



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 <u>all</u> 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.: Lot 1-A	Block: Block 28	Unit:
Subdivision/Addition: North Albuquerque Acres, Tract A, Unit B	MRGCD Map No.:	UPC Code: 101806429339110301
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): 4.4413 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6201 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.)

1011396 and PR-2018-001280

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

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

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

Applicant or 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,

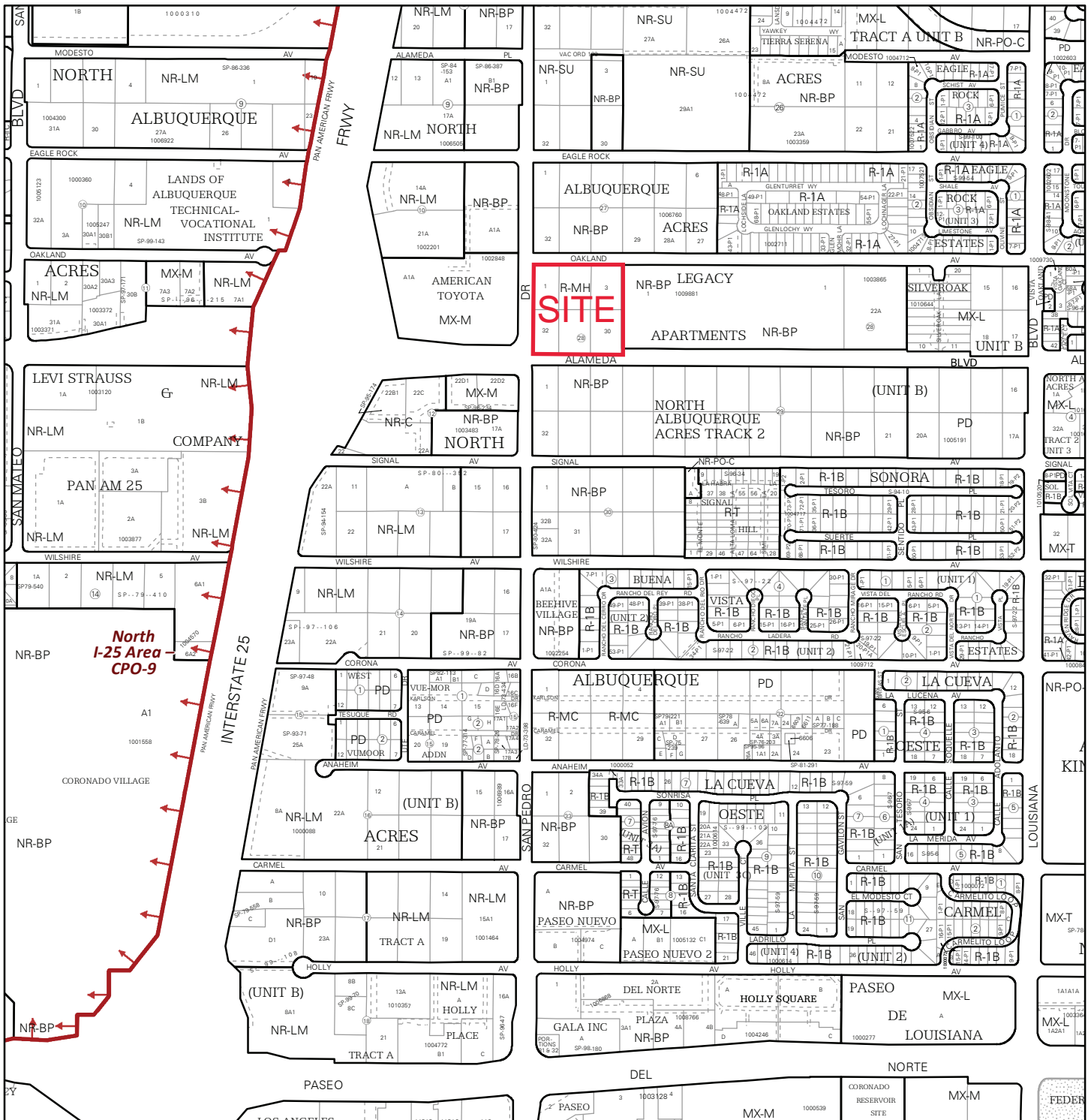
The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Legacy Development & Management, LLC for two minor amendment requests for the Markana apartment projects located at the northeast corner of Alameda Boulevard and San Pedro Drive. The two phases of development 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

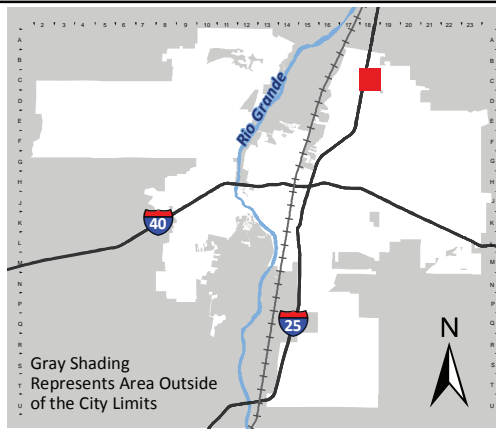


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

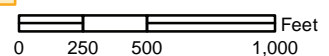


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-18-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





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-2018-001280 – 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 2) located at 6201 Alameda Blvd NE. The purpose of the amendment is to adjust the parking calculations to correct an error in the table from the original approval. The subject property is legally described as Lot 1-A, Block 28, North Albuquerque Acres, Tract A, Unit B and zoned R-MH.

