



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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)		
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major - Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<b>PRE-APPLICATIONS</b>	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<b>SITE PLANS</b>			
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>	
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Minor Amendment to Approved Site Plan (Form P3)			

<b>APPLICATION INFORMATION</b>			
Applicant: GENERATIONS AT WEST MESA		Phone: (505) 761-9700	
Address: 5710 AVALON RD. NW		Email: CHRISTOPERW@DPSDESIGN.ORG	
City: ALBUQUERQUE	State: NM	Zip: 87105	
Professional/Agent (if any): DEKKER/PERICH/SABATINI		Phone: (505) 761-9700	
Address: 7601 JEFFERSON ST. NE		Email: CHRISTOPERW@DPSDESIGN.ORG	
City: ALBUQUERQUE	State: NM	Zip: 87109	
Proprietary Interest in Site:		List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: C-8-B-1		Block:	Unit: AIRPORT
Subdivision/Addition: TOWN OF ATRISCO, TORRES ADDITION		MRGCD Map No.:	UPC Code: 101105723540920902
Zone Atlas Page(s): K-11	Existing Zoning: R-ML		Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres): 3.65 AC	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 5710 AVALON RD. NW		Between: 57TH STREET	and: CENTRAL
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PROJECT # 1003675			

Signature:	Date: 4/28/2020
Printed Name: CHRISTOPHER WHYMAN	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00222	AA				
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #	PR-2018-01254	

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](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.

**INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**


**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
- Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
- Copy of the Official Notice of Decision associated with the prior approval
- Three (3) copies of the proposed Site Development Plan, with changes circled and noted  
*Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

<p><i>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 or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p><b>Signature:</b></p>	<p><b>Date:</b></p>
<p><b>Printed Name:</b></p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p>PR-2018-01254</p>	<p>SI-2020-00222</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

April 28, 2020

Ms. Jolene Wolfley  
Chairman, Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103



**Re: Summary of Modifications to Site Plan to Meet DRB Conditions of Approval for Issuance  
of Certificate of Occupancy  
5710 Avalon Rd NW – Generations at West Mesa Development  
BP-2018-07324**

Dear Ms. Wolfley:

This letter outlines the modifications that have been made to the Site Plan at the Generations at West Mesa per conditions outlined in an letter from Code Enforcement regarding notice of violation for 5710 Avalon NW (BP-2018-07324) sent on November 27, 2019.

Generations at West Mesa was approved by the DRB in January 2016 and per **IDO Section 1-10(A) PRIOR APPROVALS** will be brought into compliance per the Comprehensive Zoning Code development standards in effect at the time of approval.

CONDITIONS OF APPROVAL – BP-2018-07324, MARCH 05, 2020

**CONDITION 1: All changes made to the site that do not match the approved DRB Site Plan needs to go through the planning process indicated in the IDO (Minor or Major Amendment).**

During construction of the Generations at West Mesa development, site constraints complicated site construction that necessitated deviations from the approved DRB Site Plan. The east retaining wall was removed and the west retaining wall was changed to a 4' retaining wall. Per IDO Section 6-4(Y)(1)(a), the applicant will submit a Minor Amendment to the approved January 2016 DRB Site Plan to satisfy Code Enforcement violation received March 05, 2020.

**CONDITION 2: A copy of the approved amendments must be submitted to Code Enforcement.**

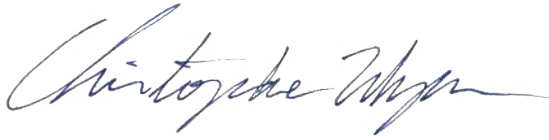
The applicant is submitting a copy of the approved Site Plan to Code Enforcement for approval.

**CONDITION 3: Final Code Enforcement inspection required.**

The applicant agrees to a final Code Enforcement inspection to determine compliance with the approved amendments.

Please contact me if you have any further questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Whyman". The signature is fluid and cursive, with a long horizontal stroke at the end.

Christopher Whyman  
Dekker/Perich/Sabatini



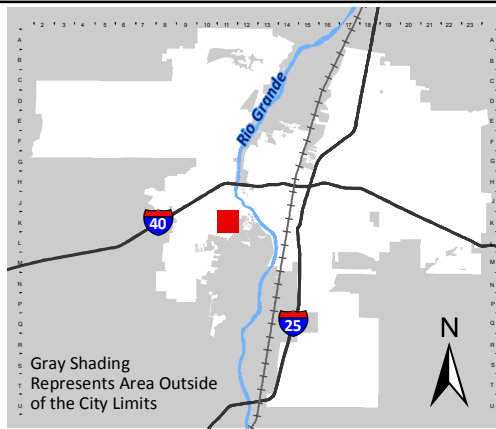


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

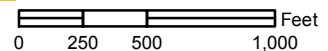


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**K-11-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





**DEKKER  
PERICH  
SABATINI**

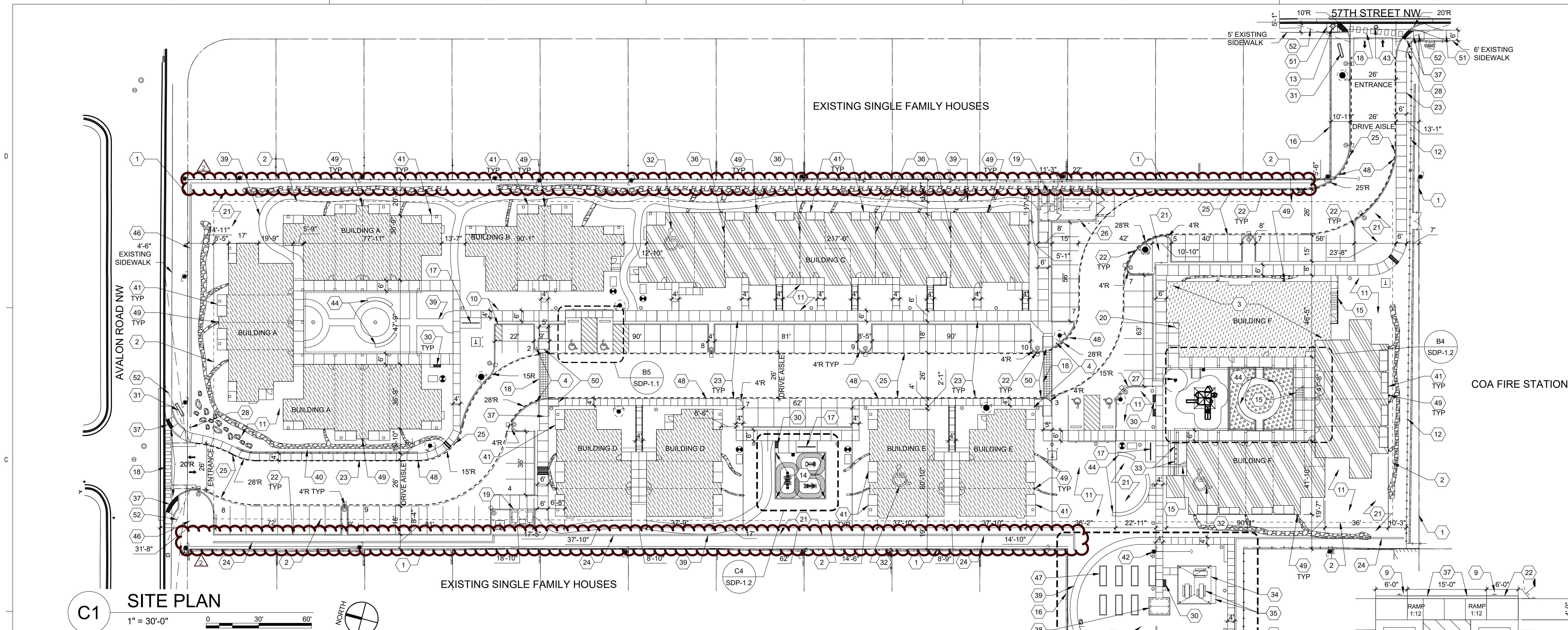
**7601** JEFFERSON NE, SUITE 100  
ALBUQUERQUE, NM 87109  
505.761.9700 / DPSDESIGN.ORG

SEAL

**DRB  
SUBMITAL**  
DECEMBER 11, 2015

PROJECT

**GENERATIONS AT WEST MESA**  
57TH STREET AND CENTRAL AVE  
ALBUQUERQUE, NM



**C1 SITE PLAN**  
1" = 30'-0"  
0 30' 60'

**SITE DATA**

**SITE ADDRESS:** 5710 57TH STREET NW, ALBUQUERQUE, NM

**LEGAL DESCRIPTION:** Tract c-8-B, Town of Atasco Grant, Airport Unit, as the same is shown on the plat thereof, filed Feb. 6, 2012, in Plat Book 2012C, Page 14, AND, Lots 5 and 6, Torres Addition, as the same is shown on the plat thereof, filed April 1, 1947, in volume, And, Vacated Portion, of Esperanza Drive, N.W. as the same is shown on the plat filed November 18, 1947, in Volume A1, Folio 60.

**ACRES:** 3.651 AC (159,037.56 SF)

**DEVELOPMENT PLANS:** WEST MESA SECTOR PLAN, AREA PLAN: WESTSIDE STRATEGIC PLAN

**ZONING SUMMARY:** ZONE CHANGE PROPOSED FROM R-1 TO SU-1 FOR R2 USES AND COMMUNITY CENTER

**CONSTRUCTION TYPE:** VB, FULLY SPRINKLERED

**DENSITY:** PERMITTED 30 DU PER AC, ACTUAL 14.8 DU PER AC, RE: UNIT DATA

**FLOOR AREA RATIO:** FAR OF 5 PERMITTED, FAR OF .31 ACTUAL, RE: BUILDING DATA

**BUILDING SETBACKS:**  
15' FRONT SETBACK  
10' SIDE SETBACK AT STREET SIDE  
5' SIDE SETBACK AT INTERNAL PROPERTY LINE  
15' REAR SETBACK

**BUILDING HEIGHT:** HEIGHT UP TO 26' PERMITTED AT ANY LEGAL LOCATION. HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - R.O.W. CENTERLINE SOLAR ACCESS PROTECTION, NORTHERN BOUNDARY MUST:  
HEIGHT OVER 26' SHALL FALL WITHIN 45 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT SHALL NOT EXCEED 26' WITHIN 85' OF LOT ZONED FOR HOUSES

**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS**  
CENTRAL AVENUE AT 57TH STREET PROVIDES THE MAJOR SIGNALIZED ACCESS INTO THE GENERATIONS AT WEST MESA DEVELOPMENT. PRIMARY PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FROM AVALON ROAD NW. PEDESTRIAN INGRESS AND EGRESS IS ALSO AVAILABLE FROM THE COMMUNITY GARDEN ALONG 58TH STREET NW.

**BIKEWAY AND TRAIL ACCESS**  
BIKEWAY ACCESS IS PROVIDED BY A BIKE WAY ON CENTRAL AVENUE, A BIKE PATH ON YUCCA DRIVE NW 3BLOCKS TO THE EAST OF THE SITE, AND ON BLUEWATER ROAD NW 1 BLOCK NORTH OF THE SITE.

**TRANSIT ACCESS**  
CENTRAL BOULEVARD IS A DESIGNATED MAJOR TRANSIT CORRIDOR WITH REGULAR DAILY BUS ROUTES AND DAILY RAPID RIDE ROUTE.

**UNIT DATA**

QUANTITY	UNIT TYPE	BD/BA QUANTITY	GROSS SF	NEW NET SF PER UNIT	OPEN SPACE REQUIRED PER UNIT	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
1	1A Type "A"	180/18A	648.0	543.0	400	400	
23	1B	180/18A	648.0	543.0	400	9,200	
1	2A Type "A"	280/28A	884.0	768.0	500	500	
11	2B	280/28A	884.0	713.0	500	5,500	
2	2C Type "A"	280/28A	1,071.0	908.0	500	1,000	
8	2D	280/28A	908.0	778.0	500	4,000	
2	2E	280/28A	1,111.0	973.0	500	1,000	
6	3	380/38A	1,244.0	1,072.0	600	3,600	
54	TOTAL UNITS		45,252.0	38,061.0		25,200	58,600

**SHEET KEYED NOTES**

- PROPERTY LINE
- PROPERTY SETBACK
- COMMUNITY BUILDING, SEE BUILDING DATA BUILDING F
- PEDESTRIAN CROSSING SIGN, RE: SDP-1.2
- 8'-6" X 20' ADA PARKING STALL, RE: C3/SDP-1.2
- 8'-6" X 20' ADA VAN ACCESS AISLE, RE: C3/SDP-1.2
- 9'-4" X 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
- PAINTED ADA PAVEMENT SIGN
- POLE MOUNTED ADA SIGN, RE: B2/SDP-1.2
- TYPICAL MOTORCYCLE PARKING SPACE; 4'-0" X 8'-0", WITH POLE MOUNTED SIGNAGE, RE: B2/SDP-1.2
- LANDSCAPED AREA; RE: LANDSCAPE PLAN SHEET SDP-2.1
- METAL FENCE, EXISTING TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- ADULT OUTDOOR FITNESS EQUIPMENT
- EXTERIOR STAIR
- EXISTING MASONRY WALL TO REMAIN
- METAL BIKE RACK W/ CONCRETE SIDEWALK, PAINTED DARK GRAY, CAPACITY 10 BIKES PER RACK AREA, RE: A2/SDP-1.2
- ACCESSIBLE PEDESTRIAN CROSSWALK
- CONVENIENCE TRASH BIN AND ENCLOSURE, 6' HIGH SOLID MASONRY WALLS, RE: A1/SDP-1.2 SIMILAR
- PRIMARY BUILDING ENTRY
- DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
- 6" CONCRETE CURB
- CONCRETE CURB
- MASONRY RETAINING AND/OR FENCE AS NEEDED BY GRADING PLAN PAINTED NEUTRAL EARTH TONE RE: A4/SDP-1.3
- TRASH COMPACTOR WITH 7'-4" HIGH CMU ENCLOSURE WALL AND GATE, RE: A5/SDP-1.3
- PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN, RE: SDP-1.2
- STOP SIGN
- CONCRETE WHEEL STOP
- BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
- MONUMENT SIGN, RE: C1/SDP-1.2
- ACCESSIBLE GROUND FLOOR DWELLING UNIT
- CLUSTER MAILBOXES
- SHADE STRUCTURE
- BBQ GRILL AND PICNIC TABLES
- STEP IN BUILDING FINISHED FLOOR ELEVATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
- GARDEN SHED
- COMPACTED GRAVEL PATH, RE: LANDSCAPE PLAN
- SOLID MASONRY RETAINING WALL, PAINTED, RE: A3/SDP-1.2
- DWELLING UNIT PATIO
- EXISTING POWER POLE TO REMAIN, RE: CONCEPTUAL UTILITIES PLAN
- EXISTING POWER POLE TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- CONCRETE SEAT WALLS AT 18" HIGH
- PEDESTRIAN SWING GATE W/ LOCK
- MASONRY WALL W/ STEEL PICKET DESIGN, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS RE: C2/SDP-1.2
- RAISED GARDEN PLANTERS, RE: B3 SDP-1.2
- PAINTED FIRE LANE STRIPING ON CURB RE: B1/SDP1.2
- DOWNSPOUT LOCATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE
- CONNECT NEW CONCRETE SIDEWALK TO BE FLUSH AND ALIGNED WITH THE EXISTING SIDEWALK
- SIGHT TRIANGLE, 7' LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

**GENERAL SHEET NOTES**

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3.9 AREA LIGHTING REGULATIONS, RE: LIGHT POLE DETAIL SHEET D1/SDP-1.2
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE UNIT DATA TABLE AND LANDSCAPE SHEET SDP-3.1 FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL PARKING SPACES TO BE 9'-0" X 18'-0" UNO, RE: C3/SDP-1.2
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

