



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input checked="" type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Legacy Development & Management, LLC		Phone: (505) 243-6000
Address: 5051 Journal Center Blvd, Suite 500		Email: fkassam@legacydm.net
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Adjust parking calculation to reflect as-built conditions.

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

Lot or Tract No.: Tract 1	Block:	Unit:
Subdivision/Addition: Legacy Apartments	MRGCD Map No.:	UPC Code: 101806437339110304
Zone Atlas Page(s): C-18	Existing Zoning: R-MH	Proposed Zoning: R-MH
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 11.5685 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6301 Alameda Blvd NE Between: San Pedro Drive NE and: Louisiana Blvd NE

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

1009881 and PR-2018-001271

Signature:	Date: 8/26/20
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2020-00829	AA	\$50			

Meeting/Hearing Date: N/A	Fee Total: \$50
Staff Signature: <i>Vanessa A Segura</i>	Date: 8/27/2020 Project # PR-2018-001271

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 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

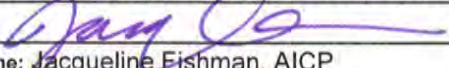
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
 - Three (3) copies of all applicable sheets of the approved Site Development Plan being amended, folded
 - Copy of the Official Notice of Decision associated with the prior approval
 - 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

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.

Signature: 	Date: 8/26/20
Printed Name: Jacqueline Fishman, AICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

August 26, 2020

Mr. Russell Brito, Manager
Urban Design & Development Division
Planning Department
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Mr. Brito,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Legacy Development & Management, LLC for two minor amendment requests for the Markana apartment projects located at the northeast corner of Alameda Boulevard and San Pedro Drive. The two phases of development each have their own site plan, and each is proposed for a minor amendment. The legal descriptions are below:

- Tract 1, Legacy Apartments containing 11.5685 acres
- Lot 1-A, Block 28, North Albuquerque Acres Tract A, Unit B containing 4.4413 acres

Sincerely,



Aleem Kassam



August 26, 2020

Mr. Russell Brito, Division Manager
Urban Design & Development
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 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: Project PR-2018-001271 – Proposed Minor Amendment

Dear Mr. Brito:

The purpose of this letter is to explain our request for a minor amendment to the approved Site Development Plan for the Markana Apartments (Phase 1) located at 6301 Alameda Blvd NE. The purpose of the amendment is to adjust the parking calculations based on as-built conditions made necessary due to Fire Marshal requirements and an error in the original calculation. The subject property is legally described as Tract 1, Legacy Apartments and zoned R-MH.

The original Site Development Plan was approved by the Development Review Board (DRB) on May 18, 2016. It showed that 420 parking spaces were required under the former Comprehensive Zoning Code and North I-25 Sector Development Plan regulations; 421 spaces were provided on the Site Plan.

The Site Development Plan was amended by the DRB on February 28, 2018 to remove six parking spaces and make other modifications to allow vehicular access to Phase 2 of the development located on the property to the west (also owned by the applicant). While the total parking was reduced to 415 spaces (5 short of the requirement), a parking agreement was created and filed between the two phases of development and the Phase 2 Site Plan included six parking spaces specifically identified for Phase 1 use in its minimum parking calculations. The Phase 2 Site Plan was approved by the DRB on March 14, 2018 and amended by the DRB on July 18, 2018.

This current Minor Amendment is to update the parking calculations for Phase 1 as follows:

- Reduction of 4 spaces due to a miscalculation on the original plans that should have been noted in the prior approvals.
- Reduction of 5 spaces due to Fire Marshal requirements for Fire Department Connection access.

The minor amendment is justified and meets the IDO Criteria required in Section 14-16-6-4(Y)(1)(a) as follows (responses are in italics):

PRINCIPALS

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

6-4(Y)(1)(a) Minor amendments may be granted by the ZEO that meet the following requirements:

1. The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirement.



Applicant Response: *The approved Site Development Plan specifies the required parking for the site under the former Comprehensive Zoning Code of 420 spaces with 415 spaces provided on-site and the remainder accommodated in Phase 2 of the development. The requested correction and further reduction of parking due to requirements of the Fire Marshal that were not known when originally approved bring the total parking onsite to 406 parking spaces, which is 14 spaces below the listed requirement. However, the Phase 2 Site Plan has an excess of 32 parking spaces that are adequate to continue to allow Phase 1 to meet the original requirement. In addition, it is important to note that under the IDO parking requirements, only 348 parking spaces would be required for the Phase 1 Site Plan, which is significantly less than what is provided.*

2. The requested change is within the thresholds for Administrative Amendments established in Table 6-4-5, cumulative of prior deviations or administrative amendments.

