

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

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

INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS

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

ARCHEOLOGICAL CERTIFICATE

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

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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

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

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

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

ACCELERATED EXPIRATION SITE PLAN

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

ALTERNATIVE SIGNAGE PLAN

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
 - Sign Posting Agreement

ALTERNATIVE LANDSCAPE PLAN

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: February 11, 2022</p>
<p>Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: PR-2019-002761</p>	<p>Case Numbers: SI-2022-00328</p>
<p>Staff Signature:</p>	
<p>Date:</p>	



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

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

APPLICATION INFORMATION

Applicant: Legacy Development & Management, LLC		Phone: (505) 243-6000
Address: 5051 Journal Center Blvd., Suite 500		Email: fkassam@legacydm.net
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 Eighth Street, NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner		List all owners: Kassam Land Acquisition 9 (Legacy)

BRIEF DESCRIPTION OF REQUEST

The Applicant is requesting an update to the existing Site Plan-DRB for minor revisions to certain sidewalk configurations, transformer locations, maintenance building, clubhouse building height, etc.

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

Lot or Tract No.: 8-A, 11, and 12	Block: 26	Unit: Tract A, Unit B
Subdivision/Addition: North Albuquerque Acres	MRGCD Map No.:	UPC Code: See description above
Zone Atlas Page(s): C-18	Existing Zoning: MX-L	Proposed Zoning: N/A
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (acres): 4.7885 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6700 Modesto Ave. NE	Between: San Pedro Dr. NE	and: Louisiana Blvd. NE
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

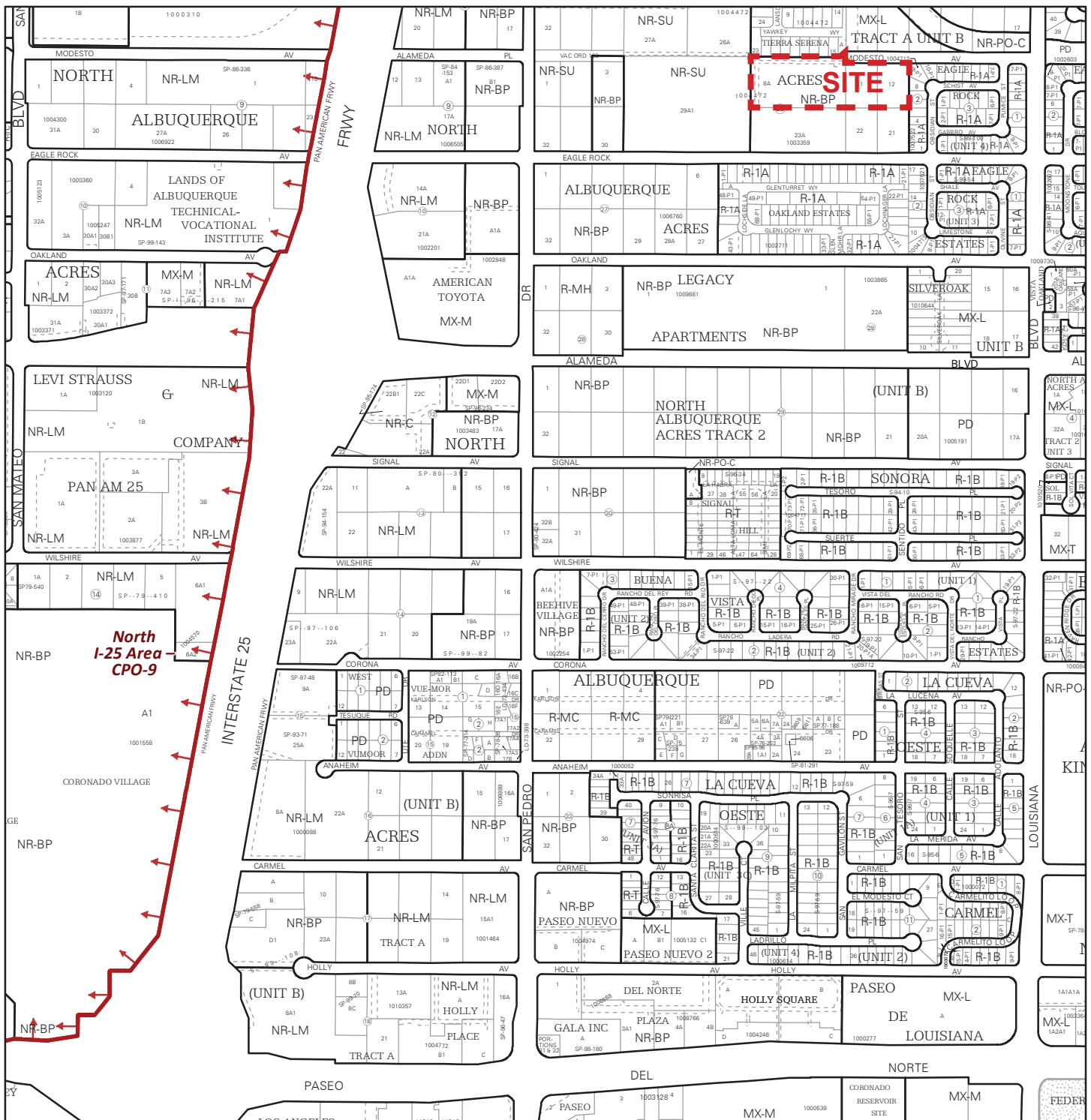
PR-2019-002761

Signature:	Date: February 11, 2022
Printed Name: Jacqueline Fishman, AICP, Principal, Consensus Planning, Inc.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

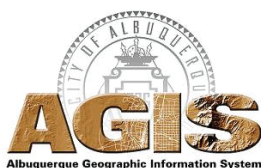
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SI-2022-00328	AA				

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #PR-2019-002761

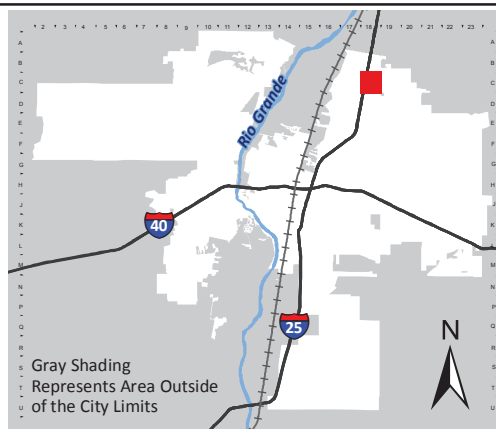


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-18-Z

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

0 250 500 1,000
Feet

September 21, 2020

Mr. Dan Serrano, Chairperson
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

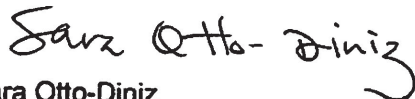
Dear Chairman Serrano,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for Zoning Map Amendment – EPC, Site Plan – DRB, and related applications for my property located at 6700 Modesto Avenue NE. The legal description is below:

- Lot 11, Block 26, Tract A, Unit B, North Albuquerque Acres containing 0.8864 acres

Thank you for your consideration.

Sincerely,



Sara Otto-Diniz

September 21, 2020

Mr. Dan Serrano, Chairperson
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

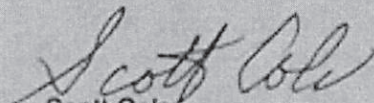
Dear Chairman Serrano,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as agent for Zoning Map Amendment – EPC, Site Plan – DRB, and related applications for my property located at 6716 Modesto Avenue NE. The legal description is below:

- Lot 12, Block 26, Tract A, Unit B, North Albuquerque Acres containing 0.8864 acres

Thank you for your consideration.

Sincerely,


Scott Cole

September 21, 2020

Mr. Dan Serrano, Chairperson
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Dear Chairman Serrano,

The purpose of this letter is to authorize Consensus Planning, Inc. to act as the agent for Kassam Land Acquisition 9, LLC and Legacy Development & Management, LLC for Zoning Map Amendment – EPC, Site Plan – DRB, and related applications for our property located at 6511 Eagle Rock Avenue NE. The legal description is below:

- Lot 8-A, Block 26, Tract A, Unit B, North Albuquerque Acres containing 3.0157 acres

Kassam Land Acquisition 9, LLC is the owner of the property. Thank you for your consideration.

Sincerely,



Faizel Kassam
Managing Member



February 11, 2022

James Aranda, Zoning Enforcement Officer
 City of Albuquerque
 600 2nd Street NW
 Albuquerque, NM 87102

RE: Request for a Minor Amendment to a Site Plan – DRB

Landscape Architecture
 Urban Design
 Planning Services

Dear Mr. Aranda:

302 Eighth St. NW
 Albuquerque, NM 87102

The purpose of this letter is to request a Minor Amendment to the existing Site Plan-DRB for the property located at 6700 Modesto Avenue NE. The Applicant is requesting an update to the existing Site Plan – DRB for minor revisions to certain sidewalk configurations, transformer locations, maintenance building, clubhouse building height, etc. The current Site Plan was approved by the Development Review Board (DRB) on May 5, 2021 (Project #PR-2019-002761).

