



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

BRIEF DESCRIPTION OF REQUEST

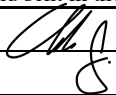
APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ 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)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

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

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

Tract 52 Unit 2 Atrisco Grant

Legal Description & Location: SE Corner of Sunset Gardens Rd & 86th St

Request Description: _____

Hydrology:

- Sensitive Lands Analysis (5-2(C)) _____ Approved _____ NA
- Grading and Drainage Plan _____ Approved _____ NA
- AMAFCA _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Hydrology Department

Date

Transportation:

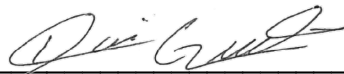
- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- MRCOG _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Request for Availability submitted? Yes No NA
- Availability Statement/Serviceability Letter Number 220907
- Note: Commitment for service is required prior to application approval.



ABCWUA

2/7/2024

Date

- Infrastructure Improvements Agreement (IIA*) _____ Approved _____ NA
- Solid Waste Department Signature on the Plan _____ Approved _____ NA
- Fire Marshall Signature on the Plan _____ Approved _____ NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)

FORM SP: PRE-APPROVALS/SIGNATURES

(Revised 10/26/23)

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- Grading and Drainage Plan X Approved _____ NA
- AMAFCA _____ Approved X NA
- Bernalillo County _____ Approved X NA
- NMDOT _____ Approved X NA
- MRGCD _____ Approved X NA

Reggie Chen
Hydrology Department

2/16/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- MRCOG _____ Approved _____ NA
- NMDOT _____ Approved _____ NA
- MRGCD _____ Approved _____ NA

Transportation Department

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Request for Availability submitted? ___ Yes ___ No ___ NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

ABCWUA

Date

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- Solid Waste Department Signature on the Plan _____ Approved _____ NA
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(Revised 10/26/23)

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- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Hydrology Department

Date

Transportation:

- Traffic Circulations Layout (TCL) X Approved NA
- Traffic Impact Study (TIS) Approved X NA
- Neighborhood Impact Analysis (NIA) Approved X NA
- Bernalillo County Approved X NA
- MRCOG Approved X NA
- NMDOT Approved X NA
- MRGCD Approved X NA

Ernest Armijo

Transportation Department

2/1/2024

Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

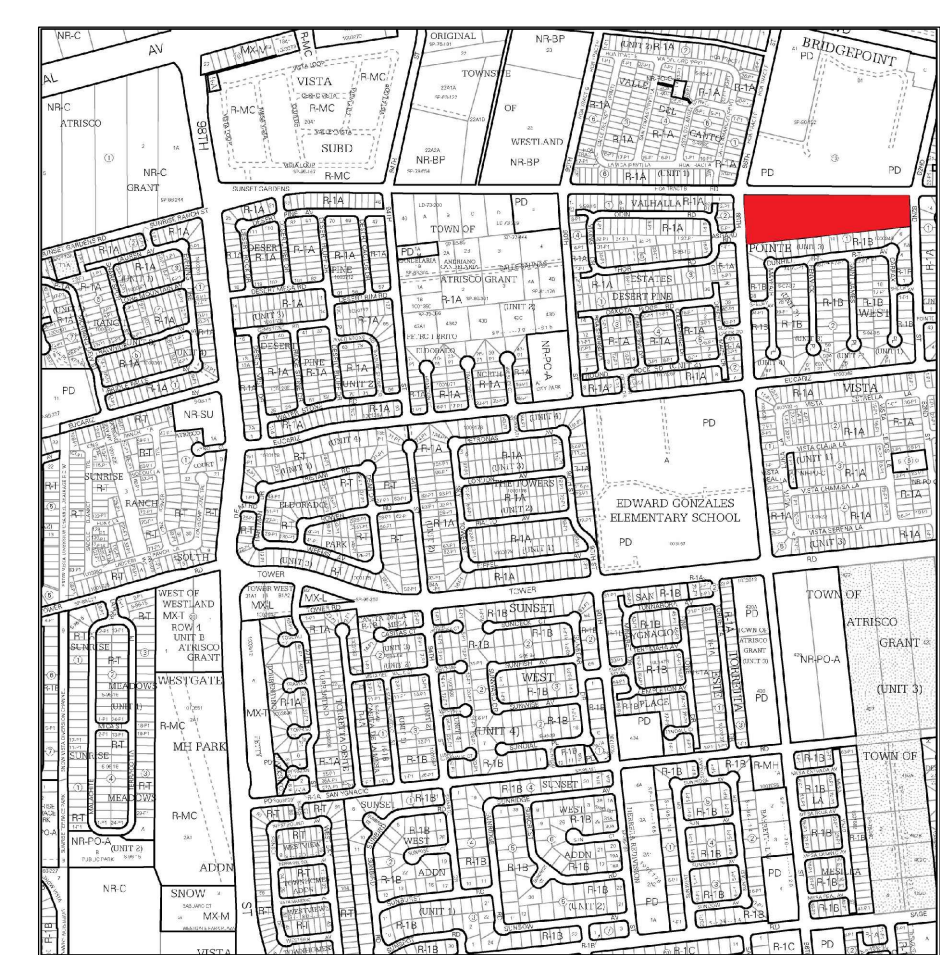
- Request for Availability submitted? Yes No NA
- Availability Statement/Serviceability Letter Number _____
- Note: Commitment for service is required prior to application approval.

ABCWUA

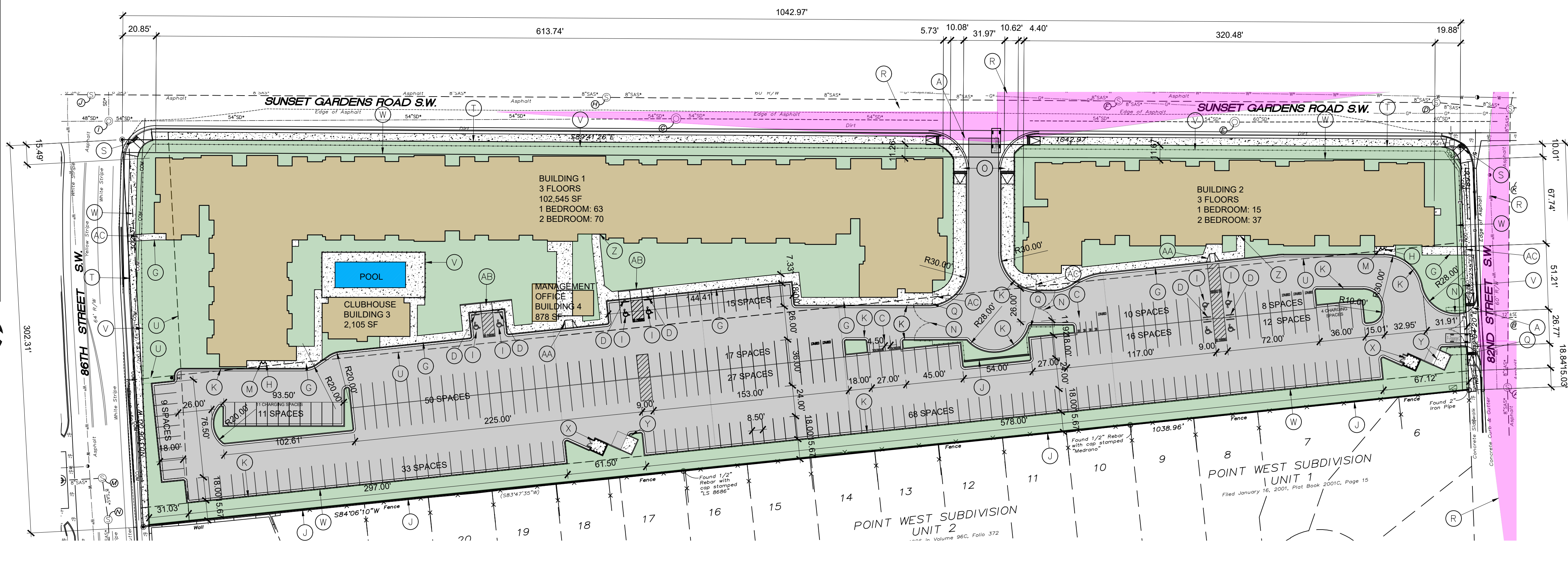
Date

- Infrastructure Improvements Agreement (IIA*) Approved NA
- Solid Waste Department Signature on the Plan Approved NA
- Fire Marshall Signature on the Plan Approved NA

* Prior to **Final Site Plan** approval submittals (include a copy of the recorded IIA)



AREA MAP
SCALE: NTS



SITE PLAN

SCALE: 1" = 50'-0"

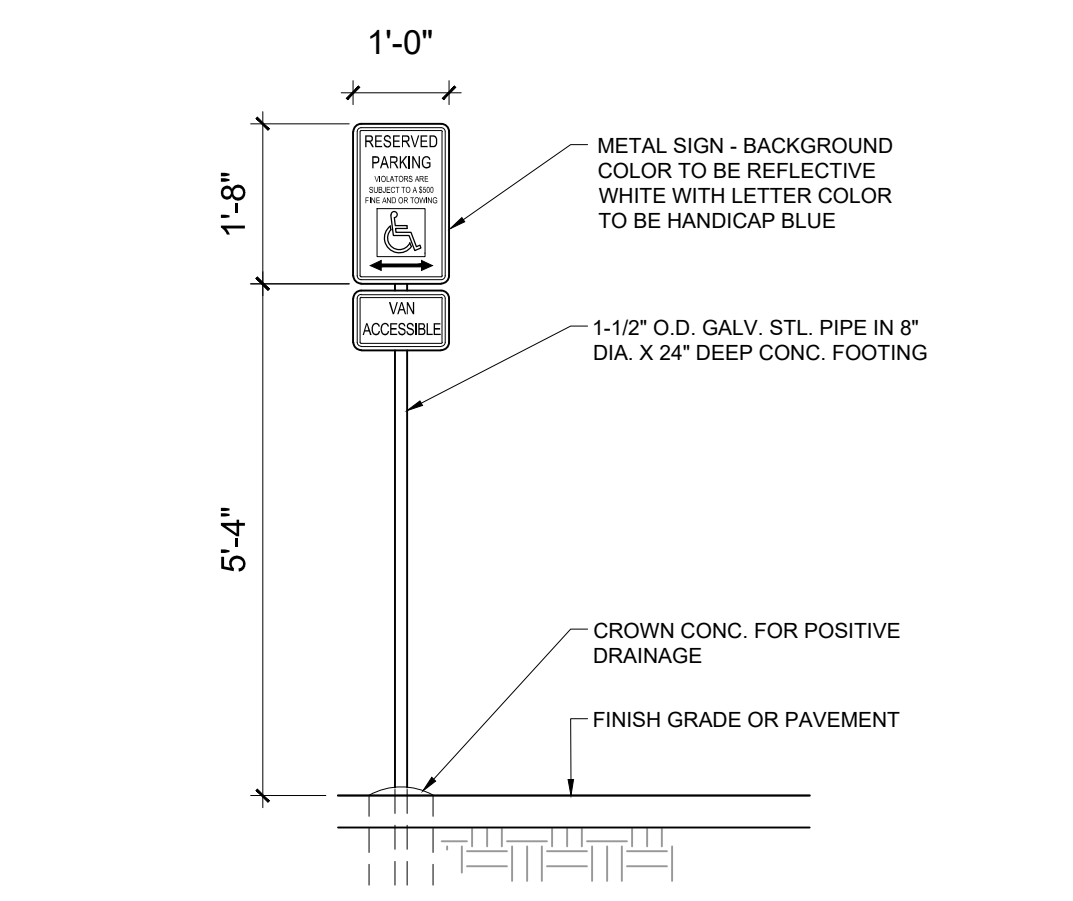
- KEYED NOTES**
- NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
 - 12 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - FIRE DEPT. CONNECTION
 - HC PARKING SYMBOL
 - 6" CMU WALL
 - CURB, REF DETAIL THIS SHEET
 - EXISTING PROPERTY LINE
 - STAND PIPE CONNECTION
 - VEHICULAR GATE
 - NEW 10' SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - EXISTING POWER POLE, NEW POWER POLES WILL BE AGAINST BACK OF CURB.
 - KNOX BOX
 - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2441, NOTE DETAIL 2446 FOR DETECTABLE WARNING SURFACE
 - PROPERTY LINE
 - 100' NEIGHBORHOOD EDGE PROTECTION LINE
 - 6" WROUGHT IRON FENCE
 - IDO BUILDING SETBACK LINE
 - REFUSE CONTAINER PICKUP POINT, COA STANDARD DETAIL 9'X5' SWANSON COLLECTION SITE WITH ENCLOSURE, 4EA 4" BOLLARDS AND PAIR OF 3" DOORS
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - REFUSE COMPACTOR ROOM, 4 BINS STORED INSIDE
 - AA CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2442, DRAWING A
 - AB CURB RAMP, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2443, DRAWING A
 - AC PEDESTRIAN GATE

NOTE:
PROPERTY OWNER RESPONSIBLE FOR PLACING RECYCLING AT DESIGNATED COLLECTION POINT ON COLLECTION DAY.

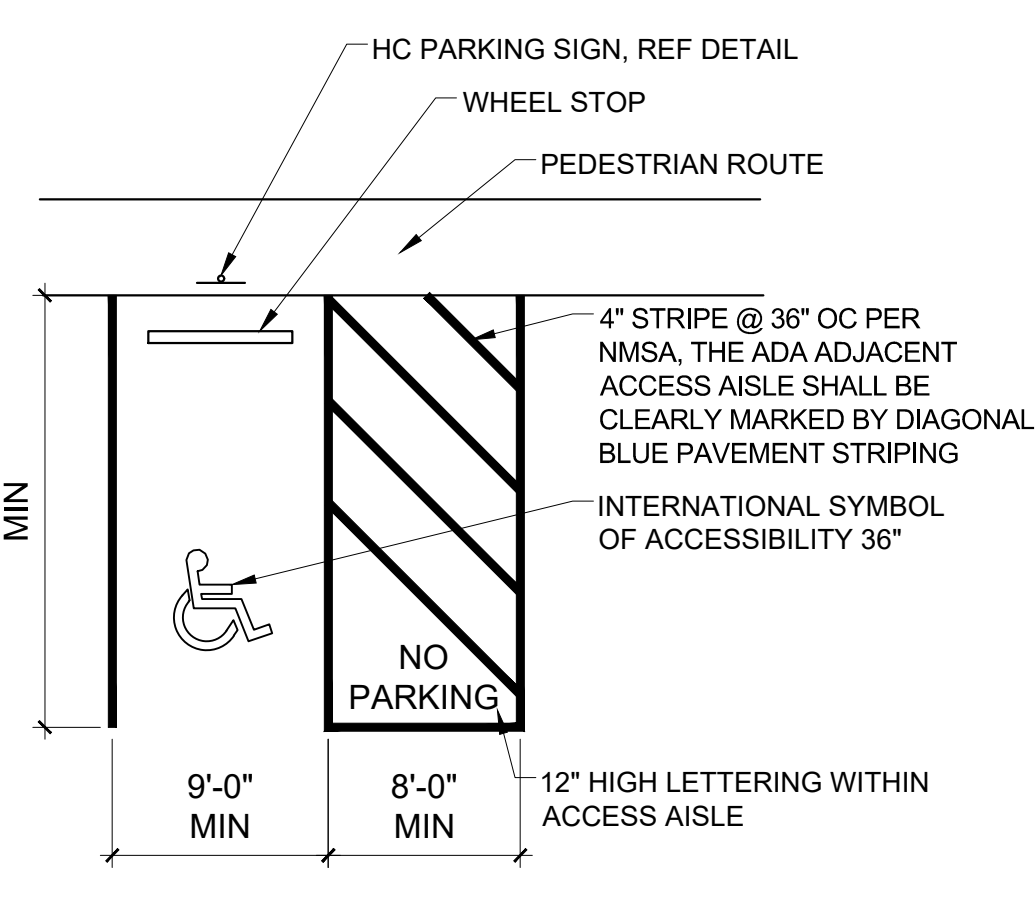
PROPERTY OWNER RESPONSIBLE FOR PLACING REFUSE IN ENCLOSURE ON COLLECTION DAY

CABQ SOLID WASTE DEPARTMENT SHALL HAVE 24HR ACCESS TO THE SITE AND BE PROVIDED WITH KEYPAD GATE CONTROL TO ENTER THE SITE

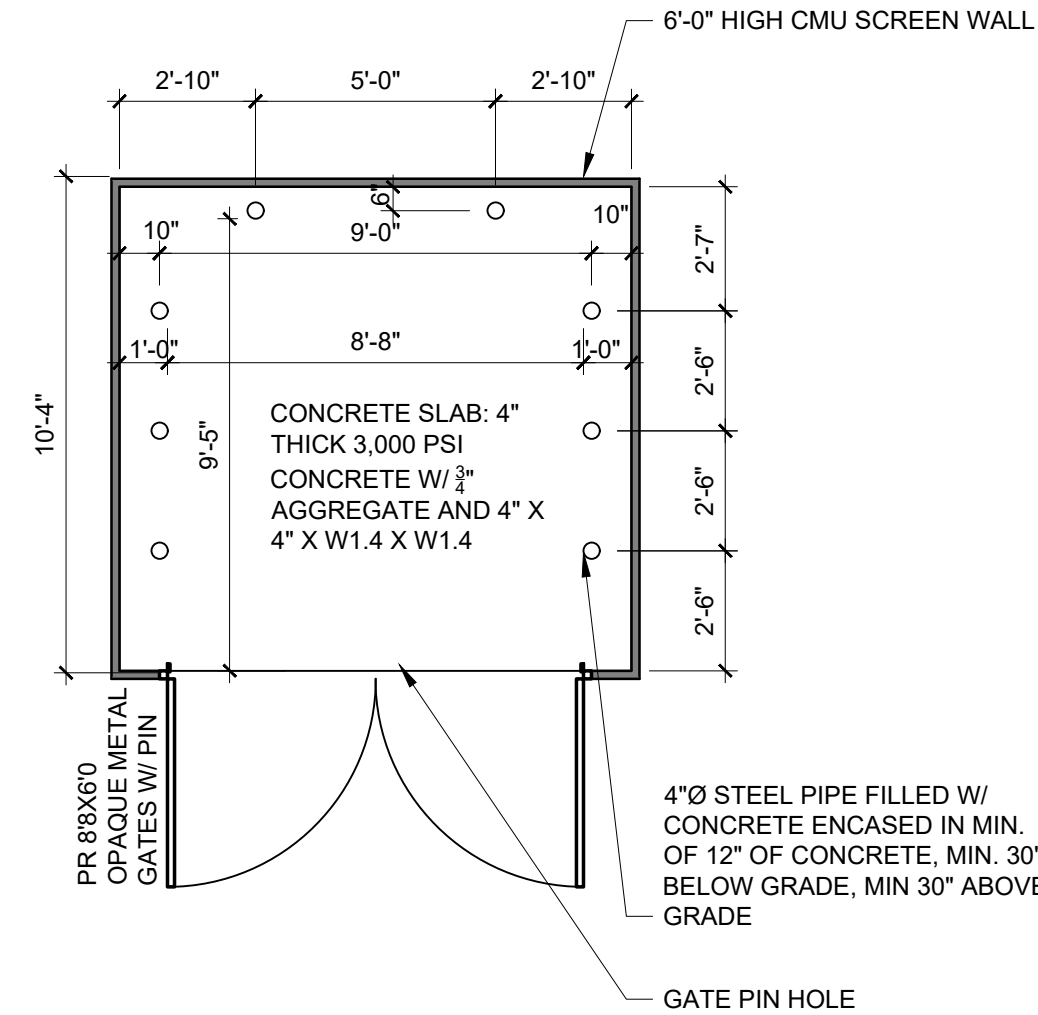
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