Applicant Response: *The requested change in the number of parking spaces (9) from what was last approved by the original decision-making body is only ~2.2% of the parking provided, which is within the thresholds for Administrative Amendments established in Table 6-4-5. It is important to note that 4 of those spaces are a correction due to a miscalculation, so the actual change in parking spaces shown on the plan is only ~1.2% of that approved by the DRB in 2018.*

Based on the responses above and the attached Site Plan, we respectfully request approval of this amendment. Please do not hesitate to contact me with any questions or if you need additional information. Thank you for your consideration of this request.

Sincerely,

Jacqueline Fishman, AICP
Principal

PROJECT NUMBER: 1009881
 Application Number: 18 DRB-70047

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
 Raymond M. Miller 2/28/18
 Traffic Engineering, Transportation Division Date
 Jan Entsgaard 2/28/18
 ABCWUA Date
 Jo Ann 2/28/18
 Parks and Recreation Department Date
 Susan D. Hughes 2/28/2018
 City Engineer/Hydrology Date
 2/28/18
 Code Enforcement Date

* Environmental Health Department (conditional) Date

Solid Waste Management Date 2/28/18
 DRB Chairperson, Planning Department Date

* Environmental Health, if necessary

DEVELOPMENT DATA

NET SITE AREA : 11.6221 ACRES (506,259 S.F.)

ZONING : SU-2

BUILDING HEIGHT : PROVIDED: 38 FEET

DENSITY : PROPOSED: 19.96 DU/ACRE

SETBACKS PROVIDED :
 REAR (N) 15' SIDE (W) 59' FRONT (S) 15' SIDE (E) 59'
 BUILDINGS PARKING 22' 5' 15' 5'

	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,031	1,220			
BLDG TYPE 1	12	8	8	20	2	40	
BLDG TYPE 2	10	6	16	6	6	96	
BLDG TYPE 3		12	8	20	3	60	
BLDG TYPE 4		8	8	18	2	32	
BLDG TYPE 5	2			2	2	4	
TOTAL	84	4	104	40	15	232	

	PARKING RATIO REQUIRED	PARKING SPACES	
			UNIT A1, A2 < 1,000 SF
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2	80
Total Parking Spaces Required			420
OPEN PARKING PROVIDED			183
CARPORIT PARKING PROVIDED			157
GARAGE PARKING PROVIDED			75
Total Parking Provided			415

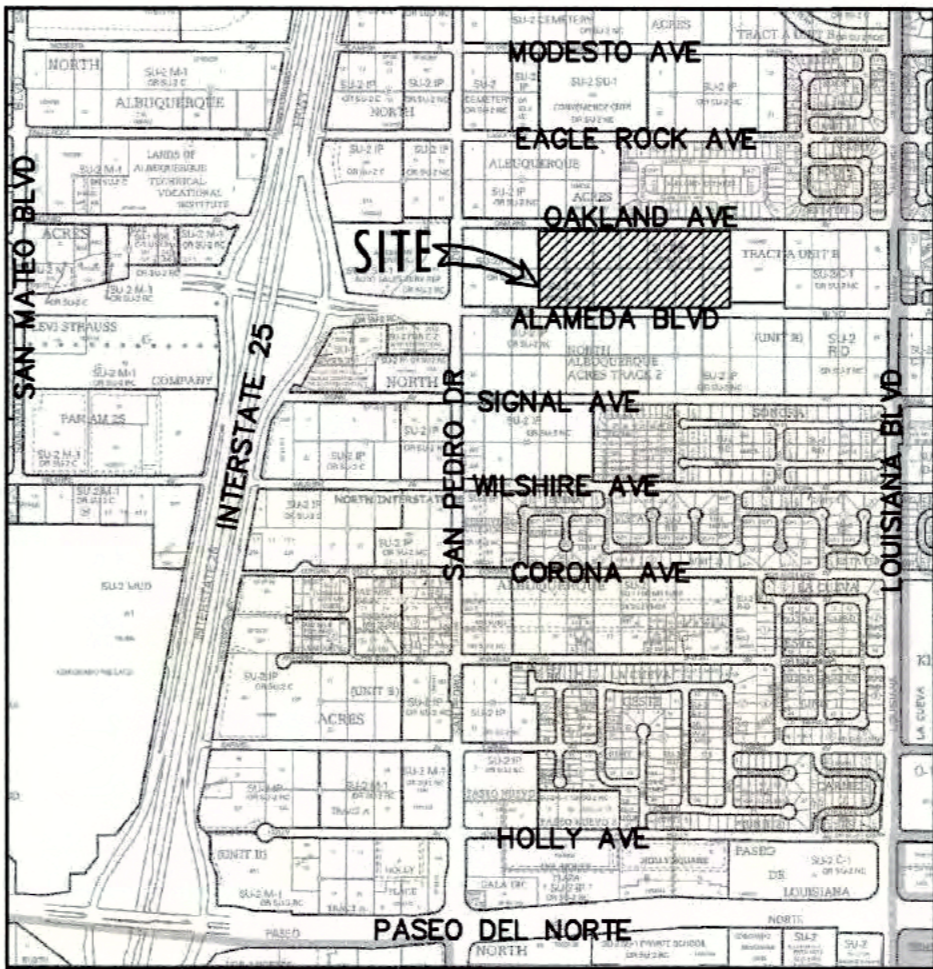
	MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED			
	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
TOTAL (excess of 128,555 SF)	232	111,200	238,755	