**LEGEND**

- PAINTED DIRECTIONAL ARROWS
- PEDESTRIAN POLE LIGHTS, 12' HIGH MAX, DARK BRONZE FINISH
- PARKING LIGHT, 25' HIGH MAX AT PERIMETER PARKING, 16' HIGH MAX WITHIN 100' OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- SINGLE STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY & COMMUNITY BUILDING
- FIRE LANE STRIPPING AT CURB, RE: B1/SDP-1.2
- FIRE HYDRANT, RE: CONCEPTUAL UTILITIES PLAN
- FIRE DEPARTMENT CONNECTION (FDC), RE: CONCEPTUAL UTILITIES PLAN
- POST INDICATOR VALVE (PIV), BACK FLOW PREVENTER AND HOT BOX, RE: CONCEPTUAL UTILITIES PLAN
- TRANSFORMER, RE: ELECTRICAL

**PARKING**

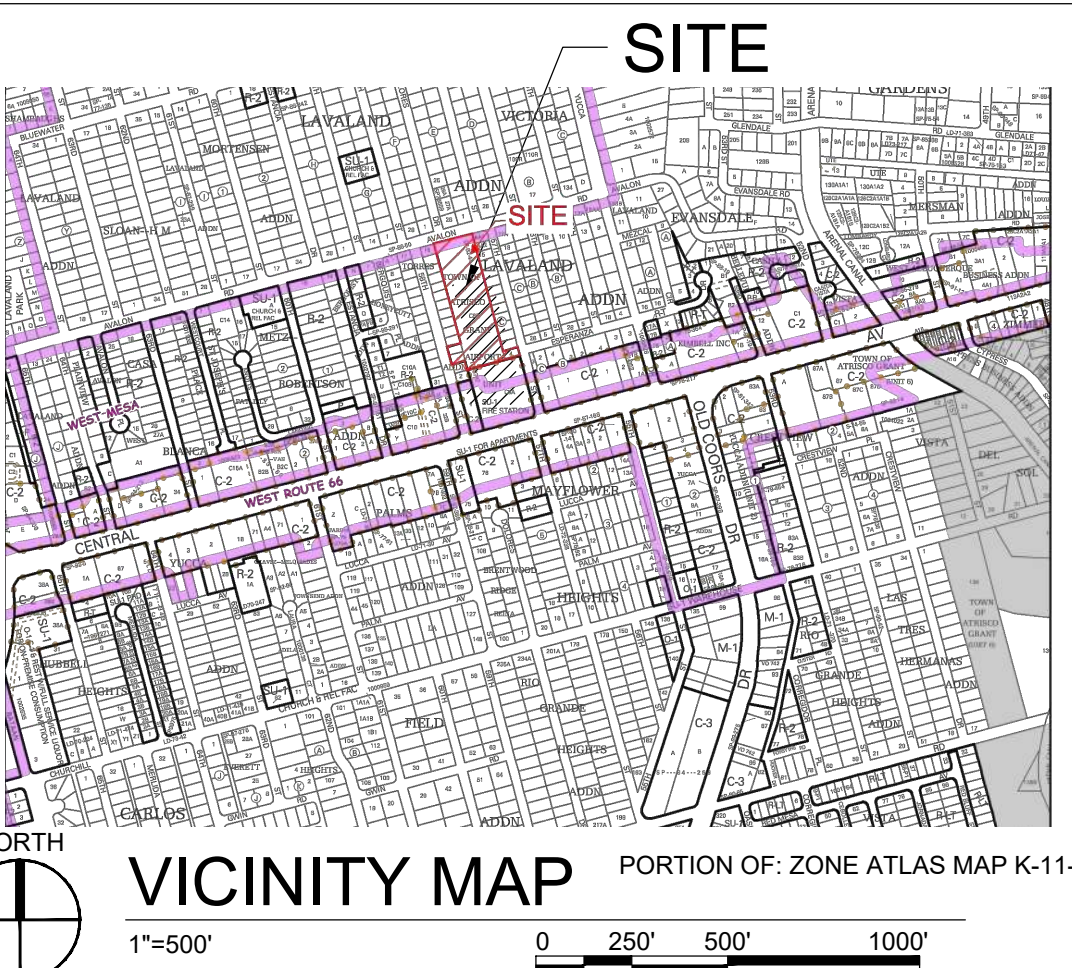
PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1

SPACES PER BATH	QUANTITY OF UNITS < 1000SF	UNITS > 1000SF	PARKING SPACES REQUIRED
1.5	1	1A	1.5
1.5	23	1B	34.5
1.5	1	2A	1.5
1.5	11	2B	16.5
2	2	2C	4
2	8	2D	16
2	2	2E	4
2	6	3M	12
<b>TOTAL UNITS</b>			<b>90</b>
10% PARKING REDUCTION WITH A BUS STOP			<b>9</b>
<b>TOTAL PARKING REQUIRED</b>			<b>81</b>
<b>TOTAL PROVIDED</b>			<b>83</b>

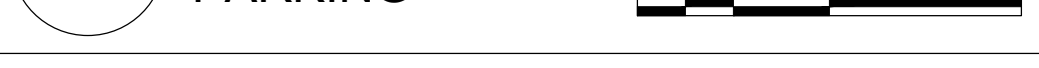
ACCESSIBLE SPACES REQUIRED = 4, PROVIDED = 4  
MOTORCYCLE SPACES REQUIRED = 1, PROVIDED = 1  
BICYCLE PARKING REQUIRED = 27, PROVIDED = 30

**BUILDING DATA**

Generations at West Mesa - BUILDING DATA	Gross SF	Gross Heated SF	1 BD	2 BD	3 BD
Building A	10,567.0	8,327.0	6	6	0
Building B	3,080.0	2,735.0	2	2	0
Building C	8,757.0	7,965.0	0	4	6
Building D	4,878.0	4,040.0	4	2	0
Building E	4,878.0	4,040.0	4	2	0
Building F	4511.0	3695.0	1 BD	2 BD	3 BD
Level 1 CB	7,489.0	5,529.0	4	4	0
Level 2	7,489.0	5,529.0	4	4	0
<b>Total Gross SF on Site</b>	<b>55,297.00</b>	<b>45,410.00</b>	<b>Total units on site 54</b>		



**B5 TYP ACCESSIBLE PARKING**



**DRAWING INDEX**

- 1 OF 13 SDP-1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 OF 13 SDP-1.2 PROJECT DETAILS
- 3 OF 13 SDP-1.3 PROJECT DETAILS
- 4 OF 13 SDP-2.1 LANDSCAPE PLAN
- 5 OF 13 SDP-2.2 LANDSCAPE DETAILS
- 6 OF 13 SDP-3.1 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 1 OF 2
- 7 OF 13 SDP-3.2 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 2 OF 2
- 8 OF 13 SDP-4.1 CONCEPTUAL UTILITY PLAN
- 9 OF 13 SDP-5.1 BUILDING ELEVATIONS
- 10 OF 13 SDP-5.2 BUILDING ELEVATIONS
- 11 OF 13 SDP-5.3 BUILDING ELEVATIONS
- 12 OF 13 SDP-5.4 BUILDING ELEVATIONS
- 13 OF 13 SDP-5.5 BUILDING ELEVATIONS

**PROJECT NUMBER:**

04/28/2020 REVIEW COMMENTS

**APPLICATION NUMBER:**

Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**SITE DEVELOPMENT PLAN APPROVAL:**

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCVUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**REVISIONS**

- 04/28/2020 REVIEW COMMENTS

DRAWN BY MJH, CWW

REVIEWED BY RAW

DATE 12/11/2015

PROJECT NO 14-0701

DRAWING NAME

**SITE DEVELOPMENT  
PLAN FOR BUILDING  
PERMIT**

SHEET NO

**SDP-1.1R1**

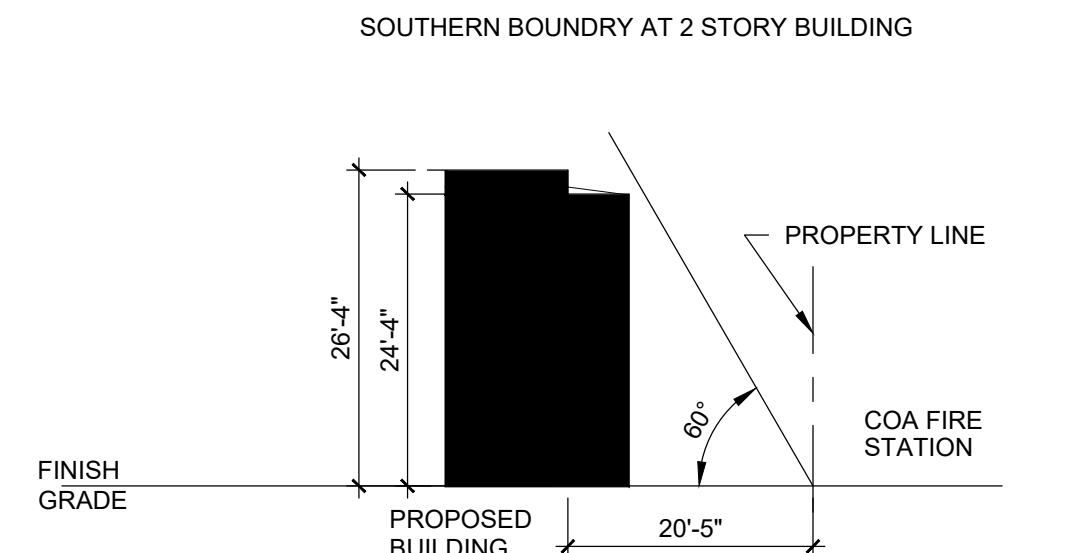
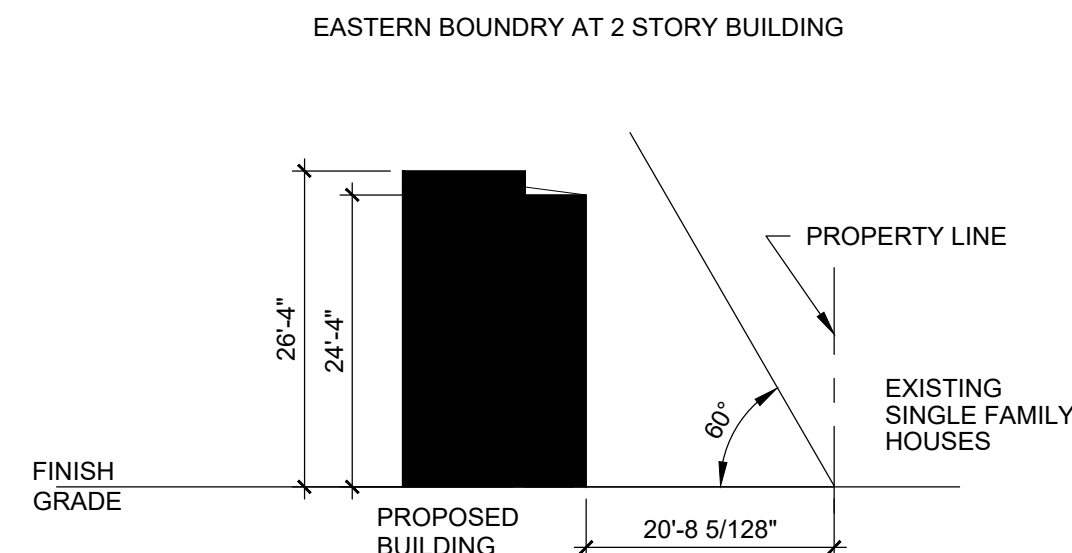


2	04/28/2020	REVIEW COMMENTS
1		
1		
1		
1		
1		

DRAWN BY	MJH, CWW
REVIEWED BY	RAW
DATE	12/11/2015
PROJECT NO	14-0701

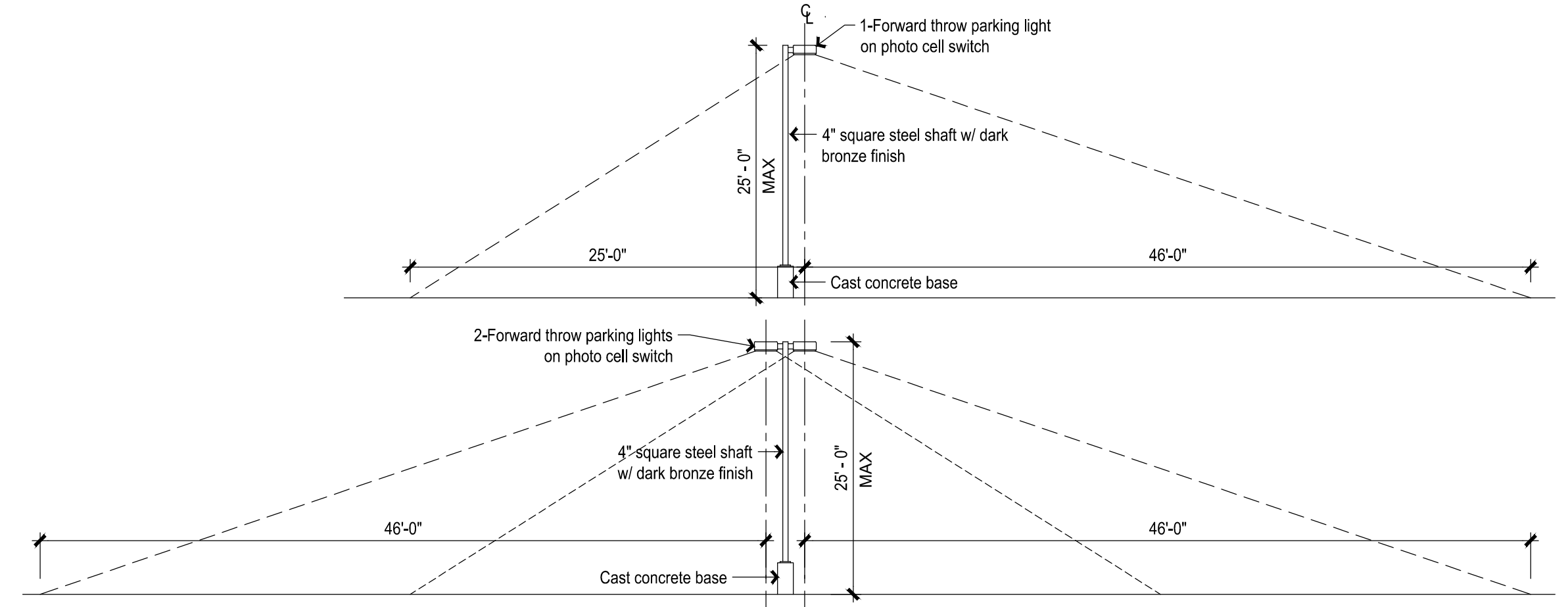
DRAWING NAME PROJECT DETAILS

SHEET NO SDP-1.3R1



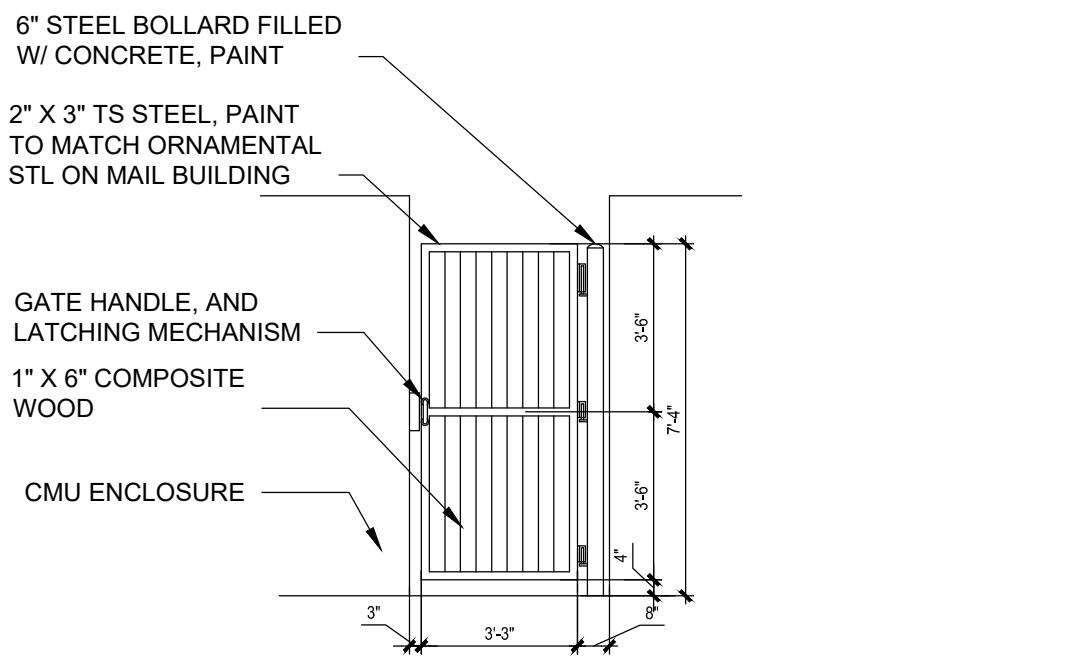
D4 ANGLE PLANE DETAIL EAST PROPERTY LINE 1/16" = 1'-0" 0 8' 16' 32'

NOTE: CONDITIONS VARY ON SITE AT MULTIPLE BUILDINGS. DIMENSIONS FROM BUILDING TO PROPERTY LINE ARE AT CONDITIONS WITH THE SHORTEST DISTANCE.