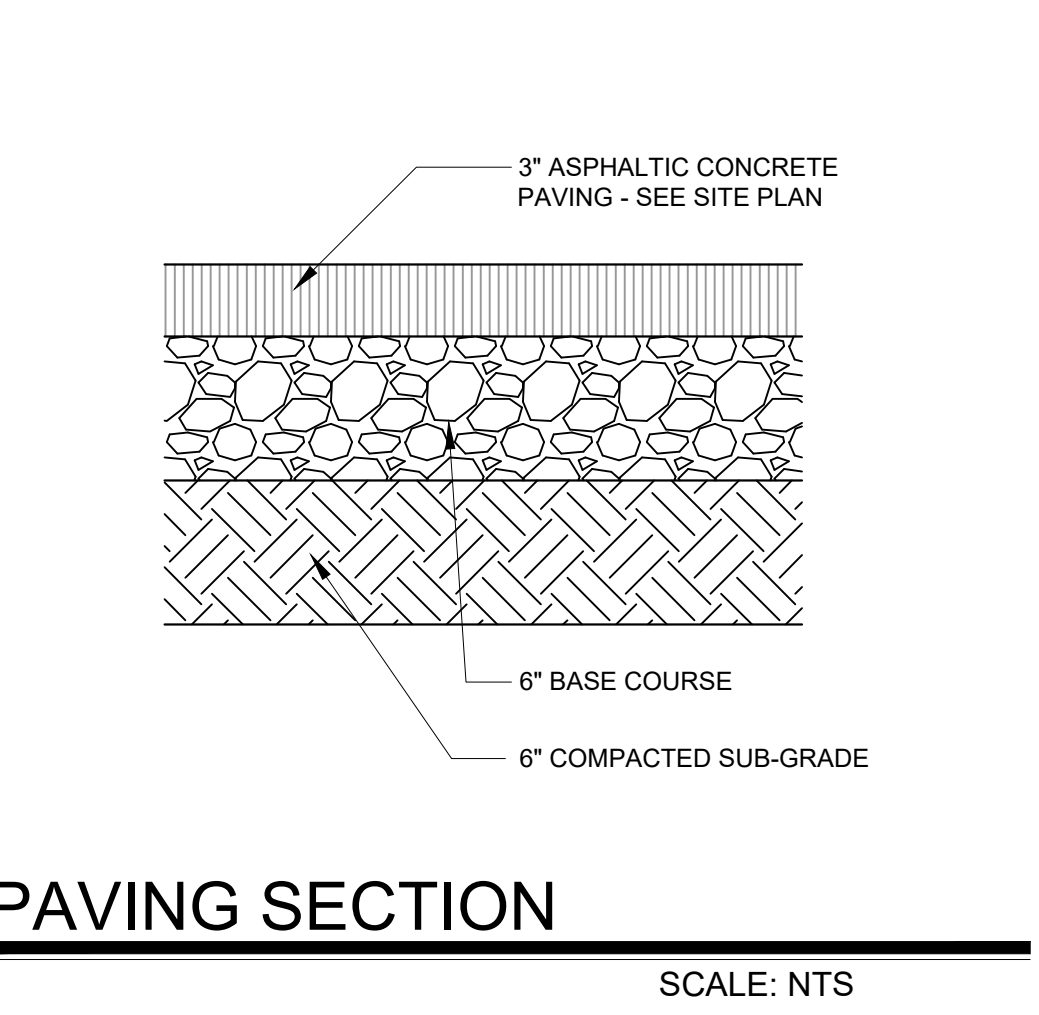
HC SIGN
SCALE: NTS



ADA PARKING
SCALE: 1/8" = 1'-0"



REFUSE ENCLOSURE DETAIL
SCALE: 1/4" = 1'-0"



PAVING SECTION
SCALE: NTS

NOTE:
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC 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.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

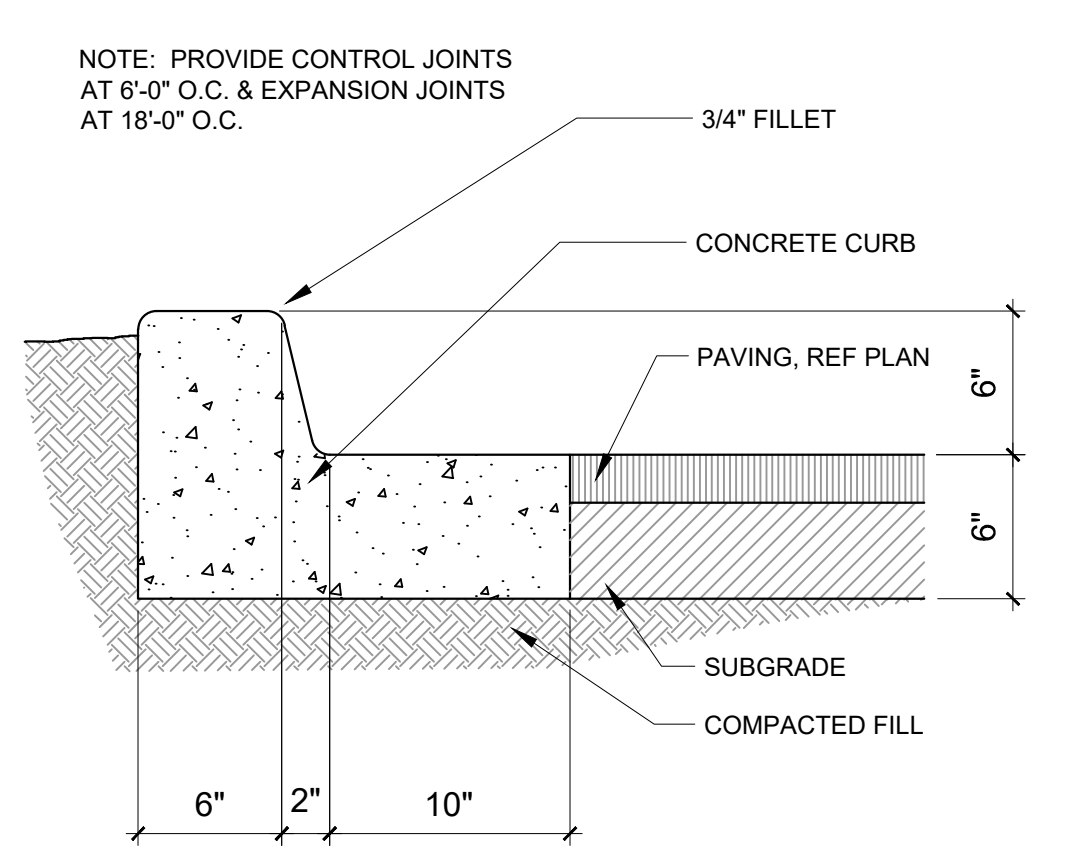
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED, FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

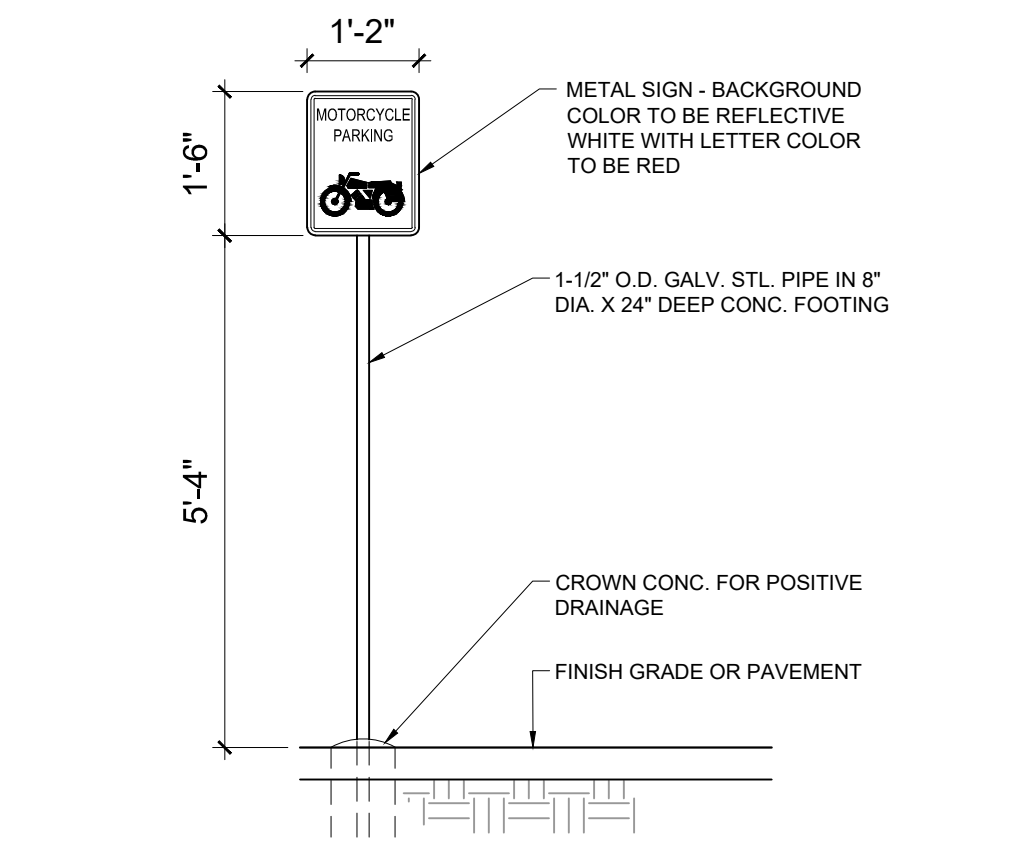
WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

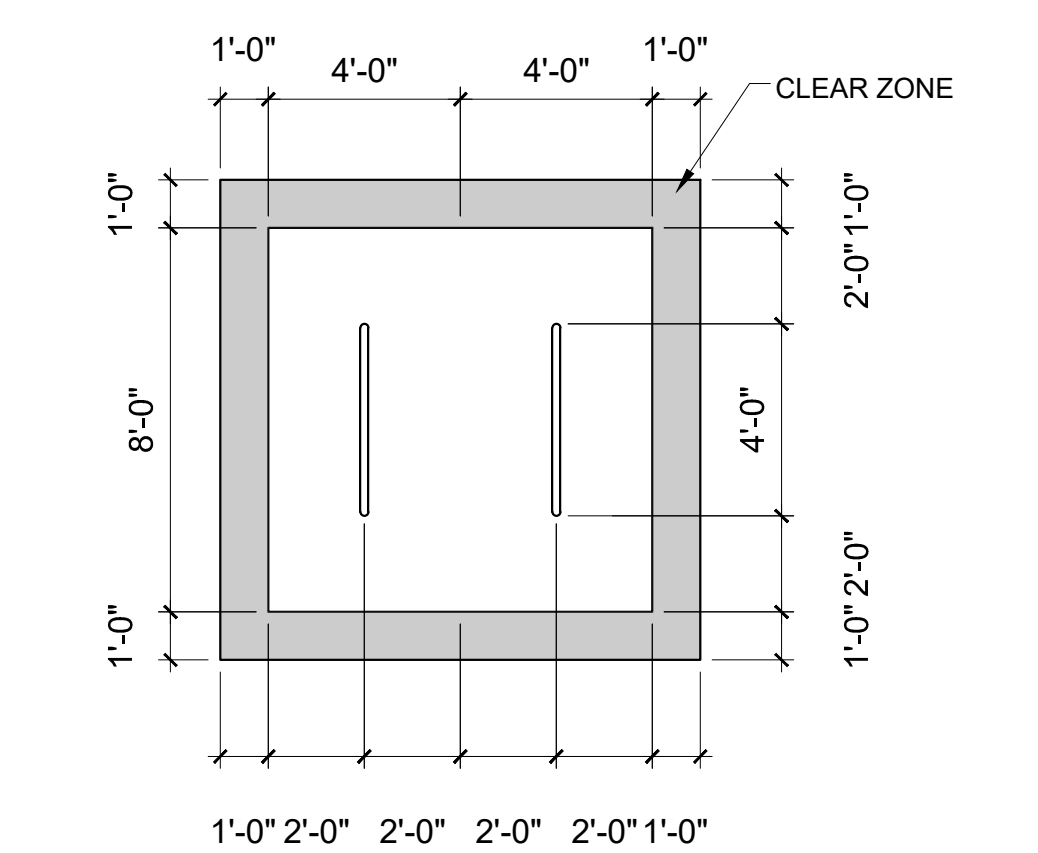
SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO



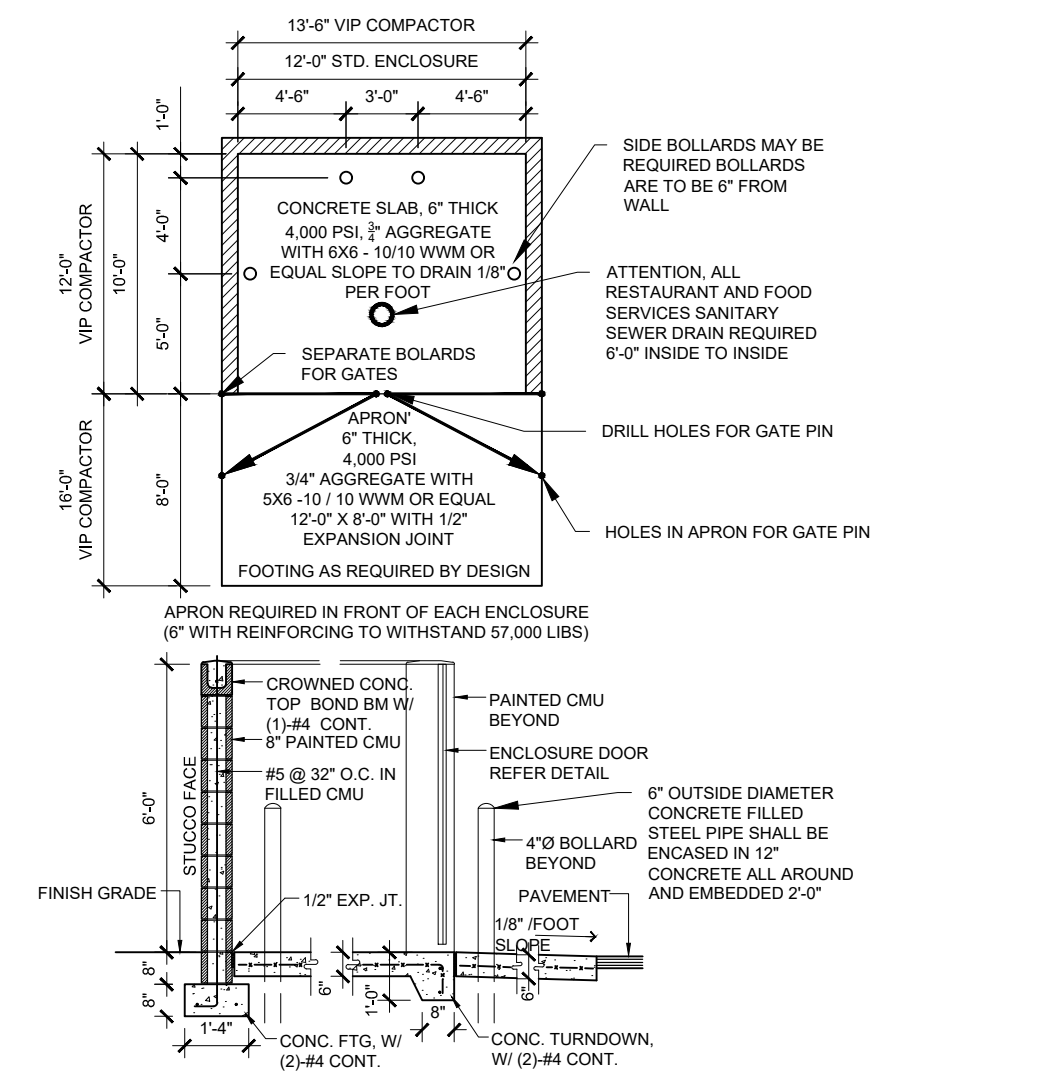
CURB AND GUTTER
SCALE: NTS



MOTORCYCLE SIGN
SCALE: 1/2" = 1'-0"



BIKE PARKING
SCALE: 1/4" = 1'-0"



RECYCLING ENCLOSURE
SCALE: 1/8" = 1'-0"

UPC: 100905647441510205
LEGAL: TRACT 52, UNIT 2, ATRISCO GRANT
ZONING: MX-L
ZONE ATLAS PAGE: L9

GROSS LOT AREA = 6.04 AC = 263,102 SF
BUILDING FOOTPRINT = 69,610 SF
NET LOT AREA = 193,492 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF / 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 78 EACH X 1.2 SPACES = 93.6 SPACES
2 BEDROOM: 107 EACH X 1.6 SPACES = 171.2 SPACES
LEASING OFFICE 878 SF X 0.0035 = 3.1 SPACES REQUIRED
TOTAL SPACES REQUIRED = 268 SPACES
SPACES PROVIDED = 278 SPACES
268 SPACES X 5% = 14 CHARGING SPACES REQUIRED, 15 PROVIDED

HC REQUIRED: 5 STANDARD, 4 VAN / 24 VAN ACCESSIBLE PROVIDED
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 14 PROVIDED
BIKE PARKING 10% OF 268, 27 REQUIRED
12 SPACES ON SITE PLAN, 36 PROVIDED IN BUILDINGS

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 78 EA X 225 SF = 17,550 SF
2 BEDROOM: 107 EA X 285 SF = 30,495 SF

TOTAL REQUIRED = 48,045 SF
GRADE LEVEL OPEN SPACE = 74,520 SF PROVIDED

SOLID WASTE CALCS:
185 UNITS X 0.55 CY = 102 CY PER WEEK
102 CY X 0.333 COMACTED = 34 CY PER WEEK
8 EA, 2 CY CONTAINERS PROVIDED.

