



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

SUBDIVISIONS		
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Requesting review and approval of a Site Plan - DRB for a 93-unit multi-family residential development.		

APPLICATION INFORMATION		
Applicant: Bella Tesoro LLC		Phone: (505) 450-4388
Address: 12809 Donnette Ct. NE		Email: phillindborg@comcast.net
City: Albuquerque	State: NM	Zip: 87112
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: cp@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners: Philip Lindborg; Zack Snyder	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 1 thru 4	Block: 4	Unit: 3
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: See attached
Zone Atlas Page(s): C-20	Existing Zoning: MX-L	Proposed Zoning No Change
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 3.38 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 8400, 8450, 8474 Alameda	Between: Barstow Street NE	and: Ventura Street NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 6/17/2019
Printed Name: James K. Strozier, FAICP	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

UPC Codes:

102006401035620232

102006402535620231

102006404035620230

102006405835620234

FORM P2: SITE PLAN – DRB

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

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form P2 at the front followed by the remaining documents in the order provided on this form.

[X] SITE PLAN – DRB

[] MAJOR AMENDMENT TO SITE PLAN – DRB

[] EXTENSION OF SITE PLAN – DRB

- [X] Interpreter Needed for Hearing? No if yes, indicate language:
[X] PDF of application as described above
[X] Zone Atlas map with the entire site clearly outlined and labeled
[X] Letter of authorization from the property owner if application is submitted by an agent
N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
[X] Signed Traffic Impact Study (TIS) Form
[X] Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
[X] Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
N/A Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
[X] Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
[X] Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
[X] Office of Neighborhood Coordination neighborhood meeting inquiry response
[X] Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
[X] If a meeting was requested or held, copy of sign-in sheet and meeting notes
[X] Sign Posting Agreement
[X] Required notices with content per IDO Section 14-16-6-4(K)(6)
[X] Office of Neighborhood Coordination notice inquiry response
[X] Copy of notification letter and proof of first class mailing
[X] Proof of emailed notice to affected Neighborhood Association representatives
[X] Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
[X] Completed Site Plan Checklist
[X] Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
N/A Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
[X] Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
[X] Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
[X] Infrastructure List, if required

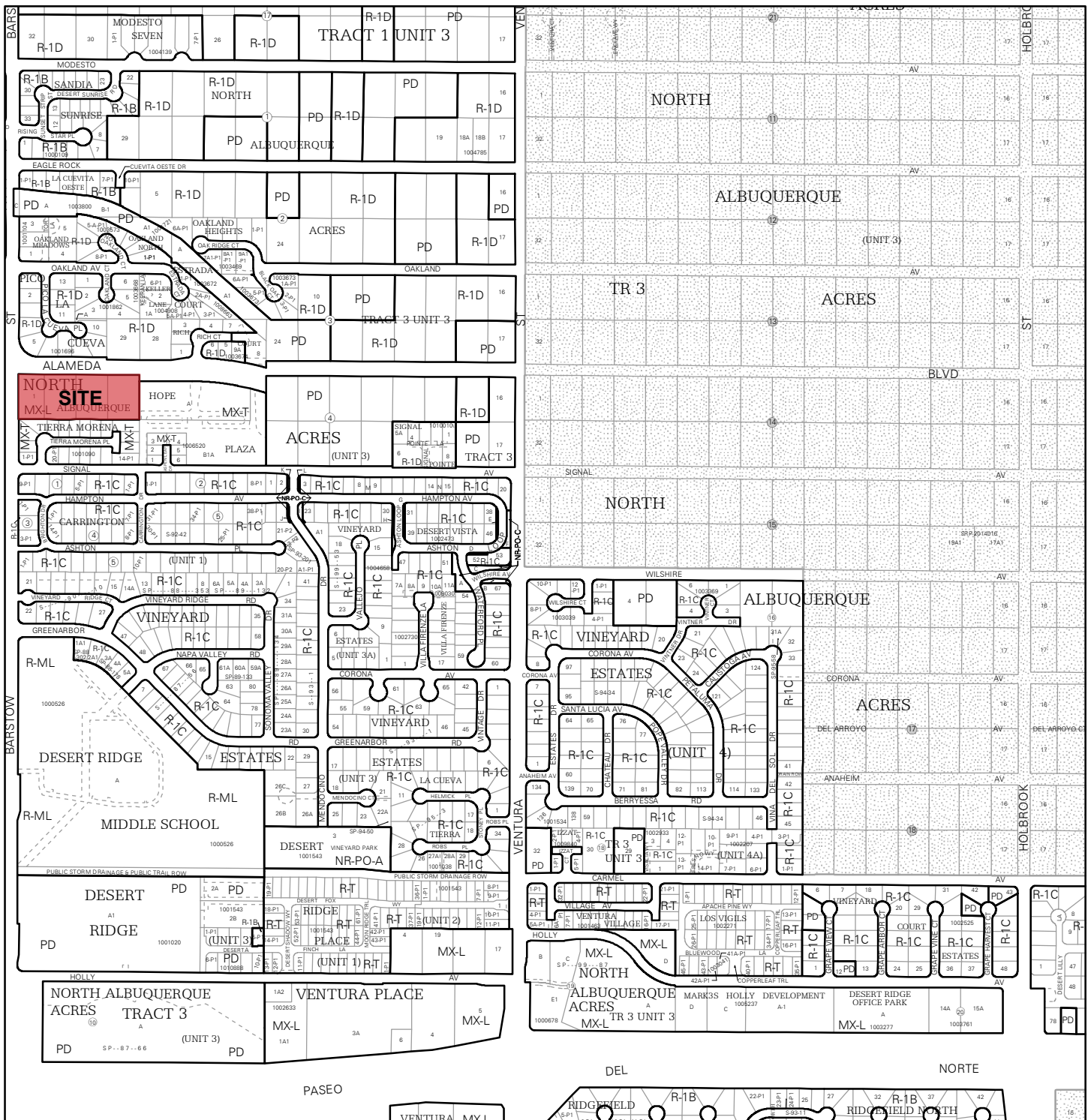
FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS – EPC

- [] Interpreter Needed for Hearing? ___ if yes, indicate language:
[] PDF of application as described above
[] Zone Atlas map with the entire site clearly outlined and labeled
[] Letter of authorization from the property owner if application is submitted by an agent
[] Solid Waste Department signature on Site Plan
[] Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
[] Approved Grading and Drainage Plan
[] Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
[] Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
[] Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
[] Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
[] Infrastructure List, if required

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.


Signature: [Handwritten Signature] Date: 6/17/2019
Printed Name: James K. Strozien, FAICP [] Applicant or [X] Agent

FOR OFFICIAL USE ONLY
Case Numbers: Project Number:
Staff Signature: Date:
[CITY OF ALBUQUERQUE 1706 NEW MEXICO logo]

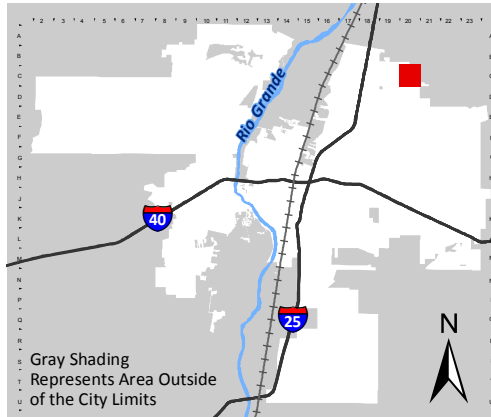


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-20-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

To Whom It May Concern:

I hereby authorize Mr. Jim Strozier of Concensus Planning and Mr. David Hickman of Jeebs & Zuzu to act as our agents on the Monet, Alameda Luxury Apartments project to be located at 8400 Alameda Blvd. NE.

Mr. Strozier shall act on our behalf throughout the planning and DRB process and Mr. Hickman shall act as the architect for the project.

If you have any questions or concerns, please contact me directly.



Philip Lindborg

Owner

The Monet

12809 Donette Ct NE

Albuquerque, NM 87112

phillindborg@comcast.net

(505) 450-4388

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Philip Lindborg DATE OF REQUEST: 6/13/19 ZONE ATLAS PAGE(S): C-20

CURRENT:

ZONING MX-L
PARCEL SIZE (AC/SQ. FT.) 3.38 acres

LEGAL DESCRIPTION:

LOT OR TRACT # Lots 1 thru 4 BLOCK # 3
SUBDIVISION NAME Tract 3, Unit 3, North Albuquerque Acres

REQUESTED CITY ACTION(S):

ANNEXATION []
ZONE CHANGE []: From _____ To _____
SECTOR, AREA, FAC, COMP PLAN []
AMENDMENT (Map/Text) []

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []
BUILDING PERMIT [X] ACCESS PERMIT []
BUILDING PURPOSES [] OTHER []

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION [X]
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 93 *Apartment,*
BUILDING SIZE: 94,620 (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE 

DATE 6/17/19

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO [X] BORDERLINE []

THRESHOLDS MET? YES [] NO [X] **MITIGATING REASONS FOR NOT REQUIRING TIS:** PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**


TRAFFIC ENGINEER

6/17/19
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / / TRAFFIC ENGINEER _____ DATE _____
-FINALIZED / /

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: The Monet multi-family development at Alameda and Barstow

AGIS MAP # C-20

LEGAL DESCRIPTIONS: Lots 1 thru 4, Block 4, North Albuquerque Acres Tract 3,
Unit 3 located at the southeast corner of Alameda Blvd
and Barstow Street NE

DRAINAGE REPORT/GRADING AND DRAINAGE PLAN


A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 6/10/19 (date).



Applicant/Agent

6/13/19

Date



Hydrology Division Representative

6/13/19


Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on 11/21/18 (date).

Availability Statement #180916 issued



Applicant/Agent

6/13/19

Date



ABCWUA Representative

06-13-19

Date

PROJECT # _____

November 21, 2018

Chair

Trudy E. Jones
City of Albuquerque
Councilor, District 8

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis
City of Albuquerque
Councilor, District 6

Timothy M. Keller
City of Albuquerque
Mayor

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Steven Michael Quezada
County of Bernalillo
Commissioner, District 2

Lonnie Talbert
County of Bernalillo
Commissioner, District 4

Ex-Officio Member
Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Scott McGee
SMM PE, LLC
9700 Tanoan Dr. NE
Albuquerque, New Mexico 87111

**RE: Water and Sanitary Sewer Availability Statement #180916
Alameda Luxury Apartments
8400, 8450, 8474 Alameda Blvd. NE**

Dear Mr. McGee:

Project Description: The subject site is located on the southeast corner of the intersection of Alameda Blvd. and Barstow St. within the City of Albuquerque. The proposed development consists of approximately 3.38 acres and the property is currently zoned MX-L for mixed use. The property lies within the Pressure Zone 5E in the Alameda trunk. The request for availability indicates plans to develop four 3-story apartment buildings.

Existing Conditions: Water infrastructure in the area consists of the following:

- Eight inch PVC distribution main (project #26-5567.81-01) along Alameda Blvd. (Pressure Zone 5E).
- 14 inch PVC transmission main (project #26-5567.81-01) along Barstow St. (Pressure Zone 5E).
- 12 inch PVC transmission main (project #26-2216-87) along Barstow St. (Pressure Zone 4ER).

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-5567.81-01) along Alameda Blvd.

Water Service: New metered water service to the property can be provided via routine connection to the existing Pressure Zone 5E infrastructure mentioned excluding the transmission mains mentioned under existing conditions. From the Fire Marshal Approved "Fire 1 Plan" it is understood that seven fire lines and five hydrants are required for fire protection.

Please note that one of the proposed fire lines appears to be obtaining service from the aforementioned transmission line. This connection is prohibited.

Existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing infrastructure mentioned. All food service establishments

must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 1625 gallons-per-minute and five hydrants. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the flow at the connection point along the existing public waterline for the east most proposed hydrant location. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3439 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata has been assessed to Lot 4 BLK 4 TR 3 UNIT 3 NORTH ALBUQUERQUE ACRES in the amount of \$2,268.28 for water infrastructure and \$3,755.42 for Sewer infrastructure under project #7519.83 for a total amount of \$6,023.70. These charges are assessed to the property due to its ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

Water Use: All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

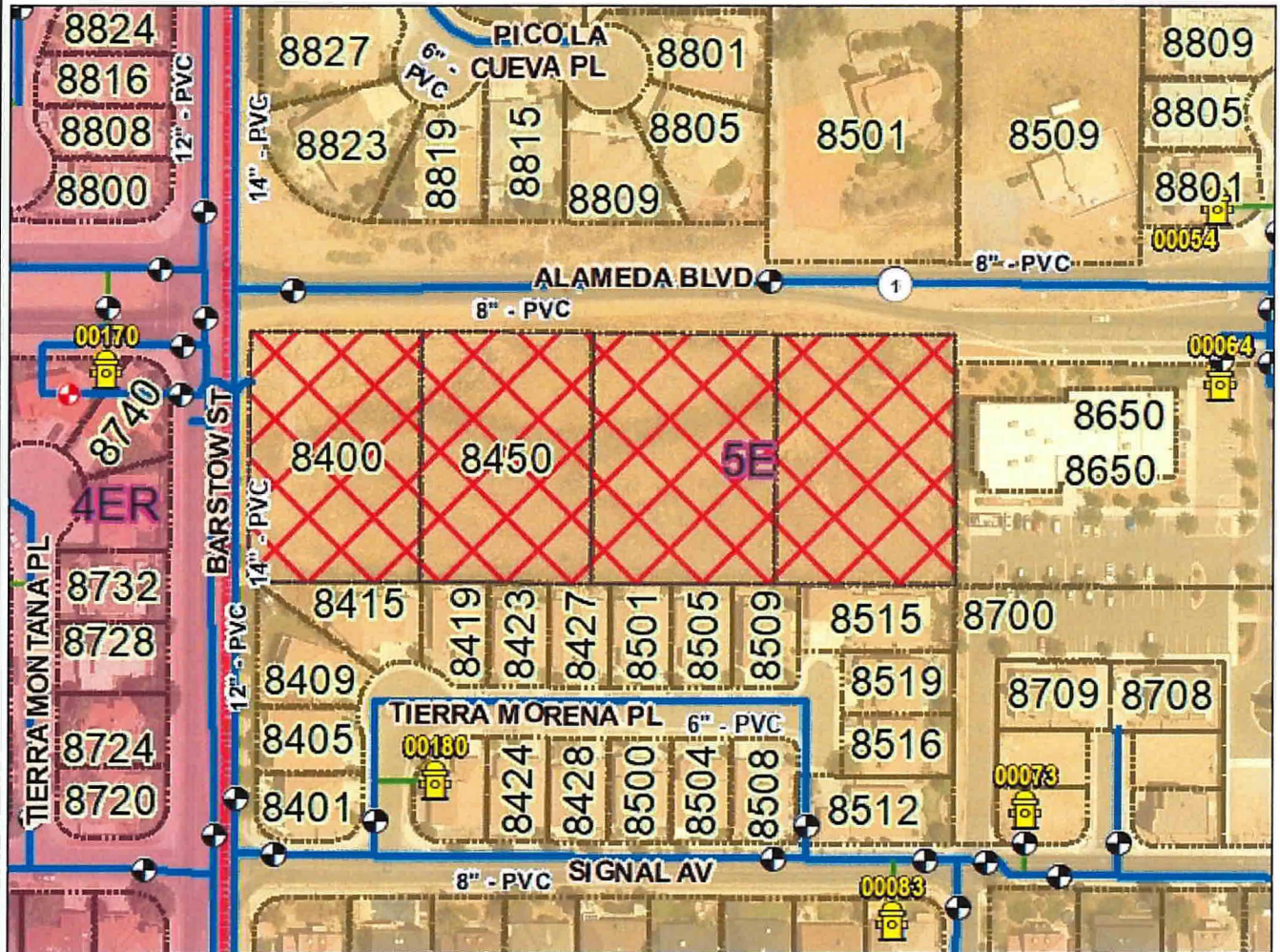
Sincerely,




Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 180916



180916 - Water



Legend

-  Project Location
-  Valve
-  Pressure Reducing
-  Hydrant






-  --- Fire Flow Analysis Points
-  1. --- Analysis Point



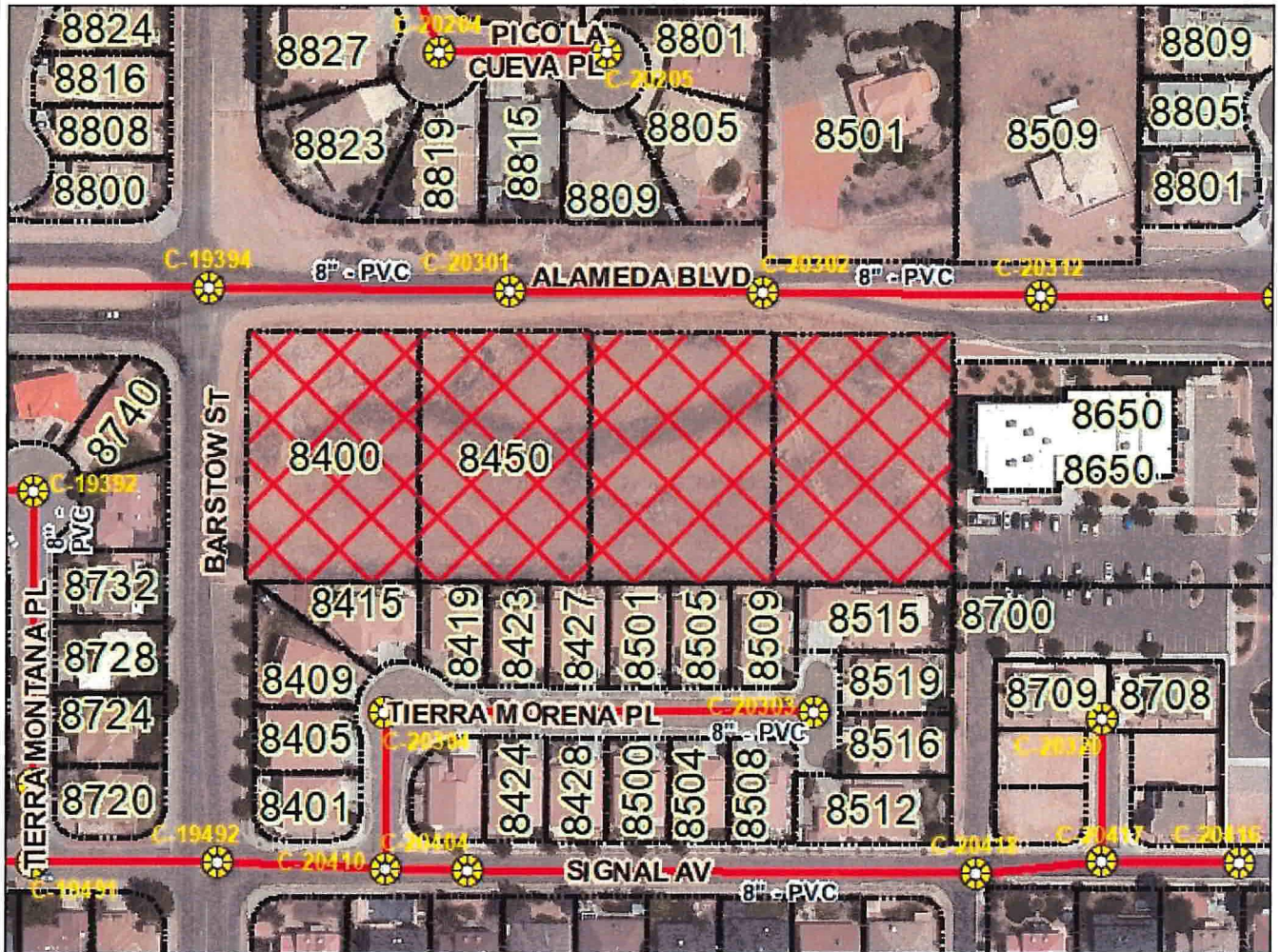
Pipe

SUBTYPE

-  Distribution Line
-  Hydrant Leg
-  Pressure Zone Boundary




180916 - Sanitary Sewer



Legend

 Project Location

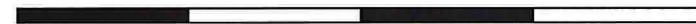
 Sewer Manhole

Sewer Pipe

SUBTYPE

 COLLECTOR

0 295 590 Feet





June 17, 2019

Ms. Kym Dicome, Chair
Development Review Board
600 N. 2nd Street NW
Albuquerque, New Mexico 87102

Re: Site Plan – DRB

Landscape Architecture
Urban Design
Planning Services

Dear Ms. Dicome:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to transmit our Site Plan application to the Development Review Board (DRB), provide a description of the project, and identify policy support for a Site Plan – DRB as defined by the IDO in Section 14-16-6(G) on page 395.

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

The project is located at the southeast corner of Alameda Boulevard and Barstow Road NE and consists of 93 luxury apartments developed within 3 buildings. The buildings are three stories tall and have been sited along the northern boundary adjacent to Alameda Boulevard with parking located to the south of the buildings with a landscape buffer along the southern property line adjacent to the existing single-family homes to the south. In addition to the residential buildings, there are two buildings that include community amenities including a community room, fitness center, dog washing station, bicycle storage, and bicycle work area. There are also outdoor amenities including a pool, putting green, sitting/meditation area, and a dog park.

The development of moderate density multi-family development helps to further a number of Comprehensive Goals and Policies related to infill development, adding to the range of land use and residential housing options in the area, and locating moderate density housing adjacent to bicycle and transit facilities encouraging multi-modal transportation options.

The site plan is required to be reviewed by the DRB since it is over 50 dwelling units and is not required to go before the Environmental Planning Commission (EPC).

14-16-6(G)(3) An application for a Site Plan – DRB shall be approved if it meets all of the following criteria (Our responses are provided in italics following each of the criteria below):

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of 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.

PRINCIPALS

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

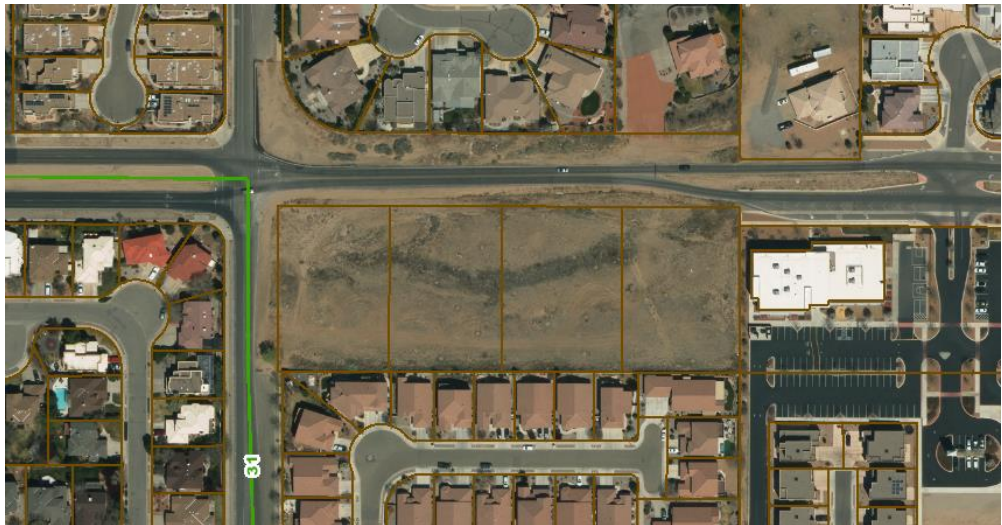
The project has been designed in compliance with the IDO and the MX-L zone's Specific Development Standards. These standards include setbacks, height, usable open space, landscaping, and parking.

6-6(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, and any burdens on those systems have been mitigated to the extent practicable.

The attached application includes the following support documents:

1. *Approved Fire 1 Plan;*
2. *Water and Sewer Availability Statement #180916;*
3. *Grading and Drainage Plan (Hydrology Submittal 6/10/2019);*
4. *Site Plan Drawing Set – Site Plan, Landscape Plan, Grading and Drainage Plan, Utility Plan, and Building Elevations; and*
5. *Infrastructure List*

These attachments clearly demonstrate compliance with this criterion. The Site Plan provides for the necessary improvement to the adjacent streets, sidewalk systems, and utilities. The project will construct critical improvements to fill in the current gap between existing development to the east and west of the subject property. This is an infill site surrounded by existing development.



Site Vicinity – Existing Conditions

6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

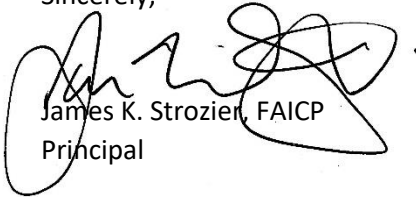
The applicant provided all required neighborhood outreach and participated in a facilitated meeting on May 21, 2019 (see attached report and addendum). The applicant also provided flyers for the meeting to all of the homes located to the south of the subject property. The meeting was productive with a number of specific concerns being raised for the development team's consideration. The following modifications to the Site Plan were made in response to these specific concerns:



1. **Security** – *The common areas within the site have been secured with an attractive black wrought iron fence that will require key card access;*
2. **Solid Waste** – *Following a meeting with City Solid Waste staff the dumpster locations along the southern landscape buffer will be restricted to recycling only;*
3. **Landscape Buffer** – *Four evergreen trees have been added to the southern boundary and specifically located to provide additional screening for the recycling locations (these trees are in addition to the trees required to meet the minimum standard);*
4. **Lighting** – *A note has been added limiting the lighting under the proposed parking shade canopies to the northern edge of the canopies and that they be night sky compliant down lighting fixtures to prevent light pollution to the neighbors to the south; and*
5. **Pedestrian Safety** – *Provided enhanced pedestrian crosswalks and signage at the site entries.*

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,



James K. Strozier, FAICP
Principal

c: Project Team

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-179 Date: 06.17.2019 Time: 1:00pm

Address: 8400, 8450, and 8474 Alameda NE

AGENCY REPRESENTATIVES AT MEETING:

Planning: Cheryl Simerfeldt

Code Enforcement: Carl Garcia

Fire Marshall: _____

Transportation: Morgan

Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL..

Additional research may be necessary to determine the exact type of application and/or process needed.

Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: 93-unit apartment complex

SITE INFORMATION:

Zone: MX-L: Mixed-Use Neighbourhood Size: 3.4 acres

Use: Vacant Overlay Zone: n/a

Comp Plan Area Of: Countryway Comp Plan Corridor: n/a

Comp Plan Center: n/a MPOS or Sensitive Lands: n/a

Parking: _____ MR Area: n/a

Landscaping: _____ Street Trees: _____

Use Specific Standards: _____

Dimensional Standards: _____

*Neighborhood Organization/s: _____

**This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.*

PROCESS:

Type of Action: DRB Site Plan

Review and Approval Body: _____ Is this PRT a requirement? _____

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-179 Date: 17 June 2019 Time: 1:00 pm

Address: _____

NOTES: DRB review process. pursuant to 6.5.(4)(1)(c)

Consider moving dumpster locations
away from single-family lots.

pursuant to 6.5.

Health Open Space - Table 5-1.2 p. 194

Parking - Table 5-5.1 p. 229 1.5 spaces per DU

Landscaping - Chapter 5-6

Landscaping Plan Required 5-6 (C)(1)

5-6 (C)(2)(a) minimum of 15% net lot area. required landscaping

5-6 (D)(1)(c) Required Street Trees, every 25 ft

Alameda - Proposed Community Principal Arterial
Barkow - Major Collector

5-6 (F)(2) 10% of parking area landscaped

(d)(1) then required per 10 parking spaces

(d)(2) no space may be more than 100 ft from tree

5-6 (F)(2)(d) end of parking areas need to be defined
by landscape islands 8 ft min.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-106 Date: 8.1.2017 Time: 2:30 PM

Address: SEC ALAMEDA + BARSTON

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: Kym Dicome Other: _____
Code Enforcement: Ben McIntosh Other: VINCE MONTANO
Fire Marshall: Antonio Chinchilla Eric Gonzales
Transportation: MANFA KINAWIP

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- Zone Map Amendment SECRET PLAN EPC Approval City Council Approval
 Sector Dev. Plan Amendment EPC Approval City Council Approval
 Site Dev. Plan for Subdivision EPC Approval DRB Approval Admin Approval
 Site Dev. Plan for Bldg. Permit EPC Approval DRB Approval Admin Approval
 Other _____

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU.2/C.1

Proposed Use/Zone: _____

Applicable Plans: VINEYARD SDP

Applicable Design Regulations: "

Previously approved site plans/project #s: _____

Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

Zone Map Amendment Process R-270-1980 AA Process EPC Schedule

Additional Notes:

(OFFICE + COMMERCIAL)

- PLAN (VINEYARD) STATES THAT THE ZONING OF THIS PROPERTY IS A BUFFER THE LOWER RESIDENTIAL ZONED PROPERTIES. (Pg 4.7)
- LOOK AT 1001020 - TO THE SOUTH. SU.2 O-1/P.T.
- NO SU.1 IN SECTOR PLAN BDDP. -
- EXISTING C.1 - RESIDENTIAL USE @ ZC (14.16.2.16(A)(7))

*****Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.**

- MORE RESTRICTIVE DESIGN STDS. LA CUEVA SDP + ZC
BUT MUST INCLUDE
- SITE DEV. PLAN - THRU EPC. BOTH BVT
- PROPOSING MULTIFAMILY (APTS.) - 91 UNITS. IF CONFLICT.
> RESTRICTIVE.
- MAX. SETBACKS @ C.1
- STREET IMPROVEMENTS? ALAMEDA - PLANS? DRB. ^{TALK TO} R&QUELM.
BARSTON. NIDENING - YES.

- C.1 HOUSES ARE NOT ALLOWED (14.16.2.16 (A)(7)(C))
- PROPOSING - APTS OR TH LAYOUT.
- CHECK W/ FIRE MARSHALL ABOUT ST. LAYOUT FOR TH.

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Wednesday, April 10, 2019 10:44 AM
To: Jim Strozier <cp@consensusplanning.com>
Subject: Neighborhood Meeting Inquiry_8400, 8450, and 8474 Alameda Boulevard NE_DRB

Jim,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122	5058048806	
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque	NM	87199	5054501448	5052968129
Nor Este NA	Timothy	Krier	tim_krier@noreste.org	8900 Olivine Street NE	Albuquerque	NM	87113	5053858337	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



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From: [Jim Strozier](#)
To: zarecki@aol.com; djesmeek@comcast.net; dreganabq@gmail.com; michael@drpridham.com; jgriffie@noreste.org; tim_krier@noreste.org
Cc: [Michael Vos](#); [Omega Delgado](#); dave@jeebsandzuzu.com; [Philip Lindborg](#)
Subject: IDO Pre-Application Neighborhood Meeting Notification
Date: Tuesday, April 23, 2019 7:37:00 PM
Attachments: [Page_C-20-Z.PDF](#)

Dear Neighbors:

This email is notification Consensus Planning is preparing an application for a Subdivision of Land (plat) and Site Plan to the Development Review Board (DRB), on behalf of Philip Lindborg. The site consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. The existing zoning is MX-L. The applicant is planning to build a 93-unit multi-family development, which is permissive under the existing MX-L zoning.

As part of the IDO requirements, we are providing you an opportunity to discuss the application prior to submittal. Your Association(s) may request a meeting regarding this project by replying to this email at cp@consensusplanning.com, or by phone at (505)764-9801. Per the IDO, you have 15 days or until May 8, 2019 to request a meeting. If you do not want to schedule a meeting, please also let us know as soon as possible so we can proceed with our application. Thank you.

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

From: [Microsoft Outlook](#)
To: zarecki@aol.com
Subject: Relayed: IDO Pre-Application Neighborhood Meeting Notification
Date: Tuesday, April 23, 2019 7:37:44 PM
Attachments: [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
zarecki@aol.com (zarecki@aol.com) <mailto:zarecki@aol.com>
Subject: IDO Pre-Application Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: djesmeek@comcast.net; [Philip Lindborg](#)
Subject: Relayed: IDO Pre-Application Neighborhood Meeting Notification
Date: Tuesday, April 23, 2019 7:37:44 PM
Attachments: [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
djesmeek@comcast.net (djesmeek@comcast.net) <<mailto:djesmeek@comcast.net>>
[Philip Lindborg \(phillindborg@comcast.net\)](mailto:phillindborg@comcast.net) <<mailto:phillindborg@comcast.net>>
Subject: IDO Pre-Application Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: dlreganabq@gmail.com
Subject: Relayed: IDO Pre-Application Neighborhood Meeting Notification
Date: Tuesday, April 23, 2019 7:37:44 PM
Attachments: [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
dlreganabq@gmail.com (dlreganabq@gmail.com) <mailto:dlreganabq@gmail.com>
Subject: IDO Pre-Application Neighborhood Meeting Notification

From: [Microsoft Outlook](#)
To: michael@drpridham.com
Subject: Relayed: IDO Pre-Application Neighborhood Meeting Notification
Date: Tuesday, April 23, 2019 7:37:44 PM
Attachments: [IDO Pre-Application Neighborhood Meeting Notification .msg](#)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:
michael@drpridham.com (michael@drpridham.com) <mailto:michael@drpridham.com>
Subject: IDO Pre-Application Neighborhood Meeting Notification

From: [Jim Griffie](#)
To: [e meek](#); [zarecki@aol.com](#); [dlreganabq@gmail.com](#); [michael@drpridham.com](#); [tim_krier@noreste.org](#); [Jim Strozier](#)
Cc: [Michael Vos](#); [Omega Delgado](#); [dave@jeebsandzuzu.com](#); [Philip Lindborg](#)
Subject: Re: IDO Pre-Application Neighborhood Meeting Notification
Date: Wednesday, April 24, 2019 4:12:04 PM

Mr. Strozier,

The Nor Este Neighborhood Association (NENA) also has interested members/residents, some who are property owners adjacent to the development site, so we are requesting to be a part of the "neighborhood meeting" you will be coordinating with Ms. Meek. We also concur that the use of an ADR facilitator would be most appropriate.

Thanks,
Jim Griffie, Nor Este Neighborhood Association

On 4/24/2019 2:44 PM, e meek wrote:

> Dear Mr. Strozier,
>
> Thank you very much for the notification of the upcoming prospective
> project. Due to the density of the apartments, lack of development
> plan diagram/blueprint, and smaller lot area, I respectfully request a
> meeting to reveal and discuss, at a minimum, these items.
>
> Our neighborhood, Vineyard Estates NA, has found the best meeting to
> be moderated by a mediator so all parties can be informed and heard in
> a respectful manner. As quite a few neighbors that live close to the
> project are following this development corner closely, I am hopeful
> that a meeting can be scheduled conveniently to all parties interested
> and involved.
>
> Respectfully,
> Elizabeth S. Meek
> President, Vineyard Estates NA
>
>
> Sent from Xfinity Connect App
>
>
>
> ----- Original Message -----
>
> From: Jim Strozier
> To: [zarecki@aol.com](#), [djesmeek@comcast.net](#), [dlreganabq@gmail.com](#),
> [michael@drpridham.com](#), [jgriffie@noreste.org](#), [tim_krier@noreste.org](#)
> Cc: Michael Vos, Omega Delgado, [dave@jeebsandzuzu.com](#), Philip Lindborg
> Sent: April 23, 2019 at 7:37 PM
> Subject: IDO Pre-Application Neighborhood Meeting Notification
>
> Dear Neighbors:
>
> This email is notification Consensus Planning is preparing an
> application for a Subdivision of Land (plat) and Site Plan to the

> Development Review Board (DRB), on behalf of Philip Lindborg. The site
> consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3
> Unit 3 located at the southeast corner of Alameda Boulevard SE and
> Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd
> NE. The existing zoning is MX-L. The applicant is planning to build
> a 93-unit multi-family development, which is permissive under the
> existing MX-L zoning.

>
> As part of the IDO requirements, we are providing you an opportunity
> to discuss the application prior to submittal. Your Association(s) may
> request a meeting regarding this project by replying to this email at
> cp@consensusplanning.com, or by phone at (505)764-9801. Per the IDO,
> you have 15 days or until May 8, 2019 to request a meeting. If you do
> not want to schedule a meeting, please also let us know as soon as
> possible so we can proceed with our application. Thank you.

>
> Sincerely,

>
> Jim Strozier, FAICP
> Consensus Planning, Inc.
> 302 8th Street NW
> (505) 764-9801

>
>
>
>

From: [Dan & Liz Regan](#)
To: [Jim Strozier](#); zarecki@aol.com; djesmeek@comcast.net; michael@drpridham.com; jgriffie@noreste.org; tim_krier@noreste.org
Cc: [Michael Vos](#); [Omega Delgado](#); dave@jeebsandzuzu.com; "[Philip Lindborg](#)"; "[Jessie Lawrence](#)"; "[Renz-Whitmore, Mikaela J.](#)"
Subject: RE: Information for the Facilitated Neighborhood Meeting
Date: Wednesday, May 1, 2019 8:10:10 PM

Mr. Strozier,

Thank you for your email, the two views and fact sheet that you provided. Having these prior to the Neighborhood Meeting will be very helpful to the neighborhood communities involved and interested. I appreciate your help with this. It is understood that these are preliminary in nature at this juncture.