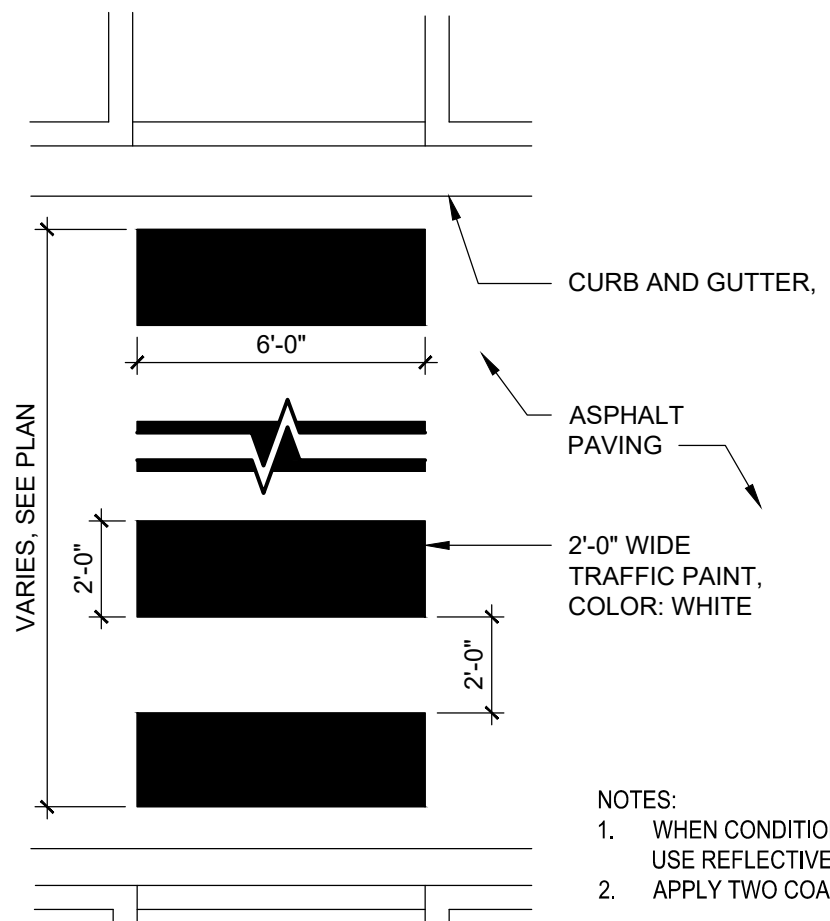
D2 25 FT LIGHT POLE 1/8" = 1'-0" 0 4' 8' 16'

NOTE: NO LIGHT POLE OVER 16' SHALL FALL WITHIN 100' OF ABUTTING RESIDENTIAL ZONE



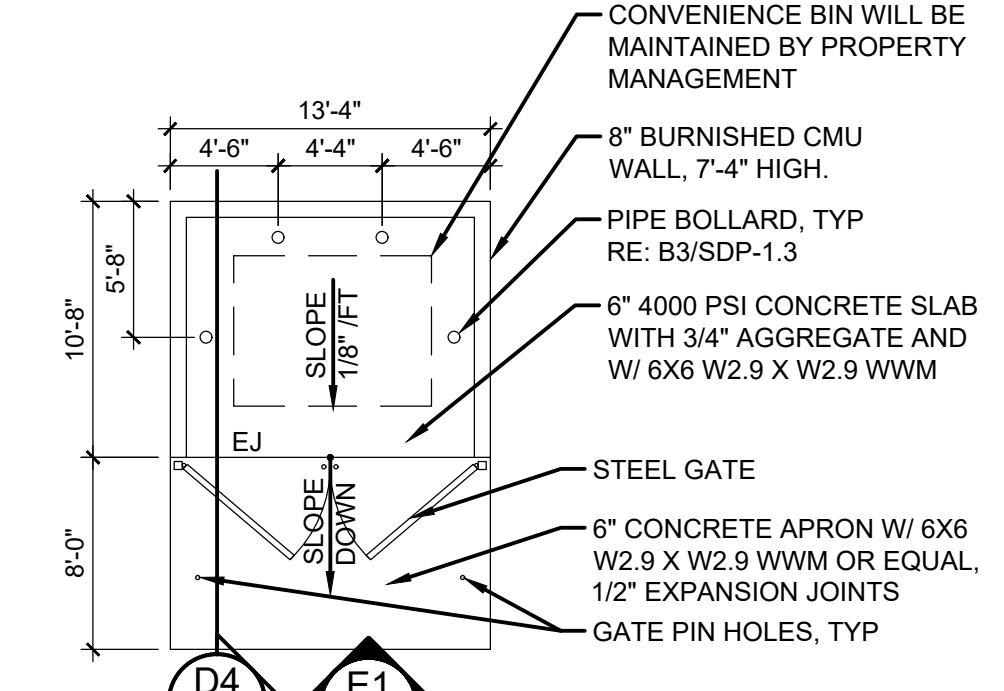
C5 GATE ELEVATION 1/4" = 1'-0" 0 2' 4' 8'

NOTE: STUCCO CMU AT ENCLOSURE WALLS COLOR: LIGHT TAN PAINTED METAL COLOR: DARK GREY

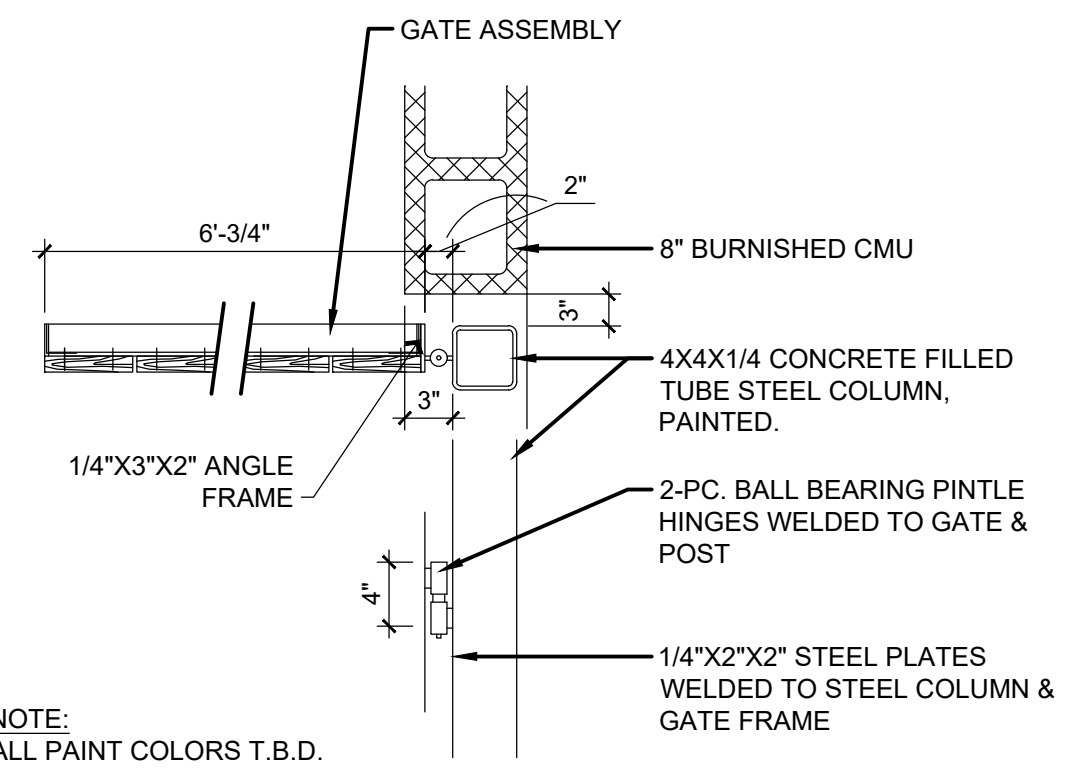


B2 PAINTED CROSSWALK 1/4" = 1'-0" 0 2' 4' 8'

- NOTES:
1. WHEN CONDITION OCCURS IN RIGHT OF WAY USE REFLECTIVE PAINT.
  2. APPLY TWO COATS OF PAINT.

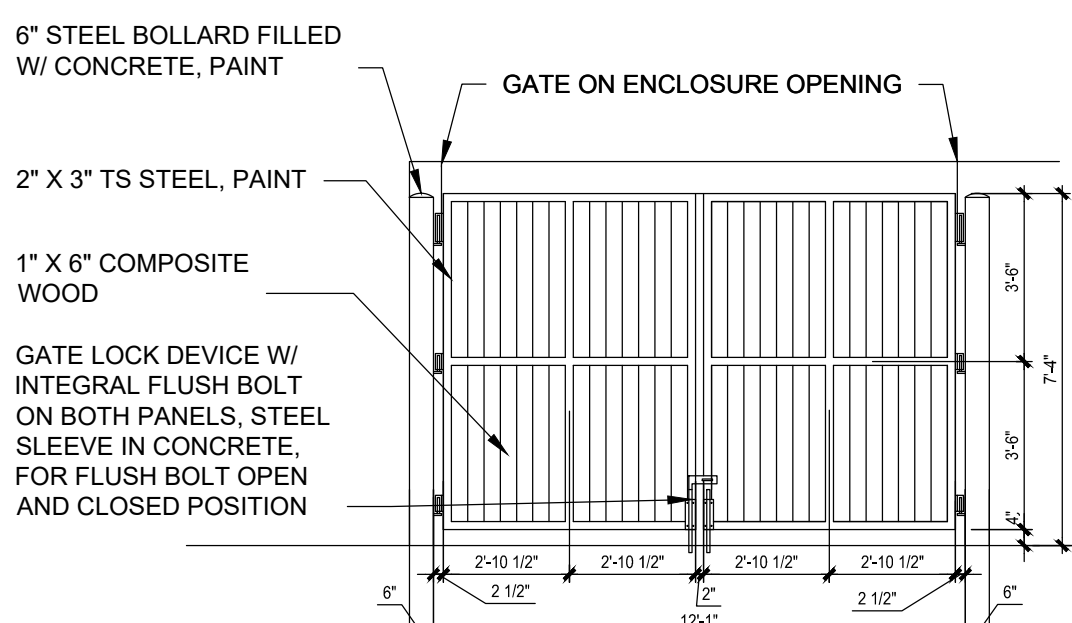


C3 CONVENIENCE TRASH ENCLOSURE 1/8" = 1'-0" 0 4' 8' 16'



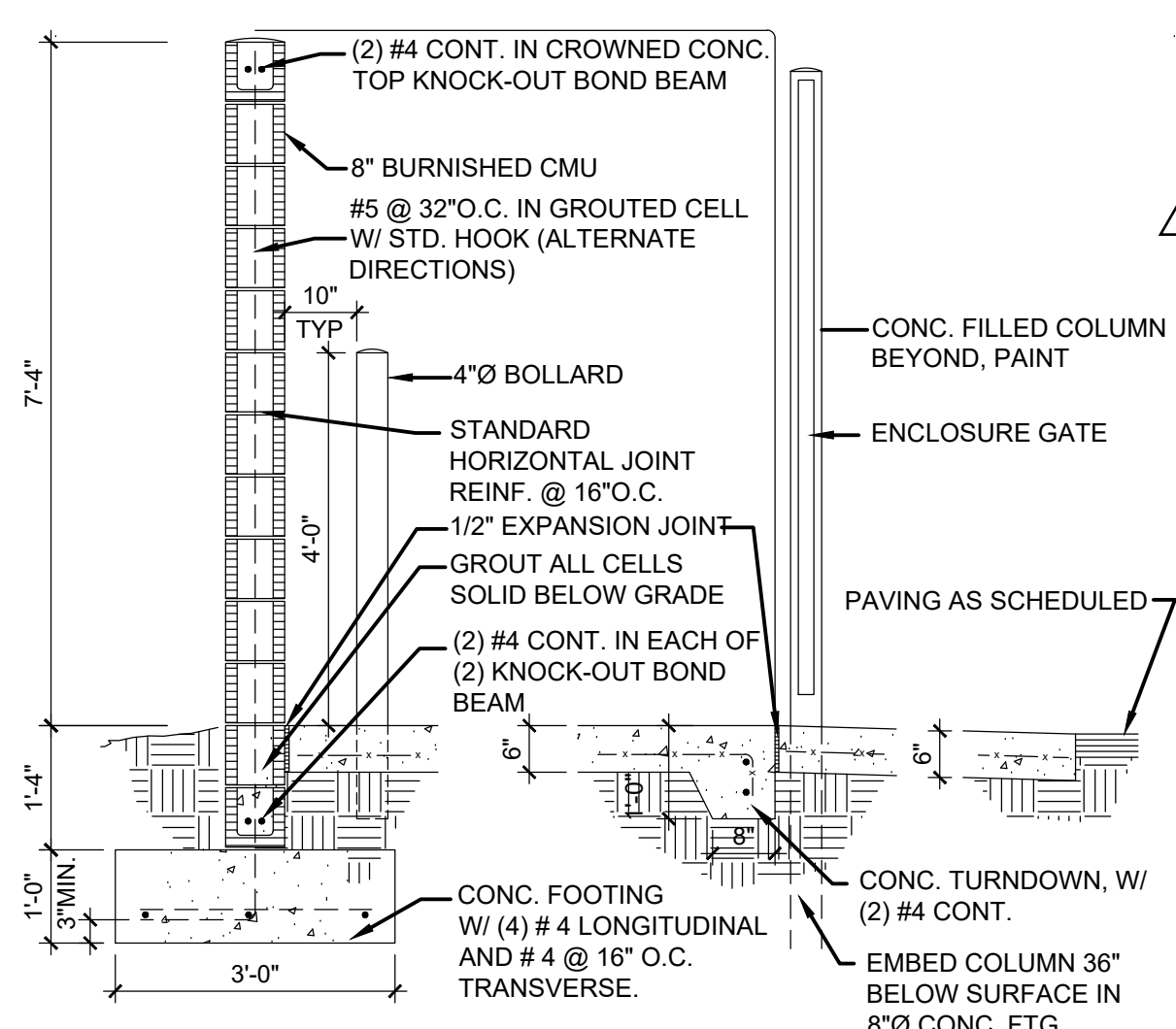
B3 CORNER DETAIL 1" = 1'-0" 0 1/2' 1' 2'

NOTE: ALL PAINT COLORS T.B.D.