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	Date
ABCWUA	Date
Parks & Recreation Department	Date
Hydrology	Date
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Planning Department	Date

* Environmental Health, if necessary

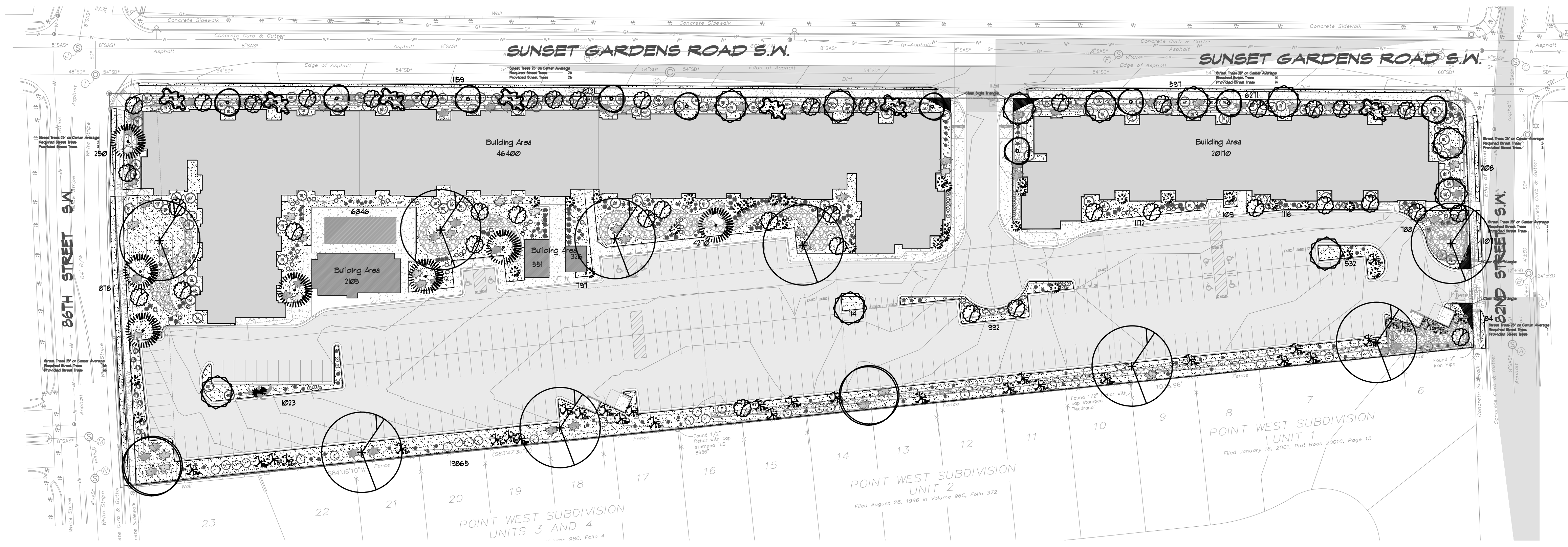
SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
4419 4th St. NW, Ste. B
Albuquerque, NM 87107
505.401.7575

SUNSET APARTMENTS
7000 SUNSET GARDENS RD SW
ALBUQUERQUE, NM 87121

DRAWING TITLE
SITE PLAN

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE 11/28/2023	OF

STATE OF NEW MEXICO
SCOTT C. ANDERSON
No. 4341
11/28/2023
REGISTERED ARCHITECT



LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain landscaping in a living, healthy, and attractive condition.

Clear Site Triangle Note:
Landscaping and signage will not interfere with clear site requirements. Signs, walls, trees and shrubbery between 3 and 8 feet tall, (as measured from the gutter pan) are not included within the clear site triangle.

It is the intent of this plan to comply with the City of Albuquerque Water, IDO Ordinance.

It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Water management is the sole responsibility of the Property Owner.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas which are not designated to receive native seed, or other treatment.

Contractor shall supply to the owner samples and prices of various gravel samples for approval prior to installing.

25% of landscape area shall be covered with wood mulch. Mulch shall be a minimum of 4" deep in areas as shown on the plan. Landscape maintenance shall ensure that all wood mulch areas are maintained and refreshed on a regular basis. Filter Fabric shall not be placed in areas to receive wood mulch.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer.

Trees shall have Netafim and shrubs shall have a minimum of 2 emitters per shrub.

Trees and shrubs shall be zoned separately.

Point of connection for irrigation system is unknown at current time and shall be coordinated between the Landscape Contractor and the General Contractor of the project prior to construction.

Landscaping shall be installed according to the approved plan. Installation shall be completed within 60 days of the related building's occupancy.

No substitutions or alterations to this plan without the express written permission of the Landscape Architect, and approval of the City of Albuquerque, approved permit set.

Street Tree Notes:
Per Section 5-6(D) (1) (a) Required Street Trees. Trees are GENERALLY required along street frontages every 25 feet on center unless otherwise specified in Part 6-2-2 of ROA 1994 (Street Trees)

Section 6-6-2-5 Street Trees
(A)
1. Size of the trees at maturity should be in proportion to the planting space provided for them. ... Smaller species of trees will require closer spacing and larger trees will require greater spacing. Spacing shall be approved as part of the plan approval process.
2. On sites where evenly spaced street trees are not possible, or do not conform to the overall design objectives of the site, provided that the number of trees equals or exceeds the number that would be required if the trees were evenly spaced

LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
Trees			
11	2" Cal	Desert Willow <i>Chilopsis linearis</i>	20x25 490.63 5336 M
2	4 - 6'	Palm Yucca <i>Yucca faxoniana</i>	15x6 2826 2826 M
10	2" Cal	Ilex vomitoria Yaupon Holly	15x15 116.63 1166.3 M
34	6 - 8'	Blue Arrow Juniper <i>Juniperus scopulorum "Blue Arrow"</i>	12x4 1256 421 M
9	2" cal	Chinese Pistache <i>Pistacia chinensis</i>	60x60 2826 25434 M
2	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	50x45 2075 4050 M
1	6 - 8'	Austrian Pine <i>Pinus nigra</i>	35x25 490.63 3434 M
1	6-8'	Crape Myrtle <i>Lagerstroemia indica</i> Tree Form	15x15 116.63 1236.41 M
42	15 Gal.	Oklahoma Redbud <i>Cercis reniformis</i>	15x12 113 4520 M
124			46792

Note: All trees shall have a 5' rad. circle of wood chips, per COA requirement

LANDSCAPE CALCULATIONS

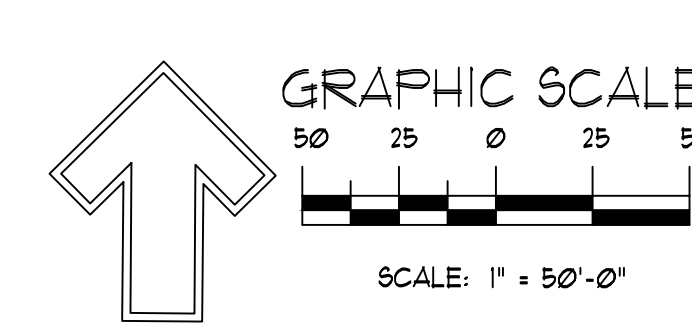
TOTAL LOT AREA (sf)	263102
TOTAL BUILDING AREA (sf)	-69610
TOTAL NET-LOT AREA (sf)	193492
LANDSCAPE REQUIREMENT	x10.15
TOTAL LANDSCAPE REQUIRED (15%)	295073
TOTAL ON-SITE LANDSCAPE PROVIDED	65080
TOTAL LIVE GROUND COVER REQUIRED	16210
TOTAL LIVE GROUND COVER PROVIDED	16150.31
TOTAL LIVE PLANT COVER REQUIRED	48810
TOTAL LIVE PLANT COVER PROVIDED	10135.15

Shrubs & Groundcovers

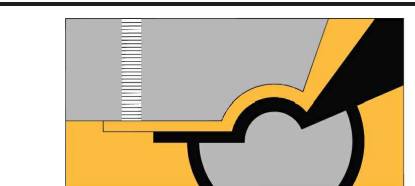
10	5 Gal	Feather Reed Grass <i>Calamagrostis arudinacea</i>	25x2 314 244.92 M
9	5 Gal	Rosemary <i>Rosmarinus officinalis prostratus</i>	1x5 19.63 116.67 M
15	5 Gal	India Hawthorn <i>Raphiolepis indica</i>	3x5 19.63 294.45 M
94	5 Gal	Buffalo Juniper <i>Juniperus sabino "Buffalo"</i>	1x8 50.27 4725.38 M
34	5 Gal	Yellow Bird of Paradise <i>Caesalpinia gilliesii</i>	10x10 185 2669 RW
66	5 Gal	Dwarf Fountain Grass <i>Pennisetum alopecuroides "Hamelin"</i>	3x3 1.01 466.62 M
53	5 Gal	Red Yucca <i>Hesperaloe parviflora</i>	3x3 1.01 374.71 L
11	5 Gal	Cherry Sage <i>Salvia greggii</i>	2x3 1.01 501.91 M
21	5 Gal	Blue Mist <i>Caryopteris x clandonensis</i>	3x3 1.01 148.41 M
10	5 Gal	Apache Plume <i>Folugia paradoxa</i>	6x5 19.63 384.7 L
21	5 Gal	Chamisa <i>Chrysothamnus nauseosus</i>	5x5 19.63 530 L
124	5 Gal	Gr-Low Sumac <i>Rhus aromatica "Gr-Low"</i>	3x8 50.27 6233.48 M
16181.51			161750.31

15 2-3cf Boulders
To be placed at contractor discretion

55409	Landscape Gravel / Filter Fabric 3/4" Crushed Grey Submit samples of gravel and cobble for approval
8921	Oversize Landscape Gravel / Filter Fabric 2-4" Adobe Rose Submit samples of gravel and cobble for approval
64336	Total Landscape Area Provided
18403	Wood Mulch No Fabric Submit samples of wood mulch for approval



danny@mitchellassociatesinc.com 505.639.9583



SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
2818 4th St NW, Suite C Albuquerque, NM 87107
scott@scarchitects.com
505.401.7575

SUNSET APARTMENTS
1000 SUNSET GARDENS RD SW
ALBUQUERQUE, NM 87121

DRAWING TITLE
LANDSCAPE PLAN

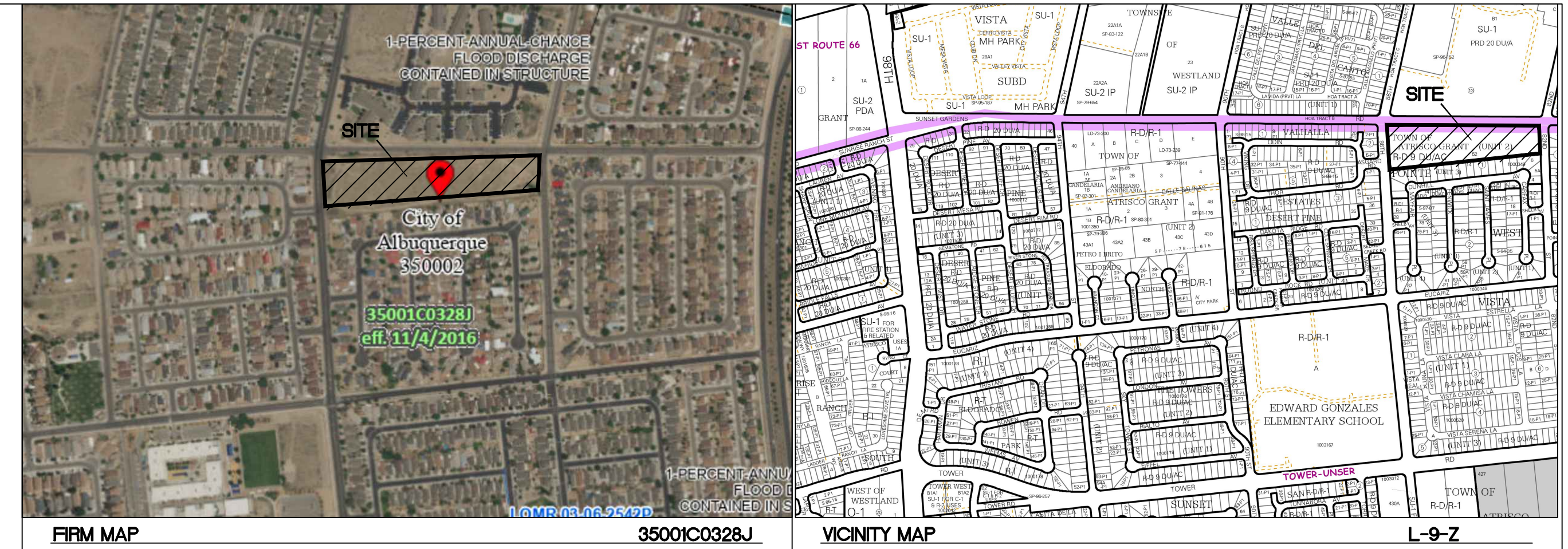
	DESIGNED FV	PROJECT NO 2023-026
	DRAWN FV	SCALE 1"=50'-0"
	CHECKED dm	DRAWING NO
	REVIEWED dm	LS-101
	DATE 1/30/24	OF

EROSION CONTROL NOTES:

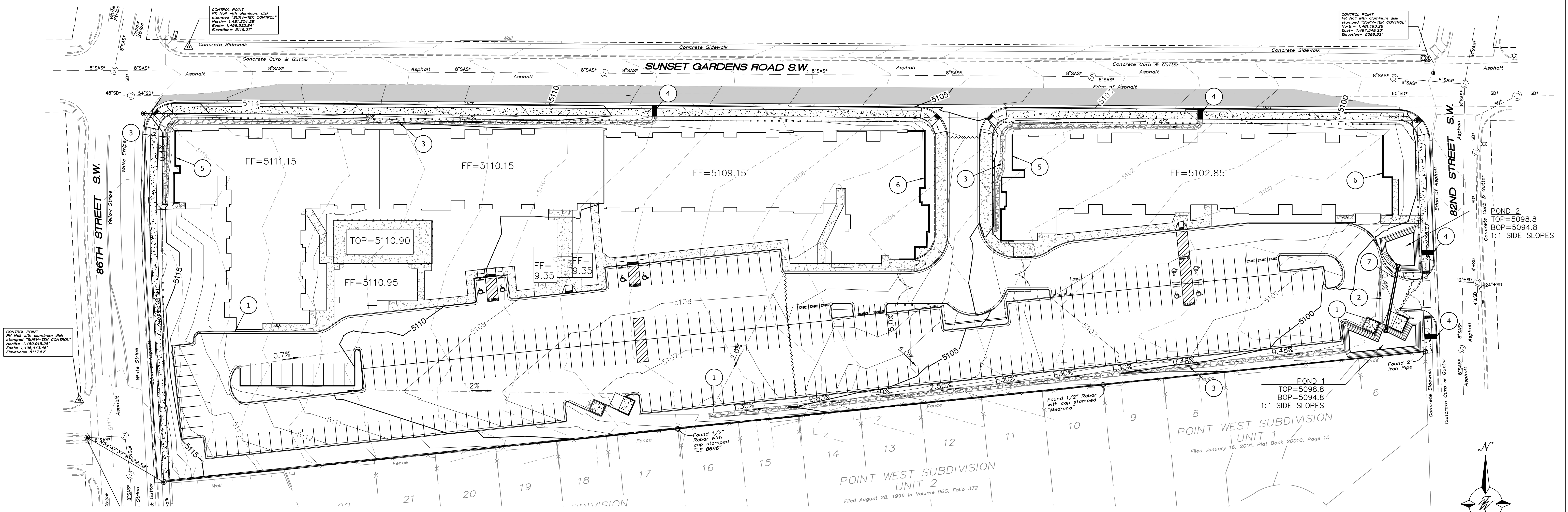
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
- REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
- ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH THE CITY OF RIO RANCHO SPECS OR 1/2" GRAVEL.

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.



