



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

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

APPLICATION INFORMATION

Applicant: John Lowe		Phone: 505-688-6834
Address: 449 Live Oak Lp. NE		Email: john@panoramahomes.com
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): Don Briggs PE		Phone: 505-249-4843
Address: 5324 Oakledge Ct. NW		Email: donbriggsengineering@gmail.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site:	List all owners: Buglo Properties	

BRIEF DESCRIPTION OF REQUEST

Site Plan revision for dumpster location, tool shed location, mail box location and buildings 8 and 9 location

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

Lot or Tract No.: Tract A Plat of Tract A Viva Paradise Townhomes	Block:	Unit: Unit 1
Subdivision/Addition: Paradise Hills Investment Properties	MRGCD Map No.:	UPC Code: 101106527615340117
Zone Atlas Page(s): B-11-Z	Existing Zoning: MX L	Proposed Zoning: MX L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres): 1.9667

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 5512 Buglo Ave. NW	Between: Basha St. NW	and: Sierra Morena St. NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2019-002333

Signature: <i>Don Briggs</i>	Date: 7-11-21
Printed Name: Don Briggs	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2021-01130	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
Project # PR-2019-002333	

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

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

ARCHEOLOGICAL CERTIFICATE

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

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

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

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

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

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

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

ALTERNATIVE SIGNAGE PLAN

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

ALTERNATIVE LANDSCAPE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: <u>7/5/21</u></p>
<p>Printed Name: Don Briggs</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2019-002333</p>	<p>Case Numbers: SI-2021-01130</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

Property Owner's Agent Authorization

Re: PR-2019-002333

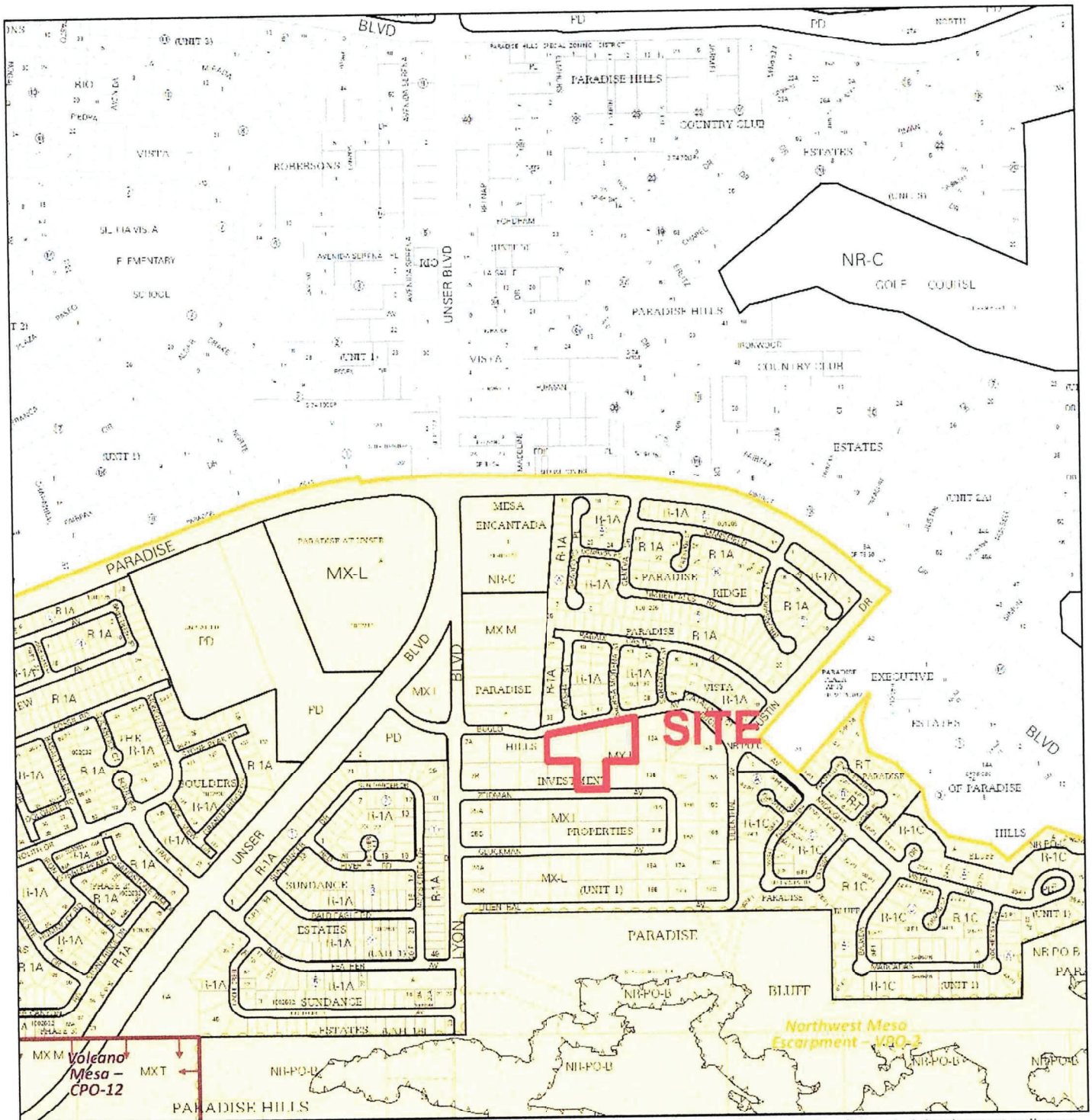
Site

Address: 5512, 5516, 5520 Buglo Ave NW

I, John S. Lowe, Managing Member of Buglo Properties LLC, Owner of the above referenced property, hereby authorize Don Briggs of Don Briggs Engineering LLC to serve as a duly authorized agent for the purpose of platting, permitting and engineering the project referenced above.

A handwritten signature in blue ink, appearing to read "John S. Lowe". The signature is fluid and cursive, with a long horizontal stroke at the end.

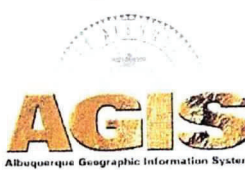
John S. Lowe
Member/Manager
Buglo Properties, LLC
449 Live Oak Loop NE
Albuquerque, NM 87122
505-688-6834



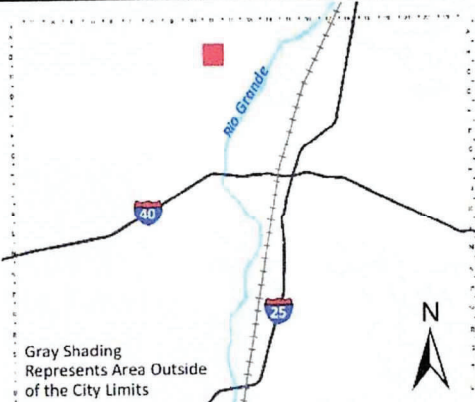
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
B-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



July 5, 2021

City of Albuquerque
Development Review Board

RE: PR-2019-002333 - Site Plan Minor Administrative Amendment Review Request 5512 Buglo Ave. NW

To whom it may concern,

The following is a description and justification for proposed site plan revisions for the Viva Paradise Townhouse Phase II development project. Minor Amendment approval is requested under IDO Section 14-16-6-4(Y)(1)(a).