Dan R.

From: Jim Strozier [mailto:cp@consensusplanning.com]
Sent: Wednesday, May 1, 2019 7:17 PM
To: zarecki@aol.com; djesmeek@comcast.net; dlreganabq@gmail.com; michael@drpridham.com; jgriffie@noreste.org; tim_krier@noreste.org
Cc: Michael Vos <Vos@consensusplanning.com>; Omega Delgado <delgado@consensusplanning.com>; dave@jeebsandzuzu.com; Philip Lindborg <phillindborg@comcast.net>; Jessie Lawrence <jessie@lawrencemeetingresources.com>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>
Subject: Information for the Facilitated Neighborhood Meeting

Dear Neighbors:

In response to a request for a neighborhood meeting, we contacted the City's ADR program to request a facilitated meeting. The City has assigned a facilitator, Ms. Jessie Lawrence, who is copied on this email. She will be setting up the meeting, facilitating the meeting, and issuing the report of the meeting discussion.

I am attaching a copy of the site plan and a birds eye view of the project. I am also attaching a project fact sheet that outlines key components of the proposed project and next steps. Both of these are preliminary and will likely be refined for the actual application to the DRB.

We look forward to discussing the project with all of you.

Sincerely,

Jim Strozier, FAICP
Consensus Planning, Inc.
302 8th Street NW
(505) 764-9801

Barstow and Alameda

Project Fact Sheet

The purpose of the meeting is to discuss the plans for the property. In preparation for the meeting, we have prepared a site plan and conceptual architecture. We want to hear comments from the community prior to finalizing these plans. The plans and the anticipated amenities are preliminary and subject to change, but they are intended to stimulate discussion.

Location: Southeast corner of Alameda Boulevard and Barstow Street NE

Zoning: MX-L (Multi-Family Housing is a permissive use)

Property Size: Approximately 3.4 Acres

Proposed Use: Multi-Family Residential with approximately 93 one and two bedroom units

See Attached Site Plan and Project Rendering

Access: Two access points, one on Barstow and one on Alameda

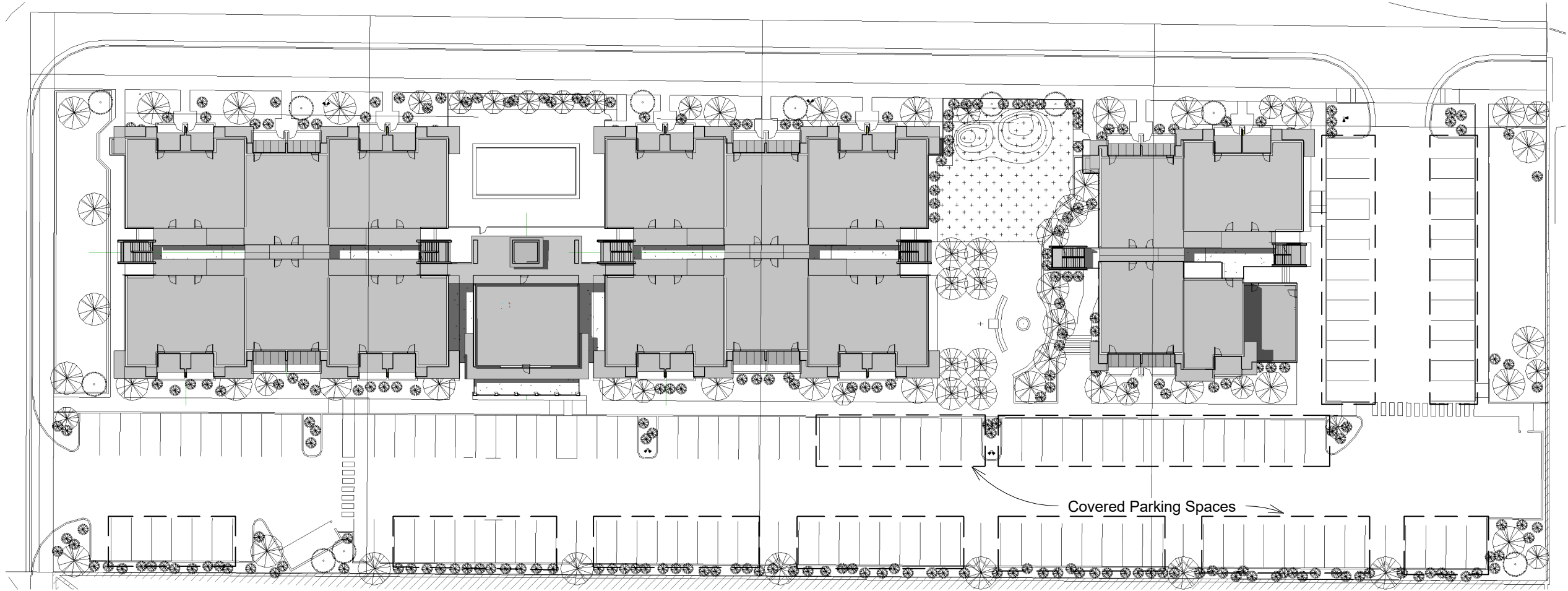
Proposed Amenities:

- Elevator
- Upgraded Appliances
- Pool for swimming and volleyball (3.5 feet deep)
- Gym – One Peloton Bikes, high quality weights, treadmills and an elliptical machine
- Bike storage and bike workbench
- Outside Landscaped Areas – natural grass area for play, synthetic putting green, gas fire pit, grills and picnic tables and a passive sitting area with fountain and seating areas
- Pet friendly – dog park and indoor facilities for pet washing and grooming.
- Community Art Display Areas – local artists, area schools, etc. rotated on a quarterly basis

Next Steps:

1. Facilitated Meeting to Discuss the Project
2. Refine Site Plan and Project Layout
3. Prepare Site Plan – DRB Application Including
 - ✓ Dimensioned Site Plan
 - ✓ Landscape Plan
 - ✓ Grading and Drainage Plan
 - ✓ Utility Plan
 - ✓ Building Elevations
4. DRB Hearing
5. Building Permit Submittal (Construction Documents)

1 Site
1" = 50'-0"



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ARCHITECTS & CONTRACTORS
MAKING HOUST CALLS

11030 MENAUL, NE, SUITE C
ALBUQUERQUE, NM 87112
505.797.1318
www.jeebsandzuzu.com



Job No:

DRAWN: Author

CHECKED: Checker

DATE: 9-12-18

ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD., NE
ALBUQUERQUE, NM 87112

Site Plan
sheet no:

SI

You are invited to participate in a facilitated neighborhood meeting to discuss a proposed multi-family residential development at the southeast corner of Alameda and Barstow.

When: May 21, 2019 at 6:30pm

**Where: North Domingo Baca Multi-Generational Center,
7521 Carmel Ave NE**

REQUEST

The applicant will be requesting approval of a Site Plan - DRB for a 93-unit multi-family development. This is a pre-application meeting to facilitate discussion between the project team and neighbors about the project, to document existing concerns, and to negotiate resolution of concerns if possible.



Please feel free to contact us for information regarding the proposed multi-family residential development.

Consensus Planning, Inc
cp@consensusplanning.com
(505) 764-9801



**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project #: N/A: Pre-Application Meeting, Alameda/Barstow Apartments
Property Description: Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3, located at the southeast corner of Alameda Boulevard SE and Barstow Street NE, addressed as 8400, 8450, and 8474 Alameda Blvd NE

Date Submitted: May 23, 2019
Submitted By: Jessie Lawrence
Meeting Date and Time: Tuesday, May 21, 2019, 6:30 pm
Meeting Location: Classroom 5, North Domingo Baca Multigenerational Center, 7521 Carmel Ave. NE

Facilitator: Jessie Lawrence
Co-facilitator: Leslie Kryder

Parties (individual names and affiliations of attendees are listed at the end of the report):

- **Applicant:**
 - Phil Lindborg
- **Agent:**
 - Jim Strozier, Consensus Planning
- **Affected Neighborhood Associations (per CABQ notification requirements):**
 - Nor Este Neighborhood Association
 - Vineyard Estates Neighborhood Association
 - District 4 Coalition of Neighborhood Associations

Background/Meeting Summary:

Applicant requests Development Review Board (DRB) approval of Subdivision of Land and Site Plan for Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3, located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. Applicant proposes to construct 93 one- and two-bedroom apartment units with 150 parking spaces and amenities. There will be three three-story residential buildings and a community center, swimming pool, park area, and other amenities. The property is zoned MX-L. Proposed buildings will not exceed the 35 ft maximum height.

Meeting participants raised concerns about many topics, including parking, light pollution, population density, traffic congestion, proximity to the school, safety, and impacts on existing property values. A number of neighbors expressed the concern that the number of units would result in unacceptable resident density in the context of the overall area and asked that the developer consider lowering the buildings to two stories, which would help address their parking and traffic concerns and ameliorate the impacts of light pollution, loss of privacy, and loss of mountain views. A summary of all concerns is included in the meeting specifics.

Agreement was not reached on any of the concerns at the meeting. Agent stated that the project team would consider the concerns and communicate with meeting participants about any changes to the planned project.

Follow-up items included:

- Agent agreed to communicate with City Planning to ask about the need for any additional Pre-Application Review Team meeting, though there has been one PRT and additional communication with City Planning.
- Agent agreed to communicate with City Planning about neighbors' concerns about a traffic impact analysis or a neighborhood traffic study. Agent did not agree to voluntarily complete a traffic impact analysis.
- Agent agreed to check requirements in the IDO regarding control of light from parking and preventing light from shining into neighbors' property.

Outcomes:

■ Areas of agreement

- None noted among all meeting participants. Project agent agreed to consider the comments from the meeting and how to address neighbors' concerns.

■ Unresolved issues and concerns

- Principal concerns include:
 - The higher density apartment complex is incompatible with the surrounding residential area. Neighbors would like to see less density and a lower height.
 - Additional traffic from the project would exacerbate existing traffic issues, especially with regard to nearby school pickup and drop-off. Neighbors would like to see a traffic impact analysis.
 - Many neighbors felt the designed on-site parking was insufficient and would not provide enough parking spots for the planned units.
 - Light from parking cars would overflow from the project parking areas to adjacent yards because the cars point to the neighbors' property and the light would shine over the existing wall.
 - There is not enough pedestrian safety, especially because of the number of children and other pedestrians around the school.
 - New residents of the apartments and the construction workers would create new risks to the safety of existing residents. A neighbor requested that in addition to background checks for residents, all construction workers should be required to pass background checks.
 - Related to the safety concern, a neighbor requested considering gating the community to increase safety and prevent traffic from cutting through.

■ Other Key Points

- A meeting participant expressed concern that the meeting process under the IDO does not give neighbors enough information about a proposed project and has very bounded time constraints, making it difficult for neighbors to learn about plans and creating a bias in favor of developers.

1) **Meeting Specifics**

a) **Overview of Proposed Project**

- i) Jim Strozier, Principal of Consensus Planning and Project Agent, introduced the project team: himself and Michael Vos from Consensus Planning, Project Architect Dave Hickman, and Developer/Applicant Phil Lindborg and Zack Snyder.

ii) **Application Process**

- (1) This is a pre-application meeting.
- (2) Following this meeting, the planning team will assemble an entire package and submit it to the City.
- (3) The application will probably be submitted to the DRB on May 31. The hearing is typically held 3½ weeks after application.
- (4) The DRB consists of members from a number of City of Albuquerque departments as well as the Water Utility Authority (WUA).
- (5) The DRB will hold a public meeting. Neighborhood associations will be notified when the application is made and the public hearing date is set. Neighbors can provide testimony at the hearing and also submit written comments.
- (6) If there are questions at tonight's meeting for which the Agent doesn't have an answer, Agent will distribute copies of information obtained subsequently via this report's email list.

iii) **Zoning**

- (1) The property is currently vacant and zoned MX-L (mixed use -- low intensity). Permissive uses include a variety of retail uses, including office space and multi-family residential.
- (2) Building height limit in MX-L is 35 ft. This proposal is for buildings 35' tall.

iv) **Design**

- (1) This complex is intended to appeal to young professionals.
 - (a) Rents will be \$1,600 and up.
 - (b) The project is amenity intense.
 - (c) The project is currently named "The Monet."
- (2) The property is located at the SE corner of Barstow and Alameda.
- (3) The buildings will be situated along Alameda with parking and landscaping on the south side of the property.
- (4) The application will include a site plan with building footprints and dimensions, a building elevations plan, a landscape plan, a grading and drainage plan, and a conceptual utilities plan.
 - (a) The plan is developed in consultation with the Fire Marshall's office to determine fire flow requirements. Fire flows are the primary driver of water needed to serve the project.
 - (b) They obtain a water and sewer statement from the WUA.
 - (c) The building elevation plan shows dimensions and elements of the buildings, including doorways and windows, materials and colors.
- (5) Building will take place in three phases from west to east.
 - (a) In Phase 1, the western apartments and community building are constructed.
 - (i) The community building connects the Phase 1 building to the Phase 2 building. It is 2 stories high.

1. The leasing office and a community room space will be put the community building
 - a. The community room space will also function as an art gallery.
 - b. The community room space is a place for outreach to the surrounding community and community events.
2. The long room on the west side is a digital golf simulator room.
3. Upstairs there's a party room and fitness center and outdoor decks overlooking the pool.
 - (ii) The swimming pool area is also part of Phase 1.
- (b) The second building is Phase 2.
 - (i) In between the Phase 2 and Phase 3 buildings there will be a an outdoor recreation space with a park area, putting green, fire pit, lawn and sitting areas.
- (c) In Phase 3 there's bike storage and work space for tenants, dog wash center, dog run, and maintenance building.
- (d) In total, there are 93 units.
 - (i) Each unit gets covered parking, and there is also open parking.
- (6) Alameda will be widened as part of this project to 2 lanes in each direction. Barstow will also be widened.
 - (a) City street designs exist from the Alameda/Barstow corner to the east edge of the proposed project.

2) Questions and Concerns

a) Regarding the Application Process

- i) Question from a meeting participant (Q): A participant asked if public comment would have any material effect on DRB decisions, and if not, what's the point of this meeting?
 - (1) The Agent stated that the comments received in this meeting are documented and the report is sent to the DRB.
 - (2) The DRB is charged with considering an application based on the rules in the zoning ordinance about permitted uses.
 - (3) Multi-family use is allowed on a property zoned MX-L as this one is.
- ii) Q: What percentage of complexes that get to this point are not approved by the City?
 - (1) The presenters did not have that information.
- iii) Q: Have any of Consensus Planning's application been denied by the City?
 - (1) The Agent stated, yes, but not very many. However, many projects are modified between the original application and what is finally approved. Some more than others. It depends on lots of factors. Very few are flat out denied, provided the plans are in compliance with the zoning to start with.
- iv) Q: What does the low intensity of MX-L mean?
 - (1) The Agent explained that there are several types of mixed use zoned. MX-T is transitional, then low intensity, medium intensity, and high intensity. It generally relates to height and intensity of uses that are allowed permissively.
- v) Q: A participant stated that the Agent had a pre-review team meeting with the City last August. He wondered why they are now planning to submit an application to the DRB next Friday without an additional Pre-Application Review Team (PRT) meeting as

requested by Racquel Michel, with the Planning Department's Transportation Development group.

- (1) The Agent stated that they had already met separately with Raquel Michel outside the PRT process.
- (2) The Agent agreed to call and ask Racquel Michel if they needed a PRT meeting.
- vi) Q: Is this project happening for sure or just a potential project?
 - (1) The Facilitator clarified that it's a potential project.
- vii) Q: Who's responsible for making sure that the proposed uses are implemented and maintained?
 - (1) The Agent stated that a property management company will be responsible to manage those areas.
 - (2) Q: And if that doesn't happen, does it have to go back to the Planning Department?
 - (a) The Agent stated that if it doesn't happen, tenants won't pay the rent, etc.
- viii) Q: What's the timeline for approval of the project?
 - (1) The Agent stated that there are lots of steps before construction begins. It may be possible to start in 2019, but it really depends on all the approvals.
- ix) Q: How long will it take to build the entire project, Phases 1 through 3? And what about noise to neighbors behind wall?
 - (1) The Agent stated that typically after initial site work is completed, Phase 1 usually is done in 5-6 mos. All phases would generally take 15 to 18 months.
- x) Q: On the east side of the property line is an office building?
 - (1) The Agent confirmed this.
- xi) Q: What happens if it becomes apparent that changes to the plan are needed after the site plan has been approved?
 - (1) The Agent explained that generally, if a minor change is required, then that is typically done administratively by City department staff. If a major change is required, then the project goes back to the DRB, public meeting process, etc.
 - (a) Less than 10% impact is considered a minor change.
- xii) Q: How many stories is each building?
 - (1) As a whole, there are 3 3-story buildings.

b) Regarding Traffic Impacts

- i) Q: As part of this project will Alameda be widened to two lanes in both directions?
 - (a) The Agent confirmed that's what the City has planned, both sides of Alameda will be widened.
 - (b) It is likely that the impact fees from this project will pay for the south side and the City will pay for the north side.
- ii) Q: Do you have an approved traffic and noise study available?
 - (1) The Agent explained that this project does not meet threshold to require a traffic study. With the new IDO there are new thresholds for traffic studies. Under the old system, a traffic study was required when the complex exceeded 300 units. With IDO, the threshold is 100 trips during either AM or PM peak hours. This project is significantly below the threshold under either criteria.
 - (2) Additionally, he stated that the City does not require a noise study.
- iii) Q: We're talking about adding 150 cars coming and going during school hours. It will more than double the traffic in the area. Will there be any concessions to help with safety of school children?

- (1) The Agent stated that part of the design process is creating an infrastructure list of improvements needed in the public right-of-way. The list, which also includes storm drains, roads, water sewer, etc., is reviewed by DRB. The developer must have a financial guarantee in place so that if something happens to them before the project is completed, the City has funds to complete. The City will probably require the developer to do quite a bit. It's going to add more control to the area.
- iv) Q: Would you consider doing a current traffic impact analysis for this area?
- (1) The Agent wasn't sure what that would entail. He offered to talk with the City Traffic Engineer and explained that in some cases the City does neighborhood traffic studies.
- (2) Q: We're asking for a traffic impact analysis of the morning and evening rush looking toward installing a traffic light at the intersection of Alameda and Barstow. Will the developer do a traffic impact analysis and if warranted a financial guarantee for a traffic signal at Alameda and Barstow?
- (i) The Agent stated that they would not make that commitment.
- v) Q: How will so many cars be able to exit from the complex through the two exits at the high traffic times? There might be 20 cars lined up. It will be impossible to get out.
- (1) The Agent agreed to reach out to Racquel Michel at the City. He stated that there are existing issues outside of what this project will generate. And they are not necessarily things a traffic study will examine.
- vi) Q: Although the developer thinks of Alameda as a road to nowhere, for me it's a road to my house. I don't want all these people coming to my house.
- (1) Agent stated that the size the City is designing for Alameda implies a long road at a high rate of speed. The design team felt that a slower paced road would be more appropriate.
- vii) Q: Are they planning on keeping the bike lanes and extending them? It's illegal to park in a bike lane, so there would be no place to park on Barstow or Alameda?
- (1) Agent stated, yes, the bike lanes will remain, and yes, there will be no parking on Barstow and Alameda.
- (2) The project team had suggested creating parking spaces along Alameda rather than two lanes of traffic as another use of the space, but the City did not agree with this suggestion.
- viii) Q: When you put in a stop light as is expected at Alameda and Barstow, it's like Christmas—the light will shine into back yards. The signal is needed, but it will impact us residents. The parking is a real problem.
- (a) The Agent noted this concern.

c) Regarding Parking and Light

- i) Q: How does the parking work along the wall with residential houses right behind it? What are the safety protocols? How to make sure cars don't run through the wall into yards behind?
- (1) Along the south edge there will be covered parking, then a gutter, then a landscape strip, then the wall. The wall will not be higher than it presently is. The current wall will stay. There could be two walls, depending on where the property line is.
- ii) Q: The plan is for roughly 2 spaces per unit. What if there are more cars than spaces?
- (1) One hundred fifty spaces are planned for the 93 residential units.
- (2) The expectation is that each 1 unit has one car.

- (3) Each unit is assigned one covered space. The remaining spaces are first come first serve.
- (4) Many neighbors were concerned that this was insufficient parking because many people own more than 1 car.
- iii) Q: The parking is inadequate for the 2 bedroom apartments, even for 1 bedroom apartments. Plus the residents will have friends. Most couples will have 2 cars regardless of the number of bedrooms.
- iv) Q: With regard to the IDO what are the rules about light spilling over from the parking area into neighbors' houses?
 - (1) The Agent explain that in any kind of parking situation, there's a 5 ft buffer, then the parking space. The IDO doesn't cover separation, whether there's a wall, etc.
 - (2) Q: Would you please check on that?
 - (a) The Agent agreed to double-check on the IDO requirements.
- v) Q: Does the City's review evaluate the headlights of people pulling in and out?
 - (a) The Agent explained that the wall will be 6 ft high. Not many headlights reach 6'.
 - (b) The grades of Alameda will not change much from what is there now. The building terraces step downward along the grade.
- vi) Q: What is the distance from the parking area through the buffer to neighboring properties?
 - (1) There will be lighting under the parking covers. Typically the covers are about 8 ft high.
 - (2) With regard to lighting, there are requirements to prevent light pollution onto other properties.
 - (3) To prevent night sky pollution all fixtures must point downward, not up toward the sky.
 - (4) There are provisions which prevent light spillage onto neighboring property. During review they make sure that's the case. With covered parking it's relatively easy because usually the lighting points inward into the site, not outward.
- vii) Q: The uncovered parking spots on site—are they free to use by public or will permits be required?
 - (1) The Agent responded that he can't foresee the situation 10 years hence.
 - (a) Agent commented that they had proposed to add 43 more parking spaces along Alameda, but because of the type of street Alameda is, the City would not approve it.
- viii) Q: The fact that the developer is proposing to add additional parking spots implies an acknowledgement that there's a need for more parking.
 - (1) The Agent replied that they did not state a need for more parking spaces. It was an idea to decrease the width of Alameda since it's a street that ends in this area and gets very little traffic, and use the space for parking instead.
- ix) Q: A participant, speaking on behalf of the District 4 Coalition Zoning and Development Committee, said that parking and traffic as explained tonight are unrealistic. The IDO and City processes will let these problems (that the agent doesn't have to address) be carried on the back of the neighborhoods. This approaches criminal neglect by design.
 - (1) The committee has not been able to get any response from City.
 - (2) The new IDO does not address the problems this project creates.

- (3) The Agent responded that the IDO changed how they have to deal with certain aspects of zoning. For instance, the traffic study criteria stayed, but it changed some of the criteria.

d) Regarding Density

- i) Q: A neighbor expressed concern that this project will have about five times the number of dwelling units as nearby properties. It doesn't seem like the low intensity use implied by the MX-L designation.
 - (1) The Agent explained that the IDO treats some of these issues very differently than before. The old zoning had density limits. The IDO does not have density limitations. Rather, it's based on a balance between building area and the parking required. This project does not involve a change to the requirements.
 - (2) The property to the south was zoned for single family homes and that's what was built.
- ii) Q: What's the ratio of 2-bedroom to 1-bedroom units?
 - (1) The Agent said it's about 2 to 1, with more 2-bedroom than 1-bedroom units.
- iii) Q: What is square footage of the apartments? Ninety-three units on 3.7 acres doesn't seem so luxurious. Why so many units?
 - (1) There are 1 and 2 bedroom units, approximately 700 sq ft and 900 sq ft respectively.
- iv) Q: A neighbor said that she lives right across the street from the proposed entrance at Alameda. The lights coming out of that exit are shining directly into her house. It's a problem.
 - (1) She wanted to know if people will be parking in front of her house, and possibly wandering around her property?
 - (2) When people pull out the lights will shine directly into her house. She doesn't feel she should have to live on a \$750,000 property right across from a huge eyesore that also causes light pollution.
 - (3) She's also concerned about people from other areas, for example, the South Valley, being drawn to her neighborhood.
 - (4) The Agent explained that the purpose of this meeting is so the design team can hear the concerns and consider ways to address them. He said that they will take these comments into consideration.
- v) Q: Would the developer please consider changing the design to two- and three-bedroom apartments, and making the buildings only two stories high? It seems more luxurious. It still will bring in income for the owner.
 - (a) The Agent noted the request.
- vi) Q: A neighbor stated that many of the concerns expressed at this meeting would be mitigated by lowering the buildings to 2 stories. That should be the developer's priority.
- vii) Q: Several participants expressed opinions about the project as a whole, including:
 - (1) No one said, "we don't want apartments," but several said "we want fewer apartments." Please take that seriously.
 - (2) There isn't nearly enough parking. Reducing the size to two stories would solve that problem.
 - (3) The project is designed to fit too many people in such a small area and doesn't fit with rest of neighborhood.
 - (4) This neighborhood is a family area and the apartments should be geared toward families, not singles.

e) Regarding Proximity to the School

- i) Q: A neighbor was concerned about the interaction between the project exit onto Barstow and the school. Cars park all along that street for picking up the kids. What's going to prevent cars exiting the development and running into kids? It's a hazard.
(1) The Agent said they will examine the design from that perspective.
- ii) Q: A neighbor is concerned about this project exacerbating problems that already exist at the school. With this project, there will be even more excess cars which will park on the street.
(a) The Agent noted this concern.
- iii) Q: A neighbor was concerned that this development might result in APS changing the lines of where the school districts are.
(1) The Agent responded that while APS is not part of the City, they are a commenting agency on all applications that go through the DRB. They are the ones who decide about school districts and capacities.
(2) He said he doesn't yet know the answer because the review hasn't happened yet. He doesn't expect this project to cause a boundary change, but APS will do a review.

f) Regarding Elevation, Layout, and Appearance

- i) Q: The design looks industrial, not homey.
- ii) Q: A neighbor is concerned about loss of privacy with eyes from the third story looking into back yards.
- iii) Q: Where do the dumpsters go?
(1) The Agent pointed on the drawings. Five dumpsters are shown, two along the south wall and three along the eastern edge.
- iv) Q: What about the appearance of the other side of the street (away from the development)? There's a divot in front of my house that my friends have to avoid.
(1) Agent stated that they are responsible for things on the south side of the roadway—the sidewalk, etc. It gets turned over to the city upon completion. The City is responsible to build out the other side of the street. But eventually the City owns and maintains both sides.
- v) Q: From what you presented tonight, I don't have a sense of what you will actually submit. There's a 25 ft grade change from west to east across the property. Will buildings be at current grade or will the land be built up?
(a) Agent said, the grade changes continually across the property. No tall wall or podium will be built. The maximum height anywhere from ground to rooftop will be 35 ft.
- vi) Q: How will drainage be affected by 3- vs 2-story buildings? Do the buildings have slanted roofs, gutters?
(1) The roofs are slanted, but low pitch roofs. There will be a drainage plan to mitigate storm water. The regulations are much more stringent than 10 to 15 years ago. The storm water calculation is based on the footprint of the roofs. Changing from 3 to 2 stories won't affect that.
- vii) Q: When there's a storm, where does the water drain to?
(1) The property drains to the west. There are step down areas all along the property to slow water down before it exists the property. The regulations control the rate of discharge from the property. It cannot leave the property any faster than when it was just dirt. It won't be a deluge.

viii) Q: A neighbor pointed out that the project would block their view of the mountains and the city. That's a loss to the houses of the area.

g) Regarding Safety

i) Q: From the map it looks like there will be a wall around the complex. Is that so?

(1) The Agent explained that there's an existing wall on the south side and they would add a wall along the east edge.

(2) There is not a wall along the streets.

ii) Q: By "existing wall on the south side" does that mean the wall on the back of my property? Why would you use the existing wall?

(1) The Agent explained that between the parking spaces and the boundary there will be a curb, and landscaped area, and the wall.

iii) Q: What is the means of access to the upper floors?

(1) Both stairs and elevators.

iv) Q: I understand that sex offenders are not a protected class of people, which means that applications for residency can be denied to them. What are the plans for background and sex offender checks for the residents of the project and all those workmen who will build it? It's near a school. What is your commitment to this community?

(1) Sandy Salata, a property manager associated with the project, replied that the application process for residents includes a background check and sex offenders are automatically denied.

(a) She did not know about the workmen, but typically construction companies perform background checks on their employees.

(2) Q: I ask that all employees on the construction site be required to pass a background check.

v) Q: Will there be onsite security monitoring the area for the residents? Will there be a set time when the pool closes down, or will parties continue into the night?

(1) Sandy Salata responded that there will be courtesy patrols to monitor on a regular basis after office hours. Typically, 10pm is beginning of quiet hours.

vi) Q: I understand there will be no security fence or gate. That's a security feature that makes this site less luxurious than other nearby properties. People may shortcut by going through the property.

(1) The Agent agreed to review that.

vii) Q: Is there going to be a walkthrough between this site and Tierra Morena to the South?

(1) No.

viii) Q: Regarding the community art outreach, will there be enough parking for community members? Will residents be OK with the public coming there?

(1) The Agent responded, the short answer is that the public would be welcome for specific advertised events and it would be managed by the site manager. It's a private complex and the amenities are for the residents.

h) Regarding Other Topics

i) Q: A neighbor expressed unwillingness to endure approximately 18 months of construction time. That's a very long time to have workmen, noise, machinery, etc. in the area.

(1) The Agent responded, typically, the site work is done first—grading, utilities, etc.

Then the buildings come in in phases from west to east. He wouldn't say it won't be disruptive. That's the nature of construction.

- ii) Q: There is a moratorium on building along Alameda on the West Side of Albuquerque. Neighbors have called for a San Pedro/Alameda corridor development moratorium as well.
 - (1) The Agent stated that, based on data provided by the Greater Albuquerque Association of Realtors (GAAR), there is a city-wide housing shortage.
- iii) Q: With so many luxury apartments in this area, why does this need to be built here and now?
 - (1) The Agent stated that, based on data provided by the Greater Albuquerque Association of Realtors (GAAR), there is a city-wide housing shortage.
- iv) Q: What is the latest word from the City on the free zone conversion program?
 - (1) The Agent stated that he understands that the City is processing the voluntary zoning conversions in batches. Batch 1 hasn't yet made it to City Council. When this project application is submitted, it's the conditions in effect at that time of application that apply. The second batch is taking longer than people expected and may be in a few batches.
- v) Q: A neighbor was concerned about how this project will affect property taxes and resale values of existing homes. So many homes will lose their views of the mountains and their privacy. It will drive down property values.
- vi) Q: Will the City raise taxes on homes in the area to pay for the work on the North side of Alameda? There was a bond for about 6 or 7 years for the expansion, but it lapsed. Now there are no funds to put in gutters, sidewalks, etc. there.
 - (1) Another participant responded, the work for the north side of Alameda was ready for bid about 6 months ago. The City had some funding. But it all got tabled when this project appeared on the scene.
- vii) Q: What value does this project bring to the community in exchange for the impacts of this project? There will be a bunch of dumpsters against our wall, our mountain views will be cut off, and there's no traffic plan how to keep the kids safe. In addition our privacy will be compromised by people looking over the wall from their second and third story windows.
 - (1) Agent said that the reason for the meetings is for the developer to learn what's on the community's mind and consider how to respond. It's not fair to say that just because the current plans show things a certain way, it's necessarily cast in stone. The design team will review the pedestrian and safety issues, lighting, dumpsters, fencing, and security and respond back.
- viii) Q: A meeting participant made the following comments about the facilitated meeting process:
 - (1) The developer and agent have been in consultation with City Planning multiple times prior to the first notification of a neighborhood meeting.
 - (2) The plans for this project are well along the development path.
 - (3) This meeting is part of the IDO process and tonight's report will be given to the IDO.
 - (4) To send out a public meeting notification without any information about the project is useless to the neighborhood associations and homeowner associations and is a waste of time in a very time-bound process.
 - (a) This approach is currently allowed by the IDO.
 - (b) Neighbors feel strongly that all technical plan documents should be supplied by the developer/agent to the neighborhood associations at the time the meeting is announced.
 - (i) To not do this is a bias in favor of the developer and agent.

- (ii) It leaves the neighborhoods in the dark until the actual neighborhood meeting.
- ix) Q: Participants tonight sound like they are willing to accept a few alternatives. Will the developer, Mr. Lindborg, speak to those?
 - (1) Mr. Lindborg responded that he had heard worthwhile comments about some things important to him. He is a local and lives here. He will take the comments into consideration.
- x) Q: How many of these units will be for low income?
 - (1) The Agent stated that none are for low income.

Application Hearing Details

- 1) An application has not yet been submitted for this project.
- 2) Development Review Board Hearing Details:
 - a. The Development Review Board (DRB) was established in March 1982, by Administrative Instruction 8-2. The DRB conducts public hearings on major subdivision actions (where no re-zoning or annexation is required), approves or denies proposed major and minor subdivision actions, vacations of public rights of way or public and private easements, subdivision variances. The Development Review Board is charged with administering the City Subdivision Ordinance as well as other City ordinances and policies applicable to subdivision actions.
 - b. The members of the DRB are City staff representing the Planning Department, Parks and Recreation Department, City Engineer, Traffic Engineer, Code Enforcement, and Water/Sewer Utilities Engineer.
- 3) Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the DRB.
 - b. DRB meetings, a portion of which are public hearings, are held each Wednesday beginning at 9 a.m. in the Plaza del Sol Hearing Room at 600 2nd St NW. The public hearing portion of each week's agenda is announced in the Albuquerque Journal.

Any further questions or comments can be referred to:

Maggie Gould
mgould@cabq.gov

Names and Affiliations of All Attendees:

Adrian Segura	
Amber Le	Nor Este NA
Amy Lazar	Nor Este NA
Anne Downing	Nor Este NA
Brook Bassan	Nor Este NA
Carl Henry	
Dan Regan	District 4 Coalition

Dave Hickman	Jeebs & Zuzu
David & Donna Sauter	Neighborhood residents
Elizabeth Meek	Vineyard Estates NA
Eric Griego	NAA
Gene Brooks	Neighbor
Jan Delaney	Nor Este NA
Janet S McIlwain	
Jason Parkin	
Jeff Blemd	Tierra Morena
Jim Griffee	Nor Este NA
Jim Strozier	Consensus Planning
Jo Sanchez	Neighbor
Joe O'Neill	
Joseph Valdez	
Juanita Duran	Tierra Morena
Justin Horwitz	
Karen Baehr	
Kathleen Butler	Nor Este NA
Kristen Kim	
Larry Caswell	Neighbor
Larry Landini	
Lois Meyer	Neighbor
Lucy Baca	Vineyard Estates NA
Marialuz Scarpa	
Mark Motsko	Nor Este NA
Meifen Zhao	Carrington
Michael O'Dell	
Michael Vos	Consensus Planning
Mildred Griffee	Nor Este NA
Nancy Jones	
Pat Verrelle	Vineyard Estates NA
Paul Scarpa	
Peggy Neff	
Peter Dickens	Nor Este NA
Phil Lindborg	
Philip Le	
Phyllis Landini	
Randolph Baca	
Richard Pfeiffer	
Rob Warder	Vineyard Estates NA
Sandy Salata	
Shannon Baca	NAA
Steve Shackley	Nor Este NA

Steve Wray

Tim Krier

Tom & Dinne Boomershire

Toni Breen

Trish Upton

Nor Este NA

Carrington

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted:	May 28, 2019
Original Submission:	May 23, 2019
Submitted By:	Jessie Lawrence
Facilitator:	Jessie Lawrence
Co-facilitator:	Leslie Kryder
Project Number:	N/A
Meeting Date and Time:	May 21, 2019, 6:30 PM

Meeting Specifics:

2)h)vii)1) Add a sentence to the beginning of this section: "Architect said that the project would bring new residents who want to live here and help grow the community."

Application Hearing Details:

2)a) Change this section to: "The Development Review Board (DRB) was established in March 1982, by Administrative Instruction 8-2. The Development Review Board reviews development proposals to ensure technical standards pertaining to land use, zoning, infrastructure, and transportation have been met. The DRB conducts public meetings on the types of applications shown as DRB responsibilities in Table 6-1-1 (major subdivision actions where no re-zoning or annexation is required, proposed major and minor subdivision actions, vacations of public rights of way or public and private easements and waiver-DRB)."

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.

