



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on 2019 agenda – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2019-002496  
Application No. SI-2019-00180

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- Albuquerque/ Bernalillo Co. WUA
- Code Enforcement
- Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 1/8/2020 HEARING DATE OF DEFERRAL: Remand

SUBMITTAL DESCRIPTION: Authorization letters for Peter Lindberg and updated notice regarding 1/8 Hearing date; Solid Waste signed and approved site plan.

Prior transmittal included letter, LUHO decision, full plan set, clean infrastructure lis. and an earlier email notice.

CONTACT NAME: Jim Strozier, FAICP

TELEPHONE: (505) 764-9801 EMAIL: cp@consensusplanning.com

December 9, 2019

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 North 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

Ms. Wolfley:

The purpose of this letter is to authorize Peter Lindborg of Lindborg & Mazor LLP to act as our representative for all Planning and DRB related items for our property located east of Barstow and south of Alameda Boulevard NE. The property is legally described as Lots 1-2, Block 4, Tract 3, Unit 3 North Albuquerque Acres.

Sincerely,



Phillip Lindborg

Owner

12809 Donette Ct. NE  
Albuquerque, NM 87112

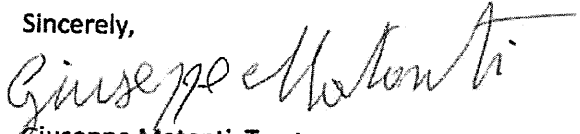
December 9, 2019

Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque Planning Department  
600 North 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102  
[jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)

Ms. Wolfley:

The purpose of this letter is to authorize Peter Lindborg of Lindborg & Mazor LLP to act as our representative for all Planning and DRB related items for our property located east of Barstow and south of Alameda Boulevard NE. The property is legally described as Lots 3-4, Block 4, Tract 3, Unit 3 North Albuquerque Acres.

Sincerely,

A handwritten signature in cursive script that reads "Giuseppe Matonti". The signature is written in black ink and is positioned above the printed name.

Giuseppe Matonti, Trustee  
Matonti Family Trust

**From:** [Quevedo, Vicente M.](#)  
**To:** [Omega Delgado](#)  
**Subject:** Public Notice Inquiry, Alameda Blvd NE and Barstow Blvd NE\_ORB  
**Date:** Tuesday, December 10, 2019 2:40:06 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image003.png](#)  
[Issue\\_C-20\\_Z.pdf](#)

Omega,

See list of associations below 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	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122		5058048806
District 4 Coalition of Neighborhood Associations	Michael	Pridham	michael@drpridham.com	6413 Northland Avenue NE	Albuquerque	NM	87109	5053212719	5058721900
District 4 Coalition of Neighborhood Associations	Daniel	Regan	direganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Nor Este NA	Timothy	Krier	tim_krier@noeste.org	8900 Olivine Street NE	Albuquerque	NM	87113	5053858337	
Nor Este NA	Jim	Griffiee	jgriffiee@noeste.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](http://www.cabq.gov/neighborhoods)



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**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov  
**Sent:** Tuesday, December 10, 2019 12:47 PM  
**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  
 5057649801  
 Email Address  
[delgado@consensusplanning.com](mailto:delgado@consensusplanning.com)  
 Company Name  
 Consensus Planning  
 Company Address  
 City  
 State  
 ZIP  
 Legal description of the subject site for this project:  
 Lots 1-4, Block 4, Tract 3, Unit 3, North Albuquerque Acres  
 Physical address of subject site.  
 Subject site cross streets:  
 Alameda Blvd. NE and Barstow Blvd. NE  
 Other subject site identifiers:  
 This site is located on the following zone atlas page:  
 C-20-Z

This message has been analyzed by Deep Discovery Email Inspector.

December 18, 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 Site Plan – DRB Remand

Dear Neighborhood Representatives;

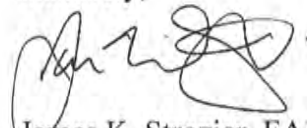
In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K)(2) Mailed Public Notice, we are notifying you that a public meeting will be held concerning the Alameda/Barstow Site Plan DRB Application on behalf of Philip Lindborg to the City of Albuquerque Development Review Board. The meeting will be held on January 8, 2020 at 9:00 a.m. in the Hearing Room, lower level of Plaza del Sol, 600 North 2<sup>nd</sup> Street NW (southeast corner of Lomas Boulevard NW and 2<sup>nd</sup> Street NW).

This DRB meeting is following the remand issued by the Land Use Hearing Officer (LUHO) on November 15, 2019. The remand requires the DRB to rehear the application in order to redress its due process infractions.

The Site Plan drawings can be viewed at:  
[https://www.dropbox.com/s/ujb8rmayrh6iia9/Monet\\_DRB\\_Full%20Package\\_11-18-19.pdf?dl=0](https://www.dropbox.com/s/ujb8rmayrh6iia9/Monet_DRB_Full%20Package_11-18-19.pdf?dl=0).

Please do not hesitate to contact me if you have any questions or desire any additional information. I can be reached at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or phone at (505)764-9801.

Sincerely,



James K. Strozier, FAICP  
Principal

December 18, 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 Site Plan – DRB Remand

Dear Neighborhood Representatives;

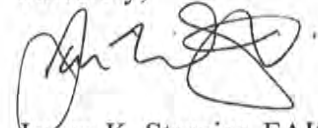
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Please do not hesitate to contact me if you have any questions or desire any additional information. I can be reached at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or phone at (505)764-9801.

Sincerely,



James K. Strozier, FAICP  
Principal

December 18, 2019

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

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

RE: Alameda/Barstow Site Plan – DRB Remand

Dear Neighborhood Representatives;

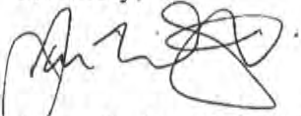
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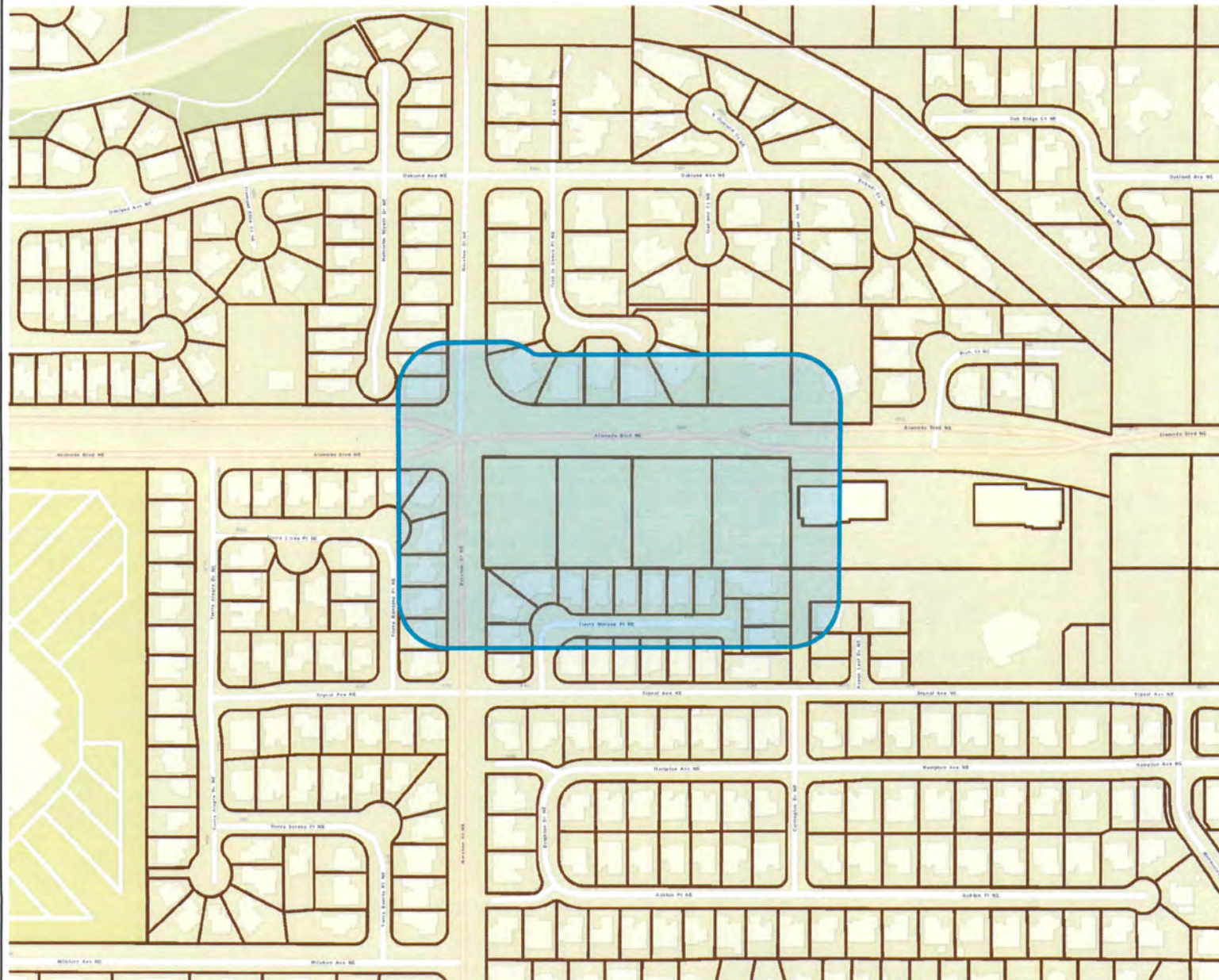
Sincerely,



James K. Strozier, FAICP  
Principal



# Property Owner Buffer Map

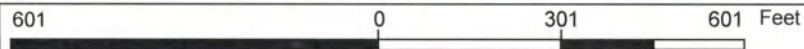


## Legend

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

## Notes

Prepared by Consensus Planning, Inc.  
12/16/2019  
Property owners within 100 feet



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
12/16/2019 © City of Albuquerque

1: 3,607

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





December 18, 2019

RE: Public Notice of Site Plan DRB Public Meeting - DRB Remand

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 a public meeting will be held concerning the Alameda/Barstow Site Plan DRB Application on behalf of Philip Lindborg to the City of Albuquerque Development Review Board. The meeting will be held on January 8, 2020 at 9:00 a.m. in the Hearing Room, lower level of Plaza del Sol, 600 North 2nd Street NW (southeast corner of Lomas Boulevard NW and 2nd Street NW).

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Please do not hesitate to contact me if you have any questions or desire any additional information. I can be reached at cp@consensusplanning.com or phone at (505)764-9801.

