



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input checked="" type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	

BRIEF DESCRIPTION OF REQUEST

Waiver - DRB for required sidewalk width on Indian School Road (Reduction to 6 feet instead of 10 feet to maintain existing width)

APPLICATION INFORMATION		
Applicant: Legacy Development & Management, LLC		Phone:
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: Legacy MUP LLC; KLG 18 LLC; KLG 29 LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: A-2-A-1-A and A-2-A-2-A; A-2 and 2A	Block: F	Unit:
Subdivision/Addition: Park Square; Beverly-Wood Addition	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): J-18-Z	Existing Zoning: MX-H	Proposed Zoning: No Change
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): 5 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6500 Americas Parkway 6400 Indian School Road	Between: Indian School Road	and: Louisiana Boulevard NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2018-001284		

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

Signature:	Date: 12/28/21
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 Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM V2: Waiver– DRB

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

WAIVER – IDO

- Interpreter Needed for Meeting? No if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V2 at the front followed by the remaining documents *in the order provided on this form*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(P)(3), compliance with the DPM, and all improvements to be waived, as applicable. .
- Scale drawing showing the location of the proposed variance or waiver, as applicable
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - Completed neighborhood meeting request form(s)
- N/A* If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

WAIVER – DPM (MUST BE HEARD WITH SUBDIVISION/SITE PLAN ACTION)

- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Justification letter describing, explaining, and justifying the request per the criteria in DPM – Chapter 2
- ___ Drawing showing the easement or right-of-way to be vacated
- ___ Required notices with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - ___ Proof of Neighborhood Meeting
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing* **this step is not required if waiver is to be heard with minor subdivision plat**
- ___ Sign Posting Agreement - **this step is not required if waiver is to be heard with minor subdivision plat**

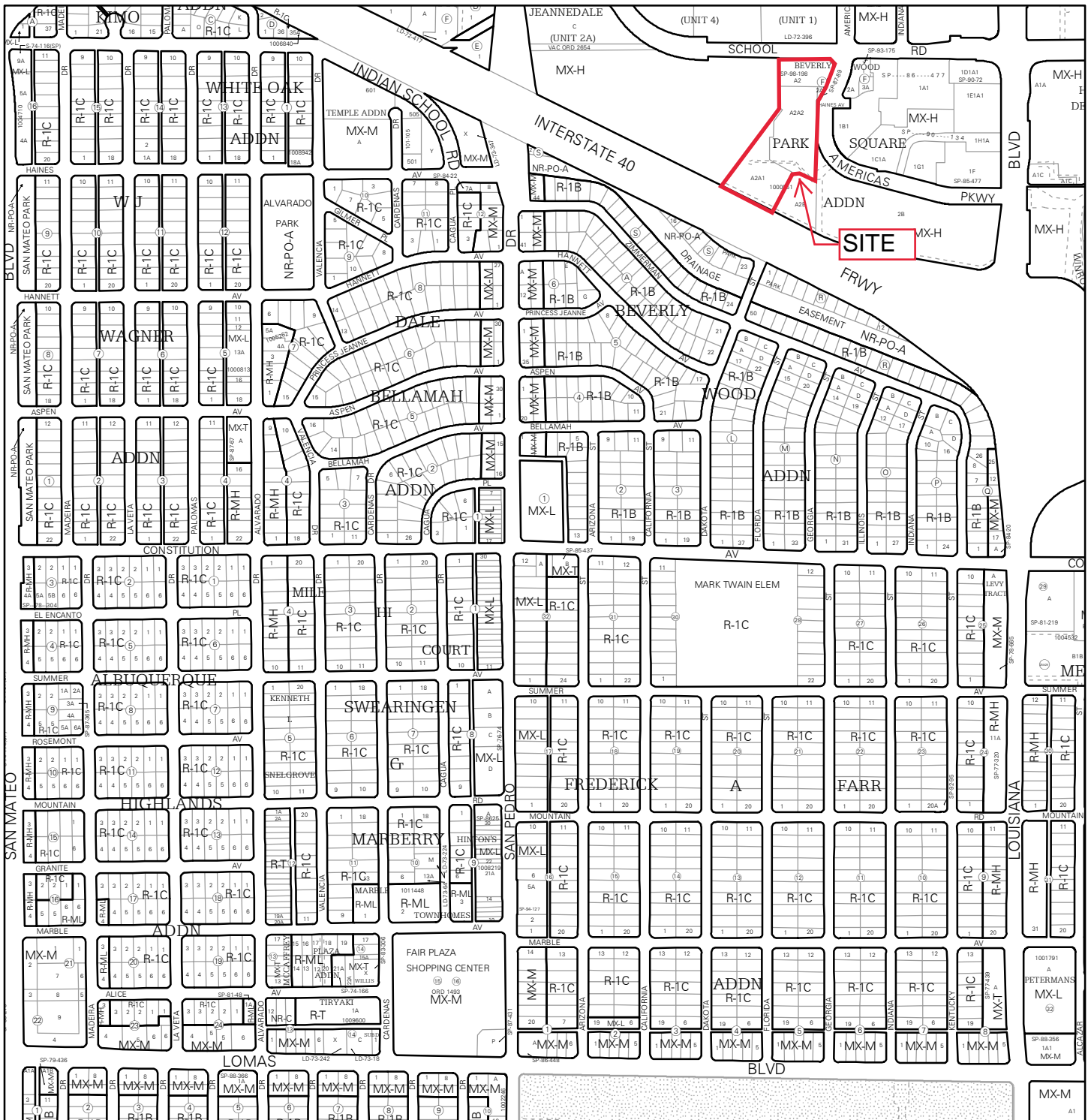
TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ A scale drawing showing the location of the deferred sidewalk with appropriate dimensions.
- ___ Proof of Neighborhood Meeting

EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

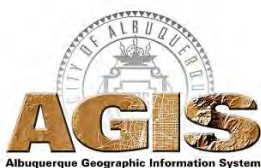
- ___ Interpreter Needed for Meeting? _____ if yes, indicate language: _____
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development Review Application and this Form V2 at the front followed by the remaining documents *in the order provided on this form*
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Letter describing, explaining, and justifying the deferral or extension
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension

<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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 12/28/21</p>
<p>Printed Name: Jacqueline Fishman, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

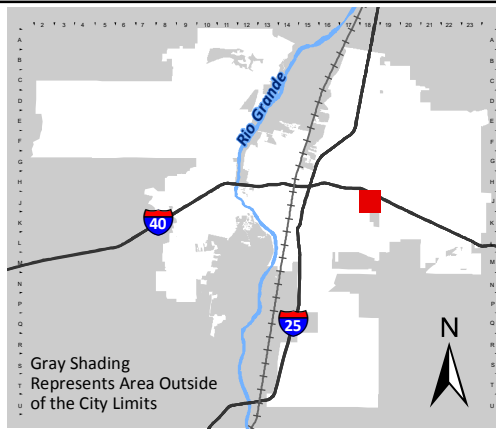


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
J-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

0 250 500 1,000 Feet

November 10, 2021


Ms. Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms. Wolfley,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent on behalf of Legacy Development & Management, Kassam Land Acquisition 10, LLC, KLG 18, LLC, and KLG 29, LLC for a Major Amendment to a Site Plan – DRB for a multi-family development in the Uptown Urban Center.