1. Moved proposed mail box to existing mail box location to consolidate mail delivery locations.
2. Moved proposed dumpster to location next to existing dumpster for consolidation of trash pickup location (lost two full size parking spaces). Proposed landscaping has been maintained to screen dumpster locations. This change has been reviewed and approved by Solid Waste.
3. Moved proposed storage shed to location behind existing dumpster to be near Property Manager's location.
4. Moved Buildings 8 and 9 five feet south to increase open space down east west corridor.
5. Moved back yard perimeter walls on Buildings 8 and 9 from 10 feet to fifteen feet door to increase back yard open space on these buildings.

These changes do not adversely impact the IDO requirements for this project. In fact they increase the available open space for the occupants and consolidates duplicate operations of mail delivery and trash pickup to single locations on the site. Parking spaces are reduced by two spaces from 59 to 57. The 57 spaces are still well above the required 36 spaces for the project.

The signed Solid Waste approval site plan is included with this application.

This revised site plan still meets the original requirements for approval of this development and the changes are within the thresholds for Administrative Amendments as specified in Table 6-4-5 of the IDO.

We look forward to meeting with you on this matter

Sincerely

Don Briggs PE CFM
Principal
Don Briggs Engineering LLC

NO.	DATE	REVISIONS
1	12-29-2018	Added Blockset Easement Notes
2	2/4/2020	REVISED POND LAYOUT
3	4/9/2020	REVISED POND LAYOUT
4	7/9/2020	DESIGN
5	7/9/2020	DESIGN

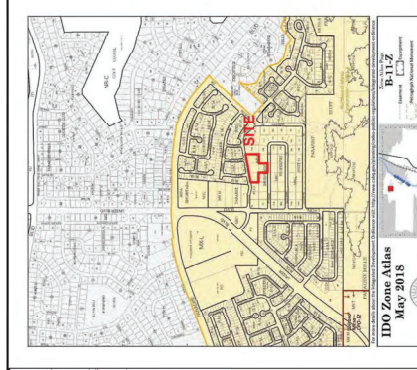
NO.	DATE	RECORDING INFORMATION
1	12/29/2018	RECORDED BY DB
2	2/4/2020	RECORDED BY DB
3	4/9/2020	RECORDED BY DB
4	7/9/2020	RECORDED BY DB
5	7/9/2020	RECORDED BY DB

NO.	DATE	AS BUILT INFORMATION
1	12/29/2018	CONTRACTOR
2	2/4/2020	CONTRACTOR
3	4/9/2020	CONTRACTOR
4	7/9/2020	CONTRACTOR
5	7/9/2020	CONTRACTOR



NO.	DATE	REMARKS
1	12-29-2018	Added Blockset Easement Notes
2	2/4/2020	REVISED POND LAYOUT
3	4/9/2020	REVISED POND LAYOUT
4	7/9/2020	DESIGN
5	7/9/2020	DESIGN

NO.	DATE	REMARKS
1	12-29-2018	Added Blockset Easement Notes
2	2/4/2020	REVISED POND LAYOUT
3	4/9/2020	REVISED POND LAYOUT
4	7/9/2020	DESIGN
5	7/9/2020	DESIGN



PROJECT NUMBER: PR-2019-2333
Application Number: [Blank]
 This plan is consistent with the specific Site Development Plan approved by the Planning Commission and the City Council on [Blank] and the Final Order and Conditions in the Official Notification of Decision are satisfied, and the final plan is hereby approved. If you have any questions regarding this plan, please contact the City Engineer at [Blank]. If you have any questions regarding the final plan, please contact the City Engineer at [Blank].

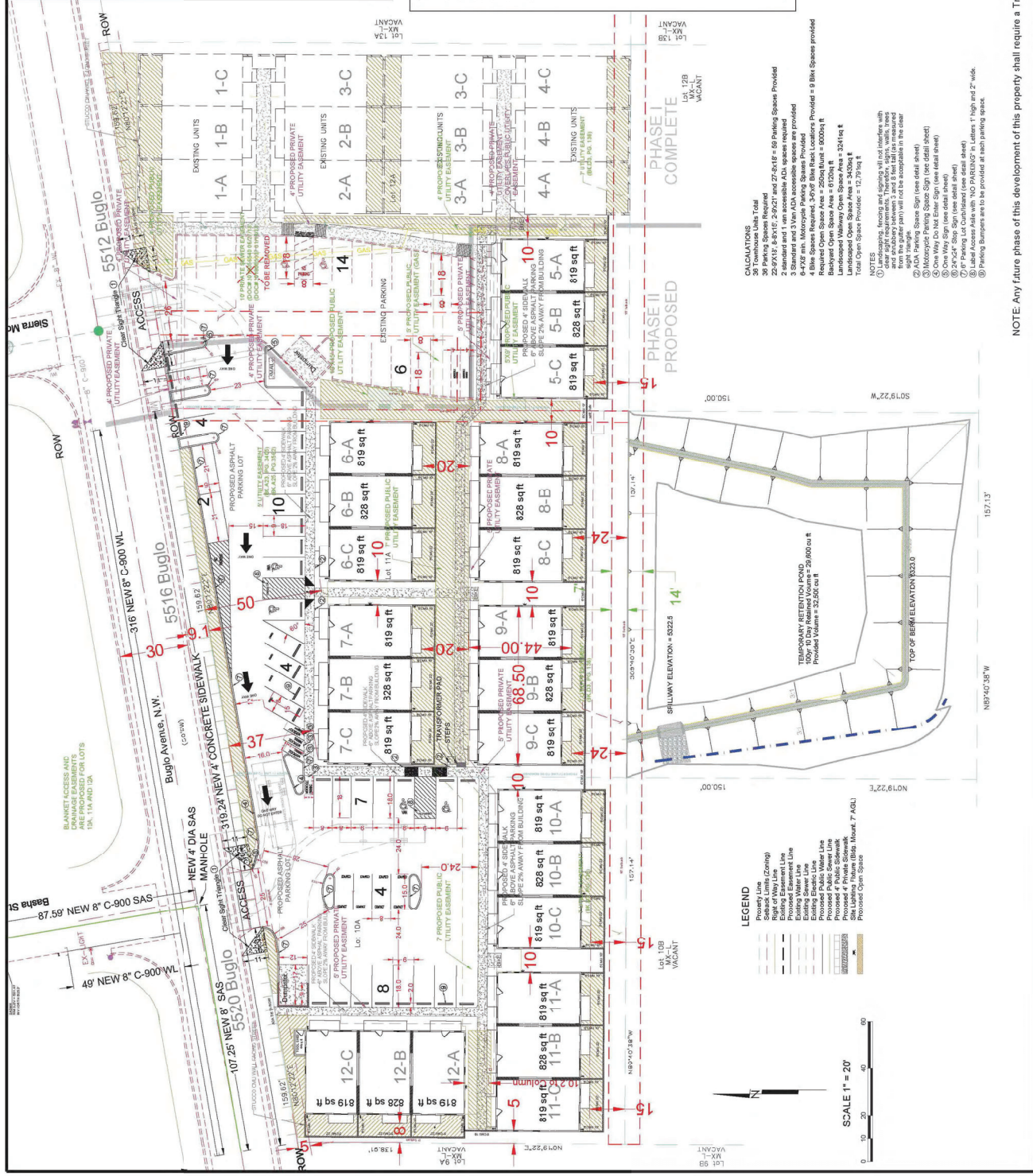
DATE	APPROVED BY	FOR
May 20, 2020	[Signature]	City Engineer
May 20, 2020	[Signature]	Traffic Engineering, Transportation Division
May 20, 2020	[Signature]	Parks and Recreation Department
May 20, 2020	[Signature]	City Engineer/Hydrology
May 19, 2020	[Signature]	Code Enforcement
May 19, 2020	[Signature]	N/A
August 12, 2020	[Signature]	See attached sheet
August 12, 2020	[Signature]	Staff Waste Management
August 12, 2020	[Signature]	Environmental Health Department (conditional)
August 12, 2020	[Signature]	City Chairperson, Planning Department