Sincerely,  
Consensus Planning

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

Planning  
et NW  
NM 87102

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



Planning  
et NW  
NM 87102

MOBY PARTNERSHIP  
5600 WYOMING BLVD NE SUITE 180  
ALBUQUERQUE NM 87109-3149



Planning  
et NW  
NM 87102

BACA RANDOLPH P & SHANNON S  
8501 ALAMEDA BLVD NE  
ALBUQUERQUE NM 87122-3704



Planning  
Street NW  
Albuquerque NM 87102

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LINDBORG PHILIP L  
12809 DONETTE CT NE  
ALBUQUERQUE NM 87112-4708

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Street NW  
Albuquerque NM 87102

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HAWES CHRISTOPHER A & ANGELA J  
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8805 PICO LA CUEVA RD NE  
ALBUQUERQUE NM 87122

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ALBUQUERQUE NM 87122-2655

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9420 BEAR MOUNTAIN TRL NE  
ALBUQUERQUE NM 87113

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8815 PICO LA CUEVA RD NE  
ALBUQUERQUE NM 87122

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

anning  
t NW  
M 87102



THOMSON BRIAN C & KRISTI K  
8728 TIERRA MONTANA PL NE  
ALBUQUERQUE NM 87122

lanning  
et NW  
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ALVARADO JOSE M & EDNA M  
8732 TIERRA MONTANA PL NE  
ALBUQUERQUE NM 87112

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8427 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122

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et NW  
JM 87102

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

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8423 TIERRA MORENA PL NE  
ALBUQUERQUE NM 87122-2977

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Jim Griffee  
PO BOX 94115  
Albuquerque, NM 87199

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WRAY STEPHEN M  
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SANCHEZ CLYDE & DOROTHY  
8808 HENRIETTE WYETH DR NE  
ALBUQUERQUE NM 87122-2777

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DURAN JUANITA C  
8419 TIERRA MORENA PL NE  
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8809 PICO LA CUEVA PL NE  
ALBUQUERQUE NM 87122-1315

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

Planning  
Set NW  
NM 87102



ROBINSON ALEXIS M  
8509 ALAMEDA BLVD NE  
ALBUQUERQUE NM 87122-3704

Planning  
Set NW  
NM 87102



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

Planning  
Set NW  
NM 87102



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

Planning  
set NW  
NM 87102

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

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Planning  
set NW  
NM 87102

HAYES JOHN J JR & LISA A  
8816 HENRIETTE WYETH DR NE  
ALBUQUERQUE NM 87122

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Planning  
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NM 87102

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

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ALBUQUERQUE NM 87176-5412

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

anning  
st NW  
M 87102

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8900 Olivine Street NE  
Albuquerque, NM 87113



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Michael Pridham  
6413 Northland Avenue NE  
Albuquerque, NM 87109



Planning  
et NW  
NM 87102

HOPE IN THE DESERT EPISCOPAL  
CHURCH

8700 ALAMEDA BLVD. NE  
ALBUQUERQUE, NM 87109



**From:** [Jim Strozier](#)  
**To:** "[e meek](#)"; [zarecki@aol.com](#); "[Michael Pridham](#)"; [tim\\_krier@noeste.org](#); [dlreganabq@gmail.com](#); "[Jim Griffie](#)"  
**Cc:** [Michael Vos](#); [Peter Lindborg](#); [Philip Lindborg](#); [zsnyder](#); [J. David Hickman](#)  
**Subject:** Alameda and Barstow DRB Meeting Notification  
**Date:** Thursday, December 19, 2019 6:27:56 PM

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Dear Neighborhood Representatives,

We are notifying you that a public meeting will be held concerning the Alameda/Barstow Site Plan DRB Application on behalf of Philip Lindborg to the City of Albuquerque Development Review Board. The meeting will be held on January 8, 2020 at 9:00 a.m. in the Hearing Room, lower level of Plaza del Sol, 600 North 2<sup>nd</sup> Street NW (southeast corner of Lomas Boulevard NW and 2<sup>nd</sup> Street NW).

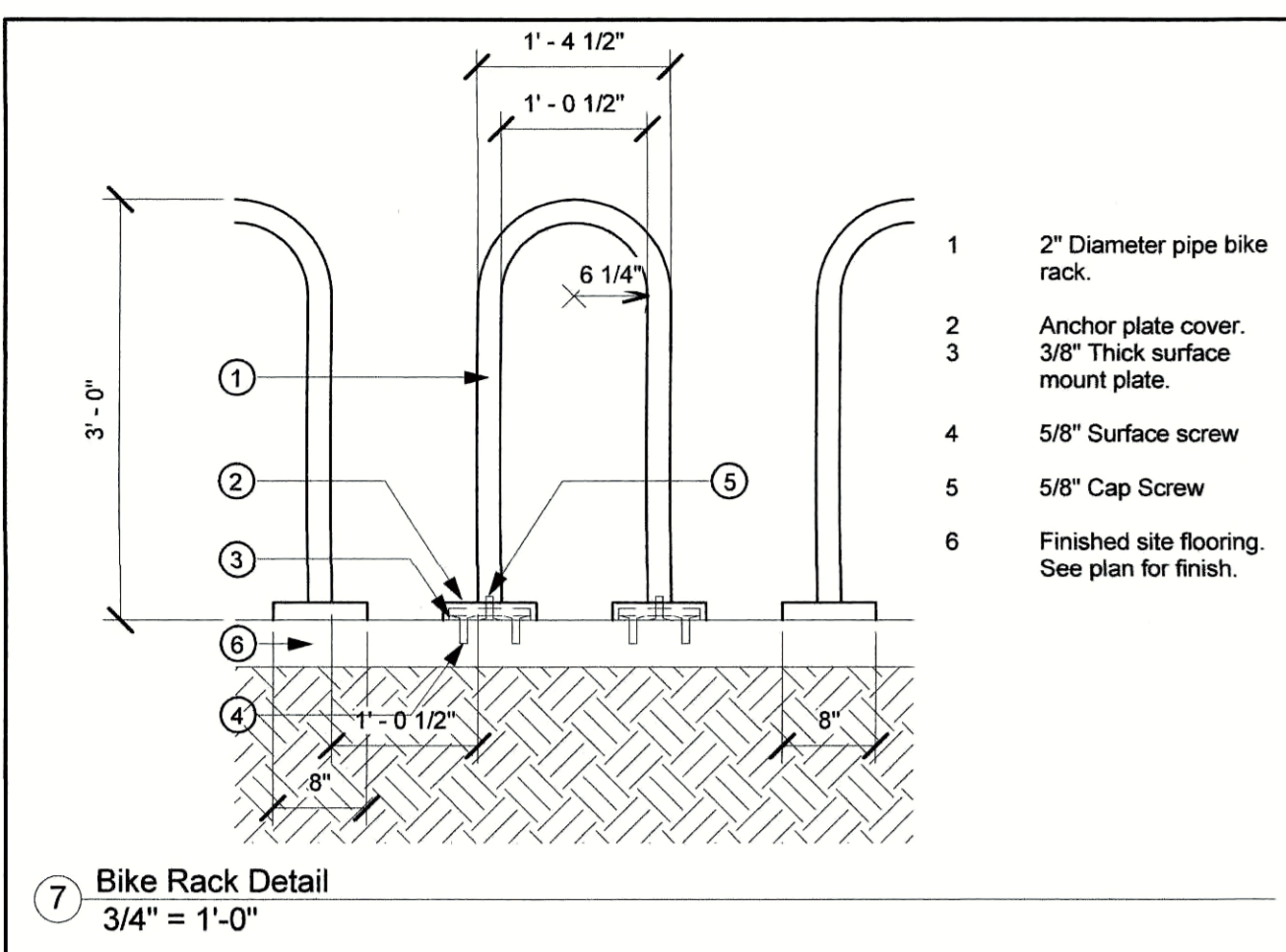
The property is currently legally described as Lots 1 through 4, Block 4, North Albuquerque Acres Tract 3 Unit 3 and will be replatted into a single tract. The plat also dedicates right-of-way to the City of Albuquerque for both Alameda and Barstow, and the developer will make public infrastructure improvements as part of this development.

This DRB meeting is following the remand issued by the Land Use Hearing Officer (LUHO) on November 15, 2019. The remand requires the DRB to rehear the application in order to redress its due process infractions.