	PARKING RATIO REQUIRED	PARKING SPACES
OPEN ACCESSIBLE PARKING PROVIDED		7
CARPORIT ACCESSIBLE PARKING PROVIDED		3
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		12
Bicycle Parking Required (1 SPACE FOR EVERY 2 DWELLING UNITS)		116
GARAGE BICYCLE RACK		75
Total Bicycle Parking Provided		117

NOTES:
 1. ALL GROUND FLOOR UNITS ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
 2. 2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (232x.02=4.64 PROVIDED: 5)

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT.
 - ⊕ TYPE 'SB'. 12' TALL POLE LIGHT.
 - ◇ TYPE 'SC'. 7' TALL POLE LIGHT.
 - ▽ TYPE 'SD'. LED UPLIGHT.
 - TYPE 'SE'. CARPORT LIGHT.
 - ⊕ TYPE 'SF'. WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
 - TYPE 'SG'. 18' TALL POLE LIGHT.
- B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.
 T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.



VICINITY MAP NOT TO SCALE

PROJECT NUMBER: 1009881
 Application Number: 18 DRB-70047

This Plan is consistent with the site development plan approved by the Environmental Planning Commission (EPC) and the Findings and Conditions of the Official City of Decision are satisfied.

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:
 Raymond M. Miller 5/18/16
 Traffic Engineering, Transportation Division Date
 Mark Cad 05/19/16
 ABCWUA Date
 Brandon 5/18/16
 Parks and Recreation Department Date
 11-18-16
 City Engineer Date
 Solid Waste Management 11-18-16
 Date
 DRB Chairperson, Planning Department 11-18-16
 Date