Don Briggs Engineering LLC
 5333 Cambridge Drive, Ann Arbor, MI 48106
 734-769-1100
 www.donbriggs.com

VIVA PARADISE TOWN HOMES
PHASE II SITE PLAN

Design Review Committee City Engineer Approval

City Project No. PR-2019-2333
 Title: B-11-Z
 Sheet: 1A of 5



NOTE: Any future phase of this development of this property shall require a Traffic Impact Study.

NO.	DATE	REMARKS	BY
1	4/9/2020	REVISED BIKE RACK DETAIL	DB
REVISIONS			
DESIGNED BY	DB	DATE	2/5/2020
DRAWN BY	DB	DATE	2/5/2020
CHECKED BY		DATE	

AS BUILT INFORMATION	CONTRACTOR	DATE
STAGES BY	DATE	
APPROVAL BY	DATE	
OPERATION BY	DATE	
DESIGN BY	DATE	
RECORDS BY	DATE	
NO.		

ENGINEER'S SEAL	NO.	BY	DATE
SURVEY INFORMATION			
FIELD NOTES			
BENCHMARKS			

REVISIONS	DATE	BY

DESIGNED BY	DB	DATE	2/5/2020
DRAWN BY	DB	DATE	2/5/2020
CHECKED BY		DATE	

AS BUILT INFORMATION	CONTRACTOR	DATE
STAGES BY	DATE	
APPROVAL BY	DATE	
OPERATION BY	DATE	
DESIGN BY	DATE	
RECORDS BY	DATE	
NO.		

ENGINEER'S SEAL	NO.	BY	DATE
SURVEY INFORMATION			
FIELD NOTES			
BENCHMARKS			

REVISIONS	DATE	BY

DESIGNED BY	DB	DATE	2/5/2020
DRAWN BY	DB	DATE	2/5/2020
CHECKED BY		DATE	

AS BUILT INFORMATION	CONTRACTOR	DATE
STAGES BY	DATE	
APPROVAL BY	DATE	
OPERATION BY	DATE	
DESIGN BY	DATE	
RECORDS BY	DATE	
NO.		

ENGINEER'S SEAL	NO.	BY	DATE
SURVEY INFORMATION			
FIELD NOTES			
BENCHMARKS			

REVISIONS	DATE	BY

DESIGNED BY	DB	DATE	2/5/2020
DRAWN BY	DB	DATE	2/5/2020
CHECKED BY		DATE	

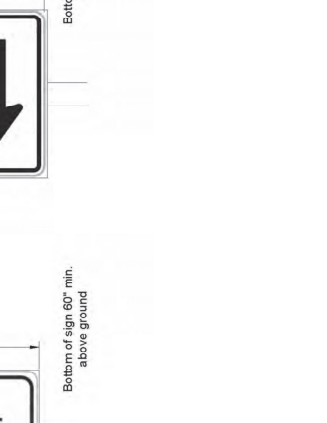
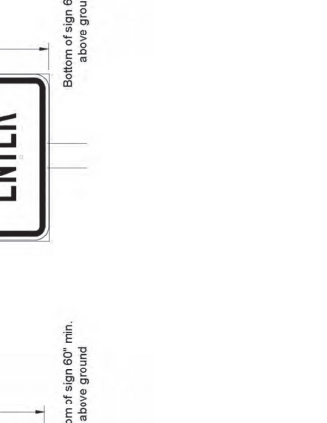
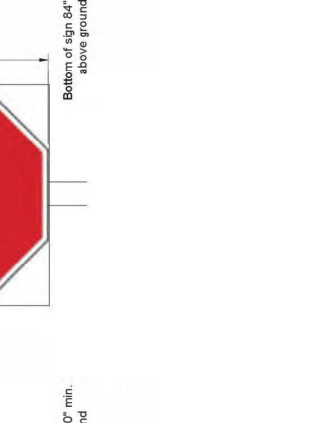
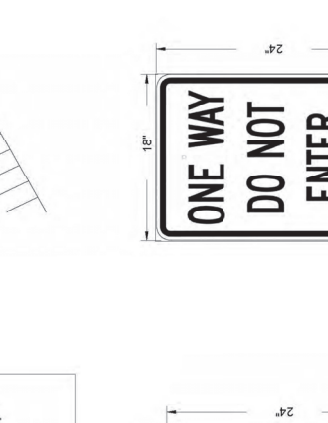
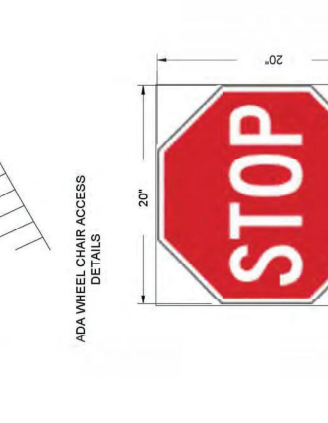
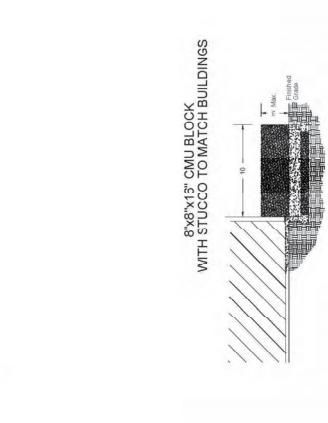
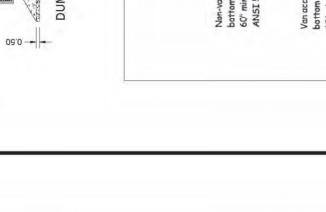
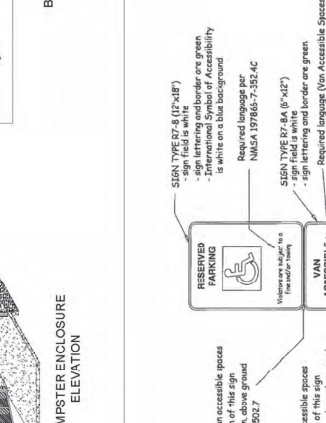
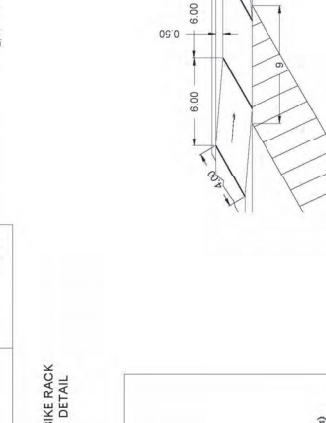
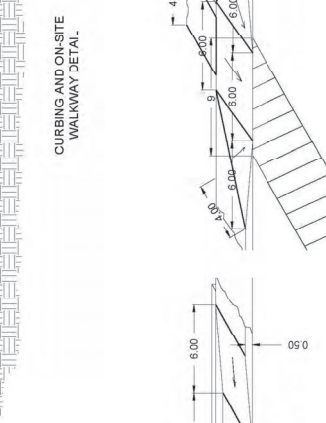
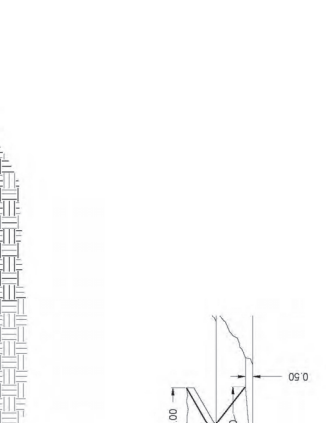
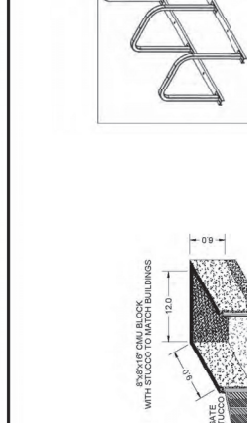
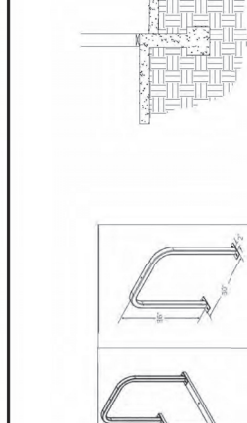
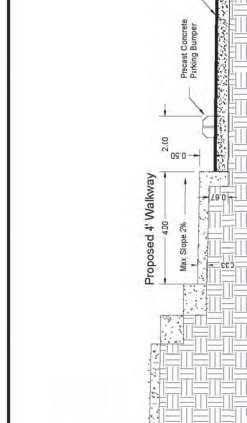
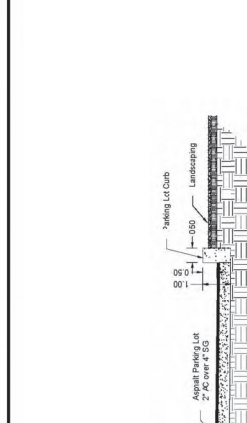
AS BUILT INFORMATION	CONTRACTOR	DATE
STAGES BY	DATE	
APPROVAL BY	DATE	
OPERATION BY	DATE	
DESIGN BY	DATE	
RECORDS BY	DATE	
NO.		