The property is legally described as Tracts A-2-A-2 and A-2-A-1, Park Square subdivision, and Tracts 2A and A2, Block F, Beverly Wood Addition located at 6500 Americas Parkway NE and 6400 Indian School Road NE at the southwest corner of Indian School Road and Americas Parkway NE.

Sincerely,



Faizel Kassam
Managing Member
Legacy Development & Management
Kassam Land Acquisition 10, LLC
KLG 18, LLC
KLG 29, LLC



December 28, 2021
Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Re: Sidewalk Width Waiver – DRB for the Markana Uptown Project

Dear Ms. Wolfley:

The purpose of this letter is to request review and approval of a Waiver to IDO Section 14-16-5-3(D)(2)(b) and the Development Process Manual (DPM) to allow a reduction of the sidewalk width along Indian School Road from the required 10-foot minimum to keep the existing approximately 6-foot sidewalk. This application is made on behalf of Legacy Development & Management in association with a Major Amendment to the Markana Uptown multi-family Site Plan under PR-2018-001284 and SI-2021-01962. The property is legally described as Tracts A-2-A-1 and A-2-A-2, Park Square and Tracts A-2 and 2A, Block F, Beverly-Wood Addition and located at the southwest corner of Americas Parkway and Indian School Road NE (see Figure 1).



Figure 1: Site Location at the southwest corner of Americas Parkway and Indian School Road NE.

PRINCIPALS

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

The Site Plan request adds a temporary parking lot on the north end of the project fronting Indian School Road, and an accompanying plat will consolidate the existing lots into a single lot for the development. These applications trigger the sidewalk requirements of the DPM under Section 14-16-5-3(D)(2)(b) of the IDO. The DPM requires a 10-foot sidewalk for



properties located in Urban Centers such as Uptown. However, there are existing conditions for the subject site that warrant consideration for a narrower sidewalk in this location.

As described below, this project meets the requirements for approval of the requested Waiver – DRB for a reduction in the sidewalk width along Indian School Road to a 6-foot minimum sidewalk, which currently exists.

The following responses explain how this waiver request meets IDO Section 14-16-6(P)(3):

6-6(P)(3)(a) Any of the following applies:

1. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.
2. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
3. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
4. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.

The subject site meets Criteria #1, #3, and #4. Specifically, the project meets criteria #1 and #3 due to the surrounding development to the west, which includes utility obstructions at the west property line of this project. Farther west, the existing apartment development is built with a significant retaining wall along its property line, as well as several utility poles that prevent expansion of the sidewalk to the required 10-foot width. The existing sidewalk fronting the subject property is a minimum of 6 feet wide, which is wider than the existing sidewalk to the west. If the sidewalk west of the subject site was expanded to the maximum available space, it would be approximately as wide as the existing sidewalk fronting this property. Not only is widening the sidewalk fronting the project impractical due to this character and the related obstructions, but it would also reduce or eliminate the available planting area for trees that are proposed to meet street tree requirements and provide shade to cars parked in the parking lot. Lastly, allowing a 6-foot-wide sidewalk along Indian School Road meets criterion #4 by allowing flexibility and economy for this development. As a temporary parking lot, this frontage has not been planned or designed to its final configuration. Allowing a narrower sidewalk for these reasons will also allow the Applicant to consider the future landscaping and street frontage improvements more thoroughly with future approvals for the site once the parking lot is no longer needed and there is a desire to develop it with additional apartments, hotel, or other commercial and mixed-uses, as appropriate.



6-6(P)(3)(b) The Waiver will not be materially contrary to the public safety, health, or welfare.

The requested Waiver will not be materially contrary to the public safety, health, or welfare because the project still meets the intent of the IDO and DPM by maintaining a greater than 10-foot sidewalk along most of the project frontage along Americas Parkway. While 6 feet is less than the IDO requirement, it meets the minimum DPM sidewalk width and ADA standards for a pedestrian access route, is not reducing the existing sidewalk width, and is greater than the sidewalk width along the abutting property frontage to the west.

6-6(P)(3)(c) The Waiver does not cause significant material adverse impacts on surrounding properties.

The requested Waiver does not cause significant material adverse impacts on surrounding properties because a 6-foot-wide sidewalk is what has existed in this location for many years and is wider than the abutting property frontage to the west. If the sidewalk to the west were to be expanded, it would likely only be able to match this 6-foot width due to existing obstructions such as utility boxes, poles, and a retaining wall for the adjacent apartment community.

6-6(P)(3)(d) The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The proposed Waiver will not hinder future planning, public right-of-way acquisition, or the financing of public infrastructure improvements. The proposed sidewalk, whether this Waiver is granted or not, will be contained within the existing public right-of-way, which meets the minimum DPM requirements for a Minor Arterial Roadway. Approval of the Waiver will not preclude the City from widening the adjacent roadway or this sidewalk at any point in the future should the right-of-way and adjacent developments allow for it.

6-6(P)(3)(e) The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.

The Waiver does not conflict with any other provisions of any City code or ordinance. The requested 6-foot-wide sidewalk is consistent with the minimum sidewalk width in the DPM outside of Centers, ADA requirements, and the City's sidewalk ordinance.

6-6(P)(3)(f) The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.

The site is not located in or near the 100-year Floodplain.



6-6(P)(3)(g) The Waiver will not materially undermine the intent and purpose of this IDO or the applicable zone district.

The Waiver will not materially undermine the intent and purpose of the IDO or the MX-H zone district. The proposed sidewalk widths are consistent with the purpose of IDO Section 5-3 and general DPM requirements to ensure convenient and efficient access and adequate street connectivity, among others. The existing sidewalk width is the same or wider than along abutting property frontages and will maintain more than adequate pedestrian access in this area of Albuquerque.

6-6(P)(3)(h) The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(P)(Deviations) and is granted by the DRB as part of this approval.

The proposed lot and mixed-use development are allowed by the underlying zoning and approval of the requested Waiver does not allow for a type of development that does not meet the applicable Development Standards for the MX-H zone district.

6-6(P)(3)(i) The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).

The proposed Waiver to the sidewalk width along Jackson Street is the minimum necessary provide redress for the Applicant to provide the required street trees along Indian School Road, and not dedicate right-of-way that does not exist beyond the limits of the project site. The Waiver does not result in a sidewalk that is less than the minimum DPM or ADA standards for general commercial and mixed-use areas and allows for flexibility for the temporary parking lot use and the design of any future development of the property.

6-6(P)(3)(j) If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.

The requested Waiver is only to the required sidewalk width and does not completely waive the installation of required sidewalks, so this criterion does not apply.

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Waiver to the minimum sidewalk width requirement along Indian School Road.