KEYNOTES

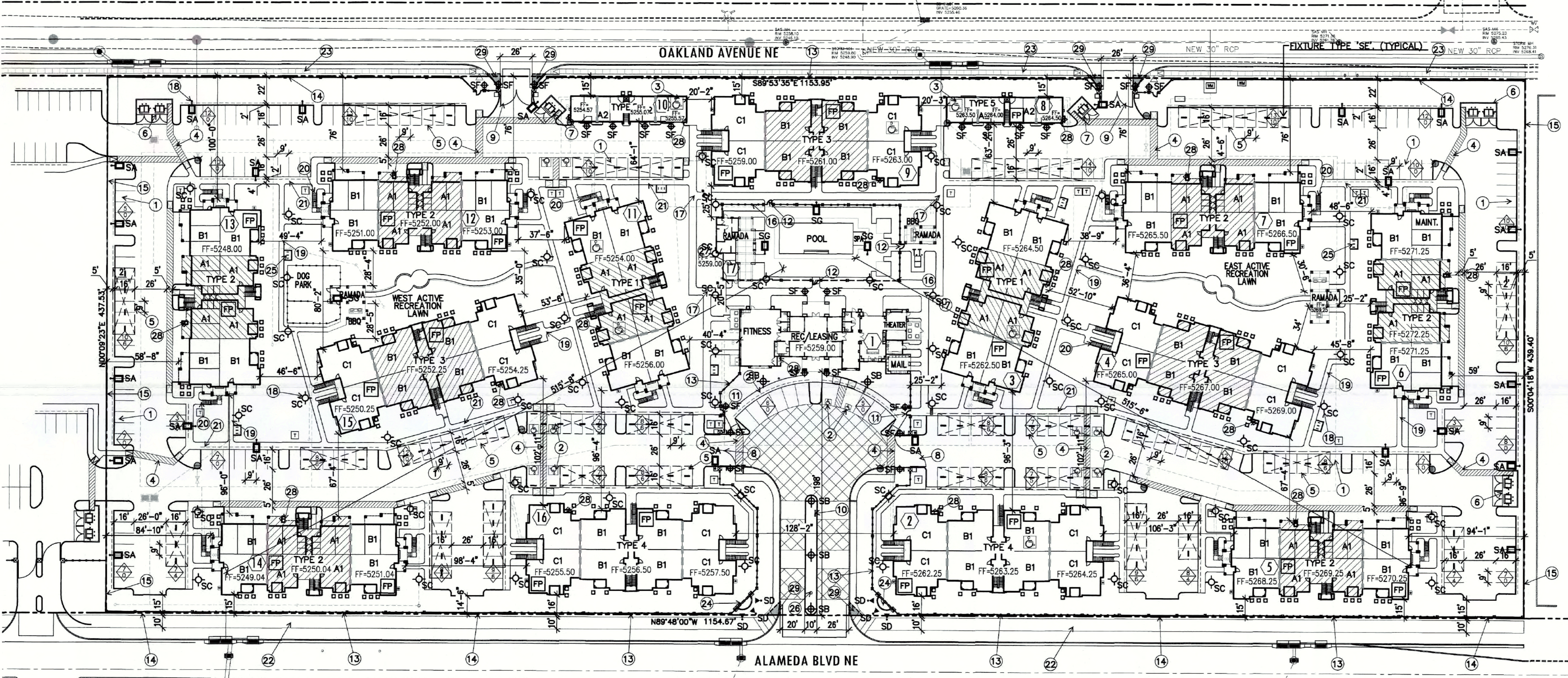
1. 8'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A1.20.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DET 06/A1.20.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS, SEE DETAIL 28/A1.21.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP, SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
12. POOL GATE, SEE DETAIL 24/A1.21.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 27/A1.21.
15. CMU PERIMETER WALL, SEE DETAIL 16/A1.21.
16. WROUGHT IRON POOL FENCE, SEE DETAIL 19/A1.21.
17. 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. SITE LIGHTING - SEE LIGHTING LEGEND.
19. 4' SIDEWALK, TYPICAL ON SITE.
20. 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
22. 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
23. 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
24. MONUMENT SIGN, SEE DETAIL 29/A1.21.
25. BICYCLE PARKING RACK FOR 6 BICYCLES, SEE DETAIL 30/A1.21.
26. FLAG POLE.
27. POOL EQUIPMENT AT POOL RAMADA.
28. FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
29. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

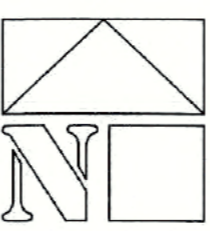
LEGEND

- PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ◇ No. OF PARKING SPACES
No. OF COVERED SPACES
- ⊕ ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT
- FP UNIT WITH FIREPLACE, REFER TO BUILDING PLANS
- T DENOTES TRANSFORMER LOCATION
- ⊕ DENOTES WATER METER LOCATION



SITE PLAN

SCALE: 1" = 50'-0"



LEGACY NAA APARTMENTS
 SAN PEDRO AND ALAMEDA
 Albuquerque, New Mexico

Office of Rich Barber
 ORB Architecture, LLC
 WorldHQ@ORBArch.com



LEGACY HOSPITALITY

DATE: FEBRUARY 27, 2018 ORB # 15-218

A1.10
 SITE PLAN



DEVELOPMENT REVIEW BOARD

Agenda

Plaza del Sol Building Basement Hearing Room

February 28, 2018

MEMBERS:


- Kym Dicome..... DRB Chair
- Racquel Michel Transportation Development
- Jon Ertsgaard Water Authority
- Doug HughesCity Engineer/Hydrology
- Jason Coffey..... Parks & Recreation
- Ben McIntosh.....Code Enforcement


Angela Gomez ~ Administrative Assistant

PUBLIC HEARING

CASES WHICH REQUIRE PUBLIC NOTIFICATION-
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

-
1. **Project# 1001523**
18DRB-70044 MAJOR – SITE PLAN for
BUILDING PERMIT
MULLEN HELLER ARCHITECTURE, P.C. agent(s) for
ACOMA BUSINESS ENTERPRISES request(s) the above
action(s) for all or a portion of Lot(s) 15 AND 16,
LADERA BUSINESS PARK Unit(s) 1, zoned SU-
1/Light Industrial, located on NW CORNER of UNSER
BLVD NW and LA MORADO NW, containing
approximately 2.63 acre(s). (H-9) **DEFERRED TO 3/14/18.**