LEGAL DESCRIPTION
TRACT 52 UNIT ATRISCO GRANT
6.04 AC



CONTROL POINT
Pin Nail with aluminum disk
Stamped "SURV-TX CONTROL"
North= 1,496,443.28'
East= 1,496,443.46'
Elevation= 5115.52'

CONTROL POINT
Pin Nail with aluminum disk
Stamped "SURV-TX CONTROL"
North= 1,496,443.28'
East= 1,496,443.46'
Elevation= 5115.27'

CONTROL POINT
Pin Nail with aluminum disk
Stamped "SURV-TX CONTROL"
North= 1,497,248.23'
East= 1,497,248.23'
Elevation= 5099.32'

SPOT ELEVATION NOTES

- ADD 5100 TO ALL SPOT ELEVATIONS
- ELEVATIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED

KEYED NOTES

- 2' CURB CUT OPENING
- 2' CONC VALLEY GUTTER
- LANDSCAPE SWALE WITH RIP RAP
- 4' SIDEWALK CULVERT
- EXTENDED STEMWALL
- EXTENDED FOOTING
- 18" HDPE - POND EQUALIZING PIPE

CAUTION

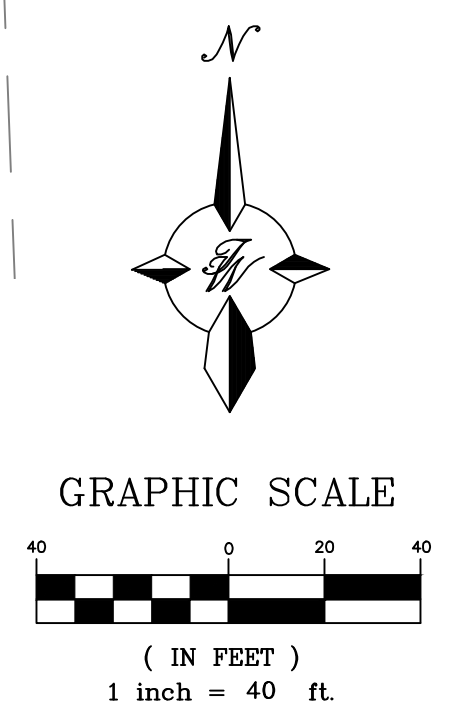
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

LEGEND

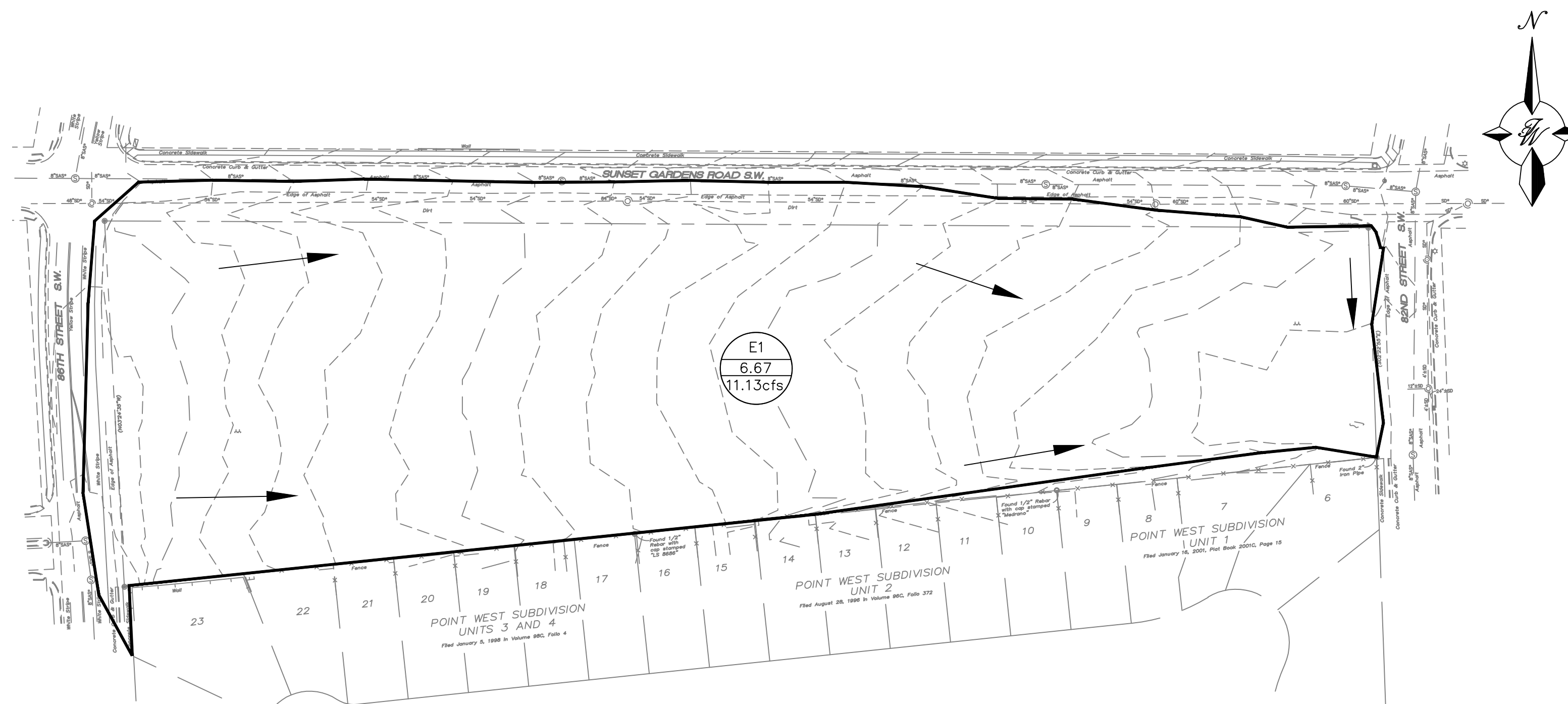
- ===== CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- ===== RETAINING WALL
- RIGHT-OF-WAY
- ===== BUILDING
- ===== PROPOSED SIDEWALK
- ===== EXISTING CURB & GUTTER
- ===== WATER BLOCK
- ===== LANDSCAPING
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED CONTOUR
- FLOW

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 02/27/23
BY: *Ronald R. Bohannan*
HydroTrans # L10D032

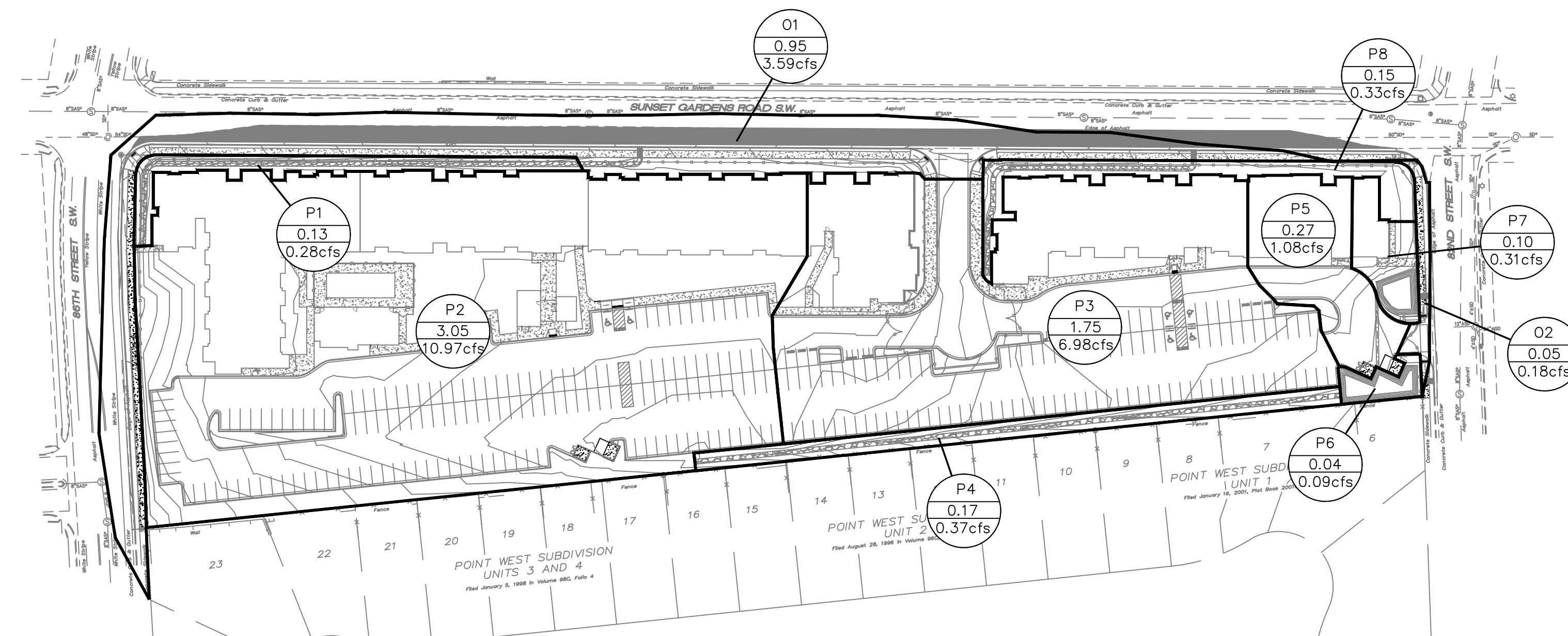
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



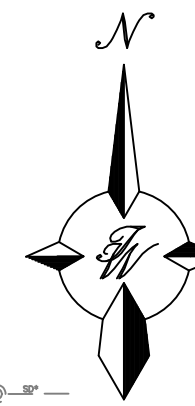
 RONALD R. BOHANNAN P.E. #7868	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 12-19-22
TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.1	JOB # 2022028



EXISTING BASIN MAP



PROPOSED BASIN MAP



Existing Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								100-Year, 6-Hr			10-Year, 6-Hr		
				Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
E1	290,514.00	6.669	0.01042	95%	6.336	0%	0.000	0%	0.000	5%	0.333	0.635	0.353	11.13	0.176	0.098	2.76
Total	290,514.00	6.669	0.01042	0.000	0.000	0.000	0.000	0.000	0.333		0.353	11.13		0.098	2.76		

Proposed Conditions

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions								100-Year, 6-Hr			10-Year, 6-Hr		
				Treatment A %	Treatment A (acres)	Treatment B %	Treatment B (acres)	Treatment C %	Treatment C (acres)	Treatment D %	Treatment D (acres)	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs
P1	5,672.00	0.130	0.00020	0%	0.000	100%	0.130	0%	0.000	0%	0.000	0.730	0.008	0.28	0.260	0.003	0.11
P2	133,045.00	3.054	0.00477	0%	0.000	27%	0.825	0%	0.000	73%	2.230	1.832	0.466	10.97	1.114	0.284	6.40
P3	76,350.00	1.753	0.00274	0%	0.000	7%	0.123	0%	0.000	93%	1.630	2.134	0.312	6.98	1.348	0.197	4.29
P4	7,436.00	0.171	0.00027	0%	0.000	100%	0.171	0%	0.000	0%	0.000	0.730	0.010	0.37	0.260	0.004	0.14
P5	11,938.00	0.274	0.00043	0%	0.000	10%	0.027	0%	0.000	90%	0.247	2.089	0.048	1.08	1.313	0.030	0.66
P6	1,761.00	0.040	0.00006	0%	0.000	90%	0.036	10%	0.004	0%	0.000	0.752	0.003	0.09	0.277	0.001	0.04
P7	4,272.00	0.098	0.00015	0%	0.000	41%	0.040	10%	0.010	49%	0.048	1.492	0.012	0.31	0.850	0.007	0.17
P8	6,675.00	0.153	0.00024	0%	0.000	100%	0.153	0%	0.000	0%	0.000	0.730	0.009	0.33	0.260	0.003	0.12
O1	41,325.00	0.949	0.00148	0%	0.000	17%	0.161	0%	0.000	83%	0.787	1.983	0.157	3.59	1.231	0.097	2.15
O2	2,040.00	0.047	0.00007	0%	0.000	17%	0.008	0%	0.000	83%	0.039	1.983	0.008	0.18	1.231	0.005	0.11
Total	290,514.00	6.669	0.01042	0.000	0.000	1.675	0.000	0.000	4.981		1.033	24.18		0.630	14.18		

Equations:

Weighted E = Ea*Aa + Eb*Ab + Ec*Ac + Ed*Ad / (Total Area)

Volume = Weighted D * Total Area

Flow = Qa*Aa + Qb*Ab + Qc*Ac + Qd*Ad

Excess Precipitation, E (in.)		
Zone	100-Year	10-Year
Ea	0.55	0.11
Eb	0.73	0.26
Ec	0.95	0.43
Ed	2.24	1.43

Peak Discharge (cfs/acre)		
Zone	100-Year	10-Year
Qa	1.54	0.30
Qb	2.16	0.81
Qc	2.87	1.46
Qd	4.12	2.57

Water Quality Volume (Basins P1-P8)

Total Impervious Area = 4.264 Acres = 185,740 SF
 Retention depth = 0.42" = 0.035' (COA DPM Article 6-12)
 Retention Volume = 0.035 x 185,740 = 6,501 CF

EXISTING DRAINAGE:

AS SHOWN BY THE VICINITY MAP, THIS SITE IS BOUNDED BY 86TH STREET TO THE WEST, SUNSET GARDENS ROAD TO THE NORTH, 82ND STREET TO THE EAST, AND A SINGLE FAMILY RESIDENTIAL SUBDIVISION TO THE SOUTH. THE SITE CONSISTS OF ONE VACANT LOT, WHICH WILL BE REPLATTED FOR RIGHT-OF-WAY DEDICATION FOR PERIMETER PUBLIC SIDEWALKS AND CURB. THE LEGAL DESCRIPTION OF THE PROPERTY IS TRACT 52 UNIT 2 TOWN OF ATRISCO GRANT. THE TOTAL AREA OF THE PROPERTY IS 5.8 ACRES. AS SHOWN BY THE FEMA FIRM MAP, THE SITE DOES NOT LIE WITHIN ANY FLOODPLAIN.

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF DRAINAGE FLOW FROM WEST TO EAST TOWARDS 82ND STREET. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS MODERATELY SLOPED, WITH SLOPES RANGING BETWEEN 1% AND 2%. THERE ARE NO UPLAND OFFSITE FLOWS THAT PASS THROUGH THE SITE FROM THE SURROUNDING STREETS AND NEIGHBORHOODS. THERE IS CURRENTLY A LOW POINT IN THE SOUTHEAST CORNER OF THE PROPERTY WHERE RUNOFF WILL STAND AND EVENTUALLY MAKE IT'S WAY TO THE STORM DRAIN INLET IN 82ND STREET.

THE SITE LIES WITHIN BASIN U OF THE VALHALLA ESTATES DRAINAGE REPORT WITH ENGINEER'S STAMP DATE OF 12/19/1997 (L9/D19), WHICH ALLOWS THE SITE TO DISCHARGE INTO THE 82ND STREET STORM DRAIN SYSTEM AT A MAXIMUM RATE OF 24.63 CFS.

PROPOSED DRAINAGE:

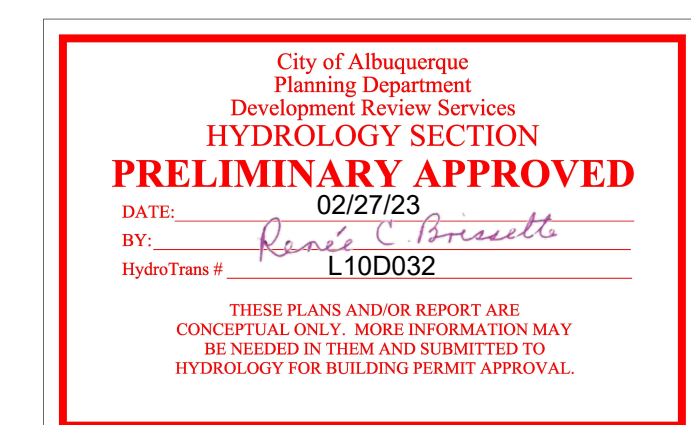
THE PROPOSED DEVELOPMENT WILL BE AN APARTMENT COMPLEX WITH 2-3-STORY RESIDENT BUILDINGS, A CLUBHOUSE BUILDING, 2 LEASING OFFICE BUILDINGS, AND A POOL. ALL IMPROVEMENTS WILL BE BUILT OUT IN THEIR ENTIRETY IN ONE SINGLE PHASE.

BASINS P2 THROUGH P5 WILL CONSIST OF A MAJORITY OF THE SITE WHICH WILL CONVEY RUNOFF VIA SURFACE FLOW FROM NORTHWEST TO SOUTHEAST TOWARDS PONDS 1 AND 2, WHICH ARE BASINS P6 AND P7 RESPECTIVELY. PONDS 1 AND 2 ARE STORMWATER QUALITY RETENTION PONDS TO HOLD THE REQUIRED FIRST FLUSH VOLUME OF 6,501 CUBIC FEET. ONCE THESE PONDS HAVE REACHED THEIR CAPACITY, EXCESS RUNOFF WILL PASS THROUGH AN OVERLOW AND SIDEWALK CULVERTS ATTACHED TO EACH POND AND FREE DISCHARGE INTO 82ND STREET AND THE EXISTING STORM DRAIN SYSTEM.

BASINS P1 AND P8 ARE THE ONSITE LANDSCAPE AREAS BETWEEN THE APARTMENT BUILDINGS AND THE PROPOSED PUBLIC SIDEWALK. THESE AREAS WILL CONVEY RUNOFF THROUGH A LANDSCAPE SWALE AND FREE DISCHARGE THROUGH PROPOSED SIDEWALK CULVERTS TOWARD SUNSET GARDENS ROAD. THIS RUNOFF EVENTUALLY MAKES ITS WAY TOWARDS THE 82ND STREET STORM DRAIN SYSTEM AS WELL.

THERE ARE 2 OFFSITE BASINS, BASINS O1 AND O2, THAT CONSIST OF THE ADJACENT PUBLIC SIDEWALK AND CURBS TO BE INSTALLED WITH THIS PROJECT. THESE FLOWS ARE CONVEYED TOWARDS THE 82ND STREET STORM DRAIN SYSTEM AS WELL.

THE TOTAL DEVELOPED FLOW FROM THESE BASINS ARE 24.18 CFS, WHICH IS LESS THAN THE ALLOWABLE 24.63 CFS IN THE GOVERNING VALHALLA ESTATES DRAINAGE REPORT.