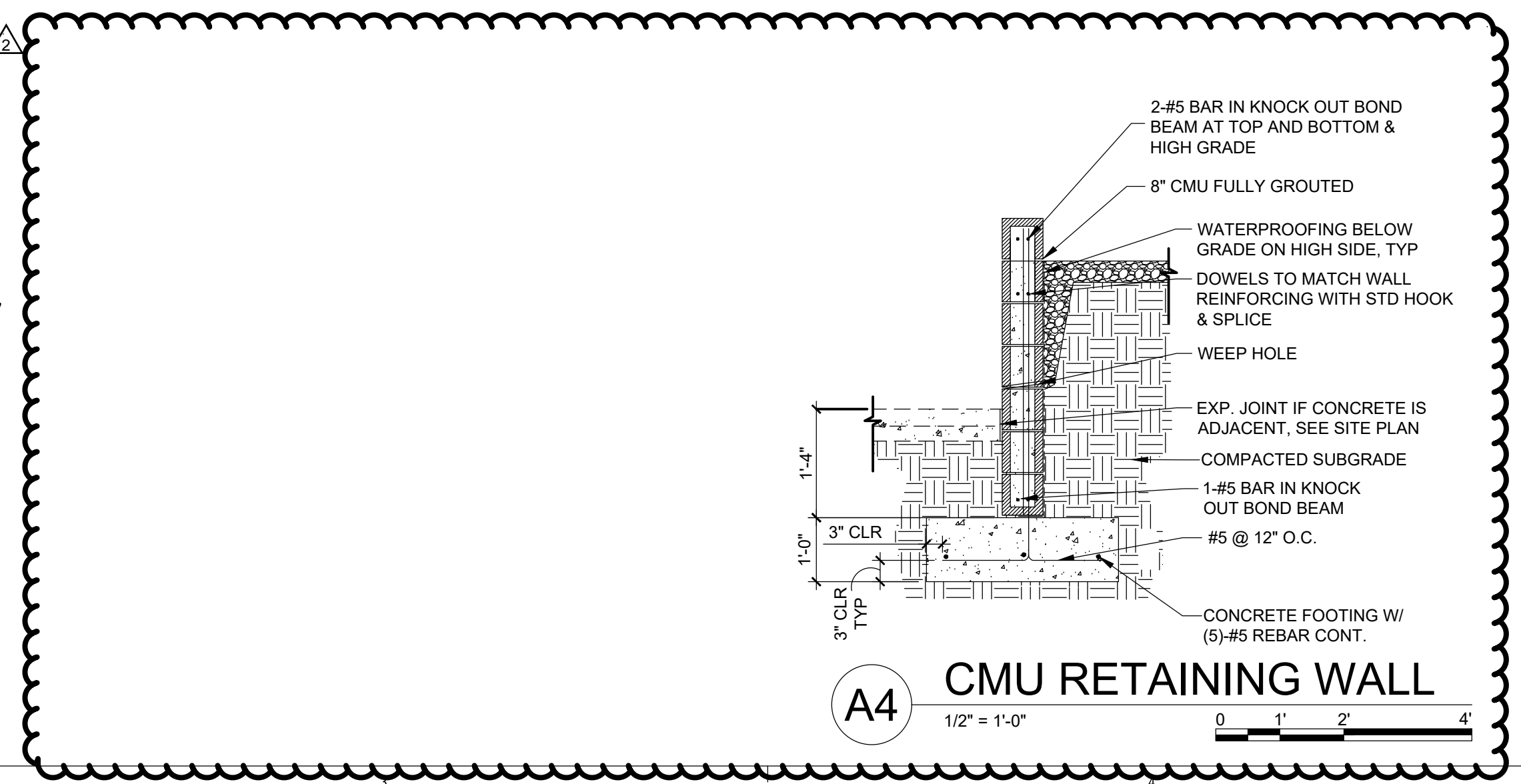


B5 GATE ELEVATION 1/4" = 1'-0" 0 2' 4' 8'

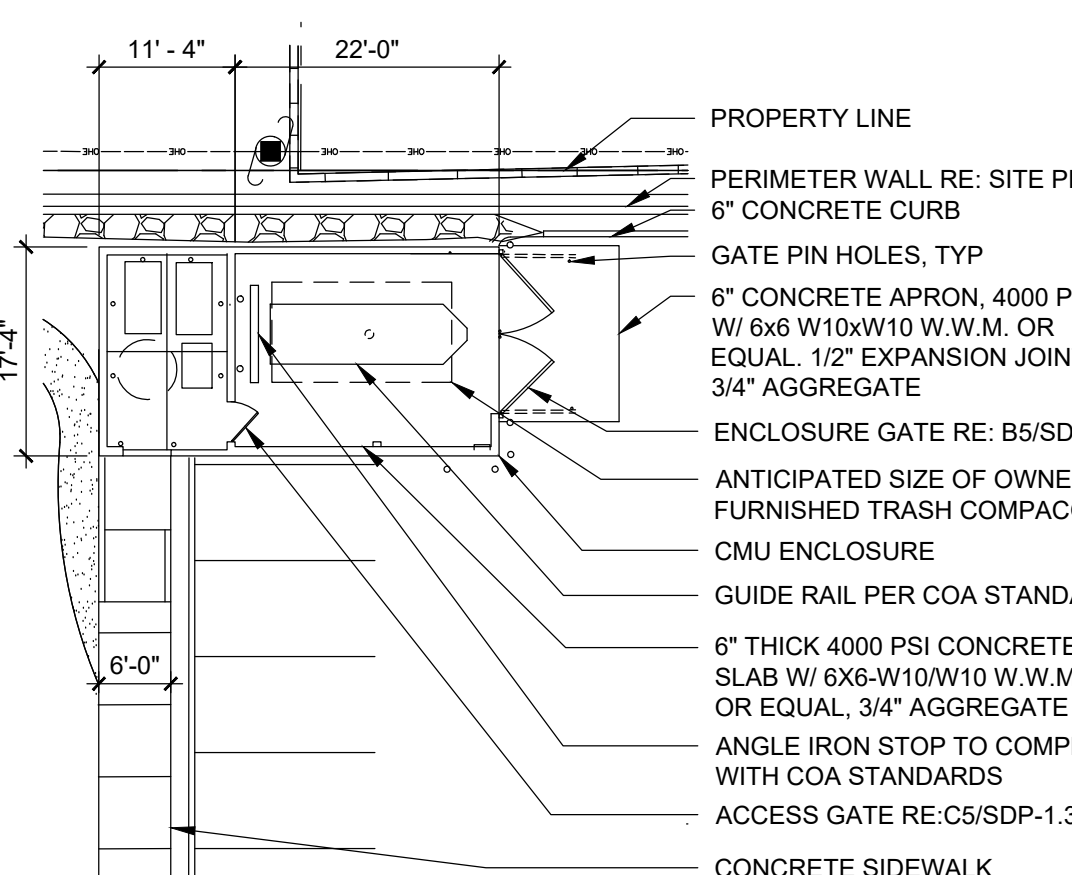
NOTE: STUCCO CMU AT ENCLOSURE WALLS COLOR: LIGHT TAN PAINTED METAL COLOR: DARK GREY



A2 REFUSE ENCLOSURE SECTION 1/2" = 1'-0" 0 1' 2' 4'



A4 CMU RETAINING WALL 1/2" = 1'-0" 0 1' 2' 4'



A5 TRASH ENCLOSURE DETAIL 1/16" = 1'-0" 0 8' 16' 32'

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

November 13, 2015

City of Albuquerque  
Family & Community Services  
Attn: Doug Chaplin  
P.O. Box 1293  
ABQ, NM 87109

**Project# 1003675**  
15EPC-40048 Zone Map Amendment  
(Zone Change)  
15EPC-40047 Site Development Plan for  
Building Permit

### LEGAL DESCRIPTION:

For Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition, and a vacated portion of Esperanza Drive NW, zoned R-1 to SU-1 for R-2 and Community Center Uses, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, containing approximately 3.8 acres. (K-11)

Staff Planner: Catalina Lehner

PO Box 1293

On November 12, 2015, the Environmental Planning Commission (EPC) voted to APPROVE Project #1003675/15EPC-40048, a Zone Map Amendment (Zone Change) and 15EPC-40047 a Site Development Plan for Building Permit, based on the following findings and subject to the following conditions of approval:

### FINDINGS- 15EPC-40048, Zone Map Amendment:

1. The subject request is for a zone map amendment (zone change) for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave. NW (the "subject site").

2. The zone map amendment request is for a change from R-1 to SU-1 for R-2 and Community Center Uses in order to develop 54 units of senior and multi-generational housing, with support services available for the residents.

3. The subject request is accompanied by a request for a site development plan for building permit (15EPC-40047). A site development plan is required pursuant to the SU-1 Zone, §14-16-2-22(A)(1).

4. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan (WSSP) and the West Mesa Sector Development Plan (WMSDP) apply.



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5. Because the subject site is not greater than 10 acres, the Environmental Planning Commission (EPC) is the approval authority. The subject request is not required to be transmitted to the City Council. This is a quasi-judicial matter.
6. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the WMSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
7. The request furthers the Established Urban Goal of the Comprehensive Plan and the following land use policies:
  - A. Established Urban Goal. The proposal would result in the development of senior and multi-generational housing in close proximity to a designated transit corridor, thus providing variety and maximum choice in housing and transportation options. The modern design and open space areas would help create a visually pleasing environment.
  - B. Policy II.B.5a-full range of urban land uses. The proposed multi-family housing and on-site social services would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes) and a few commercial uses.
  - C. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The location and intensity of the proposed new development would be appropriate near an enhanced transit corridor (Central Ave.) and would respect social, cultural and recreational resources because of its proximity to parks, a library and a senior center, in addition to on-site open space and social services. The design is modern and incorporates architectural elements used commonly in Albuquerque. The buildings cannot exceed 26 feet within 85 feet of the adjacent single-family homes, and therefore would respect existing conditions nearby.
  - D. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would be unlikely to disrupt neighborhood integrity.
  - E. Policy II.B.5l-quality design/new development. The design is modern and uses materials such as stucco, brick veneer and metal and would be comparable to other, recent multi-family developments in Albuquerque. The immediate area includes mostly older buildings and some public facilities (ex. the adjacent fire station), so the proposed buildings would be generally appropriate for the area.
8. The request furthers the Housing Goal and Housing Policy II.D.5a- affordable housing. The proposed development would provide affordable rental housing for seniors (both senior housing and multi-generational housing) and therefore would increase the supply of affordable housing (Goal). Social services for residents would also be available, which may help people remain housed and therefore avoid displacement of low-income residents and addressing potential homelessness (Policy II.D5a).
9. The request partially furthers the following Comprehensive Plan policies:

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- A. Policy II.B.5f- clustering of homes. The proposal includes buildings for multi-family housing. All buildings, single and two-story, have pathways along the back. There are other pathways internal to the development, and these all connect the homes to the recreation and community areas. The layout is uniform throughout the site, however, and doesn't leave a large portion of open space as it would if the homes were truly clustered.
- B. Policy II.B.5h- higher density housing location. The subject site is not located in a designated Activity Center; rather it is in the middle of a neighborhood characterized by single-family homes. However, Central Ave., an Enhanced Transit Corridor, is within short walking distance, access to the street network is good and there is a variety of commercial and retail uses along Central Ave.
10. The request furthers the Transportation and Transit Policy II.D.4g-pedestrian opportunities/development. The proposed development would be well-served by a network of internal pathways and trails so residents can move safely throughout the development. The internal pathways connect to 57<sup>th</sup> St., 58<sup>th</sup> St. and Avalon Rd. and are within a short walking distance to Central Ave. A designated bicycle lane runs along Central Ave.
11. The request furthers the following, applicable WSSP policies:
- A. WSSP Policy 4.10- land use/non-vehicular travel. The proposed development of multi-family housing along a designated transit corridor would have a network of internal trails to facilitate mobility inside the site and access outside of the site. The design generally supports pedestrian and bicycle travel. Public transportation (both the Rapid Ride and a local bus line) are within close walking distance to the subject site.
- B. WSSP Policy 6.25- new development/ bicycle/pedestrian trails. The proposed new development includes a system of internal pathways that connect the buildings and common areas and link them to three different exit points (two vehicular and ped/bike and one ped/bike only). All pathways connect to the designated bike lane along Central Ave.
12. WSSP Policy 2.5 requires that the Planning Department consider school capacity, since the proposal is for a site development plan for a residential development. Currently, Lavaland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity. Some of the housing would be multi-generational and could impact the school system; however, only the junior high has a capacity issue and only some units would have junior-high age residents. In sum, the proposal would have some effect on the school system, but it is not likely to be a large one. WSSP Policy 2.5-school capacity/residential development has been considered.
13. The subject site is located between two Community Activity Centers (CACs)—the Atrisco CAC and the West Rt. 66 CAC. Higher-density housing is intended to be located in the designated Activity Centers, and single-family housing outside of the Activity Centers. Though the subject site is close to Central Ave., it would generally not contribute to strengthening concentrations of moderate and high-density land use (ex. housing) in the designated locations and therefore generally conflicts with the Activity Center Goal, Activity Center Policy II.B.7i and WSSP Policy 1.1.



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14. The request furthers the following objectives of the WMSDP:

- A. Objective 1: The proposal would result in development of a lot that has remained vacant for many years and which is surrounded by existing development. The subject site would not be available for trash dumping and other negative activities.
- B. Objective 3: The proposed 54 housing units would be for low and moderate income families and, therefore, would expand housing options available to this population. The development would be new and required to meet current City standards.
- C. Objective 4: The addition of 54 new housing units would help enhance this West Mesa area as primarily residential, especially north of Central Ave. Commercial and other non-residential uses line Central Ave.

15. The applicant has adequately justified the zone map amendment (zone change) request pursuant to Resolution 270-1980:

- A. Section 1A: The applicant has demonstrated in the response to Section 1C that the zone change request furthers a preponderance of Goals, policies and objectives in applicable plans. Therefore, the request is consistent with the health, safety, morals and general welfare of the City.
- B. Section 1B: The applicant has provided a sound justification by demonstrating that the request clearly facilitates realization of Goals and policies in applicable Plans, and that the proposed uses would not adversely affect stability of land use and zoning in the area.
- C. Section 1C: The applicant has adequately demonstrated, by a policy-based response, that the request clearly facilitates realization of applicable Goals and policies in the Comprehensive Plan, the WSSP and the WMSDP.
- D. Section 1D: A different use category is more advantageous to the community as articulated in the Comprehensive Plan, the WSSP and the WMSDP. The policy-based discussion demonstrates that the proposed zoning category would be more advantageous to the community than the current zoning.
- E. Section 1E: The proposed SU-1 zoning is limited in scope to the proposed residential uses and support services and, pursuant to the SU-1 zone, is tied to the associated site development plan. Anything not shown on the site development plan would not be allowed. No permissive uses associated with the proposed zoning would be harmful to the neighborhood or community.
- F. Section 1F: The proposed zone change would not require major or unprogrammed capital expenditures by the City. Funding for the proposed project is already available.
- G. Section 1G: Economic considerations pertaining to the applicant are a factor in the zone change request, but the applicant is not using them as the determining factor.
- H. Section 1H: The request would result in multi-family development (apartments). However, the subject site is not located on a collector or major street, so this factor cannot (and is not) be used as justification for the zone change.
- I. Section 1I: The proposed SU-1 zoning is a justifiable spot zone in this case because it has been demonstrated that the request would clearly facilitate applicable Goals and policies in the

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Comprehensive Plan and the WSSP, and objectives in the WMSDP.

J. Section 1J: The subject site is not a "strip of land along a street". Therefore, the request would not result in a strip zone.

16. The applicant has adequately justified the zone map amendment (zone change) pursuant to R270-1980. The policy-based response to Section 1C demonstrates how the request clearly facilitates realization of applicable Goals, policies and objectives in the Comprehensive Plan, the WSSP and the WMSDP (Section 1C). The remaining sections (1A, 1B, 1E-1J) are sufficiently addressed.

17. The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff received a phone inquiry from an adjacent property owner who wanted to understand the proposal. Staff has not received any written comments and is not aware of any opposition.

CONDITION-15EPC-40048, Zone Map Amendment:

1. Final approval of the accompanying site development plan for subdivision (15EPC-40018) by the Development Review Board (DRB) is required and shall occur within the time period specified in Zoning Code §14-16-4-1(C)(16)(b), Amendment Procedure.