The original Site Development Plan was approved by the Development Review Board (DRB) on March 14, 2018 prior to the effective date of the Integrated Development Ordinance. A Major Amendment was approved by the DRB on July 18, 2018 to add a floor to three of the buildings with additional dwelling units.

The requested minor amendment is to update the parking calculations to correct an error that was made in the original approvals:

- Addition of three parking spaces that were shown, but not counted in the parking calculations on the prior approvals.

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

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 underwent a Major Amendment and shows the parking required utilizing the IDO standards of 1.5 spaces per dwelling unit. The development meets this standard and the amendment only increases the number of spaces provided in excess of the minimum requirement from 35 to 38 that can be utilized by Phase 1 of the Markana Apartments. The current plan dedicated six spaces to Phase 1 that were lost in order to provide vehicular access between the two phases. Concurrent to this minor amendment, the Applicant is requesting a minor amendment to Phase 1 that reduces the parking on the adjacent property by 9 additional spaces. Even adjusting for those 9 spaces, there are 23 spaces left in excess of the parking requirements for both phases of development.*

PRINCIPALS

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



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

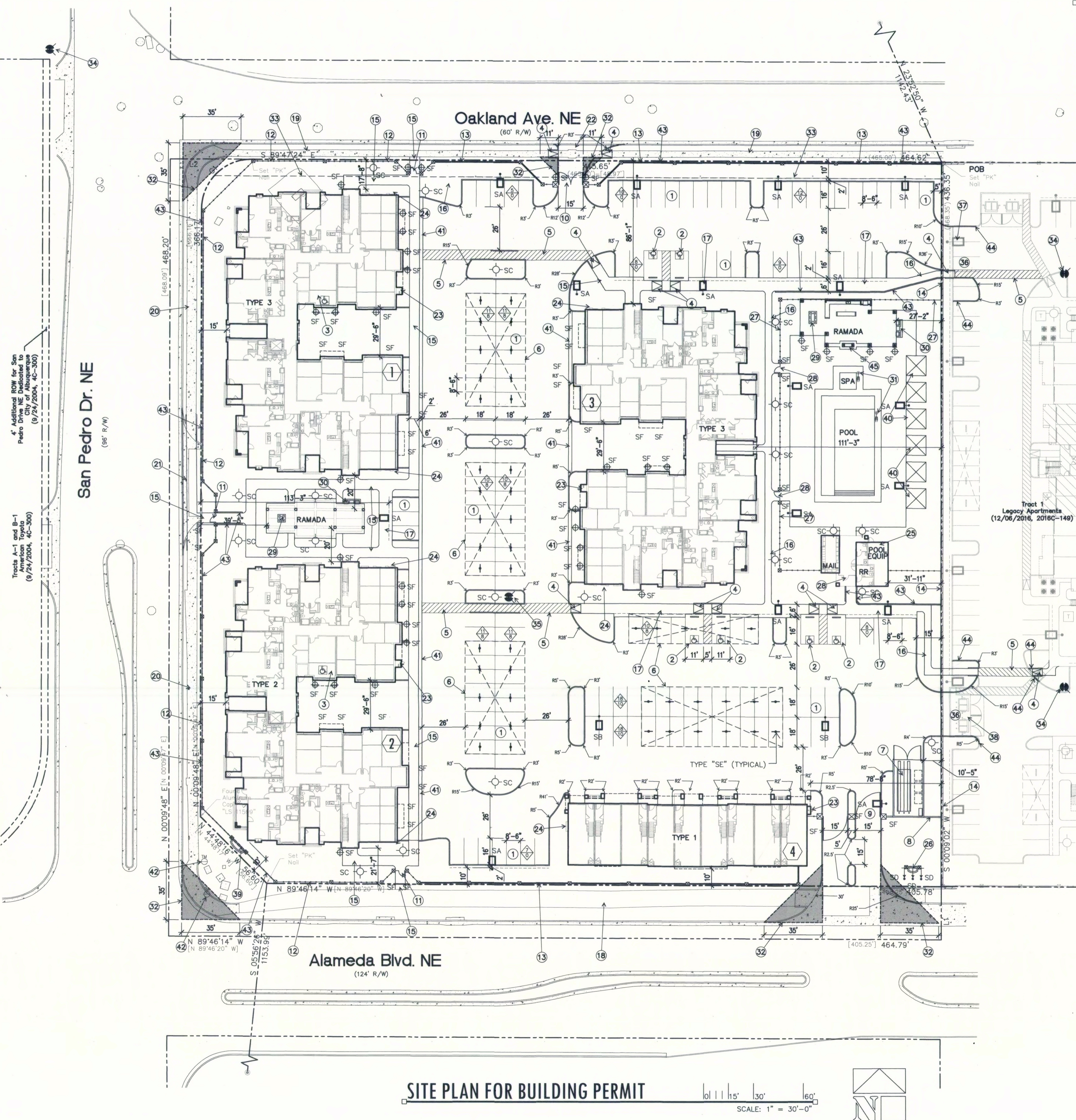
Applicant Response: *The requested change in the number of parking spaces are simply a correction for a miscalculation in the original approvals and do not change the number of actual spaces provided onsite. With no change to the total amount of parking, the request is within the thresholds allowed for administrative amendments.*

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,

A handwritten signature in black ink, appearing to read 'Jacqueline Fishman', with a long horizontal stroke extending to the right.