Michael P. Van
(Applicant or Agent)

6/17/19
(Date)

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

PROJECT NUMBER: _____

From: [Quevedo, Vicente M.](#)
To: [Omega Delgado](#)
Subject: Public Notice Inquiry, Alameda Boulevard NE and Barstow Street NE, DRB
Date: Wednesday, June 5, 2019 4:12:18 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Page_C-20-Z.PDF](#)
[Public Notice Inquiry, Alameda Boulevard NE and Barstow Street NE, DRB.xlsx](#)

Omega,

See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122	5058048806	
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
Nor Este NA	Timothy	Krier	tim_krier@noreste.org	8900 Olivine Street NE	Albuquerque	NM	87113	5053858337	
Nor Este NA	Jim	Griffiee	jgriffiee@noreste.org	PO Box 94115	Albuquerque	NM	87199	5054501448	5052968129

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
 Neighborhood Liaison
 Office of Neighborhood Coordination
 City of Albuquerque – City Council
 (505) 768-3332

Website: www.cabq.gov/neighborhoods



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Wednesday, June 05, 2019 8:03 AM
To: Office of Neighborhood Coordination <delgado@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

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

Contact Name

Omega Delgado

Telephone Number

(505) 764-9801

Email Address

delgado@consensusplanning.com

Company Name

Consensus Planning Inc.

Company Address

302 8th St. NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lot 1,2,3,4 BLK 4 TR3 UNIT 3 North Albuquerque Acres

Physical address of subject site:

Subject site cross streets:

Alameda Boulevard NE and Barstow Street NE

Other subject site identifiers:

vacant lots to the west of the New Mexico International School

This site is located on the following zone atlas page:

http://data.cabq.gov/business/addressatlas/APage_C-20-Z.pdf

=====
 This message has been analyzed by Deep Discovery Email Inspector.

June 17, 2019

Attn: David Zarecki
Vineyard Estates Neighborhood Association
8405 Vintage Drive NE
Albuquerque, NM 87122

Attn: Elizabeth Meek
Vineyard Estates Neighborhood Association
8301 Mendocino Drive NE
Albuquerque, NM 87122

RE: Alameda/Barstow Apartments

Dear Neighborhood Representatives;

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that Consensus Planning has submitted an application for Site Plan DRB to the City of Albuquerque Development Review Board (DRB) on behalf of Philip Lindborg on Monday, June 17, 2019. The site consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. The existing zoning is MX-L. The applicant is planning to build a 93-unit multi-family development, which is permissive under the existing MX-L zoning.

A City-sponsored facilitated meeting with the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations was held on Tuesday, May 21, 2019. Adjustments to the project have been made in accordance with the feedback received at the meeting.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. A good contact email is cp@consensusplanning.com or phone at (505)764-9801.

NOTE: Anyone may request a meeting and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3910. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,

James K. Strozier, AICP
Principal

Attachment: Zone Atlas C-20-Z and Site Plan

June 17, 2019

Attn: Daniel Regan
District 4 Coalition of Neighborhood Associations
4109 Chama Street NE
Albuquerque, NM 87109

Attn: Michael Pridham
District 4 Coalition of Neighborhood Associations
6413 Northland Avenue NE
Albuquerque, NM 87109

RE: Alameda/Barstow Apartments

Dear Neighborhood Representatives;

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that Consensus Planning has submitted an application for Site Plan DRB to the City of Albuquerque Development Review Board (DRB) on behalf of Philip Lindborg on Monday, June 17, 2019. The site consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. The existing zoning is MX-L. The applicant is planning to build a 93-unit multi-family development, which is permissive under the existing MX-L zoning.

A City-sponsored facilitated meeting with the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations was held on Tuesday, May 21, 2019. Adjustments to the project have been made in accordance with the feedback received at the meeting.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. A good contact email is cp@consensusplanning.com or phone at (505)764-9801.

NOTE: Anyone may request a meeting and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3910. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Sincerely,

James K. Strozier, AICP
Principal

Attachment: Zone Atlas C-20-Z and Site Plan

June 17, 2019

Attn: Timothy Krier
Nor Este Neighborhood Association
8900 Olivine Street NE
Albuquerque, NM 87113

Attn: Jim Griffee
Nor Este Neighborhood Association
PO Box 94115
Albuquerque NM 87199

RE: Alameda/Barstow Apartments

Dear Neighborhood Representatives;

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Sincerely,

James K. Strozier, AICP
Principal

Attachment: Zone Atlas C-20-Z and Site Plan

To: David Zarecki
8405 Vintage Dr. NE
Albuquerque, NM 87122



PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Elizabeth Meek
8301 Mendocino Dr. NE
Albuquerque, NM 87122

PS Form 3817, April 2007 PSN 7530-02-000-9065

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AMOUNT
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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Jim Griffiee
PO BOX 94115
Albuquerque, NM 87199

PS Form 3817, April 2007 PSN 7530-02-000-9065



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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Michael Pridham
6413 Northland Avenue NE
Albuquerque, NM 87109

PS Form 3817, April 2007 PSN 7530-02-000-9065

POSTAGE PAID
1.45
AMOUNT
05K136767-12



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From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Timothy Kier
8900 Olivine Street NE
Albuquerque, NM 87113

PS Form 3817, April 2007 PSN 7530-02-000-9065



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: CONSENSUS PLANNING
302 EIGHTH ST. NW
ALBUQUERQUE, NM 87102

To: Daniel Regan
4109 Chama Street NE
Albuquerque, NM 87109

PS Form 3817, April 2007 PSN 7530-02-000-9065

POSTAGE PAID
1.45
AMOUNT
305K136767-12



POSTAGE PAID
1.45
AMOUNT
305K136767-12

From: [Jim Strozier](#)
To: ["jgriffee@noreste.org"](#); ["tim_krier@noreste.org"](#); ["michael@drpridham.com"](#); ["dlreganabq@gmail.com"](#); [e meek](#); ["zarecki@aol.com"](#)
Cc: [Michael Vos](#); [Omega Delgado](#)
Subject: Electronic Mail Notification for our Site Plan - DRB Application
Date: Monday, June 17, 2019 11:35:00 AM
Attachments: [Page_C-20-Z.pdf](#)

Dear Neighborhood Representatives,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(4) Electronic Mail Public Notice, we are notifying you that Consensus Planning has submitted an application for Site Plan DRB to the City of Albuquerque Development Review Board (DRB) on behalf of Philip Lindborg on Monday, June 17, 2019. The site consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. The existing zoning is MX-L. The applicant is planning to build a 93-unit multi-family development, which is permissive under the existing MX-L zoning.

A City-sponsored facilitated meeting with the Nor Este Neighborhood Association, the Vineyard Estates Neighborhood Association, and the District 4 Coalition of Neighborhood Associations was held on Tuesday, May 21, 2019. Adjustments to the project have been made in accordance with the feedback received at the meeting, including the following:

1. **Security** – The common areas within the site have been secured with an attractive black wrought iron fence that will require key card access;
2. **Solid Waste** – Following a meeting with City Solid Waste staff the dumpster locations along the southern landscape buffer will be restricted to recycling only;
3. **Buffer Landscape** – Four evergreen trees have been added to the southern boundary and specifically located to provide additional screening for the recycling locations (these trees are in addition to the trees required to meet the minimum standard);
4. **Lighting** – A note has been added limiting the lighting under the proposed parking shade canopies to the northern edge of the canopies and that they be night sky compliant down lighting fixtures to prevent light pollution to the neighbors to the south; and
5. **Pedestrian Safety** – Provided enhanced pedestrian crosswalks and signage at the site entries.

Since the electronic file is too large to email, a full set of the Site Plan drawings (11 x 17) has been included in the mailed version of this notice.

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. A good contact email is cp@consensusplanning.com or phone at (505)764-9801.

NOTE: Anyone may request a meeting and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3910. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Attached: Zone Atlas Map C-20-Z

Jim Strozier, FAICP

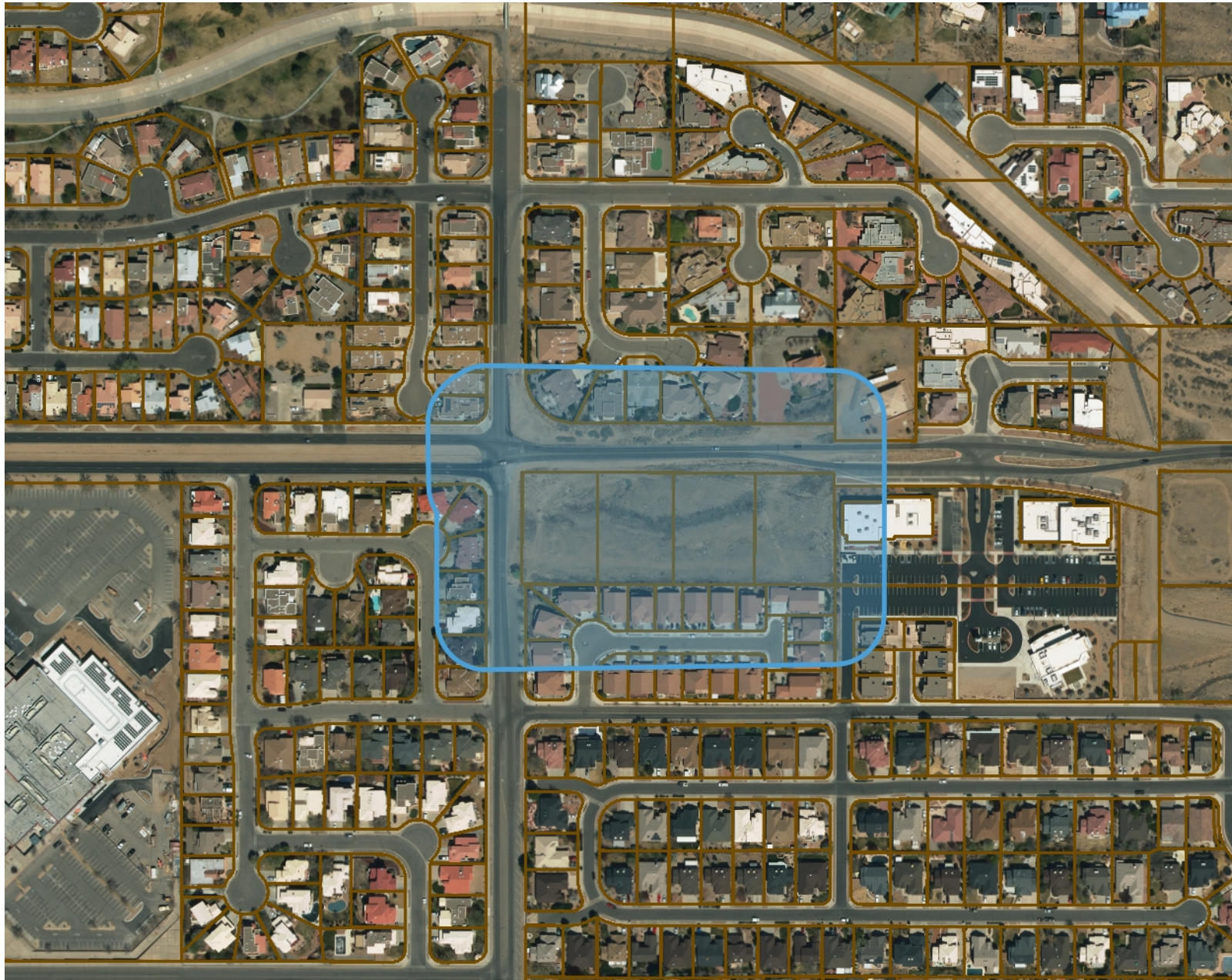
Consensus Planning, Inc.

302 8th Street NW

(505) 764-9801



Property Owners Buffer Map - 100 ft.

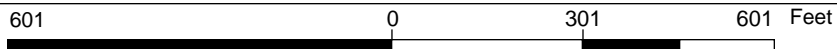


Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

Notes

Prepared by Consensus Planning, Inc.
6/13/2019
Property owners within 100 ft. of project site



WGS_1984_Web_Mercator_Auxiliary_Sphere
6/13/2019 © City of Albuquerque

1: 3,607

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Owner
MOBY PARTNERSHIP
SHACKLEY MICHAEL S & KATHLEEN L BUTLER
DURAN JUANITA C
BACA RANDOLPH P & SHANNON S
THOMSON BRIAN C & KRISTI K
SANCHEZ CLYDE & DOROTHY
ALVARADO JOSE M & EDNA M
BARRERA-MARTINEZ MARY J
WRAY STEPHEN M
ONEILL JOSEPH W & BAEHR KAREN L
LE PHILIP & AMBER M
PRANDO TONY F & JESUSITA TRUSTEE PRANDO FAMILY RVT
DICKENS SARA & PETER
HAWES CHRISTOPHER A & ANGELA J
STARNER DENNIS L & CHERI A
GREGOS GARY
LINDBORG PHILIP L
MEYER MARK A & LOIS
NGUYEN TRAM THI & TRAN BO
SCARPA PAUL J & MARIA L
LEE CURTIS G
STUART MIKE A & VERONICA M
SAUTER DONNA P & DAVID H
ODELL MICHAEL & NANCY RVT
BLAND JEFFREY J & OLIVIA
MATONTI GIUSEPPE & ANNA TRUSTEES MATONTI FAMILY TRUST
ROBINSON ALEXIS M
CHIU JOE Y & CHERRY Y
HAYES JOHN J JR & LISA A
HENRY CARL NOEL & NANCY LOU TRUSTEES HENRY RVLT
MOORES CASSANDRA M & RICHARD C
APODACA LISA A
SKIDMORE JOHN W & LORETTA D TRUSTEES SKIDMORE FAMILY RVT

Owner Address
5600 WYOMING BLVD NE SUITE 180
8100 WYOMING BLVD NE M4-158
8419 TIERRA MORENA PL NE
8501 ALAMEDA BLVD NE
8728 TIERRA MONTANA PL NE
8808 HENRIETTE WYETH DR NE
8732 TIERRA MONTANA PL NE
9420 BEAR MOUNTAIN TRL NE
8505 TIERRA MORENA PL NE
8805 PICO LA CUEVA RD NE
8815 PICO LA CUEVA RD NE
PO BOX 30308
8309 TIERRA LINDA PL NE
8724 TIERRA MONTANA PL NE
8736 TIERRA MONTANA NE
8501 TIERRA MORENA PL NE
12809 DONETTE CT NE
8405 TIERRA MORENA PL NE
8509 TIERRA MORENA PL NE
8427 TIERRA MORENA PL NE
8809 PICO LA CUEVA PL NE
8409 TIERRA MORENA PL NE
8819 PICO LA CUEVA RD NE
8801 PICO LA CUEVA RD NE
8423 TIERRA MORENA PL NE
2628 WISCONSIN ST NE
8509 ALAMEDA BLVD NE
PO BOX 35412
8816 HENRIETTE WYETH DR NE
8823 PICO LA CUEVA RD NE
9123 MACALLAN RD NE
8428 TIERRA MORENA PL NE
8420 TIERRA MORENA PL NE

Owner Address 2
ALBUQUERQUE NM 87109-3149
ALBUQUERQUE NM 87113-1963
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-3704
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-2777
ALBUQUERQUE NM 87113
ALBUQUERQUE NM 87113
ALBUQUERQUE NM 87122-2958
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87190
ALBUQUERQUE NM 87122-2655
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-2958
ALBUQUERQUE NM 87112-4708
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-1315
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ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-1315
ALBUQUERQUE NM 87109
ALBUQUERQUE NM 87122-2974
ALBUQUERQUE NM 87122-2974

SOLFEST PAMELA & ERIC
JONES LEWIS E & NANCY L
ZHANG LUZHENG & HUA WANG
COOK LYNDEE A
MOBY PARTNERSHIP
MARTIN ROBERT B & JAIMIE S
VALDEZ JOSEPH HERMAN & MARY LOUISE
CASWELL LARRY D JR & ERIN E
KIATBARAMEE PANNIPA & APIRATIKIL PAVEEN
PATEL PANKAJ & NAYANA
TRUSTEES PROTESTANT EPISCOPAL CHURCH

8424 TIERRA MORENA PL NE
8504 TIERRA MORENA PL NE
8500 TIERRA MORENA PL NE
8415 TIERRA MORENA PL NE
PO BOX 332
8519 TIERRA MORENA PL NE
8515 TIERRA MORENA PL NE
8516 TIERRA MORENA PL NE
8705 ASPEN LEAF DR NE
8709 ASPEN LEAF DR NE
6400 COORS BLVD NW

ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122
FARWELL TX 79325
ALBUQUERQUE NM 87112
ALBUQUERQUE NM 87122
ALBUQUERQUE NM 87122-2946
ALBUQUERQUE NM 87122-4225
ALBUQUERQUE NM 87122-4225
ALBUQUERQUE NM 87120-2712



June 17, 2019

RE: Public Notice of Site Plan DRB Application Submission for the Alameda Barstow Apartment Complex Project

Dear Neighbor,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that Consensus Planning, Inc. has submitted an application for Site Plan DRB to the City of Albuquerque Development Review Board (DRB) on behalf of Philip Lindborg on Monday, June 17, 2019. The site consists of Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 located at the southeast corner of Alameda Boulevard SE and Barstow Street NE and addressed as 8400, 8450, and 8474 Alameda Blvd NE. The existing zoning is MX-L. The applicant is planning to build a 93-unit multi-family development, which is permissive under the existing MX-L zoning.

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Sincerely,

Consensus Planning Inc.

Attachment: Zone Atlas C-20-Z

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

PRINCIPALS

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

ROBINSON ALEXIS M
8509 ALAMEDA BLVD NE
AIRMAIL FROM ZIP CODE 87122-3704

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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SKIDMORE JOHN W & LORETTA D
TRUSTEES SKIDMORE FAMILY RVT
8420 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122-2974

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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BARRERA-MARTINEZ MARY J
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ALBUQUERQUE NM 87113

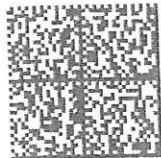
302 Eighth St. NW
Albuquerque, NM 87102

MOORES CASSANDRA M &
RICHARD C
9123 MACALLAN RD NE
ALBUQUERQUE NM 87109

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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302 Eighth St. NW
Albuquerque, NM 87102

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SOLFEST PAMELA & ERIC
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ALBUQUERQUE NM 87122

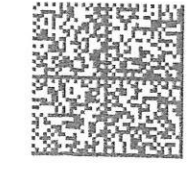
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MAILED FROM ZIP CODE 87102

COOK LYNDEE A
8415 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

02 1P
000211 8651 JUN 17 2019
MAILED FROM ZIP CODE 87102



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NGUYEN TRAM THI & TRAN BO
8509 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

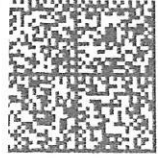
BLAND JEFFREY J & OLIVIA
8423 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122-2977

CHIU JOE Y & CHERRY Y
PO BOX 35412
ALBUQUERQUE NM 87176-5412

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STUART MIKE A & VERONICA M
8409 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102



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GREGOS GARY
8501 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122-2958

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102



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DICKENS SARA & PETER
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ALBUQUERQUE NM 87122-2655

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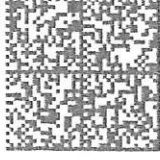
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ODELL MICHAEL & NANCY RVT
8801 PICO LA CUEVA RD NE
ALBUQUERQUE NM 87122-1358

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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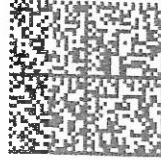


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\$ 000.50⁰

HENRY CARL NOEL & NANCY LOU
TRUSTEES HENRY RVL
8823 PICO LA CUEVA RD NE
ALBUQUERQUE NM 87122-1315

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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0002118651 JUN 17 2019
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\$ 000.50⁰

ZHANG LUZHENG & HUA WANG
8500 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

STARNER DENNIS L & CHERI A
8736 TIERRA MONTANA NE
ALBUQUERQUE NM 87122

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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JUN 17 2019

LEE CURTIS G
8809 PICO LA CUEVA PL NE
ALBUQUERQUE NM 87122-1315

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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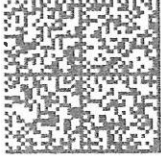
JUN 17 2019

MEYER MARK A & LOIS
8405 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

APODACA LISA A
8428 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122-2974

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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MEYER MARK A & LOIS
8405 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

JONES LEWIS E & NANCY L
8504 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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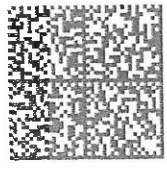
US POSTAGE
\$ 000.50⁰
02 1P JUN 17 2019
000211 8651
MAILED FROM ZIP CODE 87102

PRANDO TONY F & JESUSITA
TRUSTEE PRANDO FAMILY RVT
PO BOX 30308
ALBUQUERQUE NM 87190

MATONTI GIUSEPPE & ANNA
TRUSTEES MATONTI FAMILY TRUST
2628 WISCONSIN ST NE
ALBUQUERQUE NM 87110-3756

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

FIRST-CLASS

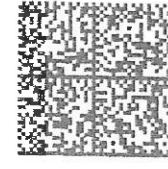


PTNEY BOWNES
02 1P
000211 8651 JUN 17 2019
MAILED FROM ZIP CODE 87102
US POSTAGE
\$ 000.50⁰⁰

SAUTER DONNA P & DAVID H
8819 PICO LA CUEVA RD NE
ALBUQUERQUE NM 87122-1315

Consensus Planning, Inc.
302 Eighth St. NW
Albuquerque, NM 87102

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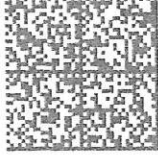
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HAYES JOHN J JR & LISA A
8816 HENRIETTE WYETH DR NE
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HAWES CHRISTOPHER A & ANGELA J
8724 TIERRA MONTANA PL NE
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PATEL PANKAJ & NAYANA
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ALBUQUERQUE NM 87122

ONEILL JOSEPH W & BAEHR KAREN L
8805 PICO LA CUEVA RD NE
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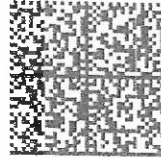
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DURAN JUANITA C
8419 TIERRA MORENA PL NE
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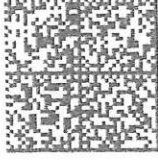
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SANCHEZ CLYDE & DOROTHY
8808 HENRIETTE WYETH DR NE
ALBUQUERQUE NM 87122-2777

CASWELL LARRY D JR & ERIN E
8516 TIERRA MORENA PL NE
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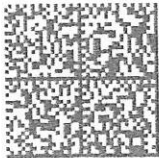
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VALDEZ JOSEPH HERMAN & MARY
LOUISE
8515 TIERRA MORENA PL NE
ALBUQUERQUE NM 87122

SHACKLEY MICHAEL S & KATHLEEN L
BUTLER
8100 WYOMING BLVD NE M4-158
ALBUQUERQUE NM 87113-1963

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ALBUQUERQUE NM 87122

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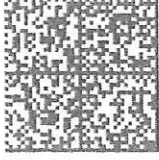
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PO BOX 332
FARWELL TX 79325

ALVARADO JOSE M & EDNA M
8732 TIERRA MONTANA PL NE
ALBUQUERQUE NM 87113

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APIRATIKIL PAVEEN
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ALBUQUERQUE NM 87122-4225

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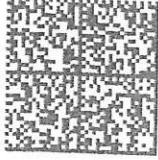
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MARTIN ROBERT B & JAIMIE S
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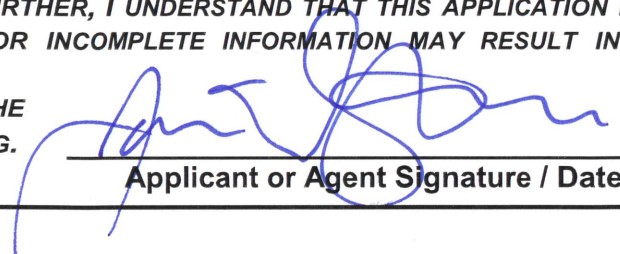
BACA RANDOLPH P & SHANNON S
8501 ALAMEDA BLVD NE
ALBUQUERQUE NM 87122-3704

SITE PLAN CHECKLIST

Project #: _____ Application #: _____

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.

 6/17/2019
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 *Bike Storage Garage*
- 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.

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

- NAF. 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 *varies.*
 - NA 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 *-none indicated*
 - 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 *See letter*
 - 2. Pedestrian trails and linkages *See letter*
 - 3. Transit facilities, including routes, bus bays and shelters existing or required *See letter*

4. Phasing

- NAA. 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. *Vacant*
 - 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)

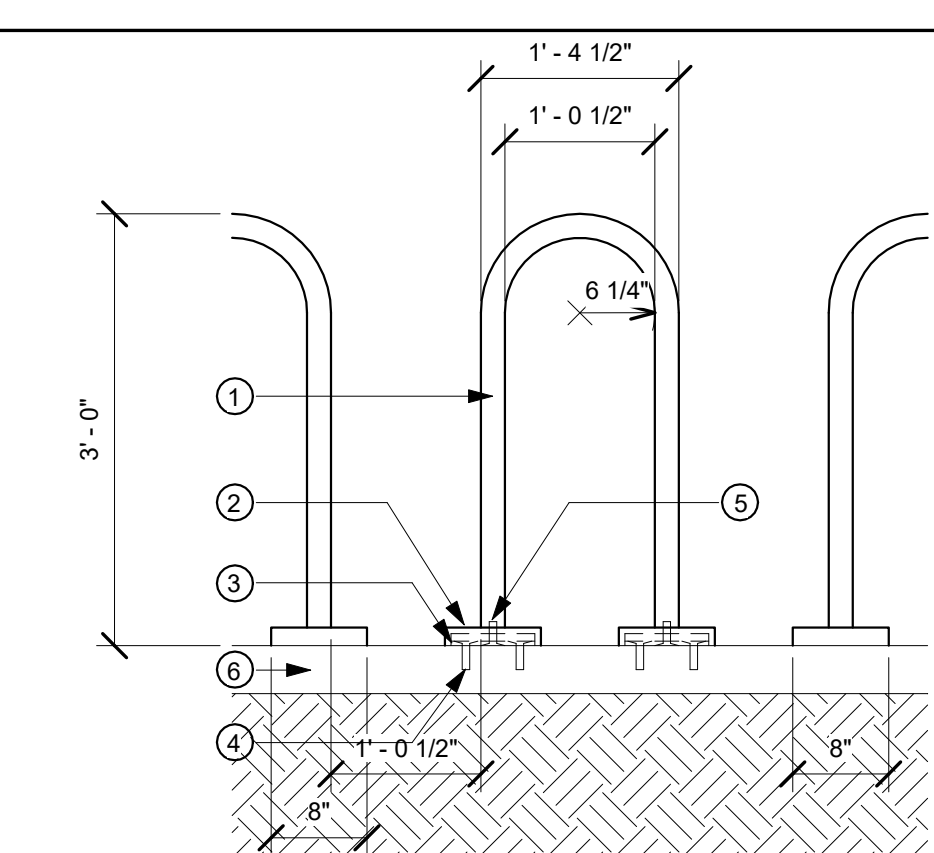
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

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)

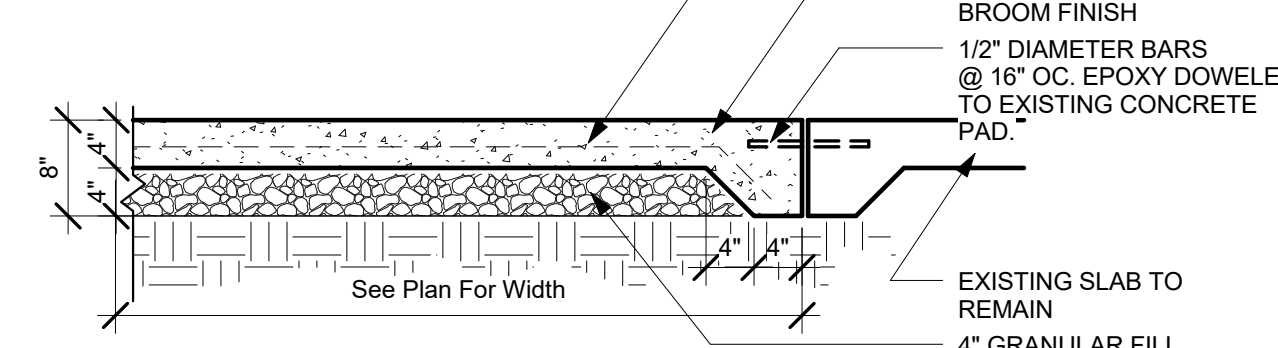
B. Building Mounted Signage - *See General Note 1.*

- 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

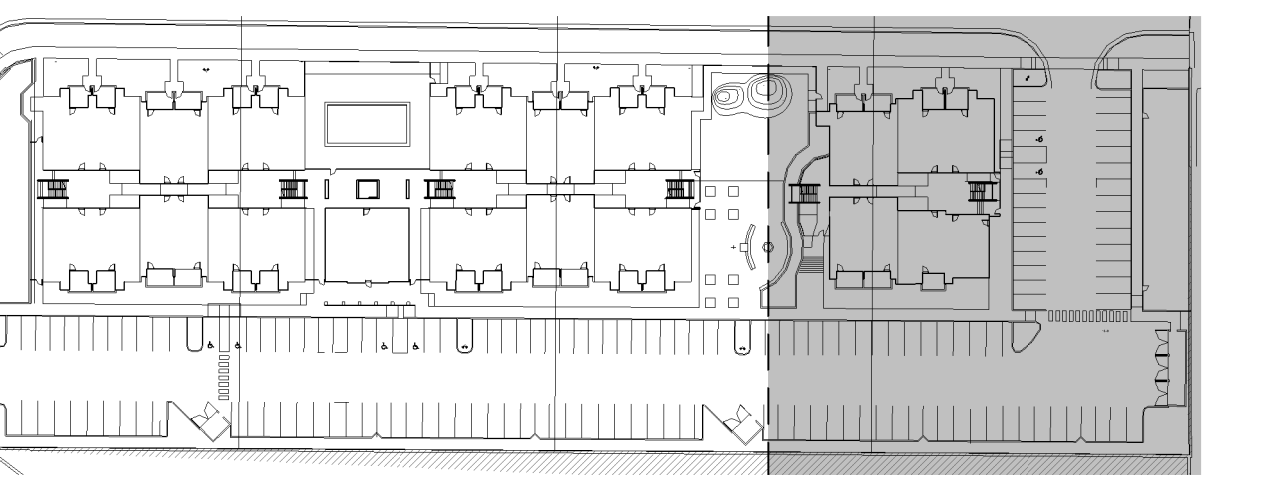


7 Bike Rack Detail
3/4" = 1'-0"

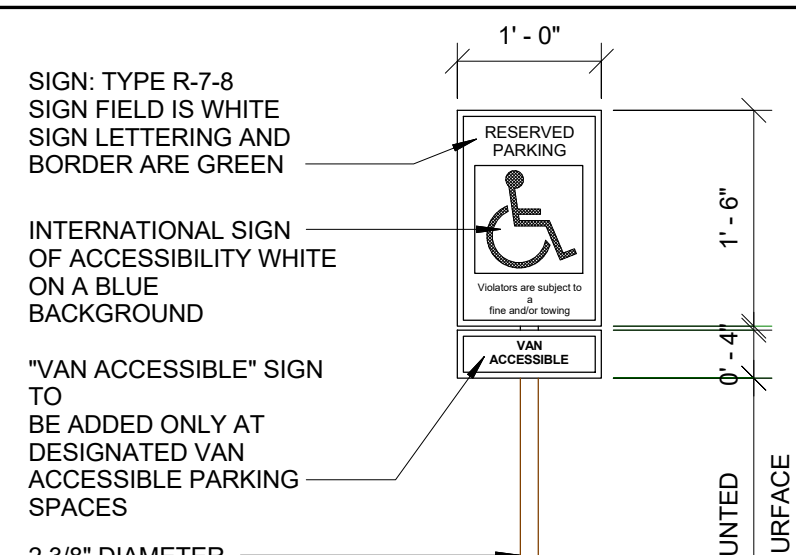
GENERAL NOTES:
 1. CROSS SLOPE NOT TO EXCEED 1:48
 2. SIDEWALK SLOPE NOT TO EXCEED 1:20



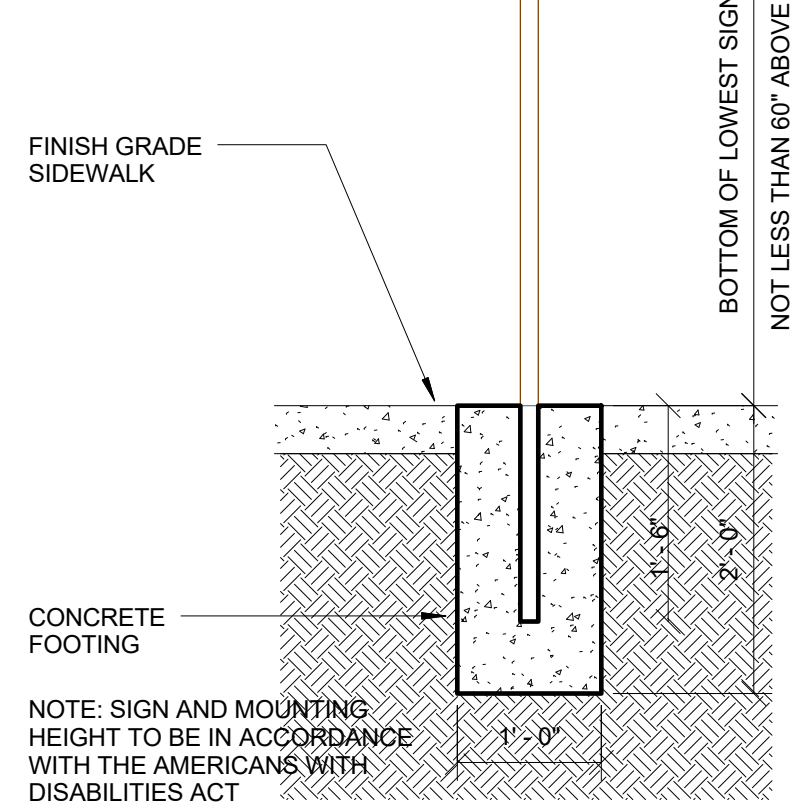
8 Sidewalk Detail
3/4" = 1'-0"