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

The project has been in building permit review and received a foundation permit on February 11, 2022, with the full building permit approval anticipated within days. This request meets the criteria set in Integrated Development Ordinance (IDO) Section 14-16-6-4(Y)(2), Minor Amendments, and is subject to review by the Zoning Enforcement Officer.

Figure 1: Subject Site.



PROPOSED AMENDMENTS

A2.01 Site Plan

- Maintenance room has been added.
- Single sidewalks between facing buildings have been switched to double sidewalks to provide accessible route.
- ADA parking on the north side has been relocated under carport.
- New ADA parking has been added adjacent to Dog Spa.

PRINCIPALS

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



- Transformers between building #5 and #6 have been centered between the new double sidewalks.
- New sidewalks steps and ramps have been added to provide accessible route.
- Keynote #35 has been updated.

A4.11, 21, 31, 41 Building Type I, II, III, IV Building Elevations

- Updated windows, added meter locations.

A8.02 Clubhouse Elevation

- Building height has been reduced.

A9.02 Ancillary Building

- Bike Ramada and BBQ Ramada plans and elevations have been updated, compactor plans and elevations have been moved to the new A9.03 sheet.

INTEGRATED DEVELOPMENT ORDINANCE JUSTIFICATION CRITERIA

The following explanation summarizes how the request for a Minor Amendment to the existing Site Development Plan meets the IDO criteria pursuant to IDO Section 14-16-6-4(Y)(2) Minor Amendments.

6-4(Y)(2)(a) A minor amendment must meet all of the following criteria:

- 1. The amendment is necessary because of site conditions or user requirements that were not known, and could not reasonably have been known, at the time the City approved the approval that is proposed to be amended, and that were not created by the actions of the owner of the property.**

Applicant Response: This amendment is necessary based on the comments and issues that came to light under the building permit review process. The changes to the sidewalk configuration are based on grading/drainage concerns and ADA accessibility. Other minor changes were needed to improve access to transformers, ADA parking spaces, and maintenance. The reduction in building height for the clubhouse will comply with the MX-L zone and was missed by the DRB during review of the original site plan.

- 2. The amendment does not increase or decrease the dimension of any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4 (cumulative of any earlier deviations or amendments).**

Applicant Response: This amendment does not exceed any standard beyond the thresholds allowed as minor amendments pursuant to Table 6-4-4.

- 3. The amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use.**

Applicant Response: This amendment does not decrease the total amount of open space in the development and does not reduce the size of any open space abutting a lot containing a residential use. The changes to the existing

Site Plan – DRB solely affect areas between facing buildings, transformer locations, and other utilities needed to service the project.

- 4. The amendment does not reduce any building setback adjacent to development containing residential uses by any amount.**

Applicant Response: This amendment does not reduce any building setbacks.

- 5. The amendment does not increase the maximum number of residential dwelling units in the development from that shown in the existing permit, approval, or plan. If the property is located in a DT-UC-MS-PT area, the amendment does not decrease the required number of residential dwelling units in the development from that shown in the existing permit, approval, or plan.**

Applicant Response: The project was approved with 120 units and this amendment does not increase the number of units.

- 6. The amendment does not adjust a building design standard unless doing so improves the perception of building quality, variety, durability, and articulation when viewed from adjacent streets and abutting properties.**

Applicant Response: This amendment does not adjust any building design standards.

- 7. The amendment does not reduce the amount of total landscaping installed on the subject property or the amount of screening or buffering required on portions of the site abutting any property containing residential dwelling units and does not waive or weaken any other landscaping or buffering requirement unless the ZEO determines that alternative building design elements included in the amendment improve the visual quality and screening and buffering effect of landscaping as viewed from adjacent streets and public areas.**

Applicant Response: This amendment very slightly reduced the total landscaping on the property – from 31% to 30% - but does not affect the screening or buffering requirements. The revised landscape plan is double the minimum required by the IDO.

- 8. The amendment does not increase the traffic accessing the subject property from local streets and does not increase or decrease the number of through streets, sidewalks, trails, or trail connections passing through the property or connecting to or designed to connect to abutting properties.**

Applicant Response: This amendment does not increase the traffic accessing the subject property from local streets, nor does it increase or decrease the number of through streets or sidewalks passing through the property or connecting to or designed to connect to abutting properties. There were and are no trails or trail connections passing through the site.

- 9. The amendment does not require major public infrastructure or significant changes to access or circulation patterns on the subject property.**



Applicant Response: This amendment does not require major public infrastructure and does not change access or circulation patterns on the subject property as demonstrated by the revised Site Plan submitted with this request.

- 10. The amendment does not change a specific condition attached by a decision-making body listed in Table 6-1-1 to a prior development permit, approval, or plan for or including the subject property. For example, a specific condition attached to a prior approval requiring additional buffering to mitigate development impacts shall not be removed through a minor amendment process.**

Applicant Response: This amendment does not change any conditions attached by the previous decision-making body (the DRB) to the existing Site Plan – DRB.

- 11. The amendment does not affect a property in an Overlay zone as regulated per 0, in which case amendments may be granted per the original approval process for the Site Plan governing the site.**

Applicant Response: This property is not located in an Overlay zone.

- 12. The amendment does not approve any land use that was not authorized by the permit or approval or that is not allowed by right on the subject property.**

Applicant Response: This amendment does not change the land use for this property.

- 13. The amendment does not expand a nonconformity as regulated per Section 14-16-6-8 (Nonconformities).**

Applicant Response: This amendment does not affect any non-conformity on the property. The site was recently developed and is not nonconforming.

CONCLUSION

On behalf of Legacy Development and Management LLC, we respectfully request the Zoning Enforcement Officer's approval of this Minor Amendment to an existing Site Plan.

Sincerely,

Jacqueline Fishman, AICP
Principal

DESIGN	1
CONCEPTS	1
SCHEMATIC DESIGN	1
PRELIMINARY DESIGN	1
FINAL DESIGN	1
CONSTRUCTION DOCUMENTS	1
AS-BUILT	1

QTY.	SYMBOL	DESCRIPTION NAME	SIZE	MATURE SIZE	COMMENTS
140	140	ORNAMENTAL GRASSES			
58	58	CALAMAGOSTRA OVERSEED			
80	80	MESQUITE (PROSTRATA)			
80	80	ORIENTAL PLOUM (ORANGE)			
97	97	ACHILLEA MOONBIRN			
20	20	DELONIXA REGINA PALM			
20	20	WAX PALM			
24	24	LANDSCAPE BOLLERS (PINK)			
20,000 SF		EMERALD PINNACLES			
10,000 SF		EMERALD PINNACLES			
175 LF		CONCRETE EDGER AT TURF			
1 EA		6" DIA. X 1/2" HT. MODER. LOW BOWL FLAMBER			
3 EA		6" X 30" X 3/4" HT. TAPERED RECTANGULAR PLANTER			

QTY.	SYMBOL	DESCRIPTION NAME	SIZE	MATURE SIZE	COMMENTS
7	7	ELDERFLY TREE (FOR SHADING)	2' DIA.	40' HT. X 30' SP.	
13	13	PRINIA NUBIA	2' DIA.	20' HT. X 15' SP.	
31	31	PRINIA NUBIA	2' DIA.	30' HT. X 20' SP.	
17	17	ORCHID TREE (ELM)	2' DIA.	20' HT. X 15' SP.	
20	20	BLODBLAD DAVID WAX	5' DIA.	4' HT. X 4' SP.	
38	38	PURPLE BUTTERFLY BUSH	5' DIA.	5' HT. X 5' SP.	
50	50	ORCHID TREE (ELM)	5' DIA.	5' HT. X 5' SP.	
119	119	SPYRAL PLANTER (1/2")	15' DIA.	12' HT. X 3' SP.	
135	135	SPYRAL PLANTER (1/2")	5' DIA.	3' HT. X 3' SP.	
15	15	PRINIA NUBIA	5' DIA.	8' HT. X 6' SP.	
58	58	PRINIA NUBIA	5' DIA.	18' HT. X 9' SP.	
16	16	SPYRAL PLANTER (1/2")	5' DIA.	4' HT. X 4' SP.	
69	69	HEPERGE WARELORA	5' DIA.	4' HT. X 4' SP.	
3	3	YUCCA ROSEATA	5' DIA.	5' HT. X 6' SP.	
20	20	YUCCA ROSEATA	5' DIA.	12' HT. X 4' SP.	
64	64	YUCCA ROSEATA	5' DIA.	2' HT. X 3' SP.	