Jacqueline Fishman, AICP
Principal



- ### KEYNOTES ①
- 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 01/A1.20.
 - 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
 - ACCESSIBLE GARAGE SPACE.
 - ACCESSIBLE CURB RAMP, SEE DETAIL 08/A1.20.
 - ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
 - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 06/A1.20.
 - 30' O.U. YDS. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 6' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
 - 8' H. CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
 - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE, SEE DETAIL 28/A1.21.
 - EXIT ONLY VEHICULAR GATE, SEE DETAIL 44/A1.22.
 - PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
 - WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
 - CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 17/A1.21.
 - EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP, REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
 - 6' SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
 - 4' SIDEWALK, TYPICAL ON SITE.
 - 6' SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.20.
 - EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
 - EXISTING 6' SIDEWALK DETACH 6' FROM STREET CURB AT OAKLAND AVE.
 - EXISTING 6' SIDEWALK DETACH 3' FROM STREET CURB AT SAN PEDRO DR.
 - REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING.
 - NEW CURB CUT DRIVEWAY.
 - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
 - ELECTRIC SERVICE LOCATION.
 - POOL EQUIPMENT ROOM.
 - MONUMENT SIGN NEXT TO ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
 - WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
 - POOL ENTRY GATE, SEE DETAIL 24/A1.21.
 - FIRE PIT, SEE DETAIL 32/A1.22.
 - GAS GRILLS, SEE DETAIL 38/A1.22.
 - POOL LIFT, SEE DETAIL 43/A1.22.
 - SIGHT VISIBILITY, 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.
 - EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017030327).
 - EXISTING FIRE HYDRANT.
 - NEW FIRE HYDRANT.
 - DRIVEWAY CONNECTION TO EXISTING PHASE 1 PROJECT, REMOVE EXISTING CMU WALL AS NEEDED.
 - RELOCATE EXISTING LIGHT POLE.
 - REMOVE EXISTING TRASH ENCLOSURE.
 - MONUMENT SIGN AT SW, SEE DETAIL 30/A1.21.
 - POOL CABANA, SEE DETAIL 35/A1.22.
 - MOUNTABLE CURB "ESTATE TYPE" PER CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
 - EXISTING TRAFFIC MAST.
 - NEW RETAINING WALL PER GRADING PLANS.
 - CONNECT TO EXISTING CURB ON PHASE 1.
 - VENT-LESS 2-SIDED GAS FIREPLACE.

PROJECT NUMBER:
Application Number:
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification 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:

Roger M. ... 7/18/18 Date
Traffic Engineering, Transportation Division

Jon Estepand 7/18/18 Date
ABCWUA

Camdorel 7/18/18 Date
Parks and Recreation Department

Janet S. ... 7-25-2018 Date
City Engineer

Carl Wilkins 7-13-18 Date
Solid Waste Management

Code Enforcement 7/18/18 Date
RP 25 July 2018 Date
DRB Chairperson, Planning Department

DEVELOPMENT DATA

SITE AREA: 4.4876 ACRES (195,479 S.F.)

ZONING: R-MH

BUILDING HEIGHT: ALLOWED: 45 FEET, PROVIDED: 45 FEET

DENSITY: ALLOWED: 50.00 DU/ACRE, PROPOSED: 30.08 DU/ACRE

SETBACKS PROVIDED:

SIDE (N)	FRONT (W)	SIDE (S)	REAR (E)
BUILDINGS 17'-8"	15'-0"	10'-0"	31'-11"
PARKING 10'-0"	11'-3"	10'-0"	5'-0"

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	200	60	12,000	
2 BEDROOM	250	75	18,750	
PROVIDED SITE OPEN SPACE				67,433
PROVIDED BALCONY PRIVATE OPEN SPACE				9,000
TOTAL (excess of 45,683 SF)	135	30,750	76,433	

UNIT MIX

UNIT TYPE	S1	A1	A2	A2H	A3	B2	B2m	B2H	B4	B5	TB1	TB1m	TB1m2	UNITS/BLDG	NO. BLDGS	TOTAL UNITS
LIVABLE	587	728	768	768	768	1,194	1,216	1,216	1,188	1,121	1,242	1,286	1,330			
STOR/GAR	23	13	26	26	26	22	22	22	21	15	501	517	533			
PAT/BAL	60	59	67	67	67	57	57	57	97	57	56	56	68			
BLDG TYPE 1											5	2	2	8	1	8
BLDG TYPE 2	6	6	4	4	4	3	4	1	8	6				42	1	42
BLDG TYPE 3	6	6	3	1	4	4	4		6	6				42	2	84
TOTAL	18	18	10	2	12	11	12	1	24	18	5	2	2	4	135	