 2. **Project# 1006539**
18DRB-70049 BULK LAND VARIANCE
18DRB-70048 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
ALPHA PRO SURVEYING LLC agent(s) for LAND
ADVISORS ORGINIZATION LLC request(s) the above
action(s) for all or a portion of Lot(s) A-1, **MESA DEL
SOL INNOVATION PARK** located on STRYKER RD SE
at UNIVERSITY BLVD SE, zoned PC, containing
approximately 1764.76 acre(s). (R-15, R-16, R-17 AND S-
15, S16, S-17, T-16, T-17) **DEFERRED TO 3/7/18.**

-
3. **Project# 1011396**
18DRB-70046 MAJOR – SITE PLAN for BUILDING PERMIT 
- CONSENSUS PLANNING agent(s) for LEGACY HOSPITALITY, LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2, 3, 30, 31 and 32; TRACT A, **NORTH ALBUQUERQUE ACRES** Unit(s) B, zoned SU-2 FOR HDR, located on SAN PEDRO DR NE between OAKLAND AVE NE and ALAMEDA BLVD NE containing approximately 4.8 acre(s).(C-18) **DEFERRED TO 3/14/18.**
-


MINOR CASES

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

4. **Project# 1009881**
18DRB-70047 MAJOR - AMENDED SITE PLAN for BUILDING PERMIT/SUBDIVISION (to be heard in conjunction with Project 1011396)
- CONSENSUS PLANNING agent(s) for LEGACY HOSPITALITY, LLC request(s) the above action(s) for all or a portion of TRACT 1 **Legacy Apartments**, zoned SU-2 IP or NC, located on OAKLAND AVE NE east of SAN PEDRO DRIVE NE containing approximately 11.5685 acre(s).(C-18) **THE AMENDED SITE PLAN FOR BUILDING SUBDIVISION WAS APPROVED.**
-

5. **Project# 1003098**
18DRB-70059 EPC APPROVED SITE PLAN for BUILDING PERMIT (03EPC-01913) 
- JS ROGERS ARCHITECTS PC agent(s) for GRACE COVENANT CHURCH, INC request(s) the above action(s) for all or a portion of Lot(s) PORTION OF TRACT 281, **TOWN OF ATRISCO GRANT** Unit(s) **8**, zoned SU-1 for Church and Related Facilities, located on 57TH ST NW between BICE RD and DEL OESTE RD NW containing approximately .74 acre(s). (H-11)) [Deferred from 2/21/18] **THE SITE DEVELOPMENT PLAN FOR BUILDING PERMIT WAS APPROVED.**
-

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS


6. **Project# 1011331**
17DRB-70346 SIDEWALK VARIANCE
17DRB-70347 SIDEWALK VARIANCE
17DRB-70304 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 
- ARCH + PLAN LAND USE CONSULTANTS agent(s) for JASON FILE request(s) the above action(s) for all or a portion of Lot(s) 1-A & 1-B, **ALVARADO GARDENS** Unit(s) **1**, zoned RT/RA-2, located on 2311 & 2315 MATTHEW AVE NW containing approximately .6 acre(s). (G-13) [Deferred from 12/13/17, 1/3/18, 1/31/18] **DEFERRED TO 3/7/18.**
-

SKETCH PLAT REVIEW AND COMMENT (no action taken)

7. **Project# 1011540**
18DRB-70064 SKETCH PLAT REVIEW
AND COMMENT 

GARCIA/KRAEMER & ASSOC. agent(s) for NEW CAL INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) 31 AND 32A1 EXC PORT'S OUTTO R/WCONT .6700AC, located on CANDELARIA NW between 12TH ST NW and RIO GRANDE NW containing approximately .67 acre(s). **THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.**

8. **Other Matters:**
-

- Project# 1011039**
18DRB-70063 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 

PRECISION SURVEYS INC agent(s) for DOS VIENTOS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-15, Block(s) 2, **COMMERCIAL ADDITION** zoned M-1, located on COMMERCIAL SE NE BETWEEN MARQUETTE AVE NE AND ROMA AVE NE containing approximately 2.6917 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING.**

Minutes for: Februrary 21, 2018

ADJOURNED.