Please do not hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

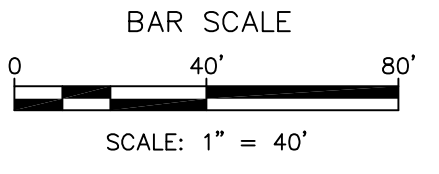
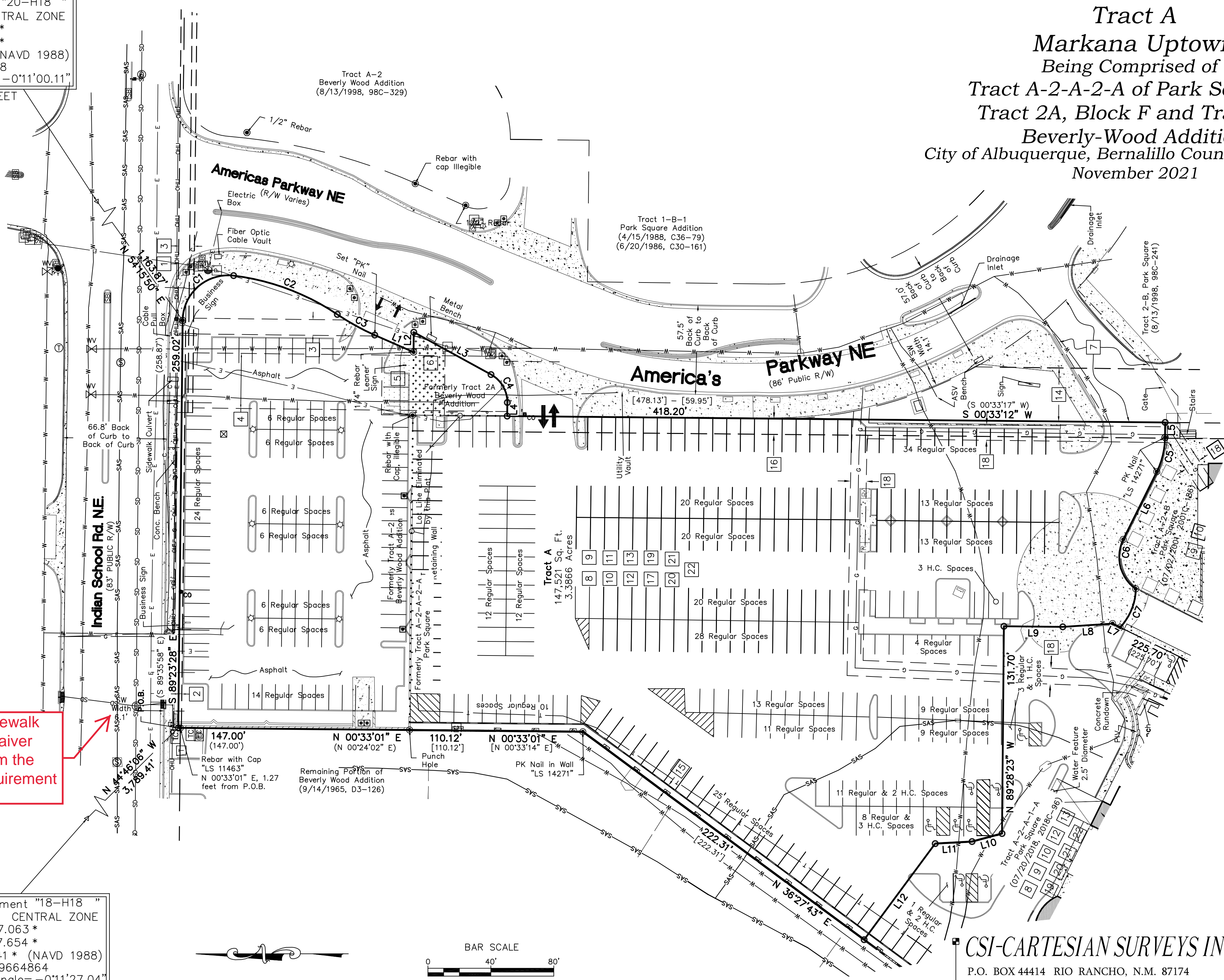
Jacqueline Fishman, AICP
Principal

**Sketch Plat for
Tract A
Markana Uptown
Being Comprised of
Tract A-2-A-2-A of Park Square &
Tract 2A, Block F and Tract A-2
Beverly-Wood Addition
City of Albuquerque, Bernalillo County, New Mexico
November 2021**

ACS Monument "20-H18"
NAD 1983 CENTRAL ZONE
X=1545048.21 *
Y=1493154.978 *
Z=5283.222 * (NAVD 1988)
G-G=0.99966158
Mapping Angle=-0°11'00.11"
*U.S. SURVEY FEET

Existing sidewalk
width for Waiver
request from the
10-foot requirement

ACS Monument "18-H18"
NAD 1983 CENTRAL ZONE
X=1541177.063 *
Y=1495167.654 *
Z=5232.741 * (NAVD 1988)
G-G=0.999664864
Mapping Angle=-0°11'27.04"
*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com; www.cartesiansurveys.com

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 6500 Americas Parkway NE Neighborhood Meeting Inquiry
Date: Thursday, October 14, 2021 2:06:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[ID0ZoneAtlasPage_J-18-Z.PDF](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE		Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE		Albuquerque	NM	87110		5052648973
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE		Albuquerque	NM	87110	5055547965	
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE		Albuquerque	NM	87110	7736206636	
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE		Albuquerque	NM	87110		5052651278
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344540
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE		Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	Julie	Marr	wvcjulie@gmail.com	1601 Pennsylvania Street NE	K-01	Albuquerque	NM	87110	3254514046	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, October 14, 2021 9:59 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TRACTS A-2-A-1-A & A-2-A-2-A, PARK SQUARE; Tracts A-2 and 2-A, Block F, Beverly Wood Addition

Physical address of subject site:

6500 Americas Parkway NE

Subject site cross streets:

Americas Parkway and Indian School Road

Other subject site identifiers:

Southwest corner of the referenced intersection

This site is located on the following zone atlas page:

J-18

From: [Jackie Fishman](#)
To: tyler.richter@gmail.com; dmc793@gmail.com; shirleylockyer@gmail.com; srandall52@comcast.net; apna87110@gmail.com; bri25@pm.me; johnwhalen78@gmail.com; donna.yetter3@gmail.com; yemaya@swcp.com; rongooldsmith@yahoo.com; ericshirley@comcast.net; bardean12@comcast.net; joel.c.wooldridge@gmail.com; eoman505@gmail.com; bjdniels@msn.com; laurasmigi@aol.com; wvcondos@comcast.net; wvcjulie@gmail.com
Cc: [Michael Vos](#)
Subject: Pre-application notification - Markana Uptown
Date: Tuesday, October 26, 2021 6:21:11 PM
Attachments: [Neighborhood Meeting Information Packet.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning is preparing an application for a Major Amendment to a Site Plan – DRB for the properties located at 6500 Americas Parkway and 6400 Indian School Road NE. Per the City’s Integrated Development Ordinance (IDO), this amendment will need to be reviewed and approved by the Development Review Board (DRB).

This site plan was approved by the DRB in 2018 and previously amended in 2020 for a multi-family residential development located at 6500 Americas Parkway. The proposed amendment adds the property located at 6400 Indian School (formerly the Rio Grande Title building, since demolished) to be used as accessory parking for the proposed development. Please see the attached City forms containing the details of the property and this request. A copy of the proposed site plan, including the new parking lot is included in these forms.

As part of the City process and in accordance with IDO Subsection 14-16-6-4(C) Pre-submittal Neighborhood Meeting, we are sending this email to allow an opportunity to schedule a meeting concerning the project if desired. Should you desire to request a meeting, please do not hesitate to email me at fishman@consensusplanning.com or contact me by phone at (505) 764-9801. Per the IDO, you have 15 days or until November 10, 2021, to request a meeting.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

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

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

Date of Request*: October 26, 2021

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

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

Email address to respond yes or no: fishman@consensusplanning.com

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

Meeting Date / Time / Location:

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

1. Subject Property Address* 6500 Americas Parkway and 6400 Indian School Road NE
Location Description Southwest corner of Indian School and Americas Parkway
2. Property Owner* Kassam Land Acquisition 10, LLC / KLG29, LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Legacy Development & Management
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

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

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

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

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

Summary of project/request^{3*}:

Major amendment to Site Plan - DRB to add former Rio Grande Title property to site plan as accessory parking for new multi-family residential development.