NOTES:

- ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
- 22 OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)
- UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

LEGEND

- PROPERTY LINE
- BUILDING NUMBER
- TYPE 2 BUILDING NUMBER
- No. OF PARKING SPACES
- No. OF COVERED SPACES
- ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- FIRE HYDRANT

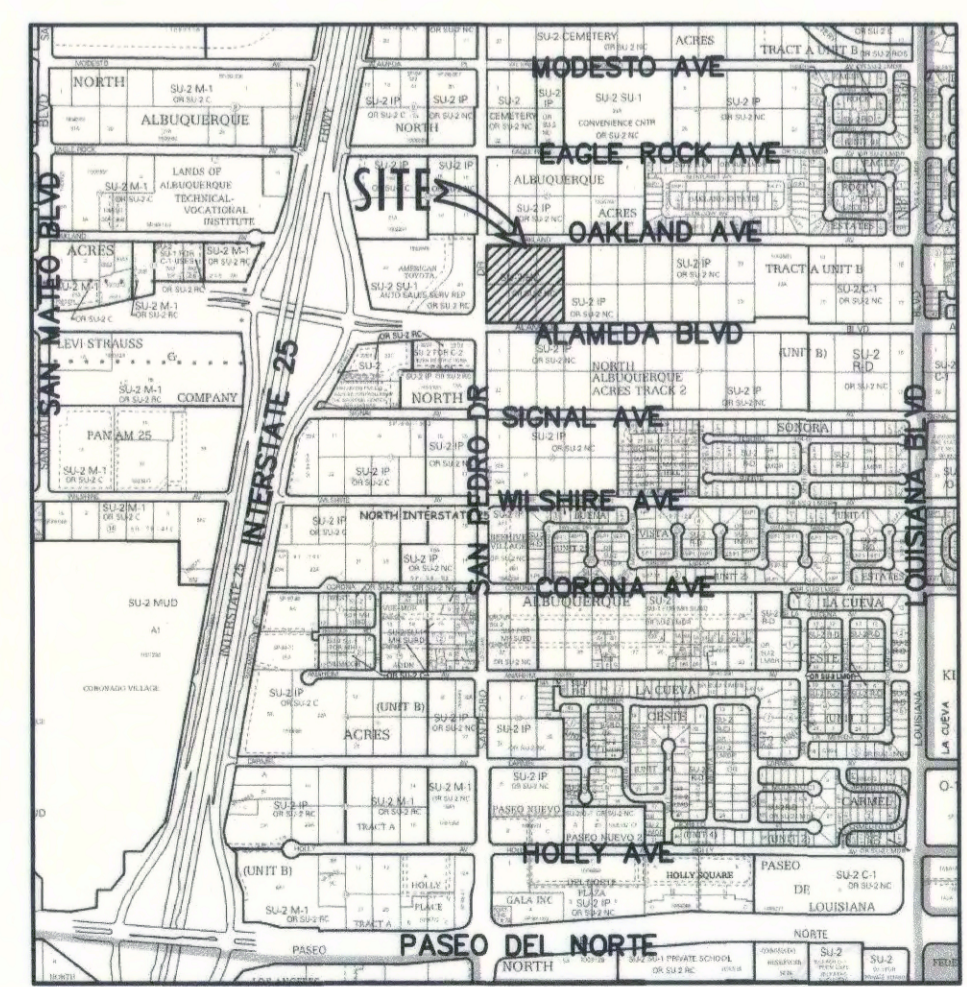
LIGHTING LEGEND

- TYPE 'SA': 18' TALL POLE LIGHT, TYPE III DISTRIBUTION, FULLY CUT-OFF
- TYPE 'SB': 18' TALL POLE LIGHT, TYPE V DISTRIBUTION, FULLY CUT-OFF
- TYPE 'SC': 7' TALL POLE LIGHT
- TYPE 'SD': WALL MOUNTED SIGN LED LIGHT WITH GLARE SHIELD AND 36" LONG STEM
- TYPE 'SE': CARPORT LIGHT, 4 FT. FLUORESCENT STRIP
- TYPE 'SF': WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
- TYPE 'SG': 18' TALL POLE LIGHT, TYPE III DISTRIBUTION, FULLY CUT-OFF

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.