PROJECT NUMBER: 1009881
 Application Number: 18 DRB - 70047

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Royce M. Miller 2/28/18
 Traffic Engineering, Transportation Division Date
Jan Entsgaard 2/28/18
 ABCWUA Date
John C. ... 2/28/18
 Parks and Recreation Department Date
James D. ... 2/28/18
 City Engineer/Hydrology Date
... 2/28/18
 Code Enforcement Date

* Environmental Health Department (conditional) Date

Solid Waste Management Date 2/28/18

DRB Chairperson, Planning Department Date

* Environmental Health, if necessary

DEVELOPMENT DATA

NET SITE AREA: 11.6221 ACRES (506,259 S.F.)

ZONING: SU-2

BUILDING HEIGHT: PROVIDED: 38 FEET

DENSITY: PROPOSED: 19.96 DU/ACRE

SETBACKS PROVIDED:

	REAR (N)	SIDE (W)	FRONT (S)	SIDE (E)
BUILDINGS	15'	59'	15'	59'
PARKING	22'	5'	15'	5'

UNIT TYPE	UNIT MIX				UNITS/BLDG	NO. BLDGS	TOTAL UNITS
	A1	A2	B1	C1			
LIVABLE STORAGE PAT/BAL	719	874	1,031	1,220			
BLDG TYPE 1	12	8	20	2	2	40	
BLDG TYPE 2	10	6	16	6	6	96	
BLDG TYPE 3		12	8	20	3	60	
BLDG TYPE 4		8	8	18	2	32	
BLDG TYPE 5	2				2	4	
TOTAL	84	4	104	40	15	232	

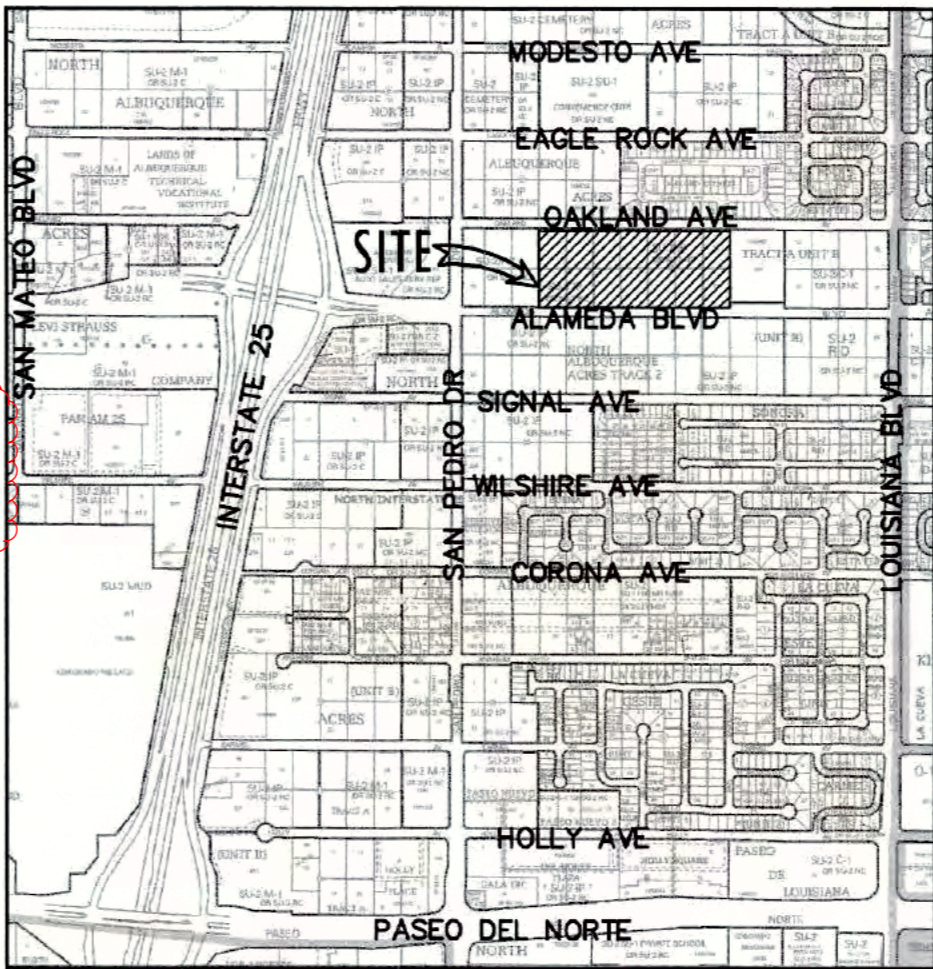
PARKING SPACE REQUIREMENTS	PARKING RATIO REQUIRED	PARKING SPACES	
			UNIT A1, A2 < 1,000 SF
UNIT B1 > 1,000 SF	104 - 2 BR / 2 BATH	2 / 2	208
UNIT C1 > 1,000 SF	40 - 3 BR / 2 BATH	2 / 2	80
Total Parking Spaces Required			420
OPEN PARKING PROVIDED		185	175
CARPORIT PARKING PROVIDED		187	156
GARAGE PARKING PROVIDED		75	
Total Parking Provided		447	406