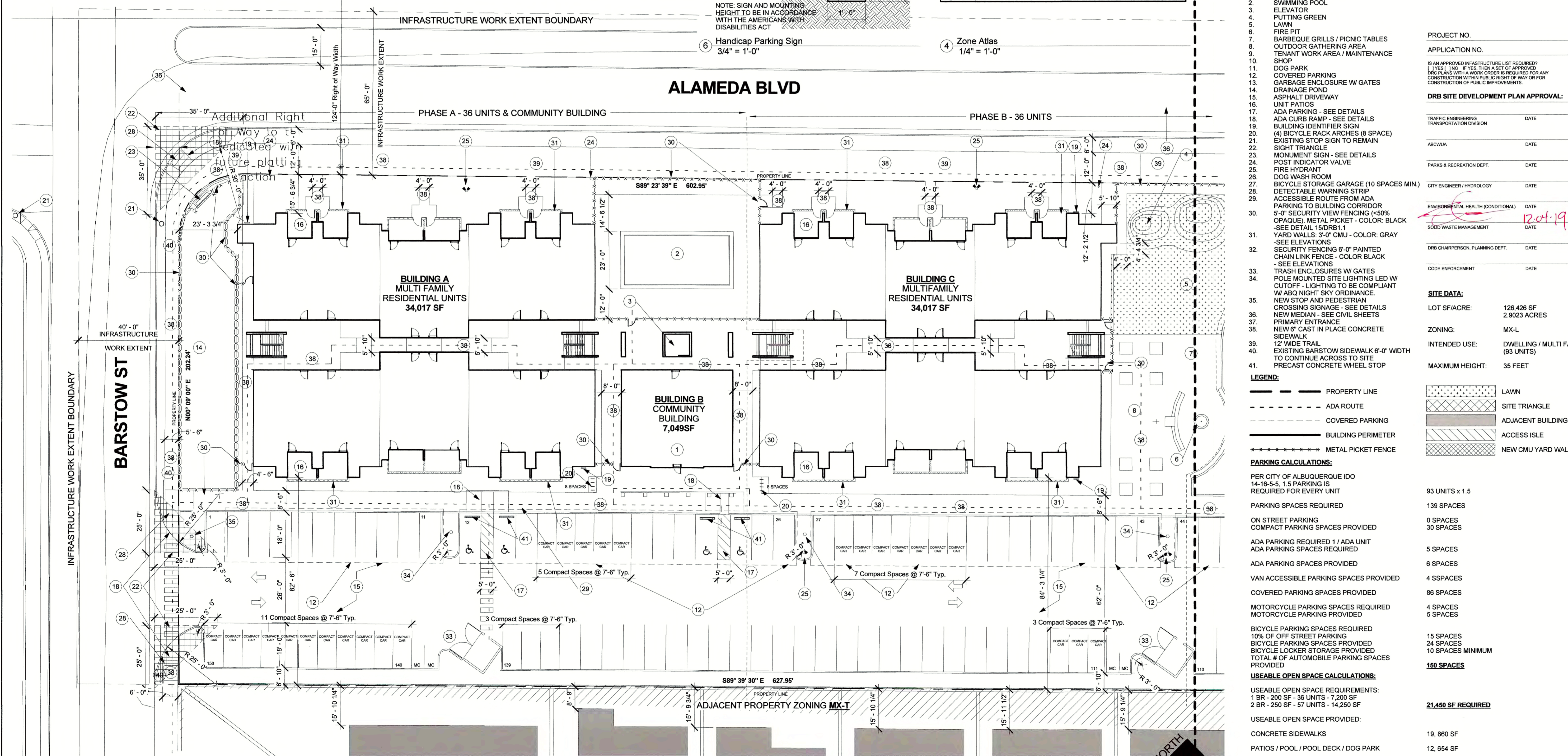
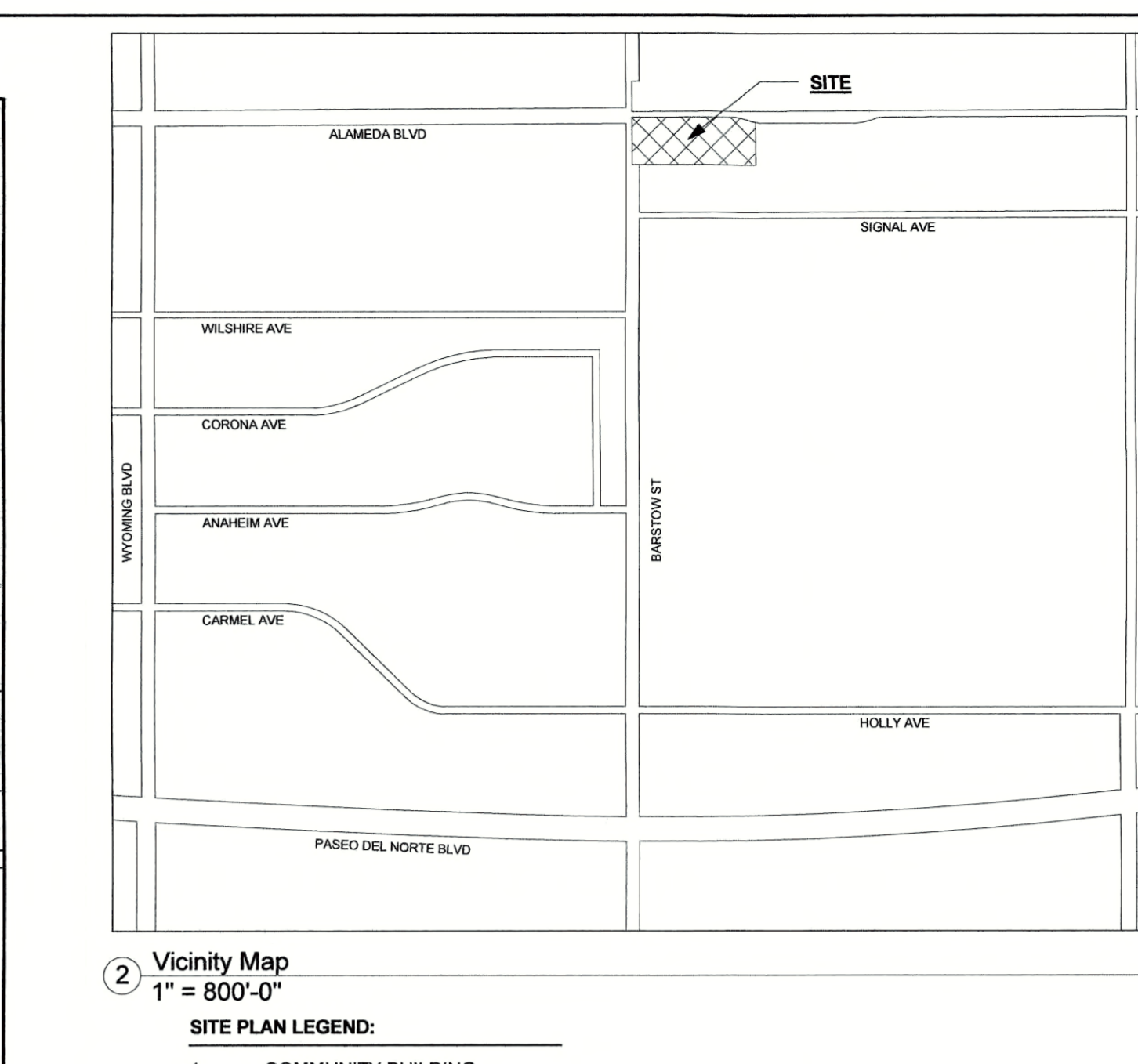
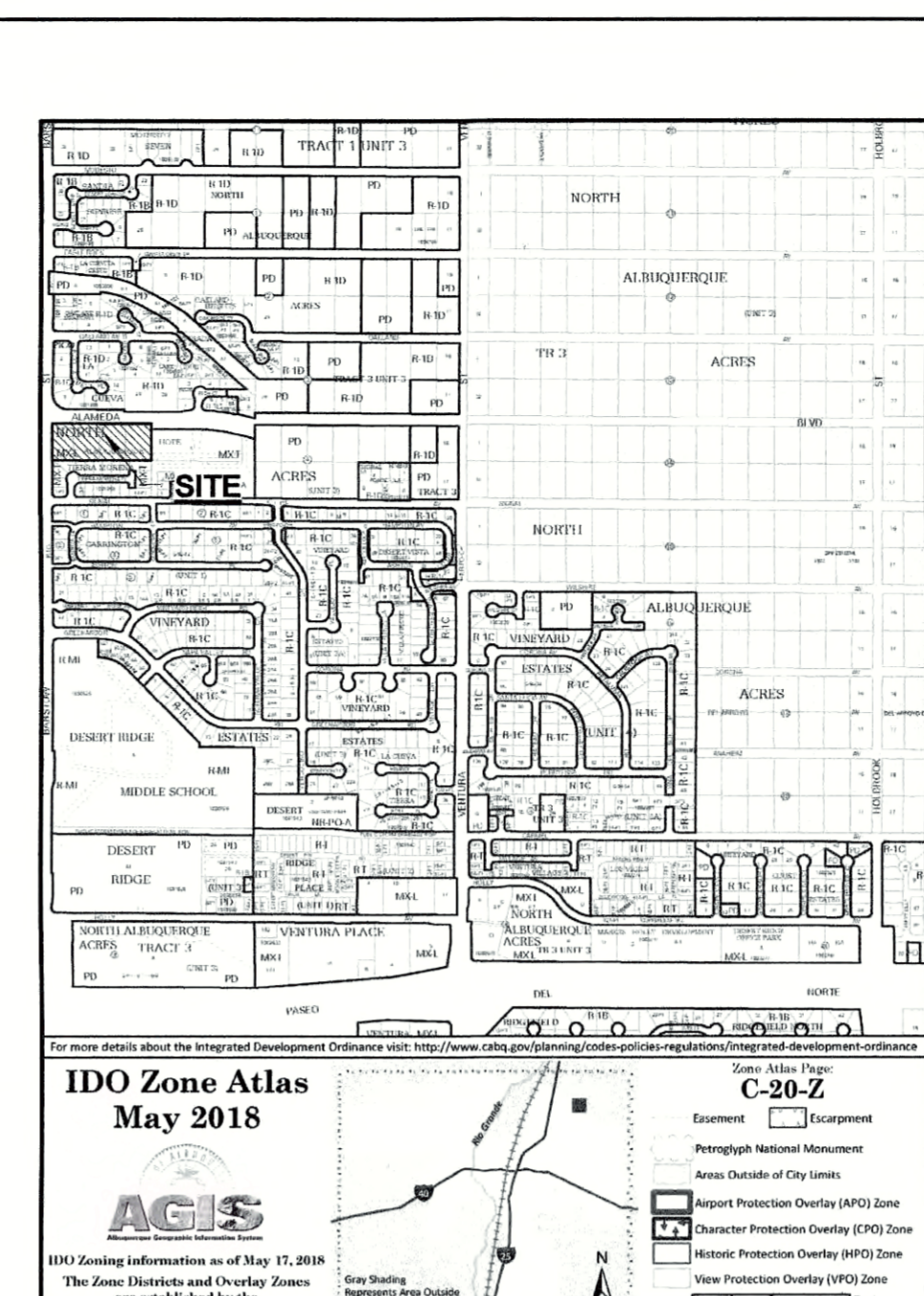
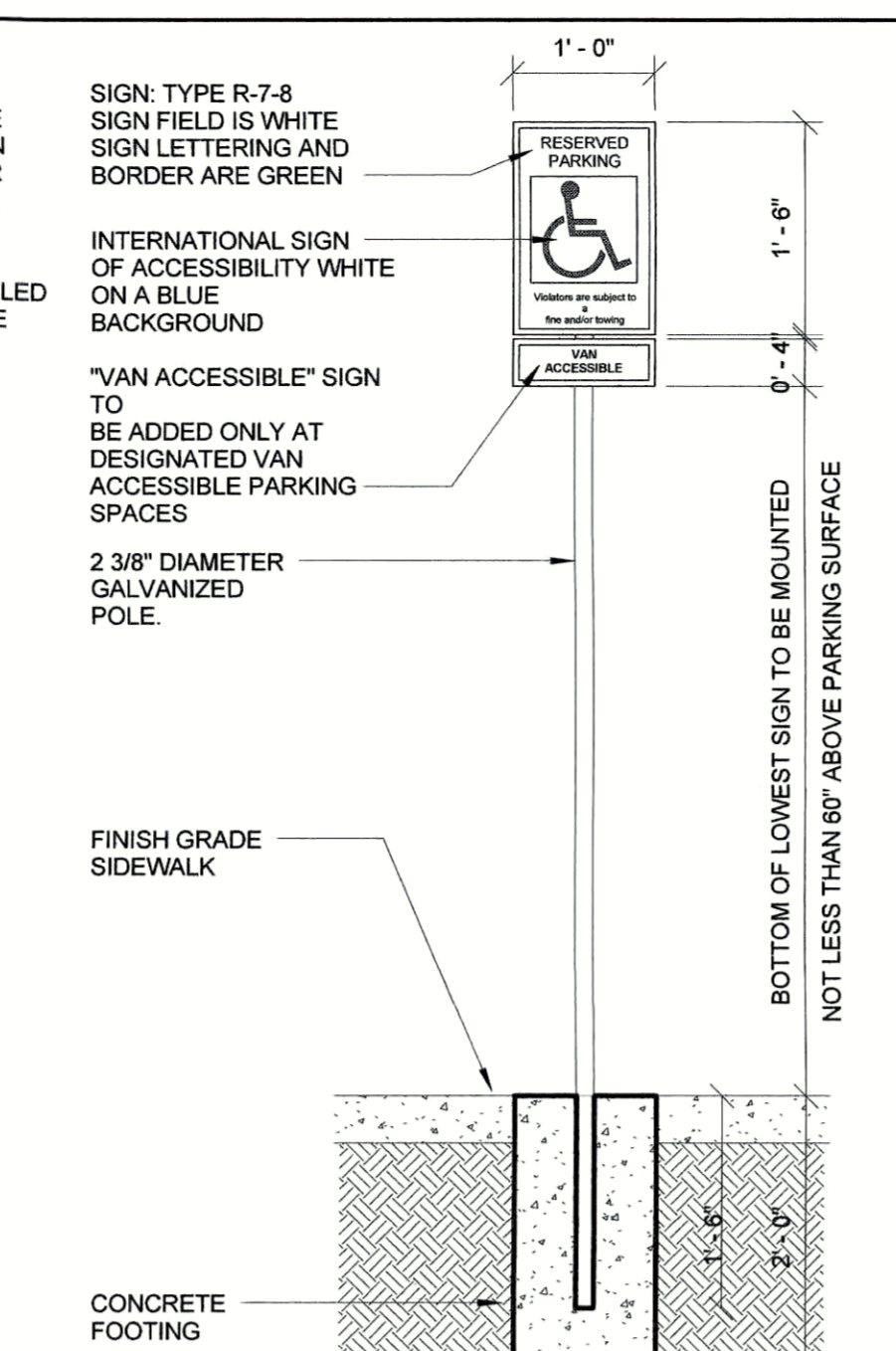
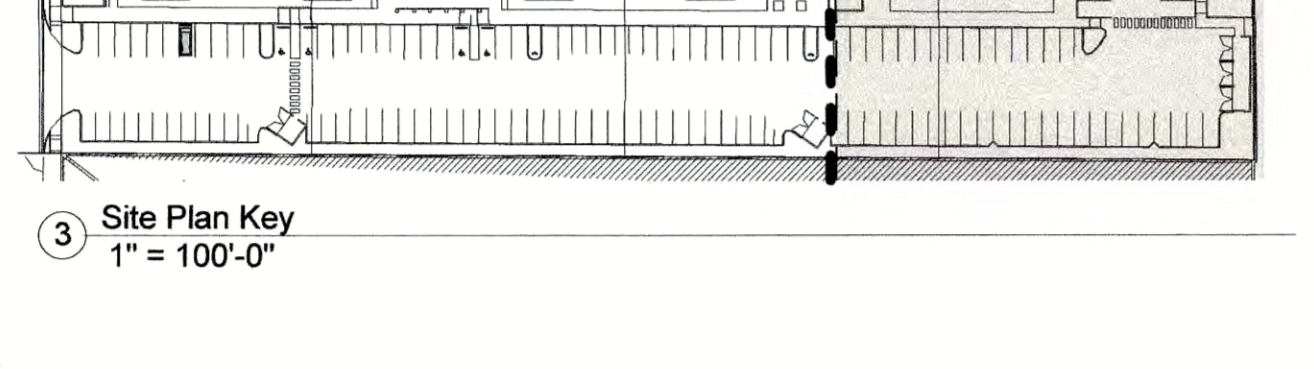
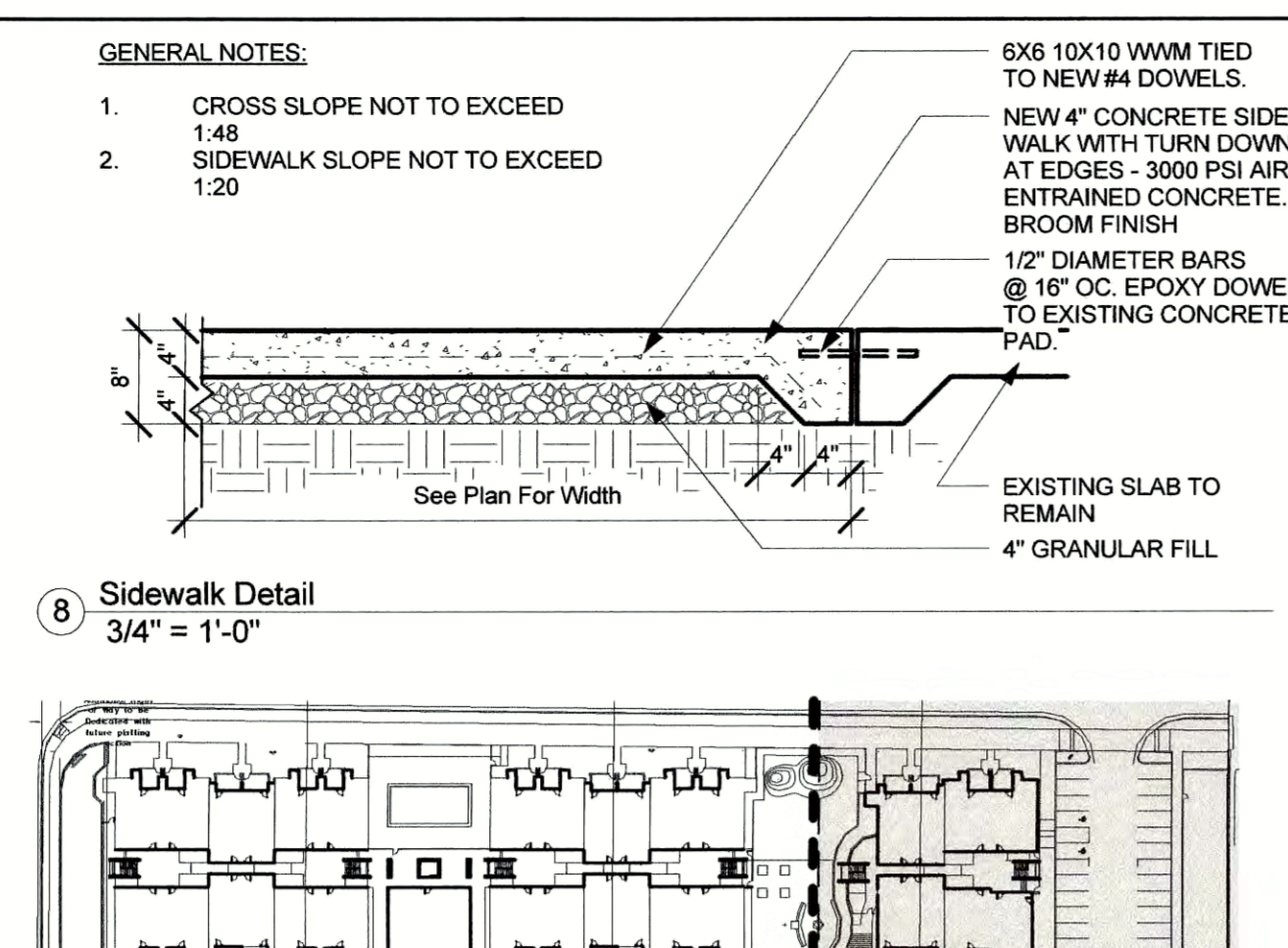
The Site Plan drawings can be viewed at: [https://www.dropbox.com/s/ujb8rmayrh6iia9/Monet\\_DRB\\_Full%20Package\\_11-18-19.pdf?dl=0](https://www.dropbox.com/s/ujb8rmayrh6iia9/Monet_DRB_Full%20Package_11-18-19.pdf?dl=0)