BUILDING AREAS

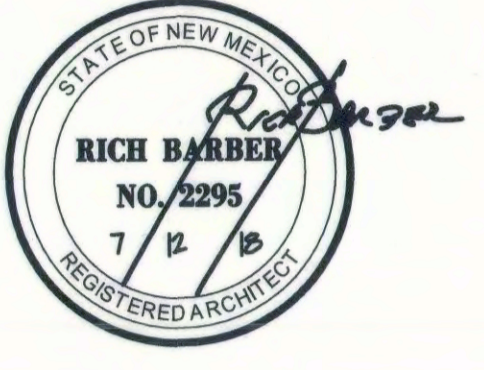
BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
1	U/R-2	14,803	14,964	14,956	14,956	59,679
2	U/R-2	14,803	14,964	14,956	14,956	59,679
3	U/R-2	14,803	14,964	14,956	14,956	59,679
4	U/R-2	5,427	6,006	5,666		17,099
RAMADA 1	U	620				620
RAMADA 2	U	1,014				1,014
POOL RR	U	985				985
TOTAL		52,455	50,898	50,534	44,868	198,755



MARKANA APARTMENTS - II

SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

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



PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
1.5 PARKING SPACES PER DWELLING UNIT	1.5	203
PHASE 1 PARKING LOST		6
Total Parking Spaces Required		209
OPEN PARKING PROVIDED		93
CARPORIT PARKING PROVIDED		76
GARAGE PARKING PROVIDED		89
Total Parking Provided		238
Accessible Parking Required		8
OPEN ACCESSIBLE PARKING PROVIDED		4
CARPORIT ACCESSIBLE PARKING PROVIDED		2
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		8
Bicycle Parking Required (10% OF REQUIRED OFF-STREET PARKING SPACES)		21
GARAGE		60
Total Bicycle Parking Provided		60

DATE: JULY 12, 2018 ORB # 17-219

A1.10

SITE PLAN FOR BUILDING PERMIT

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

AMENDED OFFICIAL NOTIFICATION OF DECISION

July 24, 2018,

Legacy Hospitality
6501 Eagle Rock Ave. NE Suite B-5
ABQ, NM , 87113

Project 2018-001280 (1011396)
SI-2018-00049

LEGAL DESCRIPTION:

all or a portion of: Lots 1-3 and lots 30-32, Block 28, North Albuquerque Acres Unit B, zoned R-MH, containing approximately 4.8 acres (C-18-Z

Staff Planner: Maggie Gould

PO Box 1293 On July 18, 2018, the Development Review Board (DRB) voted to **CONDITIONALLY APPROVE** with delegation to ABCWUA and Planning Project 2018-001280/SI-2018-00049 a Major Site Plan Amendment based on the following Findings:

Albuquerque FINDINGS:

1. This a request for a Major Amendment to an approved Site Development Plan for Building Permit approved by the DRB on March 14, 2018.
- NM 87103 2. The originally approved site development plan for building permit was processed through the DRB as required by the North I-25 Sector Development Plan (N I-25 SDP). This is Phase 2 of an apartment complex that was originally approved on May 18, 2016.
- www.cabq.gov 3. The N I-25 SDP allowed a maximum building height of 39 feet. The originally approved site development plans for building permit for both Phases 1 and 2 complied with this restriction.
4. On May 17, 2018, the Integrated Development Ordinance (IDO) became effective and the building height restriction was changed to allow a maximum height of 45 feet.
5. The request adds 12 additional housing units to buildings 1, 2 and 3 for a total of 36 additional units but does not significantly alter the site layout.
6. The request meets the criteria in 14-16-6-4(Y)(1)(b) for a Major Amendment because it exceeds the thresholds in Table 6-4-5 for Minor Amendment.
7. The request meets the Review and Decision Criteria for approval as outlined in Section 14-16-6-6(G)(3) of the IDO as follows:
 - a. The site plan complies with all applicable city regulations including parking, building height, landscaping and building design.
 - b. The proposed infrastructure has adequate capacity to serve the site as evidenced by the availability statement from the ABCWUA and the traffic information submitted by the applicant. An Infrastructure List was approved by the DRB on April 4, 2018.

Official Notice of Decision

Project # PR-2018-001255 Application# VA-2018-00026

June 27, 2018

Page 2 of 3


- c. The project is the second phase of an existing multifamily development and therefore will not have an adverse impact on the surrounding area.
8. A Neighborhood Meeting must be held or a responsible attempt to hold one must be made prior to submittal of a DRB Site plan as described in Section 14-16-6-4 (C) of the IDO. The applicant submitted the required notice via return receipt E-mail to offer a meeting to the West La Cueva and Noreste Neighborhood Associations on May 24, 2018. A meeting was held on June 8, 2018. According to the notes from the meeting, attendees expressed concern regarding loss of views to the Sandias, process for the proposed changes, building height and demand for the proposed multi-family uses.
9. The building elevations that were shown to the attendees were of pitched roof design but exceeded the 45 feet height restriction and would require a deviation or variance to the restriction. The applicant made changes to the architectural renderings that were shown at the Neighborhood meeting to ensure the building comply with the building height requirements of the IDO. This changed the pitched roof design to a flat roof design.
10. The Noreste Neighborhood Association submitted a letter of opposition to this request on July 9th. Concerns included zoning conversion process, increased density, architectural style, lack of a facilitated meeting and increased traffic.
11. There was opposition voiced at the DRB hearing. The concerns voiced at the hearing were speeding traffic down Oakland currently and that this development will add traffic, the architectural design of the buildings. They preferred the pitched roof design.
12. The DRB voted to conditionally approve the request with delegation to Hydrlogy for an updated Grading and drainage plan and to Planning to allow the applicant and neighbors to participate in a facilitated meeting. Planning may approve changes to the building elevations based on outcome of the meeting.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 9, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

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. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,