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

6. Where more information about the project can be found^{4*}:
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.

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

1. Zone Atlas Page(s)^{5*} J-18-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 Deviation(s) Variance(s) Waiver(s)

Explanation:

No deviations, variances, or waivers are anticipated at this time.

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

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

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

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

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

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

Additional Information:

- 1. From the IDO Zoning Map⁶:
 - a. Area of Property [typically in acres] approximately 5 acres total
 - b. IDO Zone District MX-H
 - c. Overlay Zone(s) [if applicable] N/A
 - d. Center or Corridor Area [if applicable] Uptown Urban Center and Premium Transit Station Area
 - 2. Current Land Use(s) [vacant, if none] Hotel and parking lot
-

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 6500 Americas Parkway NE Neighborhood Meeting Inquiry
Date: Thursday, October 14, 2021 2:06:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[ID0ZoneAtlasPage_J-18-Z.PDF](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE		Albuquerque	NM	87110	5052392903	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
ABQ Park NA	Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE		Albuquerque	NM	87110		5057107314
ABQ Park NA	Steve	Randall	srandall52@comcast.net	7424 Arvada NE		Albuquerque	NM	87110		5052648973
Alvarado Park NA	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE		Albuquerque	NM	87110	5053795335	
Alvarado Park NA	Robert	Habiger	apna87110@gmail.com	2101 Valencia NE		Albuquerque	NM	87110	5055547965	
Classic Uptown NA	Bert	Davenport	brt25@pm.me	2921 San Pablo Street NE		Albuquerque	NM	87110	7736206636	
Classic Uptown NA	John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE		Albuquerque	NM	87110		5052651278
Inez NA	Donna	Yetter	donna.yetter3@gmail.com	2111 Hoffman Drive NE		Albuquerque	NM	87110	5055504715	
Inez NA	Maya	Sutton	yemaya@swcp.com	7718 Cutler Avenue NE		Albuquerque	NM	87110		5052478070
Jerry Cline Park NA	Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE		Albuquerque	NM	87110		5056630246
Jerry Cline Park NA	Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE		Albuquerque	NM	87110	5052682595	
Mark Twain NA	Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE		Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA	Joel	Wooldridge	joel.c.wooldridge@gmail.com	1500 Indiana Street NE		Albuquerque	NM	87110		5053897840
Quigley Park NA	Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE		Albuquerque	NM	87110		5059344540
Snow Heights NA	Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE		Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA	Laura	Garcia	laurasmigi@aol.com	1404 Katie Street NE		Albuquerque	NM	87110	5052355858	
Winrock South NA	Virginia	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock South NA	John	Kinney		7110 Constitution Avenue NE		Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE		Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	Julie	Marr	wvcjulie@gmail.com	1601 Pennsylvania Street NE	K-01	Albuquerque	NM	87110	3254514046	

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, October 14, 2021 9:59 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:
Development Review Board

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

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

TRACTS A-2-A-1-A & A-2-A-2-A, PARK SQUARE; Tracts A-2 and 2-A, Block F, Beverly Wood Addition

Physical address of subject site:

6500 Americas Parkway NE

Subject site cross streets:

Americas Parkway and Indian School Road

Other subject site identifiers:

Southwest corner of the referenced intersection

This site is located on the following zone atlas page:

J-18

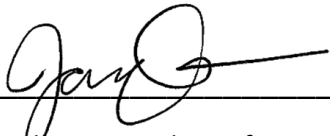


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Major Amendment to Site Plan - DRB	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 6500 Americas Parkway NE and 6400 Indian School Road NE	
Name of property owner: Kassam Land Acquisition 10, LLC/KLG 29, LLC	
Name of applicant: Legacy Development & Management, LLC (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable: TBD	
Address, phone number, or website for additional information:	
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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


 _____ (Applicant signature) October 26, 2021 _____ (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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



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:
J-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

Gray Shading
Represents Area Outside
of the City Limits

0 250 500 1,000 Feet

Easement Notes

- EXISTING 5' UTILITY EASEMENT (6/29/1984, C24-89)
- EXISTING 20' COA WATER & SEWER EASEMENT (9/14/1965, D3-126) & (6/29/1984, C24-89)
- EXISTING 10' PNM EASEMENT (4/29/1975, BK. MISC. 418, PG. 830)
- INTENTIONALLY OMITTED
- EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (8/7/1998, BK. 98-13, PG. 8016)
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACT A-2-B AND TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 BENEFITING AND MAINTAINED BY TRACT A-2-B (8/13/1998, 98C-241)
- PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING AND MAINTAINED BY TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

DEVELOPMENT DATA

NET SITE AREA:
 TRACT A-2-A-2-A 2.4244 ACRES (105,609 S.F.)
 TRACT A-2 0.9123 ACRES (39,741 S.F.)
 TRACT A-2-A-1-A 1.6520 ACRES (71,959 S.F.)

SETBACKS REQUIRED:
 FRONT(E) SIDE(N) SIDE(S) REAR(W)
 ALLOWED 0 0 0 15'
 PROVIDED 10' 3' 2' 7'

ZONING AND LAND USE:
 CURRENT: MX-H (UC-MS-PT)
 LAND USE: RESTAURANT / HOTEL
 MULTI-FAMILY RESIDENTIAL

FLOOR AREA RATIO:
 BUILDING NET AREA 252,480 S.F.
 F.A.R. PROVIDED 252,480 / 105,609 = 2.39

BUILDING HEIGHT:
 ALLOWED: 99 FEET
 PROPOSED: 97 FEET

DENSITY:
 PROPOSED: 100.2 DU/ACRE

BUILDING AREAS:

LEVEL	S-2 GARAGE	R-2 RES.	A-3 ASSEMBLY REC	FITNESS/POOL/HOUSE	TOTAL	B LEASING	TOTAL
P1	73,471	1,874			75,345	2,134	77,479
P2	71,920	1,414			73,334		73,334
L1		45,307	1,864	1,344	48,455		48,455
L2		45,186	855	662	46,703		46,703
L3		50,416			50,416		50,416
L4		50,416			50,416		50,416
L5		50,416			50,416		50,416
TOTAL	145,391	244,969	2,719	2,006	652	5,377	2,134

LEGEND

- DENOTES PROPERTY LINE
- NO. OF PARKING SPACES
- NO. OF COMPACT PARKING SPACES
- DENOTES ACCESSIBLE PARKING AND ANSI TYPE 'A' DWELLING UNIT
- MS MONUMENT SIGNAGE
- DS DIRECTIONAL SIGNAGE - GROUND MOUNTED
- AW ACCESSIBLE WALKWAY SIGNAGE - BUILDING OR GROUND MOUNTED
- BM BUILDING MOUNTED SIGNAGE - SEE A3.4 & A3.4 FOR LOCATIONS

USABLE OPEN SPACE:

REQUIRED:
 STUDIO 200 SF x 60 = 12,000 S.F.
 1 BR 200 SF x 107 = 21,400 S.F.
 2 BR 250 SF x 76 = 19,000 S.F.
TOTAL REQUIRED = 52,400 S.F.

50% REDUCTION FOR PROPERTY BEING UC/MS/PT = 26,200 S.F.