	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY pm
	CONCEPTUAL GRADING AND DRAINAGE PLAN	DATE 12-19-22
	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C2.2
RONALD R. BOHANNAN P.E. #7868		JOB # 2022028

GENERAL UTILITY NOTES:

- ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF SANTA FE STANDARDS AND SPECIFICATIONS LATEST EDITION.
- 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
- REFERENCE PLUMBING PLANS FOR WATER LINE RISER LOCATIONS. BACKFLOW PREVENTOR LOCATED INSIDE BUILDING UNLESS OTHERWISE NOTED ON THIS PLAN
- CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS AT LOCATIONS INDICATED AND AT MID RUN IF LONGER THAN 100'
- ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
- FIRE LINE AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. TO BE PROVIDED IN THE BUILDING UNLESS OTHERWISE NOTED ON THIS PLAN
- ALL EX. SD INLETS AND MH'S SHALL HAVE CONCRETE COLLARS POURED AND BE ADJUSTED TO FINISHED GRADE.
- ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
- ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
- PNM HAS NUMEROUS ELECTRIC FACILITIES AT THIS SITE CURRENTLY SERVING EXISTING CUSTOMERS. THE APPLICANT SHALL COORDINATE WITH PNM REGARDING THESE EXISTING FACILITIES. ANY RELOCATION, CHANGES OR REALIGNMENT OF EXISTING ELECTRIC UTILITIES WILL BE THE DEVELOPER EXPENSE. IN SOME CASES, RELOCATION OR CHANGES TO EXISTING FACILITIES MAY NOT BE FEASIBLE DUE TO PHYSICAL, USE OR SAFETY CLEARANCE CONSTRAINTS.
- PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
- SCREENING SHALL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET SURROUNDING ALL GROUND-MOUNTED UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

NOTICE TO CONTRACTORS

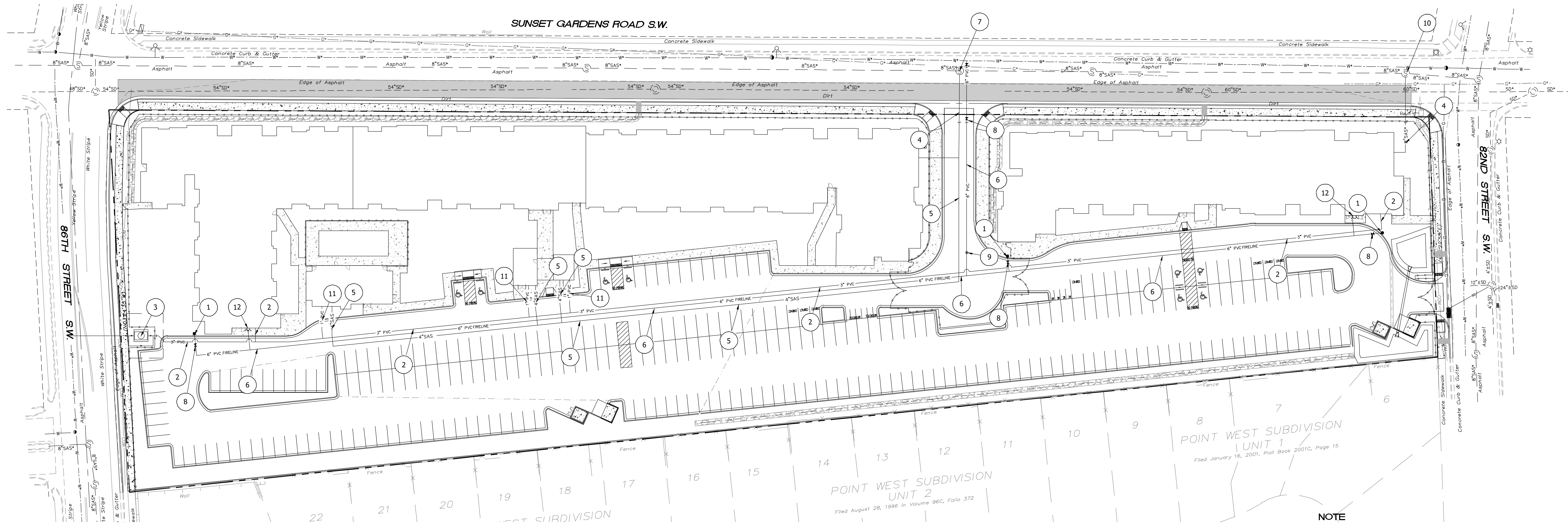
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF RIO RANCHO STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
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- BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
- WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- EXISTING CURB & GUTTER
- EXISTING GATE VALVE
- EXISTING WATERLINE
- EXISTING SAS
- SANITARY SEWER LINE
- WATERLINE
- PROPOSED HYDRANT
- NEW SAS MH
- NEW WATER VALVE
- NEW SINGLE WATER METER



LEGAL DESCRIPTION
TRACT 52 UNIT ATRISCO GRANT
6.04 AC



KEYED NOTES

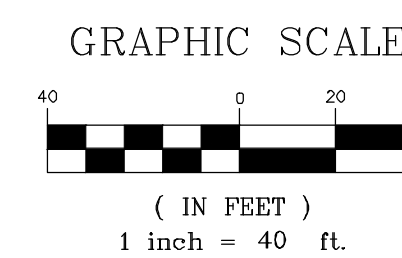
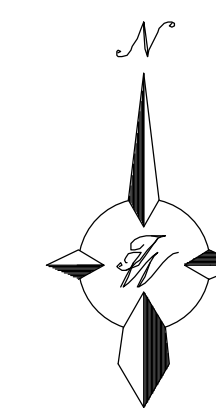
- PROPOSED PRIVATE HYDRANT W/6" PVC FIRELINE AND 6" GATE VALVE
- NEW PRIVATE 3" WATER SERVICE LINE
- NEW 3" DOMESTIC WATER METER AND VAULT
- NEW 8" PVC SAS SERVICE LINE w/CLEANOUTS PER UPC
- NEW 4" PVC SAS SERVICE LINE w/CLEANOUTS PER UPC (TYP.)
- NEW PRIVATE 6" PVC FIRE LINE
- NEW SAS MANHOLE (TYP.)
- NEW 6" GATE VALVE (PRIVATE)
- NEW POST INDICATOR VALVE
- CONNECT SAS SERVICE TO EX. SAS MH
- NEW PRIVATE 1" WATER SERVICE LINE
- NEW FIRELINE ENTRY TO BUILDING PLUS FDC AND STANDPIPE COMBINED

NOTE

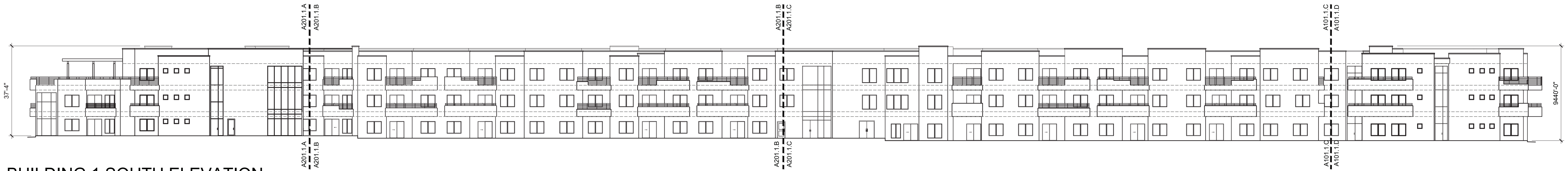
ELECTRIC, GAS AND COMMUNICATION SERVICES TO THE MEDICAL OFFICE BUILDING WILL BE EXTENDED FROM EXISTING FACILITIES LOCATED ON OR ADJACENT TO BECKNER ROAD ROW. EXACT LOCATION TO BE DETERMINED

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL	SUNSET APARTMENTS ALBUQUERQUE, NM	DRAWN BY RMG
	MASTER UTILITY PLAN	DATE 05-15-2023
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # C3.0
		JOB # 2022028



BUILDING 1 SOUTH ELEVATION

SCALE: 1" = 20'-0"



BUILDING 1 WEST ELEVATION

SCALE: 1" = 20'-0"



BUILDING 1 EAST ELEVATION


SCALE: 1" = 20'-0"



BUILDING 1 NORTH ELEVATION

SCALE: 1" = 20'-0"

No	Revision Item	Date



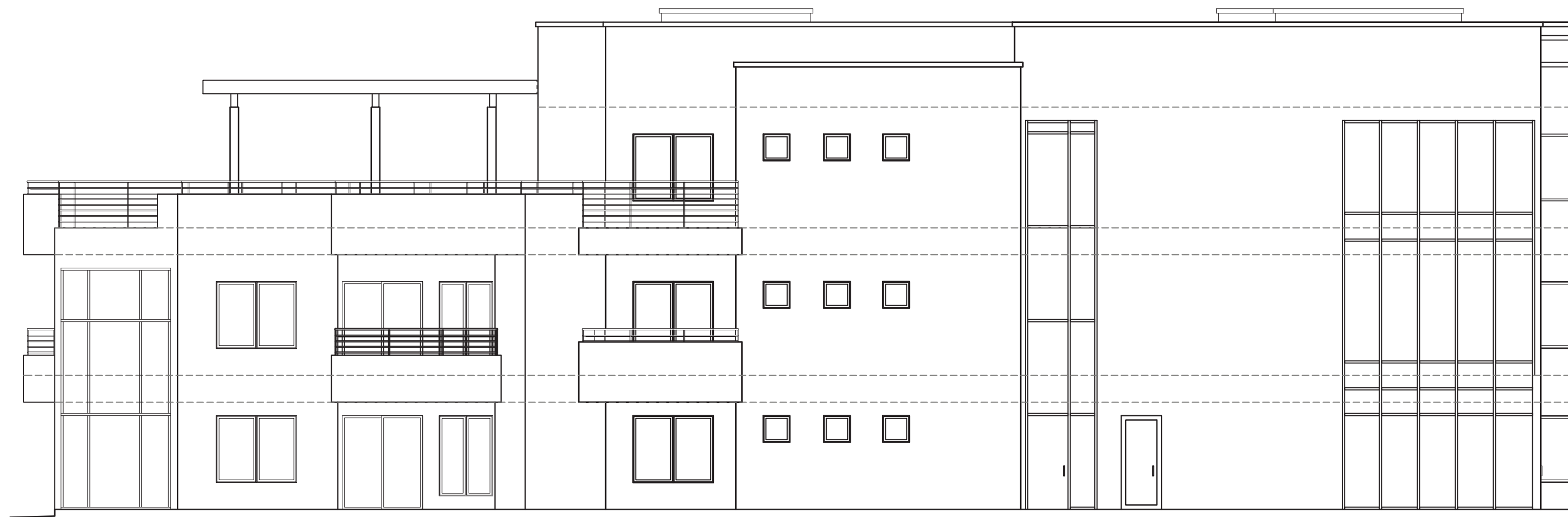
SCOTT C. ANDERSON
& associates architects
4419 4th St. SW, Ste. B
Albuquerque, NM 87107
sc@scottcanderson.com 505.461.7575

SUNSET GARDENS
7000 SUNSET GARDENS RD SW
ALBUQUERQUE, NM 87121

DRAWING TITLE

**BUILDING 1
BUILDING ELEVATIONS**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-201.1.0
	DATE 1/10/2023	



BUILDING ONE AREA A SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING ONE AREA A NORTH ELEVATION


SCALE: 1/8" = 1'-0"



BUILDING ONE AREA A WEST ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

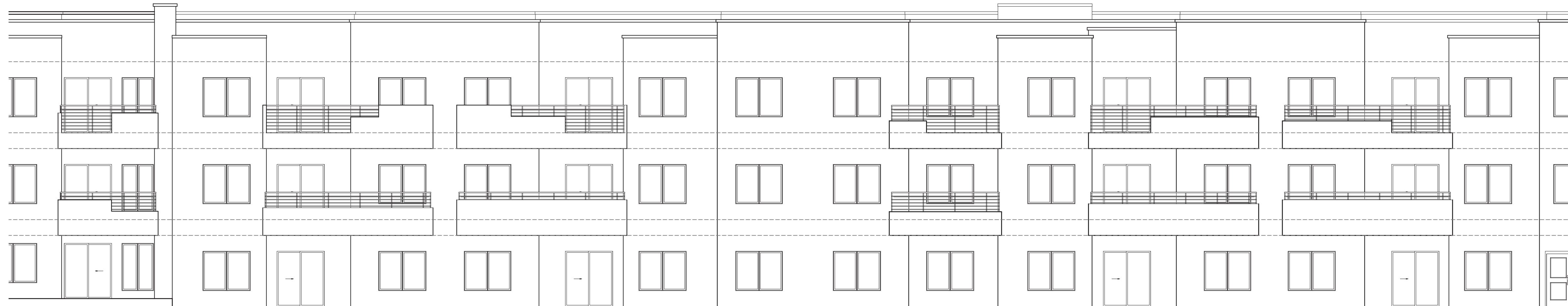


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 & associates architects
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 Albuquerque, NM 87107
 scott@scottcanderson.com 505.461.7575

SUNSET GARDENS
 7000 SUNSET GARDENS RD SW
 ALBUQUERQUE, NM 87121

DRAWING TITLE
BUILDING 1 AREA A ELEVATIONS

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-201.1.A
	DATE 1/10/2023	




BUILDING 1 AREA B SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 AREA B NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
 SCOTT C. ANDERSON & associates architects <small>4419 4th St. SW, Ste. B Albuquerque, NM 87107 scott@scottanderson.com 505.461.7575</small>		
SUNSET GARDENS 7000 SUNSET GARDENS RD SW ALBUQUERQUE, NM 87121		
DRAWING TITLE BUILDING 1 AREA B ELEVATIONS		
SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-201.1.B
	DATE 1/10/2023	




BUILDING 1 AREA C SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 AREA C NORTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
 SCOTT C. ANDERSON & associates architects <small>4419 4th St. SW, Ste. B Albuquerque, NM 87107 scott@scottanderson.com 505.461.7575</small>		
SUNSET GARDENS 7000 SUNSET GARDENS RD SW ALBUQUERQUE, NM 87121		
DRAWING TITLE BUILDING 1 AREA B ELEVATIONS		
SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-201.1.C
	DATE 1/10/2023	



BUILDING 1 AREA D NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 1 AREA D SOUTH ELEVATION


SCALE: 1/8" = 1'-0"



BUILDING 1 AREA D WEST ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date

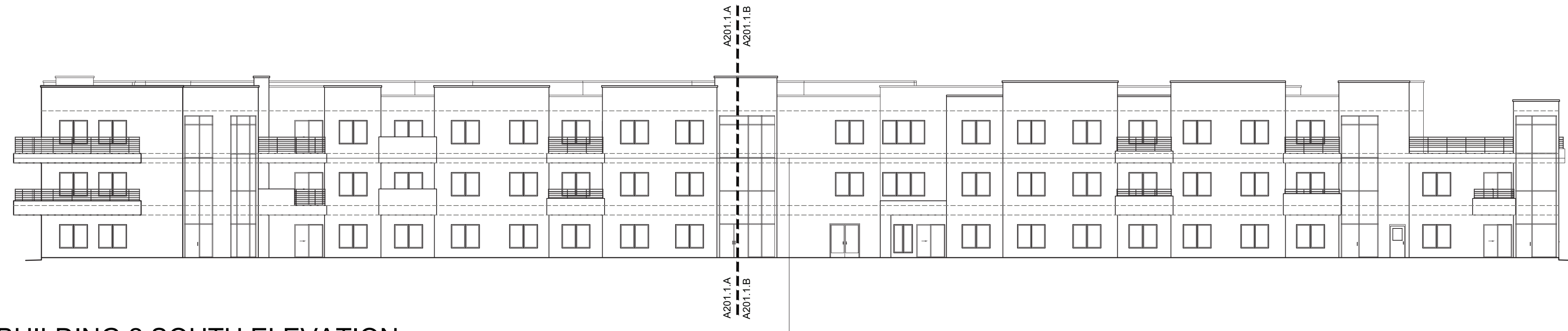


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SUNSET GARDENS
 7000 SUNSET GARDENS RD SW
 ALBUQUERQUE, NM 87121

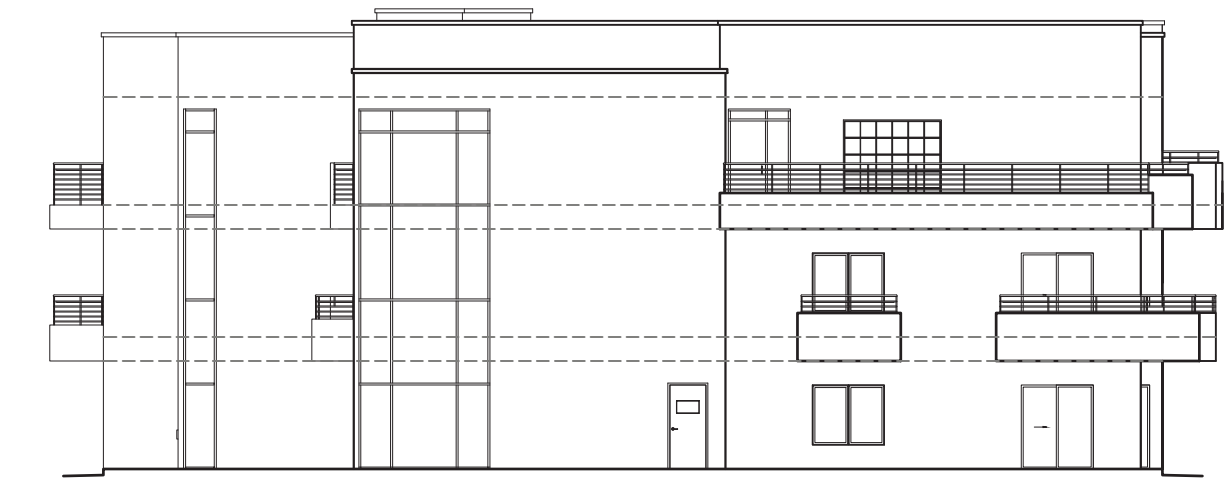
DRAWING TITLE
CLUBHOUSE BUILDING ELEVATIONS

<small>SEAL</small>	<small>DESIGNED</small>	<small>PROJECT NO</small>
	<small>DRAWN</small>	<small>SCALE</small>
	<small>CHECKED</small>	<small>DRAWING NO</small>
	<small>REVIEWED</small>	A-201.1.D
	<small>DATE</small> 1/10/2023	



BUILDING 2 SOUTH ELEVATION

SCALE: 1/6" = 1'-0"



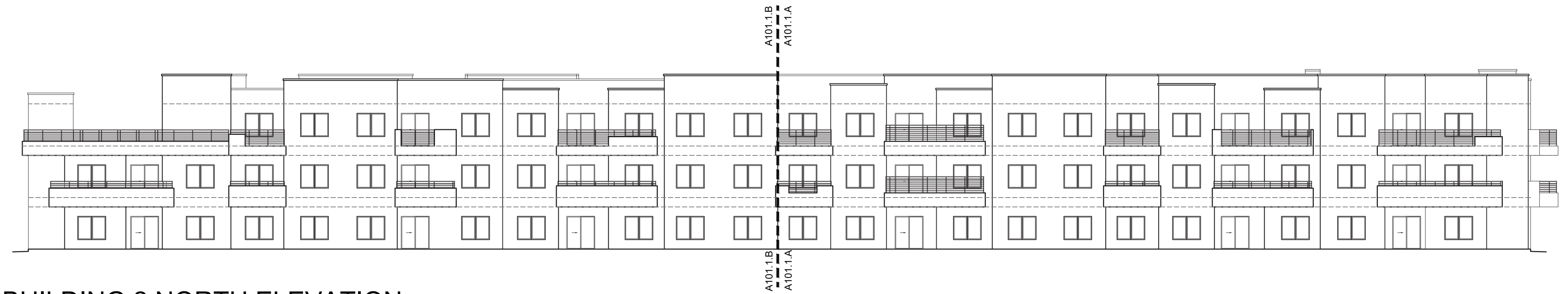
BUILDING 2 EAST ELEVATION

SCALE: 1/6" = 1'-0"



BUILDING 2 WEST ELEVATION


SCALE: 1/6" = 1'-0"



BUILDING 2 NORTH ELEVATION

SCALE: 1/6" = 1'-0"