FINDINGS -15EPC-40047, Site Development Plan for Building Permit:

1. The subject is for a site development plan for building permit for an approximately 3.8 acre, vacant site known as Tract C-8-B, Town of Atrisco Grant, Airport Unit, Lots 5 & 6 Torres Addition and a vacated portion of Esperanza Drive NW, located on Avalon Rd. NW, between 57th St. NW and 58th St. NW, just north of Central Ave. NW (the "subject site").
2. The subject request accompanies a request for a zone map amendment (zone change) (15EPC-40048). The zone map amendment has been adequately justified pursuant to R270-1980.
3. The subject site is within the boundaries of the Established Urban Area of the Comprehensive Plan. The West Side Strategic Plan (WSSP) and the West Mesa Sector Development Plan (WMSDP) apply.
4. The Albuquerque/Bernalillo County Comprehensive Plan, the WSSP, the WMSDP and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.
5. The request furthers the Established Urban Goal of the Comprehensive Plan and the following land use policies:
  - A. Established Urban Goal. The proposal would result in the development of senior and multi-generational housing in close proximity to a designated transit corridor, thus providing variety



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and maximum choice in housing and transportation options. The modern design and open space areas would help create a visually pleasing environment.

- B. Policy II.B.5a-full range of urban land uses. The proposed multi-family housing and on-site social services would contribute to a full range of urban land uses in the area, which is characterized mainly by single-family residential uses (single-family homes) and a few commercial uses.
  - C. Policy II.B.5d-neighborhood values/environmental conditions/other concerns. The location and intensity of the proposed new development would be appropriate near an enhanced transit corridor (Central Ave.) and would respect social, cultural and recreational resources because of its proximity to parks, a library and a senior center, in addition to on-site open space and social services. The design is modern and incorporates architectural elements used commonly in Albuquerque. The buildings cannot exceed 26 feet within 85 feet of the adjacent single-family homes, and therefore would respect existing conditions nearby.
  - D. Policy II.B.5e- new growth/urban facilities/neighborhood integrity. The subject site is vacant. Development would be contiguous to existing urban facilities (ex. roads, infrastructure), the use of which would be unlikely to disrupt neighborhood integrity.
  - E. Policy II.B.5i-quality design/new development. The design is modern and uses materials such as stucco, brick veneer and metal and would be comparable to other, recent multi-family developments in Albuquerque. The immediate area includes mostly older buildings and some public facilities (ex. the adjacent fire station), so the proposed buildings would be generally appropriate for the area.
6. The request furthers the Housing Goal and Housing Policy II.D.5a- affordable housing. The proposed development would provide affordable rental housing for seniors (both senior housing and multi-generational housing) and therefore would increase the supply of affordable housing (Goal). Social services for residents would also be available, which may help people remain housed and therefore avoid displacement of low-income residents and addressing potential homelessness (Policy II.D5a).
7. The request partially furthers the following Comprehensive Plan policies:
- A. Policy II.B.5f- clustering of homes. The proposal includes buildings for multi-family housing. All buildings, single and two-story, have pathways along the back. There are other pathways internal to the development, and these all connect the homes to the recreation and community areas. The layout is uniform throughout the site, however, and doesn't leave a large portion of open space as it would if the homes were truly clustered.
  - B. Policy II.B.5h- higher density housing location. The subject site is not located in a designated Activity Center; rather it is in the middle of a neighborhood characterized by single-family homes. However, Central Ave., an Enhanced Transit Corridor, is within short walking distance and access to the street network is good and there is a variety of commercial and retail uses along Central Ave.
8. The request furthers the Transportation and Transit Policy II.D.4g-pedestrian opportunity development. The proposed development would be well-served by a network of internal pathways.

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and trails so residents can move safely throughout the development. The internal pathways connect to 57<sup>th</sup> St., 58<sup>th</sup> St. and Avalon Rd. and are within a short walking distance to Central Ave. A designated bicycle lane runs along Central Ave.

9. The request furthers the following, applicable WSSP policies:

A. WSSP Policy 4.10- land use/non-vehicular travel. The proposed development of multi-family housing along a designated transit corridor would have a network of internal trails to facilitate mobility inside the site and access outside of the site. The design generally supports pedestrian and bicycle travel. Public transportation (both the Rapid Ride and a local bus line) are within close walking distance to the subject site.

B. WSSP Policy 6.25- new development/ bicycle/pedestrian trails. The proposed new development includes a system of internal pathways that connect the buildings and common areas and link them to three different exit points (two vehicular and ped/bike and one ped/bike only). All pathways connect to the designated bike lane along Central Ave.

10. WSSP Policy 2.5 requires that the Planning Department consider school capacity, since the proposal is for a site development plan for a residential development. Currently, Lavaland Elementary and West Mesa High School have excess capacity; however, Jimmy Carter Middle School is exceeding capacity. Some of the housing would be multi-generational and could impact the school system; however, only the junior high has a capacity issue and only some units would have junior-high age residents. In sum, the proposal would have some effect on the school system, but it is not likely to be a large one. WSSP Policy 2.5-school capacity/residential development has been considered.

11. The subject site is located between two Community Activity Centers (CACs)—the Atrisco CAC and the West Rt. 66 CAC. Higher-density housing is intended to be located in the designated Activity Centers, and single-family housing outside of the Activity Centers. Though the subject site is close to Central Ave., it would generally not contribute to strengthening concentrations of moderate and high-density land use (ex. housing) in the designated locations and therefore generally conflicts with the Activity Center Goal, Activity Center Policy II.B.7i and WSSP Policy 1.1.

12. The request furthers the following objectives of the WMSDP:

A. Objective 1: The proposal would result in development of a lot that has remained vacant for many years and which is surrounded by existing development. The subject site would not be available for trash dumping and other negative activities.

B. Objective 3: The proposed 54 housing units would be for low and moderate income families and, therefore, would expand housing options available to this population. The development would be new and required to meet current City standards.

C. Objective 4: The addition of 54 new housing units would help enhance this West Mesa area as primarily residential, especially north of Central Ave. Commercial and other non-residential uses line Central Ave.



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13. Conditions of approval are needed to clarify the site development plan.
14. The affected neighborhood organizations are the West Mesa Neighborhood Association (NA), South Valley Coalition of NAs, the South West Alliance of Neighbors (SWAN) and the Westside Coalition of NAs, which were notified. Property owners within 100 feet of the subject site were also notified. As of this writing, Staff received a phone inquiry from an adjacent property owner who wanted to understand the proposal. Staff has not received any written comments and is not aware of any opposition.

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**CONDITIONS –15EPC-40047, Site Development Plan for Building Permit:**

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to final approval, the applicant shall meet with the Staff planner to ensure that conditions of approval are met. Evidence of this meeting shall be provided at the time of application.
3. Circulation:
  - A. The gravel pathway on the subject site's eastern side shall be re-instated.
  - B. The total number of units shall be indicated on the parking table.
4. Walls/Fences:
  - A. Show where the "masonry and picket fence", on the detail sheet, is proposed on the site plan.
  - B. Specify whether or not the perimeter wall along the length of the subject site will remain.
  - C. Indicate the height, materials, finish and colors of the perimeter wall in a standard wall detail.
5. Landscaping:
  - A. Plant quantities and water usage shall be indicated.
  - B. The legend shall be clarified and/or re-scaled so that each symbol is distinct.
  - C. Curb cuts shall be shown on the landscaping plan and be consistent with those shown on the grading and drainage plan.
  - D. A note shall be added to indicate that landscaping beds will be depressed below grade.
  - E. Indicate whether or not the community garden will be provided.
  - F. Compliance with 14-16-3-10(G)(4), tree requirements for multi-family developments, shall be achieved and the math shown.

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6. Open Space:
  - A. Open space shall be provided pursuant to Zoning Code 14-16-2-11, the R-2 Zone.
  - B. Add a column to the Open Space table to indicate how much open space is provided.
7. Lighting:
  - A. Pursuant to Zoning Code 15-16-3-9, Area Lighting Regulations, light poles shall not exceed 16 feet high within 100 feet of a residential zone.
  - B. The note regarding light poles 25 feet tall maximum shall be replaced with a note indicating that no light poles are over 100 feet of the abutting residential zone.
  - C. A light pole detail, indicating height, material(s), finish and color, shall be provided for the pedestrian light poles and the parking lot light poles.
8. Architecture and Design:
  - A. A basic angle plane diagram shall be provided for Building F.
  - B. Specify if the seat walls will be provided.
9. Condition from Solid Waste Management Department: The applicant shall work with the Refuse Division to verify refuse access to compactor and enclosure site.
10. Conditions from the Water Utility Authority:
  - A. A request for an availability statement shall be made prior to commitment of service.
  - B. The waterline shall be deemed private and shall not connect to the public waterlines more than once. If the existing facilities cannot support the fire flow requirements, other alternatives shall be investigated.
  - C. Indicate the location of the water meter(s).
  - D. The backflow prevention devices shall be installed at the service connection (i.e. just downstream of the water meter.
11. Conditions from the City Engineer (Transportation Development):
  - A. Please modify the Site Plan to include a 24 ft. drive isle is required for two-way traffic.
  - B. Provide dimension of width at site entrances.
12. Conditions from PNM:
  - A. Existing overhead electric distribution lines are located along the eastern and western boundaries of the site and along the northern boundary at Avalon Road NW. It is the applicant's obligation to abide by any conditions or terms of those easements.
  - B. Coordination with PNM will be necessary for this project regarding proposed tree species, the height at maturity and tree placement in order to ensure sufficient safety clearances and to

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avoid interference with the existing distribution facilities along Avalon Road NW and along the eastern and western boundaries of the site. Trees indicated on the Landscape Plan (SDP-2.1, Sheet 3 of 11) are not a compatible height with the existing overhead electric distribution lines on the northern, eastern and western boundaries of the property. A shorter tree selection at mature height is recommended at this location. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

- C. It is necessary for the developer to contact PNM's New Service Delivery Department to coordinate electric service for the project and to discuss the relocation indicated on the Site Development Plan (SDP-1.1, Sheet 1 of 11). Contact:

PNM Service Center—4201 Edith Boulevard NE, Albuquerque, NM 87107  
Phone: (505) 241-3425

- D. 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. Refer to the PNM Electric Service Guide at [www.pnm.com](http://www.pnm.com) for specifications.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or **NOVEMBER 30, 2015**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-4-4 of the Zoning Code. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

**ZONE MAP AMENDMENTS:** Pursuant to Zoning Code Section 14-16-4-1(C)(16), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

**SITE DEVELOPMENT PLANS:** Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after



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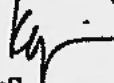
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adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing through the Planning Director that the Planning Commission extend the plan's life an additional five years. Additional design details will be required as a project proceeds through the Development Review Board and through the plan check of Building Permit submittals for construction. Planning staff may consider minor, reasonable changes that are consistent with an approved Site Development Plan so long as they can be shown to be in conformance with the original, approved intent.

**DEFERRAL FEES:** Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a \$110.00 fee per case.

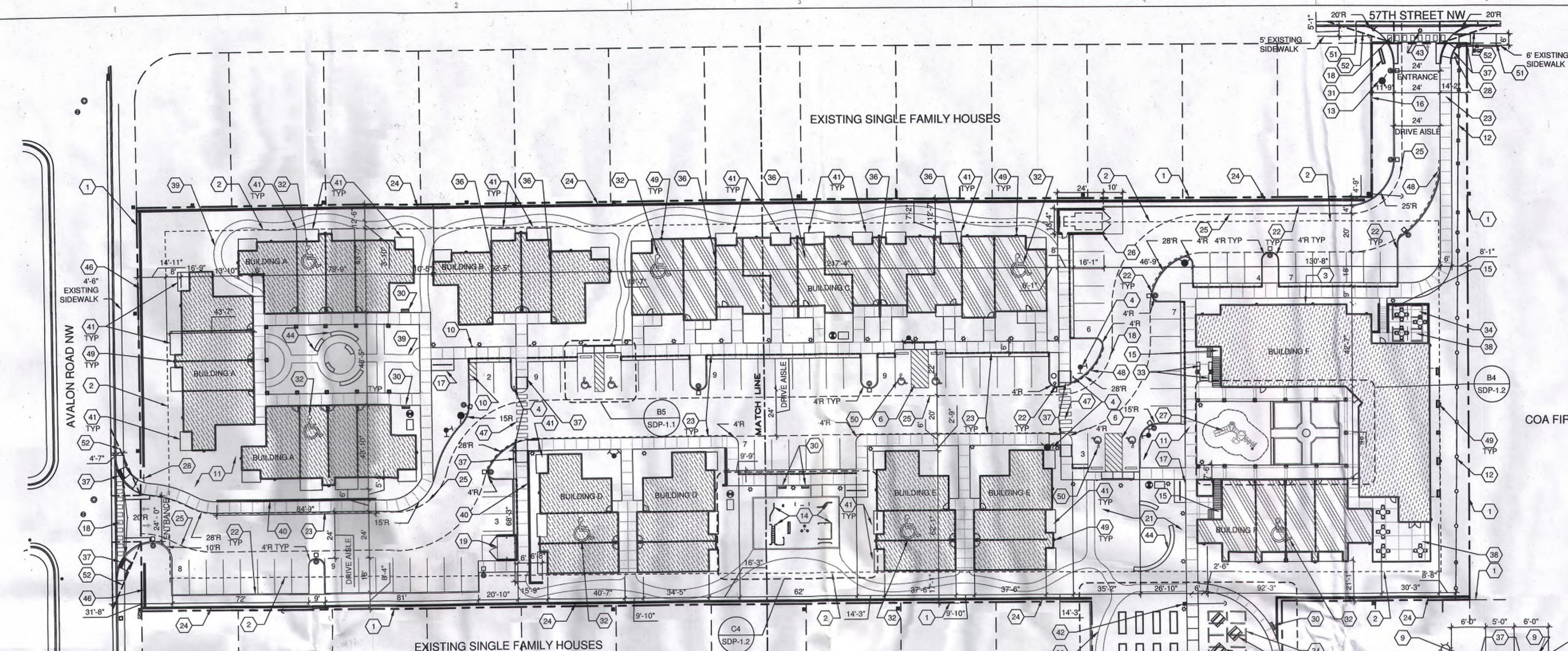
Sincerely,

  
for Suzanne Lubar  
Planning Director

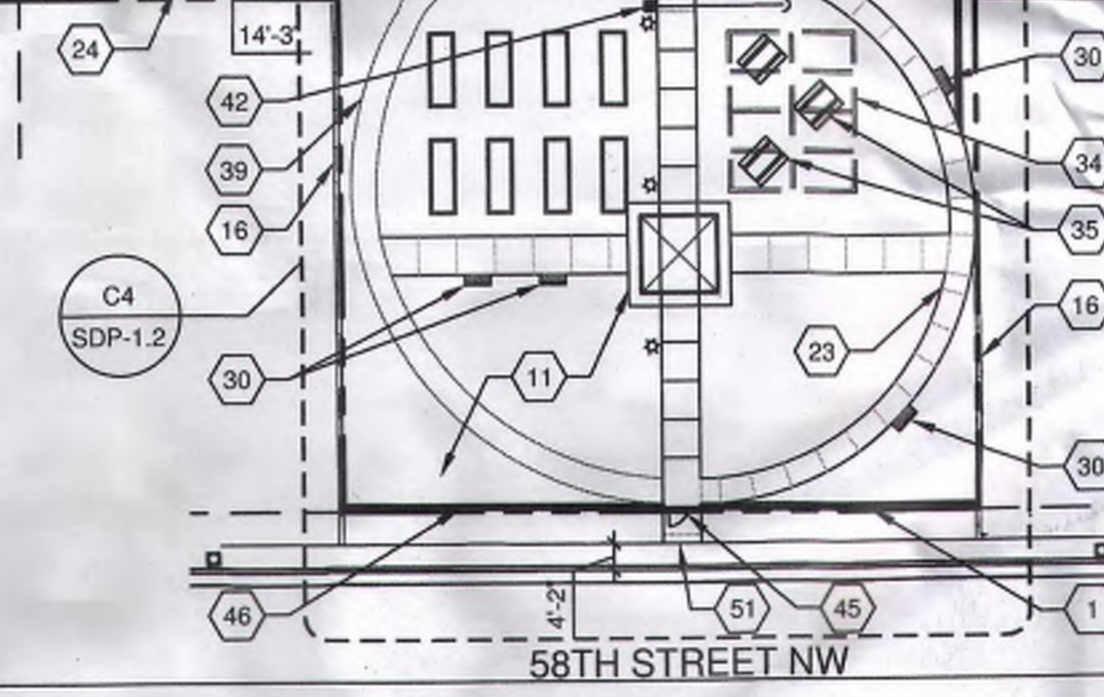
SL/CL

cc: COA, Family & Community, Attn: Doug Chaplin, P.O. Box 1293, ABQ, NM 87103  
Dekker/Perich/Sabatini, Attn: Tim Trujillo, 7601 Jefferson NE, Suite 100, Abq., NM 87109  
Louis Tafoya, West Mesa NA, 6411 Avalon Rd. NW, Abq., NM 87105  
Steven Budenski, 5732 La Anita Ave. NW, Abq., NM 87105  
Rod Mahoney, South Valley Coalition of NAs, 1838 Sadora Rd. SW, Abq., NM 87105  
Marcia Fernandez, South Valley Coalition of NAs, 2401 Violet SW, Abq., NM 87105  
Johnny Pena, SWAN, 6525 Sunset Gardens SW, Abq., NM 87121  
Jerry Gallegos, SWAN, 417 65<sup>th</sup> St. SW, Abq., NM 87121  
Jerry Worrall, Westside Coalition of NAs, 1039 Pinatubo Pl. NW, Abq., NM 87120  
Harry Hendricksen, Westside Coalition of NAs, 10592 Rio Del Sole Ct., Abq., NM 87114