TOTAL REQUIRED = 26,200 S.F.

PROVIDED:
 LEVEL L1 COURTYARDS 22,057 S.F.
 PRIVATE BALCONIES 14,487 S.F.
 AT GRADE ON SITE 10,418 S.F.
TOTAL PROVIDED 46,962 S.F.

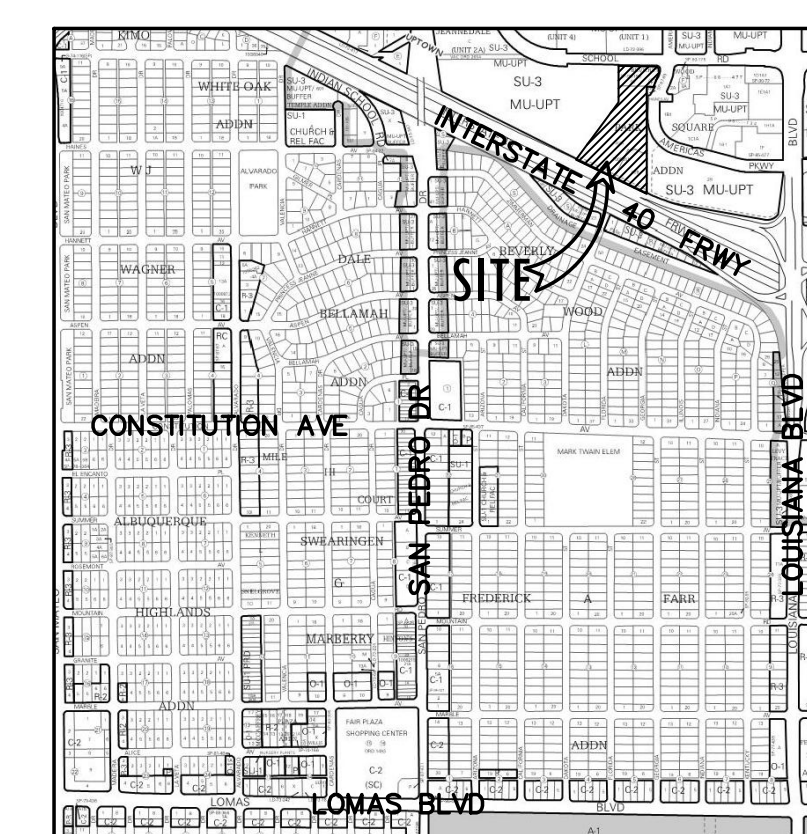
THE FIRST RESIDENTIAL LEVEL (PODIUM LEVEL L1) HAS TWO OPEN COURTYARDS, CONNECTED BY A COVERED BREEZEWAY. THE SOUTH COURTYARD IS THE POOL AREA WITH AMENITIES LIKE CABANAS, RAMADA, SEATING AREA. THE FITNESS CENTER, RECREATIONAL SPACE AND POOL HOUSE ARE PART OF THE BUILDING ORIENTED TOWARDS THE POOL COURTYARD. THE NORTH COURTYARD IS ANOTHER OPEN SPACE WITH RAMADAS, BARBECUES, GAME LAWN, AND SEATING AREAS.

UNIT MIX:

UNIT	LIVABLE	BALCONY	L1	L2	L3	L4	L5	TOTAL
S1	589 SF	44 SF	10	11	13	13	51	
S1m1	618 SF	44 SF	1	1	2	2	8	
S2H	754 SF	63 SF						1
A1	878 SF	46 SF	3					3
A2	634 SF	52 SF	12	12	12	12	60	
A2m1	733 SF	67 SF	1	1	1	1	5	
A3	754 SF	63 SF	7	6	6	6	31	
A3H	754 SF	63 SF						3
A3m1	733 SF	63 SF	1	1	1	1	5	
B1	928 SF	51 SF	5	8	10	10	43	
B2	1,022 SF	106 SF	6	5	6	6	29	
B2H	1,022 SF	106 SF						1
B3	1,226 SF	135 SF						3
TOTAL			45	45	51	51	243	

PARKING SPACE REQUIREMENTS	PARKING RATIO	PARKING REQUIRED
HOTEL (149 ROOMS)	2 PS / 3 ROOMS ⁽¹⁾	99
MULTI-FAMILY (243 DWELLING UNITS)	1 PS / DU ⁽¹⁾	243
SUBTOTAL FOR REDUCTION		
TRANSIT REDUCTION ⁽²⁾		34
SUBTOTAL AFTER TRANSIT REDUCTION		308
RESTAURANT (270 SEATS)	1 PS / 3 SEATS ⁽³⁾	90
OPS OFFICE (PER PARKING AGREEMENT)	N/A	191
TOTAL PARKING SPACES REQUIRED 589		
OPEN PARKING SPACES PROVIDED		
GARAGE P1 LEVEL PARKING SPACES PROVIDED		220
GARAGE P2 LEVEL PARKING SPACES PROVIDED		210
TOTAL PARKING SPACES PROVIDED 695		
COMPACT PARKING SPACES ALLOWED		
OPEN COMPACT PARKING SPACES PROVIDED		200
GARAGE P1 LEVEL COMPACT PARKING SPACES PROVIDED		63
GARAGE P2 LEVEL COMPACT PARKING SPACES PROVIDED		65
TOTAL COMPACT PARKING SPACES PROVIDED 128		
ACCESSIBLE PARKING SPACES REQUIRED		
OPEN ACCESSIBLE PARKING SPACES PROVIDED		5
GARAGE P1 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		8
GARAGE P2 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		4
TOTAL ACCESSIBLE PARKING SPACES PROVIDED 17		
ELECTRIC VEHICLE CHARGING SPACES REQUIRED		
GARAGE P1 LEVEL REGULAR PARKING SPACES PROVIDED		9
GARAGE P2 LEVEL REGULAR PARKING SPACES PROVIDED		3
GARAGE P1 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		1
GARAGE P2 LEVEL ACCESSIBLE PARKING SPACES PROVIDED		1
TOTAL ELECTRIC VEHICLE CHARGING SPACES PROVIDED 14		
MOTORCYCLE PARKING SPACES REQUIRED		
HOTEL AND RESTAURANT		4
TOTAL MOTORCYCLE PARKING SPACES PROVIDED 4		
BICYCLE PARKING SPACES REQUIRED		
10% OF REQUIRED VEHICULAR PARKING REQUIRED (400 PARKING SPACES EXCLUDING OFFICE)		8
OPEN ON SITE RACKS PARKING SPACES PROVIDED		32
IN BIKE ROOM PARKING SPACES PROVIDED		32
TOTAL ACCESSIBLE PARKING SPACES PROVIDED 40		

- NOTES:**
- SITE IS LOCATED IN THE UPTOWN URBAN CENTER.
 - TRANSIT ROUTE 157 IS ALONG AMERICAS PARKWAY AND TRANSIT ROUTES 34, 6, AND 766 ARE ALONG INDIAN SCHOOL ROAD. BUS STOPS ARE LOCATED TO THE EAST ALONG AMERICAS PARKWAY IN FRONT OF THE MARRIOTT AND PARK SQUARE. THE SITE IS LOCATED WITHIN 1,320 FEET OF THE UPTOWN TRANSIT CENTER. SO PARKING MAY BE REDUCED UP TO 30% PER IDO SECTION 14-16-5-5(C)(5)(I). THE DEVELOPER HAS VOLUNTARILY CHOSEN TO TAKE AN APPROXIMATE 30% REDUCTION.
 - PER ORIGINAL APPROVAL.