ENGINEER'S SEAL	NO.	BY	DATE
SURVEY INFORMATION			
FIELD NOTES			
BENCHMARKS			

REVISIONS	DATE	BY

DESIGNED BY	DB	DATE	2/5/2020
DRAWN BY	DB	DATE	2/5/2020
CHECKED BY		DATE	

AS BUILT INFORMATION	CONTRACTOR	DATE
STAGES BY	DATE	
APPROVAL BY	DATE	
OPERATION BY	DATE	
DESIGN BY	DATE	
RECORDS BY	DATE	
NO.		




 DON BRIGGS
 Engineering LLC
 1000 S. 10th St.
 Suite 100
 Tallahassee, FL 32310
 Phone: 904.209.1234
 Fax: 904.209.1235
 Email: info@donbriggs.com

TITLE: VIVA PARADISE TOWN HOMES
 PHASE II SITE PLAN DETAILS
 Design Review Committee City Engineer Approval

City Project No. PR-2019-2333
 Date: 4/9/2020
 Sheet: 1B of 5

NOT TO SCALE

BENCHMARKS

NO.	DATE	CONTRACTOR

FIELD NOTES

NO.	DATE	BY



REMARKS

NO.	DATE	REMARKS
1	12-29-2019	Added Removed Existing Trees
2	2/14/2020	ADRESSED 1/8/2020 COMMENTS
3	4/28/20	ADRESSED 4/27/2020 COMMENTS
4	0/11/20	ADRESSED GOLD WASTE COMMENTS

DESIGNER: DON BRIGGS Engineering LLC
 5333 COLLEGE BLVD., ALBUQUERQUE, NM 87120
 TITLE: VIVA PARADISE TOWN HOMES PHASE II LANDSCAPING PLAN
 Design Review Committee City Engineer Approval

City Project No.: PR-2019-2333
 Job Map No.: B-11-Z
 Sheet: 2 of 5



NO.	DATE	REMARKS
1	2/14/2020	ADRESSED 1/8/2020 COMMENTS
2	4/6/2020	REVISED LIFT STATION AND FORCE MAIN
DESIGNED BY	DB	DESIGN
DRAWN BY	DB	DATE 12/9/2019
CHECKED BY	DB	DATE 12/9/2019

BY	ENGINEER'S SEAL	SURVEY INFORMATION
NO.	FIELD NOTES	NO.
BY	DATE	CONTRACTOR
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DATE	DATE	DATE