**C1 SITE PLAN**  
1" = 30'-0"  
0 30' 60'



**B5 TYP ACCESSIBLE  
PARKING**  
0 10' 20'

**SITE DATA**

**SITE ADDRESS:** 5710 57TH STREET NW, ALBUQUERQUE, NM  
**LEGAL DESCRIPTION:** Tract c-8-B, Town of Atrisco Grant, Airport Unit, as the same is shown on the plat thereof, filed Feb. 6, 2012, in Plat Book 2012C, Page 14, AND, Lots 5 and 8, Torres Addition, as the same is shown on the plat thereof, filed April 1, 1947, in volume, And, Vacated Portion, of Esperanza Drive, N.W. as the same is shown on the plat filed November 18, 1947, in Volume A1, Folio 80.  
**ACRES:** 3.651 AC (159,037.56 SF)  
**DEVELOPMENT PLANS:** WEST MESA SECTOR PLAN, AREA PLAN: WESTSIDE STRATEGIC PLAN  
**ZONING SUMMARY:** ZONE CHANGE PROPOSED FROM R-1 TO SU-1 FOR R2 USES AND COMMUNITY CENTER  
**CONSTRUCTION TYPE:** VB, FULLY SPRINKLERED  
**DENSITY:** PERMITTED 30 DU PER AC, ACTUAL 14.8 DU PER AC, RE: UNIT DATA  
**FLOOR AREA RATIO:** FAR OF .5 PERMITTED, FAR OF .31 ACTUAL, RE: BUILDING DATA  
**BUILDING SETBACKS:**  
 15' FRONT SETBACK  
 10' SIDE SETBACK AT STREET SIDE  
 5' SIDE SETBACK AT INTERNAL PROPERTY LINE  
 15' REAR SETBACK  
**BUILDING HEIGHT:** HEIGHT UP TO 26' PERMITTED AT ANY LEGAL LOCATION. HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT OVER 26' SHALL FALL WITHIN 60 DEGREE ANGLE - R.O.W. CENTERLINE SOLAR ACCESS PROTECTION, NORTHERN BOUNDARY MUST: HEIGHT OVER 26' SHALL FALL WITHIN 45 DEGREE ANGLE - INTERNAL BOUNDARY HEIGHT SHALL NOT EXCEED 26' WITHIN 85' OF LOT ZONED FOR HOUSES  
**PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS**  
 CENTRAL AVENUE AT 57TH STREET PROVIDES THE MAJOR SIGNALIZED ACCESS INTO THE GENERATIONS AT WEST MESA DEVELOPMENT. PRIMARY PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FROM AVALON ROAD NW, PEDESTRIAN INGRESS AND EGRESS IS ALSO AVAILABLE FROM THE COMMUNITY GARDEN ALONG 58TH STREET NW.  
**BIKEWAY AND TRAIL ACCESS**  
 BICYCLE ACCESS IS PROVIDED BY A BIKE WAY ON CENTRAL AVENUE, A BIKE PATH ON YUCCA DRIVE NW 3BLOCKS TO THE EAST OF THE SITE, AND ON BLUEWATER ROAD NW 1 BLOCK NORTH OF THE SITE.  
**TRANSIT ACCESS**  
 CENTRAL BOULEVARD IS A DESIGNATED MAJOR TRANSIT CORRIDOR WITH REGULAR DAILY BUS ROUTES AND DAILY RAPID RIDE ROUTE.

**UNIT DATA**

QUANTITY	UNIT TYPE	BD/BA QUANTITY	GROSS SF.	NET SF.	OPEN SPACE REQUIRED PER UNIT	TOTAL OPEN SPACE REQUIRED	TOTAL OPEN SPACE PROVIDED
8	1A-HC	180/18A	597.4	584.4	400	3,200	
2	2A-HC	280/18A	841.7	826.9	500	1,000	
9	2B	280/18A	841.7	826.9	500	4,500	
2	2C-HC	280/28A	1,011.6	997.2	500	1,000	
9	2D	280/28A	911.6	896.8	500	4,500	
2	2E	280/28A	1,159.2	1,046.4	500	1,000	
6	3	380/28A	1,162.8	1,151.1	600	3,600	
54	TOTAL UNITS					25,200	58,600

**SHEET KEYED NOTES**

- PROPERTY LINE
- PROPERTY SETBACK
- COMMUNITY BUILDING, SEE BUILDING DATA BUILDING F
- PEDESTRIAN CROSSING SIGN, RE: SDP-1.2
- 8'-6" x 20' ADA PARKING STALL, RE: C3/SDP-1.2
- 8'-6" x 20' ADA VAN ACCESS AISLE, RE: C3/SDP-1.2
- 3'-6" x 20' ADA ACCESS AISLE, RE: C3/SDP-1.2
- PAINTED ADA PAVEMENT SIGN
- POLE MOUNTED ADA SIGN, RE: B2/SDP-1.2
- TYPICAL MOTORCYCLE PARKING SPACE, 4'-0" x 8'-0", WITH POLE MOUNTED SIGNAGE, RE: B2/SDP-1.2
- LANDSCAPED AREA, RE: LANDSCAPE PLAN SHEET SDP-2.1
- 6" METAL FENCE, EXISTING TO REMAIN
- EXISTING FIRE HYDRANT TO BE RELOCATED, RE: CONCEPTUAL UTILITIES PLAN
- ADULT OUTDOOR FITNESS EQUIPMENT
- EXTERIOR STAIR
- EXISTING MASONRY WALL TO REMAIN
- METAL BIKE RACK W/ CONCRETE SIDEWALK, PAINTED DARK GRAY, CAPACITY 10 BIKES PER RACK AREA, RE: A2/SDP-1.2
- ACCESSIBLE PEDESTRIAN CROSSWALK
- CONVENIENCE TRASH BIN AND ENCLOSURE, 6' HIGH SOLID MASONRY WALLS, RE: A1/SDP-1.2 SIMILAR
- PRIMARY BUILDING ENTRY
- DRAINAGE AREA, RE: CIVIL GRADING AND DRAINAGE PLAN SHEET SDP-3.1
- 6" CONCRETE CURB
- CONCRETE SIDEWALK, WIDTH AS NOTED
- PERIMETER MASONRY WALL TO BE REPLACED WITH 6" SOLID MASONRY WALL, RETAINING AND/OR FENCE AS NEEDED BY GRADING PLAN PAINTED NEUTRAL EARTH TONE RE: A3/SDP-1.3
- FIRE LANE, 20' WIDTH STANDARD
- 20' TRASH COMPACTOR WITH 6' HIGH CMU ENCLOSURE WALL AND GATE, RE: A5/SDP-1.3
- PLAYGROUND AREA AND EQUIPMENT AGES 5-12 WITH WARNING SIGN
- STOP SIGN
- CONCRETE WHEEL STOP
- BENCH, BENCHES WILL BE ACCESSIBLE ALONG SIDEWALKS
- MONUMENT SIGN, RE: C1/SDP-1.2
- ACCESSIBLE GROUND FLOOR DWELLING UNIT
- CLUSTER MAILBOXES
- SHADE STRUCTURE
- BBO GRILL AND PICNIC TABLES
- STEP IN BUILDING FINISHED FLOOR ELEVATION
- CONCRETE ADA RAMP WITH 1:12 MAXIMUM SLOPE AND TRUNCATED DOMES PER COA STANDARD
- PATIO FURNITURE
- COMPACTED GRAVEL PATH, RE: LANDSCAPE PLAN
- SOLID MASONRY RETAINING WALL, PAINTED, RE: A3/SDP-1.2
- DWELLING UNIT PATIO
- EXISTING POWER POLE TO REMAIN, RE: CONCEPTUAL UTILITIES PLAN
- EXISTING FIRE LANE STRIPING ON CURB RE: B1/SDP-1.2
- CONCRETE SEAT WALLS AT 18" HIGH
- PEDESTRIAN SWING GATE W/ LOCK
- MASONRY WALL W/ STEEL PICKET DESIGN, DESIGN TO COMPLIMENT EXISTING NEIGHBORHOOD WALLS AND MEET COA STANDARDS AND REGULATIONS RE: C2/SDP-1.2
- 6 FT WIDE PATTERNED AND INTEGRALLY COLORED CONCRETE CROSSWALK PAVING
- PAINTED FIRE LANE STRIPING ON CURB RE: B1/SDP-1.2
- DOWNPOUT LOCATION
- VAN ACCESSIBLE PARKING WITH POLE MOUNTED SIGN, RE: DETAIL B2/SDP-1.2
- CONNECT NEW CONCRETE SIDEWALK TO BE FLUSH AND ALIGNED WITH THE EXISTING SIDEWALK
- SIGHT TRIANGLE, 7' LANDSCAPING, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 9' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.

**GENERAL SHEET NOTES**

- SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
- DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS
- ALL LIGHT FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT, THE CITY OF ALBUQUERQUE ZONING CODE: SECTION 14-16-B-9 AREA LIGHTING REGULATIONS, RE: LIGHT POLE DETAIL SHEET D1/SDP-1.2
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE
- SEE UNIT DATA TABLE AND LANDSCAPE SHEET SDP-3.1 FOR OPEN SPACE CALCULATIONS
- SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS & GUIDELINES
- ALL PARKING SPACES TO BE 9'-0" X 18'-0" UNO, RE: C3/SDP-1.2
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

**LEGEND**

- PAINTED DIRECTIONAL ARROWS
- PEDESTRIAN POLE LIGHTS, 12" HIGH MAX, DARK BRONZE FINISH
- PARKING LOT LIGHT, 25" HIGH MAX AT PERIMETER PARKING, 16" HIGH MAX WITHIN 100' OF SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
- ONE STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY BUILDING
- TWO STORY MULTIFAMILY & COMMUNITY BUILDING
- FIRE LANE STRIPPING AT CURB, RE: B1/SDP-1.2
- FIRE HYDRANT, RE: CONCEPTUAL UTILITIES PLAN
- FIRE DEPARTMENT CONNECTION (FDC), RE: CONCEPTUAL UTILITIES PLAN
- POST INDICATOR VALVE (PIV), BACK FLOW PREVENTER AND HOT BOX, RE: CONCEPTUAL UTILITIES PLAN

**PARKING**

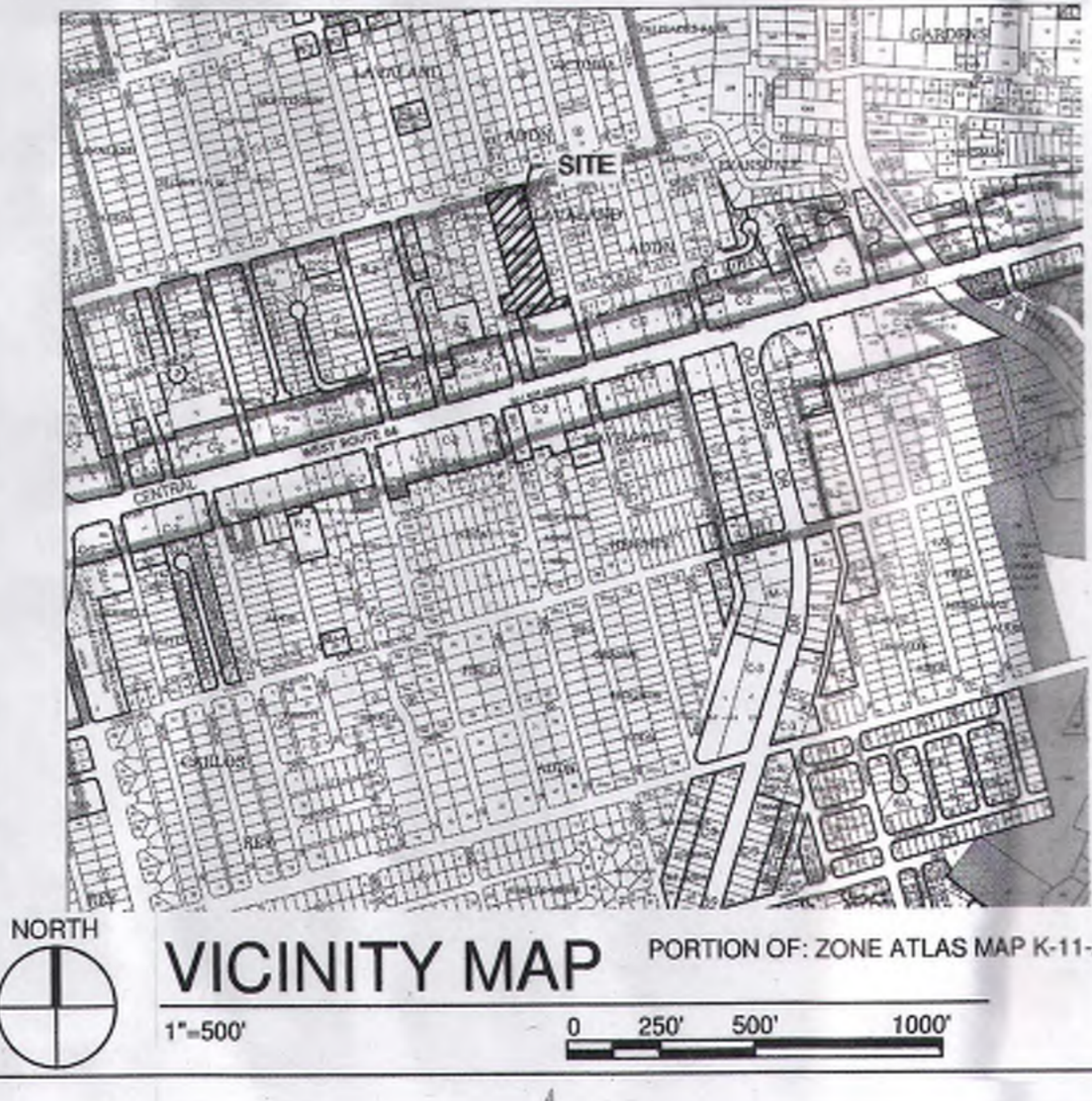
TOTAL PARKING AND ROAD AREA #SF  
 PARKING REQUIRED - PER OFF-STREET PARKING REG. 14-16-3-1

SPACES PER BATH	QUANTITY OF UNITS	UNITS < 1000SF	UNITS > 1000SF	PARKING SPACES REQUIRED
1.5	18	1.1		27
1.5	6	1.1A		9
1.5	8	2.1		12
2	2		2.2T	4
2	12	2.2P		24
2	2	2.2A		4
2	6		3.2	12
TOTAL UNITS				92
10% PARKING REDUCTION WITH A BUS STOP				9.2
TOTAL PARKING REQUIRED				82.8
TOTAL PARKING PROVIDED				83

ACCESSIBLE SPACES REQUIRED = 4, PROVIDED = 6  
 MOTORCYCLE SPACES REQUIRED = 0, PROVIDED = 1  
 BICYCLE PARKING REQUIRED = 27, PROVIDED = 30