No	Revision Item	Date



SCOTT C. ANDERSON
& associates architects
4419 4th St. SW, Ste. B
Albuquerque, NM 87107
scor@scottcanderson.com 505.461.7575

SUNSET GARDENS
7000 SUNSET GARDENS RD SW
ALBUQUERQUE, NM 87121

DRAWING TITLE **BUILDING 2
BUILDING ELEVATIONS**

SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-202.1.0
	DATE 1/10/2023	



BUILDING 2 AREA A SOUTH ELEVATION

SCALE: 1/8" = 1'-0"




BUILDING 2 AREA A NORTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING 2 AREA A EAST ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
 SCOTT C. ANDERSON & associates architects <small>4419 4th St. NW, Ste. B Albuquerque, NM 87107 scott@scottanderson.com 505.461.7575</small>		
SUNSET GARDENS 7000 SUNSET GARDENS RD SW ALBUQUERQUE, NM 87121		
DRAWING TITLE CLUBHOUSE BUILDING ELEVATIONS		
SEAL	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-202.1.A
	DATE 1/10/2023	



BUILDING 2 AREA B SOUTH ELEVATION

SCALE: 1/8" = 1'-0"




BUILDING 2 AREA B WEST ELEVATION

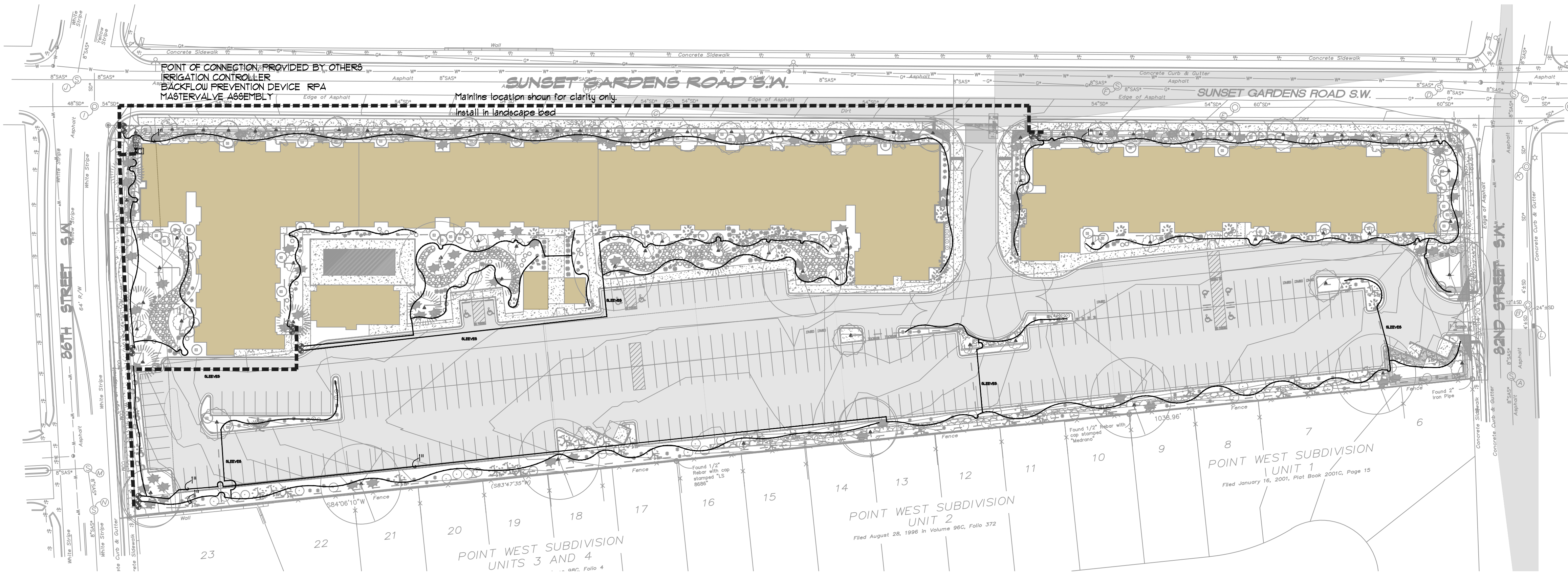
SCALE: 1/8" = 1'-0"



BUILDING 2 AREA D SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

No	Revision Item	Date
 SCOTT C. ANDERSON & associates architects <small>4419 4th St. NW, Ste. B Albuquerque, NM 87107 scott@scottcanderson.com 505.461.7575</small>		
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	REVIEWED	A-202.1.B
	DATE 1/10/2023	



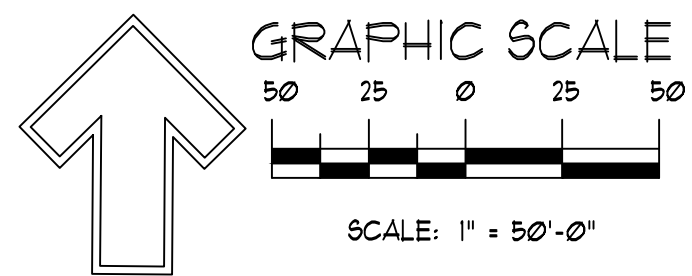
IRRIGATION LEGEND

COMPONENT	MANUFACTURER	SIZE / NOTES
□ POINT OF CONNECTION PROVIDED BY OTHERS	SEE CIVIL PLANS	1 1/2" 100gpm, 10psi required
□ IRRIGATION CONTROLLER	HUNTER	As Required
⊥ BACKFLOW PREVENTION DEVICE RPA	FEBCO (OR EQUAL)	1 1/2" Cover, Provide Freeze Protection
⊙ MASTERVALVE ASSEMBLY	HUNTER	2"
— MAINLINE	8ch 40 PVC	2"
⊙ ELECTRIC ZONE VALVE	HUNTER	3/4" with Pressure Regulation and Y Filter
— SLEEVES	Class 200 PVC	2 SIZES LARGER THAN PIPE TO BE SLEEVED.
— Drip Line, Tree Netafim Rings	Class 200 PVC	1 1/2"
— Drip Line, Shrub Drip Emitter Line	Polyline	3/4" - 1"
▲ NETAFIM SPIRAL TREE IRRIGATION	RAINBIRD	SEE DETAIL

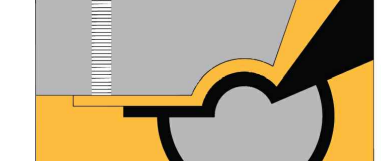
Size Equipment as Required for Flow Rate

IRRIGATION NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
 - THE IRRIGATION CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
 - ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
 - THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
 - IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
 - IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
 - ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
 - SUPPLY LINE AND WATER METER TO BE PROVIDED BY OWNER. BACKFLOW PREVENTOR TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN DOWNSTREAM OF THE IRRIGATION WATER METER.
- IRRIGATION NOTES:**
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 45' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 20 GPH Drip Emitters.
- Trees and Shrubs shall be on separate zones, Class 200 PVC lines shall supply netafim tree rings for Trees, 3" Polyline shall supply drip emitters for shrubs, with flush caps at each end.
- Trees and shrubs shall be on separate valves.
- Point of connection for irrigation system is shown on the plan. Irrigation contractor shall coordinate with general contractor. General contractor shall supply point of connection with shut off gate valve, at the point of connection for irrigation.
- Irrigation will be operated by automatic controller.
- Location of controller to be field determined and power source for controller to be provided by others.
- Irrigation maintenance shall be the responsibility of the Property Owner.
- Water and Power source shall be the responsibility of the Developer/Builder/General Contractor



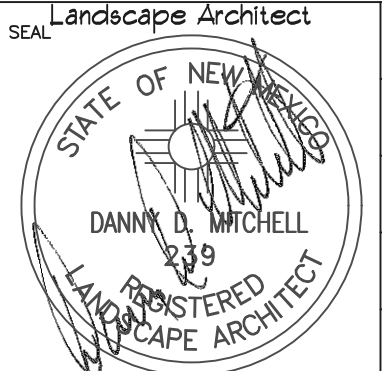
danny@mitchellassociatesinc.com 505.639.9583

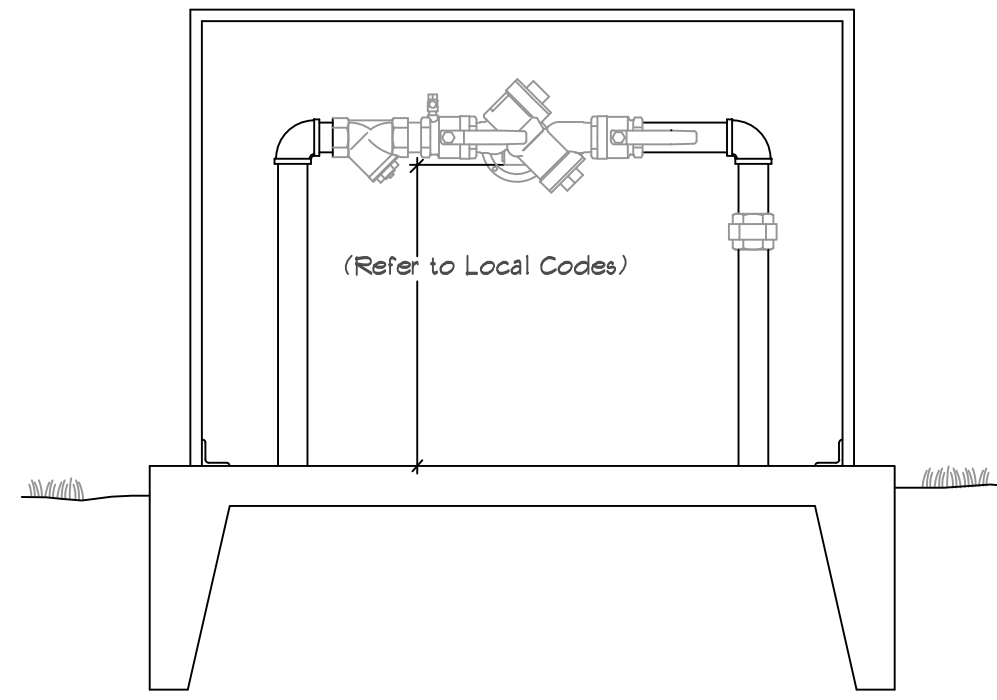


SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 2818 4th St NW, Suite C, Albuquerque, NM 87107
 scott@scarchitects.com
 505.401.7575

SUNSET APARTMENTS
 1000 SUNSET GARDENS RD SW
 ALBUQUERQUE, NM 87121

DRAWING TITLE
IRRIGATION PLAN

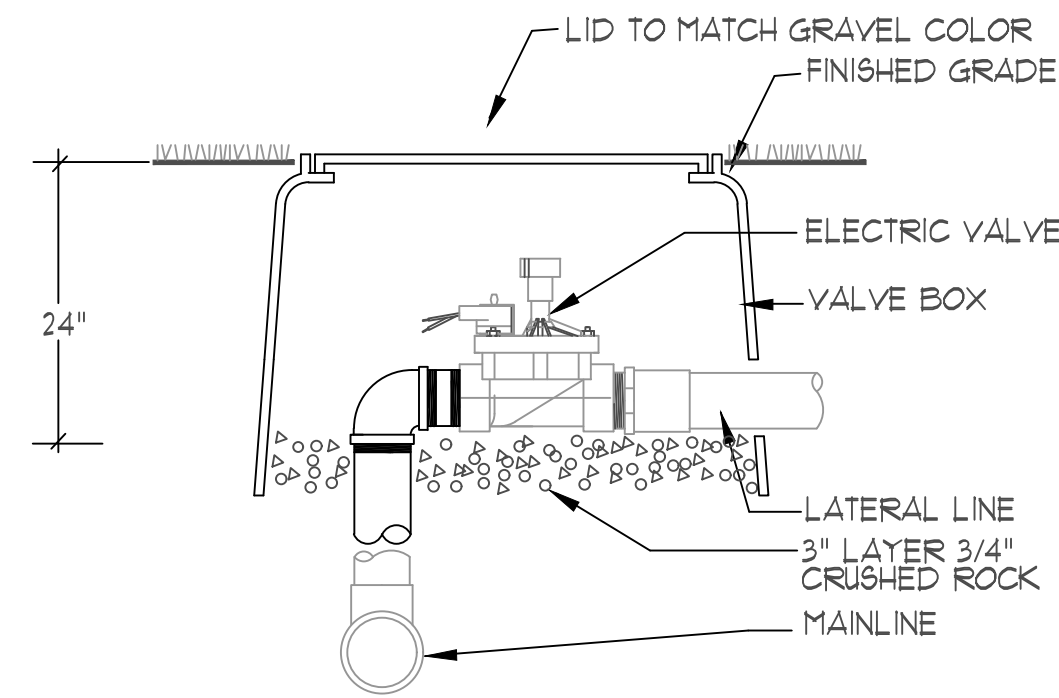
Landscape Architect SEAL 	DESIGNED: EY DRAWN: EY CHECKED: CM REVIEWED: CM DATE: 11/13/23	PROJECT NO: 2023+086 SCALE: 1" = 50'-0" DRAWING NO:	LS-102 OF
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Reduced Pressure Assembly
Outdoor Freeze Protection Installation

RPA, HOTBOX TYP.

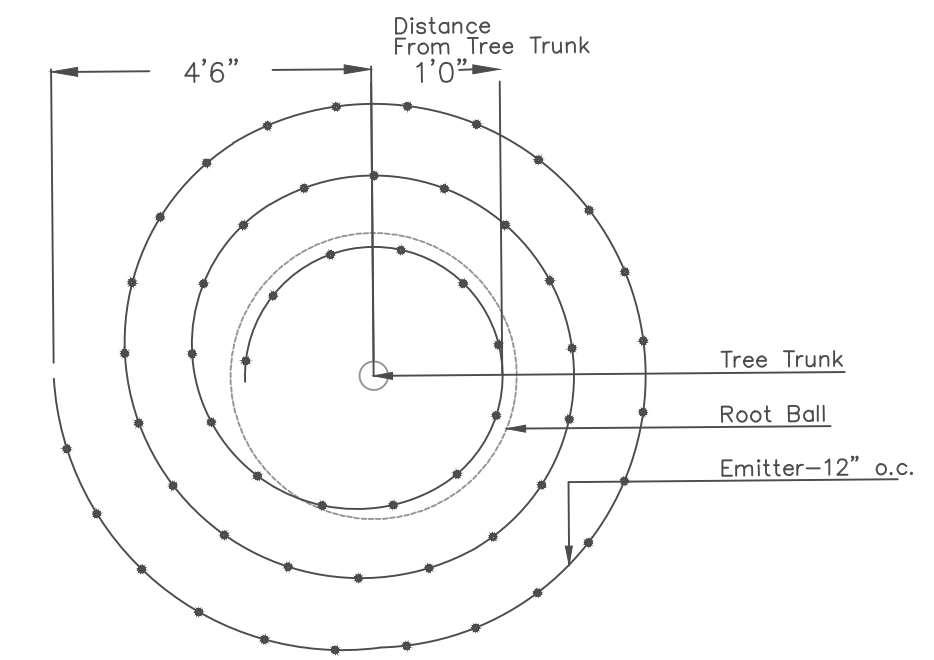
N.T.S.



ELECTRIC VALVE ASSEMBLY

NOTE: ALL IRRIGATION COMPONENTS WILL
USE RECLAIMED WATER WHEN IT BECOMES
AVAILABLE TO MESA DEL SOL.

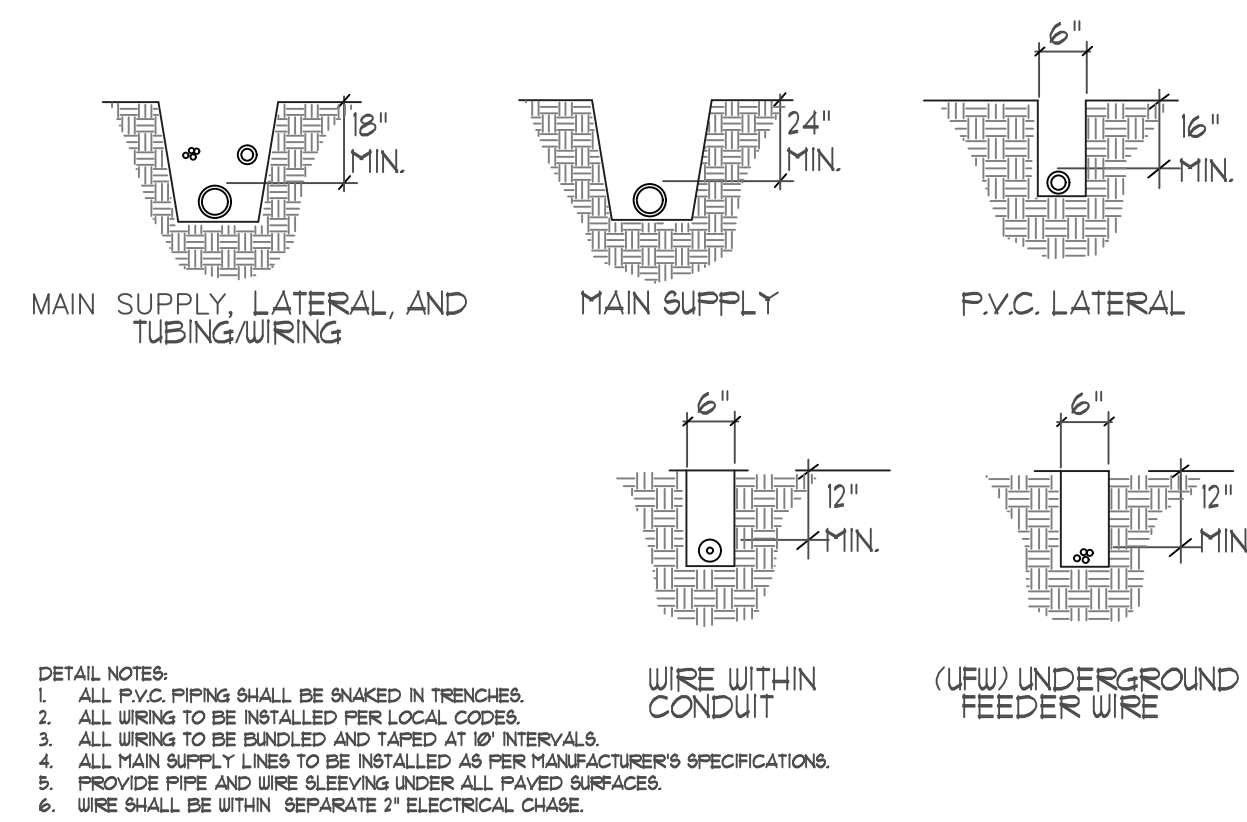
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Netafim Spiral Detail