GENERAL NOTES:

1. ALL PLANTING SHALL BE TOP DRESSED WITH CRIBBER FINES, 7/8" SAND OR BROWN PINE MULCH, 2" - 4" BULDOZER SPREAD MULCH OR SIMILAR SCHEDULED SPREAD MULCH.

2. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

3. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

4. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

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14. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

15. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

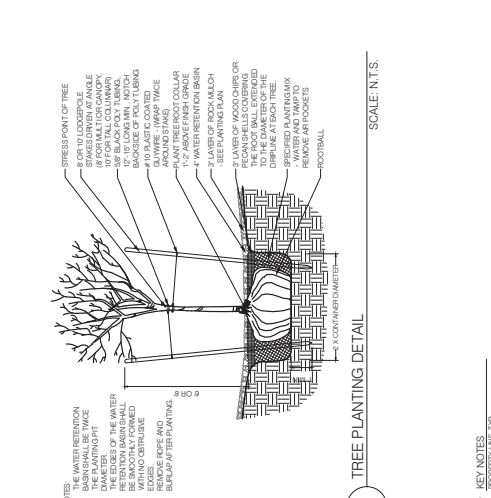
16. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

17. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

18. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

19. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.

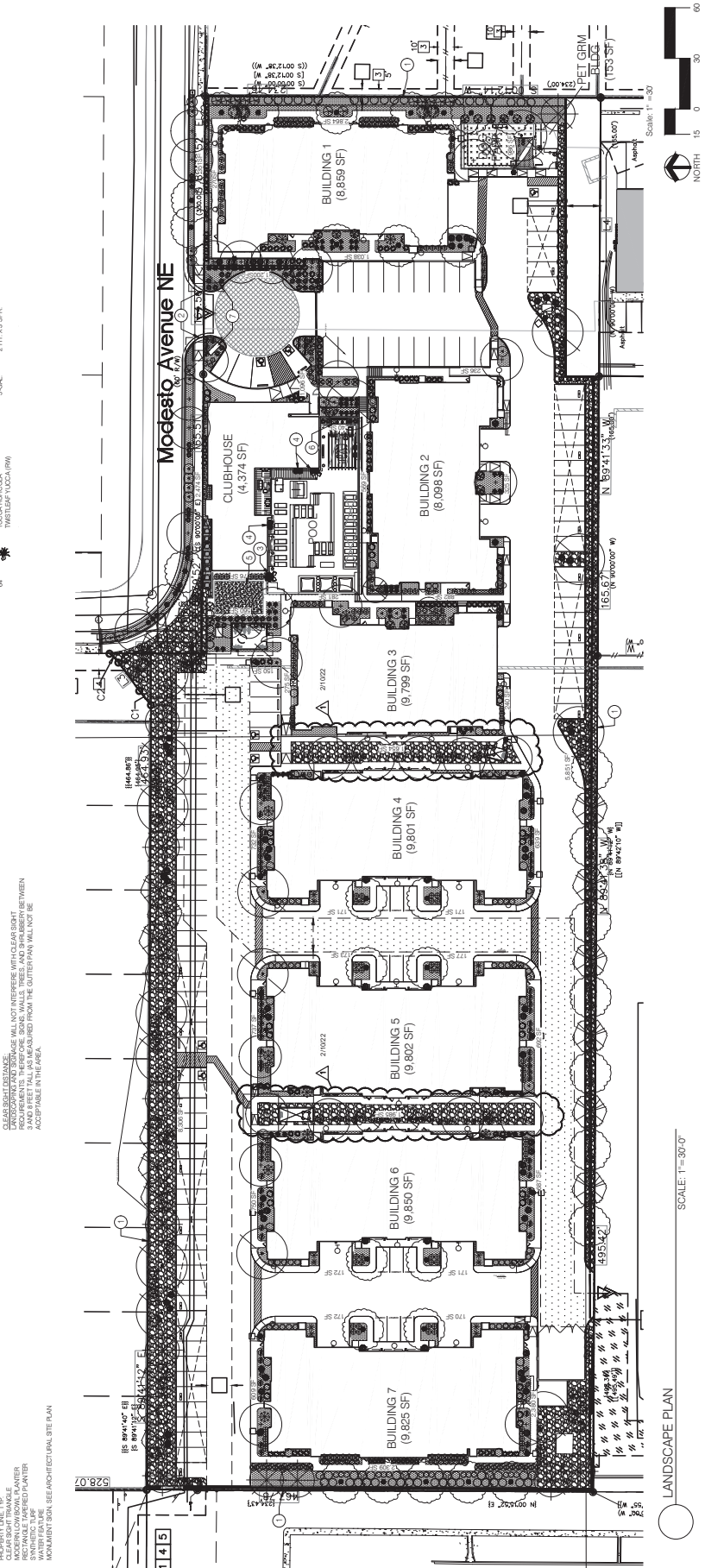
20. IRRIGATION SYSTEM SHALL BE DESIGNED TO MAINTAIN MOISTURE LEVELS AS SPECIFIED BY THE ARCHITECT.



SCALE: N.T.S.

TREE PLANTING DETAIL

1. STRESS POINT OF TREE
2. WATER RETENTION BASIN
3. 2" LAYER OF BROWN MULCH
4. 4" LAYER OF BROWN MULCH
5. 2" LAYER OF BROWN MULCH
6. 4" LAYER OF BROWN MULCH
7. 2" LAYER OF BROWN MULCH
8. 4" LAYER OF BROWN MULCH
9. 2" LAYER OF BROWN MULCH
10. 4" LAYER OF BROWN MULCH
11. 2" LAYER OF BROWN MULCH
12. 4" LAYER OF BROWN MULCH
13. 2" LAYER OF BROWN MULCH
14. 4" LAYER OF BROWN MULCH
15. 2" LAYER OF BROWN MULCH
16. 4" LAYER OF BROWN MULCH
17. 2" LAYER OF BROWN MULCH
18. 4" LAYER OF BROWN MULCH
19. 2" LAYER OF BROWN MULCH
20. 4" LAYER OF BROWN MULCH



SCALE: 1"=30'-0"

LANDSCAPE PLAN

1. CLEAR SPACE
2. CLEAR SPACE
3. CLEAR SPACE
4. CLEAR SPACE
5. CLEAR SPACE
6. CLEAR SPACE
7. CLEAR SPACE

Designed by	MS
Drawn by	RM
Checked by	
Scale	
Date	
Sheet No.	
Project No.	
Revision	
Notes	
Comments	
Drawn by	
Checked by	
Scale	
Date	
Sheet No.	
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Comments	

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LPM
THE PEAKS BY MARKANA
 ALBUQUERQUE, NEW MEXICO
 & MANAGEMENT, LLC
 LEGACY DEVELOPMENT, LLC