**BUILDING DATA**

Building	Level	UNIT MIX		TOTAL UNITS
		1 BD	2 BD / 3 BD	
Building A	Level 1	8,607.4	10,978.1	6
	Total	8,607.4	10,978.1	22
Building B	Level 1	2,824.6	3,174.0	2
	Total	2,824.6	3,174.0	4
Building C	Level 1	7,888.0	8,549.2	0
	Total	3,518.4	3,774.0	4
Building D & E	Level 1	11,556.4	12,232.2	2
	Total	4,168.0	4,688.2	4
Building F	Level 1	8,336.0	9,376.4	1
	Total	9,514.9	12,813.7	2
Building G	Level 1	8,607.6	11,206.5	6
	Total	18,122.5	24,529.2	16
Total Bldg SF on site		49,246.90	60,371.90	54



**DRAWING INDEX**

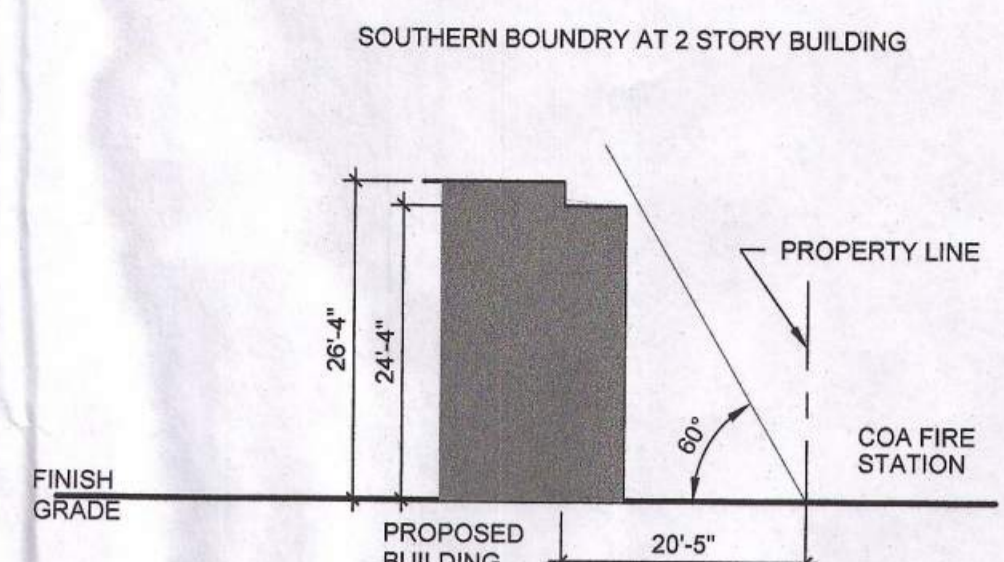
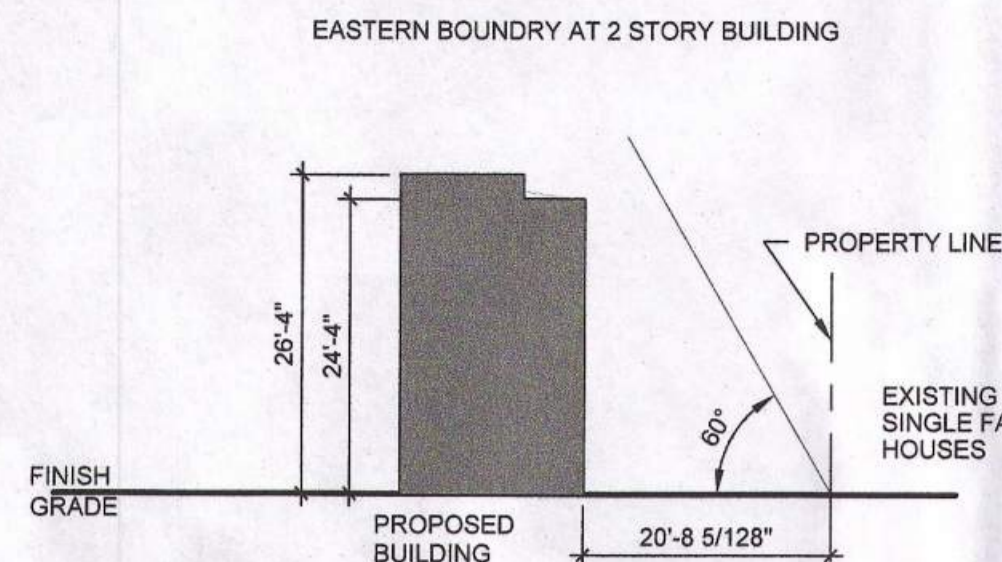
- 1 OF B SDP-1.1 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
- 2 OF B SDP-1.2 PROJECT DETAILS
- 3 OF B SDP-1.3 PROJECT DETAILS
- 4 OF B SDP-2.1 LANDSCAPE PLAN
- 5 OF B SDP-2.2 LANDSCAPE DETAILS
- 6 OF B SDP-3.1 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 1 OF 2
- 7 OF B SDP-3.2 CONCEPTUAL GRADING AND DRAINAGE PLAN SHEET 2 OF 2
- 8 OF B SDP-4.1 CONCEPTUAL UTILITY PLAN
- 9 OF B SDP-5.1 BUILDING ELEVATIONS
- 10 OF B SDP-5.2 BUILDING ELEVATIONS
- 11 OF B SDP-5.3 BUILDING ELEVATIONS
- 12 OF B SDP-5.4 BUILDING ELEVATIONS
- 13 OF B SDP-5.5 BUILDING ELEVATIONS

**PROJECT NUMBER:** 1003675  
**APPLICATION NUMBER:**  
 Is an Infrastructure List Required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.  
**SITE DEVELOPMENT PLAN APPROVAL:**  
 Reginald M. Mind 1/15/16 DATE  
 TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
 Kiyah Carr KC 01/20/16 01/13/16 DATE  
 ABCWUA  
 Brandon 1/13/16 DATE  
 PARKS AND RECREATION DEPARTMENT  
 Ali 1/22/16 DATE  
 CITY ENGINEER  
 Carla Williams 8-25-15 DATE  
 SOLID WASTE MANAGEMENT  
 Paul Cho 1-22-16 DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT

- REVISIONS
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**DRAWN BY:** MJH, CWW  
**REVIEWED BY:** RAW  
**DATE:** 12/11/2015  
**PROJECT NO:** 14-0701  
**DRAWING NAME:**  
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT  
**SHEET NO:**  
**SDP-1.1V4**  
 1 OF 15

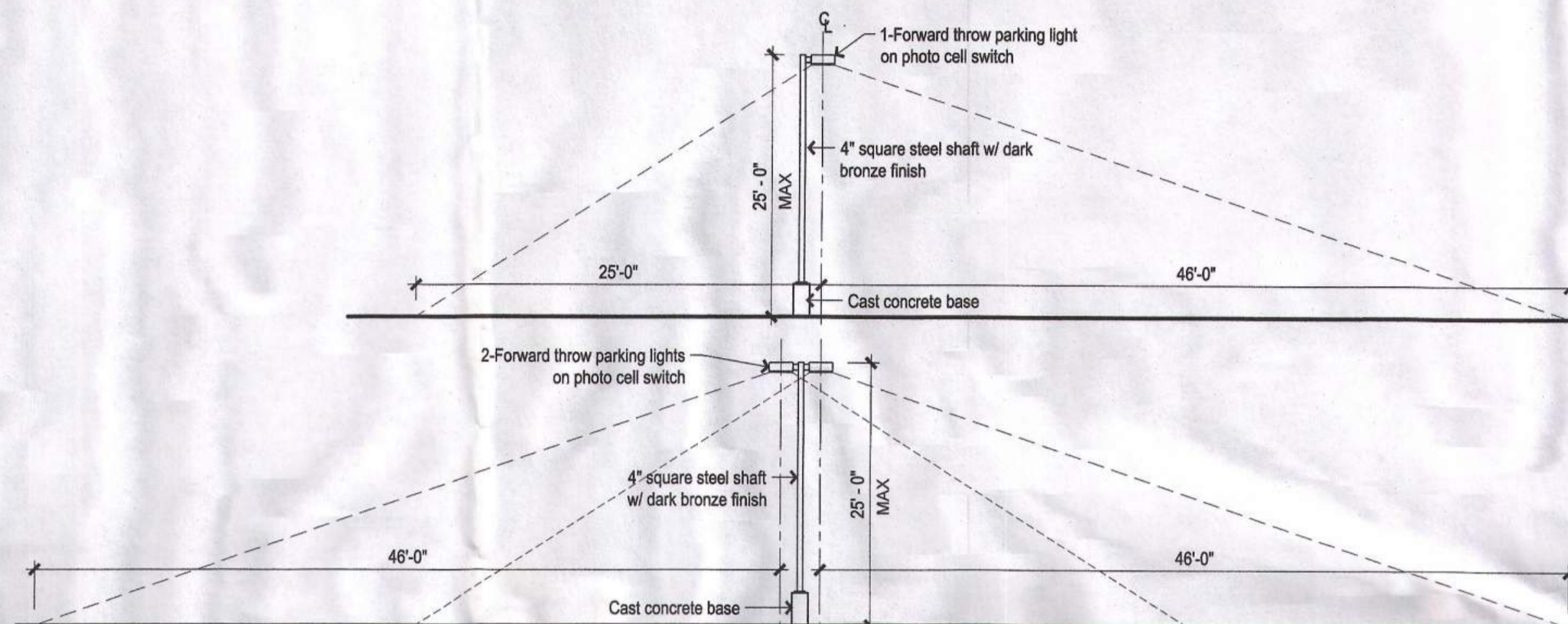




**ANGLE PLANE DETAIL  
EAST PROPERTY LINE**

**D4** 1/16" = 1'-0" 0 8' 16' 32'

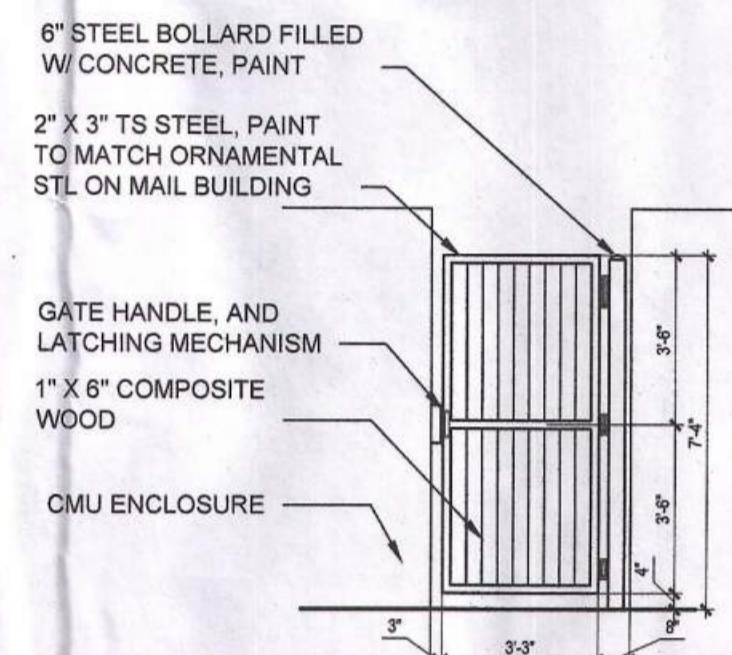
NOTE: CONDITIONS VARY ON SITE AT MULTIPLE BUILDINGS. DIMENSIONS FROM BUILDING TO PROPERTY LINE ARE AT CONDITIONS WITH THE SHORTEST DISTANCE.



**D2 25 FT LIGHT POLE**

1/8" = 1'-0" 0 4' 8' 16'

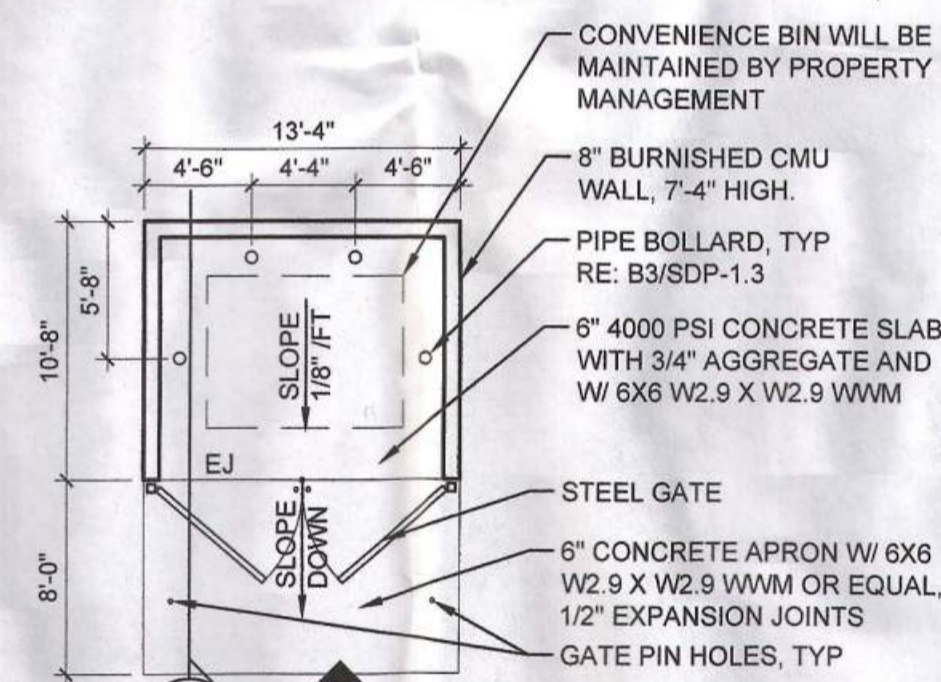
NOTE: NO LIGHT POLE OVER 16' SHALL FALL WITHIN 100' OF ABUTTING RESIDENTIAL ZONE



**C5 GATE ELEVATION**

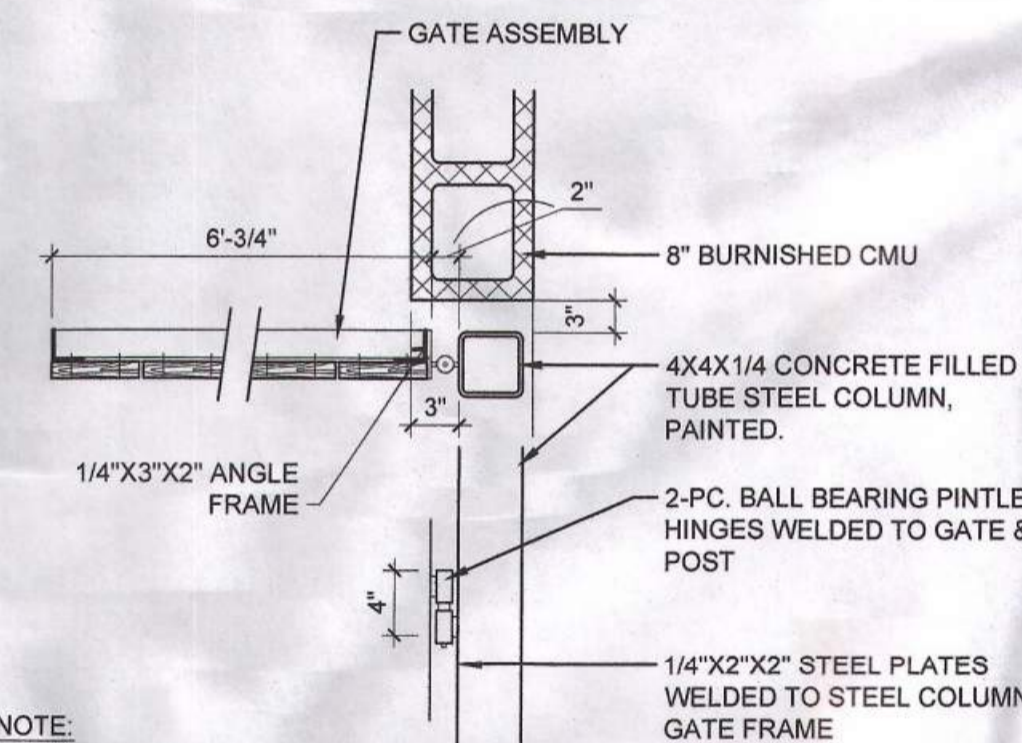
1/4" = 1'-0" 0 2' 4' 8'