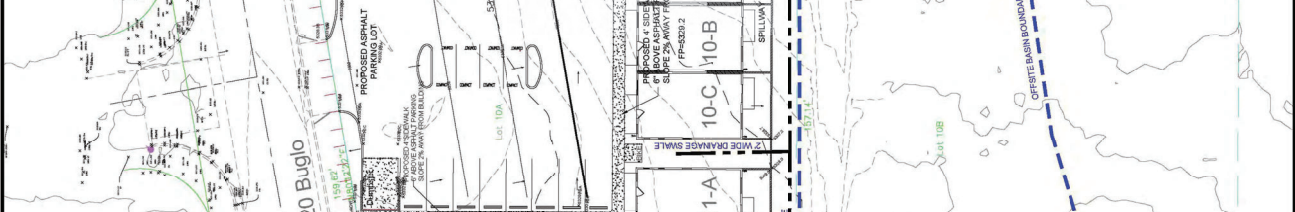
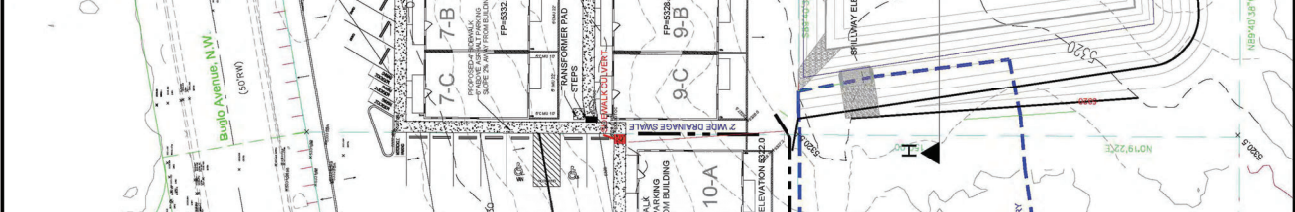
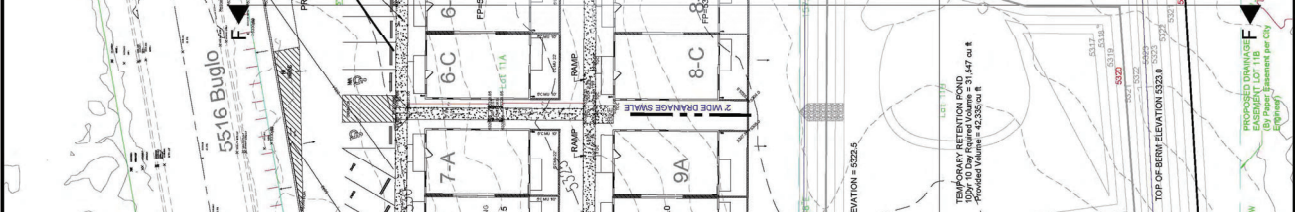
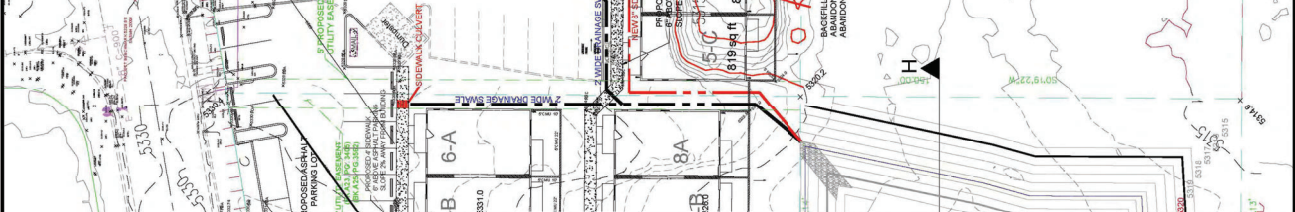
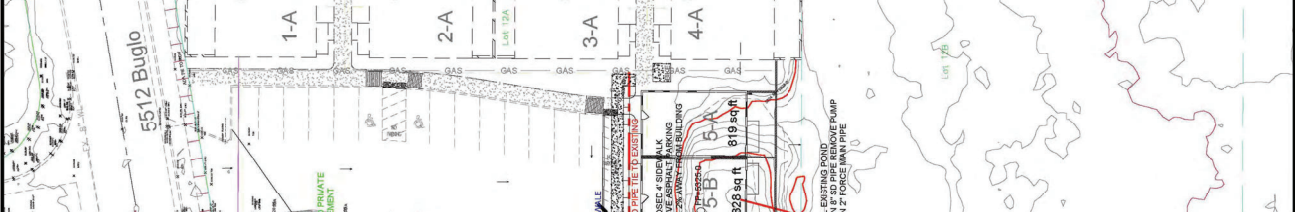


ENGINEER'S SEAL



Don Briggs Engineering LLC

TITLE:	VIVA PARADISE TOWN HOMES CONCEPTUAL GRADING AND DRAINAGE PLAN
Client:	Design Committee City of Raleigh Approval
City Project No:	PR-2019-2333
Scale:	1" = 20'
Sheet:	3 of 5
City:	B-11-Z



5512 Buglio
 5516 Buglio
 5520 Buglio
 Buglio Avenue, N.W.
 (30' RW)

100 Zone Atlas
 May 2013
 ACGIS

AS BUILT INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCHMARKS	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

SURVEY INFORMATION	
CONTRACTOR	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	



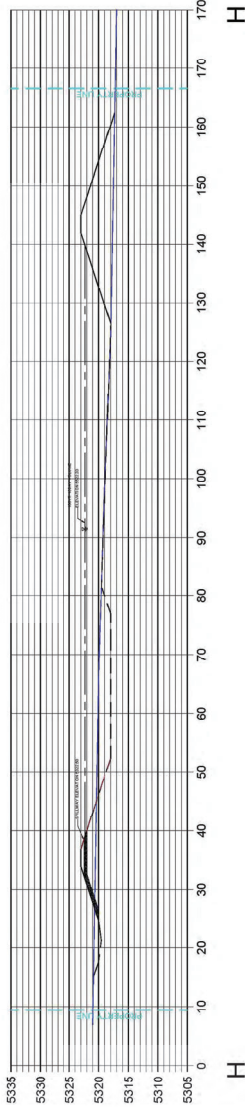
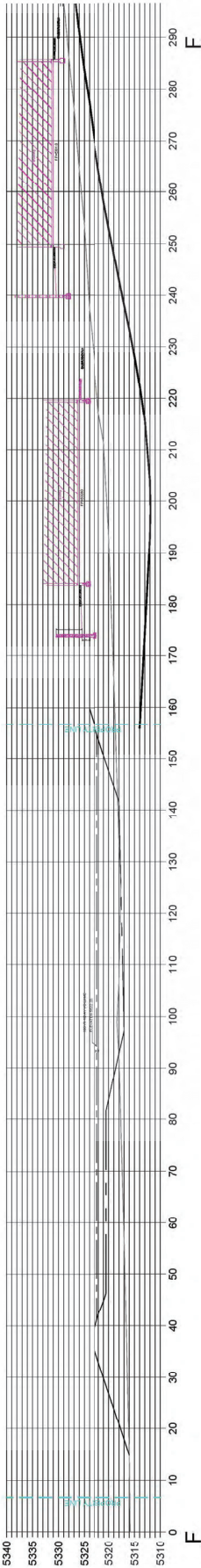
ENGINEER'S SEAL	
BY	DATE
REMARKS	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

Don Bragg Engineering LLC
 5525 CANTON RD, SUITE 100, RALEIGH, NC 27612
 919.876.4444
 don@donbragg.com

TITLE: VIVA PARADISE TOWN HOMES
 CONCEPTUAL GRADING AND DRAINAGE PLAN

Design Review Committee: City Engineer Approval

City Project No: PR-2019-2333
 Town Map No: B-11-Z
 Sheet: 33 of 5



NO. _____ DATE _____
 DESIGNED BY DB _____ DATE 2/1/20
 DRAWN BY AB _____ DATE 2/1/20
 CHECKED BY _____ DATE _____
RECORDING INFORMATION
 DATE _____
 REVISION BY _____ DATE _____
 PREPARED BY _____ DATE _____
 ACCESS BY _____ DATE _____
 DATE _____
 DATE _____
 CONTRACTOR _____

