAY IMPROVEMENTS</b>				
88' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	WOODMONT AVENUE	PASEO DEL NORTE BLVD	WOODMONT AVENUE ENTRANCE
30' F-EOA	ARTERIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON WEST SIDE	WOODMONT AVENUE	WOODMONT AVENUE ENTRANCE	GIRONA AVENUE
6' WIDE	CONCRETE SIDEWALK	NORTH SIDE OF GIRONA AVENUE	WEST BOUNDARY	WOODMONT AVENUE
NOTE:	STREET LIGHTS AS REQUIRED PER THE COA DPM			
**PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC				

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

<b>AGENT/OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
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PREPARED BY: PRINT NAME Josh Lutz, P.E.	DRB CHAIR _____	DATE _____	CODE ENFORCEMENT _____
FIRM: BOHANNAN HUSTON INC.	TRANSPORTATION DEVELOPMENT _____	DATE _____	AMAFCA _____
SIGNATURE _____	ABCWUA _____	DATE _____	CITY ENGINEER _____
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION _____	DATE _____		DATE _____

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT/OWNER