For Kym Dicome

Official Notice of Decision

Project # PR-2018-001255 Application# VA-2018-00026

June 27, 2018

Page 3 of 3

DRB Chair

KD/mg

cc: Consensus

cc: Bob Smith – 8916 Olivine NE – Albuquerque NM, 87113

Jason Young – 6901 Schist Ave NE – Albuquerque, NM 87113

Frank Capuano – 7804 William Moyers Ave NE – Albuquerque, NM 87113

Ava Miller – 8500 Jefferson St Suite B. – Albuquerque, NM 87113

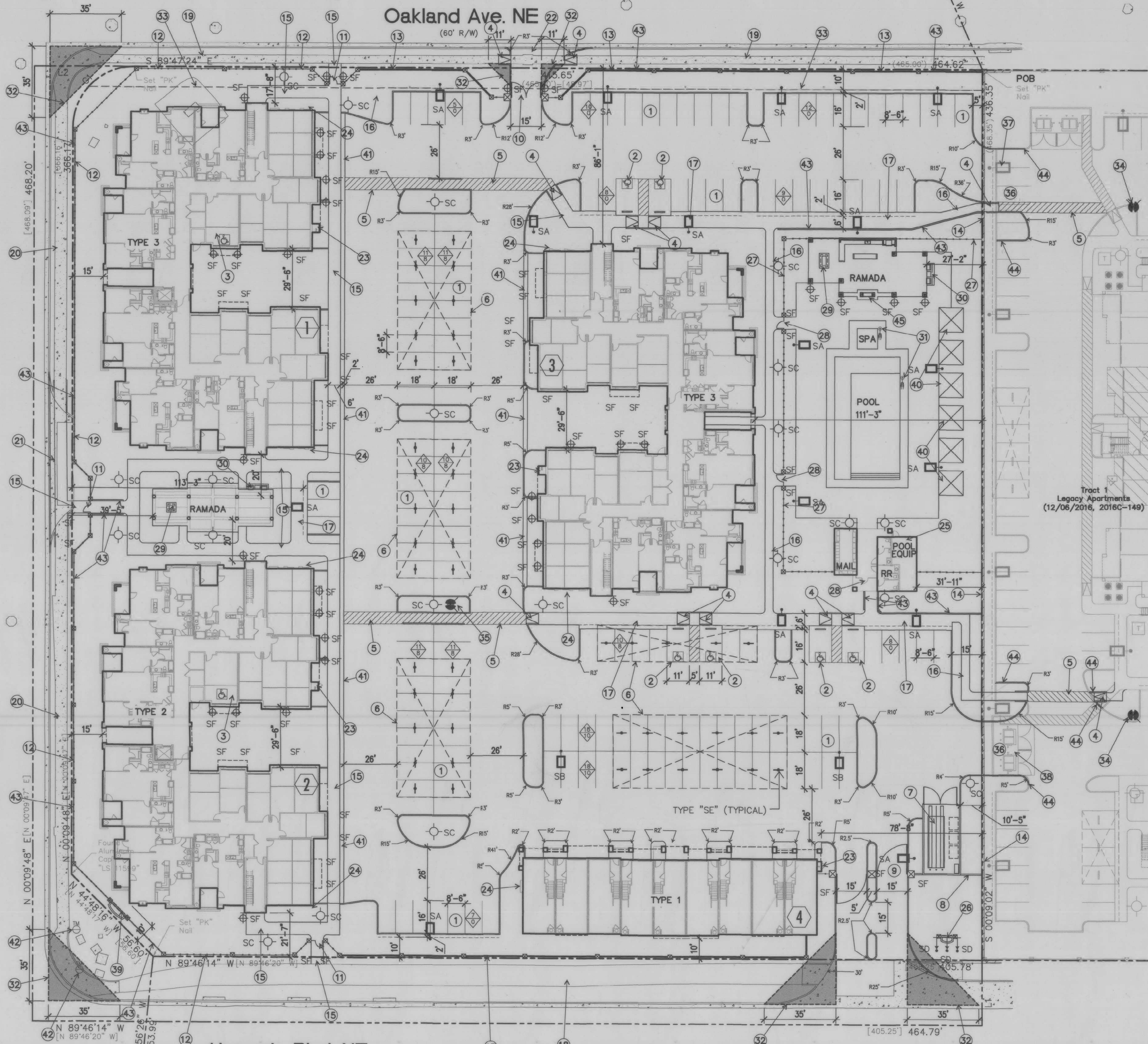
Jim Griffee – 8208 Eagle Rock Ave NE – Albuquerque, NM 87122

FILE: F:\06\ORB Job Files\17-29_JH_ Legacy M4A Phase 2\CAD Files\Construction Documents\1729 A10 Site Plan.dwg USER: jco DATE: Jul, 11, 2018 TIME: 05:59 pm

4' Additional ROW for San Pedro Drive NE, Pedestrian City of Albuquerque (9/24/2004, 4C-300)

Tracts A-1 and B-1 Pedro Drive NE Pedestrian City of Albuquerque (9/24/2004, 4C-300)

San Pedro Dr. NE (96' R/W)



Alameda Blvd. NE (124' R/W)

SITE PLAN FOR BUILDING PERMIT

SCALE: 1" = 30'-0"

KEYNOTES ①

- 8.5'x18' PARKING SPACE WITH 2' OVERHANG, TYPICAL. SEE DETAIL 01/A1.20.
- 11'x18' ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 05/A1.20.
- ACCESSIBLE GARAGE SPACE.
- ACCESSIBLE CURB RAMP, SEE DETAIL 08/A1.20.
- ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
- INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 06/A1.20.
- 39' CU. YDS. TRASH COMPACTOR ENCLOSURE SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 13/A1.20.
- 8' H. CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 07/A1.20.
- RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE, SEE DETAIL 28/A1.21.
- EXIT ONLY VEHICULAR GATE, SEE DETAIL 44/A1.22.
- PEDESTRIAN ENTRY GATE, SEE DETAIL 23/A1.21.
- WROUGHT IRON PERIMETER VIEW FENCE, SEE DETAIL 18 & 19/A1.21.
- CMU/WROUGHT IRON COMBO PERIMETER FENCE, SEE DETAIL 17/A1.21.
- EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP, REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
- 4' SIDEWALK, TYPICAL ON SITE.
- SIDEWALK, TYPICAL AT PARKING, SEE DETAIL 09/A1.21.
- EXISTING 10' MULTI-USE ASPHALT TRAIL, 4' FROM STREET CURB AT ALAMEDA BLVD.
- EXISTING 6' SIDEWALK DETACH 3' FROM STREET CURB AT SAN PEDRO DR.
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH NEW CURB AND SIDEWALK TO MATCH EXISTING. NEW CURB CUT DRIVEWAY.
- FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE FIV.
- ELECTRIC SERVICE LOCATION.
- POOL EQUIPMENT ROOM.
- MONUMENT SIGN NEXT TO ALAMEDA ENTRY DRIVE, SEE DETAIL 29/A1.21.
- WROUGHT IRON POOL FENCE, SEE DETAIL 18 & 19/A1.21.
- POOL ENTRY GATE, SEE DETAIL 24/A1.21.
- FIRE PIT, SEE DETAIL 32/A1.22.
- GAS GRILLS, SEE DETAIL 38/A1.22.
- POOL LIFT, SEE DETAIL 43/A1.22.
- SIGHT VISIBILITY, 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.
- EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527).
- EXISTING FIRE HYDRANT.
- NEW FIRE HYDRANT.
- DRIVEWAY CONNECTION TO EXISTING PHASE 1 PROJECT, REMOVE EXISTING CMU WALL AS NEEDED.
- RELOCATE EXISTING LIGHT POLE.
- REMOVE EXISTING TRASH ENCLOSURE.
- MONUMENT SIGN AT SWC, SEE DETAIL 30/A1.21.
- POOL CABANA, SEE DETAIL 35/A1.22.
- MOUNTABLE CURB "ESTATE TYPE" PER CITY DETAIL 2415A, SEE DETAIL 42/A1.22.
- EXISTING TRAFFIC MAST.
- NEW RETAINING WALL PER GRADING PLANS.
- CONNECT TO EXISTING CURB ON PHASE 1.
- VENT-LESS 2-SIDED GAS FIREPLACE.

PROJECT NUMBER:
Application Number:
This Plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification 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:

Roger M. ... 7/18/18 Date
Traffic Engineering, Transportation Division

Jon Litzgaard 7/18/18 Date
ABCWUA

Ed ... 7/18/18 Date
Parks and Recreation Department

James D. ... 7-25-2018 Date
City Engineer

Cal Wilkins 7-13-18 Date
Solid Waste Management

[Signature] 7/18/18 Date
Code Enforcement

[Signature] 25 July 2018 Date
DRB Chairperson, Planning Department

DEVELOPMENT DATA

SITE AREA: 4.4876 ACRES (195,479 S.F.)

ZONING: R-MH

BUILDING HEIGHT: ALLOWED: 45 FEET, PROVIDED: 45 FEET

DENSITY: ALLOWED: 50.00 DU/ACRE, PROPOSED: 30.08 DU/ACRE

SETBACKS PROVIDED: SIDE (N) FRONT (W) SIDE (S) REAR (E)
BUILDINGS 17'-8" 15'-0" 10'-0" 31'-11"
PARKING 10'-0" 113'-3" 10'-0" 5'-0"

GENERAL NOTES:
1. ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
2. ALL SIDEWALKS, RAMPS (INCLUDING REQUIRED TRUNCATED DOMES) CURB CUTS, AND CURB AND GUTTER IN THE PUBLIC RIGHT-OF-WAY SHALL BE BUILT PER C.O.A. STANDARD DRAWINGS: SIDEWALK (2430), RAMPS (2440), CURB CUTS (2426), CURB AND GUTTER (2417A).
3. GROUND MOUNTED MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, ADJUST TO A MAJOR FACADE SHALL BE SCREENED THROUGH THE USE OF WALLS, EARTH BERMS, DENSE EVERGREEN FOLIAGE OR OTHER ACCEPTABLE SCREENING DEVICE.

MINIMUM ON-LOT USABLE OPEN SPACE REQUIRED AND PROVIDED

	SF REQ. PER DU	# OF DU'S	TOTAL SF REQUIRED	TOTAL SF PROVIDED
1 BEDROOM	200	60	12,000	
2 BEDROOM	250	75	18,750	
PROVIDED SITE OPEN SPACE				67,433
PROVIDED BALCONY PRIVATE OPEN SPACE				9,000
TOTAL (excess of 45,683 SF)	135	30,750	76,433	

UNIT MIX

UNIT TYPE	S1	A1	A2	A2H	A3	B2	B2m	B2H	B4	B5	TB1	TB1m1	TB1m2	UNITS/BLDG	NO. BLDGS	TOTAL UNITS	
LIVABLE	587	728	768	768	768	1,194	1,216	1,216	1,188	1,212	1,242	1,286	1,330				
STOR./GAR	23	13	26	26	26	22	22	22	21	15	501	517	533				
PAT./BAL	60	59	67	67	67	57	57	57	57	57	56	56	68				
BLDG TYPE 1											5	2	2	8	1	8	
BLDG TYPE 2	6	6	4		4	3	4	1	8	6					42	1	42
BLDG TYPE 3	6	6	3	1	4	4	4		6	6					42	2	84
TOTAL	18	18	10	2	12	11	12	1	24	18	5	2	2		4	135	

- NOTES:
1. ALL UNITS IN BLDGS TYPE 2 & 3 ARE TO MEET ANSI TYPE 'B' UNIT REQUIREMENTS.
2. 22% OF TOTAL UNITS ARE REQUIRED TO MEET ANSI TYPE 'A' (135x.02=2.7 PROVIDED: 3)
3. UNIT IN BLDG TYPE 1 ARE MULTISTORY UNITS AND ARE EXEMPT FROM ANSI REQUIREMENTS.

LEGEND

- 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

LIGHTING LEGEND

- TYPE 'SA'. 18' TALL POLE LIGHT. TYPE III DISTRIBUTION, FULLY CUT-OFF
 - TYPE 'SB'. 18' TALL POLE LIGHT. TYPE V DISTRIBUTION, FULLY CUT-OFF
 - TYPE 'SC'. 7' TALL POLE LIGHT.
 - TYPE 'SD'. WALL MOUNTED SIGN LED LIGHT WITH GLARE SHIELD AND 36" LONG STEM.
 - TYPE 'SE'. CARPORT LIGHT. 4 FT. FLUORESCENT STRIP.
 - TYPE 'SF'. WALL SCONCE AT 6'-6" B.O.F. ADA COMPLIANT.
 - TYPE 'SG'. 18' TALL POLE LIGHT. TYPE III DISTRIBUTION, FULLY CUT-OFF.
- 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.

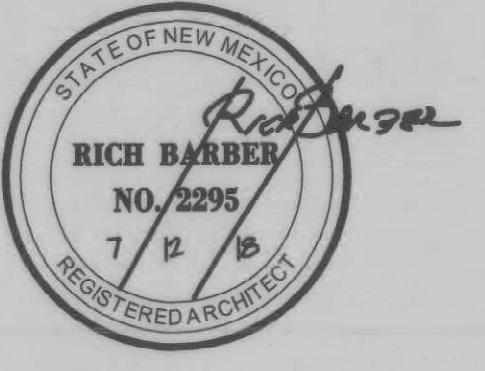
BUILDING AREAS:

BLDG	OCCUPANCY	AREA				TOTAL
		1ST FLR	2ND FLR	3RD FLR	4TH FLR	
1	U/R-2	14,803	14,964	14,956	14,956	59,679
2	U/R-2	14,803	14,964	14,956	14,956	59,679
3	U/R-2	14,803	14,964	14,956	14,956	59,679
4	U/R-2	5,427	6,006	5,666		17,099
RAMADA 1	U	620				620
RAMADA 2	U	1,014				1,014
POOL RR	U	985				985
TOTAL		52,455	50,898	50,534	44,868	198,755



MARKANA APARTMENTS - II
SAN PEDRO AND ALAMEDA
Albuquerque, New Mexico

Office of Rich Barber
ORB
Architecture, LLC
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PARKING SPACE REQUIREMENTS

	PARKING RATIO REQUIRED	PARKING SPACES
1.5 PARKING SPACES PER DWELLING UNIT	1.5	203
PHASE 1 PARKING LOST		6
Total Parking Spaces Required		209
OPEN PARKING PROVIDED		209
CARPORIT PARKING PROVIDED		76
GARAGE PARKING PROVIDED		2
Total Parking Provided		287
Accessible Parking Required		8
OPEN ACCESSIBLE PARKING PROVIDED		4
CARPORIT ACCESSIBLE PARKING PROVIDED		2
GARAGE ACCESSIBLE PARKING PROVIDED		2
Total Accessible Parking Provided		8
Bicycle Parking Required (10% OF REQUIRED OFF-STREET PARKING SPACES)		21
GARAGE		60
Total Bicycle Parking Provided		60

As Built - Parking Count Revised August / 19/ 2020

DATE: JULY 12, 2018 ORB # 17-219

A1.10

SITE PLAN FOR BUILDING PERMIT