NO. _____ DATE _____
 BY _____
SURVEY INFORMATION

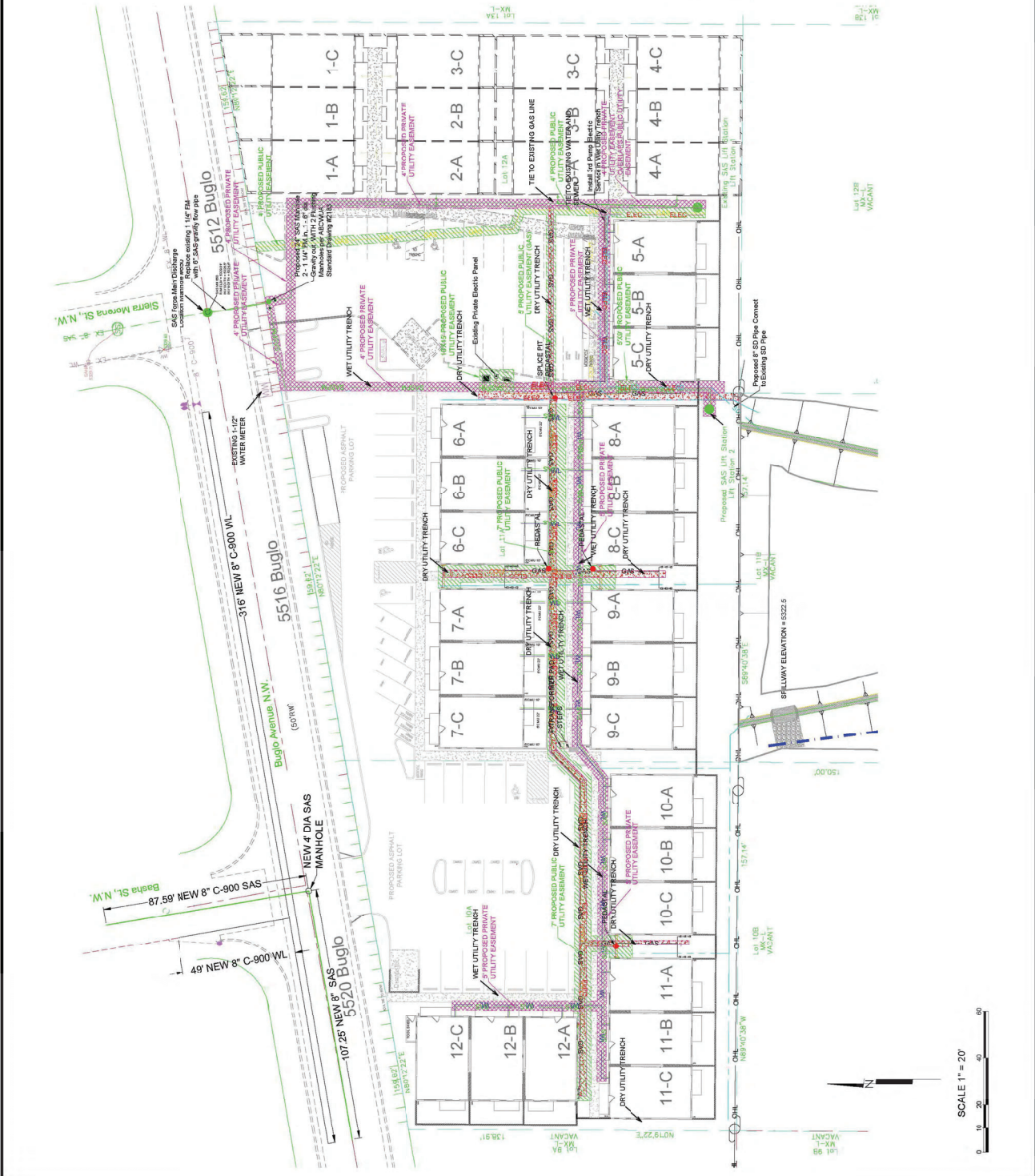
NO. _____ DATE _____
 BY _____
FIELD NOTES

NO. _____ DATE _____
 BY _____
ENGINEER'S SEAL

NO. _____ DATE _____
 BY _____
REMARKS
 1/8/2020 COMMENTS
 REMOVED STORM WATER LIFT STATION
 DATE 2/1/20
 DATE 2/1/20
DESIGNATIONS
 DATE 2/1/20
 DATE 2/1/20
 CHECKED BY _____

LEGEND

---	Dry Utility Trench
---	Wet Utility Trench
---	Existing Water Line
---	Proposed Water Line
---	Existing SAS Line
---	Proposed SAS Line
---	Existing SAS Force Main
---	Proposed SAS Force Main
---	Existing 8" Storm Drainage Swale
---	Proposed 8" Storm Drainage Pipe
---	Existing 2" Storm Drain Force Main
---	Proposed 2" Storm Drain Force Main
---	Existing Communication Line
---	Proposed Communication Line
---	Existing Gas Line
---	Proposed Gas Line
---	Property Line



VIVA PARADISE TOWN HOMES
MASTER UTILITY PLAN

Design Review Committee City Engineer Approval

City Project No. PR-2019-2333
 Scale: Map No. B-11-Z
 Sheet 4 of 5

SCALE 1" = 20'
 0 10 20 40 60

Lot 98 VACANT
 Lot 99 VACANT
 Lot 100 VACANT
 Lot 101 VACANT
 Lot 102 VACANT
 Lot 103 VACANT
 Lot 104 VACANT
 Lot 105 VACANT
 Lot 106 VACANT
 Lot 107 VACANT
 Lot 108 VACANT
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 Lot 134 VACANT
 Lot 135 VACANT
 Lot 136 VACANT
 Lot 137 VACANT
 Lot 138 VACANT
 Lot 139 VACANT
 Lot 140 VACANT
 Lot 141 VACANT
 Lot 142 VACANT
 Lot 143 VACANT
 Lot 144 VACANT
 Lot 145 VACANT
 Lot 146 VACANT
 Lot 147 VACANT
 Lot 148 VACANT
 Lot 149 VACANT
 Lot 150 VACANT

NO.	DATE	REMARKS
1	2/1/2020	ADDED MAINTENANCE SHED ELEVATIONS
2	4/9/2020	ADDED MAINTENANCE SHED ELEVATIONS

DESIGNED BY	DB	DATE
12/1/2019	DB	DATE
12/1/2019	DB	DATE

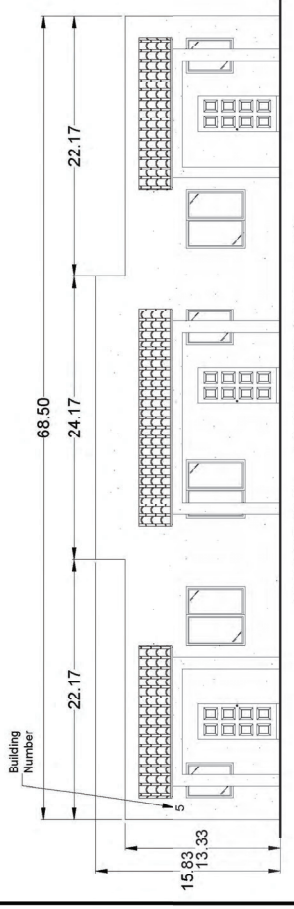
NO.	BY	DATE
NO.	BY	DATE



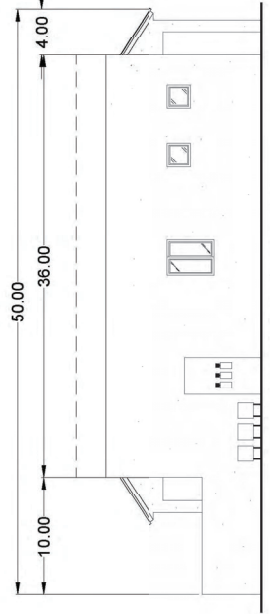
NO.	DATE	REMARKS
1	2/1/2020	ADDED MAINTENANCE SHED ELEVATIONS
2	4/9/2020	ADDED MAINTENANCE SHED ELEVATIONS