NETAFIM DETAIL

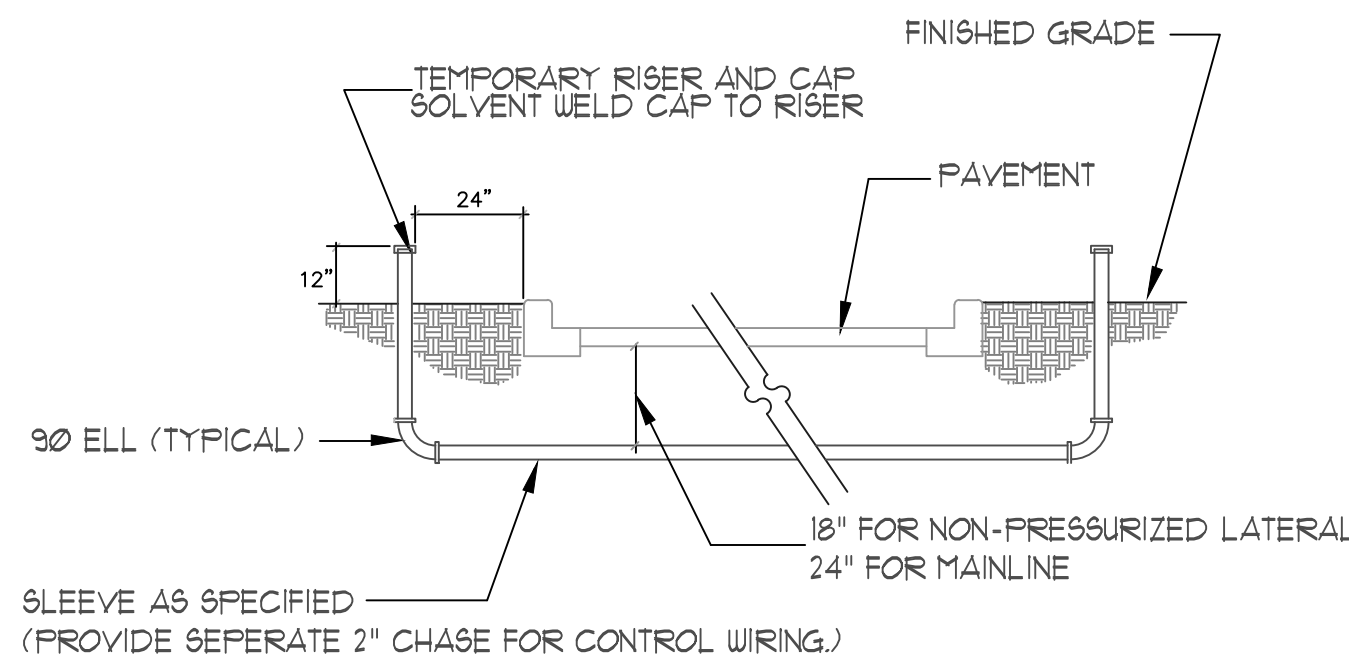
N.T.S.



- DETAIL NOTES:
1. ALL P.V.C. PIPING SHALL BE SNAKED IN TRENCHES.
 2. ALL WIRING TO BE INSTALLED PER LOCAL CODES.
 3. ALL WIRING TO BE BUNDLED AND TAPED AT 10' INTERVALS.
 4. ALL MAIN SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 5. PROVIDE PIPE AND WIRE SLEEVING UNDER ALL PAVED SURFACES.
 6. WIRE SHALL BE WITHIN SEPARATE 2" ELECTRICAL CHASE.

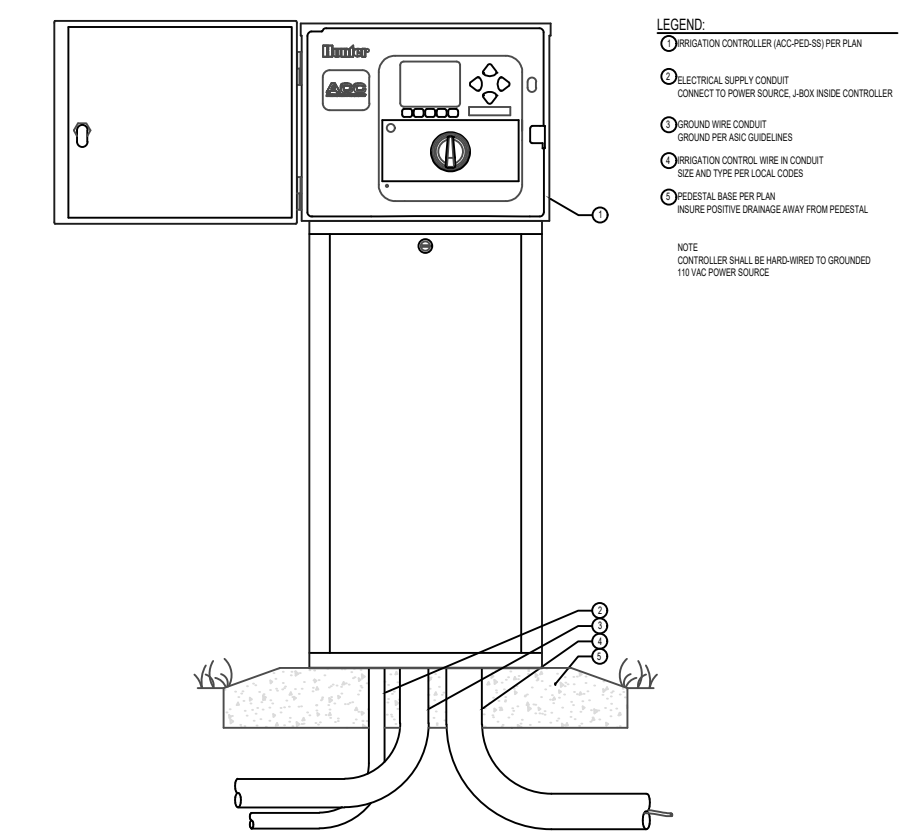
TRENCHING DETAIL

N.T.S.



SLEEVE INSTALLATION DETAIL

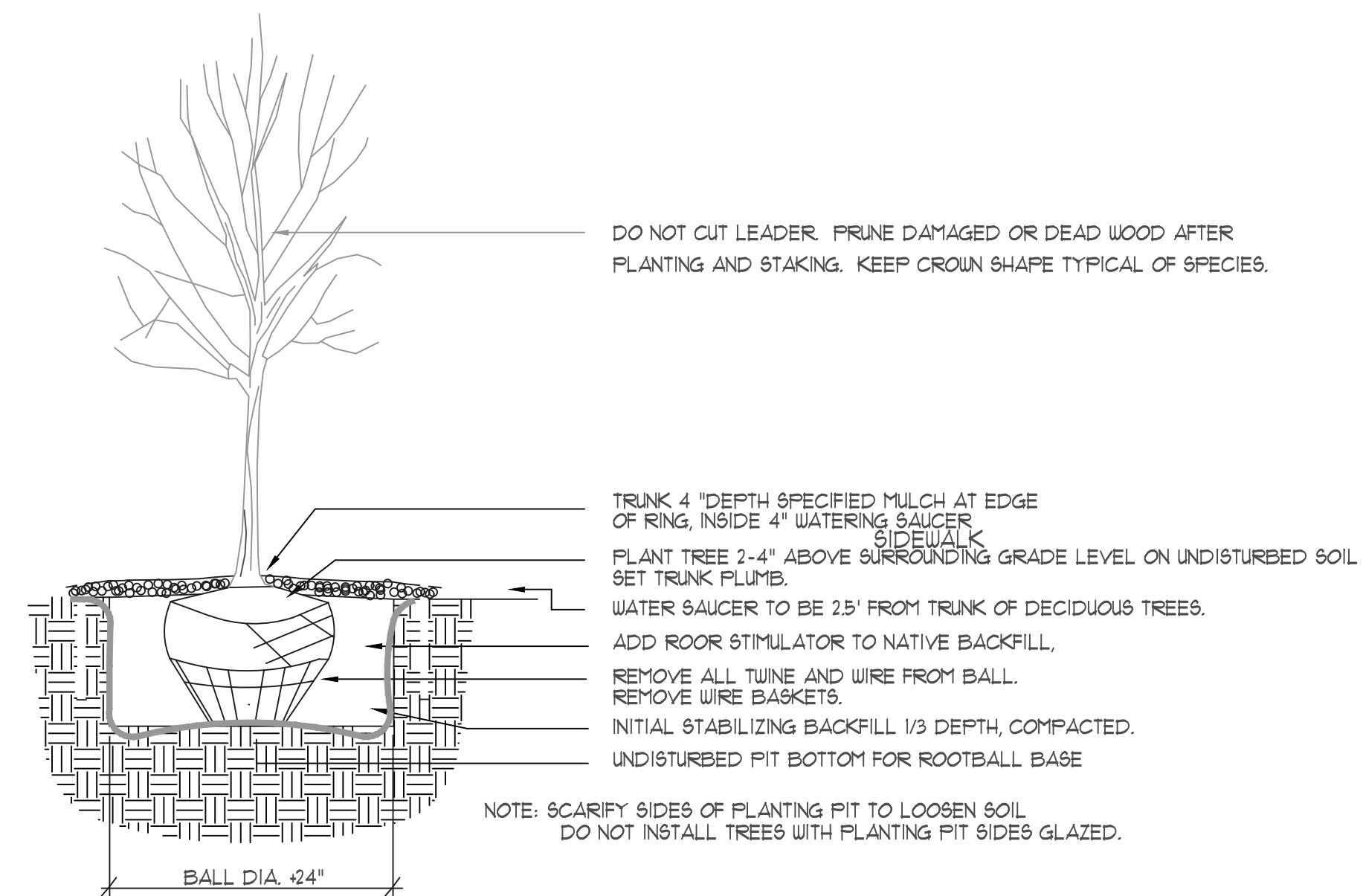
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ACC - PEDESTAL MOUNT STAINLESS STEEL

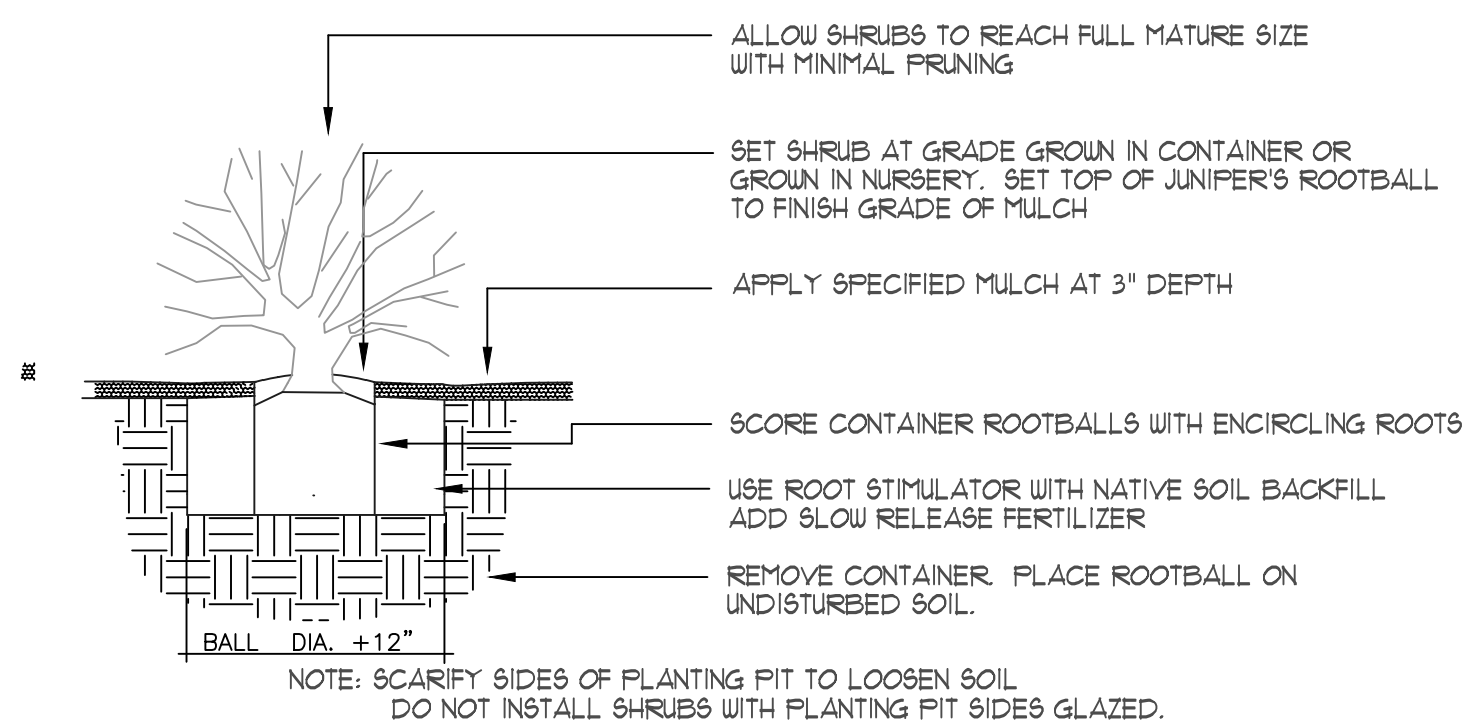
C.ACC.05

NOT TO SCALE



TREE PLANTING DETAIL

N.T.S.



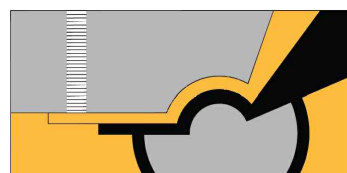
SHRUB PLANTING DETAIL

N.T.S.



danny@mitchellassociatesinc.com

505.639.9583

 SCOTT C. ANDERSON & associates architects 2818 4th St. NW, Suite C Albuquerque, NM 87107 scott@scarchitects.com 505.401.7575	
SUNSET APARTMENTS 1000 SUNSET GARDENS RD SW ALBUQUERQUE, NM 87121	
DRAWING TITLE LANDSCAPE DETAILS	
Landscape Architect DESIGNED: F.V. DRAWN: F.V. CHECKED: d.m. REVIEWED: d.m. DATE: 11/13/23	PROJECT NO: 2023-006 SCALE: 1"=50'-0" DRAWING NO: LS-103 OF

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2018-00168
DHO Application No.: SD-2023-00106

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST
TRACT 52-A, UNIT 2
TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT
PROPOSED NAME OF PLAT
TRACT 52, UNIT 2
TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	86th Street	SW Corner of Property	Sunset Gardens Rd	/	/	/
<input type="text"/>	<input type="text"/>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	82nd Street	SE Corner of Property	Sunset Gardens Rd	/	/	/
<input type="text"/>	<input type="text"/>	25' Wide Throat	Driveway Entrance plus Assoc. Curb & ADA Ramps	82nd Street	123' S. of Sunset Gardens Rd	179' S. of Sunset Gardens Rd	/	/	/
<input type="text"/>	<input type="text"/>	6' SW 8" C&G	Public Concrete Sidewalk, Curb & Gutter	Sunset Gardens Rd	86th Street	82nd Street	/	/	/
<input type="text"/>	<input type="text"/>	26' Wide Throat	Driveway Entrance plus Assoc. Curb & ADA Ramps	Sunset Gardens Rd	343' W. of 82nd St	420' W. of 82nd St	/	/	/
<input type="text"/>	<input type="text"/>	13.5' Wide (Max)	Roadway Widening / Asphalt Paving	S. Side Sunset Gardens Rd	86th Street	82nd Street	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification				
							Private Inspector	P.E.	City Cnst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		City User Dept. Signature		Date

Engineer's Certification for Grading & Drainage is required for release of Financial Guarantee

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.


- 1 Pond Slopes: Native Grass Seed with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP 2.2.14.b)

- 2 The property owner/developer must continue self-inspections and BMP maintenance until the EPA's Final Stabilization Criteria is satisfied and approved by the City Stormwater Quality Section [Code § 14-5-2-11(C)(1)]

- 3 _____

AGENT / OWNER


Ronald R. Bohannon

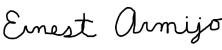
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 FIRM

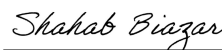
 SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

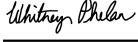
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 PLANNING- date
 Aug 11, 2023


 TRANSPORTATION DEVELOPMENT - date
 Aug 11, 2023


 UTILITY DEVELOPMENT - date
 Aug 15, 2023

 CITY ENGINEER - date

 Aug 10, 2023

 PARKS & RECREATION - date

 AMAFCA - date
 Aug 11, 2023

 CODE ENFORCEMENT - date
 Aug 11, 2023

 HYDROLOGY-date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER











PR-2018-001681_SD-2023-00106_Infrastructure_List_Approved_6-28-23











Final Audit Report

2023-08-15

Created:	2023-08-11
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwlsBUaYyY7Y6gX6CORJSY2s7FzXJY7cc

"PR-2018-001681_SD-2023-00106_Infrastructure_List_Approved_6-28-23" History

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-  Document emailed to Ernest Armijo (eamijo@cabq.gov) for signature
2023-08-11 - 0:23:16 AM GMT
-  Document emailed to Tiequan Chen (tchen@cabq.gov) for signature
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Signature Date: 2023-08-15 - 6:01:32 PM GMT - Time Source: server- IP address: 143.120.132.186
-  Agreement completed.
2023-08-15 - 6:01:32 PM GMT

May 25, 2023

Development Hearing Officer (DHO)
 City of Albuquerque
 600 2nd Street NW
 Albuquerque NM 87102

**RE: SENSITIVE LANDS ANALYSIS
 SUNSET GARDENS RD & 86TH ST DEVELOPMENT
 TRACT 52 UNIT 2 ATRISCO GRANT
 PR-2021-005414**

Dear Ms. Wolfley:

Tierra West, LLC has performed a Sensitive Lands Analysis, documenting the following below:

Item:	Presence:	Commentary:
Floodplains and Flood Hazard	None	The land is flat
Steep Slopes	None	There are no steep slopes. The land is flat with no hills.
Unstable Soils	Fine grained soil	The land consists of fine-grained soil that has little structural integrity.
Wetlands (Constant supply of water)	None	See attached Firmette. There are no areas of wetlands.
Arroyo	None	There are no arroyos identified.
Irrigation Facilities	None	No irrigation facilities were identified.
Escarpment	None	See attached grading and drainage plan with topographic survey. No areas of escarpment identified.
Large stands of mature trees	None	Trees along the North edge of the site and the Northwest corner, and in the Southeast corner.
Archeological sites	None	No archaeological issues have been uncovered.