Please do not hesitate to contact me if you have any questions or desire any additional information. I can be reached at [cp@consensusplanning.com](mailto:cp@consensusplanning.com) or phone at (505)764-9801.

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



- GENERAL NOTES:**
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED ON A PUBLIC WORK ORDER.
  - RIGHT OF WAY SHALL BE DEDICATED ON A PLAT PRIOR TO SITE APPROVAL.
  - ALL INFRASTRUCTURE WORK TO BE COMPLETED IN THE CITY'S RIGHT OF WAY SHALL BE COMPLETED BY PUBLIC WORK ORDER. ALL INFRASTRUCTURE TO BE COMPLETED ON THE SITE SHALL BE COMPLETED BY BUILDING PERMIT.



**SITE PLAN LEGEND:**

- COMMUNITY BUILDING
- SWIMMING POOL
- ELEVATOR
- PUTTING GREEN
- LAWN
- FIRE PIT
- BARBECUE 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
- (4) BICYCLE RACK ARCHES (8 SPACE)
- EXISTING STOP SIGN TO REMAIN
- SIGHT TRIANGLE
- MONUMENT SIGN - SEE DETAILS
- POST INDICATOR VALVE
- FIRE HYDRANT
- DOG WASH ROOM
- BICYCLE STORAGE GARAGE (10 SPACES MIN)
- DETECTABLE WARNING STRIP
- ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
- 5'-0" SECURITY VIEW FENCING (<50% OPAQUE), METAL PICKET - COLOR: BLACK - SEE DETAIL 150RB1.1
- YARD WALLS: 3'-0" CMU - COLOR: GRAY - SEE ELEVATIONS
- SECURITY FENCING 6'-0" PAINTED CHAIN LINK FENCE - COLOR BLACK - SEE ELEVATIONS
- TRASH ENCLOSURES W/ GATES
- POLE MOUNTED SITE LIGHTING LED W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABO NIGHT SKY ORDINANCE
- NEW STOP AND PEDESTRIAN CROSSING SIGNAGE - SEE DETAILS
- NEW MEDIAN - SEE CIVIL SHEETS
- PRIMARY ENTRANCE
- NEW 6" CAST IN PLACE CONCRETE SIDEWALK
- 12' WIDE TRAIL
- EXISTING BARSTOW SIDEWALK 6'-0" WIDTH TO CONTINUE ACROSS TO SITE
- PRECAST CONCRETE WHEEL STOP

**LEGEND:**

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

**PARKING CALCULATIONS:**

PER CITY OF ALBUQUERQUE IDO 14-16-5.5, 1.5 PARKING IS REQUIRED FOR EVERY UNIT

93 UNITS x 1.5 = 139 SPACES

**PARKING SPACES REQUIRED:** 139 SPACES

**ON STREET PARKING:** 0 SPACES

**COMPACT PARKING SPACES PROVIDED:** 30 SPACES

**ADA PARKING REQUIRED 1 / ADA UNIT:** 5 SPACES

**ADA PARKING SPACES PROVIDED:** 6 SPACES

**VAN ACCESSIBLE PARKING SPACES PROVIDED:** 4 SPACES

**COVERED PARKING SPACES PROVIDED:** 86 SPACES

**MOTORCYCLE PARKING SPACES REQUIRED:** 4 SPACES

**MOTORCYCLE PARKING PROVIDED:** 5 SPACES

**BICYCLE PARKING SPACES REQUIRED:** 15 SPACES

**10% OF OFF STREET PARKING:** 24 SPACES

**BICYCLE PARKING SPACES PROVIDED:** 10 SPACES MINIMUM

**BICYCLE LOCKER STORAGE PROVIDED:** 150 SPACES

**USEABLE OPEN SPACE CALCULATIONS:**

USEABLE OPEN SPACE REQUIREMENTS:  
 1 BR - 200 SF - 36 UNITS - 7,200 SF  
 2 BR - 250 SF - 57 UNITS - 14,250 SF

**21,450 SF REQUIRED**

USEABLE OPEN SPACE PROVIDED:  
 CONCRETE SIDEWALKS: 19,860 SF  
 PATIOS / POOL / POOL DECK / DOG PARK: 12,654 SF  
 LANDSCAPE AREA: 31,176 SF  
 USEABLE OPEN SPACE ABOVE GRADE: 13,427 SF

**77,117 SF PROVIDED**

**J&Z**

**JEEBDS & ZUZU, LLC.**  
ARCHITECTS & CONTRACTORS  
MAKING HOUSE CALLS

PROJECT NO. \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

IS AN APPROVED INFRASTRUCTURE LIST REQUIRED?  
 YES / NO / IF YES, THEN A SET OF APPROVED DETAIL PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