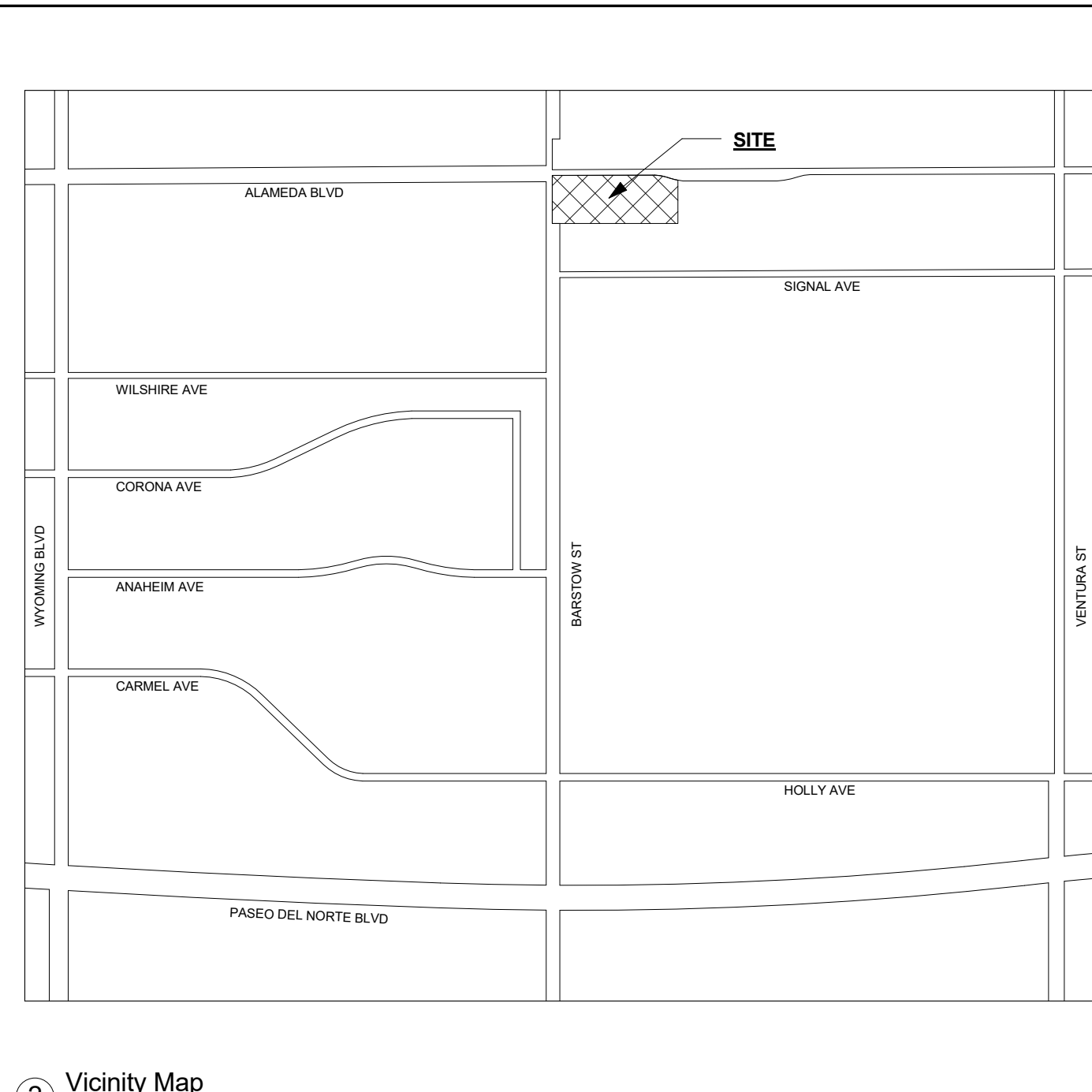
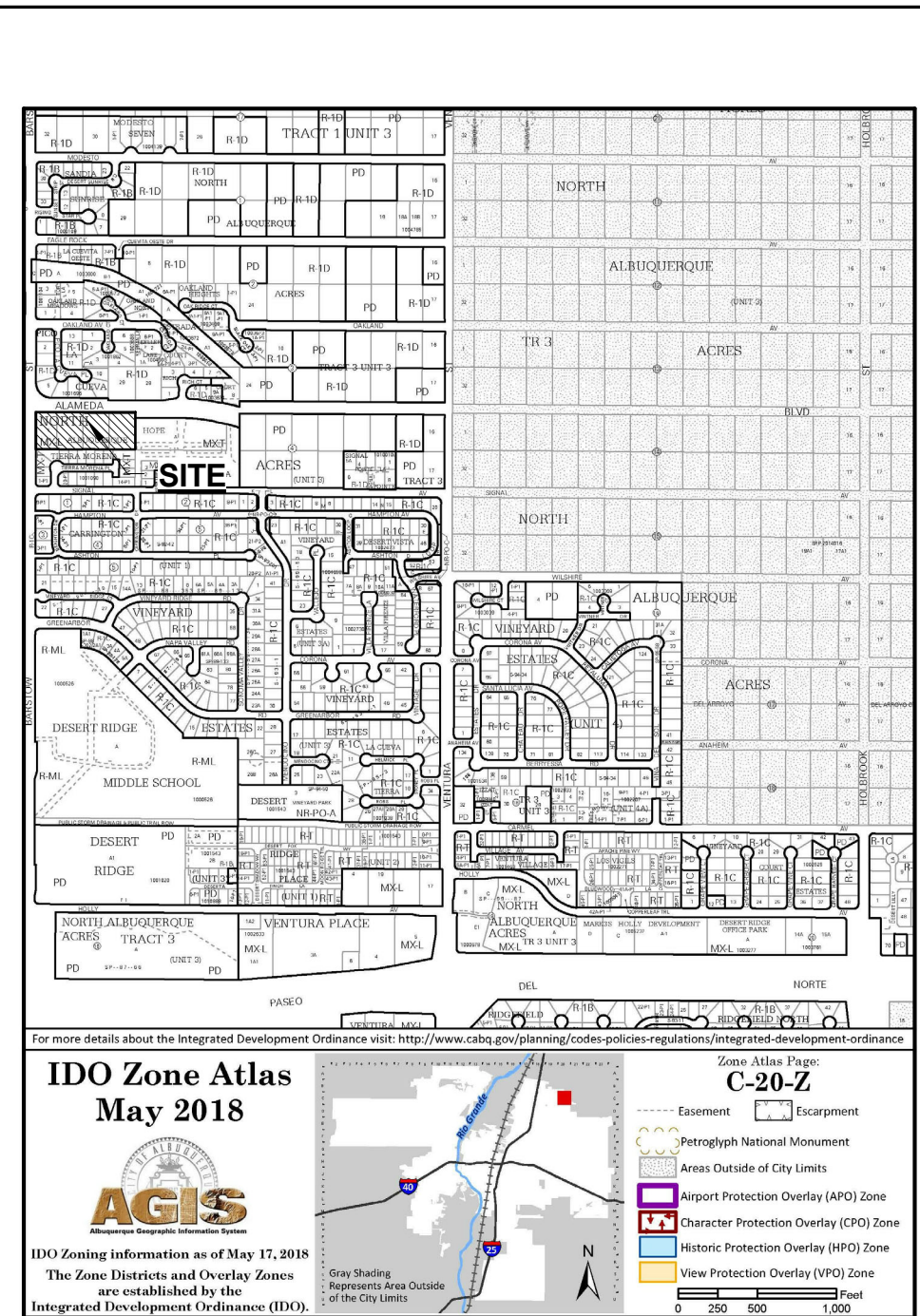
3 Site Plan Key
1" = 100'-0"



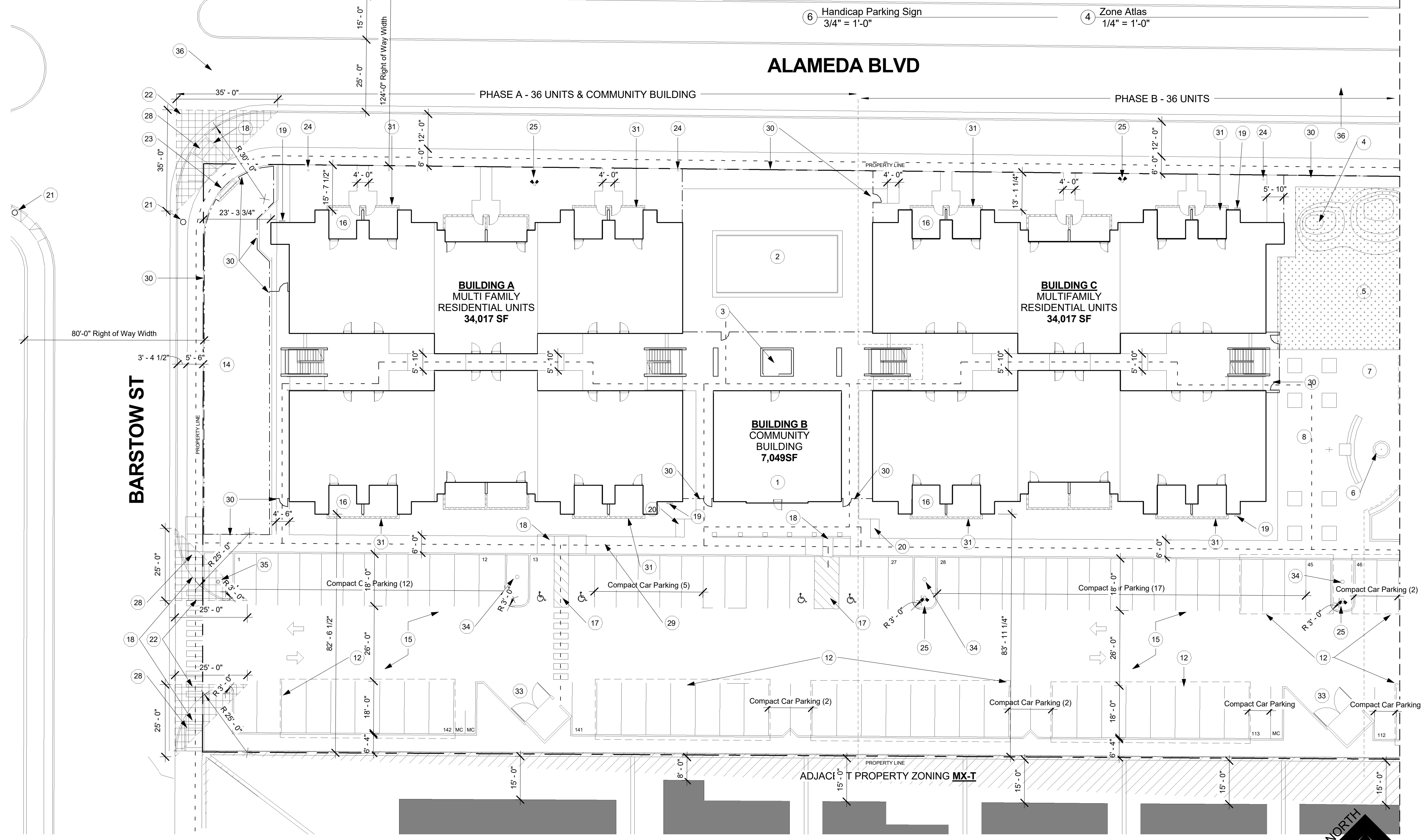
6 Handicap Parking Sign
3/4" = 1'-0"



4 Zone Atlas
1/4" = 1'-0"



2 Vicinity Map
1" = 800'-0"



1 Site Plan - West
1" = 20'-0"

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPT.	DATE
CITY ENGINEER / HYDROLOGY	DATE
ENVIRONMENTAL HEALTH (CONDITIONAL)	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

LEGEND:

- - - - -	PROPERTY LINE	[Pattern]	LAWN
- - - - -	ADA ROUTE	[Pattern]	SITE TRIANGLE
- - - - -	COVERED PARKING	[Pattern]	ADJACENT BUILDINGS
- - - - -	BUILDING PERIMETER	[Pattern]	ACCESS ISLE
- - - - -	METAL PICKET FENCE	[Pattern]	NEW CMU YARD WALLS

PARKING CALCULATIONS:

PER CITY OF ALBUQUERQUE IDO 14-16-5-5, 1.5 PARKING IS REQUIRED FOR EVERY UNIT

PARKING SPACES REQUIRED	93 UNITS x 1.5
ON STREET PARKING	139 SPACES
ADA PARKING REQUIRED 1 / ADA UNIT	0 SPACES
ADA PARKING SPACES PROVIDED	5 SPACES
VAN ACCESSIBLE PARKING SPACES PROVIDED	6 SPACES
COVERED PARKING SPACES PROVIDED	4 SPACES
MOTORCYCLE PARKING SPACES PROVIDED	93 SPACES
BICYCLE PARKING SPACES PROVIDED	4 SPACES
TOTAL # OF AUTOMOBILE PARKING SPACES PROVIDED	5 SPACES
USEABLE OPEN SPACE CALCULATIONS:	15 SPACES
USEABLE OPEN SPACE REQUIREMENTS:	16 SPACES
1 BR - 200 SF - 36 UNITS - 7,200 SF	
2 BR - 250 SF - 57 UNITS - 14,250 SF	
USEABLE OPEN SPACE PROVIDED:	
CONCRETE SIDEWALKS	19,860 SF
PATIOS / POOL / DOG DECK / DOG PARK	12,654 SF
LANDSCAPE AREA	31,176 SF
USEABLE OPEN SPACE ABOVE GRADE	13,427 SF
21,450 SF REQUIRED	77,117 SF PROVIDED

J&Z

JEEB'S & ZUZU, LLC.
 ARCHITECTS & CONTRACTORS
 MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
 ALBUQUERQUE, NM 87113
 P: 505-797-1318

STATE OF NEW MEXICO
 LAND SURVEYING
 J. J. ZUZU
 No. 3340
 Exp. 12/31/2019
 REGISTERED

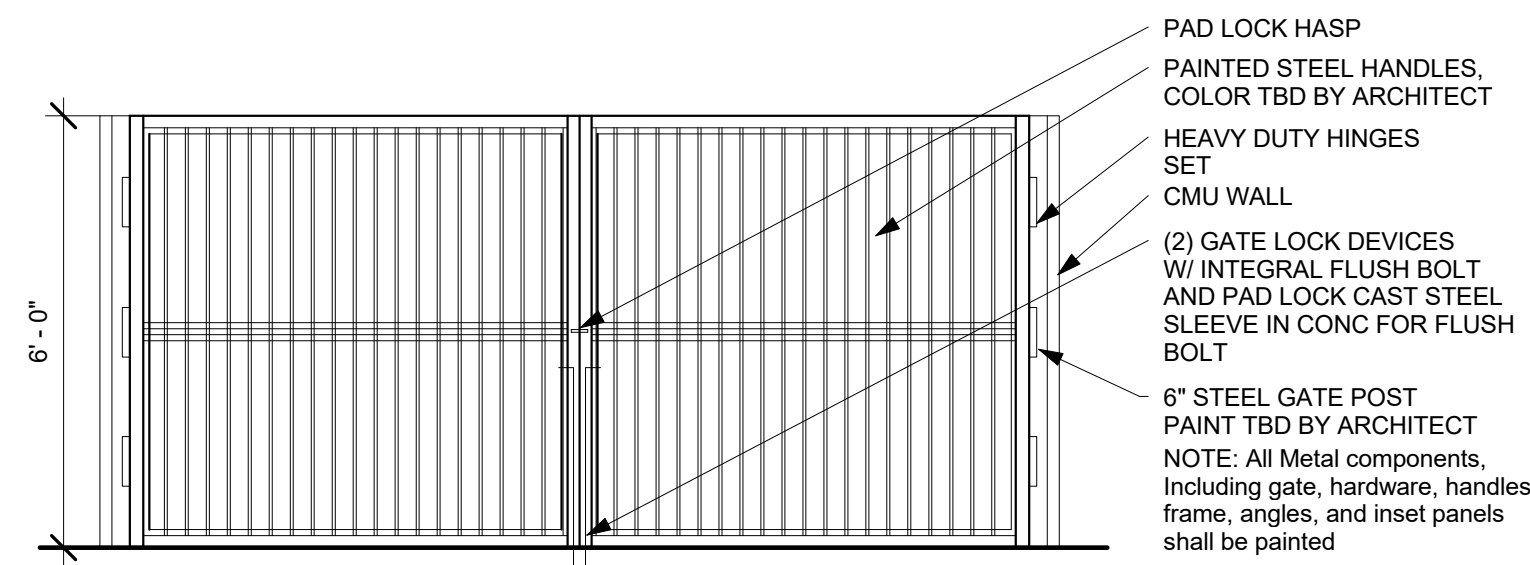
ALAMEDA LUXURY APARTMENTS

8100 ALAMEDA BLVD, NE
 ALBUQUERQUE, NM 87112

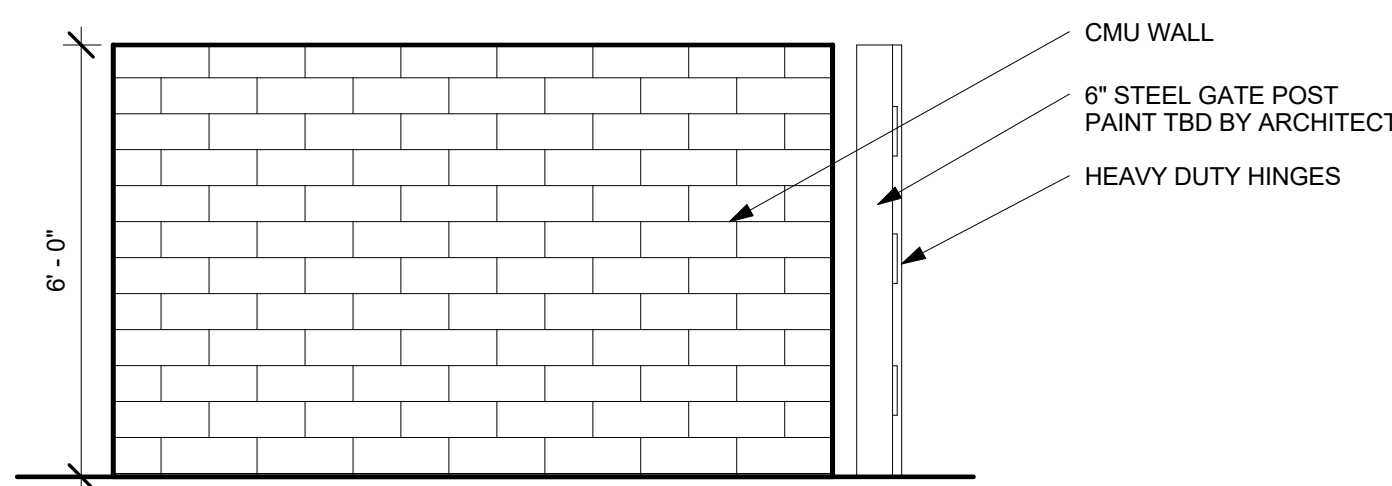
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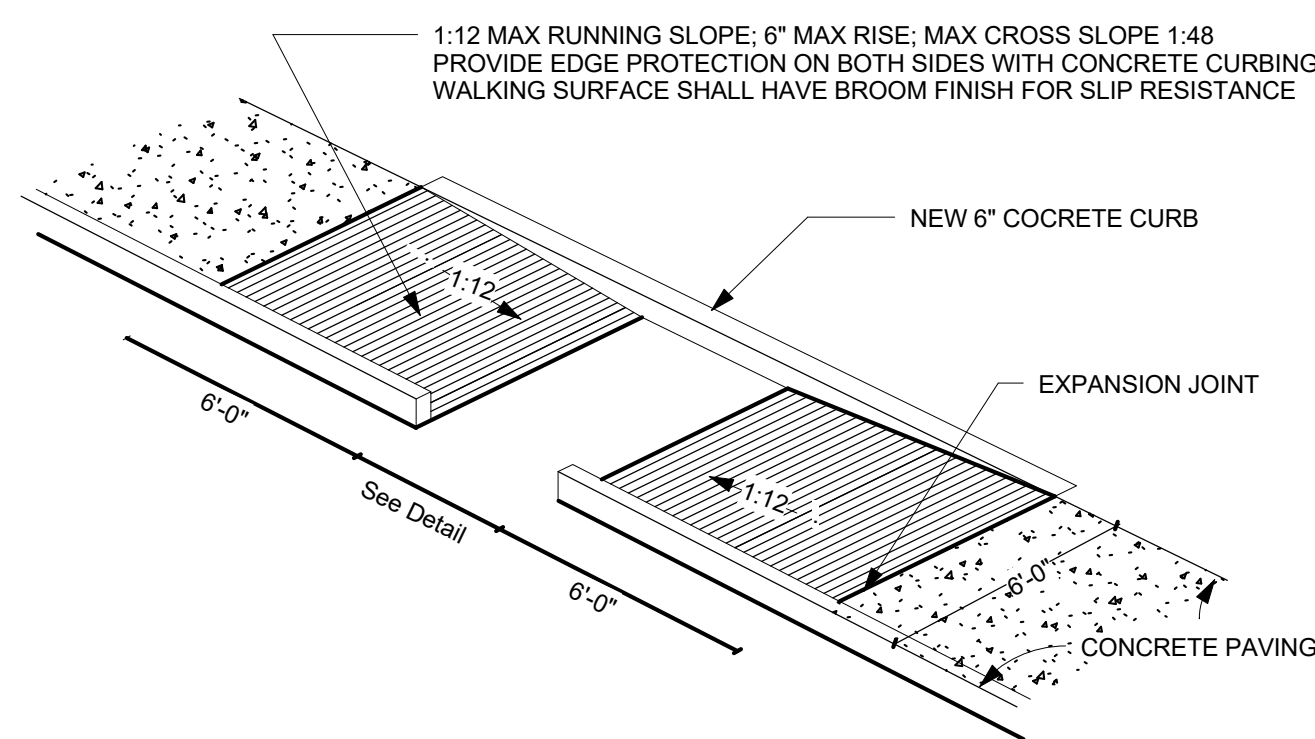
SITE PLAN



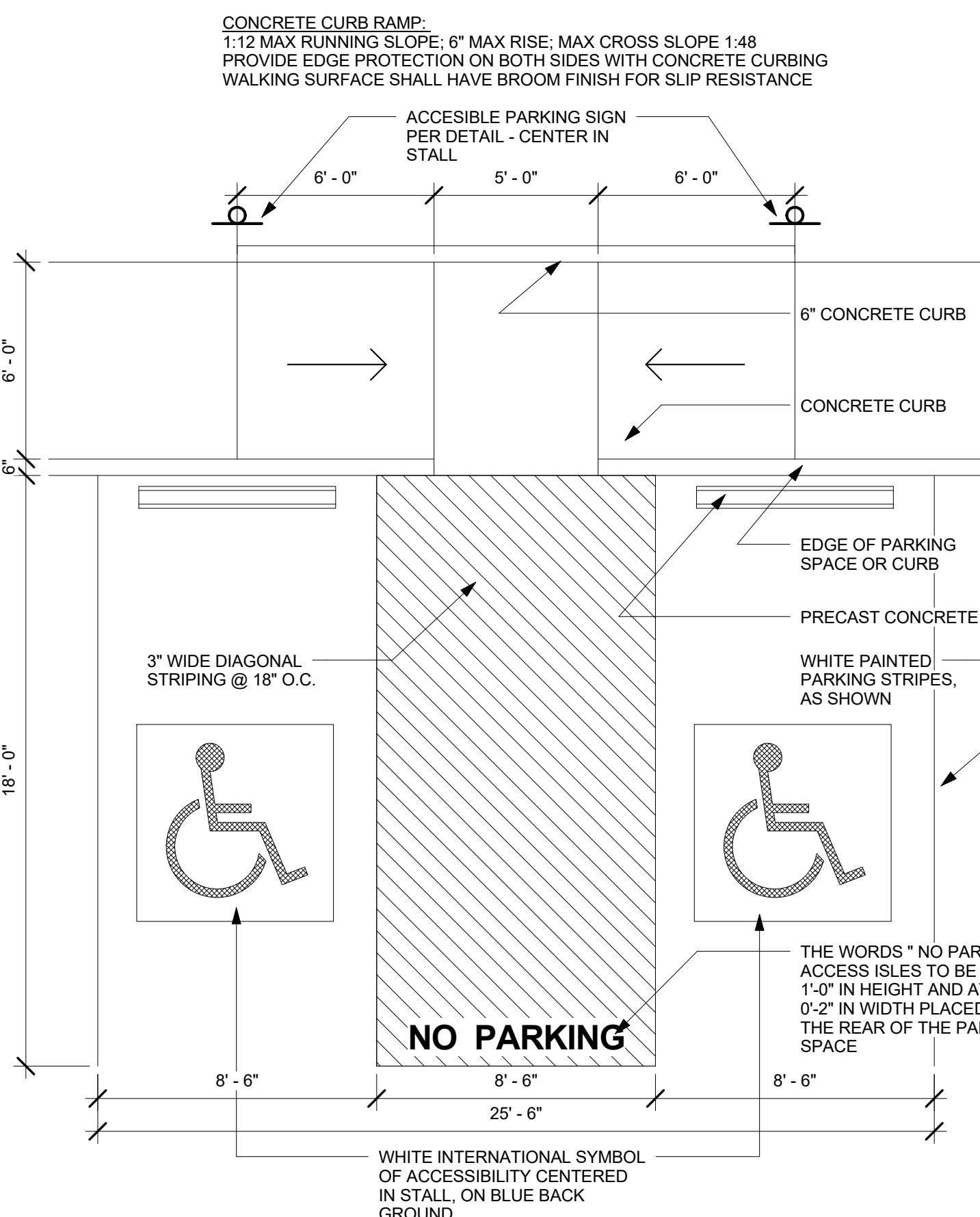
5 Trash Enclosure Gate Elevation
3/8" = 1'-0"



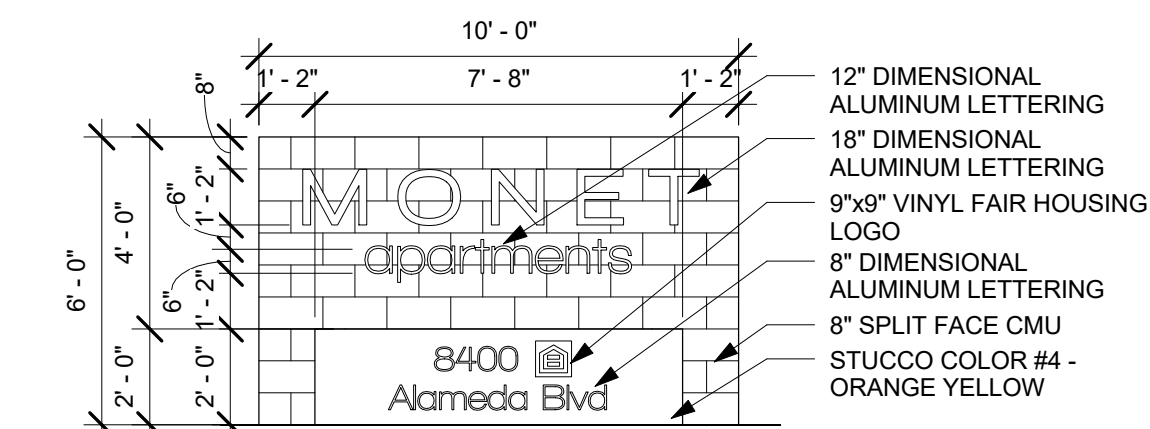
10 Trash Enclosure Side CMU Elevation
3/8" = 1'-0"



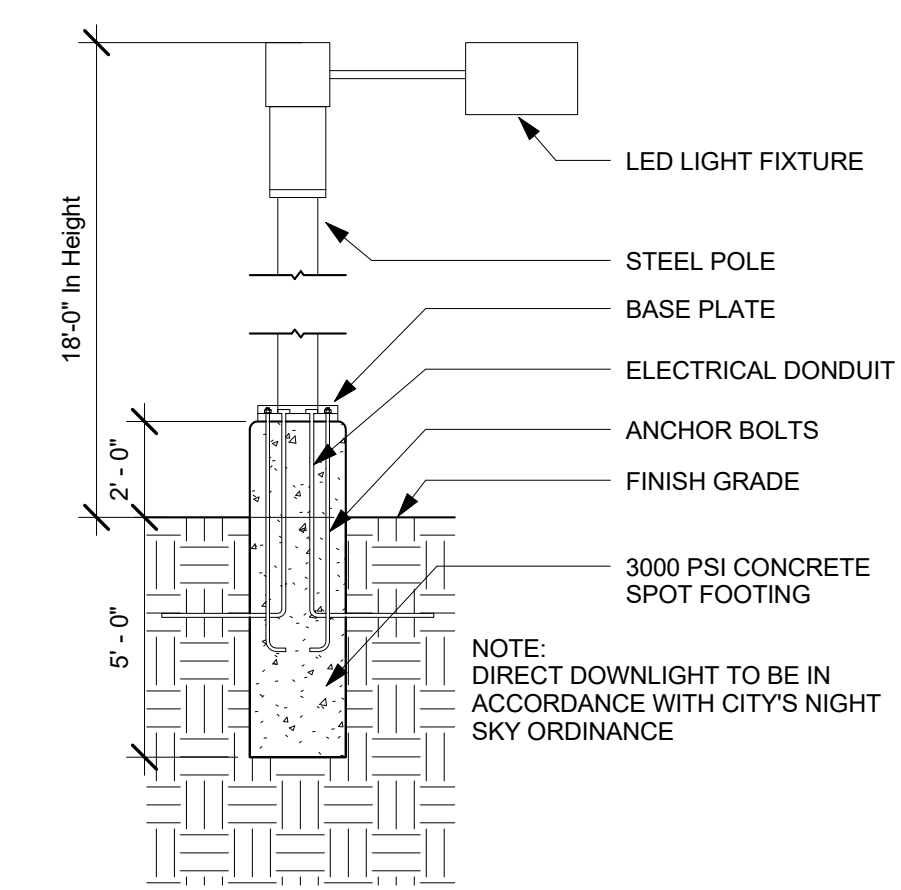
6 Curb Ramp Detail
1/4" = 1'-0"



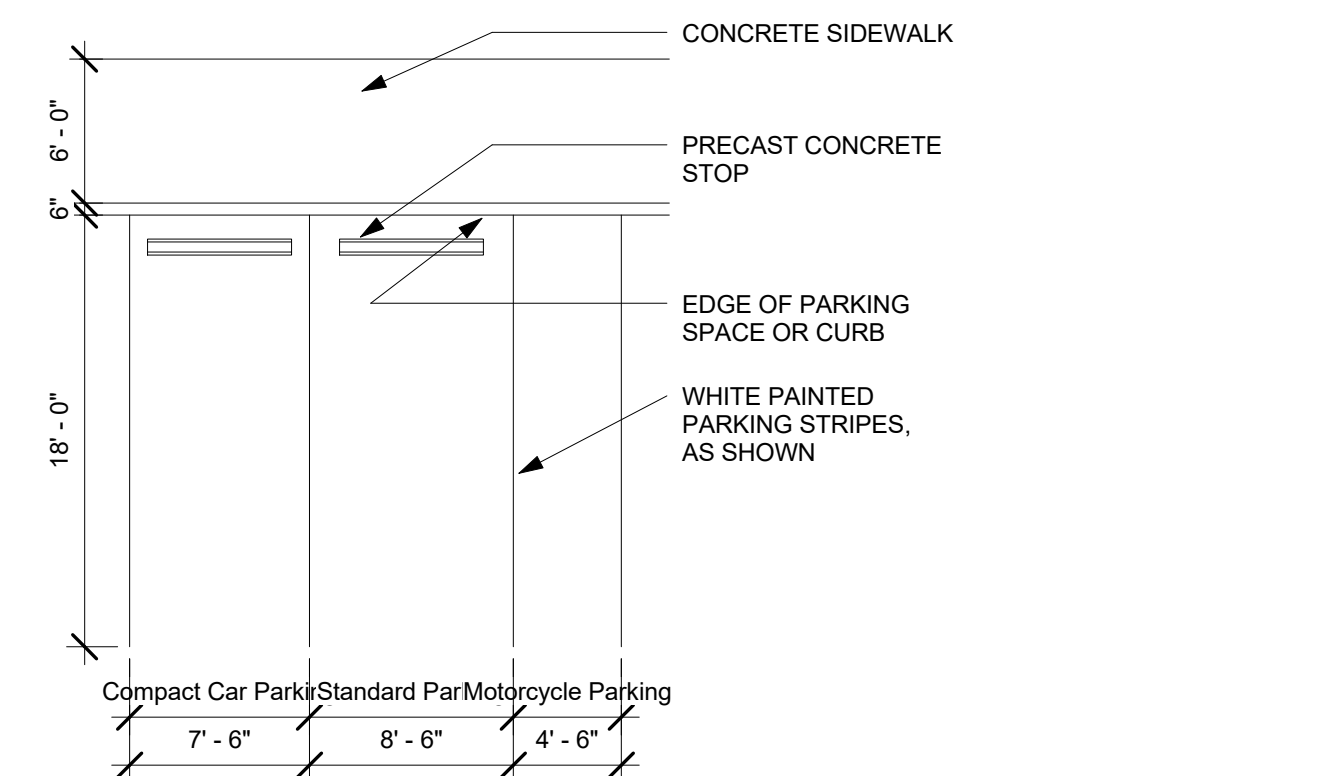
3 ADA Parking
1/4" = 1'-0"



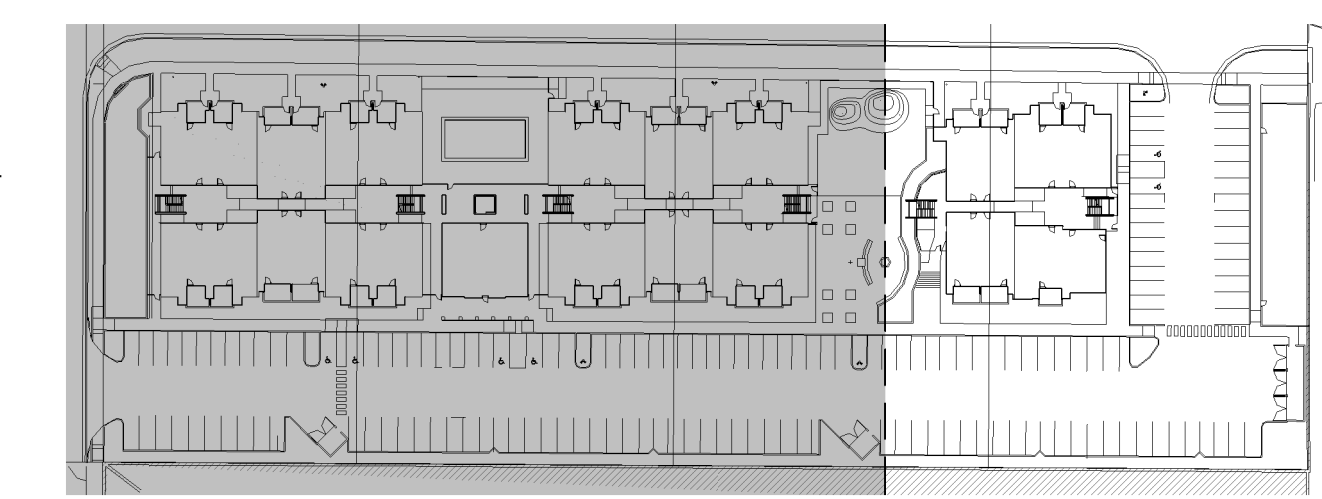
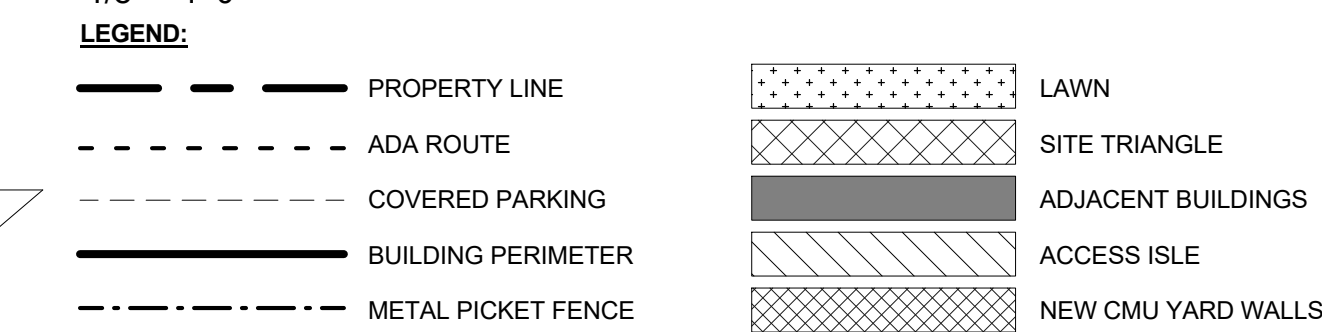
14 Monument Sign Elevation
1/4" = 1'-0"



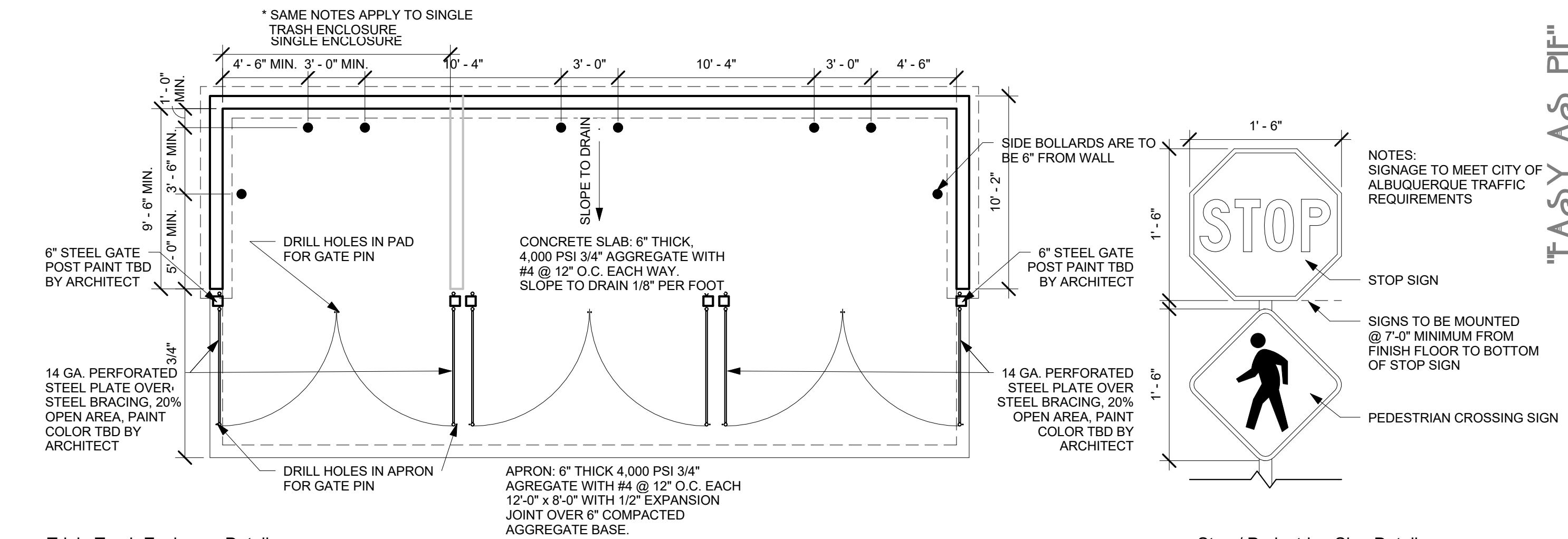
13 Site Lighting Detail
1/4" = 1'-0"