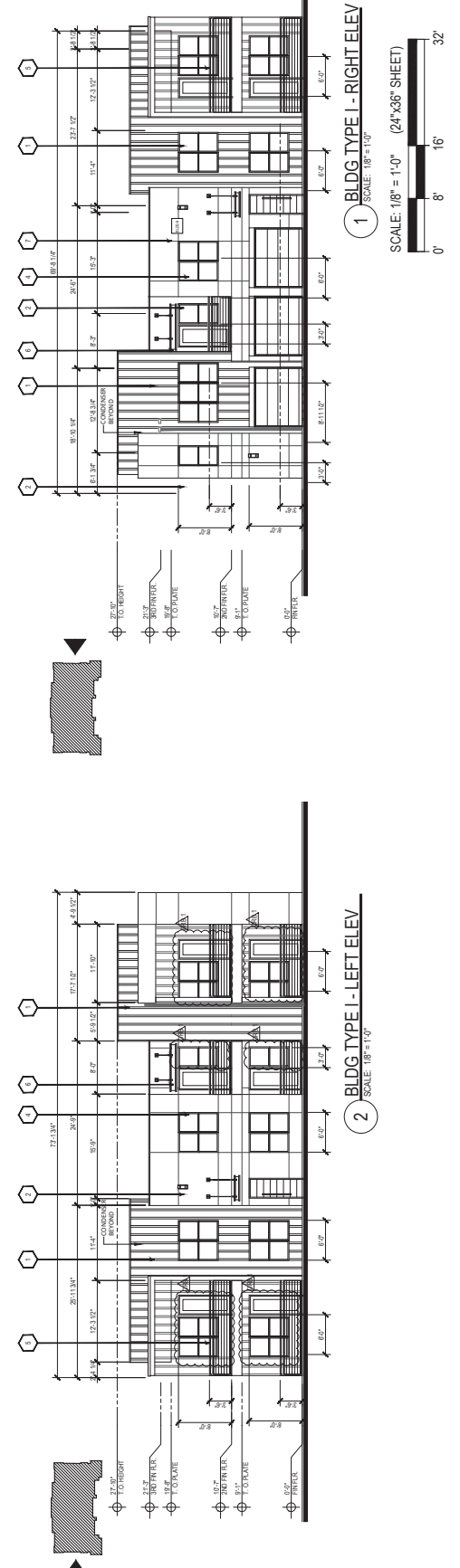
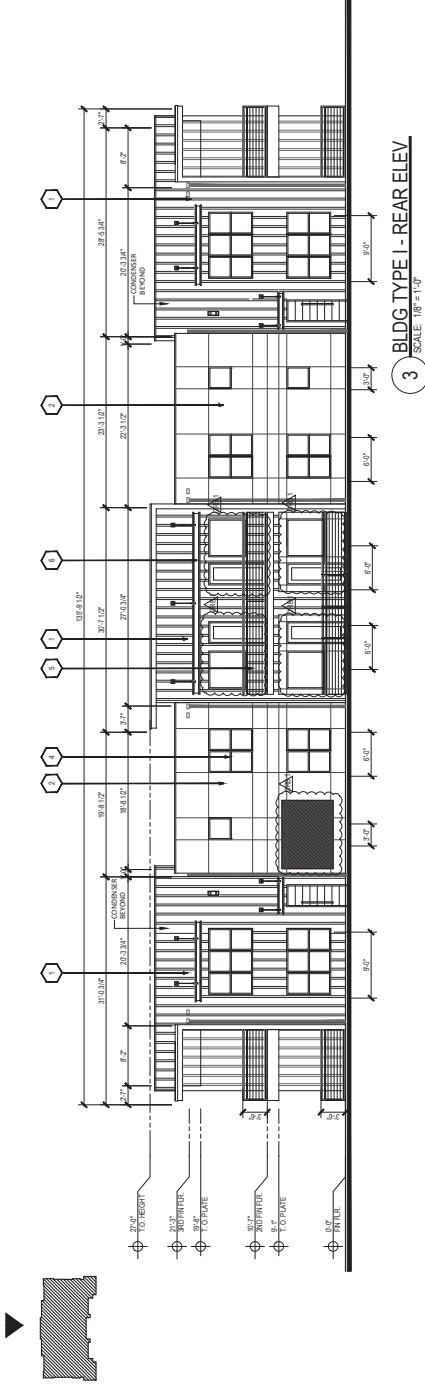
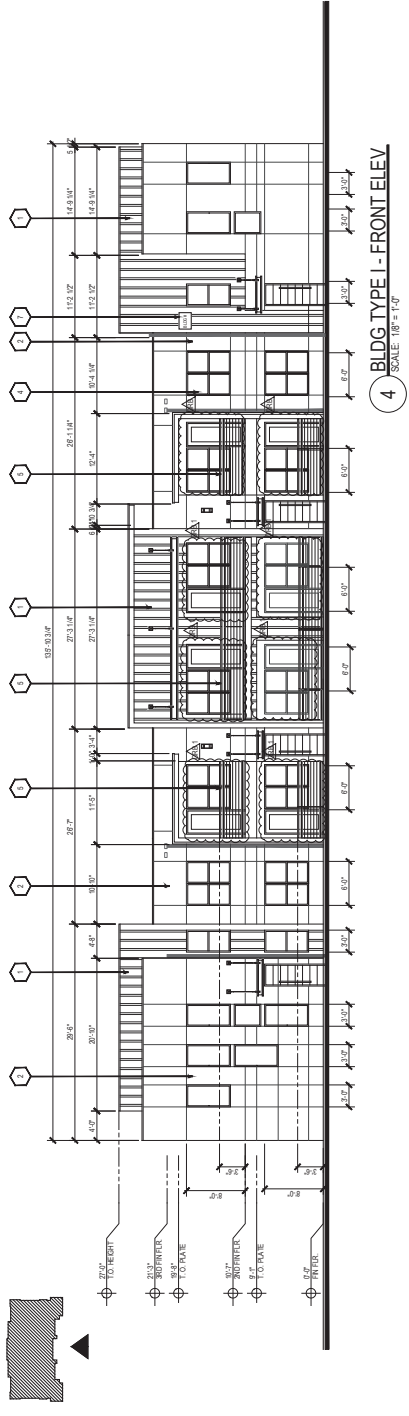


HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
 (972) 701-9636 • (972) 701-9639 FAX
 DALLAS • CHARLOTTE • CHICAGO • DENVER • NEW ORLEANS • NEW YORK
 NEWPORT BEACH • ORLANDO • SCOTTSDALE • CHENNAI • HANOI
 LONDON • MONTREAL • MEXICO CITY • TORONTO
 www.humphreys.com

ELEVATIONS BUILDINGS TYPE I
 SHEET NO. **A4.11**
 20213

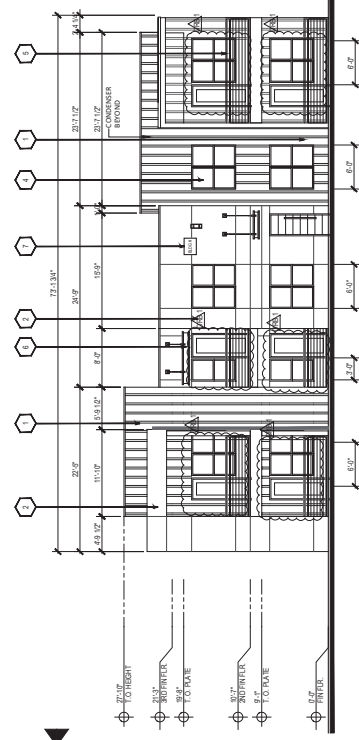
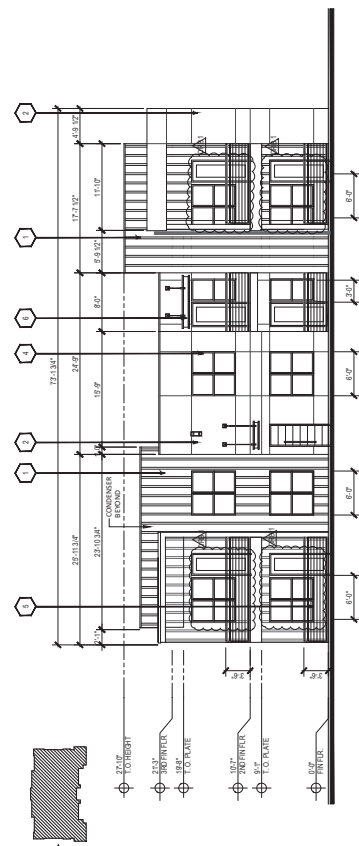
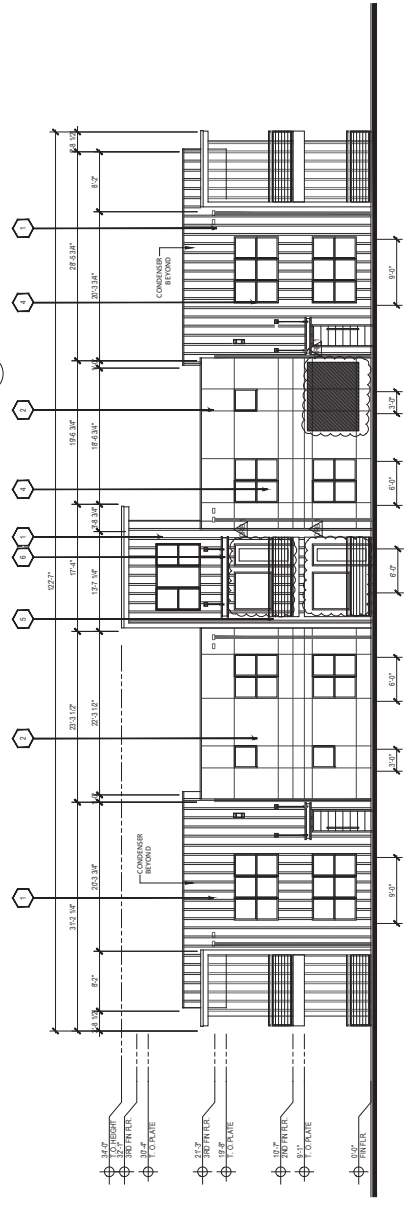
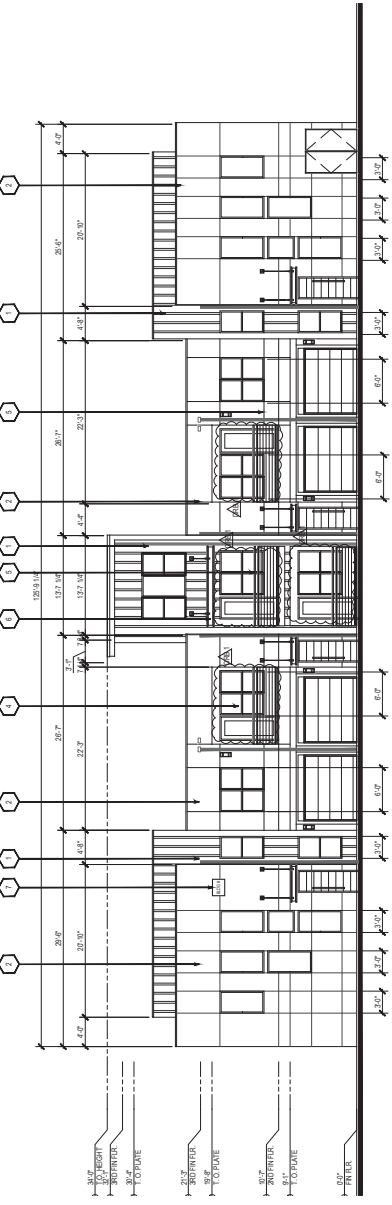
DRB MINOR AMENDMENT: 01-27-2022