TRAFFIC ENGINEERING / TRANSPORTATION DIVISION	DATE
ARB/WJA	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

**SITE DATA:**

LOT SF/ACRE: 126,426 SF / 2.9023 ACRES  
 ZONING: MX-L  
 INTENDED USE: DWELLING / MULTI FAMILY (93 UNITS)  
 MAXIMUM HEIGHT: 35 FEET

job no: \_\_\_\_\_  
 drawn: EAM  
 checked: J&Z  
 date: 11/18/19

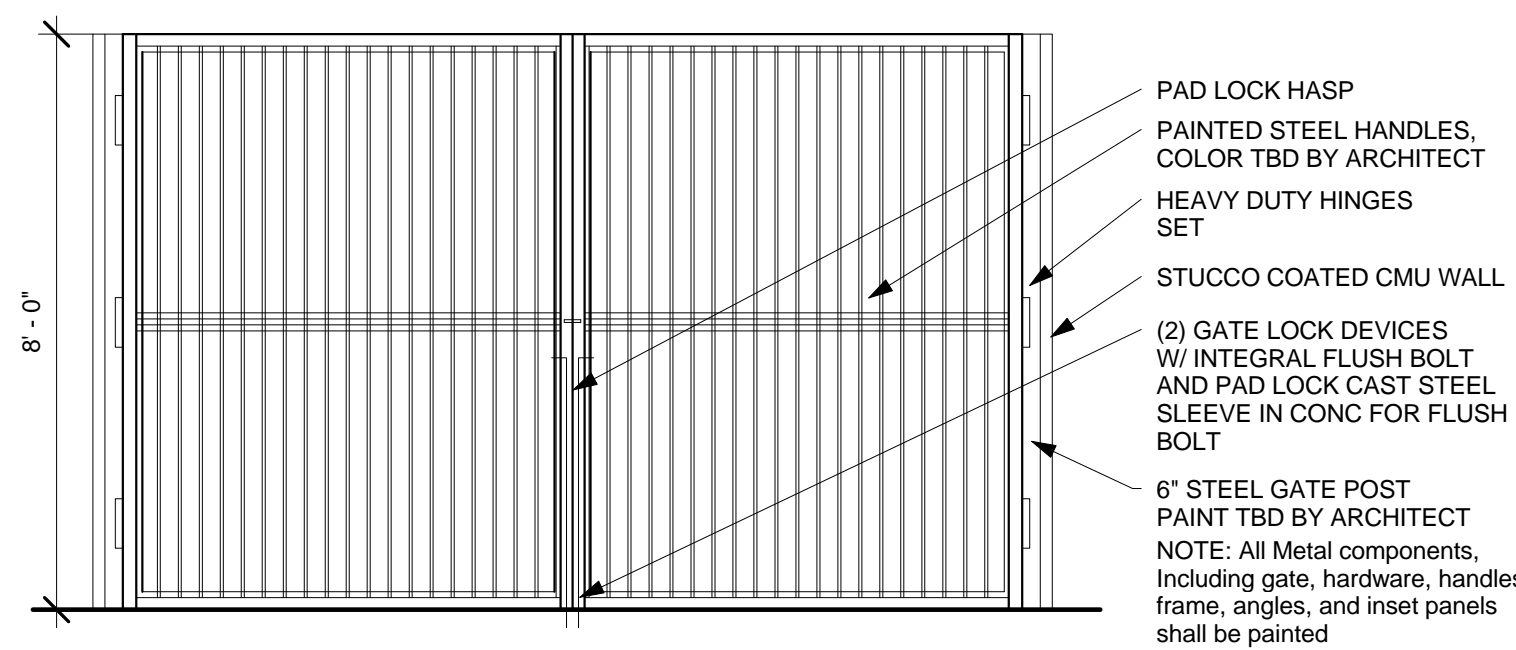
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**ALAMEDA LUXURY APARTMENTS**

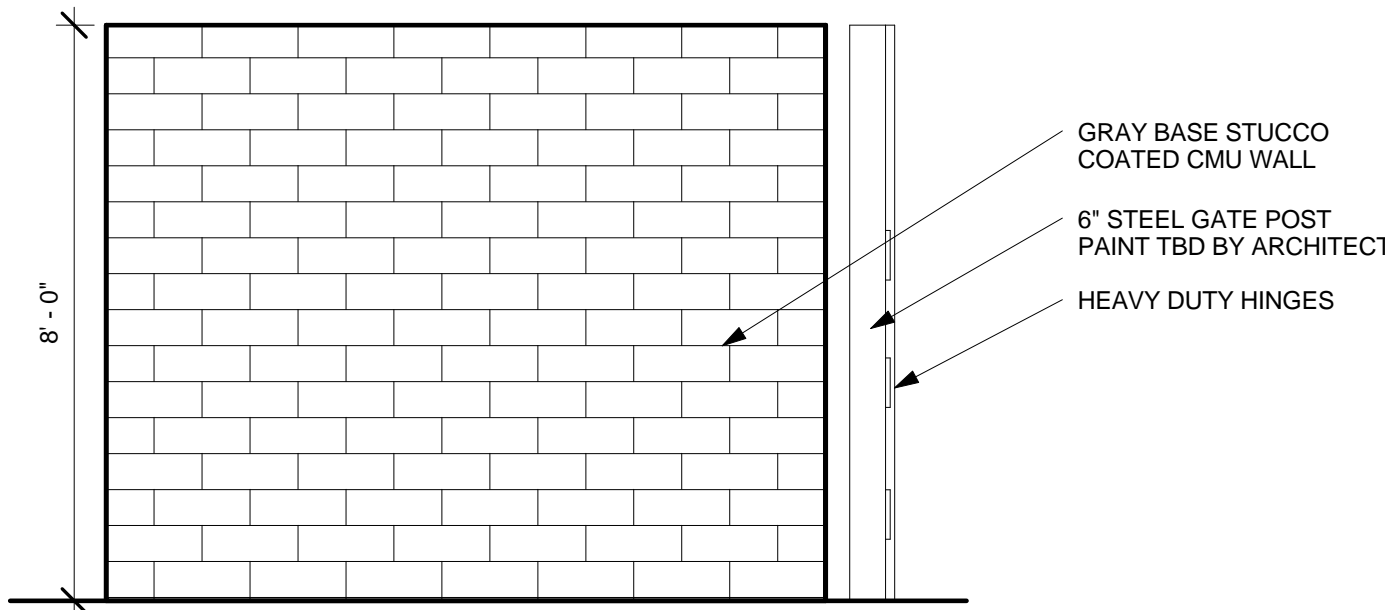
8100 ALAMEDA BLVD., NE  
ALBUQUERQUE, NM 87125

DRB.I.O

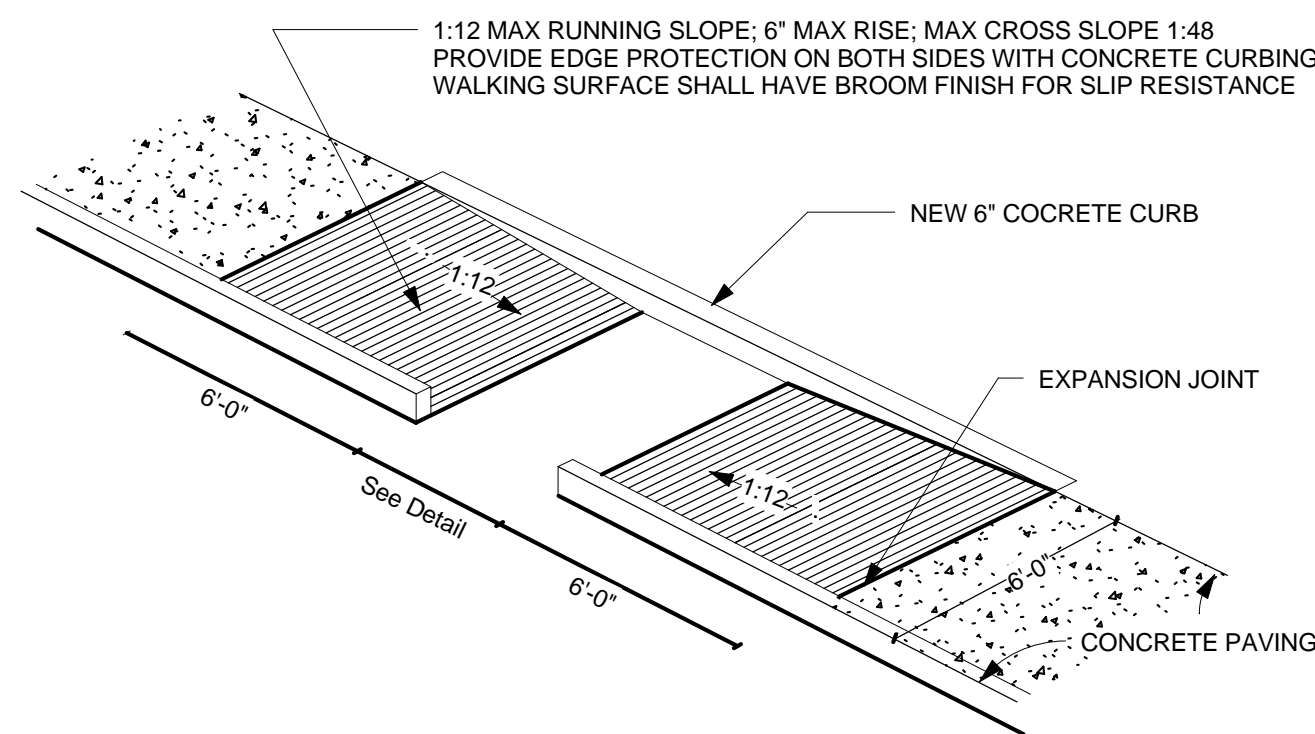




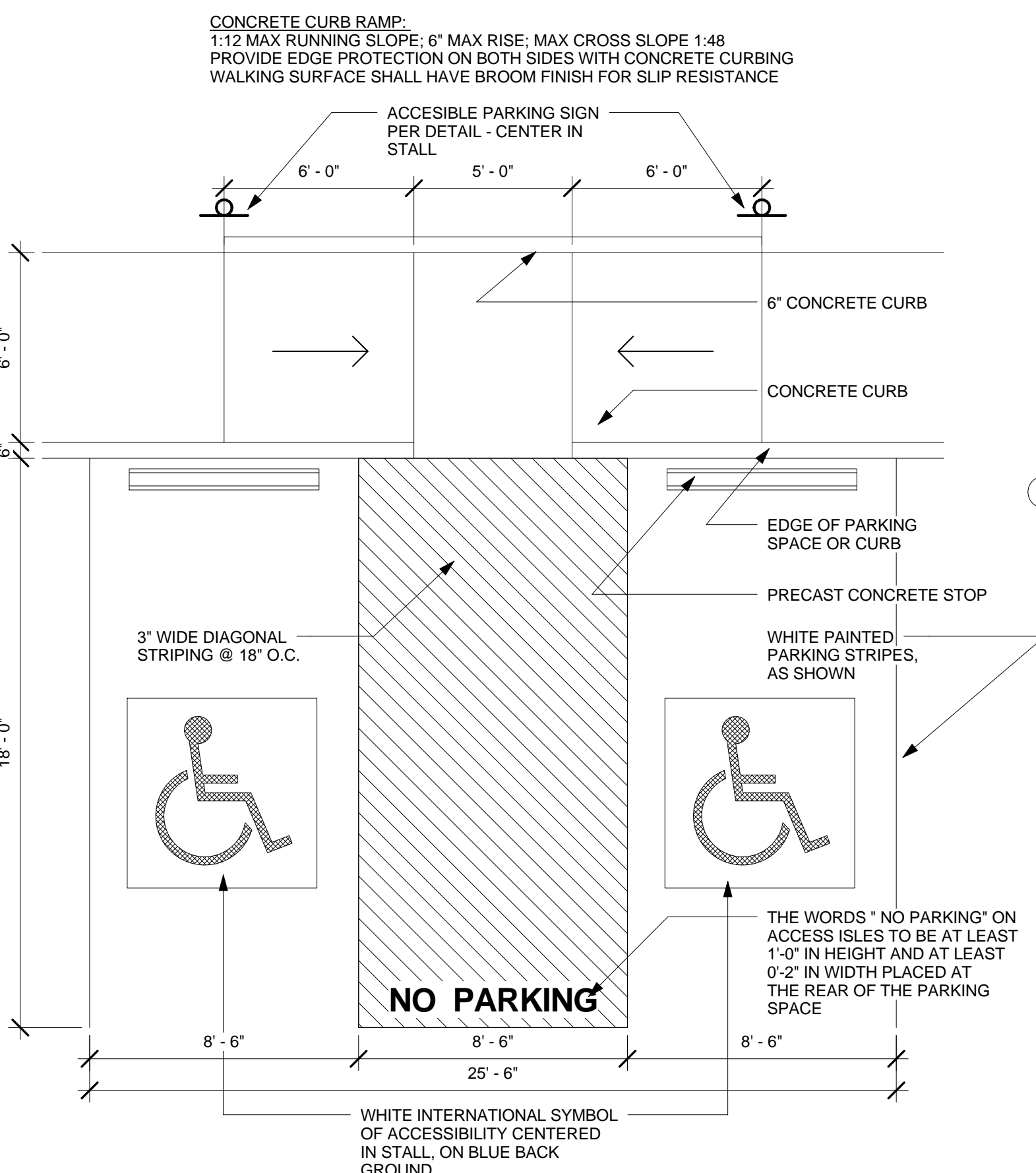
5 Trash Enclosure Gate Elevation  
3/8" = 1'-0"