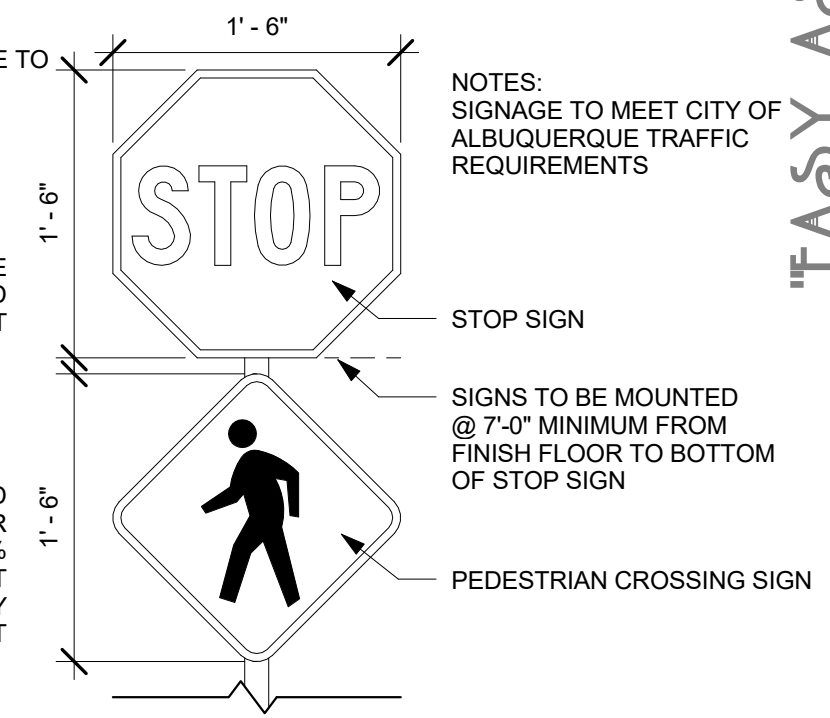
4 Parking Stalls Details
1/8" = 1'-0"



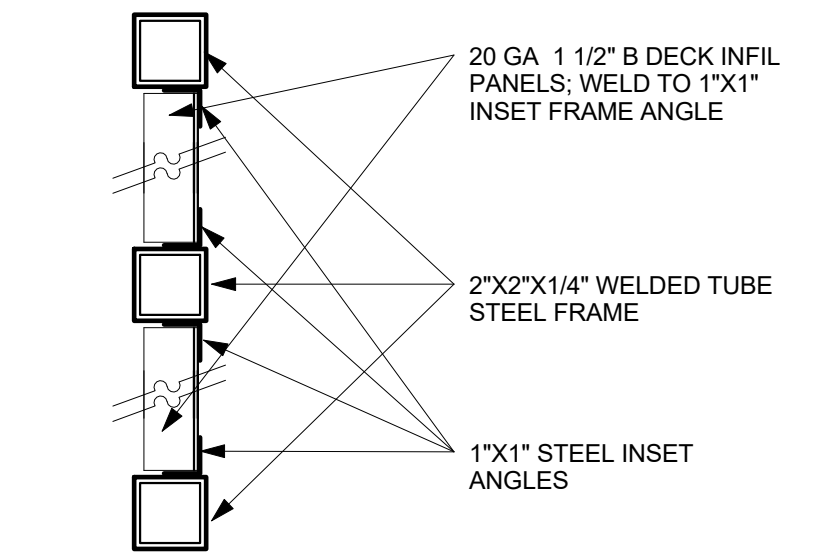
2 Site Plan Key
1" = 100'-0"



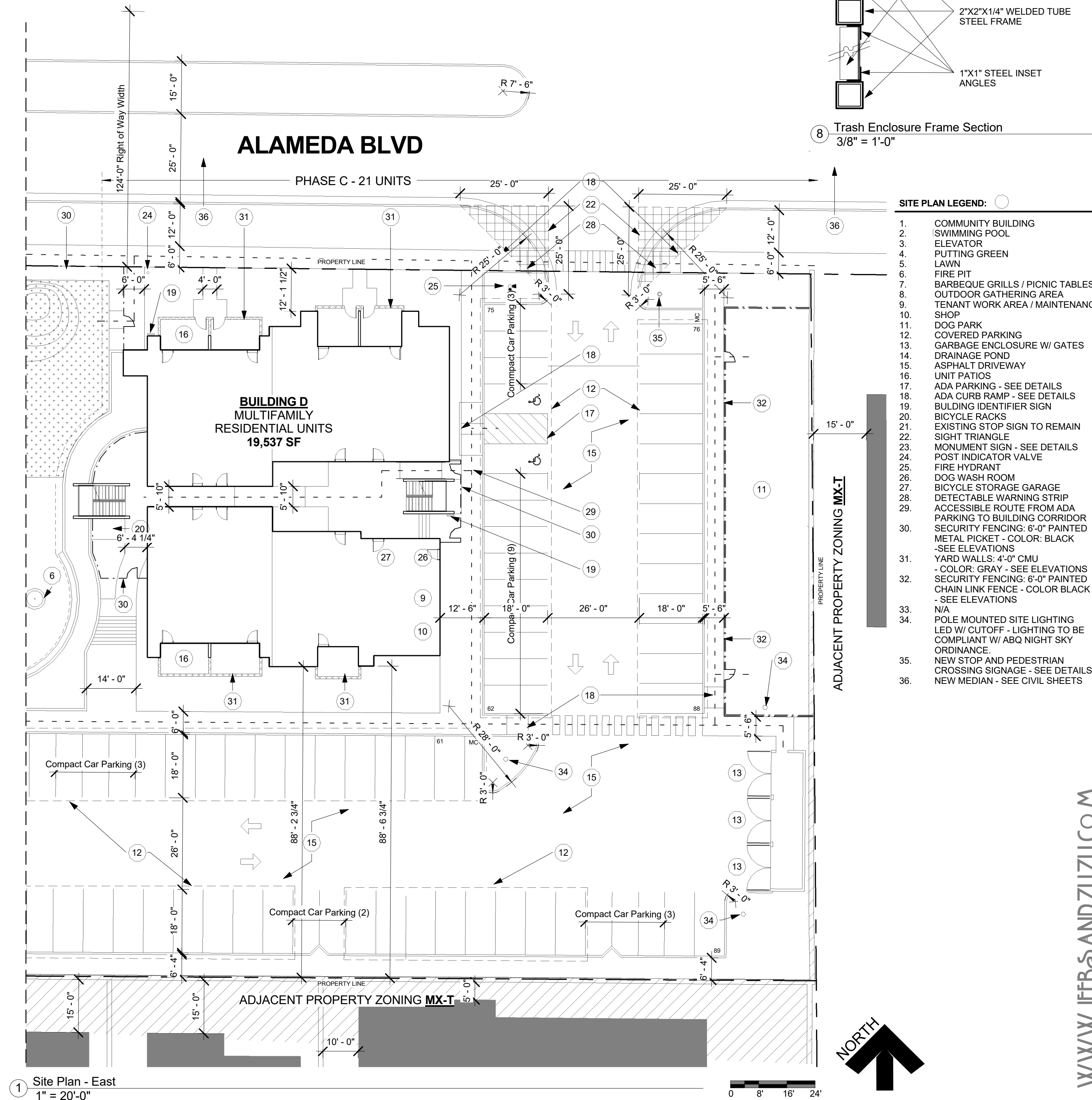
9 Triple Trash Enclosure Detail
3/16" = 1'-0"



11 Stop / Pedestrian Sign Detail
1" = 1'-0"

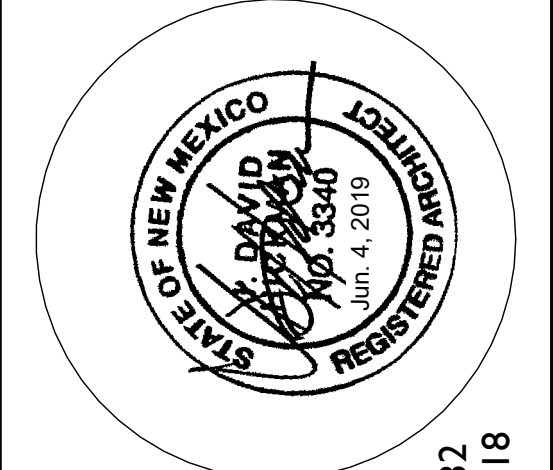


8 Trash Enclosure Frame Section
3/8" = 1'-0"

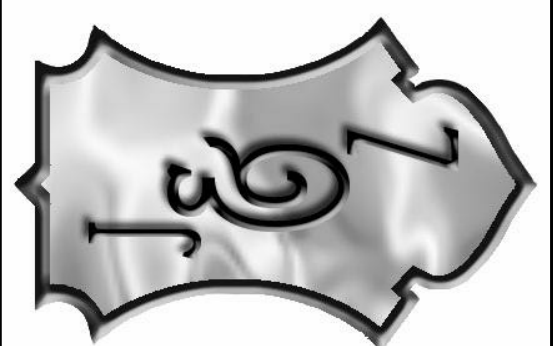


1 Site Plan - East
1" = 20'-0"

- SITE PLAN LEGEND:
- COMMUNITY BUILDING
 - SWIMMING POOL
 - ELEVATOR
 - PUTTING GREEN
 - LAWN
 - FIRE PIT
 - BARBEQUE GRILLS / PICNIC TABLES
 - OUTDOOR GATHERING AREA
 - TENANT WORK AREA / MAINTENANCE SHOP
 - DOG PARK
 - COVERED PARKING
 - GARBAGE ENCLOSURE W/ GATES
 - DRAINAGE POND
 - ASPHALT DRIVEWAY
 - UNIT PATIOS
 - ADA PARKING - SEE DETAILS
 - ADA CURB RAMP - SEE DETAILS
 - BUILDING IDENTIFIER SIGN
 - BICYCLE RACKS
 - EXISTING STOP SIGN TO REMAIN
 - SIGHT TRIANGLE
 - MONUMENT SIGN - SEE DETAILS
 - POST INDICATOR VALVE
 - FIRE HYDRANT
 - DOG WASH ROOM
 - BICYCLE STORAGE GARAGE
 - DETECTABLE WARNING STRIP
 - ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
 - SECURITY FENCING: 6'-0" PAINTED METAL PICKET - COLOR: BLACK - SEE ELEVATIONS
 - YARD WALLS: 4'-0" CMU - COLOR: GRAY - SEE ELEVATIONS
 - SECURITY FENCING: 6'-0" PAINTED CHAIN LINK FENCE - COLOR: BLACK - SEE ELEVATIONS
 - N/A
 - POLE MOUNTED SITE LIGHTING LED W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABQ NIGHT SKY ORDINANCE
 - NEW STOP AND PEDESTRIAN CROSSING SIGNAGE - SEE DETAILS
 - NEW MEDIAN - SEE CIVIL SHEETS



JEEB & ZUZU, LLC
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS
11030 MENAUL NE SUITE C
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P: 505-797-1318



job no:
drawn: EAM
checked: J&Z
date: 6-4-19

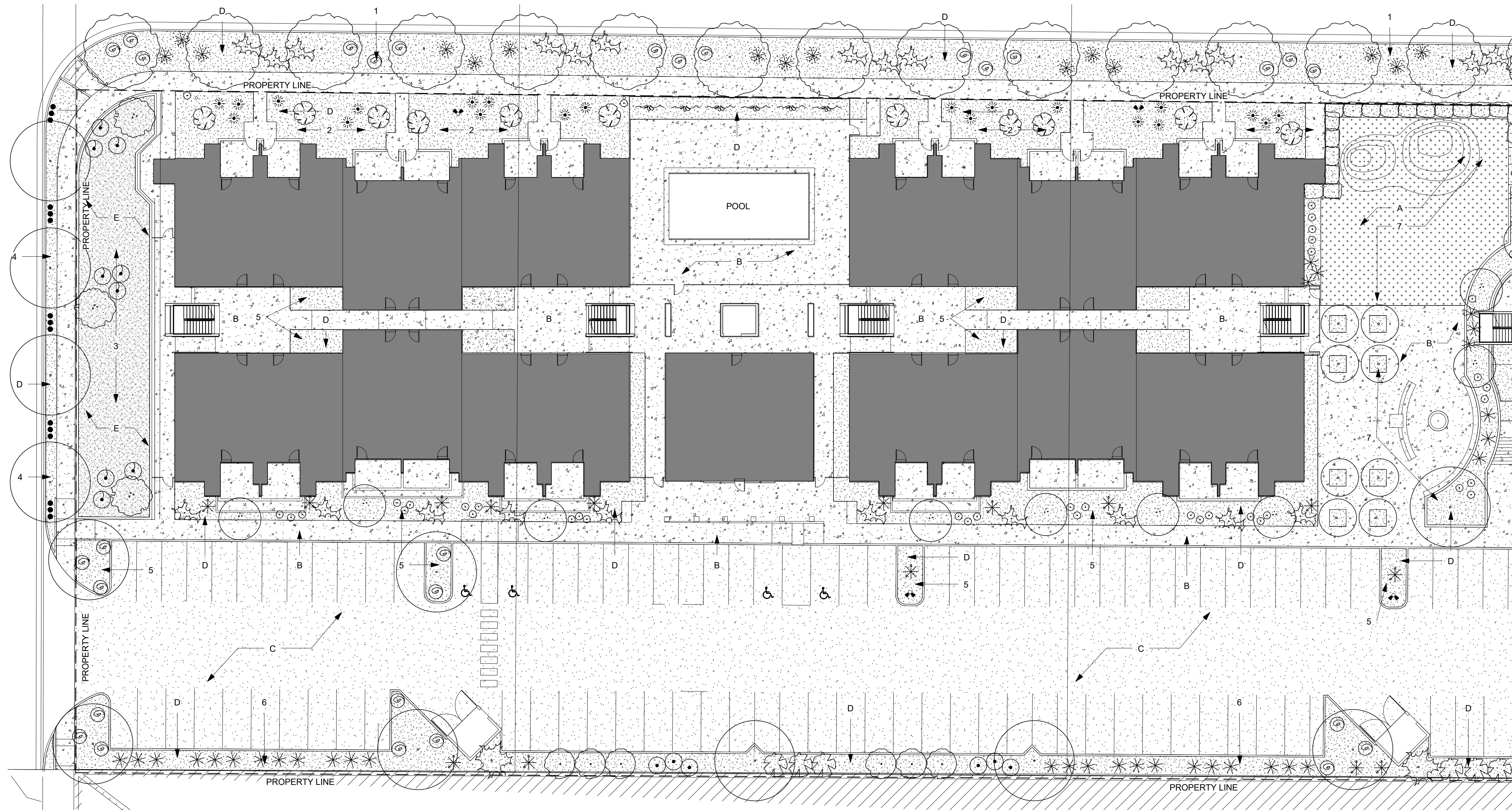
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ALAMEDA LUXURY APARTMENTS
8400 ALAMEDA BLVD, NE
ALBUQUERQUE, NM 87112
sheet no: DRBJ

PLANT LEGEND:

SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	WATER USE	INSTALLED SIZE	MATURE H / W	SYMBOL	BOTANICAL NAME COMMON NAME	QUANTITY	WATER USE	INSTALLED SIZE	MATURE H / W
5 GAL											
	ROSA BANKSAE YELLOW LADY BANK'S ROSE	6	MEDIUM	5 GAL	4'x4'	TREES					
	CALAMAGROSTIS ARUNDINACEA 'KARL FOESTER' KARL FOERSTER FEATHER REED GRASS	39	MEDIUM	5 GAL	30"x2'		PINUS NIGRA AUSTRIAN PINE	6	MEDIUM	8'-10'	35'x25'
	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	18	MEDIUM	5 GAL	5'x5'		GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEY LOCUST	16	MEDIUM	2" CAL	x'
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' REGAL MIST MUHLY GRASS	21	MEDIUM	5 GAL	3'x3'		VITEX AGNIUS-CASTUS CHASTE TREE	10	MEDIUM	15 GAL	20'X20'
	HELICTOTRICHON SEMPERVIRENS BLUE AVENA GRASS	12	MEDIUM	5 GAL	2'x2'		PISTACIA ATLANTICA X INTEGERRIMA RED PUSH PISTACHE	19	MEDIUM	2" CAL	40'X40'
	RHUS AROMATICA 'GRO LOW' GROW LOW SUMAC	38	LOW	5 GAL	3'x8'		FORESTIERA NEOMEXICANA NM OLIVE MULTI TRUNK	3	MEDIUM	15 GALLON	15'x15'
	SALVIA GREGGII 'FURMAN'S RED' CHERRY SAGE	9	LOW	5 GAL	2'x3'		LAGERSTROEMIA HYBRIDS 'DYNAMITE' GRAPE MYRTLE 'DYNAMITE' MULTI TRUNK	13	HIGH	15 GALLON	15'X15'
	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	6	LOW	5 GAL	3'x3'						
	SYRINGA BLOOMERANG LILAC	9	MEDIUM	5 GAL	4'x5'						
	COTONEASTER GLAUCOPHYLLUS GRAYLEAF COTONEASTER	9	LOW	5 GAL	2'x9'						
	COTONEASTER DAMMERI 'CORAL BEAUTY' BEARBERRY COTONEASTER	31	MEDIUM	5 GAL	6'x10'						
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	20	MEDIUM	5 GAL	4'X4'						
	RAPHIOLEPSIS INDICA 'BLUEBERRY MUFFIN' BLUEBERRY MUFFIN INDIAN HAWTHORN	45	MEDIUM	5 GAL	3'x4'						
	BERBEN'S THUNBERGII 'ORANGE ROCKET' ORAGE ROCKET BARBERRY	15	MEDIUM	5 GAL	2'X3'						
	HIBISCUS SYRIACUS 'APHRODITE' ROSE OF SHARON	14	MEDIUM	5 GAL	10'X10'						
	BERBERIS THUNBERGII 'CHERRY BOMB' CHERRY BOMB BARBERRY	29	MEDIUM	5 GAL	2'X2'						

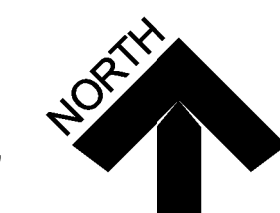
LEGEND:

	A. LAWN
	B. CONCRETE SIDEWALK
	C. ASPHALT
	D. GRAVEL / GROUND COVER
	E. PONDING AREA



1 Landscape Plan - West End
1" = 20'-0"

0 8' 16' 24'



LANDSCAPE DATA:

GROSS LOT AREA LESS BUILDING(S)	127,198.38 SF
NET LOT AREA	27,036.64 SF
REQUIRED LANDSCAPE 15% OF NET LOT AREA	15,024.26 SF
LANDSCAPE AREAS:	
1. LAWN	6,939 SF
2. CONCRETE SIDEWALK	6,020 SF
3. ASPHALT	2,500 SF
4. GRAVEL / GROUND COVER	554 SF
5. PONDING AREA	5,685 SF
6. OTHER	4,724 SF
7. OTHER	4,020 SF
8. OTHER	3,068 SF
TOTAL LANDSCAPE PROVIDED	33,510 SF > 15,024 SF
IMPERVIOUS AREAS:	
PUBLIC / PRIVATE CONCRETE SURFACES	27,933 SF
ASPHALT / PARKING	44,035 SF
PARKING LANDSCAPING REQUIRED (15%)	6,605 SF
PARKING LANDSCAPING PROVIDED	8,731 SF
PERVIOUS AREAS:	
LAWN	2,847 SF
GROUND COVER (GRAVEL / LANDSCAPE)	25,095 SF
DOG PARK	3,067 SF
PONDING AREA	2,500 SF
10% OF LANDSCAPE AREA IS ALLOWED TO BE HIGH WATER USE TURF - AREA MAX ALLOWED	3,351 SF
HIGH WATER USE TURF PROVIDED	1,632 SF < 3,251 SF
REQUIRED STREET TREES PROVIDED AT 30' O.C. SPACING:	23
REQUIRED PARKING LOT TREES AT 1 PER 10 SPACES (150 SPACES / 10):	15
PROVIDED PARKING LOT TREES:	15
OPEN SPACE REQUIREMENT FOR MULTI-FAMILY RESIDENTIAL	21,450 SF
OPEN SPACE PROVIDED	77,117SF

LANDSCAPE NOTES:

MAINTENANCE OF LANDSCAPE BY PROPERTY OWNER.

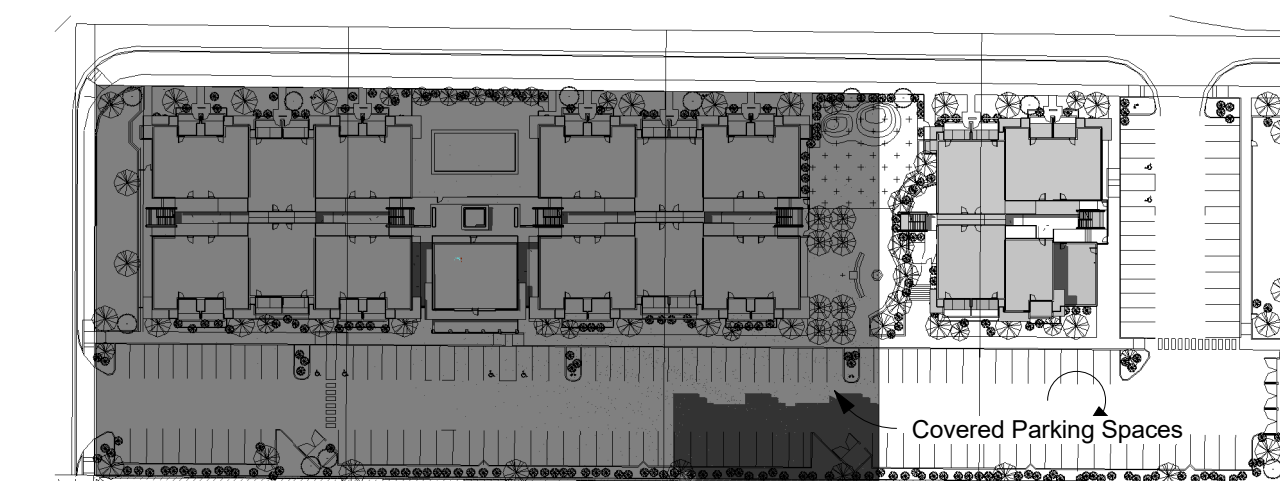
PLANTINGS TO BE WATERED BY AUTOMATIC DRIP IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER.

WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1 PLANTING RESTRICTIONS APPROACH

IT IS THE INTENT OF THIS PLAN TO PROVIDE MINIMUM 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-3-10

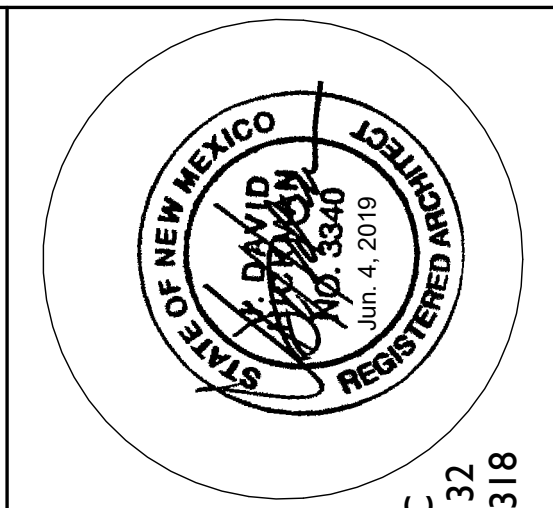
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL AT 3" DEPTH OVER FILTER FABRIC APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.

THE OWNER SHALL BE RESPONSIBLE FOR AND SHALL PROPERLY MAINTAIN ALL TO BE CONSTRUCTED LANDSCAPE AREAS INCLUDING LANDSCAPING PROPOSED TO BE CONSTRUCTED WITHIN THE RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

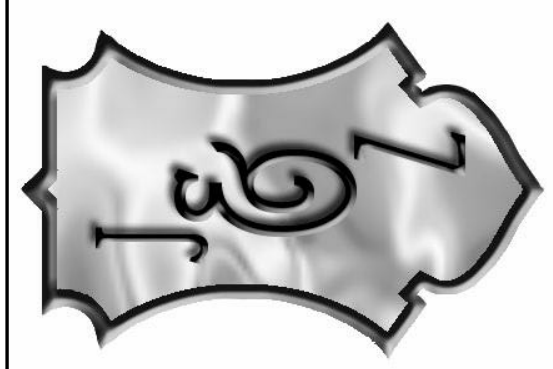


3 Site Plan Key
1" = 100'-0"

"EASY AS PIE"



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
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11030 MENAUL NE SUITE C
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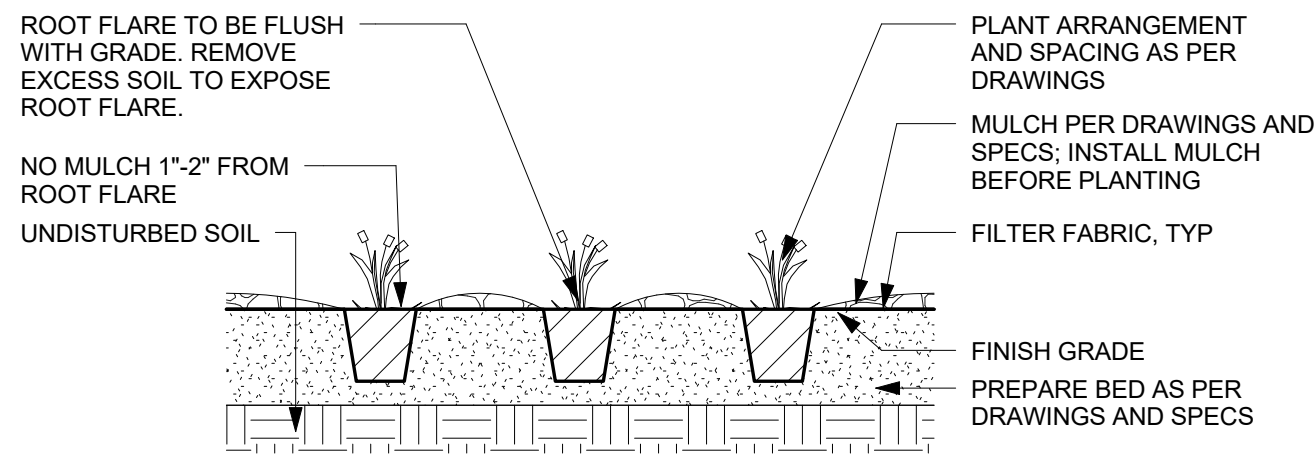
job no:
drawn: OO
checked: J&Z
date: 6/4/19

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LANDSCAPE PLAN
ALAMEDA LUXURY APARTMENTS

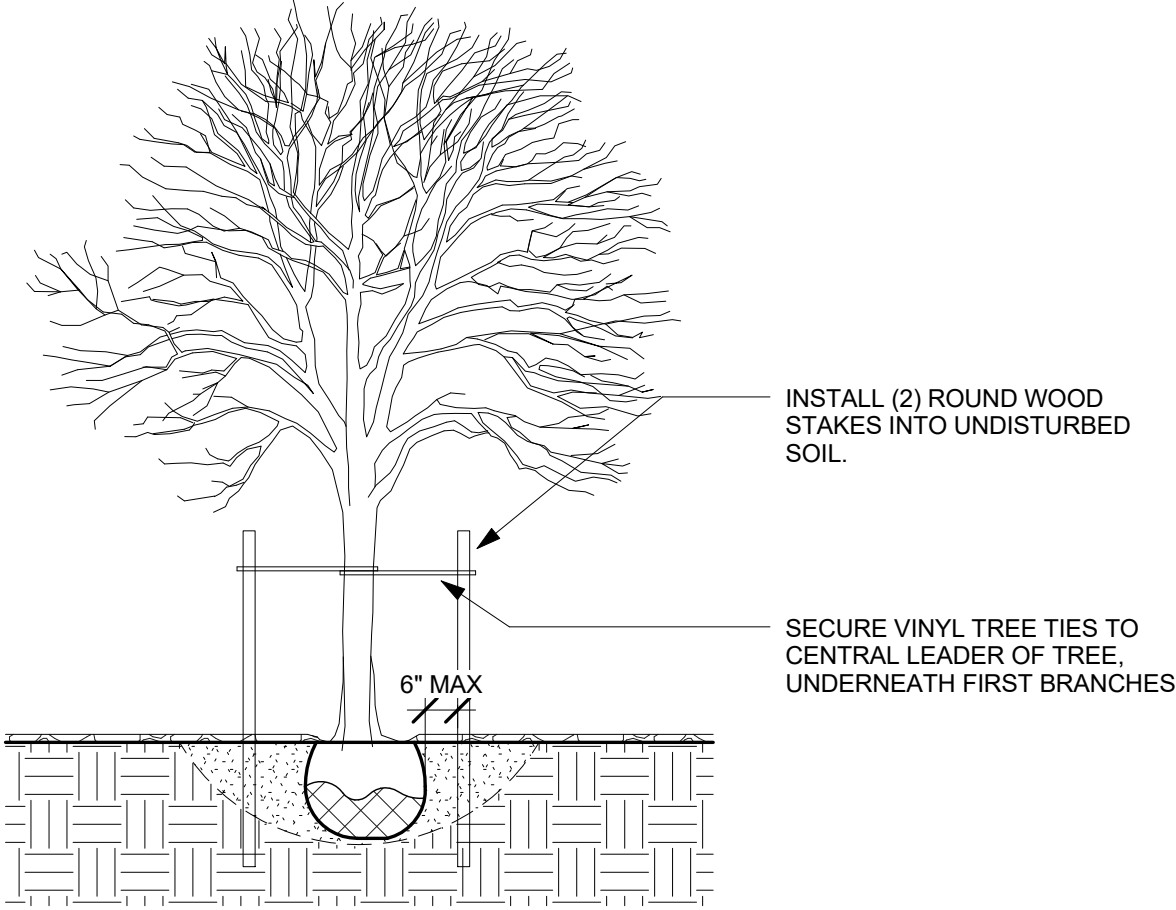
8100 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:
DRB2.0

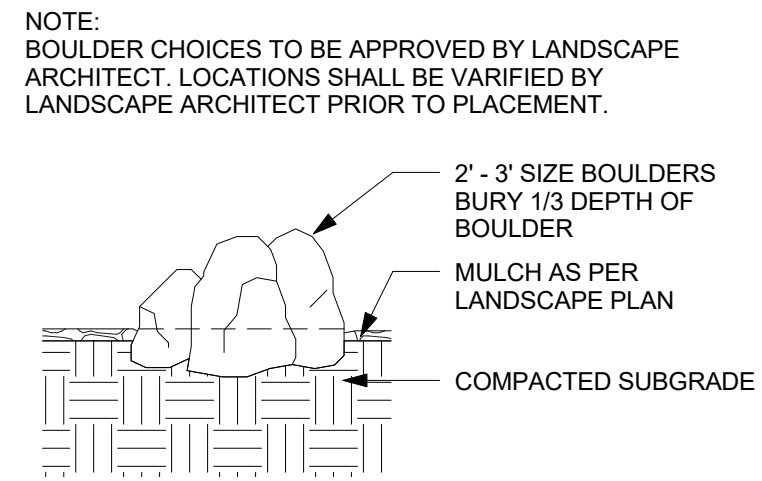


6 Landscape Detail - Landscape Bed
1/8" = 1'-0"

- NOTES:
- VINYL TREE TIES TO BE CINCH-TIE 3/2" OR APPROVED EQUAL, AVAILABLE FROM V.I.T. PRODUCTS 800-729-1314
 - STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.

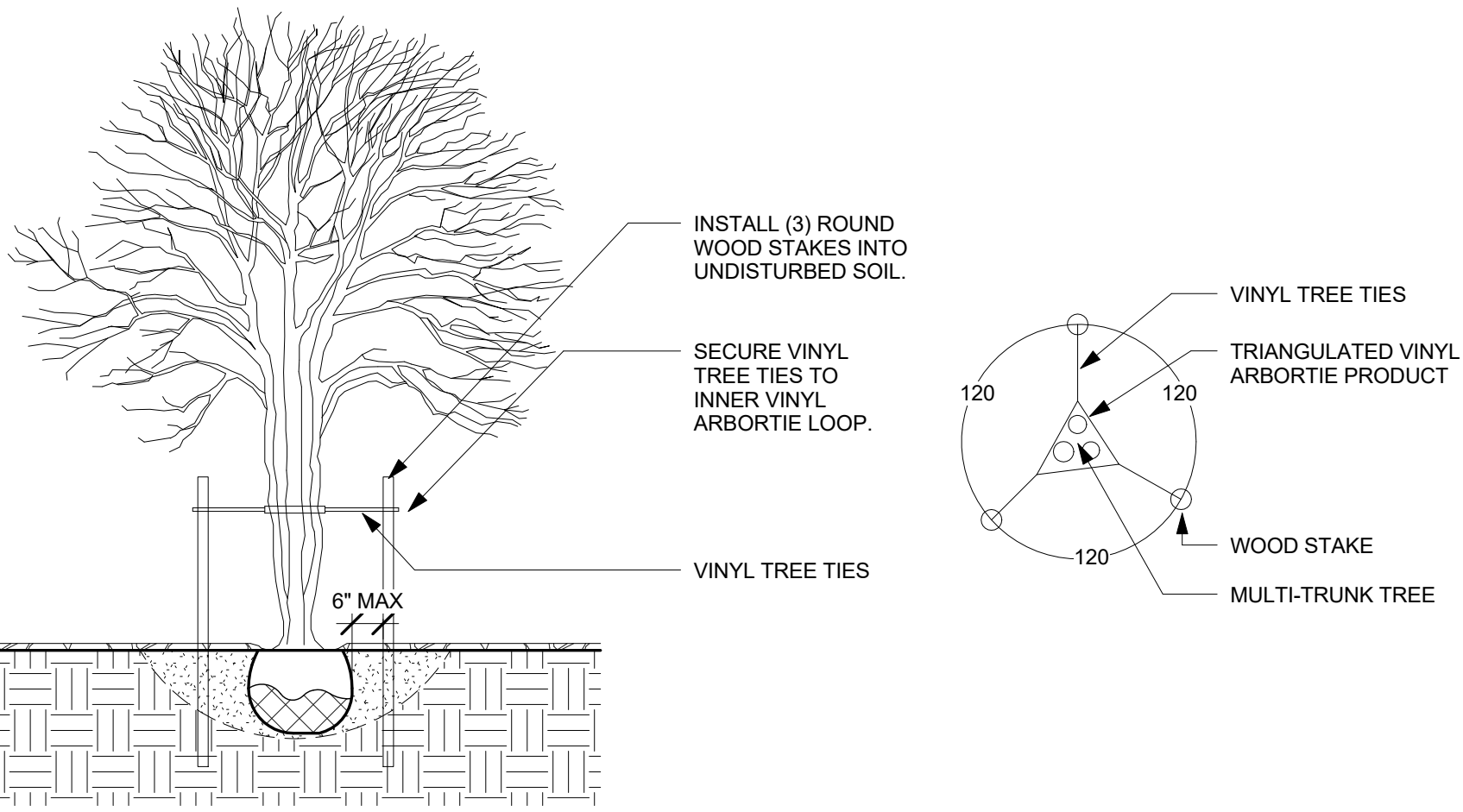


8 Landscape Detail - Tree Staking
1/8" = 1'-0"



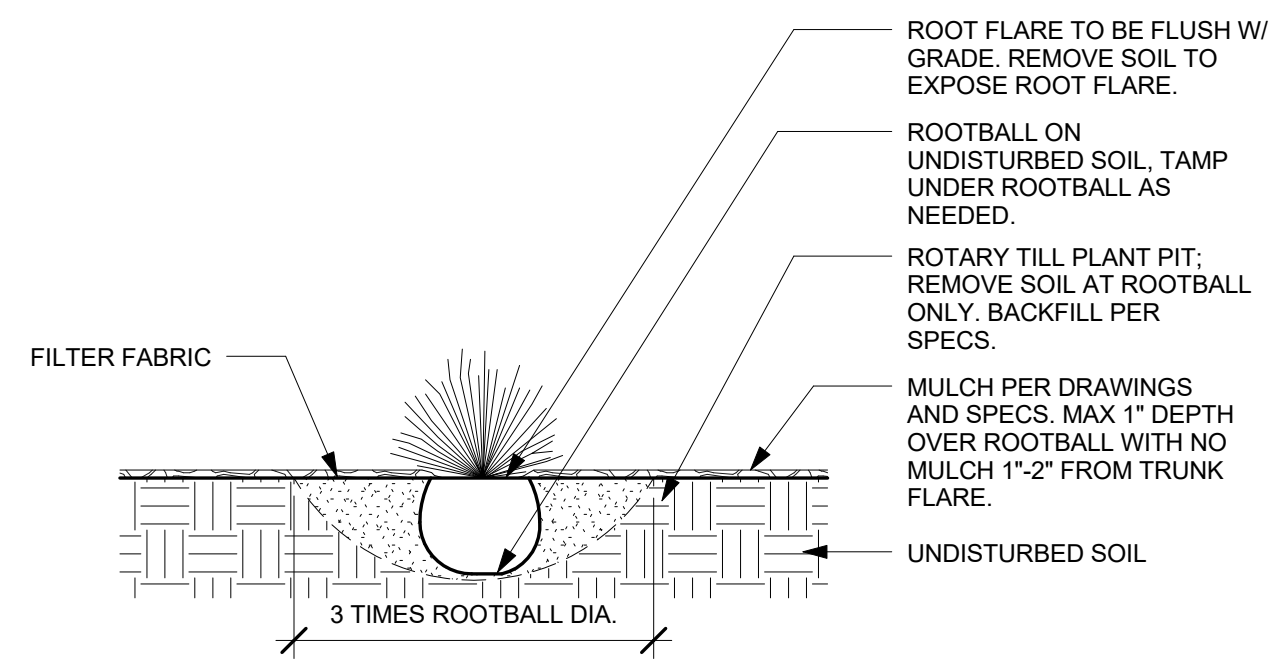
10 Landscape Detail - Boulder Installation
1/4" = 1'-0"

- NOTES:
- VINYL TREE TIES TO BE CINCH-TIE 3/2" OR APPROVED EQUAL, AVAILABLE FROM V.I.T. PRODUCTS 800-729-1314
 - STAKING TO BE REMOVED AT THE END OF WARRANTY PERIOD.