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED				
	SF REQ. PER DU	# OF DUs	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	400	88	35,200	
2 BEDROOM	500	104	52,000	
3 BEDROOM	600	40	24,000	
PROVIDED SITE OPEN SPACE				224,907
PROVIDED BALCONY PRIVATE OPEN SPACE				14,848
TOTAL (excess of 128,555 SF)	232	111,200	238,755	

NOTES:
 1. ALL GROUND FLOOR UNITS ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
 2. 2% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (232x.02=4.64 PROVIDED: 5)

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT.
 - ⊕ TYPE 'SB'. 12' TALL POLE LIGHT.
 - ◇ TYPE 'SC'. 7' TALL POLE LIGHT.
 - ▽ TYPE 'SD'. LED UPLIGHT.
 - TYPE 'SE'. CARPORT LIGHT.
 - ⊕ TYPE 'SF'. WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
 - TYPE 'SG'. 18' TALL POLE LIGHT.
- B.O.F. - HEIGHT IS MEASURED FROM BOTTOM OF FIXTURE OR FIXTURE LENS TO ABOVE FINISHED FLOOR.
 T.O.F. - HEIGHT MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.



VICINITY MAP
 NOT TO SCALE

PROJECT NUMBER: 1009881
 Application Number: 18 DRB - 70047

This Plan is consistent with the site development plan approved by the Environmental Planning Commission (EPC) and the Findings and Conditions of the Official Code of Ordinances are satisfied.

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.

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Royce M. Miller 5/18/16
 Traffic Engineering, Transportation Division Date
John C. ... 05/19/16
 ABCWUA Date
... 5/18/16
 Parks and Recreation Department Date
... 11-18-16
 City Engineer Date
... 11-18-16
 Solid Waste Management Date
... 4-18-16
 DRB Chairperson, Planning Department Date