NOTE: STUCCO CMU AT ENCLOSURE WALLS  
COLOR: LIGHT TAN  
PAINTED METAL COLOR: DARK GREY



**C3 CONVENIENCE TRASH ENCLOSURE**

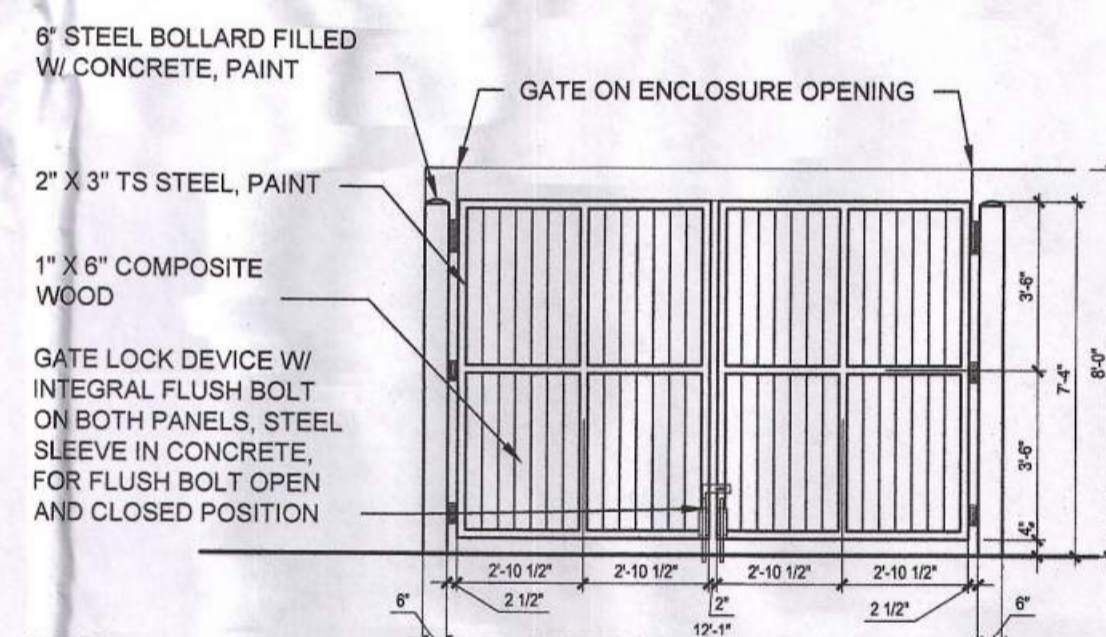
1/8" = 1'-0" 0 4' 8' 16'



NOTE: ALL PAINT COLORS T.B.D.

**B3 CORNER DETAIL**

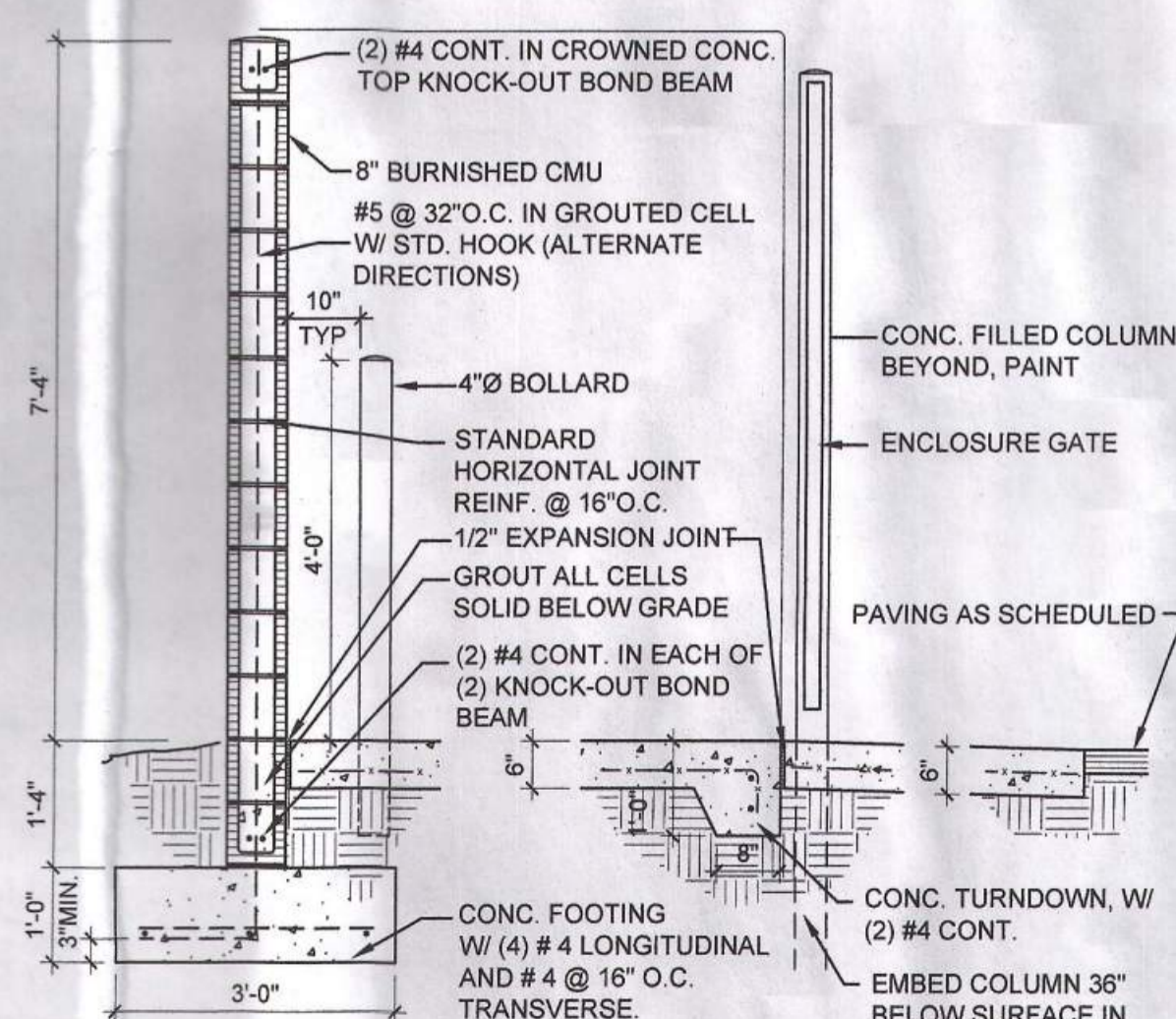
1" = 1'-0" 0 1/2' 1' 2'



**B5 GATE ELEVATION**

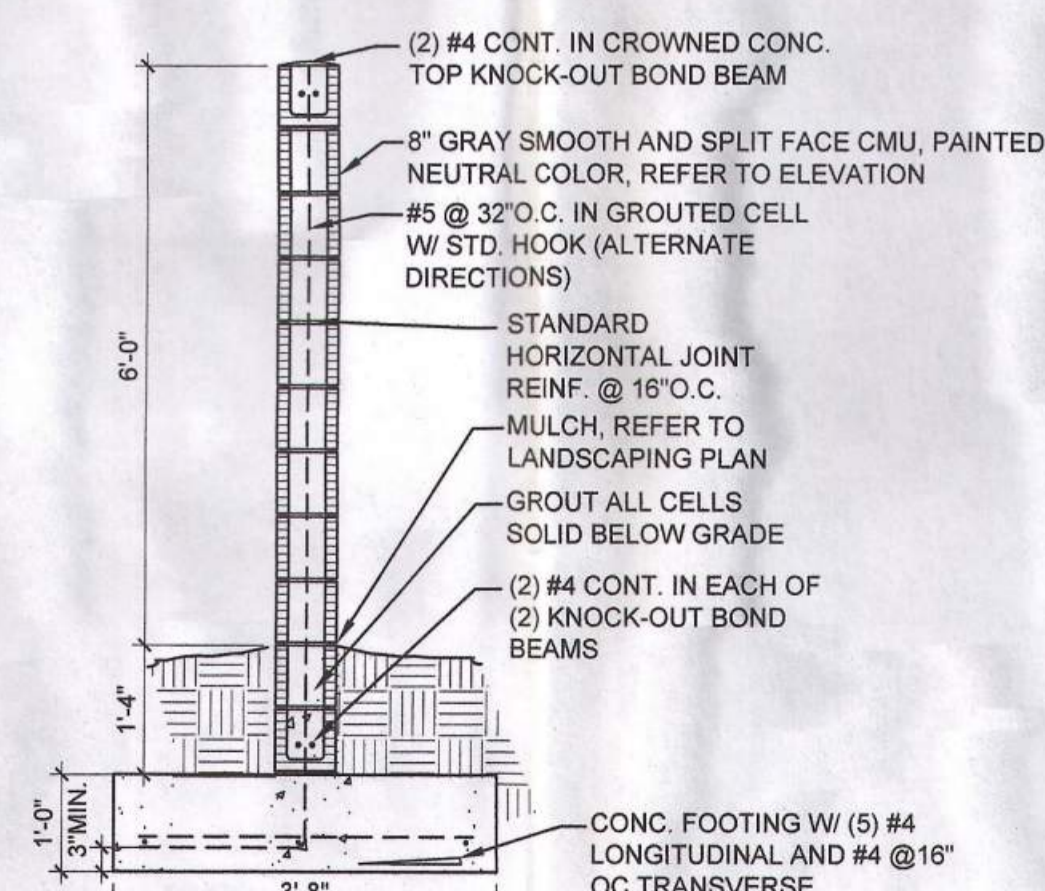
1/4" = 1'-0" 0 2' 4' 8'

NOTE: STUCCO CMU AT ENCLOSURE WALLS  
COLOR: LIGHT TAN  
PAINTED METAL COLOR: DARK GREY



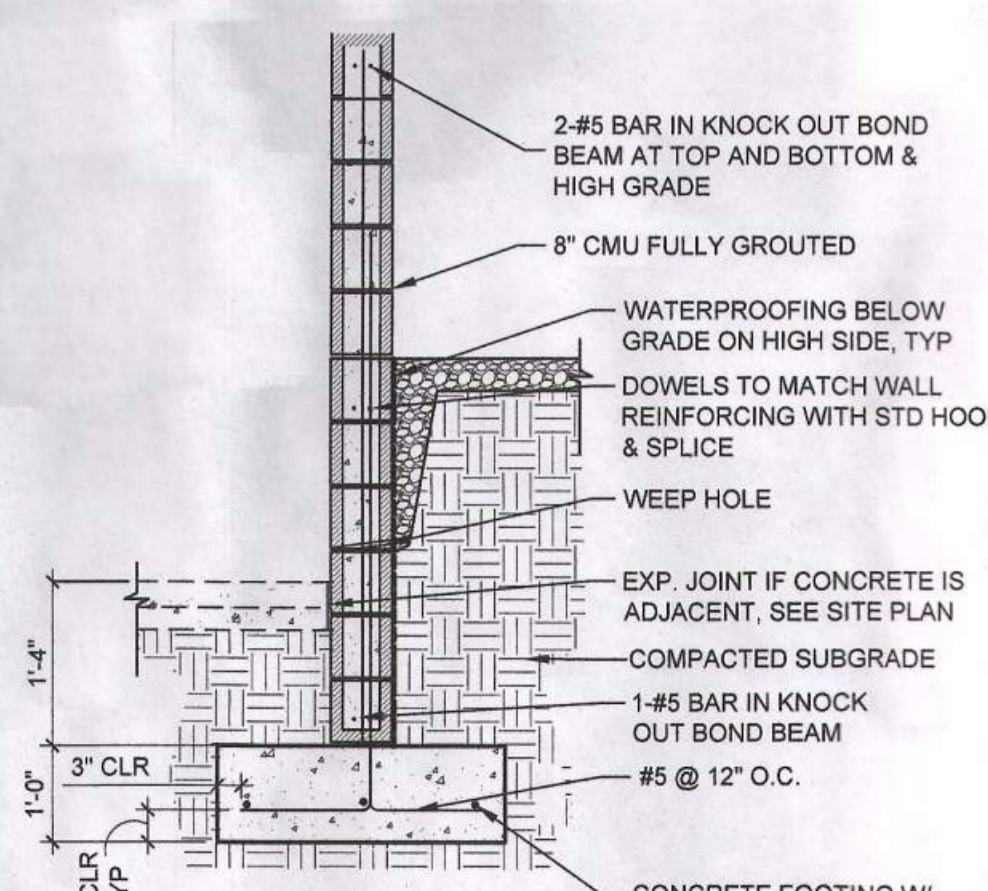
**A2 REFUSE ENCLOSURE SECTION**

1/2" = 1'-0" 0 1' 2' 4'



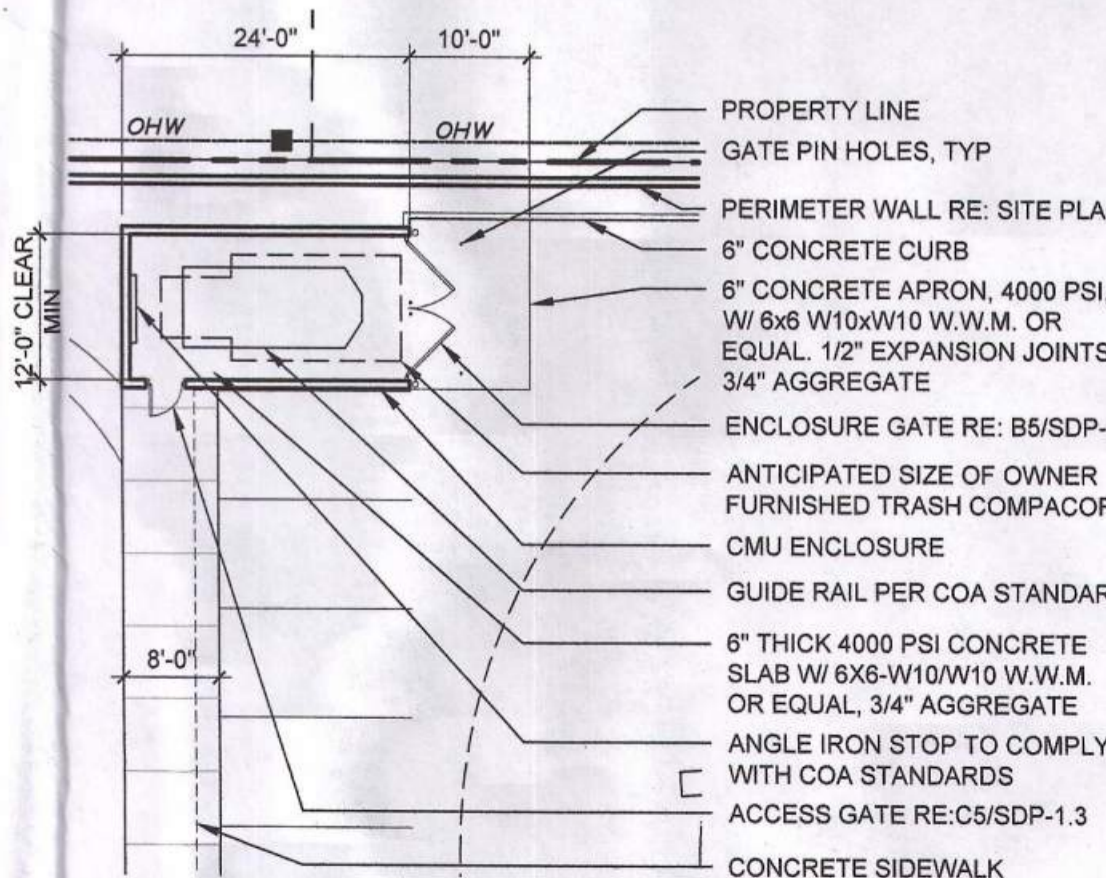
**A3 CMU WALL SECTION**

1/2" = 1'-0" 0 1' 2' 4'



**A4 CMU RETAINING WALL**

1/2" = 1'-0" 0 1' 2' 4'



**A5 TRASH ENCLOSURE DETAIL**

1/16" = 1'-0" 0 8' 16' 32'