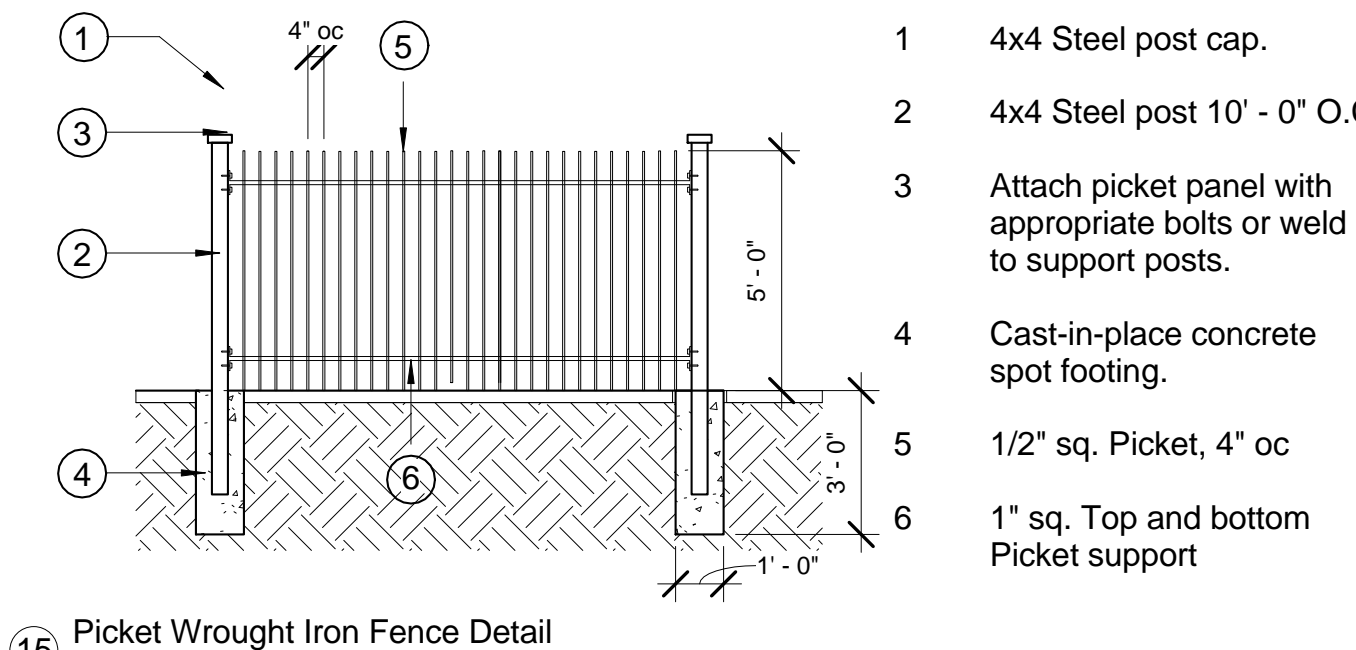
10 Trash Enclosure Side CMU Elevation  
3/8" = 1'-0"



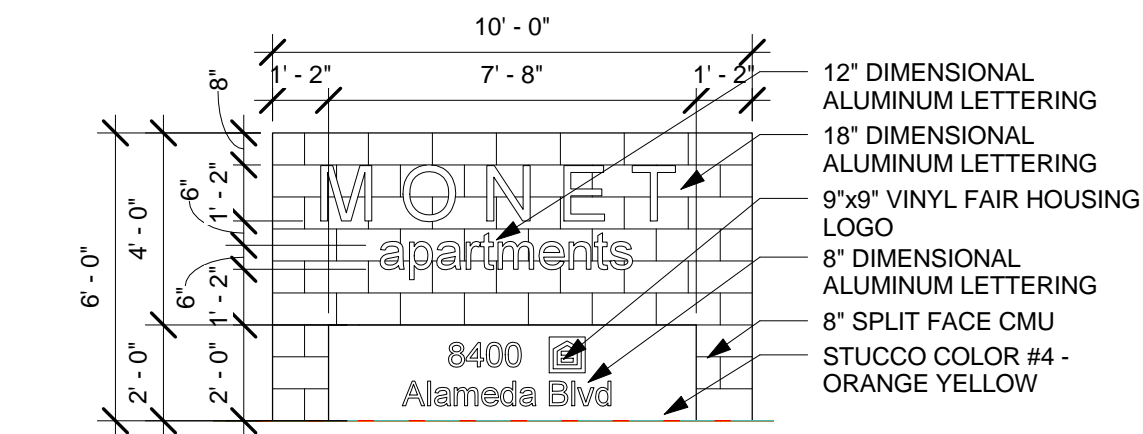
6 Curb Ramp Detail  
1/4" = 1'-0"



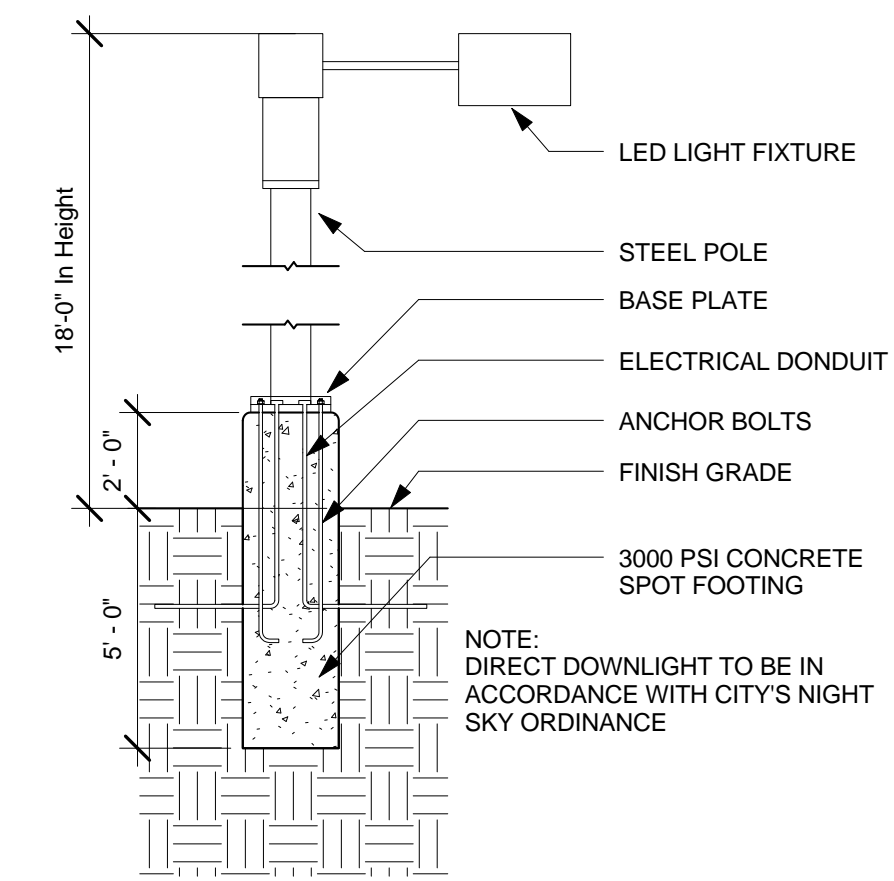
3 ADA Parking  
1/4" = 1'-0"



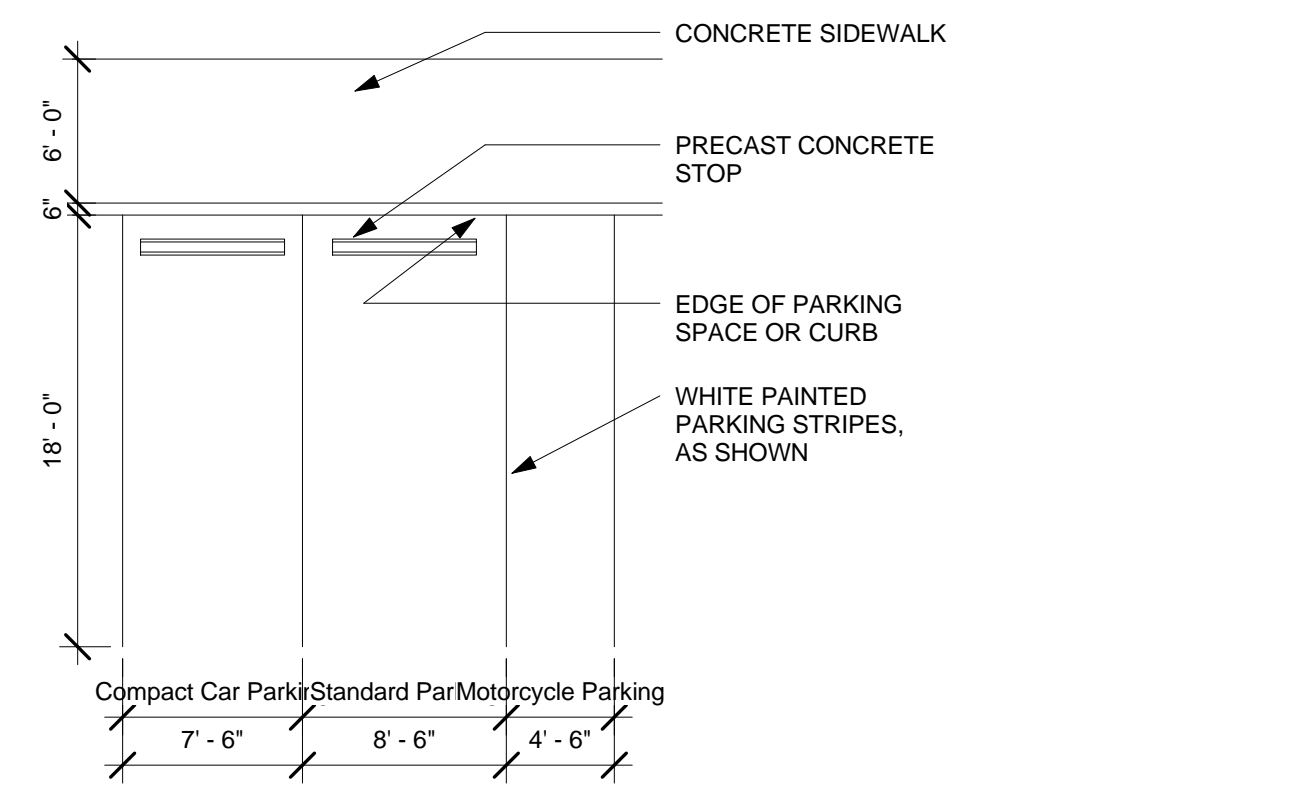
15 Picket Wrought Iron Fence Detail  
1/4" = 1'-0"