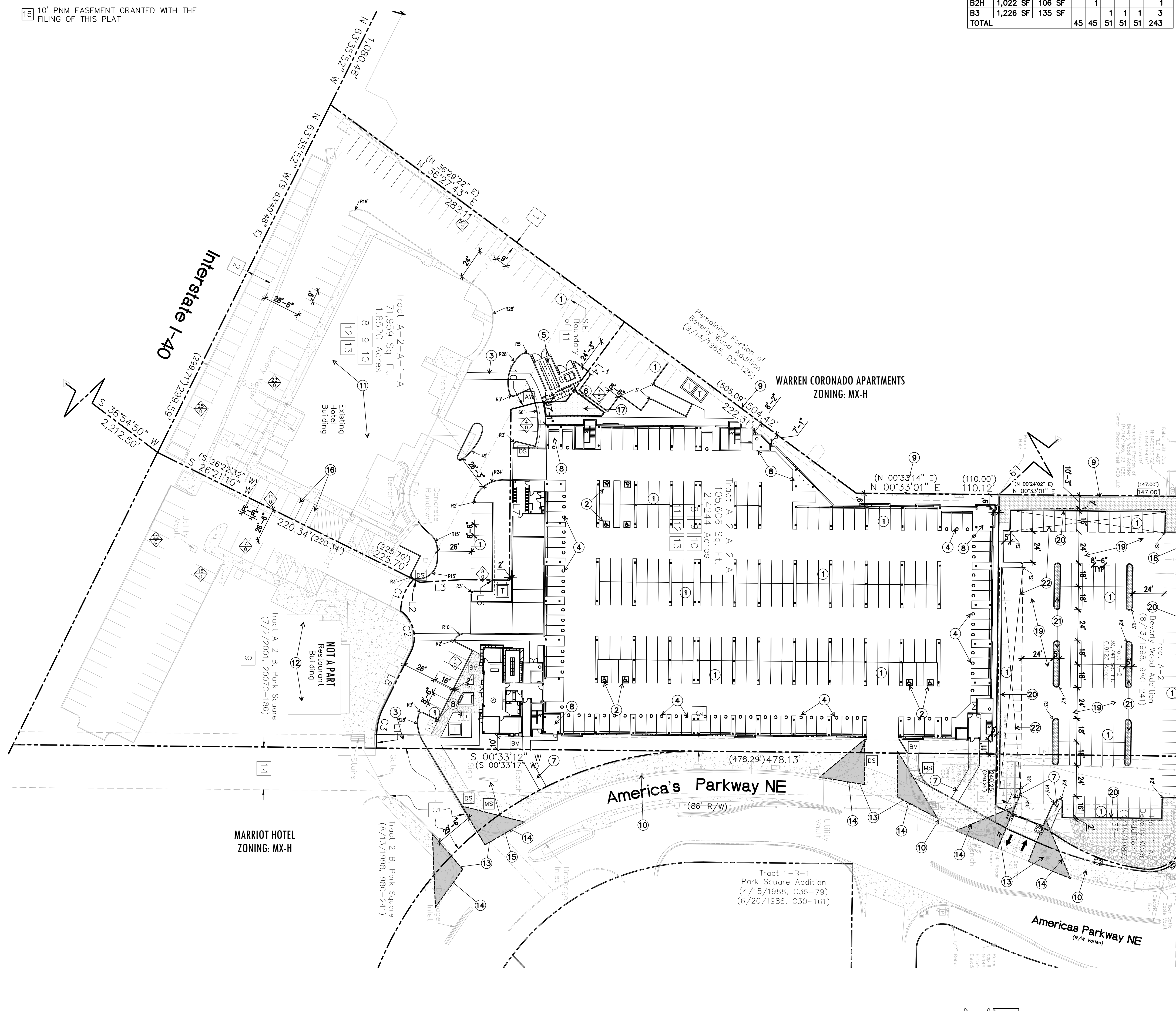
VICINITY MAP
 NOT TO SCALE

GENERAL NOTES

- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A WORK ORDER.
- 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.
- THE MATERIALS USED FOR CROSSWALKS WILL COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- SITE WILL COMPLY WITH THE LIGHTING STANDARDS IN THE MX-H ZONE AND IDO SECTION 14-16-5-7.
- REFER TO ELECTRICAL PLANS FOR SITE/BUILDING LIGHTING MONUMENT/DIRECTIONAL/BRANDING SIGNAGE WILL BE A DELEGATED DESIGN. LOCATIONS ARE PROVIDED ON THIS PLAN FOR COORDINATION PURPOSES.

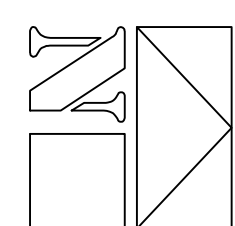
KEYNOTES

- 8'-6"x18" PARKING SPACE, TYPICAL. SEE DETAIL 01/A1.20
- 11'x18" ACCESSIBLE PARKING SPACE, SEE DETAIL 05/A1.20
- ACCESSIBLE DRIVEWAY CROSSING MARKING TO COMPLY WITH REGULATIONS IN THE FORM BASED CODE.
- 8'x15' COMPACT PARKING SPACE.
- TRASH YARD ENCLOSURE WITH COMPACTOR SURROUNDED BY 8' CMU WALL PAINTED TO MATCH BUILDINGS. SEE DETAIL 10/A1.20. TRASH YARD TO BE SHARED WITH HOTEL TO THE SOUTH.
- 10'x30' LOADING PARKING SPACE.
- 6' SIDEWALK CONNECTING TO PUBLIC WAYS.
- BICYCLE PARKING LOCATION, SEE DETAIL 04/08/A1.20.
- EXISTING PERIMETER WALL.
- EXISTING STREET CURB WITH 13'-6" MIN. SIDEWALK AT AMERICA'S PARKWAY.
- EXISTING HOTEL BUILDING.
- EXISTING RESTAURANT BUILDING (NOT A PART).
- EXISTING DRIVEWAY ENTRY.
- 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 HOTEL SIGN TO REMAIN.
- MOTORCYCLE PARKING.
- DOG PARK, REFER TO HARDSCAPE PLANS. SHEET SERIES 000-400.
- REMOVE EXISTING DRIVEWAY AND REPLACE WITH SIDEWALK/CURB PER COA STD DETAIL 2415-A.
- ASPHALT PAVEMENT IN PARKING LOT.
- ASPHALT CURB.
- STRIPED ISLANDS.
- PARKING CARPORT COVER.