- MATERIAL KEY NOTE**
- 1 BAMB I BATTEN - LIGHT BROWN
 - 2 STUCCO - LIGHT GRAY
 - 3 WOOD-LOOK FIBERCEMENT SIDING - BROWN
 - 4 WINK WINDOW - BRONZE
 - 5 METAL RAILING - BRONZE
 - 6 ALUMINUM AWNING - BRONZE
 - 7 WALL SCISSOR - LIMITED TO 90S
 - 8 PACKAGE AREA - HEIGHT MAXIMUM 18 FEET PER TABLE 5-102.000



MATERIAL KEY NOTE

1	BORDO BATHS - LIGHT BROWN
2	STUCCO - LIGHT GRAY
3	WOOD-LOOK FIBER CEMENT SOUNG - BROWN
4	VINYL WINDOW - BRONZE
5	METAL RAILING - BRONZE
6	ALUMINUM AWNING - BRONZE
7	WALL SOUNG (LIMITED TO 10%)
8	FAÇADE AREA HEIGHT - MAXIMUM 18 FEET PER TABLE 5-12.2.00.



Design by:	MS
Drawn by:	RM
Checked by:	
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Date:	
Project:	
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Comments:	
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ELEVATIONS
BUILDINGS TYPE II
SHEET NO.

A4.21
2021.3

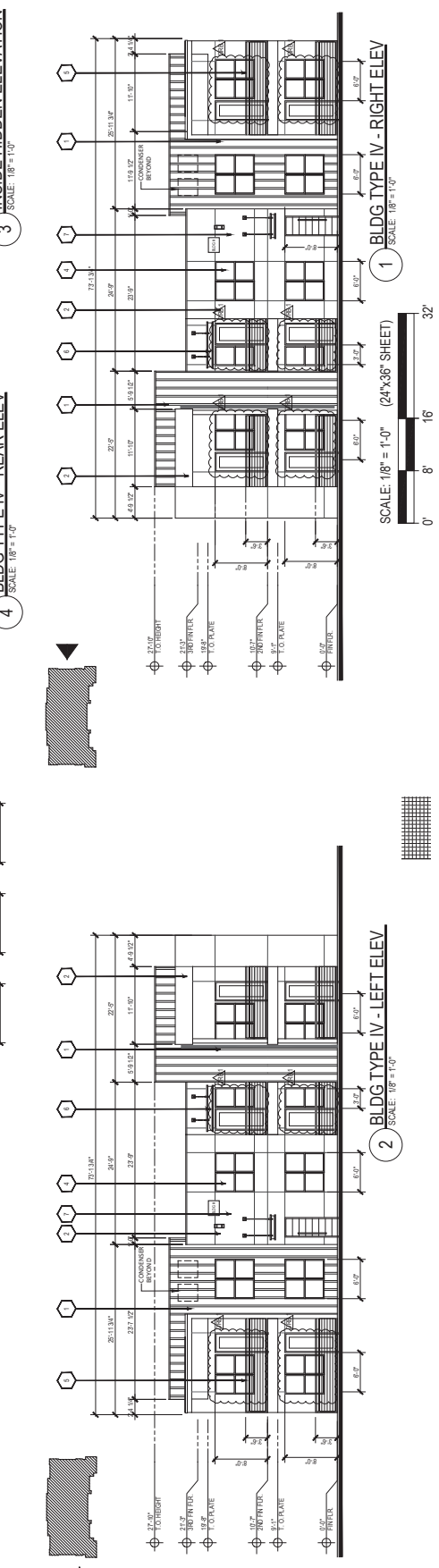
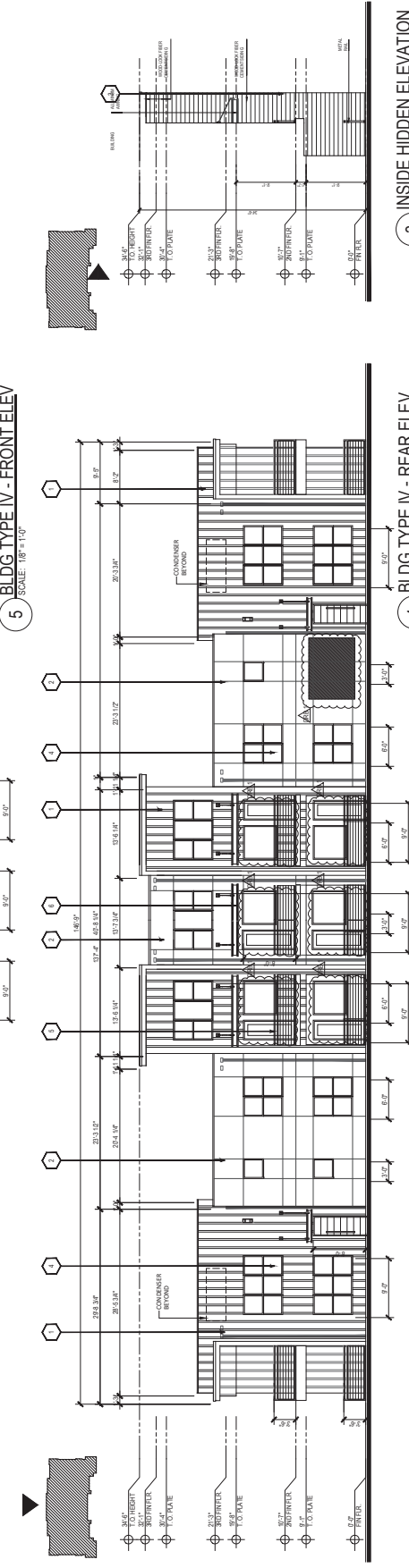
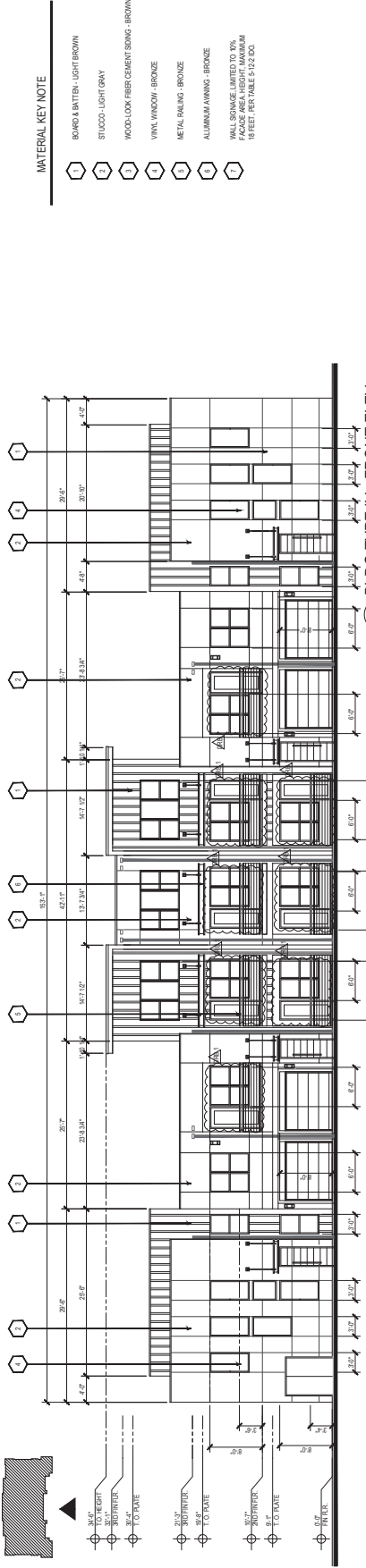
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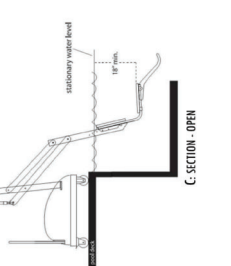


- MATERIAL KEY NOTE**
- 1 BOARDS - BATTEN - LIGHT BROWN
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 - 6 ALUMINUM FINISH - BRONZE
 - 7 WALL FINISH - LIMITED TO 10% FACILE AREA HEIGHT MAXIMUM 18 FEET PER TABLE S-12.00

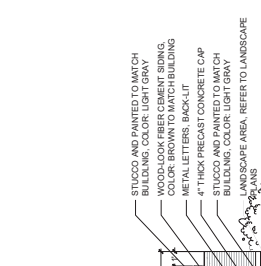
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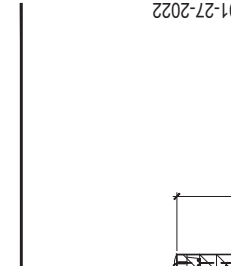
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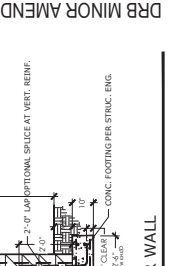
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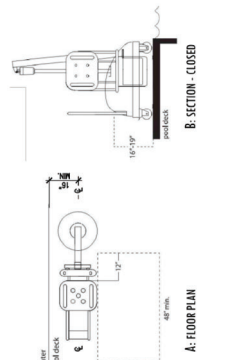
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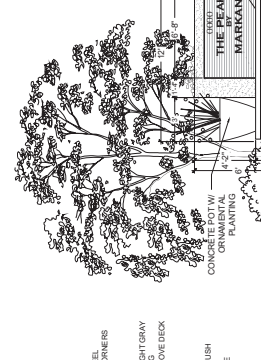
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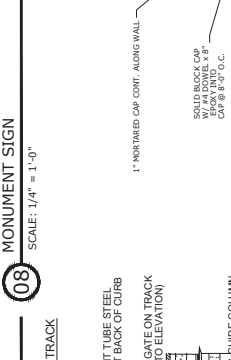
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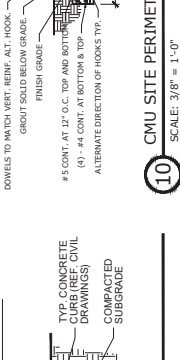
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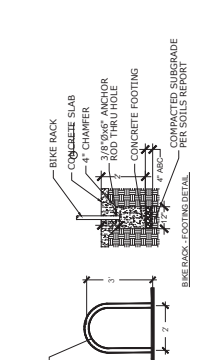
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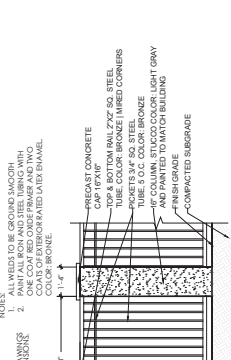
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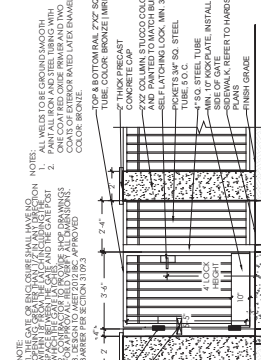
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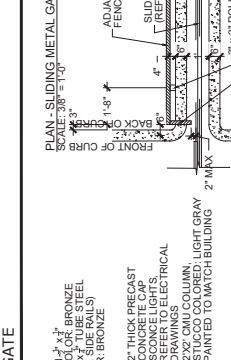
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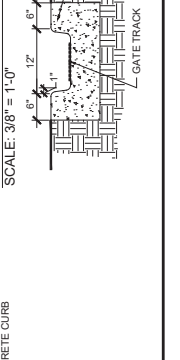
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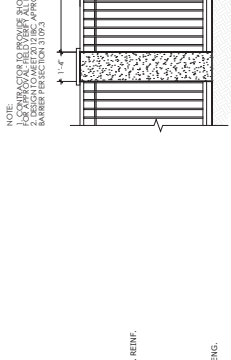
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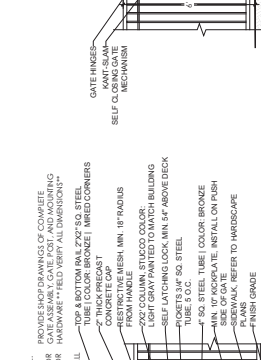
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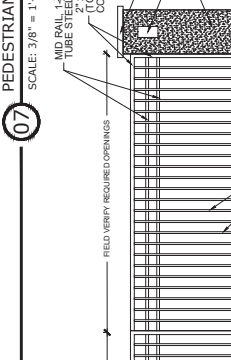
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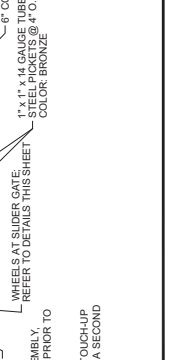
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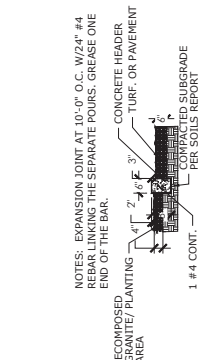
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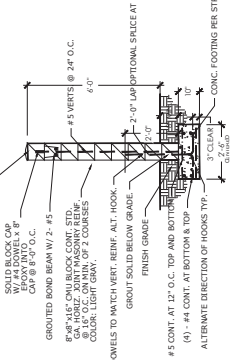
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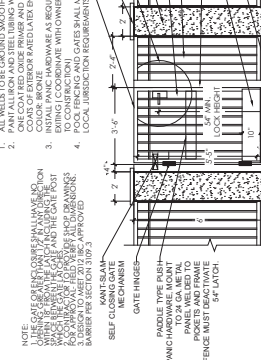
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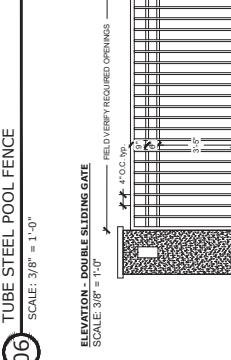
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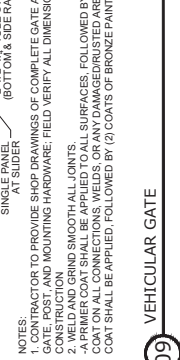
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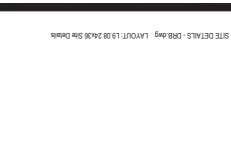
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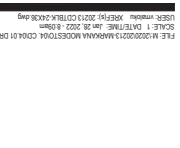
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Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. ***The project architect and landscape architect must complete the evaluation and sign the end of this form (fillable in Adobe Acrobat Reader).***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

Design Considerations for Compliance with IDO Section 5-2 (D)

In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.

Section A.

General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.

Achieved Achieved in Part Evaluated Only

2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.

Achieved Achieved in Part Evaluated Only

3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.

Achieved Achieved in Part Evaluated Only

4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved Achieved in Part Evaluated Only

5. Design should allow for natural ventilation as much as possible.

Achieved Achieved in Part Evaluated Only

Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved Achieved in Part Evaluated Only

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved Achieved in Part Evaluated Only

8. North facing windows are encouraged as they require little to no shading.

Achieved Achieved in Part Evaluated Only

9. Any west facing building entries and windows should mitigate solar effects.

Achieved Achieved in Part Evaluated Only

Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved Achieved in Part Evaluated Only

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved Achieved in Part Evaluated Only

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved Achieved in Part Evaluated Only

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved Achieved in Part Evaluated Only

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved Achieved in Part Evaluated Only

Section B.

Sun and Shade Analysis requirements in compliance with 5-2(D)(1):

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

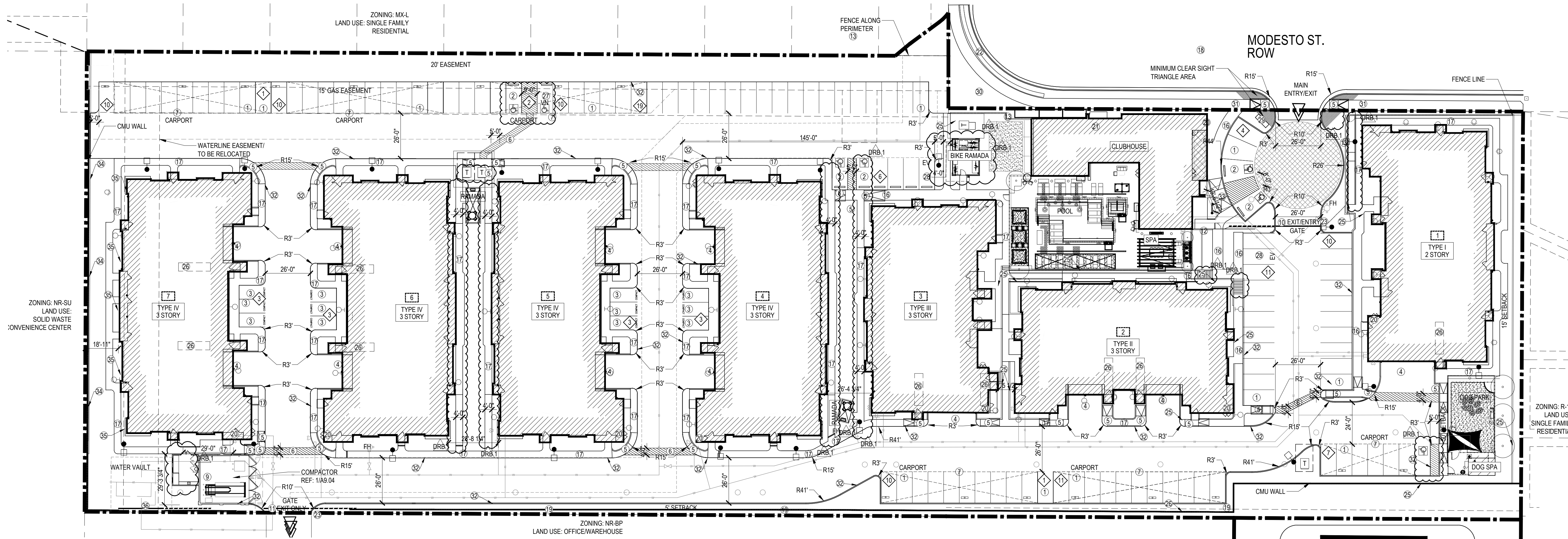
The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations. Screen shots from a program like SketchUp are acceptable.

Summer Sun Analysis

1. Show the effects of summer sun on windows on the following date and times:
 - a. May 21st analysis:
 - 9:00 AM
 - Noon
 - 4:00 PM
 - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
 - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
 - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
 - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

Winter Sun Analysis

2. Show the effects of winter sun on windows on the following date and time:
 - a. November 21st analysis:
 - Noon
 - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**



Designed by: MS
 Drawn by: SR
 Architect of Record: RM

Date Plotted: XXXX/XX
 Issue for Pricing / Bidding: XXXX/XX
 Issue for Permit Application: XXXX/XX
 Issue for Construction: XXXX/XX

Revisions:

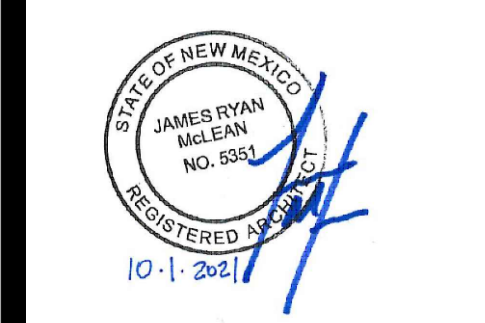
#	DATE	COMMENTS
DRB.1	01/27/22	DRB MINOR AMD

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THE PEAKS BY MARKANA
 ALBUQUERQUE, NEW MEXICO
LEGACY DEVELOPMENT & MANAGEMENT, LLC



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 5339 ALPHA ROAD - SUITE 300 - DALLAS, TEXAS 75240
 (972) 701-9636 / (972) 701-9639 FAX
 DALLAS - CHARLOTTE - CHICAGO - DENVER - NEW ORLEANS - NEW YORK - NEWPORT BEACH - ORLANDO - SCOTTSDALE - CHENNAI - HANOI - LONDON - MONTVIDEO - MEXICO CITY - TORONTO
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DRB MINOR AMENDMENT: 01-27-2022

SHEET CONTENTS:
 SITE PLAN

SHEET NO.
A2.01

20213

SYMBOL LEGEND - SITE PLANS

--- SETBACK LINE	⊕ ACCESSIBLE PARKING SPACE
--- PROPERTY LINE	⊕ VN VAN ACCESSIBLE SPACE
--- EASEMENT	⊕ FH FIRE HYDRANT
--- GAS LINE	2 PARKING SPACES PER BAY
--- WATER LINE	ANSI TYPE 'A' ANSI UNIT
II BUILDING TYPE	T TRANSFORMER
1 BUILDING NUMBER	

LIGHTING LEGEND

⊕ WALL-MOUNTED LIGHTS MUST BE MOUNTED BETWEEN 6 FEET AND 15 FEET ABOVE GRADE PER IDO, SECTION 5-8(D)(8)	⊕ CARPORT LIGHT FIXTURE
⊕ WST LED, PERFORMANCE PACKAGE 3, 5000	⊕ POLE-MOUNTED LIGHTS, 16-FOOT MAX HEIGHT, FULLY SHIELDED.
⊕ D-SERIES BOLLARD WITH 12 5000K	
⊕ PEDESTRIAN LIGHTING, 12 FOOT MAXIMUM HEIGHT PER IDO SECTION 5-8(E)(1)	

- ### KEYNOTES
- 8'-0" x 18'-0" PARKING SPACE WITH 2' OVERHANG, TYPICAL, SEE DETAIL 2/A9.03.
 - 11'-0" x 18'-0" ACCESSIBLE PARKING SPACE WITH 2' OVERHANG, SEE DETAIL 1/A9.03.
 - 8'-0" x 15'-8" COMPACT PARKING SPACE WITH 2' OVERHANG, TYPICAL.
 - TANDEM PARKING SPACE
 - ACCESSIBLE CURB RAMP, SEE DETAIL 4/A9.01.
 - 4' WIDE ACCESSIBLE DRIVEWAY CROSSING WITH SCORED CONCRETE.
 - INDICATES LOCATION OF CARPORT PARKING STRUCTURE, SEE DETAIL 6/A9.01.
 - DOUBLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS.
 - SINGLE TRASH ENCLOSURE SURROUNDED BY 6" CMU WALL PAINTED TO MATCH BUILDINGS, SEE DETAIL 1/A9.04.
 - RESIDENT ONLY REMOTE CONTROL ENTRY VEHICULAR GATE. KNOX.
 - EXIT ONLY VEHICULAR GATE.
 - PEDESTRIAN ENTRY GATE.
 - WROUGHT IRON WITH STONE PILASTERS PERIMETER VIEW FENCE.
 - CMU/WROUGHT IRON COMBO PERIMETER FENCE.
 - EXISTING CMU RETAINING WALL WITH WROUGHT IRON FENCE ON TOP. REMOVE AT NEW DRIVEWAYS AND SIDEWALK CONNECTIONS TO PHASE 1.
 - 6'-0" SIDEWALK, CONNECTING TO PUBLIC WAYS AND CONNECTING BUILDINGS.
 - 4'-0" SIDEWALK, TYPICAL ON SITE.
 - EXISTING STREET.
 - 6" CMU WALL.
 - FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.
 - POOL EQUIPMENT ROOM
 - IMPACT BARRIER
 - KNOXBOX
 - 2 FT RETAINING WALL
 - 6 FT 2 INCH RETAINING WALL
 - BIKE STORAGE SPACE UNDER UNIT STAIR CASE.
 - VAN ACCESSIBLE PARKING SPACE
 - EV CHARGING SPACE
 - MONUMENT SIGN
 - STREET LIGHT TO BE INSTALLED BY AFJ
 - 5'-0" SIDEWALK AT RIGHT-OF-WAY
 - 6" CURB
 - FLARED RAMP, SEE DETAIL 10a/A9.01
 - 8" CMU WALL
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNO.
 - 50 STC (SOUND TRANSMISSION CLASS) RATING, SURPASSING STANDARD REQUIREMENTS TO SCHEDULE M1/GATE SOUND FROM THE SOLID WASTE CONVENIENCE CENTER TO THE RESIDENTIAL UNITS.
 - GATE ACCESS TO WATER VAULT FOR ABCWUA

DEVELOPMENT DATA

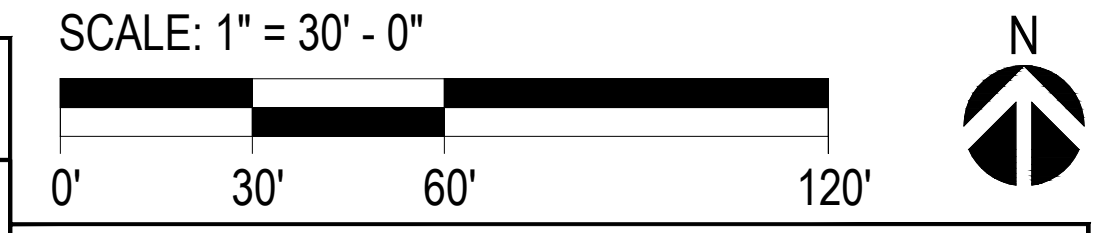
IDO: MX-L
 PER TABLE 2-4-3-ZONE DISTRICT
 SETBACKS PROVIDED: REQUIRED: PROVIDED:
 FRONT SETBACK: 5 FEET 5 FEET
 SIDE SETBACK: 0 FEET >10 FEET
 REAR SETBACK: 15 FEET >15 FEET
 BUILDING HEIGHT: 38 FEET
 ALLOWED: 38 FEET
 PROVIDED: 34'-0" FEET

PROVIDED SITE OPEN USEABLE SPACE

OPEN USEABLE SPACE REQUIRED AND PROVIDED

UNIT NAME	UNIT TYPE	# OF UNITS	OPEN SPACE REQ. PER TABLE 5-1-1 CITY'S IDO	TOTAL REQ. SQ. FT.	BALCONY SQ. FT.	PROVIDED BALCONY SQ. FT.
S1	1BR/1BA	4	225	900	0	0
A1-L	1BR/1BA	4	225	900	44	176
A1-U	1BR/1BA	14	225	3,150	62	868
A2	1BR/1BA	16	225	3,600	107	1,712
A3	1BR/1BA	28	225	6,300	0	0
B1	2BR/2BA	2	285	570	82	164
B1-L	2BR/2BA	12	285	3,420	82	82
B1-U	2BR/2BA	12	285	3,420	82	984
B2	2BR/2BA	14	285	3,990	161	2,254
B3	2BR/2BA	14	285	3,990	110	1,540
TOTAL OPEN SPACE REQUIRED				30,240		
PROVIDED BALCONY PRIVATE OPEN SPACE						7,780
PROVIDED SITE OPEN USEABLE SPACE						65,382
TOTAL PROVIDED						73,162

- ### SITE NOTES
- DEVELOPMENT AND USE OF THIS SITE MUST CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND UNO.
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM RESIDENTIAL DISTRICTS AND WILL BE FULLY SHIELDED TO COMPLY WITH THE NM NIGHT SKY PROTECTION ACT AND IDO SECTION 14-16-5-8 OUTDOOR LIGHTING.
 - ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, GAS METERS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - SIDEWALK SLOPES SHALL NOT EXCEED 5%. CROSS SLOPES NOT TO EXCEED 2%. (REF. CIVIL) SHOULD SLOPES EXCEED 5% WALK WILL BE CONSIDERED A RAMP AND BE REQUIRED TO HAVE HANDRAILS ON EACH SIDE AS WELL AS LEVEL LANDINGS AT THE TOP AND BOTTOM OF RAMP FOR A DISTANCE OF 8' BEYOND THE EXTENT OF THE RAMP.
 - ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.
 - NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.
 - PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.
 - A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE MORE THAN 30" ABOVE THE ADJACENT GRADING.
 - GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR PURPOSES.
 - VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT TRIANGLE.
 - ALL PUBLIC INFRASTRUCTURE WITHIN CITY RIGHT-OF-WAY SHALL BE INCLUDED IN A PUBLIC WORK ORDER.
 - SIDEWALKS IN RIGHT-OF-WAY SHALL BE 5 FEET WIDE PER NEW DMIP STANDARDS.
 - THIS SITE IS LOCATED ADJACENT TO THE CITY OF ALBUQUERQUE EAGLE ROCK SOLID WASTE CONVENIENCE CENTER AND THERE MAY BE NOISE, DUST, AND OTHER IMPACTS ASSOCIATED WITH PROXIMITY TO THIS FACILITY.



DEVELOPMENT DATA

UNIT NAME	UNIT TYPE	NET AREA(SF)	UNIT COUNT	BED COUNT	UNITPERCENTAGE	TOTAL AREA	% BREAKDOWN
S1	1br/1ba	508	4	4	3%	2,032	
A1	1br/1ba	639	18	18	15%	11,502	55%
A2	1br/1ba	775	16	16	13%	12,400	
A3	1br/1ba	845	28	28	23%	23,960	
B1	2br/2ba	1,030	28	52	22%	26,780	45%
B2	2br/2ba	1,187	14	28	12%	16,618	
B3	2br/2ba	1,230	14	28	12%	17,220	
TOTALS			120	174	100%	110,212	

UNIT AVERAGE NET SF: 918

*NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A.C. SPACE. IT DOES NOT INCLUDE PATIOS, BALCONES, PATIO/BALCONY STORAGE.

PROJECT DATA

UNIT AVERAGE NET SF: 918

ACREAGE: 4.27 GROSS ACRES

DENSITY: 28 UNITS/ACRE

RESIDENTIAL PARKING:

REQUIRED	189 SPACES
SURFACE/CARPORT PARKING	115 SPACES
ADA'1 VAN PARKING	6 SPACES
EV PARKING	4 SPACES
GARAGE PARKING	26 SPACES
TANDEM PARKING	23 SPACES
PROVIDED	174 SPACES *

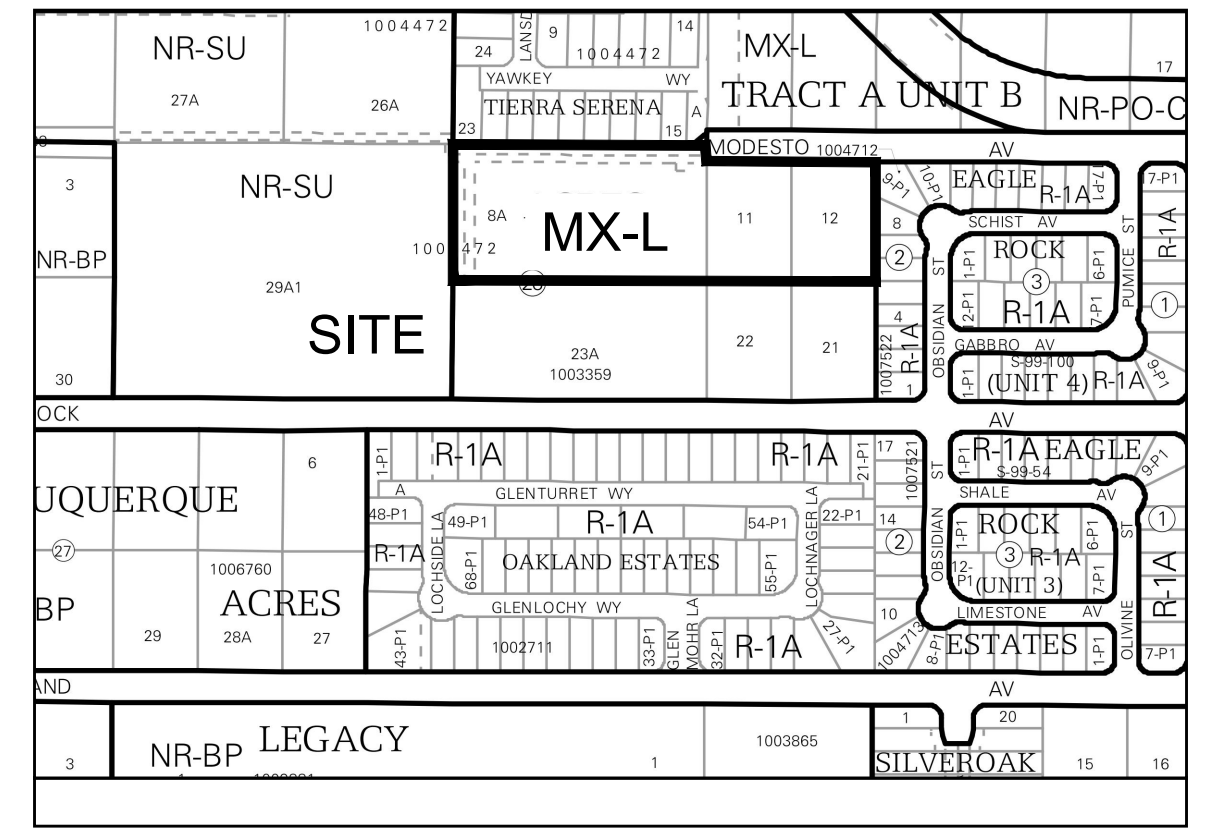
* DEVIATION OF 6 PARKING SPACES (3.3%) APPROVED BY CODE ENFORCEMENT AS PART OF THIS SITE PLAN APPLICATION SI-2021-00256.

BIKE STORAGE

REQUIRED	18 SPACE PER IDO 5-5-6
EXTERIOR STORAGE	10 AT BIKE RAMADA
SECURED STORAGE	8 INSIDE GARAGES UNDER STAIRCASE
PROVIDED	18 SPACES

BUILDING SQ.FT.

BLDG	OCCUPANCY	1ST FLR	2ND FLR	3RD FLR	TOTAL
1	U/R-2	8279	8226	0	16505
2	U/R-2	7313	7497	843	15653
3	U/R-2	7426	7369	843	15638
4	U/R-2	9013	9144	2539	20696
RAMADA 1	U	93			
RAMADA 2	U	93			
POOL RR	U	1211			
TOTAL		33428	32236	4225	68492



PROJECT NUMBER: PR-2019-002761

Application Number: SI-2021-00256

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRG 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
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

*Environmental Health, if necessary