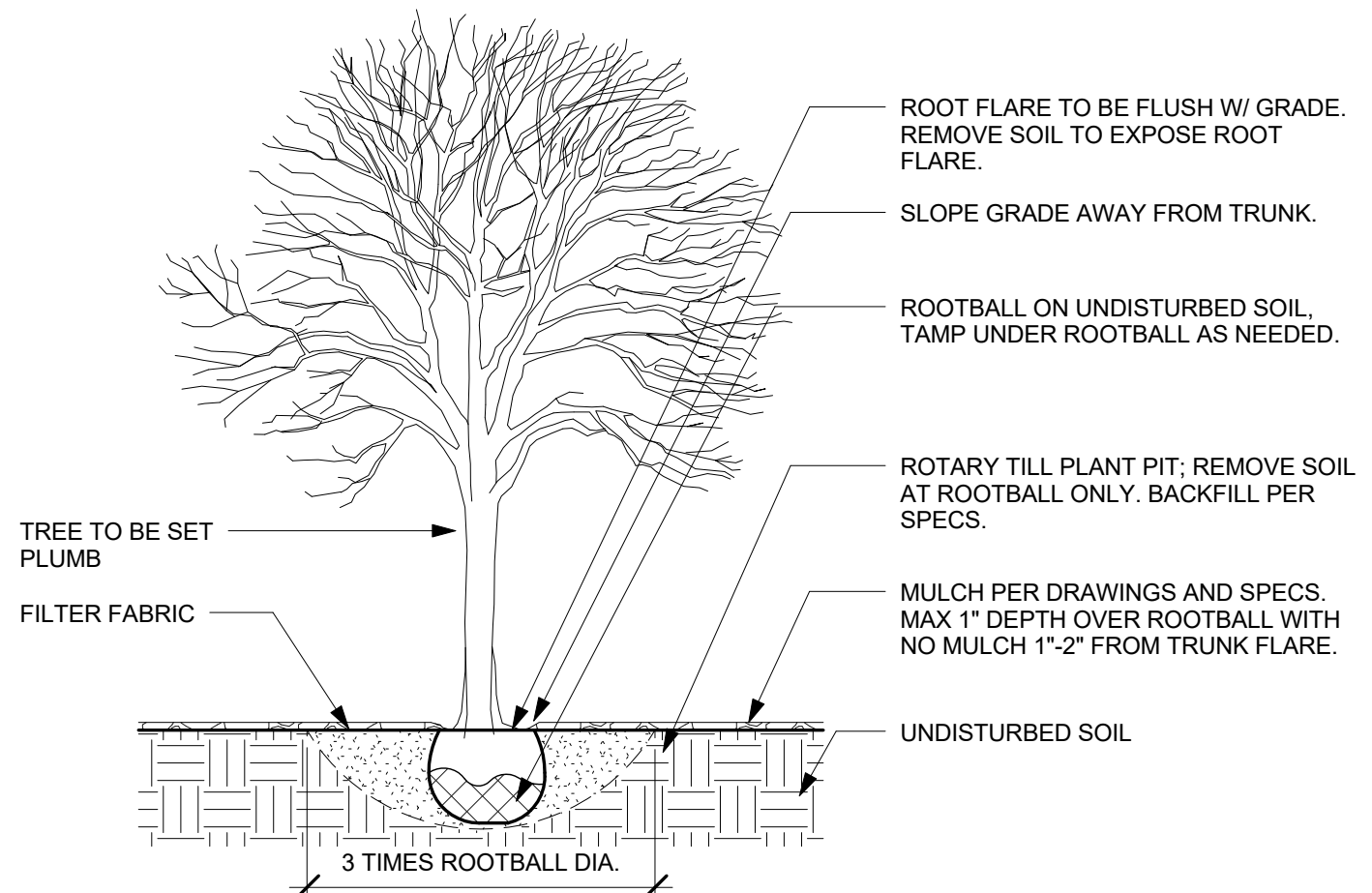
9 Landscape Detail - Multi-Trunk Staking
1/8" = 1'-0"

- NOTES:
- PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED AS COMPLETELY AS POSSIBLE, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 - BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING.

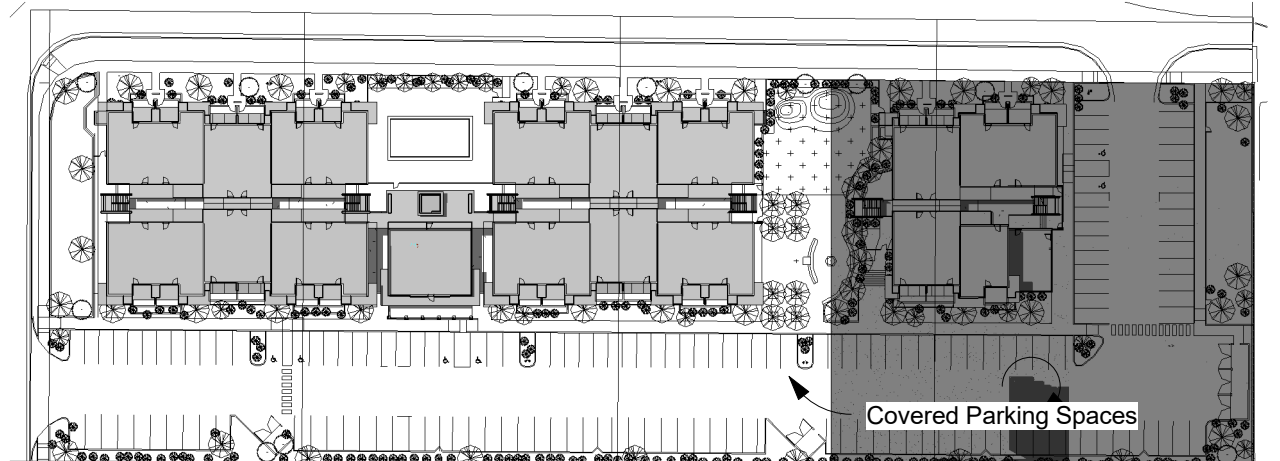


5 Landscape Detail - Shrub
1/8" = 1'-0"

- NOTES:
- PRIOR TO BACKFILLING, ALL MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP, AND ROPE SHALL BE REMOVED AS COMPLETELY AS POSSIBLE, WHILE STILL PROTECTING THE INTEGRITY OF THE ROOTBALL.
 - BOTTOM OF TREE PITS TO BE COMPACTED TO PREVENT SETTLING.



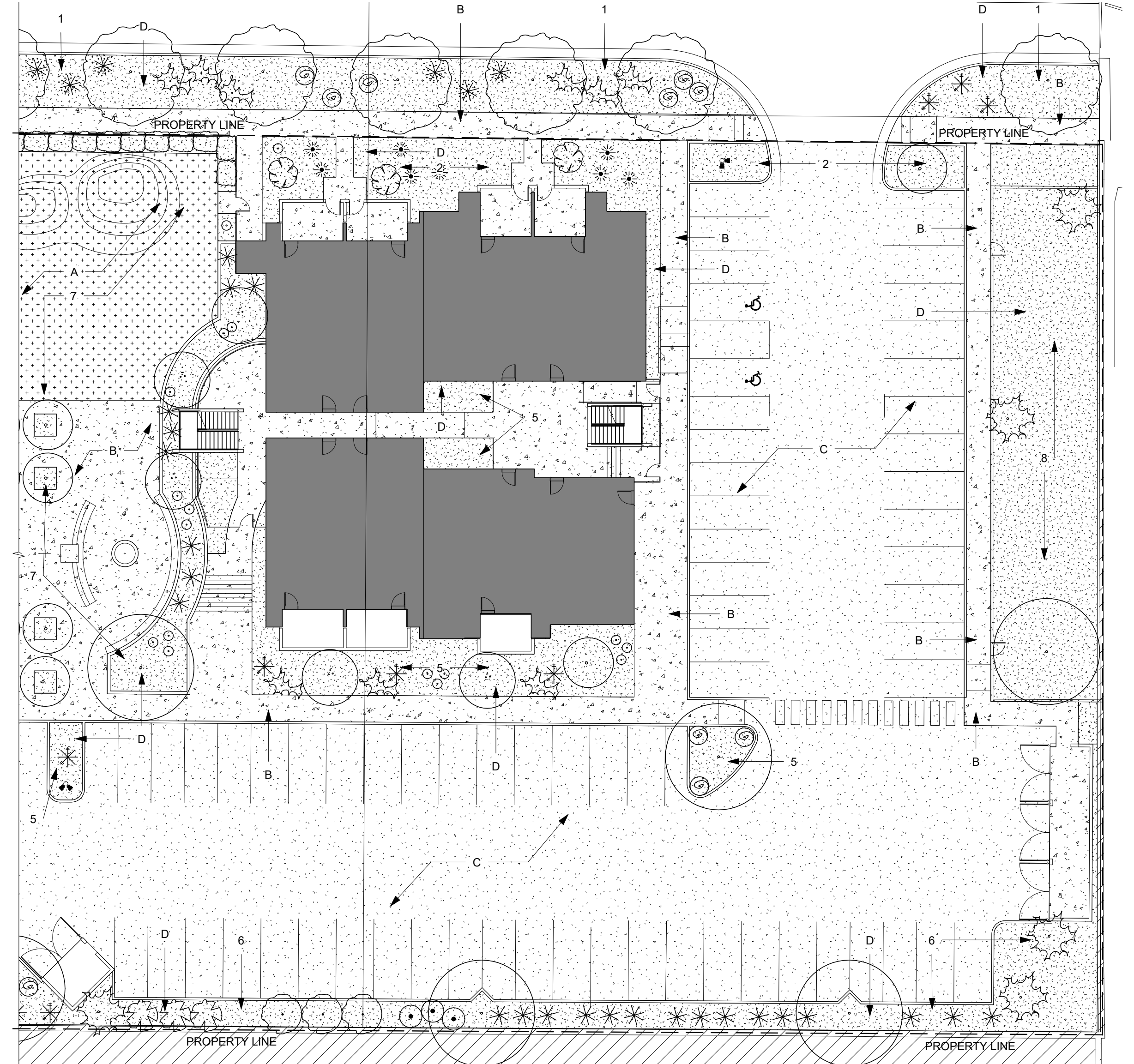
7 Landscape Detail - Tree
1/8" = 1'-0"



3 Site Plan Key Copy 1
1" = 100'-0"

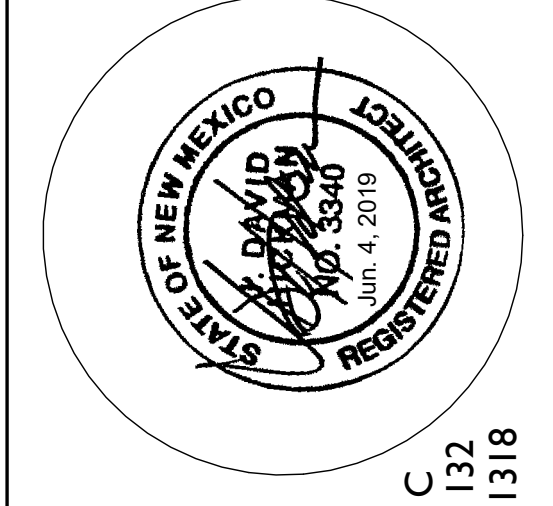
PLANT LEGEND:

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	SALVIA GREGGII 'FURMAN'S RED' CHERRY SAGE	9	LOW	5 GAL	2'x3'						
	CARYOPTERIS X CLANDONENSIS BLUE MIST SPIREA	6	LOW	5 GAL	3'x3'						
	SYRINGA BLOOMERANG LILAC	9	MEDIUM	5 GAL	4'x5'						
	COTONEASTER GLAUCOPHYLLUS GRAYLEAF COTONEASTER	9	LOW	5 GAL	2'x9'						
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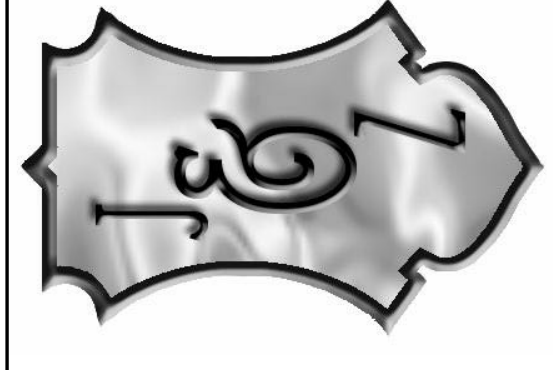
1 Landscape Plan - East End
1" = 20'-0"

"EASY AS PIE"



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS

11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P: 505-797-1318



job no:
drawn: 00
checked: J&Z
date: 6/4/19

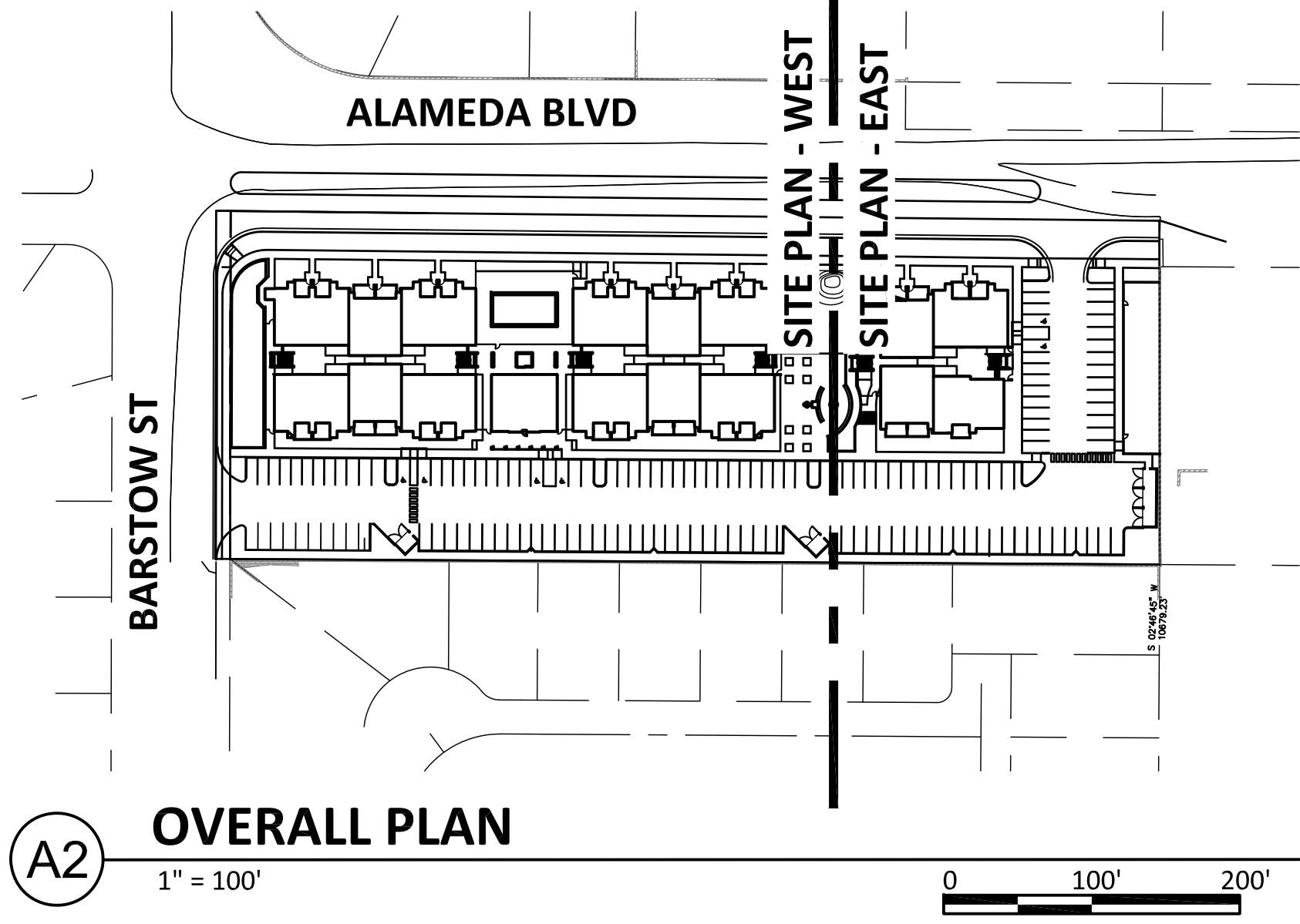
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LANDSCAPE PLAN

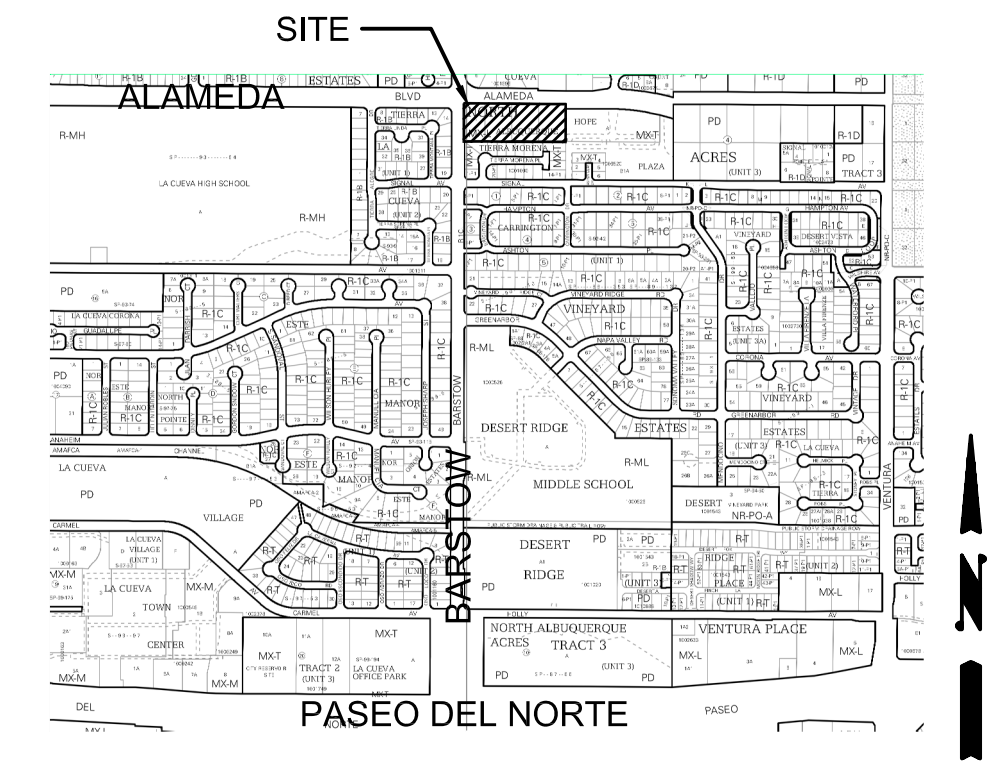
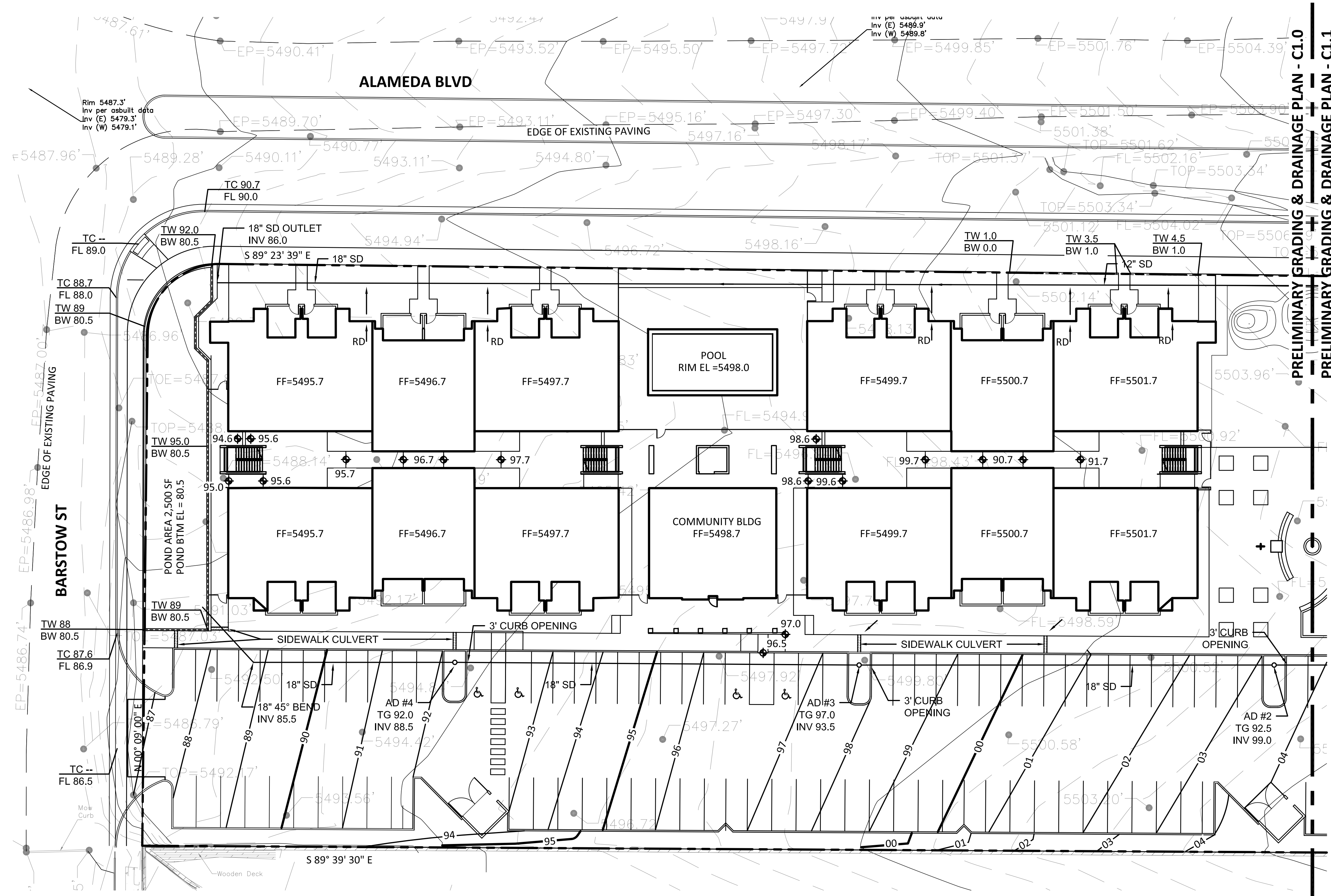
ALAMEDA LUXURY APARTMENTS

8100 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:
DRB2J



NOTE: ALL ROOF DRAINS ON NORTH SIDE OF BUILDING TO BE CONNECTED TO PRIVATE STORM DRAIN



LEGEND

---	EXISTING CONSTRUCTION
---	NEW CONTOUR
FF=5495.7	FINISH FLOOR ELEV
◆ 65.5	NEW SPOT ELEVATION
---	NEW CONSTRUCTION
— RD	ROOF DRAIN
— TC	TOP OF CURB
— FL	FLOWLINE
— TW	TOP OF WALL
— BW	BOTTOM OF WALL

DRAINAGE ANALYSIS

ADDRESS: 8650 Alameda Blvd NE, Albuquerque, NM

LEGAL DESCRIPTION: Lots 1-4, Block 4, North ABQ Acres, Tract 3, Unit 3

SITE AREA: 126,302 SF (2.90 acres)

BENCHMARK: City of Albuquerque Station '7-C19' being a brass cap. ELEV= 5485.723 (NAVD 1988)

SURVEYOR: Cartesian Surveying Inc. dated August, 2017

PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001C0141G (9/26/2008), this site is identified as being within Zone 'X' which is determined to be outside the 0.2% annual chance floodplain.

OFFSITE FLOW: The site does not accept any offsite flow as it is bound by commercial development to the east, residential development to the south, and public streets along the west and north sides.

EXISTING CONDITIONS: The site is currently undeveloped with some vegetation. The site slopes down to the west at 3.5-4.0% and discharges to Barstow Street NE.

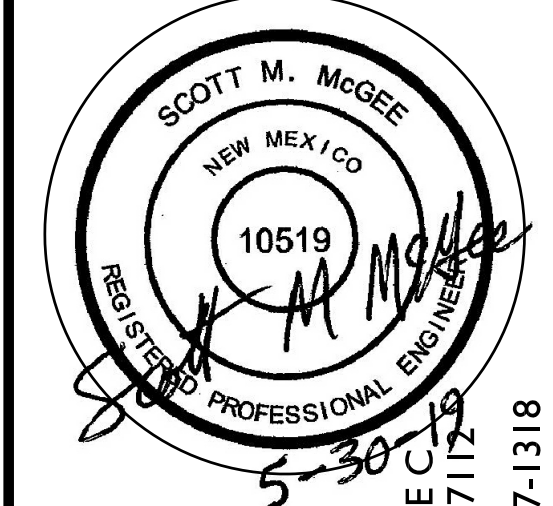
PROPOSED IMPROVEMENTS: The proposed improvements include 3 new 3-story apartment buildings, a community building with swimming pool, associated paved access and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and include the onsite retention of the first flush volume.

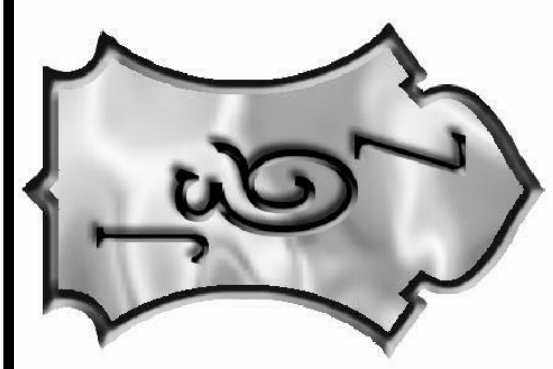
Existing land treatment: 100% A
 $Q = (1.87)(2.90) = 5.4$ CFS
 Proposed land treatment: 7% B, 28% C and 65% D
 $Q = [(0.07)(2.60) + (0.28)(3.45) + (0.65)(5.02)](2.90) = 12.1$ CFS

First flush $V = (82,096)(0.34/12) = 2,326$ CF

A hydrograph based on 12 min. time of concentration, 13.1 min. time to peak, and duration of peak flow of 15x0.65 = 9.75 minutes gives required volume of 13,100 CF. Based on undeveloped $V = 126,302 \times 0.055 = 6,950$ CF and developed $V = 126,302 \times 0.163 = 20,600$ CF gives difference of 13,650 CF. Total pond volume provided onsite is 16,000 CF which will be pumped up to discharge at $Q = 5.4$ CFS, to the Barstow curbline. The 1st flush volume of 2,326 CF will be retained in the pond bottom.



JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
MAKING HOUSE CALLS



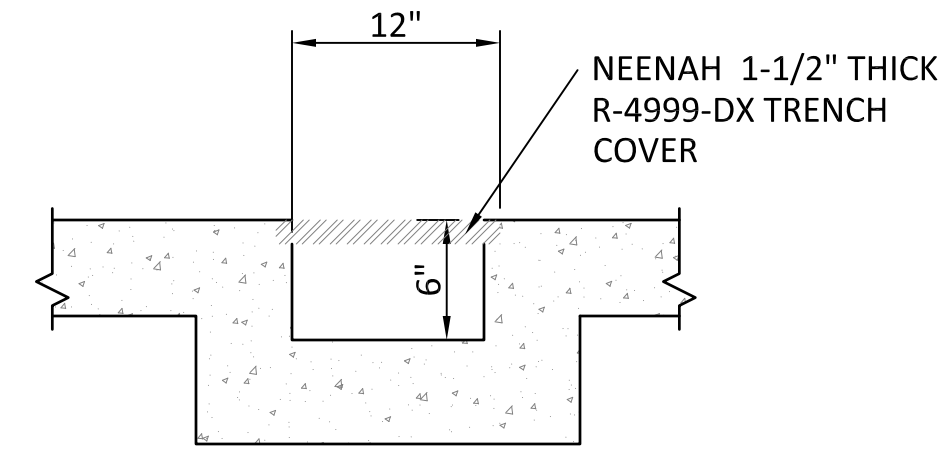
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checked:	SMM
date:	05-29-19

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ALAMEDA LUXURY APARTMENTS

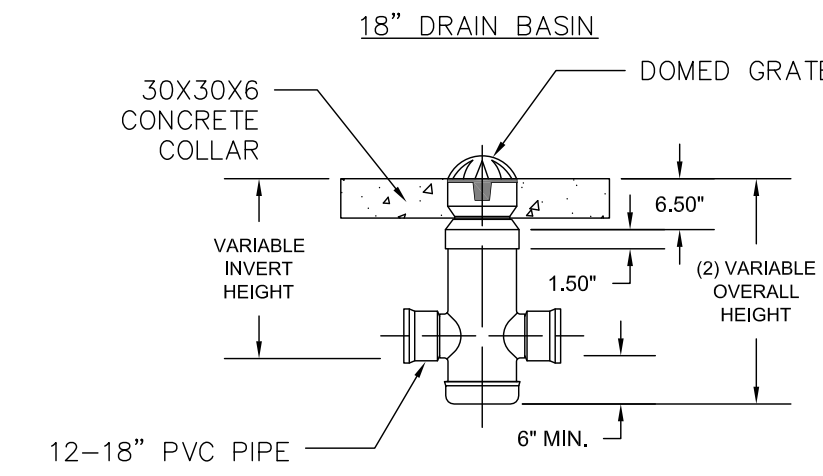
8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122

"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"



SIDEWALK CULVERT DETAIL

NTS

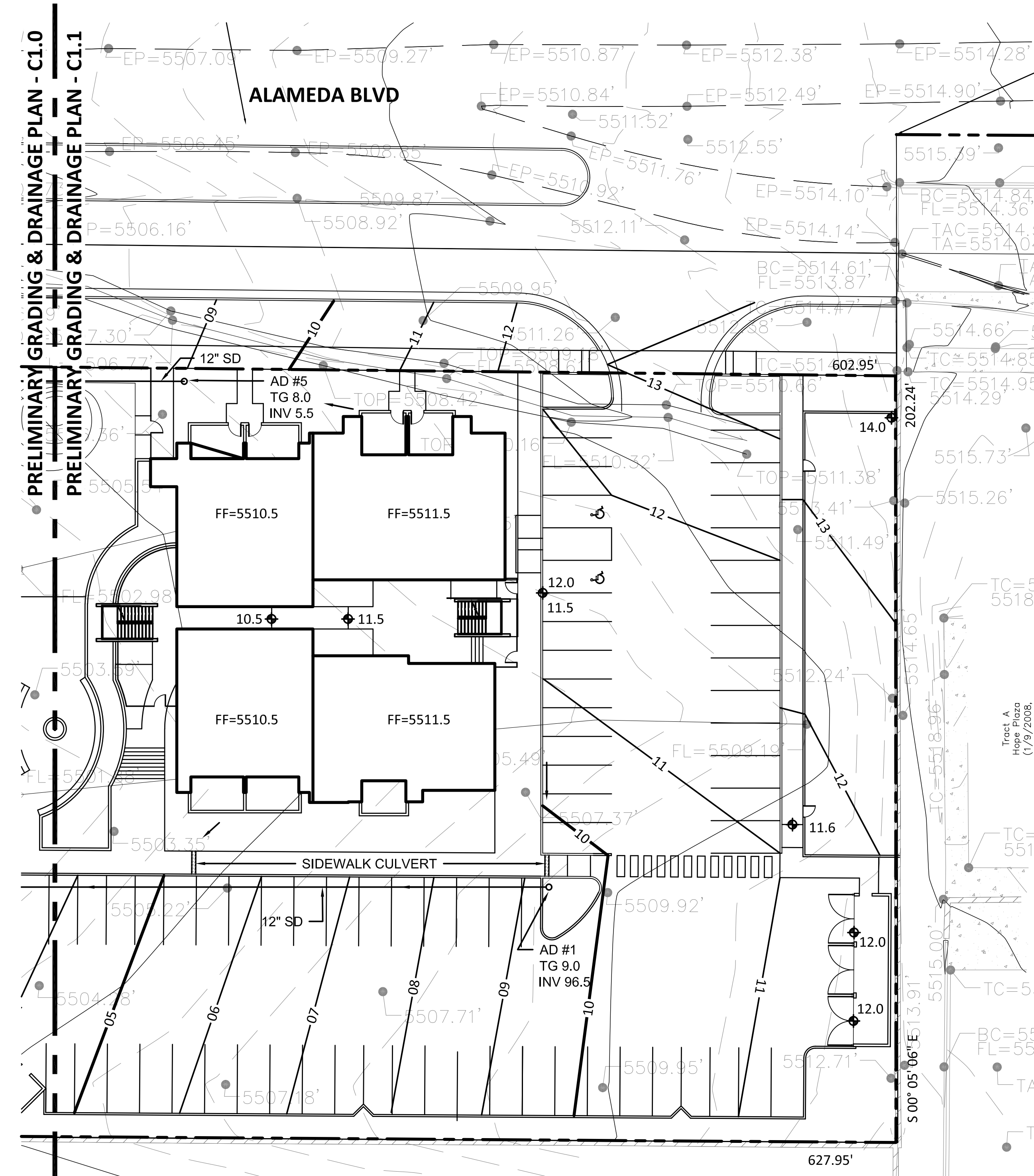


AREA DRAIN DETAIL

NTS

LEGEND

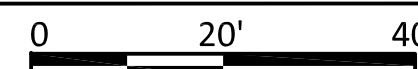
- EXISTING CONSTRUCTION
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- ◆ 65.5 NEW SPOT ELEVATION
- NEW CONSTRUCTION
- RD ROOF DRAIN
- TC TOP OF CURB
- FL FLOWLINE
- TW TOP OF WALL
- BW BOTTOM OF WALL