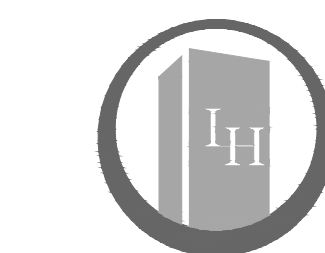
SITE PLAN

SCALE: 1" = 40'-0"



MARKANA UPTOWN
 6500 Americas Parkway NE
 Albuquerque, NM 87110

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



LEGACY HOSPITALITY

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:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

Contractor must verify all dimensions at project before proceeding with this work. Do not reproduce these drawings and specifications without the expressed written permission of the architect. The drawings and specifications are made in executed or not. These drawings and specifications shall not be used by anyone on any other project, for addition to this project, or for completion of this project by others except by the expressed written permission of the Architect.
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REVISIONS

RE-PLAT

DATE: SEPTEMBER 28, 2021 ORB # 16-221

A1.10

SITE PLAN

MARKANA UPTOWN

6500 Americas Parkway NE
Albuquerque, NM 87110



WorldHQ@ORBArch.com



LEGACY HOSPITALITY



EAST ELEVATION
SCALE: 1/16" = 1'-0"



WEST ELEVATION
SCALE: 1/16" = 1'-0"

MATERIAL KEY NOTES:

- (A) STUCCO FINISH DUNN EDWARDS DE6365 "COLD MORNING" LRV 73
- (B) STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM" LRV 46
- (C) STUCCO FINISH DUNN EDWARDS DE6369 "LEGENDARY GRAY" LRV 18
- (D) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
- (E) STUCCO FINISH DUNN EDWARDS DE6371 "BLACK JACK" LRV 8
- (F) BALCONY METAL RAILING, CANOPIES PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
- (G) BRICK VENEER MCNEAR THIN BRICK COLOR "TANGIERS"

DRB SUBMITTAL

DATE: JANUARY 22, 2020 ORB # 16-221

A3.14

BUILDING EXTERIOR ELEVATIONS



Indian School

Parking being added by amendment

Project Site

Buca di Beppo Italian

Americas Parkway

Interstate 40

Louisiana

Marriott Albuquerque

7020 1810 0002 2787 6836

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For delivery information, visit our website at www.usps.com®.

Albuquerque, NM 87107

OFFICIAL USE

Certified Mail Fee	\$3.75
Postage	\$0.78
Total Postage and Fees	\$4.53
Extra Services & Fees (check box, add fee as appropriate)	\$7.05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Total Postage and Fees	\$7.58



10/26/2021

Sent To John and Virginia Kinney
 Street and Apt. No., or PO Box No. 7110 Constitution Ave NE
 City, State, ZIP+4® Albuquerque, NM 87110

From: [Office of Neighborhood Coordination](#)
 To: [Michael Vos](#)
 Subject: 4500 Americas Parkway NE, Public Notice Inquiry
 Date: Friday, November 19, 2021 8:22:42 AM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	Association Website	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
ABQ Park NA			Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA			Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973
Alvarado Park NA	apna87110@gmail.com		Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335	
Alvarado Park NA	apna87110@gmail.com		Robert	Habiger	apna87110@gmail.com	2101 Valencia NE	Albuquerque	NM	87110	5055547965	
Classic Uptown NA	btr25@pm.me		Bert	Davenport	btr25@pm.me	2921 San Pablo Street NE	Albuquerque	NM	87110	7736206636	
Classic Uptown NA	btr25@pm.me		John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE	Albuquerque	NM	87110		5052651278
Inez NA	inezneighason@yahoo.com		Dionna	Yetter	dionna.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	inezneighason@yahoo.com		Maya	Sutton	ymaya@wscp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Jerry Cline Park NA			Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM	87110		5056630246
Jerry Cline Park NA			Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Mark Twain NA			Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA			Joel	Woodridge	joel.cwooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	NM	87110		5053897840
Quigley Park NA	quigley.park@gmail.com		Eric	Olivas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM	87110		5059344540
Snow Heights NA			Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA			Laura	Garcia	laurasmig@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Winrock South NA			Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock South NA			John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	wvcondos@comcast.net	https://winrockvillas@hoospace.com/	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE	Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	wvcondos@comcast.net	https://winrockvillas@hoospace.com/	Julie	Marr	wvcjulie@gmail.com	1601 Pennsylvania Street NE	Albuquerque	NM	87110	3254514046	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	####			
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	####			

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: planning@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedure%20Summary%20Table>

Thank you.



Vanessa Baca
 Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3331 Office
 E-mail: vanessabaca@cabq.gov
 Website: www.cabq.gov/neighborhoods



From: webmaster-cabq.gov@mailgun.org [mailto:webmaster-cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
 Sent: Thursday, November 18, 2021 6:11 PM
 To: Office of Neighborhood Coordination <vos@consensusplanning.com>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Development Review Board
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
 Contact Name
 Michael Vos
 Telephone Number
 5057649801
 Email Address
vos@consensusplanning.com
 Company Name
 Consensus Planning, Inc.
 Company Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Legal description of the subject site for this project:
 Tracts A-2-A-1 and A-2-A-2, Park Square and Tracts A-2 and 2A, Block F, Beverly-Wood Addition
 Physical address of subject site:
 4500 Americas Parkway NE
 Subject site cross streets:
 Americas Parkway and Indian School Road
 Other subject site identifiers:
 Southwest corner of the referenced intersection
 This site is located on the following zone atlas page:
 J-18

From: [Michael Vos](#)
To: shirleylockyer@gmail.com; srandall52@comcast.net; dmc793@gmail.com; apna87110@gmail.com; brt25@pm.me; johnwhalen78@gmail.com; donna.yetter3@gmail.com; yemaya@swcp.com; inezneighassn@yahoo.com; rongooldsmith@yahoo.com; ericshirley@comcast.net; bardean12@comcast.net; joel.c.wooldridge@gmail.com; eoman505@gmail.com; bjdniels@msn.com; quigley.park@gmail.com; laurasmigi@aol.com; wvcondos@comcast.net; wvcjulie@gmail.com; tyler.richter@gmail.com
Cc: [Jackie Fishman](#)
Subject: Application Notification for Waiver - DRB at Indian School Road and Americas Parkway
Date: Tuesday, December 28, 2021 11:25:00 AM
Attachments: [Markana Uptown Notice Packet.pdf](#)

Dear Neighbors,

This email is notification that Consensus Planning has applied for a Waiver – DRB for the properties located at 6500 Americas Parkway and 6400 Indian School Road NE on behalf of Legacy Development & Management. We previously notified you on November 19th of a Major Amendment to the approved site plan for this project. This Waiver, associated with the site plan request, is to allow the Applicant to maintain the existing 6-foot sidewalk along Indian School Road instead of widening it to 10 feet.

The DRB meeting for this request will be held on January 5, 2022 along with the Site Plan, which was deferred to address comments. The agenda and Zoom information for the meeting can be found on the following website beginning January 3, 2022: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

A copy of the existing approved and proposed plan sets can be downloaded here: <https://www.dropbox.com/t/SxtSyg3Ei1ohYTmq>

If you have any questions, please do not hesitate to contact Jackie Fishman at fishman@consensusplanning.com, myself at vos@consensusplanning.com or by calling our office at (505) 764-9801.

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

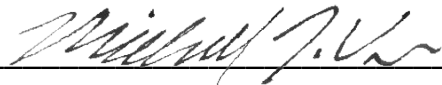


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Waiver - DRB	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 6500 Americas Parkway and 6400 Indian School Road	
Name of property owner: Legacy MUP LLC; KLG 18 LLC; KLG 29 LLC	
Name of applicant: Legacy Development & Management, LLC (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable:	
Wednesday, January 5, 2022 at 9:00 AM via Zoom. See next page for agenda information.	
Address, phone number, or website for additional information:	
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or call (505) 764-9801 for more information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request. Dropbox link to drawing set on next page.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable. N/A. Meeting was not requested.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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

 (Applicant signature) 12/28/21 (Date)

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



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

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

The agenda and Zoom link for the January 5, 2022 DRB meeting can be accessed here beginning at least 2 days prior to the hearing:
<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Download current and proposed site plan sets here: <https://www.dropbox.com/t/SxtSyg3Ei1ohYTmq>

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

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

Date of Notice*: December 28, 2021

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

Neighborhood Association (NA)*: See attached

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

1. Subject Property Address* 6500 Americas Parkway and 6400 Indian School Road
Location Description Southwest corner of Indian School and Americas Parkway
2. Property Owner* Legacy MUP LLC; KLG 18 LLC; and KLG 29 LLC
3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Legacy Development & Management
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver Waiver - DRB for required sidewalk width on Indian School Road
 - Other: _____

Summary of project/request²*:

Major Amendment to add additional property to Site Plan - DRB and develop a parking lot associated with the Markana Uptown multi-family residential development.