KEYNOTES ①

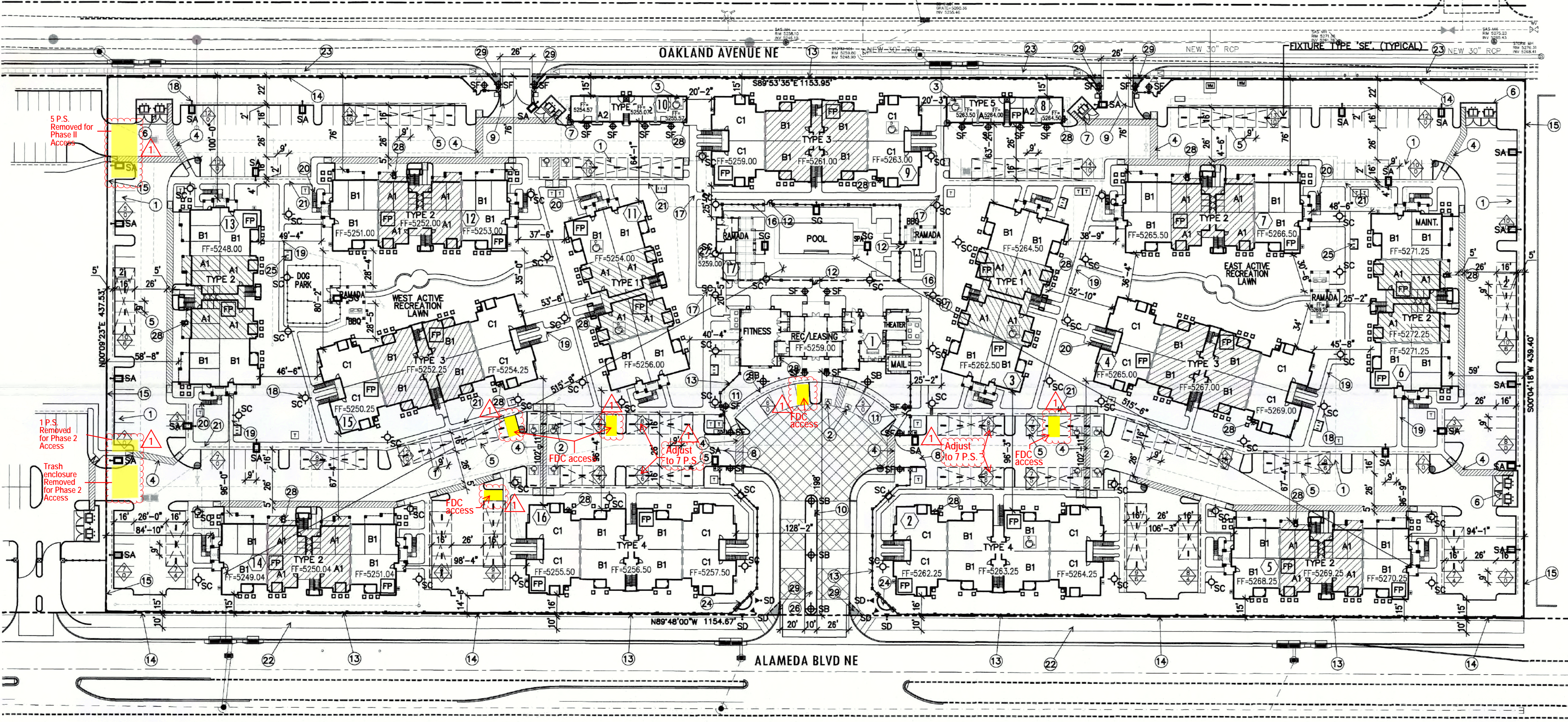
1. 8'x16' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
2. 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
3. ACCESSIBLE GARAGE SPACE.
4. ACCESSIBLE DRIVEWAY CROSSING MARKING.
5. INDICATES LOCATION OF CARPORT PARKING STRUCTURE. SEE DET 06/A1.20.
6. DOUBLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 13/A1.20.
7. SINGLE TRASH ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 07/A1.20.
8. ELECTRONIC ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
9. RESIDENT ONLY REMOTE CONTROL ENTRY GATE TO BE EQUIPPED FOR FIRE DEPARTMENT ACCESS. SEE DETAIL 28/A1.21.
10. GATE CONTROL BOX AND SITE DIRECTORY MAP. SEE DETAIL 17/A1.21. PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS.
11. PEDESTRIAN ENTRY GATE. SEE DETAIL 23/A1.21.
12. POOL GATE. SEE DETAIL 24/A1.21.
13. WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
14. CMU/WROUGHT IRON COMBO PERIMETER FENCE. SEE DETAIL 27/A1.21.
15. CMU PERIMETER WALL. SEE DETAIL 16/A1.21.
16. WROUGHT IRON POOL FENCE. SEE DETAIL 19/A1.21.
17. 6' SIDEWALK CONNECTING TO EACH BUILDING AND TO PUBLIC WAYS.
18. SITE LIGHTING - SEE LIGHTING LEGEND.
19. 4' SIDEWALK, TYPICAL ON SITE.
20. 3'-6" SIDEWALK AT STAIR APPROACH, TYPICAL.
21. 6' SIDEWALK, TYPICAL AT PARKING. SEE DETAIL 09/A1.20.
22. 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
23. 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
24. MONUMENT SIGN. SEE DETAIL 29/A1.21.
25. BICYCLE PARKING RACK FOR 6 BICYCLES. SEE DETAIL 30/A1.21.
26. FLAG POLE.
27. POOL EQUIPMENT AT POOL RAMADA.
28. FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
29. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

GENERAL NOTES:

1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER

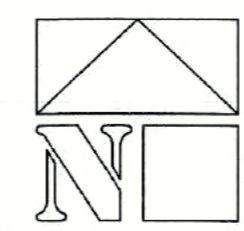
LEGEND

- ① PROPERTY LINE
- ① BUILDING NUMBER
- TYPE 2 BUILDING TYPE
- ⊕ No. OF PARKING SPACES
No. OF COVERED SPACES
- ⊕ ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT
- FP UNIT WITH FIREPLACE. REFER TO BUILDING PLANS
- T DENOTES TRANSFORMER LOCATION
- ⊕ DENOTES WATER METER LOCATION



SITE PLAN

SCALE: 1" = 50'-0"



LEGACY NAA APARTMENTS
 SAN PEDRO AND ALAMEDA
 Albuquerque, New Mexico

Office of Rich Barber
 Architecture, LLC
 WorldHQ@ORBArch.com



LEGACY HOSPITALITY

As Built - Parking Count Revised August / 19/ 2020

DATE: FEBRUARY 27, 2018 ORB # 15-218

A1.10

SITE PLAN