Walking along the Southern edge of the property from East to West looking North, the land can be seen to have shrub vegetation throughout the land with some trash scattered.



On the North side of the property going from West to East looking South, there is a dirt road that runs across the property going East to West.



In the middle of the property looking South, East, North, and West. The property is flat with some vegetation and slight humps on the ground. There are no wetlands located onsite. The ground consists of a fine-grained soil that is compacted under the surface.



There is a grouping of trees in the Southeast corner of the site.



There are trees in the Northwest Corner and along the Northern edge of the site.



A dirt road runs the entire length and width of the property on all sides. The first and second pictures face West, and the third faces East along the Southern edge of the site. The fourth through sixth pictures show views looking East/Northeast. They show some trash on the property and minimal or no shrubs on the road.



There are limited scenic views of the Sandia mountains from the public right of way, with the most significant one from the West-most edge of the property in the first photo below.



In conclusion, the property does not contain any significant features that need to be preserved, retained or enhanced. This property is ideally suited for development. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Handwritten signature of Vince Carrica in black ink.

Vince Carrica, P.E


JN: 2022028
RRB/vp/ye

SITE PLAN CHECKLIST

Project #: PR-2018-001681 Application #: PS-2022-00191

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

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



2/26/2024

Applicant or Agent Signature / Date

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

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

The electronic format must be organized in the above manner.

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

SITE PLAN CHECKLIST

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

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

SITE PLAN CHECKLIST

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

- E. Off-Street Loading
 - 1. Location and dimensions of all off-street loading areas

- F. Vehicle Stacking and Drive-Through or Drive-Up Facilities
 - 1. Location and dimensions of vehicle stacking spaces and queuing lanes
 - 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
 - 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

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

- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities
 - 2. Pedestrian trails and linkages
 - 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

SITE PLAN CHECKLIST

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

SHEET #3 –GRADING AND DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

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

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN

- ✓ A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- ✓ B. Distribution lines
- ✓ C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- ✓ D. Existing water, sewer, storm drainage facilities (public and/or private).
- ✓ E. Proposed water, sewer, storm drainage facilities (public and/or private)

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Building Mounted Signage

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

February 1, 2024

Development Facilitation Team
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103


RE: DFT – Site Plan Submittal
TRACT 52 UNIT 2 ATRISCO GRANT
SE CORNER OF SUNSET GARDENS RD & 86th ST
Zone Atlas Page L-9-Z

TWO RIVERS, LLC, as the owner(s) of the real property described as follows, TRACT 52 UNIT 2 ATRISCO GRANT, do hereby authorize Tierra West, LLC to obtain information and submit entitlement and permit applications for a DFT – Site Plan at the above referenced Property, and act as TWO RIVERS, LLC's agent for the limited purpose of entitling, permitting, and subdividing the above referenced Property.

Sincerely,

Two Rivers, LLC

ZACK SNYDER

Print Name


Signature
MANAGING MEMBER

Title
2-6-2024

Date



February 20, 2024

Development Facilitation Team
600 Second NW
Albuquerque, NM 87102

RE: SITE PLAN – ADMINISTRATIVE DEVELOPMENT FACILITATION TEAM FOR TRACT 52-A, UNIT 2 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

Dear Development Facilitation Team,

Tierra West, LLC, on behalf of Two Rivers, LLC, are submitting an application for a Site Plan – Administrative to be reviewed by the Development Facilitation Team. The subject site is located on the south side of Sunset Gardens Rd, between 86th street and 82nd Street. The tract is zoned MX-L. The subject site is currently vacant and is slated for a multi-family housing development.

The proposed development consists of two 3-story buildings, with a total of 185 units and some amenities including pool and clubhouse. This project has already been reviewed by the DRC and other bodies under project number PR-2018-001681 for preliminary plat. The project has obtained preliminary approvals from the City's Hydrology and Transportation Departments along with a Water Availability Letter and pre-approval from ABCWUA.

The request meets all review and decision criteria outlined in IDO 6-5(G)(3) as follows:

6-5(G)(3)(a) The Site Plan complies with all applicable standards in this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The proposed development will comply with all applicable standards in the IDO, DPM and other adopted City Regulations. We will meet any conditions brought forth by the Development Facilitation Team upon review of the submittal.

6-5(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development or the applicant has agreed to install required infrastructure and public improvements pursuant to Subsection Subsection 14-16-1-7(B)(2) and 14-16-5-4(N) and/or a signed an Infrastructure Improvements Agreement (IIA) pursuant to Subsection 14-16-5-4(O) to add adequate capacity.

Tierra West has provided a signed and approved IIA regarding the proposed development. The development will provide all infrastructure that is outlined in said IIA, which is included as part of this application. Work Order plans for the infrastructure in the IIA are complete and will be fully approved by the DRC once Pro-Rata is paid to the Water Authority by the developer.

6-5(G)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any IDO standards applicable in the zone district the subject property is in.

The proposed Site Plan is not within any Master Development plan boundaries. The site plan shall be beholden to IDO Development standards for the MX-L zone district and will meet said requirements.

6-5(G)(3)(d) If the subject property is within an approved Framework Plan, the Site Plan shall meet any relevant standards in the Framework Plan in addition to any IDO standards applicable to the type of development.

The subject property is not within an approved Framework Plan. The proposed development will be beholden to IDO standards for multi-family development within the MX-L zone district.

We respectfully request review and approval from the Development Facilitation Team.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a stylized flourish at the end.

Sergio Lozoya
Sr. Planner

JN 2022028
SL



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: April 20, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2018-001681
Agent: Tierra West LLC
Applicant: Two Rivers LLC
Legal Description: Tract 52 Unit 2 Atrisco Grant
Zoning: MX-L
Acreage: 6.04
Zone Atlas Page(s): L-9-Z

CERTIFICATE OF NO EFFECT: Yes No
CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:
Historic Google earth Images, NMCRIS records

SITE VISIT: N/A


RECOMMENDATIONS:
The property appears to have been bladed by 2002.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services



Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

4-20-2023

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

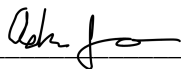
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

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

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



Adam Johnstone
(Applicant or Agent)

11/16/2023

(Date)

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

PROJECT NUMBER: _____

Public Notice Inquiry Sheet Submission

webmaster@cabq.gov <webmaster@cabq.gov>

Thu 2/8/2024 2:59 PM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>

Cc:onc@cabq.gov <onc@cabq.gov>

 1 attachments (694 KB)

4 - IDOZoneAtlasPage_L-09-Z.pdf;

Public Notice Inquiry For:

Administrative Decision

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

Contact Name

Adam Johnstone

Telephone Number

(505) 858-3100

Email Address

AJohnstone@tierrawestllc.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park Pl NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 52-A, UNIT 2 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

Unaddressed

Physical address of subject site:

N/A ALBUQUERQUE NM 87121

Subject site cross streets:

Sunset Gardens between 86th and 82nd

Other subject site identifiers:

UPC - 100905647441510205

This site is located on the following zone atlas page:

L-09-Z

Captcha

x

N/A ALBUQUERQUE NM_ Public Notice Inquiry Sheet Submission

Office of Neighborhood Coordination <onc@cabq.gov>

Thu 2/8/2024 3:15 PM

To:Adam Johnstone <AJohnstone@tierrawestllc.com>

1 attachments (694 KB)

4 - IDOZoneAtlasPage_L-09-Z.pdf;

PLEASE NOTE:

The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

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	First Name	Last Name	Email	Address Line 1	City	State
South West Alliance of Neighborhoods (SWAN Coalition)	jgallegoswccdg@gmail.com	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW	Albuquerque	NM
South West Alliance of Neighborhoods (SWAN Coalition)	jgallegoswccdg@gmail.com	Geraldine	Ulibarri	gerulibarri1@gmail.com	9009 Starboard NW	Albuquerque	NM
Stinson Tower NA	stnapres@outlook.com	Bruce	Rizzieri	stnapres@outlook.com	1225 Rael Street SW	Albuquerque	NM
Stinson Tower NA	stnapres@outlook.com	Lucy	Arzate-Boyles	arzate.boyles2@yahoo.com	3684 Tower Road SW	Albuquerque	NM

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.

Please note the following:

- 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 your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- 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>

Thank you,

Suzie



Suzie Flores

Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office

E-mail: suzannaflores@cabq.gov

Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Thursday, February 8, 2024 2:59 PM

To: Office of Neighborhood Coordination <AJohnstone@tierrawestllc.com>

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

Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Administrative Decision

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

Contact Name

Adam Johnstone

Telephone Number

(505) 858-3100

Email Address

AJohnstone@tierrawestlle.com

Company Name

Tierra West, LLC

Company Address

5571 Midway Park PI NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACT 52-A, UNIT 2 TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT

Unaddressed

Physical address of subject site:

N/A ALBUQUERQUE NM 87121

Subject site cross streets:

Sunset Gardens between 86th and 82nd

Other subject site identifiers:

UPC - 100905647441510205

This site is located on the following zone atlas page:

L-09-Z

Captcha

x

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 2/8/2024

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) *: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Jerry Gallegos

Email Address* or Mailing Address* of NA Representative: jgallegoswccd@gmail.com

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

1. Subject Property Address* N/A
Location Description Sunset Gardens Rd SW, between 82nd St SW & 86th St SW
2. Property Owner* Two Rivers LLC
3. Agent/Applicant* *[if applicable]* Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative²

Summary of project/request*:

Development of an 191 Unit apartment complex

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

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 Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

- 6. Where more information about the project can be found³:
Tierra West LLC, Sergio Lozoya (slozoya@tierrawestllc.com, 505-858-3100)

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

- 1. Zone Atlas Page(s)⁴ L-09-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 have been requested for this project^{*}:
 Deviation(s) Variance(s)⁵ Waiver(s)⁶
 Explanation^{*}: _____

- 4. Pre-submittal Neighborhood Meeting: This notice is an offer for a Pre-Submittal Neighborhood Meeting.
- 5. **For Site Plan – Administrative 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:

From the IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.04 Acres
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

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

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

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. 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: Stinson Tower NA *[Other Neighborhood Associations, if any]*

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 2/8/2024

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) *: Stinson Tower NA

Name of NA Representative*: Bruce Rizzieri

Email Address* or Mailing Address* of NA Representative¹: stnapres@outlook.com

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

1. Subject Property Address* N/A
Location Description Sunset Gardens Rd SW, between 82nd St SW & 86th St SW
2. Property Owner* Two Rivers LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
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[Note: Items with an asterisk (*) are required.]

6. Where more information about the project can be found³:
Tierra West LLC, Sergio Lozoya (slozoya@tierrawestllc.com, 505-858-3100)

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

1. Zone Atlas Page(s)⁴ L-09-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 have been requested for this project^{*}:
 Deviation(s) Variance(s)⁵ Waiver(s)⁶
Explanation^{*}:

4. Pre-submittal Neighborhood Meeting: This notice is an offer for a Pre-Submittal Neighborhood Meeting.
5. **For Site Plan – Administrative 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:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 6.04 Acres
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] N/A

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

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

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. 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: South West Alliance of Neighborhoods (SWAN) [Other Neighborhood Associations, if any]

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 2/8/2024

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) *: South West Alliance of Neighborhoods (SWAN Coalition)

Name of NA Representative*: Geraldine Ulibarri

Email Address* or Mailing Address* of NA Representative¹: gerulibbarri1@gmail.com

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

1. Subject Property Address* N/A
Location Description Sunset Gardens Rd SW, between 82nd St SW & 86th St SW
2. Property Owner* Two Rivers LLC
3. Agent/Applicant* [if applicable] Tierra West LLC
4. Application(s) Type* per IDO [Table 6-1-1](#)
 - Historic Certificate of Appropriateness – Minor
 - Sign Permit
 - Alternative Signage Plan
 - Wall/Fence Permit
 - Site Plan – Administrative²

Summary of project/request*:

Development of an 191 Unit apartment complex

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

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 Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

- 6. Where more information about the project can be found^{*3}:
Tierra West LLC, Sergio Lozoya (slozoya@tierrawestllc.com, 505-858-3100)

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

- 1. Zone Atlas Page(s)^{*4} L-09-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 have been requested for this project^{*}:
 - Deviation(s)
 - Variance(s)⁵
 - Waiver(s)⁶
 Explanation^{*}: _____

- 4. Pre-submittal Neighborhood Meeting: This notice is an offer for a Pre-Submittal Neighborhood Meeting.
- 5. **For Site Plan – Administrative 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:

From the IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.04 Acres
- 2. IDO Zone District MX-L
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A

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

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

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. 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: Stinson Tower NA *[Other Neighborhood Associations, if any]*

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

Public Notice of a Proposed Project in the City of Albuquerque Administrative Review/Decision – Electronic Mail

Date of Notice*: 2/8/2024

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) *: Stinson Tower NA

Name of NA Representative*: Lucy Arzate-Boyles

Email Address* or Mailing Address* of NA Representative¹: arzate.boyles2@yahoo.com

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

1. Subject Property Address* N/A

Location Description Sunset Gardens Rd SW, between 82nd St SW & 86th St SW

2. Property Owner* Two Rivers LLC

3. Agent/Applicant* [if applicable] Tierra West LLC

4. Application(s) Type* per IDO [Table 6-1-1](#)

Historic Certificate of Appropriateness – Minor

Sign Permit

Alternative Signage Plan

Wall/Fence Permit

Site Plan – Administrative²

Summary of project/request*:

Development of an 191 Unit apartment complex

5. This application will be decided by staff. Please contact devhelp@cabq.gov or call the Planning Department at 505-924-3860 to speak with staff.

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 Usually submitted and reviewed as part of building permit application, which can be searched by address here: <https://posse.cabq.gov/posse/pub/lms/Login.aspx>

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

6. Where more information about the project can be found³:
Tierra West LLC, Sergio Lozoya (slozoya@tierrawestllc.com, 505-858-3100)

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

1. Zone Atlas Page(s)⁴ L-09-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 have been requested for this project^{*}:
 Deviation(s) Variance(s)⁵ Waiver(s)⁶
Explanation^{*}:

4. Pre-submittal Neighborhood Meeting: This notice is an offer for a Pre-Submittal Neighborhood Meeting.
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 - a. Location of proposed buildings and landscape areas. ^{*}
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 - 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:

From the IDO Zoning Map⁷:

1. Area of Property [typically in acres] 6.04 Acres
2. IDO Zone District MX-L
3. Overlay Zone(s) [if applicable] N/A
4. Center or Corridor Area [if applicable] N/A

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

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

⁵ Separate notice is required for Variances.

⁶ Separate notice is required for Waivers.

⁷ Available here: <https://tinurl.com/idozoningmap>

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

Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting within 15 days of the date of this notice. 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: South West Alliance of Neighborhoods (SWAN) [Other Neighborhood Associations, if any]

[#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request

Adam Johnstone <AJohnstone@tierrawestllc.com>

Thu 2/8/2024 4:11 PM

To:jgallegoswccdg@gmail.com <jgallegoswccdg@gmail.com>;gerulibbarri1@gmail.com <gerulibbarri1@gmail.com>
Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>

 4 attachments (8 MB)

Jerry Gallegos Neighborhood Meeting Request - Copy.pdf; Geraldine Ulibarri Neighborhood Meeting Request.pdf; Sunset Gardens and 86th Site Plan and Related Drawings.pdf; Sunset Gardens and 86th Zone Atlas Map.pdf;

South West Alliance of Neighborhoods representatives Jerry and Geraldine,

Attached are notices for an upcoming DFT submittal for the mentioned project, along with a copy of the Zone Atlas Map highlighting the subject property and all related drawings. Please do not hesitate to contact us if you have any questions.

Thank you,

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100




[#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request

Adam Johnstone <AJohnstone@tierrawestllc.com>

Thu 2/8/2024 4:12 PM

To:stnapres@outlook.com <stnapres@outlook.com>;arzate.boyles2@yahoo.com <arzate.boyles2@yahoo.com>
Cc:Sergio Lozoya <SLozoya@tierrawestllc.com>

 4 attachments (8 MB)

Bruce Rizzieri Neighborhood Meeting Request.pdf; Lucy Arzate-Boyles Neighborhood Meeting Request.pdf; Sunset Gardens and 86th Site Plan and Related Drawings.pdf; Sunset Gardens and 86th Zone Atlas Map.pdf;

Stinson Tower NA representatives Bruce and Lucy,

Attached are notices for an upcoming DFT submittal for the mentioned project, along with a copy of the Zone Atlas Map highlighting the subject property and all related drawings. Please do not hesitate to contact us if you have any questions.

Adam Johnstone

Associate Land Use Planner

AJohnstone@tierrawestllc.com

Tierra West LLC

5571 Midway Park Place NE

Albuquerque, NM 87109

(505) 858-3100




Relayed: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative
Neighborhood Meeting Request

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Thu 2/8/2024 4:11 PM

To:jgallegoswccdg@gmail.com <jgallegoswccdg@gmail.com>;gerulibbarri1@gmail.com <gerulibbarri1@gmail.com>

 1 attachments (19 KB)

[#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request;

**Delivery to these recipients or groups is complete, but no delivery notification was sent
by the destination server:**

jgallegoswccdg@gmail.com (jgallegoswccdg@gmail.com)

gerulibbarri1@gmail.com (gerulibbarri1@gmail.com)

Subject: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request


Relayed: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative
Neighborhood Meeting Request

Microsoft Outlook

<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@tierrawestllc.com>

Thu 2/8/2024 4:13 PM

To: arzate.boyles2@yahoo.com <arzate.boyles2@yahoo.com>

 1 attachments (19 KB)

[#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request;

**Delivery to these recipients or groups is complete, but no delivery notification was sent
by the destination server:**

arzate.boyles2@yahoo.com (arzate.boyles2@yahoo.com)

Subject: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request

Delivered: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request

postmaster@outlook.com <postmaster@outlook.com>

Thu 2/8/2024 4:13 PM

To:stnapres@outlook.com <stnapres@outlook.com>

 1 attachments (30 KB)

[#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request;

Your message has been delivered to the following recipients:

stnapres@outlook.com (stnapres@outlook.com)

Subject: [#2022028] Sunset Gardens and 86th DFT - Site Plan Administrative Neighborhood Meeting Request