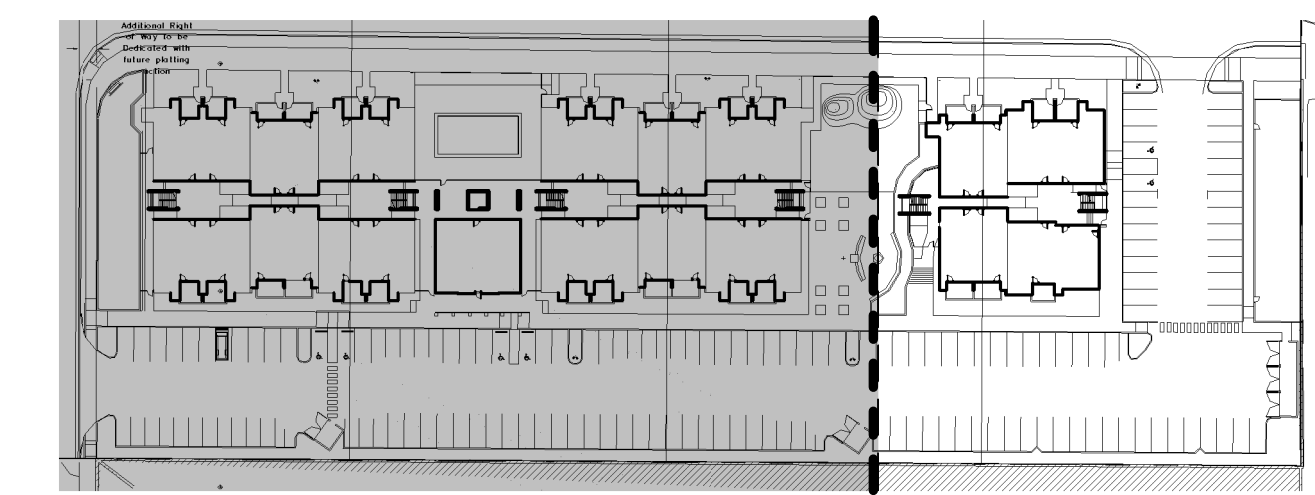
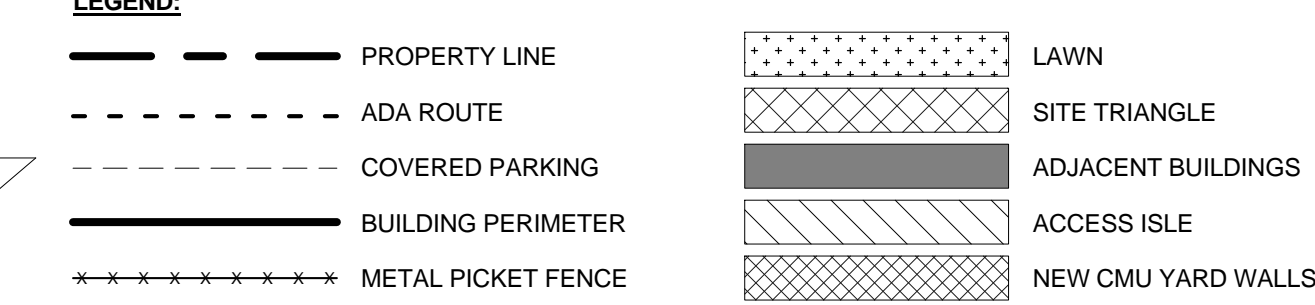
14 Monument Sign Elevation  
1/4" = 1'-0"



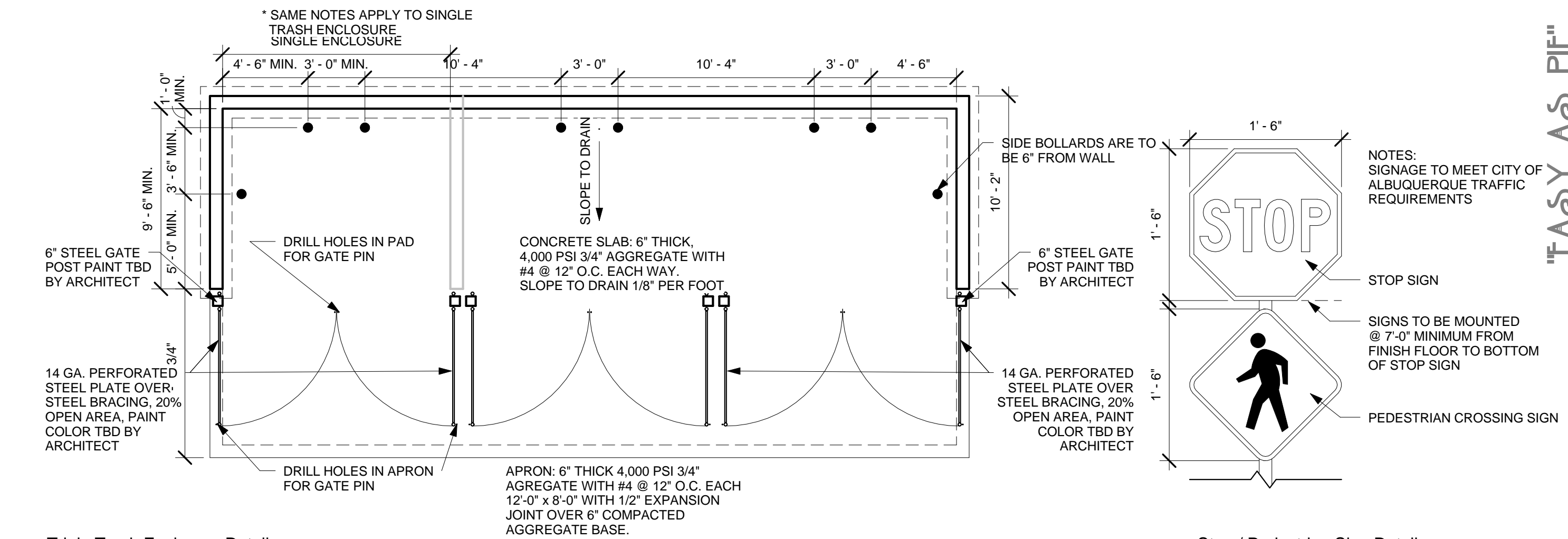
13 Site Lighting Detail  
1/4" = 1'-0"



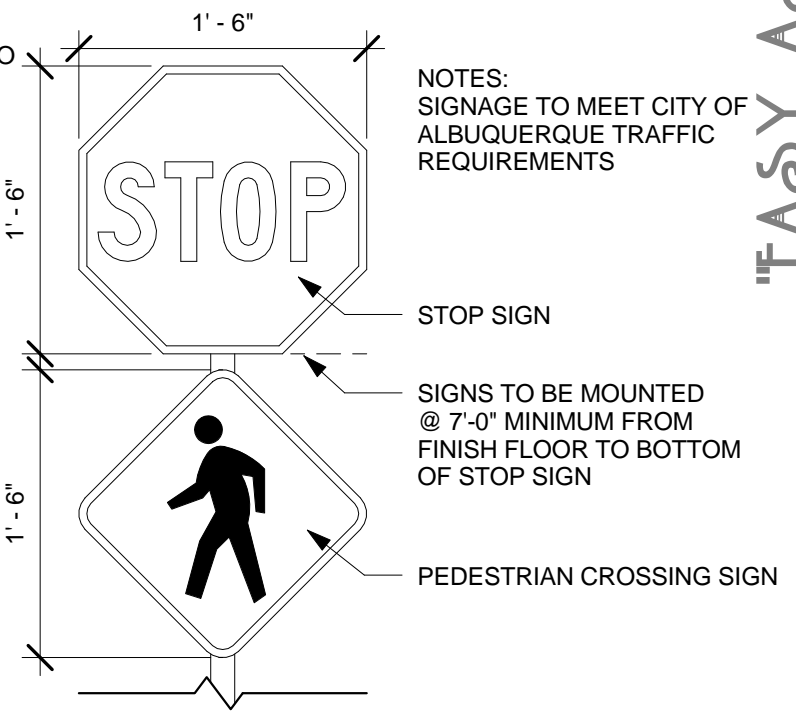
4 Parking Stalls Details  
1/8" = 1'-0"



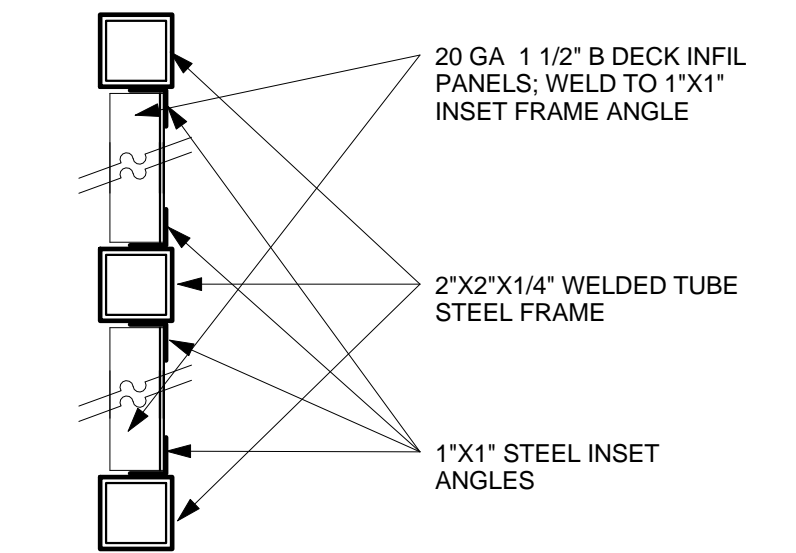
2 Site Plan Key  
1" = 100'-0"



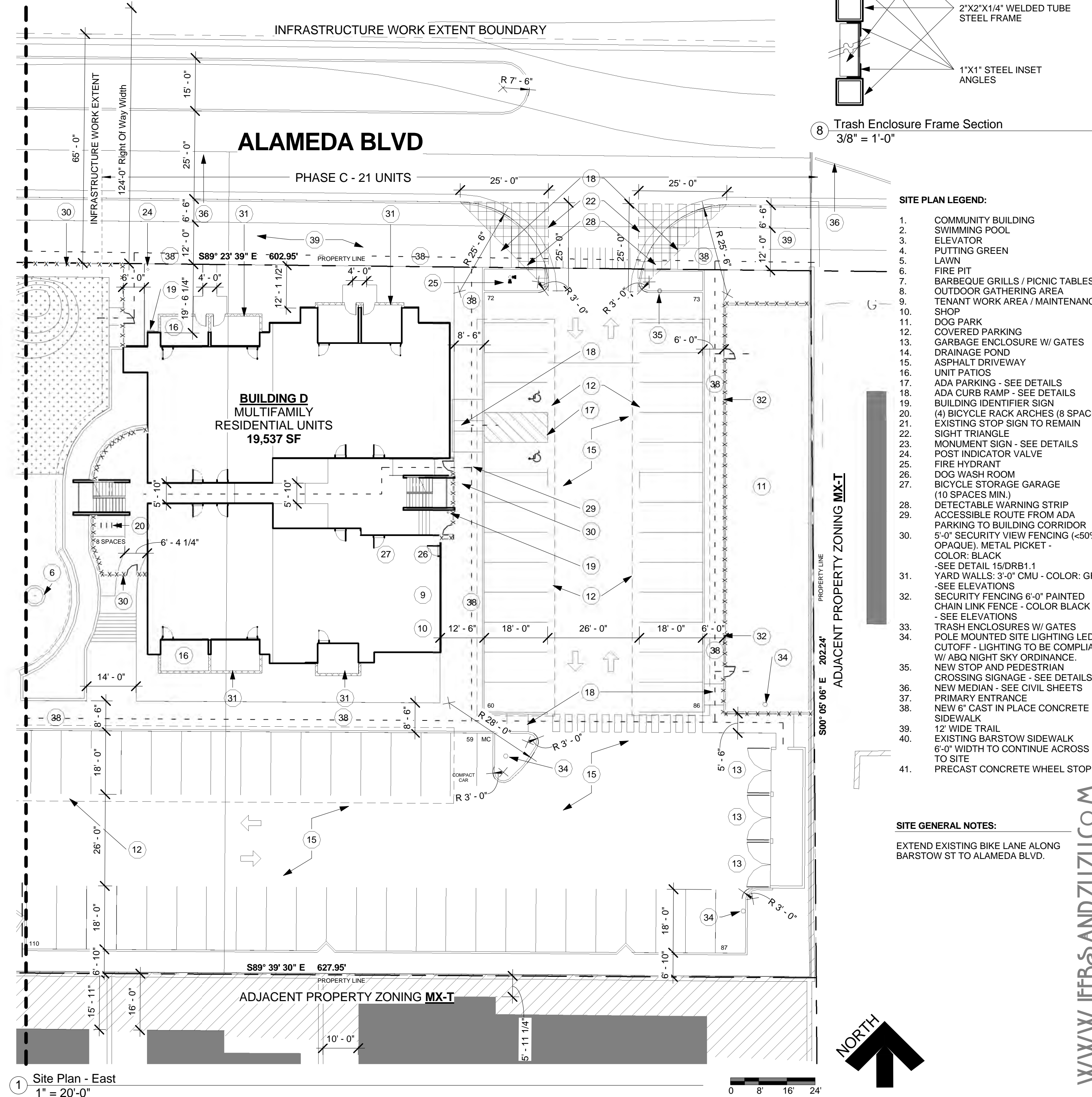
9 Triple Trash Enclosure Detail  
3/16" = 1'-0"



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



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



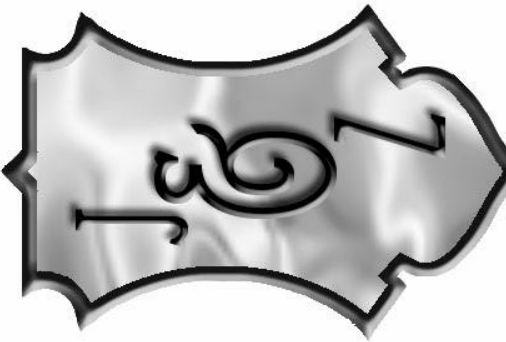
1 Site Plan - East  
1" = 20'-0"

- SITE PLAN LEGEND:**
- COMMUNITY BUILDING
  - SWIMMING POOL
  - ELEVATOR
  - PICNIC TABLES
  - 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
  - (4) BICYCLE RACK ARCHES (8 SPACES)
  - EXISTING STOP SIGN TO REMAIN
  - SIGHT TRIANGLE
  - MONUMENT SIGN - SEE DETAILS
  - POST INDICATOR VALVE
  - FIRE HYDRANT
  - DOG WASH ROOM
  - BICYCLE STORAGE GARAGE (10 SPACES MIN.)
  - DETECTABLE WARNING STRIP
  - ACCESSIBLE ROUTE FROM ADA PARKING TO BUILDING CORRIDOR
  - 5'-0" SECURITY VIEW FENCING (<50% OPAQUE), METAL PICKET - COLOR: BLACK
  - SEE DETAIL 15DRB1.1
  - YARD WALLS: 3'-0" CMU - COLOR: GRAY - SEE ELEVATIONS
  - SECURITY FENCING 6'-0" PAINTED CHAIN LINK FENCE - COLOR BLACK - SEE ELEVATIONS
  - TRASH ENCLOSURES W/ GATES
  - POLE MOUNTED SITE LIGHTING LED W/ CUTOFF - LIGHTING TO BE COMPLIANT W/ ABO NIGHT SKY ORDINANCE
  - NEW STOP AND PEDESTRIAN CROSSING SIGNAGE - SEE DETAILS
  - NEW MEDIAN - SEE CIVIL SHEETS
  - PRIMARY ENTRANCE
  - NEW 6" CAST IN PLACE CONCRETE SIDEWALK
  - 12' WIDE TRAIL
  - EXISTING BARSTOW SIDEWALK 6'-0" WIDTH TO CONTINUE ACROSS TO SITE
  - PRECAST CONCRETE WHEEL STOP

**SITE GENERAL NOTES:**  
EXTEND EXISTING BIKE LANE ALONG BARSTOW ST TO ALAMEDA BLVD.



**JEEBS & ZUZU, LLC.**  
ARCHITECTS & CONTRACTORS  
MAKING HOUSE CALLS  
11030 MENAUL NE SUITE C  
ALBUQUERQUE, NM 87113  
P: 505-797-1318

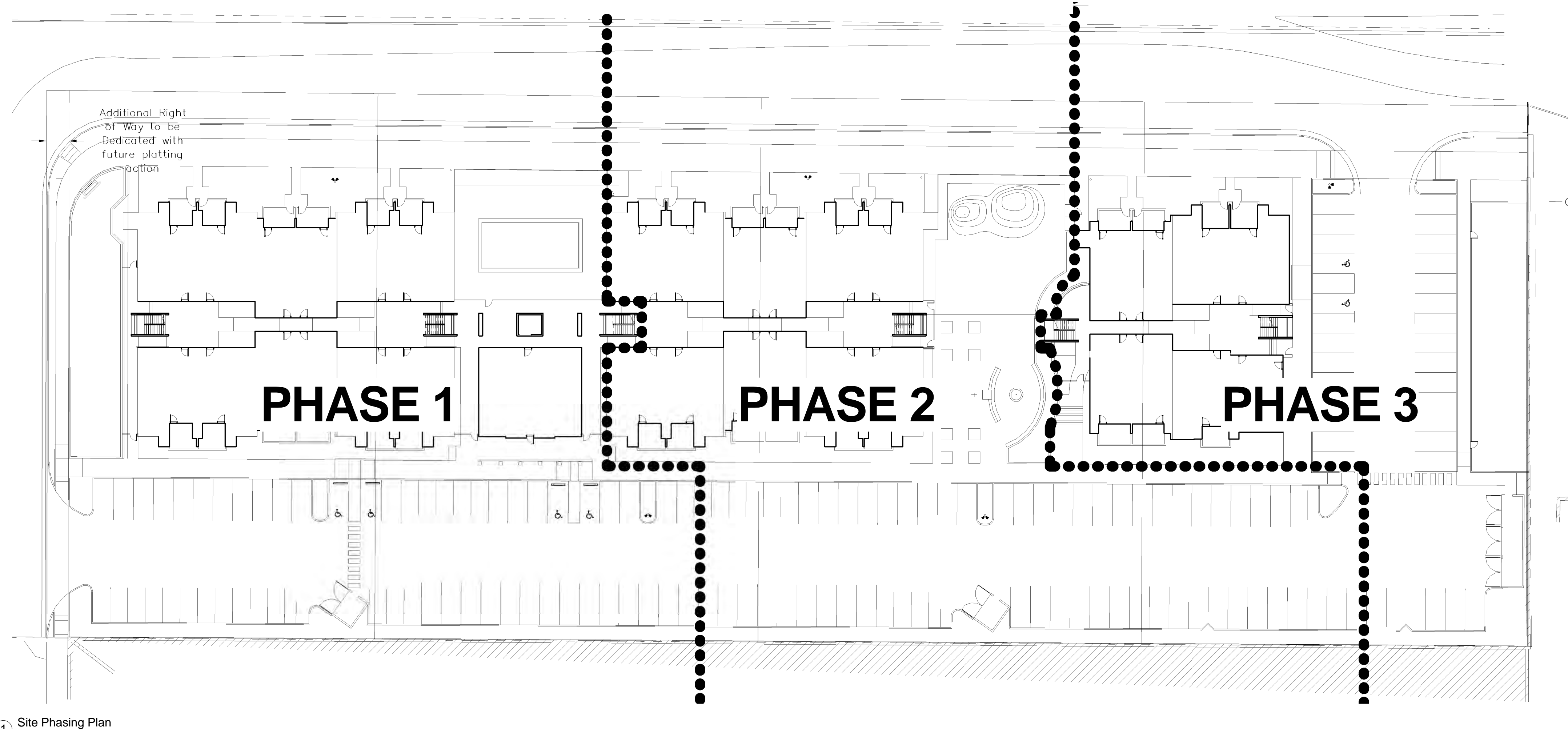


job no:  
drawn: EAM  
checked: J&Z  
date: 11/18/19

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

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1 Site Phasing Plan  
1" = 30'-0"

**PARKING REQUIREMENTS PER PHASE:**

PHASE I:	36 UNITS @ 1.5 SPACES/UNIT =	54 SPACES REQUIRED 55 SPACES PROVIDED
PHASE II:	36 UNITS @ 1.5 SPACES/UNIT =	54 SPACES REQUIRED 59 SPACES PROVIDED
PHASE III:	21 UNITS @ 1.5 SPACES/UNIT =	32 SPACES REQUIRED 36 SPACES PROVIDED

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PHASING SITE PLAN

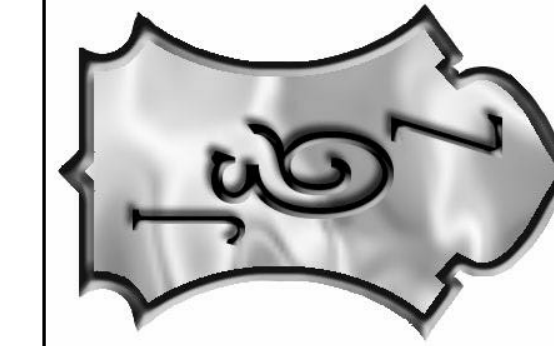
ALAMEDA LUXURY APARTMENTS

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sheet no:

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