DESIGNED BY	DB	DATE
12/1/2019	DB	DATE
12/1/2019	DB	DATE

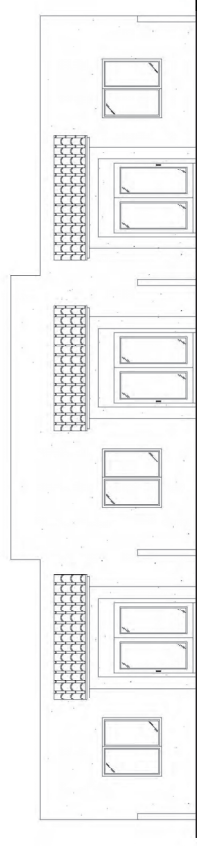
AS BUILT INFORMATION	SURVEY INFORMATION	BENCHMARKS
CONTRACTOR	NO.	BY
DATE	BY	DATE
INSPECTION	BY	DATE
APPROVAL	BY	DATE
REVISION	BY	DATE
DATE	BY	DATE
RECORDING INFORMATION	RECORDING INFORMATION	RECORDING INFORMATION
DATE	DATE	DATE
RECORDED BY	RECORDED BY	RECORDED BY
DATE	DATE	DATE



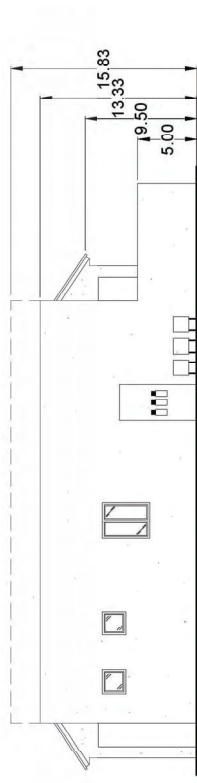
FRONT ELEVATION — 3 DWELLING UNIT (Looking South)



END ELEVATION (Looking West)

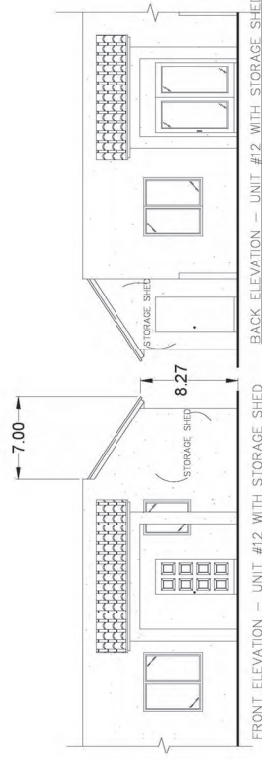


BACK ELEVATION — 3 DWELLING UNIT (Looking North)

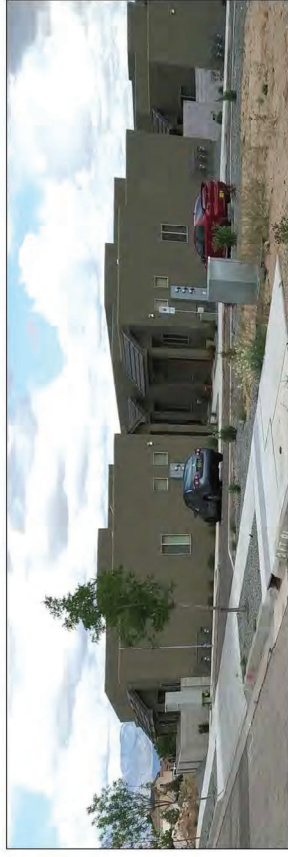


END ELEVATION (Looking East)

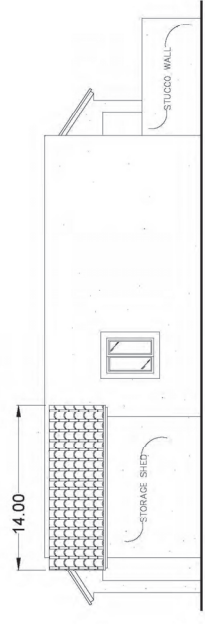
SCALE 1" = 5'
 VIVA PARADISE PHASE II
 Frame/Stucco Construction (Match Existing Color)
 Roof Mounted HVAC Combo Units
 Double Pane Vinyl Windows



FRONT ELEVATION — UNIT #12 WITH STORAGE SHED



EXISTING DEVELOPMENT LOOKING EAST AND SOUTH EAST
 EXTERIOR COLOR SHERWIN WILLIAMS #6158 "SAWJUST"
 REFLECTIVITY IS 26%



STREET ELEVATION — UNIT #12 INDICATING STORAGE SHED

DON BRIGGS
 Engineering LLC
 5555 CANTON RD NW, ALBUQUERQUE, NM 87109
 (505) 263-1111
 TITLE: VIVA PARADISE TOWN HOMES
 PHASE II ELEVATIONS
 Design Review Committee | City Engineer Approval
 City Project No. PR-2019-23333
 Date Rec'd: 12/1/2019
 City: B-11-Z
 Sheet 5 of 5

AS BUILT INFORMATION	
NO.	DATE
CONTRACTOR	DATE
REVISIONS	DATE
RECORDED BY	DATE
NO.	DATE

SURVEY INFORMATION	
NO.	DATE
FIELD NOTES	DATE
ENGINEER'S SEAL	DATE

REVISIONS		
NO.	DATE	DESCRIPTION
1	12-2-2019	Added Removed Existing Trees
2	2/14/2020	ADRESSED 1/8/2020 COMMENTS
3	4/28/2020	ADRESSED 4/27/2020 COMMENTS
4	7/28/2020	ADRESSED SOLID WASTE COMMENTS

DESIGN INFORMATION	
DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE

PROJECT INFORMATION	
PROJECT NO.	DATE
CITY	DATE
ADDRESS	DATE

TITLE	
VIVA PARADISE TOWN HOMES	DATE
PHASE II LANDSCAPING PLAN	DATE

DESIGNER INFORMATION	
DESIGNER	DATE
PROJECT NO.	DATE
CITY	DATE

SHEET INFORMATION	
SHEET NO.	DATE
TOTAL SHEETS	DATE

Landscaping will be maintained by Bugic Properties Inc.

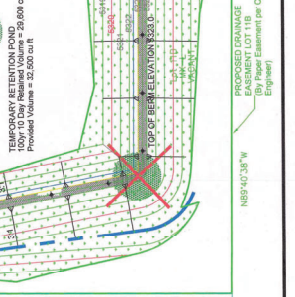
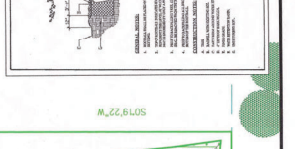
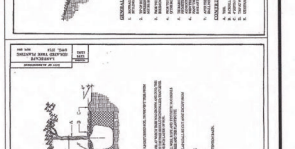
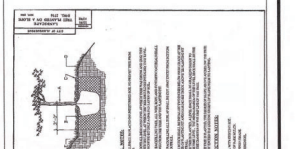
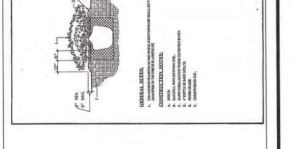
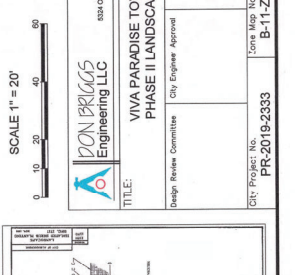
Landscaping irrigation is to be by automatic drip irrigation system.

LEGEND

- Existing Public Utility Easement
- Proposed Public Utility Easement
- Proposed Private Utility Easement
- Existing Gravel Mulch Ground Cover
- Proposed Gravel Mulch Ground Cover
- Proposed Organic Mulch Ground Cover
- Proposed Organic Mulch Ground Cover

PLANTING LEGEND

- New Tree (Lace Bark Elm)
- New Tree (Chinese Pistache)
- New Tree (Western Redbud)
- New Native Shrub (Silver Sage)
- New Native Shrub (Alum or Cherry Sage)
- New Native Shrub (Rosemary)
- New Native Shrub (Winterdill)
- New Native Shrub (Apache Plume)
- Existing Tree
- Existing Native Shrub
- Property Line



PROPOSED TREES AND SHRUBS

TREE	SIZE	QUANTITY	PRICE	TOTAL
NEW TREE (LACE BARK ELM)	4\"/>			

PROPOSED SPRINKLER SYSTEM FOR PLANT ESTABLISHMENT

TEMPORARY STORAGE VOLUME: 25,000 cu ft

PROVIDED VOLUME: 32,000 cu ft

NOTES

- Plantings, spacing and signing will not interfere with other sight requirements.
- Plantings shall be installed in accordance with the City of Albuquerque Department of Public Works and Engineering Department standards.
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CITY OF ALBUQUERQUE
SOLID WASTE MANAGEMENT DEPARTMENT
APPROVED

Don Briggs
 8-11-2020

DESIGNER
 DON BRIGGS
 5322 CALLE DEL NUBLO, ALBUQUERQUE, NM 87109

TITLE
 VIVA PARADISE TOWN HOMES
 PHASE II LANDSCAPING PLAN

DESIGNER INFORMATION
 Design Review Committee City Engineer Approval

PROJECT INFORMATION
 Project No. FR-2019-2533
 City: B-11-Z
 Sheet: 2 of 5






PR-2019-002333 - SI-2019-00420 Site Plan Approved - 4-29-20 Sheet 1

Final Audit Report

2020-08-12

Created:	2020-08-12
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAohfRuloUVH2B3dLUGRIOHsxqUlsZPgYI

"PR-2019-002333 - SI-2019-00420 Site Plan Approved - 4-29-20 Sheet 1" History

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2020-08-12 - 10:46:49 PM GMT - IP address: 198.175.173.4
-  Document emailed to Jolene Wolfley (jwolfley@cabq.gov) for signature
2020-08-12 - 10:47:57 PM GMT
-  Email viewed by Jolene Wolfley (jwolfley@cabq.gov)
2020-08-12 - 10:59:25 PM GMT - IP address: 67.0.198.8
-  Document e-signed by Jolene Wolfley (jwolfley@cabq.gov)
Signature Date: 2020-08-12 - 11:00:10 PM GMT - Time Source: server- IP address: 67.0.198.8
-  Signed document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) and Jolene Wolfley (jwolfley@cabq.gov)
2020-08-12 - 11:00:10 PM GMT









PR-2019-002333 - SI-2019-00420 Site Plan Approved - 4-29-20

Final Audit Report

2020-06-10

Created:	2020-06-04
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAYNBYRfoIMMWBjyX0pweDflU7-NFxTE

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Signature Date: 2020-06-10 - 10:51:55 PM GMT - Time Source: server- IP address: 97.123.160.204
-  Signed document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov), Herman Gallegos (hgallegos@cabq.gov) and Jolene Wolfley (jwolfley@cabq.gov)
2020-06-10 - 10:51:55 PM GMT

AS BUILT INFORMATION	
NO.	DATE
CONTRACTOR	
REVISIONS	
NO.	DATE
RECORDED BY	
DATE	

SURVEY INFORMATION	
NO.	DATE
FIELD NOTES	
BENCHMARKS	

ENGINEER'S SEAL	
BY	DATE

REMARKS	
NO.	DATE
12-29-2019 Added Removed Existing Trees	
1/28/20 ADRESSED 1/28/2020 COMMENTS	
4/28/20 ADRESSED 4/27/2020 COMMENTS	
4/28/20 ADRESSED 4/27/2020 COMMENTS	
4/28/20 ADRESSED 4/27/2020 COMMENTS	
4/28/20 ADRESSED 4/27/2020 COMMENTS	
DESIGNED BY DB	
DATE 12-9-2019	
DRAWN BY DB	
DATE 12-9-2019	
CHECKED BY	
DATE	

Don Briggs Engineering LLC
 5330 Campbell Hill Way, Asheville, NC 28803
 (828) 253-2845
 www.donbriggs.com

TITLE: VIVA PARADISE TOWN HOMES
 PHASE II LANDSCAPING PLAN

Design Review Committee City Engineer Approval
 Date: 02/26/20

City Project No. PR-2019-2333
 Zone Map No. B-112Z
 Sheet 2 of 5



CITY OF ALBUQUERQUE
"SOLID WASTE" MANAGEMENT DEPARTMENT
 APPROVED
 For Access
 02-03-2021

SCALE 1" = 20'
 0 10 20 40 60 80

NOTES:
 1. All plantings, seeding and signage set not related with this design requirements.
 2. All plantings, seeding and signage set not related with this design requirements.

LEGEND:
 Existing Public Utility Easement
 Proposed Public Utility Easement
 Existing Grade (Marsh Ground Cover)
 Proposed Grade (Marsh Ground Cover)
 New Hardscape (Asphalt, Concrete, and Gravel)
 Proposed Organic Mulch Ground Cover
 Proposed Organic Mulch Ground Cover
 Proposed Organic Mulch Ground Cover
 Proposed Organic Mulch Ground Cover
 Proposed Organic Mulch Ground Cover

PROPOSED USER AND SERVICE		PROPOSED USER AND SERVICE		PROPOSED USER AND SERVICE	
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CITY OF ALBUQUERQUE INVOICE

DON BRIGGS PE

5324 OAKLEDGE CT NW

Reference NO: SI-2021-01130

Customer NO: CU-91694769

Date	Description	Amount
7/22/21	2% Technology Fee	\$1.00
7/22/21	Application Fee	\$50.00

Due Date: **7/22/21**

Total due for this invoice:

\$51.00

Options to pay your Invoice:

1. Online with a credit card: <http://posse.cabq.gov/posse/pub/lms/Default.aspx>
2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT



City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Date: 7/22/21
Amount Due: \$51.00
Reference NO: SI-2021-01130
Payment Code: 130
Customer NO: CU-91694769

DON BRIGGS PE
5324 OAKLEDGE CT NW
ALBUQUERQUE, NM 87111



130 0000SI202101130000993551140428084000000000000051000CU91694769