Existing approved plan is for 243 dwelling units in a 7-story building, including parking garage.

Download the current and proposed site plan drawings here: <https://www.dropbox.com/t/SxtSyg3Ei1ohYTmq>

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

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

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

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

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] Approximately 5 total acres
 2. IDO Zone District MX-H
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] Uptown Urban Center
- Current Land Use(s) [vacant, if none] Hotel and parking lot
-

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

Useful Links

Integrated Development Ordinance (IDO):

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

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

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

From: [Office of Neighborhood Coordination](#)
 To: [Michael Vos](#)
 Subject: 4500 Americas Parkway NE, Public Notice Inquiry
 Date: Friday, November 19, 2021 8:22:42 AM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	Association Email	Association Website	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
ABQ Park NA			Shirley	Lockyer	shirleylockyer@gmail.com	7501 Sky Court Circle NE	Albuquerque	NM	87110		5057107314
ABQ Park NA			Steve	Randall	srandall52@comcast.net	7424 Arvada NE	Albuquerque	NM	87110		5052648973
Alvarado Park NA	apna87110@gmail.com		Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	5053795335	
Alvarado Park NA	apna87110@gmail.com		Robert	Habiger	apna87110@gmail.com	2101 Valencia NE	Albuquerque	NM	87110	5055547965	
Classic Uptown NA	btr25@pm.me		Bert	Davenport	btr25@pm.me	2921 San Pablo Street NE	Albuquerque	NM	87110	7736206636	
Classic Uptown NA	btr25@pm.me		John	Whalen	johnwhalen78@gmail.com	2904 Las Cruces NE	Albuquerque	NM	87110		5052651278
Inez NA	inezneighason@yahoo.com		Dorina	Yetter	dorina.yetter3@gmail.com	2111 Hoffman Drive NE	Albuquerque	NM	87110	5055504715	
Inez NA	inezneighason@yahoo.com		Maya	Sutton	yemaya@wscp.com	7718 Cutler Avenue NE	Albuquerque	NM	87110		5052478070
Jerry Cline Park NA			Ron	Goldsmith	rongoldsmith@yahoo.com	1216 Alcazar Street NE	Albuquerque	NM	87110		5056630246
Jerry Cline Park NA			Eric	Shirley	ericshirley@comcast.net	900 Grove Street NE	Albuquerque	NM	87110	5052682595	
Mark Twain NA			Barbara	Lohbeck	bardean12@comcast.net	1402 California Street NE	Albuquerque	NM	87110	5052591932	5052540285
Mark Twain NA			Joel	Woodridge	joel_cwooldridge@gmail.com	1500 Indiana Street NE	Albuquerque	NM	87110		5053897840
Quigley Park NA	quigley.park@gmail.com		Eric	Olvas	eoman505@gmail.com	2708 Valencia Drive NE	Albuquerque	NM	87110		5059344540
Snow Heights NA			Julie	Nielsen	bjdniels@msn.com	8020 Bellamah Avenue NE	Albuquerque	NM	87110	5053622313	5052923989
Snow Heights NA			Laura	Garcia	laurasmig@aol.com	1404 Katie Street NE	Albuquerque	NM	87110	5052355858	
Winrock South NA			Virginia	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock South NA			John	Kinney		7110 Constitution Avenue NE	Albuquerque	NM	87110		5053215432
Winrock Villas Condo Association	wvcondos@comcast.net	https://winrockvillas@hoospace.com/	Main Office		wvcondos@comcast.net	1601 Pennsylvania Street NE	Albuquerque	NM	87110		5058848280
Winrock Villas Condo Association	wvcondos@comcast.net	https://winrockvillas@hoospace.com/	Julie	Marr	wcjulie@gmail.com	1601 Pennsylvania Street NE	Albuquerque	NM	87110	3254514046	
District 7 Coalition of Neighborhood Associations	Darcy	Bushnell	dmc793@gmail.com	2017 Alvarado Drive NE	Albuquerque	NM	87110	####			
District 7 Coalition of Neighborhood Associations	Tyler	Richter	tyler.richter@gmail.com	801 Madison NE	Albuquerque	NM	87110	####			

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: publicnotice@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit: <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-13620Procedures%20Summary%20Table>

Thank you.



Vanessa Baca
 Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
 (505) 768-3331 Office
 E-mail: vanessabaca@cabq.gov
 Webster: www.cabq.gov/neighborhoods

From: webmaster-cabq.gov@mailgun.org [mailto:webmaster-cabq.gov@mailgun.org] On Behalf Of webmaster@cabq.gov
 Sent: Thursday, November 18, 2021 6:11 PM
 To: Office of Neighborhood Coordination <os@consensusplanning.com>
 Cc: Office of Neighborhood Coordination <onc@cabq.gov>
 Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
 Development Review Board
 If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
 Contact Name
 Michael Vos
 Telephone Number
 5057649801
 Email Address
vos@consensusplanning.com
 Company Name
 Consensus Planning, Inc.
 Company Address
 302 8th Street NW
 City
 Albuquerque
 State
 NM
 ZIP
 87102
 Legal description of the subject site for this project:
 Tracts A-2-A-1 and A-2-A-2, Park Square and Tracts A-2 and 2A, Block F, Beverly-Wood Addition
 Physical address of subject site:
 4500 Americas Parkway NE
 Subject site cross streets:
 Americas Parkway and Indian School Road
 Other subject site identifiers:
 Southwest corner of the referenced intersection
 This site is located on the following zone atlas page:
 J-18



Indian School

Parking being added by amendment

Project Site

Americas Parkway

Louisiana

Buca di Beppo Italian

Marriott Albuquerque

Interstate 40



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

MARKANA UPTOWN
6500 Americas Parkway NE
Albuquerque, NM 87110

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



- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH DUNN EDWARDS DE6360 "COLD MORNING" LRV 73
 - (B) STUCCO FINISH DUNN EDWARDS DE6367 "COVERED IN PLATINUM" LRV 48
 - (C) STUCCO FINISH DUNN EDWARDS DE6368 "LEGENDARY GRAY" LRV 18
 - (D) STUCCO FINISH DUNN EDWARDS DE6378 "JET" LRV 9
 - (E) STUCCO FINISH DUNN EDWARDS DE6371 "BLACK JACK" LRV 8
 - (F) BALCONY METAL RAILING CANOPIES PAINTED DUNN EDWARDS DE6378 "JET" LRV 9
 - (G) BRICK VENEER MCNEAR THIN BRICK COLOR "TANGERS"

DRB SUBMITTAL
DATE: JANUARY 22, 2020 ORB # 16-221

A3.14

BUILDING
EXTERIOR ELEVATIONS