PRELIMINARY GRADING & DRAINAGE PLAN - EAST

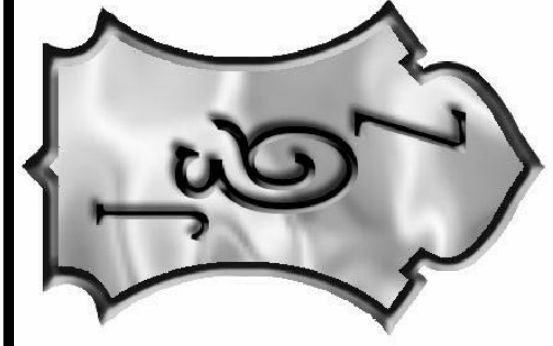
A1

1" = 20'



"WERE YOUR BUILDING WIZ KIDZ & YOU CAN"

JEEBS & ZUZU, LLC.
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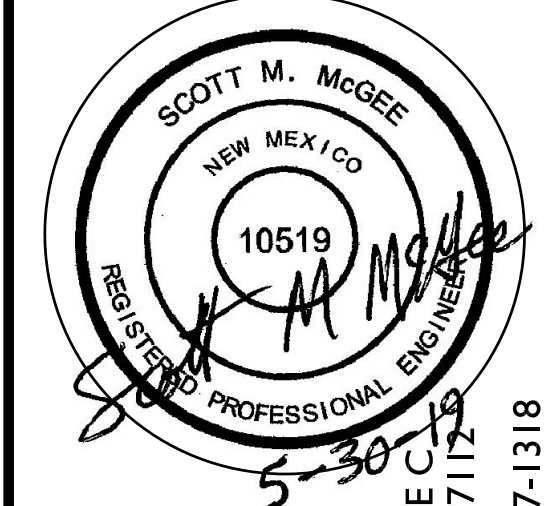


job no:	NUMBER
drawn:	JSK
checked:	SMM
date:	05-29-19

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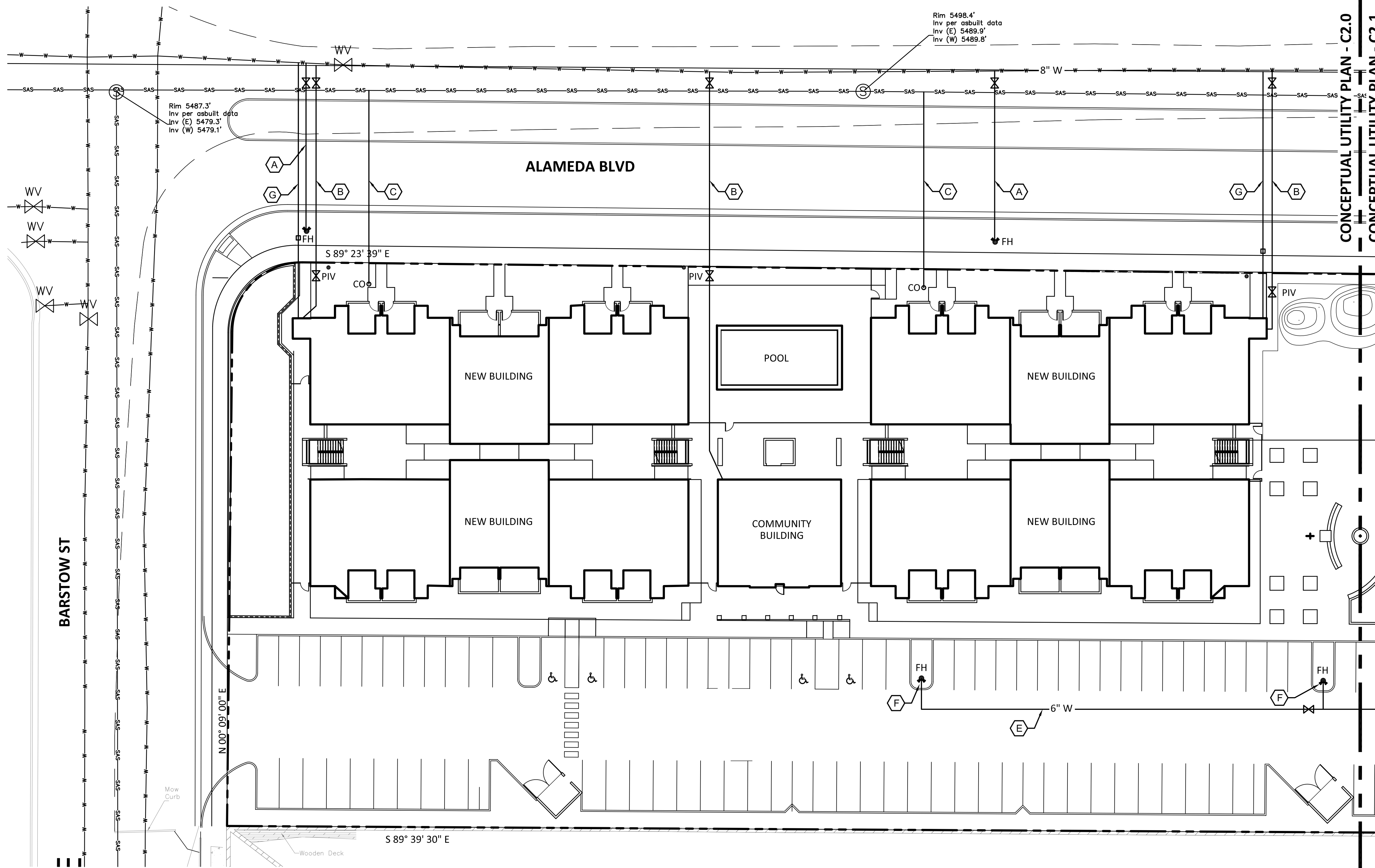
PRELIMINARY GRADING & DRAINAGE PLAN - EAST
ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122



11030 MENAUL NE SUITE
ALBUQUERQUE, NM 87112
P. 505-797-1318

NOTE: ALL WORK SHOWN WITHIN PUBLIC R/W
SHALL BE BUILT BY PUBLIC WORK ORDER



LEGEND

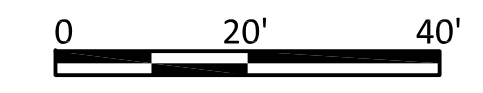
- OVERHEAD ELECTRICAL
- GAS LINE
- CO — CLEAN OUT
- W- - - - - EXISTING WATER LINE
- GAS- - - - - EXISTING GAS LINE
- SAS- - - - - EXISTING SEWER LINE
- E- - - - - ELECTRIC LINE
- W — NEW WATER LINE
- SAS — NEW SEWER LINE
- G — NEW GAS LINE
- FH FIRE HYDRANT

KEYED NOTES

- A. INSTALL NEW PUBLIC FIRE HYDRANT BY PUBLIC WORK ORDER AND COA STD DWG 2340.
- B. INSTALL NEW 6" PRIVATE BUILDING FIRE LINE FROM EXISTING MAIN TO R/W LINE BY WORK ORDER.
- C. INSTALL NEW SEWER SERVICE LINE FROM EXISTING MAIN TO BUILDING BY WORK ORDER AND COA STD DWG 2125.
- D. INSTALL NEW 8" PRIVATE FIRE LINE FROM EXISTING MAIN TO R/W LINE BY WORK ORDER.
- E. CONSTRUCT PRIVATE FIRE LINE AS SHOWN TO SUPPLY PRIVATE FIRE HYDRANTS.
- F. INSTALL NEW PRIVATE FIRE HYDRANT.
- G. NEW DOMESTIC WATER SERVICE BY PUBLIC WORK ORDER AND COA STD DWG 2363.

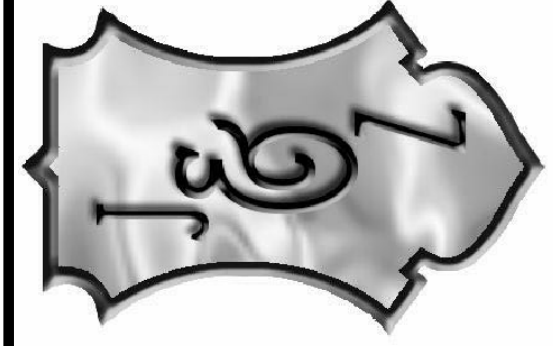
CONCEPTUAL UTILITY PLAN - C2.0
CONCEPTUAL UTILITY PLAN - C2.1

A1 CONCEPTUAL UTILITY PLAN - WEST
1" = 20'



"WERE YOUR BUILDING WIZ KIDZ & YOU CAN"

JEEBS & ZUZU, LLC.
ARCHITECTS & CONTRACTORS
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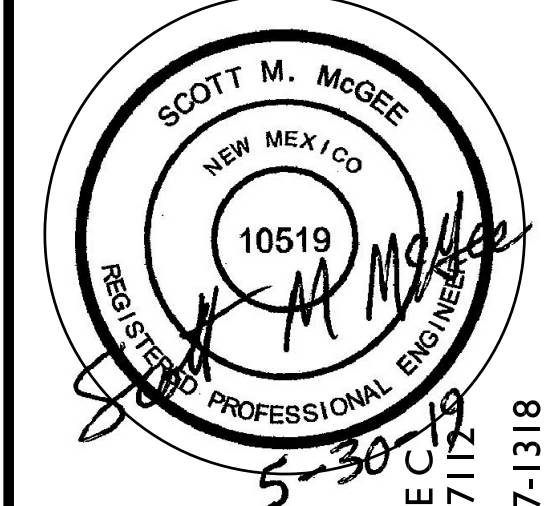


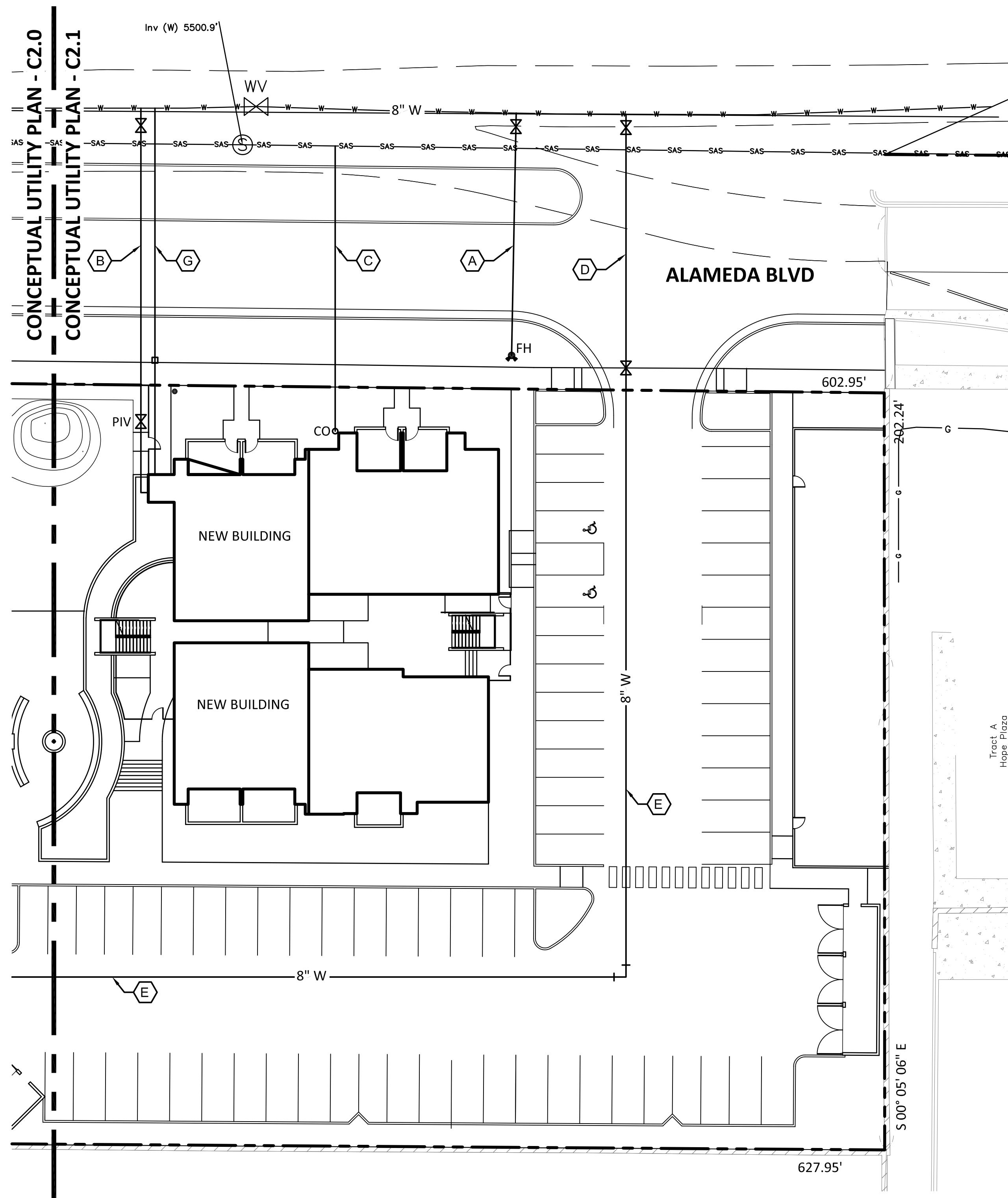
job no:	NUMBER
drawn:	JSK
checked:	SMM
date:	05-29-19

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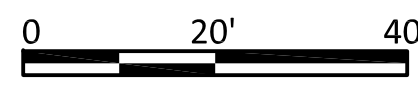
CONCEPTUAL UTILITY PLAN - WEST
ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122





A1 CONCEPTUAL UTILITY PLAN - EAST
1" = 20'



LEGEND

- OVERHEAD ELECTRICAL
- GAS LINE
- CO — CLEAN OUT
- W- - - - -W- - - - - EXISTING WATER LINE
- GAS- - - - - EXISTING GAS LINE
- SAS- - - - - EXISTING SEWER LINE
- E- - - - - ELECTRIC LINE
- W — NEW WATER LINE
- SAS — NEW SEWER LINE
- G — NEW GAS LINE
- FH FIRE HYDRANT

KEYED NOTES

- A. INSTALL NEW PUBLIC FIRE HYDRANT BY PUBLIC WORK ORDER AND COA STD DWG 2340.
- B. INSTALL NEW 6" PRIVATE BUILDING FIRE LINE FROM EXISTING MAIN TO R/W LINE BY WORK ORDER.
- C. INSTALL NEW SEWER SERVICE LINE FROM EXISTING MAIN TO BUILDING BY WORK ORDER AND COA STD DWG 2125.
- D. INSTALL NEW 8" PRIVATE FIRE LINE FROM EXISTING MAIN TO R/W LINE BY WORK ORDER.
- E. CONSTRUCT PRIVATE FIRE LINE AS SHOWN TO SUPPLY PRIVATE FIRE HYDRANTS.
- F. INSTALL NEW PRIVATE FIRE HYDRANT.
- G. NEW DOMESTIC WATER SERVICE BY PUBLIC WORK ORDER AND COA STD DWG 2363.

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CONCEPTUAL UTILITY PLAN - EAST

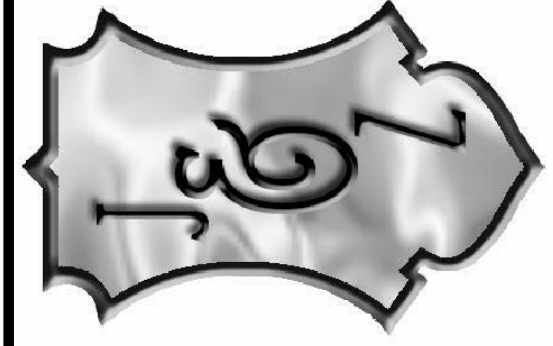
ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD NE
ALBUQUERQUE, NM 87122

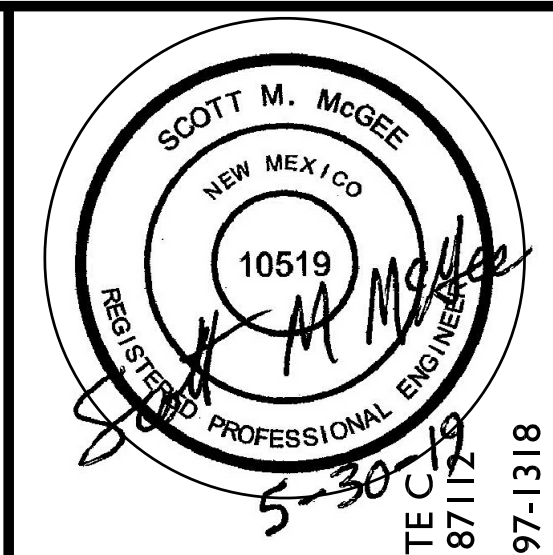
C-21

"WERE YOUR BUILDING WIZ KIDZ SO YOU CAN"

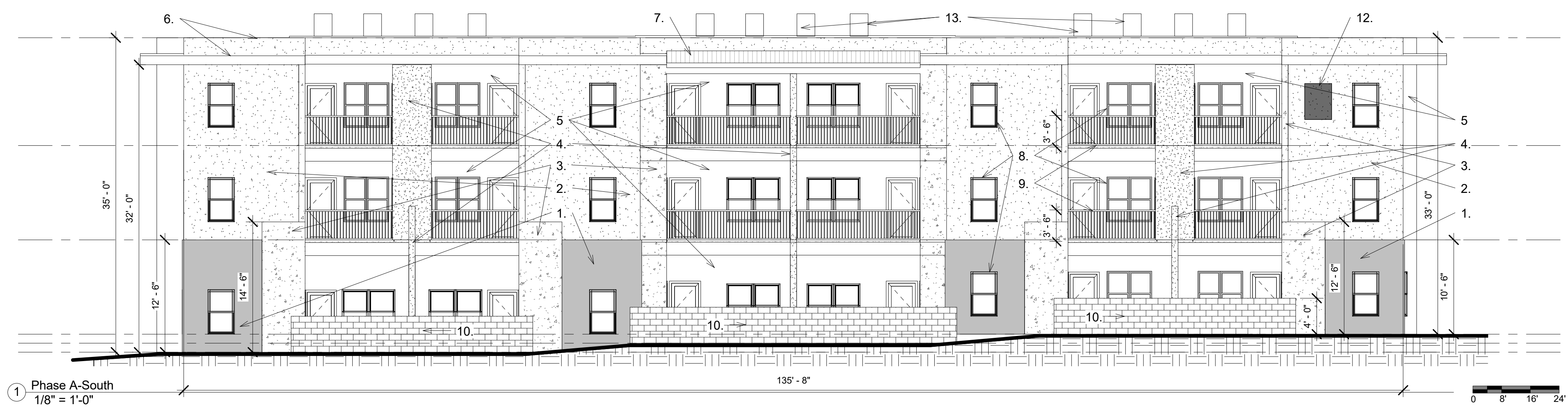
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job no:	NUMBER
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checked:	SMM
date:	05-29-19

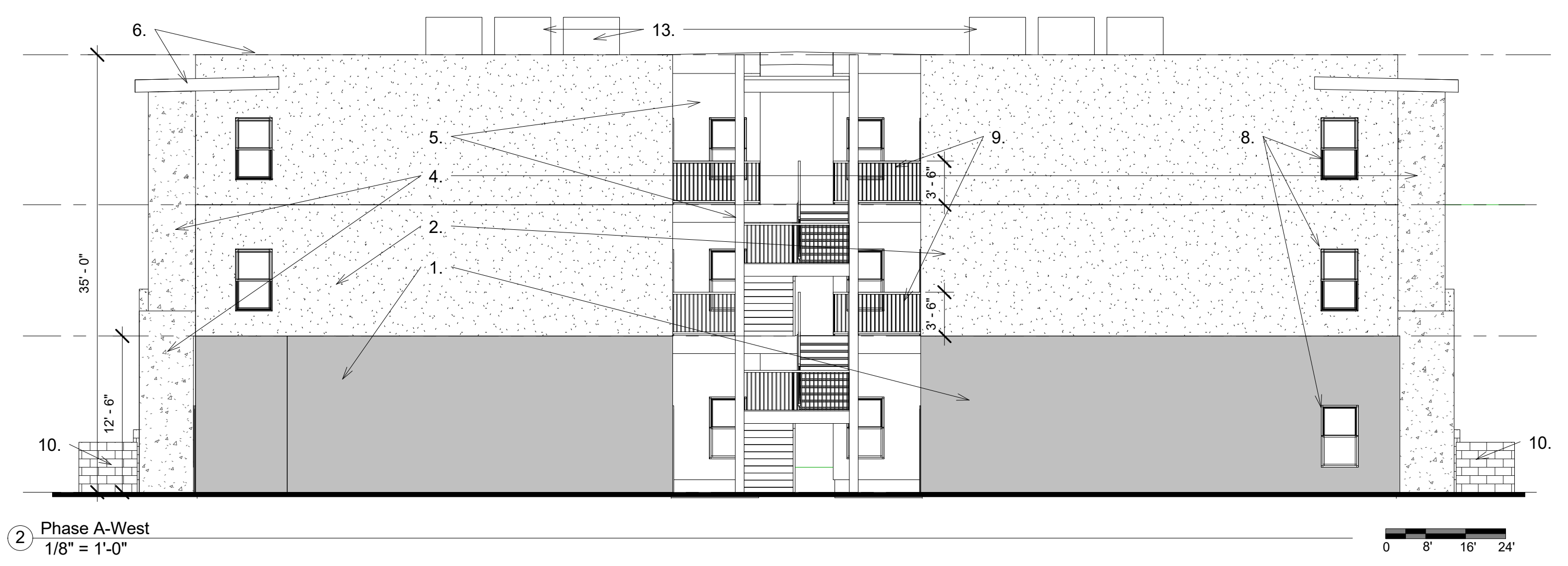


11030 MENAUL NE SUITE
ALBUQUERQUE, NM 87112
P: 505-797-1318

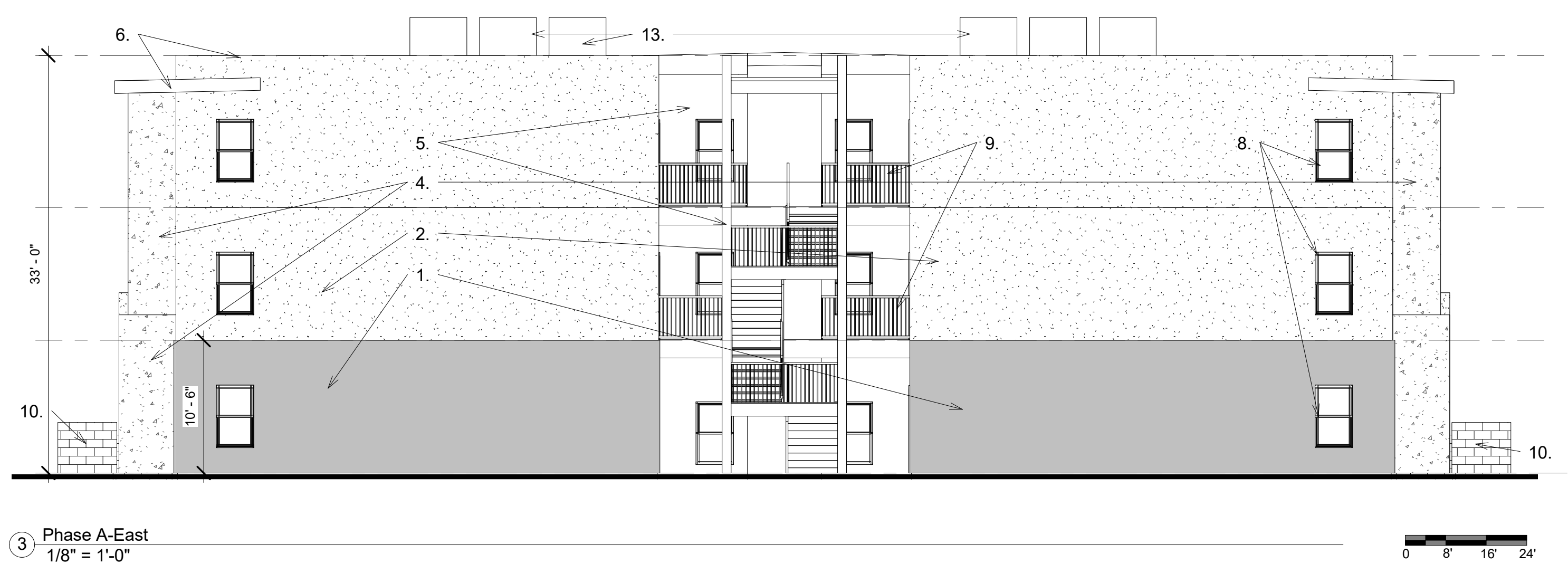


① Phase A-South
1/8" = 1'-0"

- Keyed Notes:**
1. Stucco Color #1: Medium Grey
 2. Stucco Color #2: Tan
 3. Stucco Color #3: Red Orange
 4. Stucco Color #4: Orange Yellow
 5. Stucco Color #5: Off White
 6. White single ply membrane roof
 7. Pitched metal roof ("galvalume" finish to match gutters and downspouts)
 8. White vinyl windows
 9. Painted metal railings
 10. Exposed CMU yard wall
 11. Painted metal gate to match railings
 12. Building sign with units range
 13. Roof mounted heat pump condenser units pushed to middle of building so as not to be seen from street
- GENERAL NOTES:**
1. ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPERATE BUILDING PERMIT IN ACCORDANCE WITH THE UNDERLYING MX-L ZONING



② Phase A-West
1/8" = 1'-0"

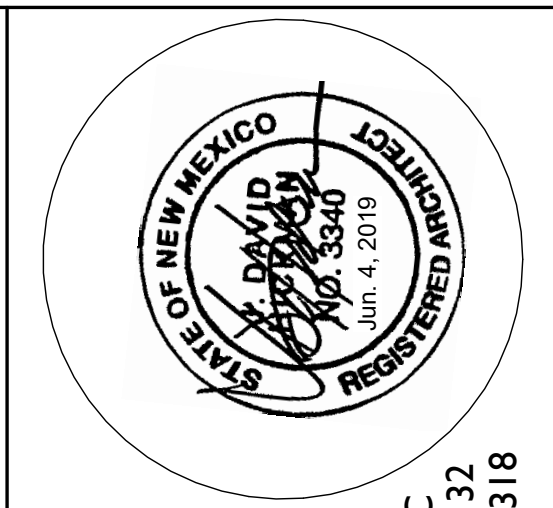


③ Phase A-East
1/8" = 1'-0"



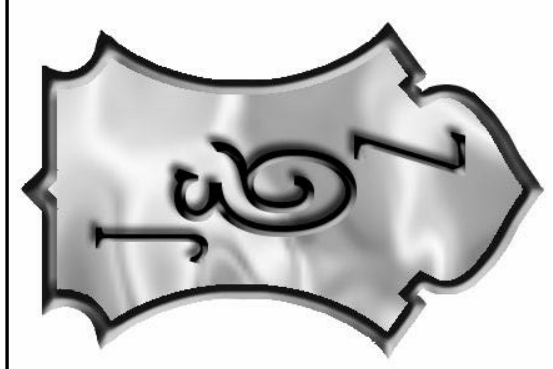
④ Phase A-North
1/8" = 1'-0"

"EASY AS PIE"



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job no:
drawn: JDH
checked: J&Z
date: 6/4/19

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PHASE A ELEVATIONS
ALAMEDA LUXURY APARTMENTS
8400 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:
4

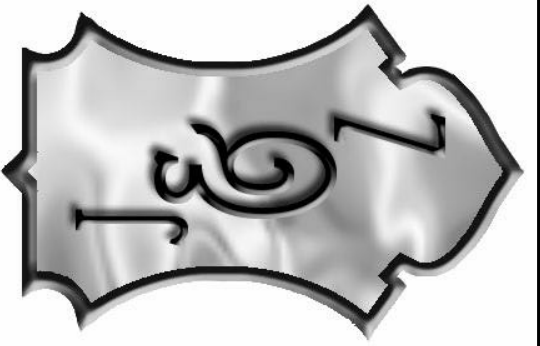
"EASY AS PIE"



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11030 MENAUL NE SUITE C
ALBUQUERQUE, NM 871132
P: 505-797-1318



job no:

drawn: JDH

checked: J&Z

date: 6/4/19

ALAMEDA LUXURY APARTMENTS

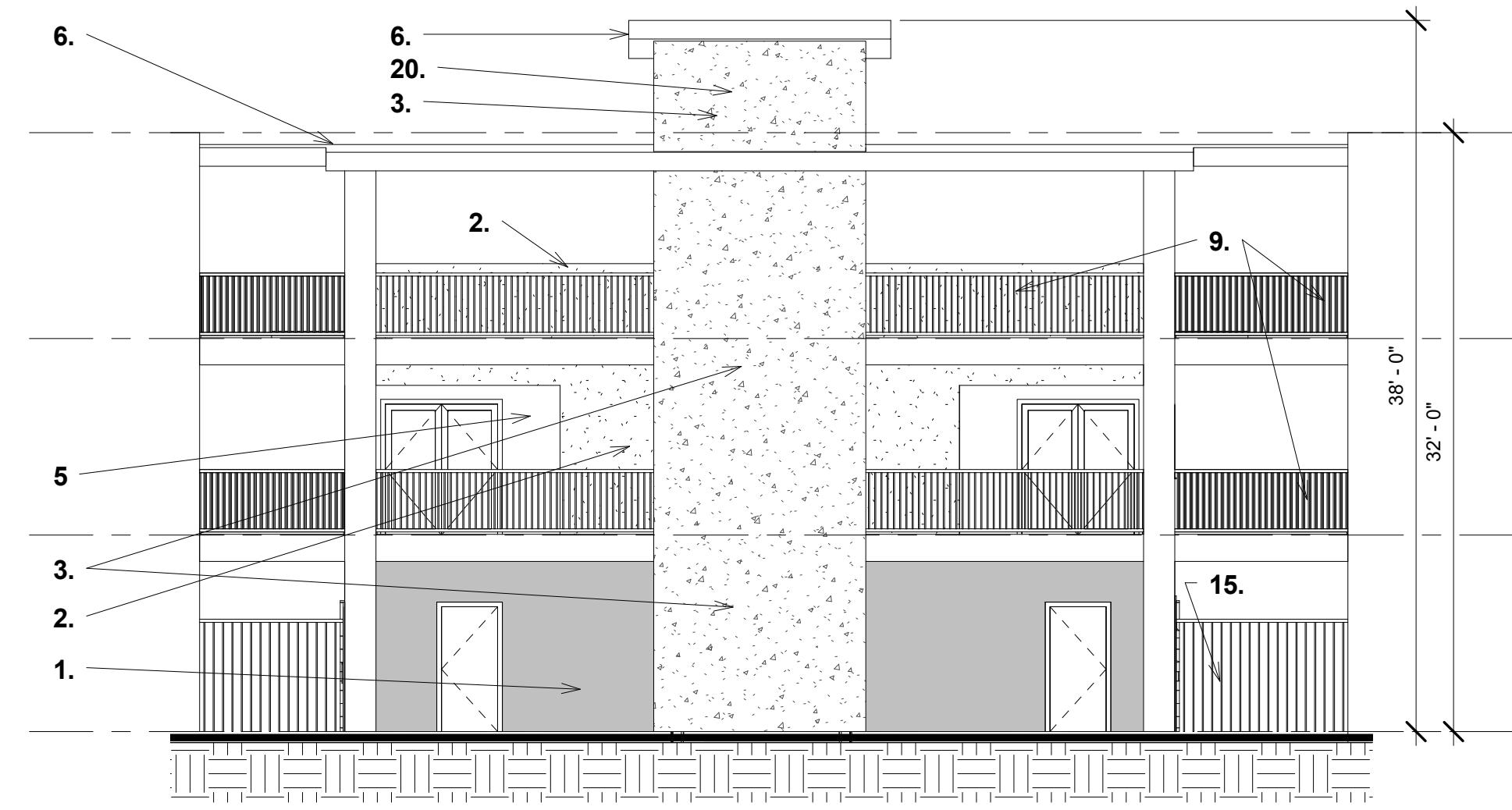
8100 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:

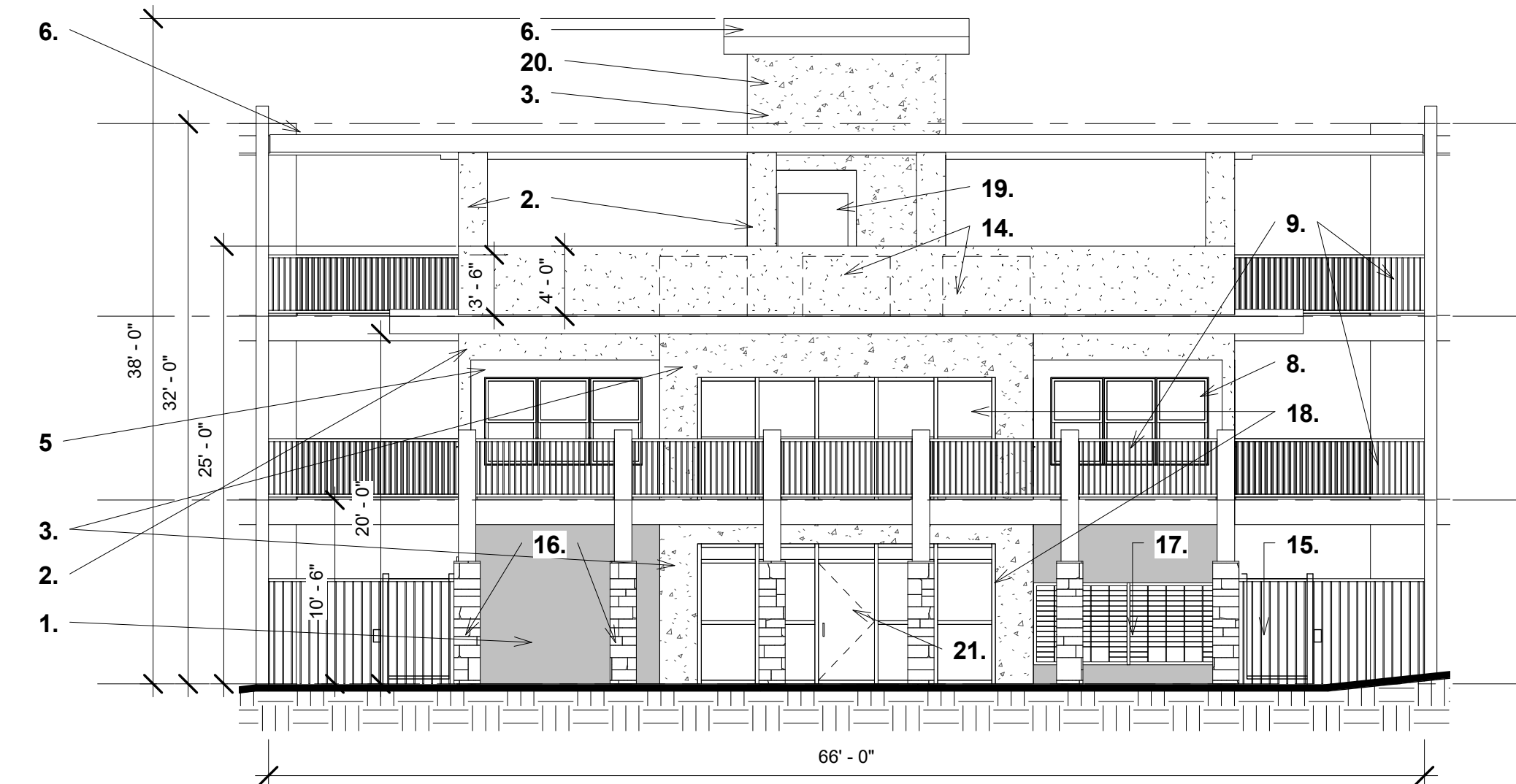
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COMMUNITY BUILDING ELEVATIONS



2 Community Building -North
1/8" = 1'-0"



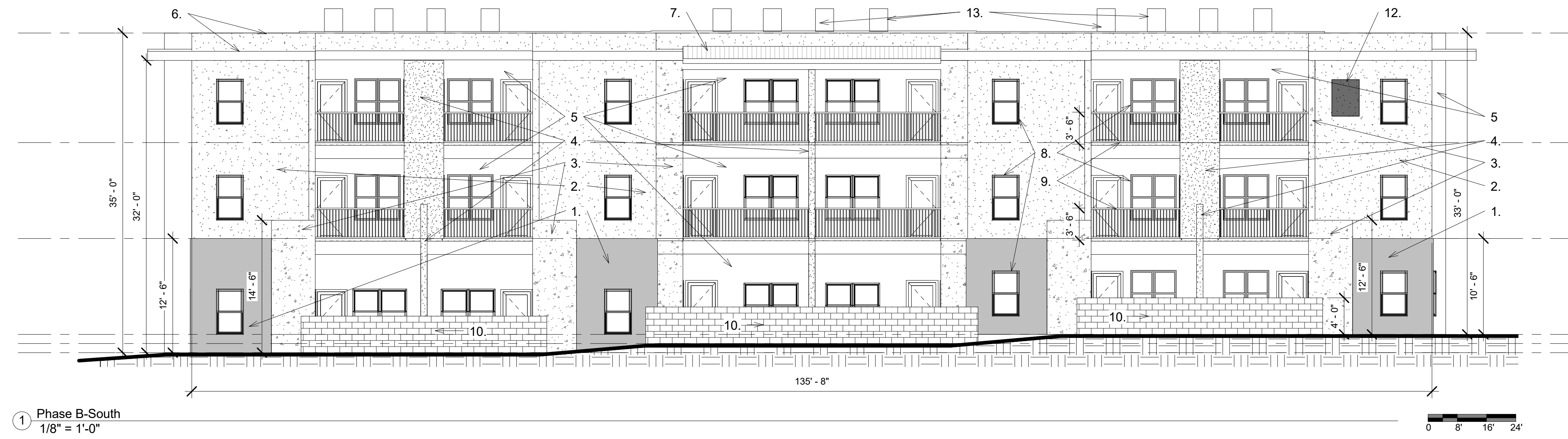
1 Community Building -South
1/8" = 1'-0"

Keyed Notes:

1. Stucco Color #1: Medium Grey
2. Stucco Color #2: Tan
3. Stucco Color #3: Red Orange
4. Stucco Color #4: Orange Yellow
5. Stucco Color #5: Off White
6. White single ply membrane roof
7. Pitched metal roof ("galvalume" finish to match gutters and downspouts)
8. White vinyl windows
9. Painted metal railings
10. Exposed CMU yard wall
11. Painted metal gate to match railings
12. Building sign with units range
13. Roof mounted heat pump condenser units pushed to middle of building so as not to be seen from street
14. Roof mounted mechanical units to be located behind screen wall
15. Painted metal security fencing and gate
16. Accent stone wrap at columns
17. Mail boxes
18. Aluminum storefront: White
19. Elevator door
20. Elevator shaft/ mechanical space
21. Information Signage on door

GENERAL NOTES:

1. ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPERATE BUILDING PERMIT IN ACCORDANCE WITH THE UNDERLYING MX-L ZONING



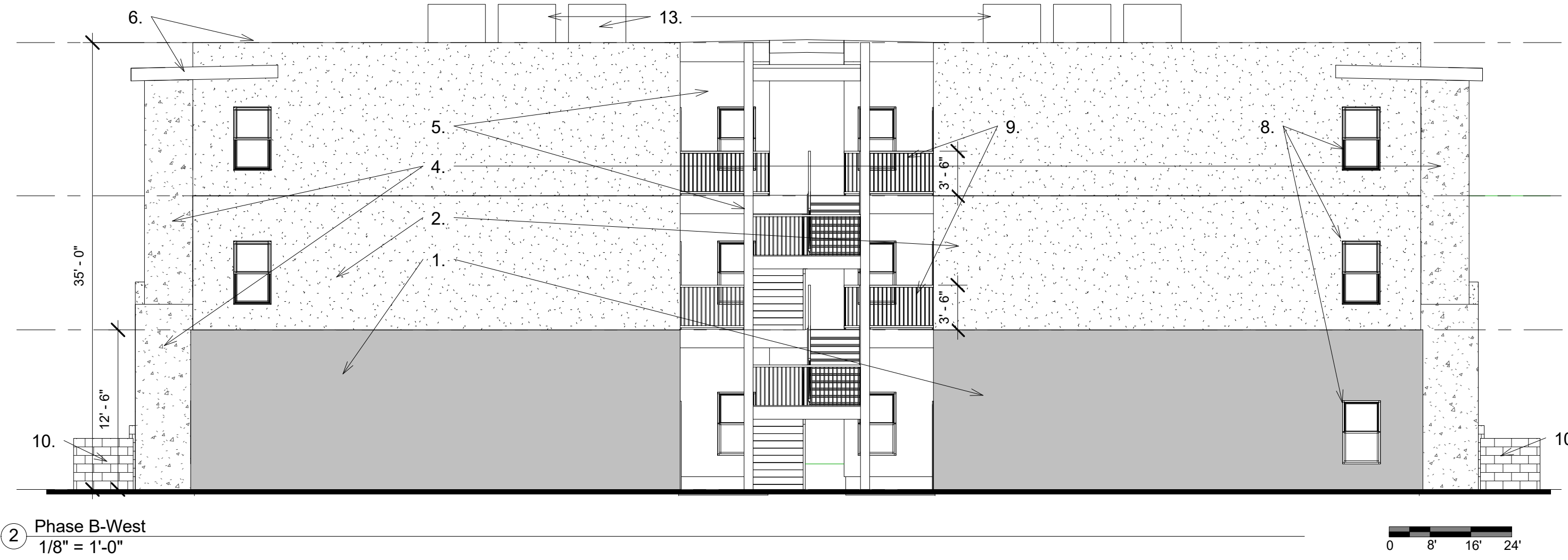
① Phase B-South
1/8" = 1'-0"

Keyed Notes:

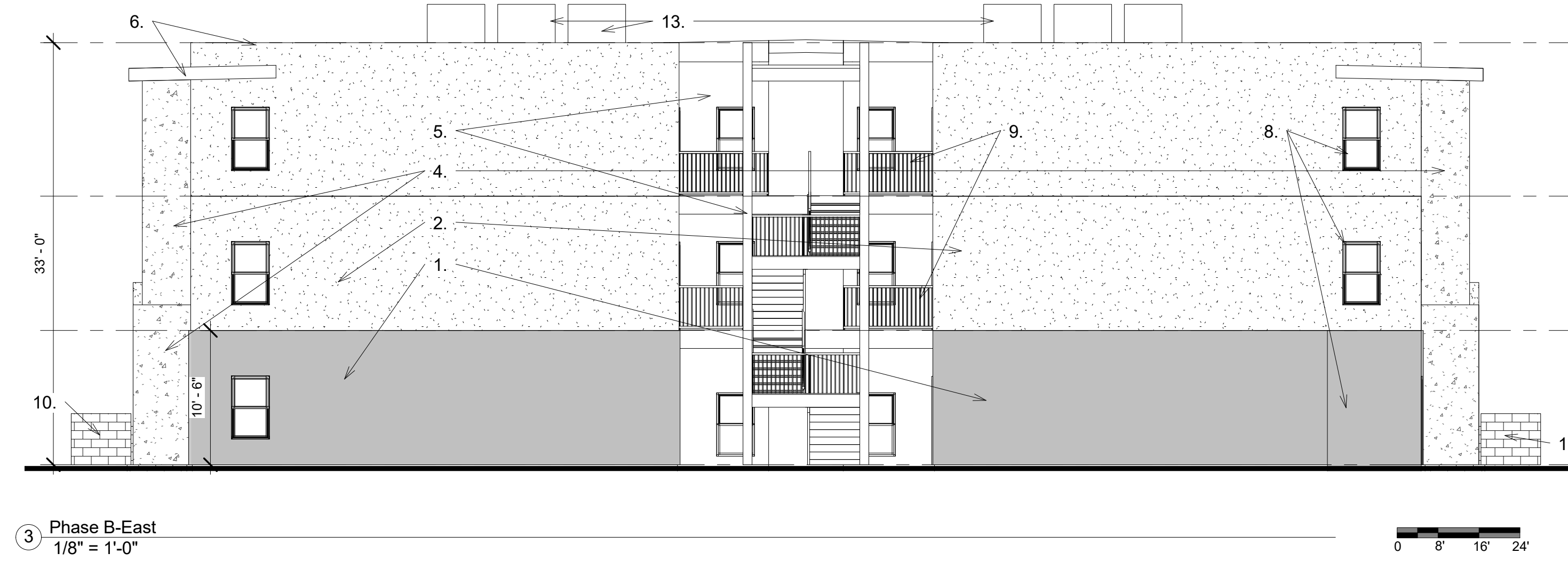
1. Stucco Color #1: Medium Grey
2. Stucco Color #2: Tan
3. Stucco Color #3: Red Orange
4. Stucco Color #4: Orange Yellow
5. Stucco Color #5: Off White
6. White single ply membrane roof
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8. White vinyl windows
9. Painted metal railings
10. Exposed CMU yard wall
11. Painted metal gate to match railings
12. Building sign with units range
13. Roof mounted heat pump condenser units pushed to middle of building so as not to be seen from street

GENERAL NOTES:

1. ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPERATE BUILDING PERMIT IN ACCORDANCE WITH THE UNDERLYING MX-1 ZONING



② Phase B-West
1/8" = 1'-0"



③ Phase B-East
1/8" = 1'-0"

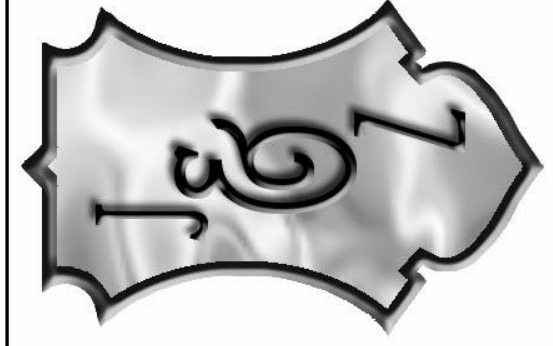


④ Phase B-North
1/8" = 1'-0"

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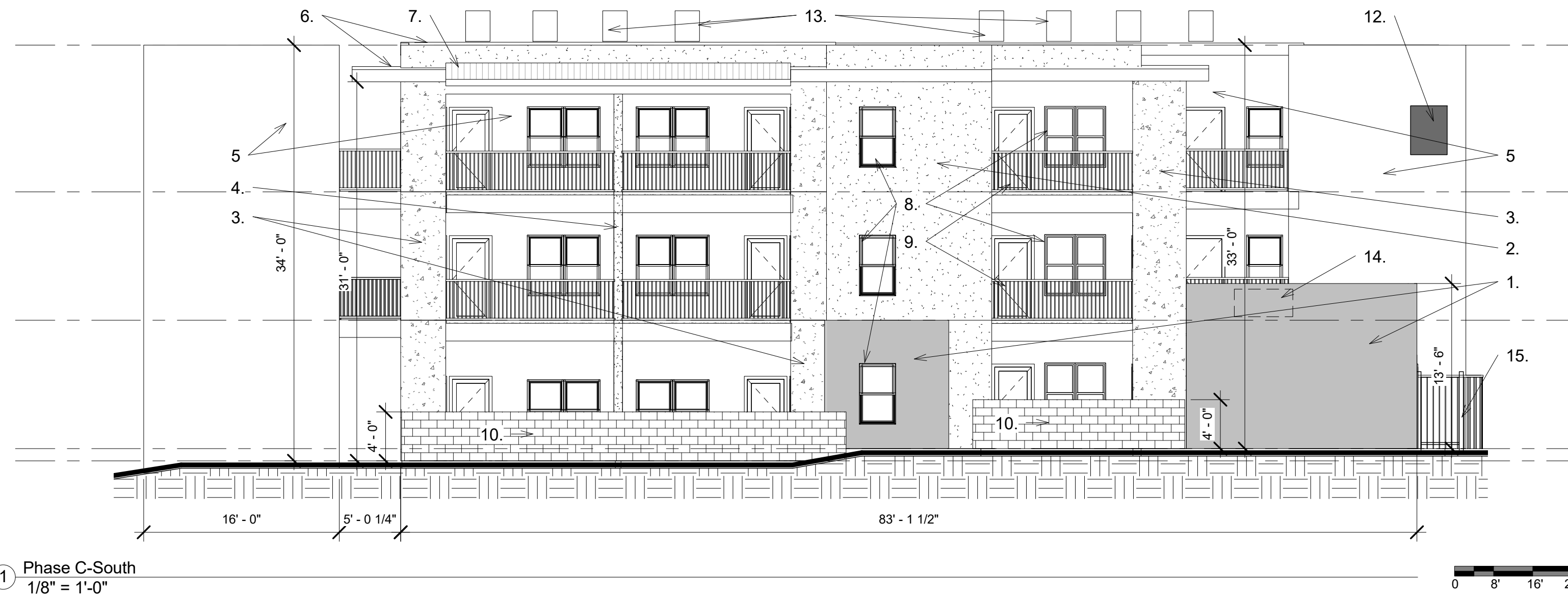


job no:
drawn: JDH
checked: J&Z
date: 6/4/19

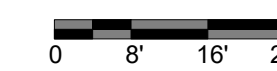
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PHASE B ELEVATIONS
ALAMEDA LUXURY APARTMENTS
8100 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:
6

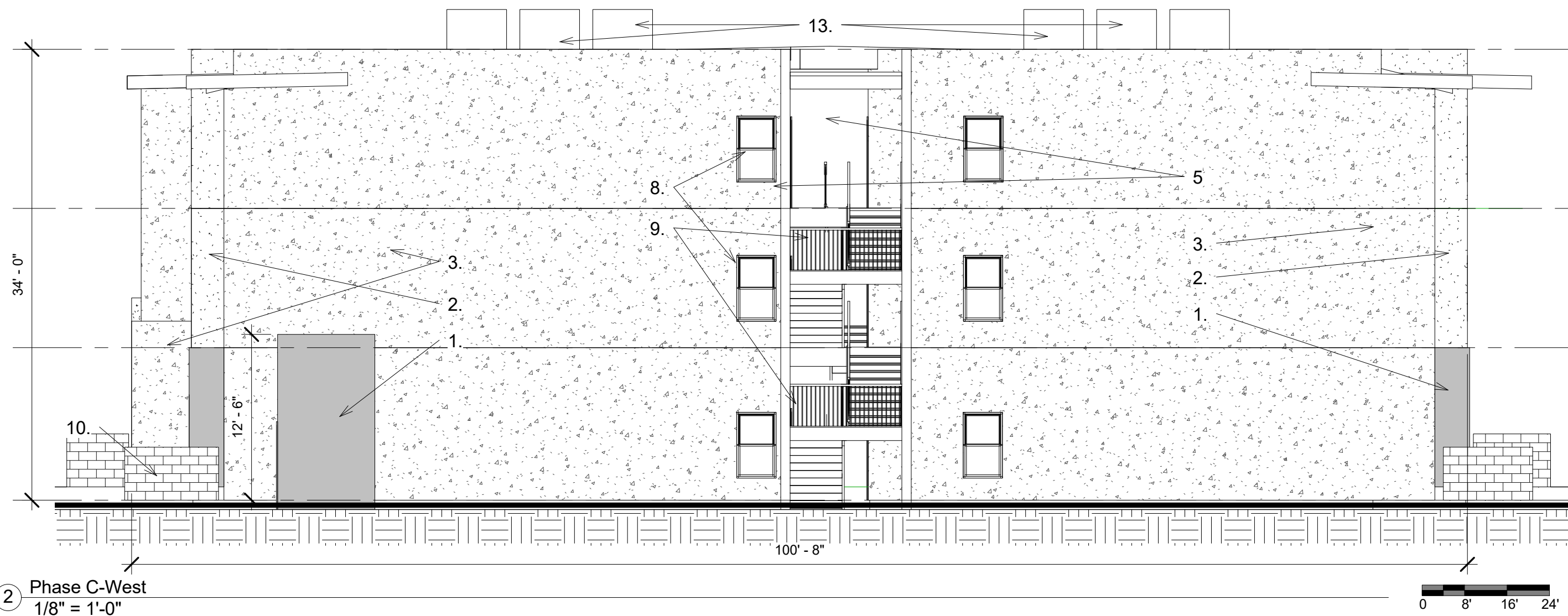


① Phase C-South
1/8" = 1'-0"

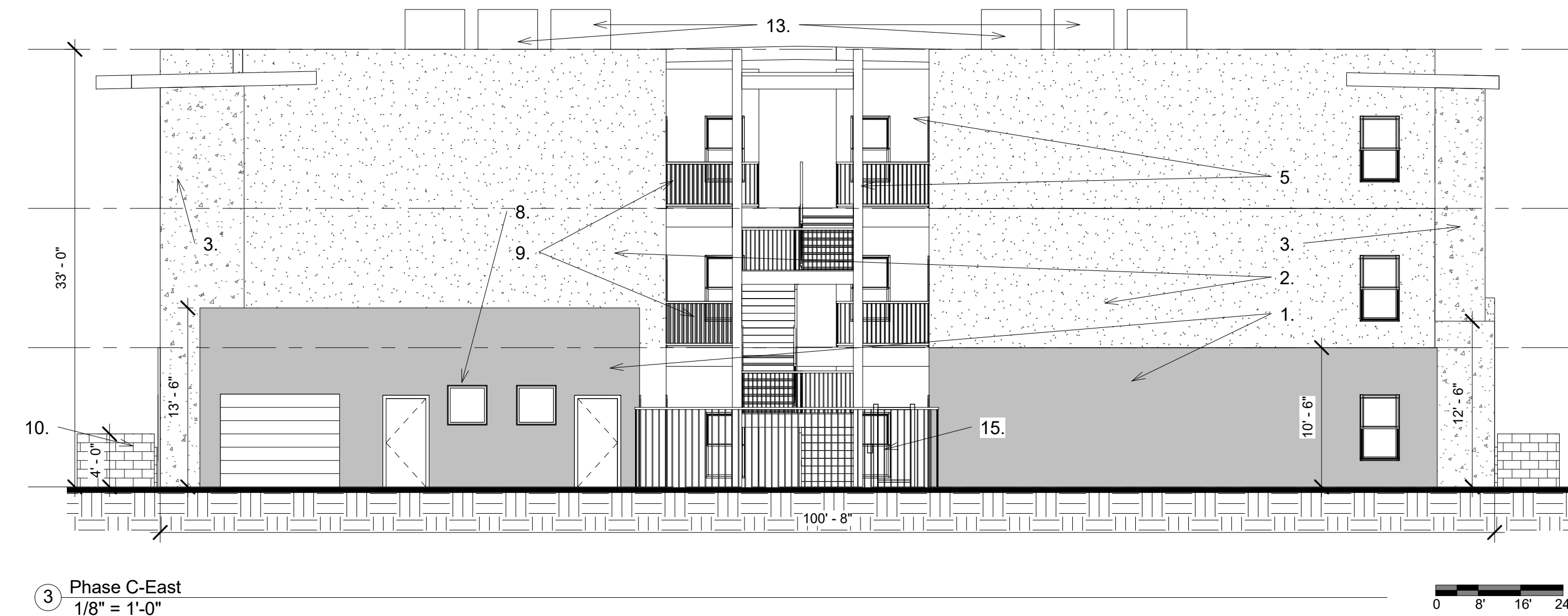
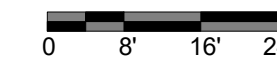


Keyed Notes:

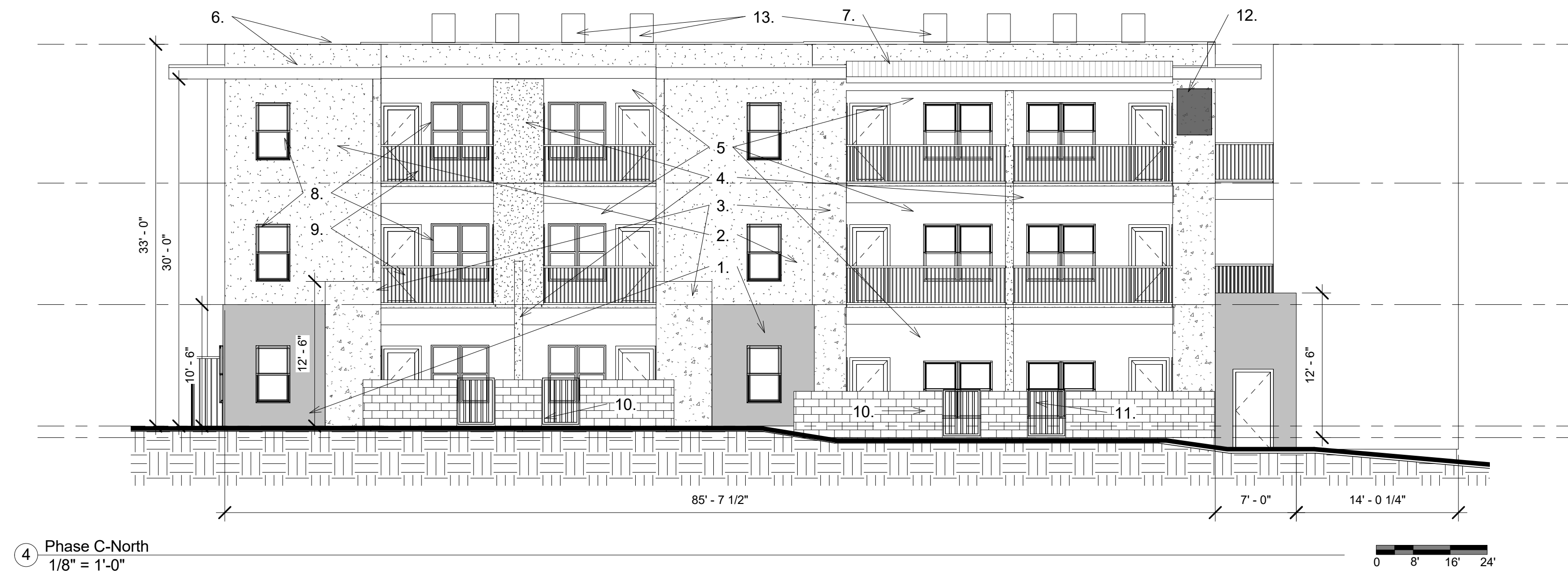
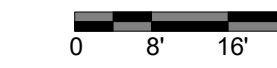
1. Stucco Color #1: Medium Grey
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 12. Building sign with units range
 13. Roof mounted heat pump condenser units pushed to middle of building so as not to be seen from street
 14. Roof mounted mechanical units to be located behind screen wall
 15. Painted metal security fencing and gate
- GENERAL NOTES:**
1. ANY BUILDING MOUNTED SIGNAGE IS TO BE ACHIEVED THROUGH A SEPARATE BUILDING PERMIT IN ACCORDANCE WITH THE UNDERLYING MX-L ZONING



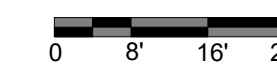
② Phase C-West
1/8" = 1'-0"



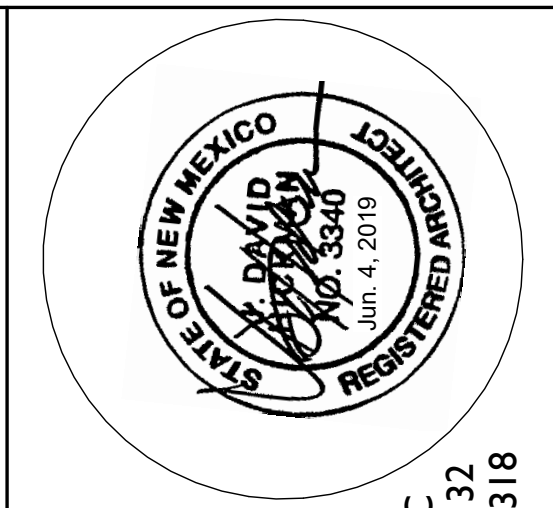
③ Phase C-East
1/8" = 1'-0"



④ Phase C-North
1/8" = 1'-0"

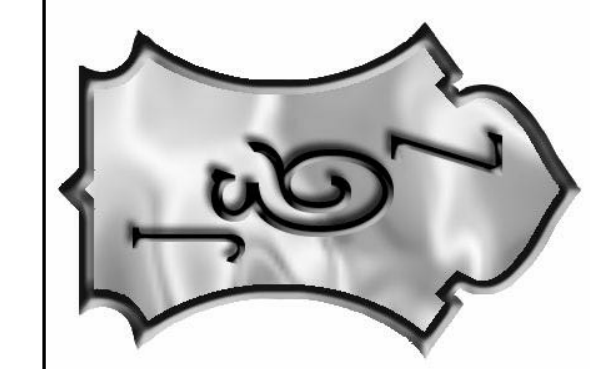


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SUITE C
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job no:
drawn: JDH
checked: J&Z
date: 6/4/19

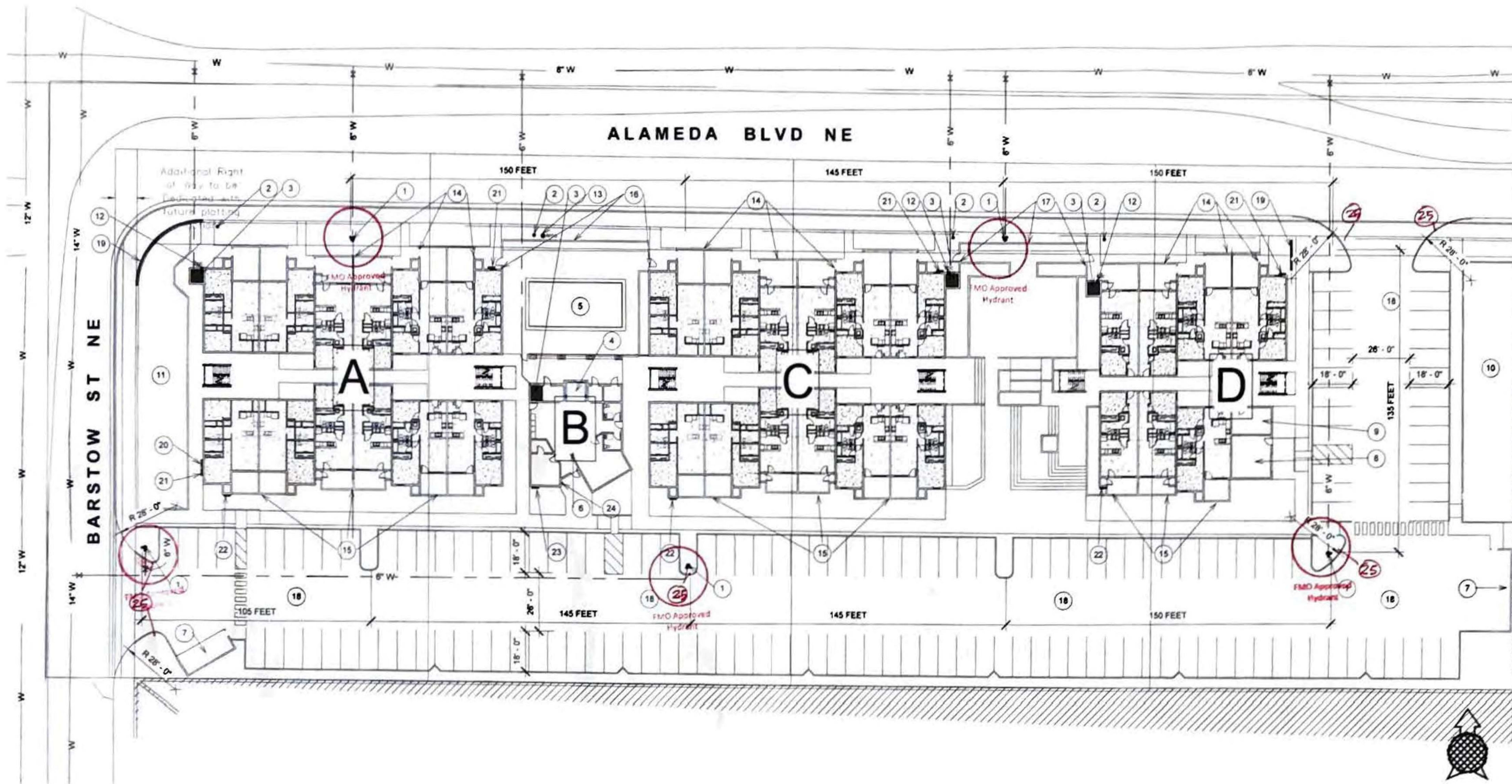
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PHASE C ELEVATIONS

ALAMEDA LUXURY APARTMENTS

8400 ALAMEDA BLVD. NE
ALBUQUERQUE, NM 87112

sheet no:
7



1 Fire 1
1" = 30'-0"

KEYED NOTES:

- 1 FIRE HYDRANT
- 2 POST INDICATOR VALVE
- 3 FIRE RISER ROOM
- 4 ELEVATOR
- 5 SWIMMING POOL
- 6 COMMUNITY BUILDING / LEASING OFFICE (PATIO ABOVE)
- 7 GARBAGE ENCLOSURE
- 8 MAINTENANCE ROOM
- 9 TENANT BICYCLE REPAIR SHOP
- 10 DOG RUN
- 11 DRAINAGE PONDING AREA
- 12 FIRE DEPARTMENT CONNECTION - (FDC)
- 13 REMOTE FIRE DEPARTMENT CONNECTION (RFDC)
- 14 48" CMU PATIO WALL AND GATE
- 15 48" CMU PATIO WALL (NO GATE)
- 16 6" IRON POOL FENCE AND GATE
- 17 6" IRON PLAYGROUND FENCE AND GATE
- 18 ACCESS ROAD - DRIVE AISLE, 2.5' ASPHALT PAVEMENT OVER 4" COMPACTED ROADWAY BASECOURSE DRIVE SHALL BE DESIGNED AND CONSTRUCTED CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS - DRIVE SHALL NOT EXCEED 10% GRADE
- 19 PROPERTY MONUMENT SIGN WITH STREET ADDRESS NUMBER
- 20 BUILDING ADDRESS SIGN
- 21 BUILDING LETTER SIGN
- 22 BUILDING LETTER SIGN WITH GROUPED UNIT NUMBERS
- 23 COMMUNITY BUILDING SIGN
- 24 KNOX BOX FOR ENTRY TO COMMUNITY BUILDING - FIRE ALARM PANEL
- 25 "NO PARKING" FIRE LANE

NOTE:
ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH RECOMMENDATIONS PROVIDED BY SOILS ENGINEER.

SEE SECTION "B & PAVEMENTS" FROM THE COMPLETED "GEOTECHNICAL EVALUATIONS REPORT" BY WESTERN TECHNOLOGIES INC DATED AUGUST 8, 2017

FIRE FLOWS:

FIRE FLOW REQUIREMENTS AS PER APPENDIX B 2015 INTERNATIONAL FIRE CODE

TABLE B105.1 (2) VALUES	FF	DURATION
BUILDING A: FA= 34,017	FF = 3,250 GPM	DURATION = 3 HOURS
BUILDING B: FA= 7,049	FF = 1,500 GPM	DURATION = 2 HOURS
BUILDING C: FA= 34,017	FF = 3,250 GPM	DURATION = 3 HOURS
BUILDING D: FA= 19,537	FF = 2,500 GPM	DURATION = 2 HOURS

TABLE B105.2 - (reduced flow requirements for buildings with automatic fire alarm systems) use section 903.1.1.2
Fire Flow = 25% of the value in Table B105.1(2)
Duration = Table B105.1(2) at reduced flow rate

BUILDING A: FF = 3,250 GPM x .5 = 1,825 GPM	DURATION = 3 HOURS
BUILDING B: FF = 1,500 GPM x .5 = 750 GPM	DURATION = 2 HOURS
BUILDING C: FF = 3,250 GPM x .5 = 1,825 GPM	DURATION = 3 HOURS
BUILDING D: FF = 2,500 GPM x .5 = 1,250 GPM	DURATION = 2 HOURS

FIRE HYDRANT LOCATIONS AND DISTRIBUTION:

HYDRANT LOCATIONS AND DISTRIBUTION REQUIREMENTS AS PER APPENDIX B 2015 INTERNATIONAL FIRE CODE

VALUES FROM CALCULATED VALUE APPENDIX B

BUILDING	FIRE FLOW	MINIMUM HYDRANTS	AVG SPACING	MAX DISTANCE
BUILDING A	FF = 1,825 GPM	1	500 FEET	250 FEET
BUILDING B	FF = 750 GPM	1	500 FEET	250 FEET
BUILDING C	FF = 1,825 GPM	1	500 FEET	250 FEET
BUILDING D	FF = 1,250 GPM	1	500 FEET	250 FEET

PROJECT INFORMATION:

OCCUPANCY TYPE	R2	93 UNITS
CONSTRUCTION TYPE	TYPE 5A	
AUTOMATIC SPRINKLER SYSTEM	NFPA 13 R	
BUILDING HEIGHT	35 FEET MAX	
NUMBER OF FLOORS	3 FLOORS	
BUILDING FIRE AREAS		
BUILDING A	34,017 SF (gross combined all floors)	
BUILDING B	7,049 SF (gross combined all floors)	
BUILDING C	34,017 SF (gross combined all floors)	
BUILDINGS D	19,537 SF (gross combined all floors)	
LOT AREA	148,561 SF	
PARKING SPACES PROVIDED		
	9 HANDICAP SPACES	
	138 STANDARD SPACES	
	4 MOTORCYCLE SPACE	

HYDRANT AND FIRE ACCESS
ALBUQUERQUE FIRE MARSHALS OFFICE
PLANS CHECKING DIVISION
8/12/18
APPROVED / DISAPPROVED
9/12/18

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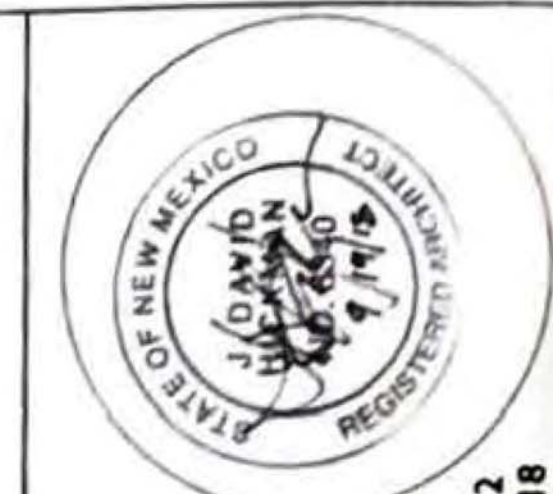
ALAMEDA LUXURY APARTMENTS

8100 ALAMEDA BLVD., NE
ALBUQUERQUE, NM 87112

sheet no: FIRE 1

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P. 505-797-1318





June 3, 2019

Landfill Disclosure Statement for:
8400 Alameda NE,
Albuquerque, NM

Be it heretofore disclosed that the subject property of 8400 Alameda NE is not located within a Landfill Buffer as described in IDO Section 14-16-5-2(G). The nearest buffer zone to the property is the Russ Pitney landfill site which is located Northwest of the property. The perimeter edge of the landfill buffer for this landfill is approximately .71 miles from the property as described on the City's "Map of Known Landfills in the Albuquerque Area." This distance is well outside of the 2,000 ft buffer zone distance described in the IDO.

Sincerely,



J. David Hickman,
Architect

INFRASTRUCTURE LIST

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____ 6/4/2019
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: _____
DRB Application No.: _____

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Alameda Luxury Apartments
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Lots 1-4, Block 4, North ABQ Acres, Tract 3, Unit 3
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.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	STD	curb and gutter	Barstow Street NE	South property line	Alameda Blvd NE	/	/	/
<input type="text"/>	<input type="text"/>	6'	sidewalk	Barstow Street NE	South property line	Alameda Blvd NE	/	/	/
<input type="text"/>	<input type="text"/>	14'	asphalt paving	Barstow Street NE	South property line	Alameda Blvd NE	/	/	/
<input type="text"/>	<input type="text"/>	1 STD	Site Entry curb and gutter	Barstow Street NE Alameda Blvd NE	NA Barstow Street NE	NA east property line	/	/	/
<input type="text"/>	<input type="text"/>	Median	curb and gutter	Alameda Blvd NE	Barstow Street NE	east property line	/	/	/
<input type="text"/>	<input type="text"/>	6'	sidewalk	Alameda Blvd NE	Barstow Street NE	east property line	/	/	/
<input type="text"/>	<input type="text"/>	24'	asphalt paving	Alameda Blvd NE	Barstow Street NE	east property line	/	/	/
<input type="text"/>	<input type="text"/>	3	standard public fire hydrant	Alameda Blvd NE	Barstow Street NE	east property line	/	/	/
<input type="text"/>	<input type="text"/>	STD	Types 'A' and 'C' inlets and 24" SD	Alameda Blvd NE	Barstow Street NE	east property line	/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/
<input type="text"/>	<input type="text"/>	_____	_____	_____	_____	_____	/	/	/

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 _____

2 _____

3 _____

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
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J. David Hickman
 NAME (print)

Jebs & Zuzi, LLC
 FIRM

[Signature] 6/4/19
 SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 EXTENSION: _____

_____ DRB CHAIR - date

_____ TRANSPORTATION DEVELOPMENT - date

_____ UTILITY DEVELOPMENT - date

_____ CITY ENGINEER - date

_____ PARKS & GENERAL SERVICES - date

_____ AMAFCA - date

_____ - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER