



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"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (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 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

Major Amendment to remove Lot 8-A from prior Site Plan approval.

UPC Codes: 101806440851110701 and 101806440749010708

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 8th Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners:	

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

Lot or Tract No.: Lots 8-A and 23-A	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-Z	Existing Zoning: NR-BP and MX-L	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 5.6756 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 6501 Eagle Rock Avenue NE Between: San Pedro Drive NE and: Louisiana Boulevard NE

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

PR-2019-002761

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 2/25/21
Printed Name: Jacqueline Fishman, AICP	<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 #

FORM P2: SITE PLAN – DRB

Please refer to the DRB public meeting schedules for meeting 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.

SITE PLAN – DRB

MAJOR AMENDMENT TO SITE PLAN – DRB

EXTENSION OF SITE PLAN – DRB

- Interpreter Needed for Hearing? No 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
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- 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.
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) *(not required for extension)*
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6) *(not required for extension)*
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first-class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - 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
- Completed Site Plan Checklist
- Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- Copy of the original approved Site Plan or Master Development Plan *(for amendments and extensions)* (1 copy, 24" x 36")
- Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Infrastructure List, if required **N/A**

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

<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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 2/25/21</p>
<p>Printed Name: Jacqueline Fishman, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

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:

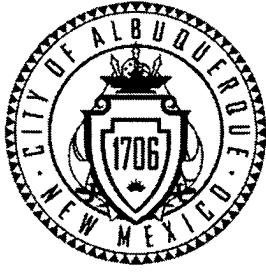
- Lot 8-A, Block 26, Tract A, Unit B, North Albuquerque Acres containing 3.0157 acres

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

Sincerely,



Faizel Kassam
Managing Member



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

February 3, 2009

SUBJECT: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Rio Grande Survey Company

Applicant:

Legal Description: Lots 23 through 29, Block 25 and Lots 8, 9, 10, 23, 24, 25, Block 26;
Tract A, Unit B, North Albuquerque Acres

Acreage: 13.5 acres +/-

Zone Atlas Page: B-18 / C-18

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

AGIS 2008 aerial imagery

SITE VISIT: n/a

RECOMMENDATION(S):

- *CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—extensive previous land disturbance).*

NOTE: Only 3 acres out of entire project area still undisturbed—no further investigation required.

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Markana Modesto

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: C-18-Z DRB#: _____ EPC#: PR-2019-002761 Work Order#: _____

Legal Description: Lots 8-A, 11, and 12, Block 26, Tract A, Unit B, North Albuquerque Acres

Development Street Address: 6511 Eagle Rock Ave NE and 6700 & 6716 Modesto Ave NE

Applicant: Legacy Development & Management, LLC (Agent: Consensus Planning) Contact: Jackie Fishman

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: N/A

E-mail: fishman@consensusplanning.com

Development Information

Build out/Implementation Year: 2021-2022 Current/Proposed Zoning: NR-BP / MX-L

Project Type: New: Change of Use: Same Use/Unchanged: Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential: Office: Retail: Mixed-Use:

Describe development and Uses:

Western portion of site has current approval for an office/warehouse development. Proposing a zone change to MX-L to allow for multi-family development followed by a site plan for approximately 118 dwelling unit apartment complex.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: ~~118 multi-family dwelling units~~ 120 Multi-Family dwelling units, 2/12/2021 mpg

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code 220 and 221 (some two-story buildings and some three-story)

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* N/A

Trip Generations during PM/AM Peak Hour (if known):* AM 48 vph, PM 64 vph using ITE code #220

Driveway(s) Located on: Street Name Primary access on Modesto Ave NE with secondary to Eagle Rock Ave NE through the Eagle Rock Business Center property to the south.

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

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 Peaks by Markana (Markana Modesto)

AGIS MAP # C-18

LEGAL DESCRIPTIONS: Lots 8-A, 11, and 12, Block 26, North Albuquerque Acres,
Tract A, Unit B

X **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 2/25/21 (date).

<u>Jeremy Shell, RESPEC</u> Applicant/Agent		<u>2/25/21</u> Date
<u>Renee C. Brissette</u> Hydrology Division Representative		<u>02/25/21</u> Date

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

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 2/5/21 (date).

<u>Jeremy Shell, RESPEC</u> Applicant/Agent		<u>2/25/21</u> Date
<u>Lucy Ombria</u> ABCWUA Representative		<u>2/26/21</u> Date

PROJECT # _____



February 24, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Major Amendment to the Eagle Rock Business Center

Dear Ms. Wolfley:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to request review and approval of a Major Amendment to a Pre-IDO Approval on behalf of Legacy Development & Management, LLC (Applicant). This request is for the property located at 6501 Eagle Rock Avenue NE (see *Figure 1 below*). The legal description of the site is Lots 8-A and 23-A, Block 26, Tract A, Unit B, North Albuquerque Acres. The purpose of the Major Amendment is to remove Lot 8-A from the prior approval so it can be included within a separate, new Site Plan- DRB for a 120-unit multi-family residential development.



Figure 1: Site Location on Eagle Rock Avenue NE. Lot 8-A is the vacant rear portion of the site.

PRINCIPALS

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

The northern portion of the site (Lot 8-A) is zoned MX-L: Mixed-use Low Intensity, which was approved via a Zoning Map Amendment by the Environmental Planning Commission (EPC) at its November 2020 public hearing. The zoning of the southern portion is NR-BP: Non-residential Business Park, which allows for significantly more intense uses. The prior site plan approval that is being amended was for office/warehouse buildings – two of which have been built on Lot 23-A. A minor



amendment was approved for the proposed building on Lot 8-A in 2019; however, the owner decided that lower intensity uses and multi-family residential development in particular was a better and more appropriate land use in this location. Since the zoning was changed on Lot 8-A, offices could still be developed but warehousing is no longer an allowed use.

IDO Section 14-16-6-4(Z) governs amendments of pre-IDO approvals. It was determined through the pre-application meeting with staff that removing Lot 8-A, which essentially eliminates an entire building from the approved site development plan, constitutes a Major Amendment. As such, it is being submitted for review by the original decision-making body, the Development Review Board, through the procedures of a Site Plan – DRB.

In accordance with Integrated Development Ordinance Section 14-16-6(I)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):

6-6(I)(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.

No physical changes are being proposed to the existing development on Lot 23-A, so no IDO or DPM standards are implicated in the proposed amendment, which is solely to eliminate the future development of Lot 8-A from the site development plan so it can be incorporated into a new Site Plan – DRB that has also been submitted for review concurrently.

6-6(I)(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 maximum extent practicable.

Since the portion of the site (Lot 23-A) that will remain subject to the approved site plan is already developed and the developer has installed the required infrastructure related to the approved site development plan, the existing infrastructure and public improvements have the capacity to serve the development shown on the amended plan. New development on Lot 8-A will be analyzed and adequate infrastructure improvements will be completed with the separate Site Plan – DRB approval process that is running concurrently with this amendment.

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



The subject site is not within a Master Development Plan area, so this criterion does not apply.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jacqueline Fishman", with a long horizontal line extending to the right.

Jacqueline Fishman, AICP
Principal

The proposed multi-family development is on Lots 8-A, 11, and 12.

- Lot 8-A was previously part of a Site Development Plan, last amended in 2019, that included office/warehouse uses. With the recently approved Zoning Map Amendment, what is the status/applicability of this prior approval to Lot 8-A?
- If the prior site plan approval still applies, can Lot 8-A be removed from it via the Minor Amendment process due to the Zoning Map Amendment making the uses shown on the plan no longer applicable?
- The Applicant wants to keep the multi-family development as a standalone Site Plan separate from the existing buildings on Lot 23-A to the south. Is approval of a new Site Plan – DRB for the proposed development sufficient for removing Lot 8-A from the prior approval or are two separate applications for both an Amendment excluding Lot 8-A from the prior approval and a new Site Plan – DRB for Lots 8-A, 11, and 12 required?

Lot 12 is currently owned by the same owner of Lot 21 to the south, which is developed.

- We have researched the prior approvals for Lot 21, and it appears that while a grading plan was approved and showed Lot 12, the Site Development Plan (attached) was only approved for Lot 21 and not Lot 12. Please confirm that no Site Plan amendment is required to this plan for the proposed development.

The proposed development includes a high percentage of one-bedroom dwelling units, which typically do not need as much parking as larger units do. The parking requirements are 1.5 spaces per dwelling unit regardless to size.

- While the development is considered multi-family residential development, please confirm that such a development can contain both “Dwelling, multi-family” and “Dwelling, townhouse” uses as both are allowed by the MX-L zoning.
- If the above is correct, please confirm that the use determination would be on a building-by-building basis based on the dwelling definitions and each meeting the “Dwelling, townhouse” definition could have a slightly different parking requirement of 1 space / DU up to 2 BR or 2 spaces / DU with 3 or more BR per IDO Table 5-5-1.
- If the proposed development does not meet the parking requirements based on the final breakdown of uses or available parking reductions and credits, please confirm that a Deviation or Waiver to those requirements would be decided by the Development Review Board alongside the Site Plan rather than through a separate decision-making body.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email to fishman@consensusplanning.com)

Address: 6700 & 6716 Modesto Ave NE

AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Carl Garcia (cagarcia@cabq.gov)

Fire Marshal: Antonio Chinchilla (achinchilla@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)

Solid Waste: Herman Gallegos (hgallegos@cabq.gov)

Water Authority: David Gutierrez - dggutierrez@abcwua.org or call 505.289.3307; 505.241.9630

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:

Site Plan for development of a 120-unit multi-family residential development. Zoning Map Amendment for MX-L was approved by EPC in November 2020.

SITE INFORMATION:

Zone: MX-L

Size: 4.8 acres

Use: Vacant

Overlay zone: x

Comp Plan Area of: Consistency

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

*Neighborhood Organization/s: District 4 Coalition of NAs, Nor Este NA

**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: *See Zoning comments below

Review and Approval Body: * Is this a PRT requirement? See Table 6-1-1

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

The proposed multi-family development is on Lots 8-A, 11, and 12.

- Lot 8-A was previously part of a Site Development Plan, last amended in 2019, that included office/warehouse uses. With the recently approved Zoning Map Amendment, what is the status/applicability of this prior approval to Lot 8-A?
- If the prior site plan approval still applies, can Lot 8-A be removed from it via the Minor Amendment process due to the Zoning Map Amendment making the uses shown on the plan no longer applicable?
- The Applicant wants to keep the multi-family development as a standalone Site Plan separate from the existing buildings on Lot 23-A to the south. Is approval of a new Site Plan – DRB for the proposed development sufficient for removing Lot 8-A from the prior approval or are two separate applications for both an Amendment excluding Lot 8-A from the prior approval and a new Site Plan – DRB for Lots 8-A, 11, and 12 required?

Lot 12 is currently owned by the same owner of Lot 21 to the south, which is developed.

- We have researched the prior approvals for Lot 21, and it appears that while a grading plan was approved and showed Lot 12, the Site Development Plan (attached) was only approved for Lot 21 and not Lot 12. Please confirm that no Site Plan amendment is required to this plan for the proposed development.

The proposed development includes a high percentage of one-bedroom dwelling units, which typically do not need as much parking as larger units do. The parking requirements are 1.5 spaces per dwelling unit regardless to size.

- While the development is considered multi-family residential development, please confirm that such a development can contain both “Dwelling, multi-family” and “Dwelling, townhouse” uses as both are allowed by the MX-L zoning.
- If the above is correct, please confirm that the use determination would be on a building-by-building basis based on the dwelling definitions and each meeting the “Dwelling, townhouse” definition could have a slightly different parking requirement of 1 space / DU up to 2 BR or 2 spaces / DU with 3 or more BR per IDO Table 5-5-1.
- If the proposed development does not meet the parking requirements based on the final breakdown of uses or available parking reductions and credits, please confirm that a Deviation or Waiver to those requirements would be decided by the Development Review Board alongside the Site Plan rather than through a separate decision-making body.

NOTES:

See the **Integrated Development Ordinance**

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

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

New Public Notice Forms

We have created forms for all email/mailed public notice and for Pre-submittal Neighborhood Meetings. Please complete these forms for public notice:

- [Neighborhood Meeting](http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance) or <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>
- [Public Notice](http://www.cabq.gov/planning/urban-design-development/public-notice) or <http://www.cabq.gov/planning/urban-design-development/public-notice>

Records requests

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

Requests to Inspect Public Records

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, lrumpf@cabq.gov

File Submittal

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to PLNDRS@cabq.gov. For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at jrodenbeck@cabq.gov and/or to Maggie Gould at mgould@cabq.gov.

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

Zoning Comments

PRT 20-302

- Address: 6511 EAGLE ROCK AV NE
- Lot: 8A Block: 26
- Subdivision: N ABQ ACRES TR A UNIT B
- Case Number: 1003359 – Previous approved Site development plan
- Case Number: 1004557
- Case Number: 1004472

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

- POSSE Project Number: PR-2019-002761
 - POSSE Case Number: SI-2019-00282
 - POSSE Case Number: RZ-2020-00029
 - Type: Consistency
 - IDO Zoning: NR-BP changed to MX-L but not yet updated in AGIS
-
- Address: 6700 MODESTO AV NE
 - Lot: 11 Block: 26
 - Subdivision: N ABQ ACRES TR A UNIT B
 - POSSE Project Number: PR-2019-002761
 - POSSE Case Number: RZ-2020-00029
 - Case Number: 1004557
 - IDO Zoning: NR-BP changed to MX-L but not yet updated in AGIS
-
- Address: 6716 MODESTO AV NE
 - Lot: 12 Block: 26
 - Subdivision: N ABQ ACRES TR A UNIT B
 - POSSE Project Number: PR-2019-002761
 - POSSE Case Number: RZ-2020-00029
 - Case Number: 1004557
 - Type: Consistency
 - IDO Zoning: NR-BP changed to MX-L but not yet updated in AGIS

QUESTIONS

The proposed multi-family development is on Lots 8-A, 11, and 12.

- Lot 8-A was previously part of a Site Development Plan, last amended in 2019, that included office/warehouse uses. With the recently approved Zoning Map Amendment, what is the status/applicability of this prior approval to Lot 8-A? **The previous approved SDP still applies to Lot 8-A per 1-10(A) PRE-IDO APPROVALS**
- If the prior site plan approval still applies, can Lot 8-A be removed from it via the Minor

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

Amendment process due to the Zoning Map Amendment making the uses shown on the plan no longer applicable? **No, per 6-4(Z)(1)(b) a major amendment is required.**

• The Applicant wants to keep the multi-family development as a standalone Site Plan separate from the existing buildings on Lot 23-A to the south. Is approval of a new Site Plan – DRB for the proposed development sufficient for removing Lot 8-A from the prior approval? **No**

Are two separate applications for both an Amendment excluding Lot 8-A from the prior approval and a new Site Plan – DRB for Lots 8-A, 11, and 12 required? **Yes**

Lot 12 is currently owned by the same owner of Lot 21 to the south, which is developed.

• We have researched the prior approvals for Lot 21, and it appears that while a grading plan was approved and showed Lot 12, the Site Development Plan (attached) was only approved for Lot 21 and not Lot 12. Please confirm that no Site Plan amendment is required to this plan for the proposed development. **Correct, the SDP for Lot 21 does not apply to lot 12.**

The proposed development includes a high percentage of one-bedroom dwelling units, which typically do not need as much parking as larger units do. The parking requirements are 1.5 spaces per dwelling unit regardless to size.

• While the development is considered multi-family residential development, please confirm that such a development can contain both “Dwelling, multi-family” and

“Dwelling, townhouse” uses as both are allowed by the MX-L zoning. **Townhouse and Multi-family are both allowed, however 4-3(B)(5)(c) may impact the number of townhouse units.**

Use specific standards:

4-3(B)(5) Dwelling, Townhouse 4-3(B)(5)(a) For townhouse developments containing more than 6 dwelling units on a common lot, minimum usable open space shall be provided as follows: 1. Efficiency or 1 bedroom: 200 square feet per unit. 2. 2 bedrooms: 250 square feet per unit. 3. 3 or more bedrooms: 300 square feet per unit. ~~4. In UC-MS-PT areas, the minimum usable open space required shall be 50 percent of the requirements in Subsections 1 through 3 above.~~ 4-3(B)(5)(b) The required side setbacks required by Part 14-16-5 (Development Standards) shall apply to the end units of each townhouse dwelling, and shall not apply to interior side lot lines where townhouse dwelling units share a common interior wall. **4-3(B)(5)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling**

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

~~units. 4-3(B)(5)(d) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor.~~

~~4-3(B)(7) Dwelling, Multi-family 4-3(B)(7)(a) In addition to meeting all applicable standards in Section 14-16-5-6 (Landscaping, Buffering, and Screening), this use shall provide the following landscaping somewhere on the lot: 1. At least 1 tree per ground floor dwelling unit, and at least 1 tree per second floor dwelling unit; no additional trees are required for additional dwelling units on the third or higher floors. 2. At least 50 percent of the trees required by Subsection 1 above shall be deciduous canopy-style shade trees or coniferous trees capable of attaining a mature canopy diameter of at least 25 feet. 3. In DT-UC-MS-PT areas, only ground floor dwelling units are used to calculate the required street trees. 4-3(B)(7)(b) In any Mixed-use zone district west of the Rio Grande on properties abutting the public right-of-way of a Major Transit or Premium Transit Corridor, allowable uses in the Commercial category are required along at least 50 percent of the ground floor of the façade facing the Major Transit or Premium Transit Corridor. 4-3(B)(7)(c) In the MX-L and MX-M zone districts in the North I-25 — CPO-10, this use is prohibited on the ground floor. 4-3(B)(7)(d) This use shall require a Conditional Use Approval pursuant to Subsection 14-16-6-6(A) if located on the ground floor of any building in the Downtown or Volcano Heights Urban Center areas~~

- If the above is correct, please confirm that the use determination would be on a building-by-building basis based on the dwelling definitions and each meeting the “Dwelling, townhouse” definition could have a slightly different parking requirement of 1 space / DU up to 2 BR or 2 spaces / DU with 3 or more BR per IDO Table 5-5-1.

~~. 4-3(B)(5)(c) For properties on which the rear or side lot line abuts an R-A or R1 zone district or on which the rear lot line is across an alley from an R-A or R-1 zone district, no townhouse dwelling may contain more than 3 dwelling units. This section may impact the project, therefore, this question cannot be answered yet.~~

- If the proposed development does not meet the parking requirements based on the final breakdown of uses or available parking reductions and credits, please confirm that a Deviation or Waiver to those requirements would be decided by the Development Review Board alongside the Site Plan rather than through a separate decision-making

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

body. **Deviations are reviewed by the Zoning counter and ZEO per 6-4(P) DEVIATIONS per Table 6-4-1. Waivers will be heard by DRB per section 14-16-6(P).**

As always, if you have specific questions pertaining to zoning and/or development standards you are encouraged to reach out to the zoning counter at (505) 924-3857 option 1.

Transportation Development Comments

List of Project-Specific Comments

If supporting parking data can be provided to justify some deviation from IDO parking requirements, the Transportation Department is willing to consider this. Zoning would have to agree to this as well, and it should be reviewed through the DRB process.

List of General Guidelines for Transportation Development

For additional information contact Jeanne Wolfenbarger (924-3991)

Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.

Private Site and Parking Lot Design

- Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- Demonstrate queuing capacity when needed in situations such as for drive-thru facilities. It is imperative to demonstrate that the queuing will not block accessways to the site or cause vehicles to back into the main roadway. Also, provide necessary one-way signage and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

Traffic Studies and Traffic Signals

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

Platting and Public Infrastructure Requirements for Roadways

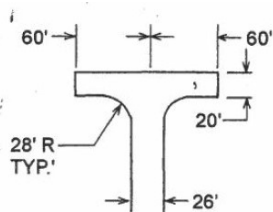
1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

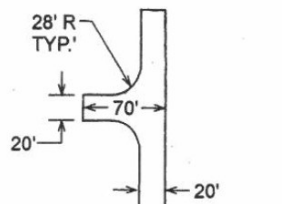
PA# 20-302 Date: 2/22/21 Time: N/A (sent via email)

Address: 6700 & 6716 Modesto Ave NE

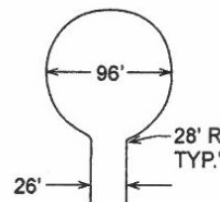
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD



96' DIAMETER
CUL-DE-SAC

- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.

If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at lrumpf@caba.gov

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 6511 Eagle Rock and 6700 & 6716 Modesto NE Neighborhood Meeting Inquiry
Date: Friday, December 18, 2020 1:07:30 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[ZoneAtlas-C-18-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
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	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
 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** webmaster@cabq.gov
Sent: Friday, December 18, 2020 11:38 AM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>

From: [Jackie Fishman](#)
To: uri.bassan@noreste.org; rpmartinez003@gmail.com; mgriffie@noreste.org; dlreganabq@gmail.com
Cc: [Michael Vos](#); [Shawna Ballay](#)
Subject: Site Plan-DRB Application Notification - Modesto
Date: Tuesday, December 22, 2020 4:51:27 PM
Attachments: [ZoneAtlas-C-18-Site.pdf](#)
[CABO Official Public Notice Form.pdf](#)
[Conceptual Building Rendering.pdf](#)
[Neighborhood Meeting Information.pdf](#)
[20213 - SP05.pdf](#)

Dear Neighbors -

This email is notification that Consensus Planning is preparing an application for a Site Plan-DRB for the property located at 6511 Eagle Rock Avenue NE and 6700 & 6716 Modesto Avenue NE. The site is legally described at Lots 8-A, 11, and 12, Block 26, Tract A Unit B North Albuquerque Acres, which is generally west of Louisiana Boulevard NE between Eagle Rock Avenue and Modesto Avenue.

The Applicant is proposing to develop a 118-unit multi-family residential community under the recently approved zone map amendment to MX-L (Mixed-use Low Intensity). The proposed buildings are a combination of 2- and 3-stories, with 2-stories at the ends of the buildings and 3-stories in the center, ranging from 24 to 35 feet tall (see conceptual building rendering attached). Additional information about the site and project are attached to this email, including the preliminary site plan.

Per the IDO, should you desire a meeting to discuss this project and application, you may request a meeting within 15 days of this email or by January 6, 2021. We look forward to hearing from you.

Sincerely,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

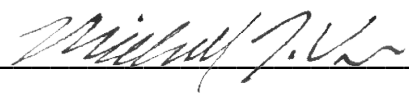


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	X Yes <input type="checkbox"/> No
Neighborhood meeting required:	X Yes <input type="checkbox"/> No
Mailed Notice required:	X Yes <input type="checkbox"/> No
Electronic Mail required:	X Yes <input type="checkbox"/> No
Is this a Site Plan Application:	X Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 6511 Eagle Rock Ave NE and 6700 & 6716 Modesto Ave NE	
Name of property owner: Kassam Land Acquisition 9 LLC, Sara Otto-Diniz, and Scott Cole	
Name of applicant: Legacy Development & Management LLC (Agent: Consensus Planning)	
Date, time, and place of public meeting or hearing, if applicable: TBD based on application. Tentatively planning an application on January 29 for a DRB meeting on February 24, 2021.	
Address, phone number, or website for additional information: Please contact Jackie Fishman at Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for additional information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
X Zone Atlas page indicating subject property.	
X Drawings, elevations, or other illustrations of this request.	
X Summary of pre-submittal neighborhood meeting, if applicable. N/A	
X Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 12/21/20 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X d. For residential development: Maximum number of proposed dwelling units.

e. For non-residential development:

Total gross floor area of proposed project.

Gross floor area for each proposed use.

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

Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request*: December 21, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nor Este Neighborhood Association and District 4 Coalition

Name of NA Representative*: Uri Bassan, Gina Pioquinto, Mildred Griffee, and Daniel Regan

Email Address* or Mailing Address* of NA Representative¹: See attached

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.²

Email address to respond yes or no: fishman@consensusplanning.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

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

1. Subject Property Address* 6511 Eagle Rock Avenue NE and 6700 & 6716 Modesto Avenue NE
Location Description West of Louisiana Blvd between Eagle Rock Ave and Modesto Ave
2. Property Owner* Kassam Land Acquisition 9 LLC, Sara Otto-Diniz, and Scott Cole
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Legacy Development & Management
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation _____ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: _____

Summary of project/request^{3*}:

Site Plan - DRB for a multi-family residential development consisting of 118 dwelling units in 7 buildings between 24 and 35 feet tall (2- and 3-stories) with a two-story clubhouse. The main entry is proposed on Modesto Avenue with secondary access to Eagle Rock Avenue

5. This type of application will be decided by^{*}: City Staff
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
 - Landmarks Commission (LC) Environmental Planning Commission (EPC)
 - City Council

6. Where more information about the project can be found^{4*}:
Contact Jackie Fishman with Consensus Planning at (505) 764-9801 or fishman@consensusplanning.com for additional information.

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

1. Zone Atlas Page(s)^{5*} C-18
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant^{*}: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project^{*}:
 - Deviation(s) Variance(s) Waiver(s)

Explanation:
No deviations or variances are anticipated at this time.

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1*](#): Yes No

³ Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- X a. Location of proposed buildings and landscape areas.*
 - X b. Access and circulation for vehicles and pedestrians.*
 - X c. Maximum height of any proposed structures, with building elevations.*
 - X d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

1. From the IDO Zoning Map⁶:
- a. Area of Property [typically in acres] +/- 4.8 acres _____
 - b. IDO Zone District MX-L: Mixed-use Low Intensity _____
 - c. Overlay Zone(s) [if applicable] N/A _____
 - d. Center or Corridor Area [if applicable] N/A _____
2. Current Land Use(s) [vacant, if none] Vacant _____
- _____

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

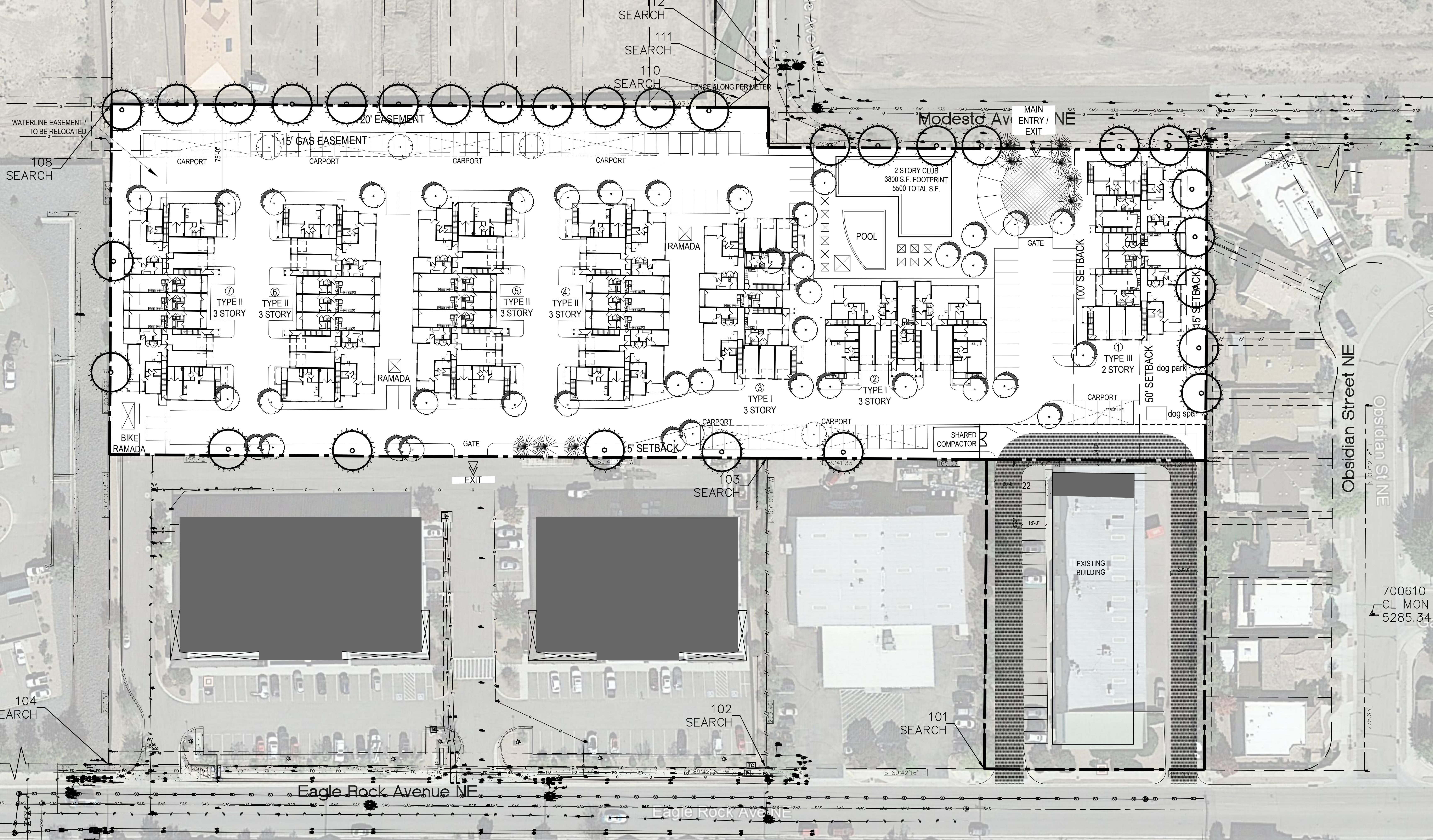
IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

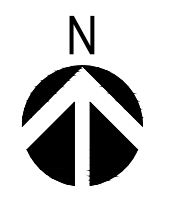
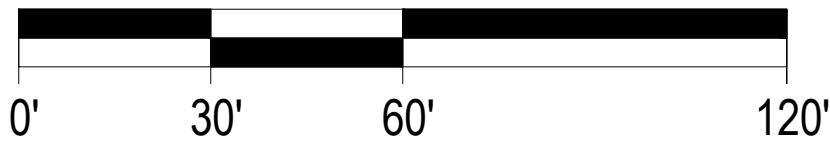
Cc: Nor Este Neighborhood Association _____ [Other Neighborhood Associations, if any]

District 4 Coalition of Neighborhood Associations _____

⁶ Available here: <https://tinurl.com/idozoningmap>



SCALE: 1" = 30' - 0" (24"x36" SHEET)



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From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 6501 Eagle Rock Ave NE Public Notice Inquiry
Date: Thursday, February 25, 2021 9:59:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[ZoneAtlas-C-18-Amendment-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	
Oakland Estates HOA	Audra	Horschel	audgepauge@gmail.com	6701 Glenloch Way NE	Albuquerque	NM	87113		5057504129
Oakland Estates HOA	Lindsay	Torres		PO Box 1589	Belen	NM	87002		5059175456

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 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** webmaster@cabq.gov
Sent: Wednesday, February 24, 2021 5:59 PM
To: Office of Neighborhood Coordination <vos@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

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

Lots 8-A and 23-A, Block 26, Tract A, Unit B, North Albuquerque Acres

Physical address of subject site:

6501 Eagle Rock Ave NE

Subject site cross streets:

Eagle Rock Ave and Obsidian Street

Other subject site identifiers:

North side of Eagle Rock, west of Obsidian

This site is located on the following zone atlas page:

C-18

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

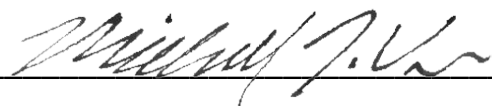


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB and Major Amendment to Prior Approval	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	X Yes <input type="checkbox"/> No
Neighborhood meeting required:	X Yes <input type="checkbox"/> No
Mailed Notice required:	X Yes <input type="checkbox"/> No
Electronic Mail required:	X Yes <input type="checkbox"/> No
Is this a Site Plan Application:	X Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 6501 Eagle Rock Ave NE and 6700 & 6716 Modesto Ave NE	
Name of property owner: Kassam Land Acquisition 9, LLC; Sara Otto-Diniz; and Scott Cole	
Name of applicant: Legacy Development & Management, LLC (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable: March 31, 2021 via Zoom	
Zoom meeting information is on the following page	
Address, phone number, or website for additional information: Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or (505) 764-9801 for more information.	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
X Zone Atlas page indicating subject property.	
X Drawings, elevations, or other illustrations of this request.	
X Summary of pre-submittal neighborhood meeting, if applicable.	
X Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 2/25/21 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X d. For residential development: Maximum number of proposed dwelling units.

□ e. For non-residential development:

□ Total gross floor area of proposed project.

□ Gross floor area for each proposed use.

March 31, 2021 Zoom Meeting Information:

Join Meeting: https://cabq.zoom.us/j/98649033800

Meeting ID: 986 4903 3800

By Phone: +1 312 626 6799

Find your local number: https://cabq.zoom.us/j/98649033800

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: February 25, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Nor Este NA, Oakland Estates HOA, and District 4 Coalition

Name of NA Representative*: See attached

Email Address* or Mailing Address* of NA Representative¹: See attached

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

1. Subject Property Address* 6501 Eagle Rock Ave NE and 6700 & 6716 Modesto Ave NE
Location Description South side of Modesto Ave between San Pedro Drive and Louisiana Blvd
2. Property Owner* Kassam Land Acquisition 9, LLC; Sara Otto-Diniz; and Scott Cole
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Legacy Development & Management, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

Major Amendment of the Eagle Rock Business Center Site Plan and approval of a new Site Plan - DRB for a 120-unit multi-family residential development.

Dropbox link to full site plan: <https://www.dropbox.com/s/qexs1slc3hg22fc/20213%20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0>

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

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

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: March 31, 2021 at 9:00 AM

Location*³: Via Zoom: <https://cabq.zoom.us/j/98649033800> Meeting ID: 986 4903 3800
By Phone: +1 312 626 6799 Find your local number: <https://cabq.zoom.us/u/aF6JAwfN9>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or (505) 764-9801 for more information.

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

1. Zone Atlas Page(s)*⁵ C-18
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

A deviation of 6 parking spaces is being requested due to existing easements and encroachments on the properties - 180 spaces are required and 174 are proposed. Up to a 5% deviation in parking spaces is allowed and the request is for approximately 3.3%.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested for this site plan request.

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

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

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] Business Center site = 5.7 acres and new Multi-family site = 4.8 acres
 - 2. IDO Zone District NR-BP and MX-L
 - 3. Overlay Zone(s) [if applicable] N/A
 - 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Business Center: Office/warehouse
Proposed multi-family site: vacant

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Nor Este NA, Oakland Estates HOA, [Other Neighborhood Associations, if any]
and District 4 Coalition

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 6501 Eagle Rock Ave NE Public Notice Inquiry
Date: Thursday, February 25, 2021 9:59:35 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[ZoneAtlas-C:18-Amendment-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone Drive NE	Albuquerque	NM	87113	5052385495	5058560926
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto Avenue NE	Albuquerque	NM	87122	5054179990	
Oakland Estates HOA	Audra	Horschel	audgepauge@gmail.com	6701 Glenloch Way NE	Albuquerque	NM	87113		5057504129
Oakland Estates HOA	Lindsay	Torres		PO Box 1589	Belen	NM	87002		5059175456

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

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Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
 Office of Neighborhood Coordination
 Council Services Department
 1 Civic Plaza NW, Suite 9087, 9th Floor
 Albuquerque, NM 87102
 505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
 Website: www.cabq.gov/neighborhoods

From: [Jackie Fishman](#)
To: dlreganabq@gmail.com; mgriffie@noreste.org; rpmartinez003@gmail.com; uri.bassan@noreste.org; audgepaudge@gmail.com
Cc: [Shawna Ballay](#); [Michael Vos](#)
Subject: Application Notification - DRB Submittal for The Peaks at Modesto
Date: Friday, February 26, 2021 10:35:18 AM
Attachments: [ZoneAtlas-C-18-Amendment-Site.pdf](#)
[Neighborhoods Notice Form.pdf](#)

Good morning –

This email is notification that Consensus Planning has submitted two applications to the Development Review Board – one is for a Major Amendment to formally, but simply, remove the warehouse building from the currently approved Site Plan for 6501 Eagle Rock Avenue NE; and the other is for a new Site Plan for the same property, plus the two adjacent lots to the east, at 6700 and 6716 Modesto Avenue NE for a multi-family project. I have attached the Neighborhoods Notice Form, Zone Atlas sheet, and have included the link to the Dropbox where you can view the submittal:

<https://www.dropbox.com/s/y3hrc5ej0wy9yi9/20213%20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0>

The DRB meeting for these applications will be held on March 31 starting at 9:00 am on Zoom. The information for logging or calling into the meeting is provided on page 2 of the Neighborhoods Notice Form.

Thanks and have a nice day,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.764.9801

From: Jackie Fishman
To: Dan Regan <dr@norestest.org> (mailto:dr@norestest.org); uri.bassan@norestest.org; audgpaudge@gmail.com
Cc: Sharna Ballay <ballay@consensusplanning.com>; jim.griffie@norestest.org
Subject: RE: Application Notification - DRB Submittal for The Peaks at Modesto
Date: Friday, February 26, 2021, 10:34:19 AM
Attachments: [https://www.dropbox.com/s/3hrs1c5ej0wy9y9/20213%20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0](#)

That was quick! Sorry about that, we had to delete the first file and replace it, but Dropbox created a new link. Here it is again:

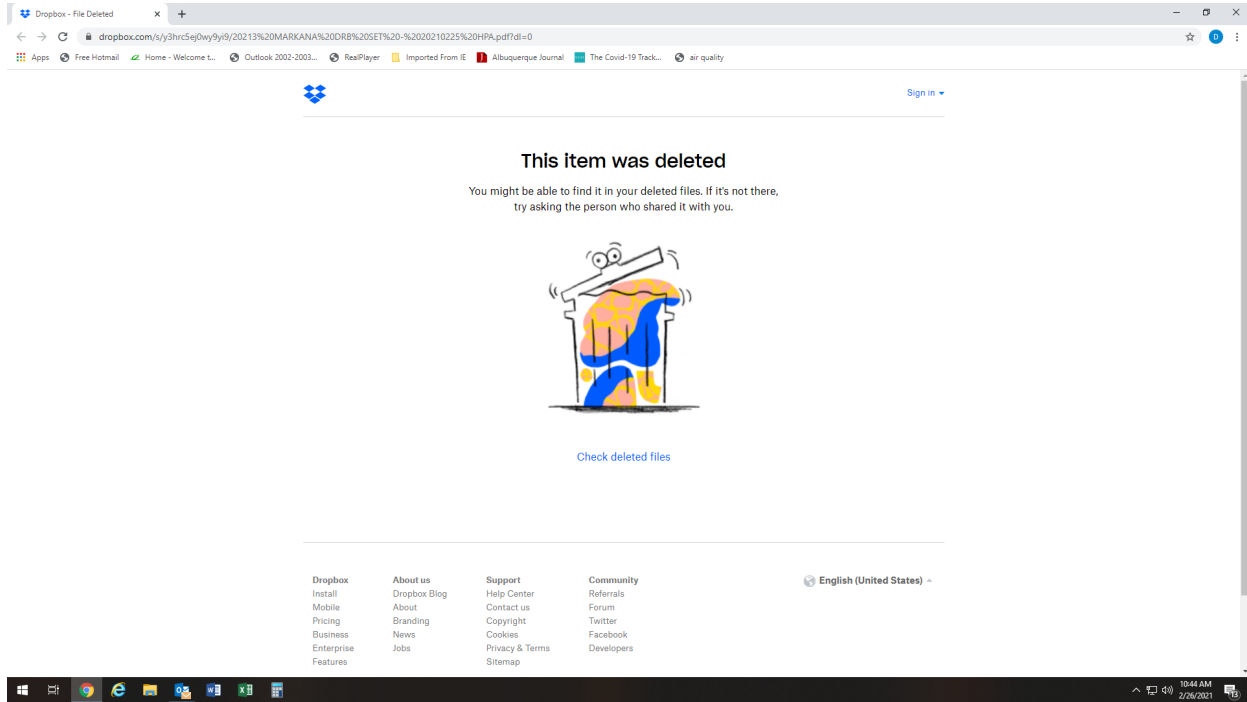
<https://www.dropbox.com/s/3hrs1c5ej0wy9y9/20213%20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0>

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.744.9801

From: Dan Regan <dreganabq@gmail.com>
Sent: Friday, February 26, 2021 10:46 AM
To: Jackie Fishman <jfishman@consensusplanning.com>; mgriffie@norestest.org; rmartinez003@gmail.com; uri.bassan@norestest.org; audgpaudge@gmail.com
Cc: Sharna Ballay <ballay@consensusplanning.com>; Michael Vos <vos@consensusplanning.com>; Jim Griffie <jgriffie@norestest.org>; Peggy O' <peggyd333@yahoo.com>
Subject: RE: Application Notification - DRB Submittal for The Peaks at Modesto

Jackie,

When I click on the dropbox link you provide below, this is what I am greeted with on the web – can you check that out please!!!! Thanks, Dan Regan



From: Jackie Fishman [mailto:jackie.fishman@consensusplanning.com]
Sent: Friday, February 26, 2021 10:35 AM
To: dreganabq@gmail.com; mgriffie@norestest.org; rmartinez003@gmail.com; uri.bassan@norestest.org; audgpaudge@gmail.com
Cc: Sharna Ballay <ballay@consensusplanning.com>; Michael Vos <vos@consensusplanning.com>
Subject: Application Notification - DRB Submittal for The Peaks at Modesto

Good morning –

This email is notification that Consensus Planning has submitted two applications to the Development Review Board – one is for a Major Amendment to formally, but simply, remove the warehouse building from the currently approved Site Plan for 6501 Eagle Rock Avenue NE; and the other is for a new Site Plan for the same property, plus the two adjacent lots to the east, at 6700 and 6716 Modesto Avenue NE for a multi-family project. I have attached the Neighborhoods Notice Form, Zone Atlas sheet, and have included the link to the Dropbox where you can view the submittal:

<https://www.dropbox.com/s/3hrs1c5ej0wy9y9/20213%20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0>

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Thanks and have a nice day,

Jacqueline Fishman, AICP
Principal
Consensus Planning, Inc.
302 Eighth Street NW
Albuquerque, NM 87102
P: 505.744.9801

Planning
reet NW
NM 87102

FIRST-CLASS



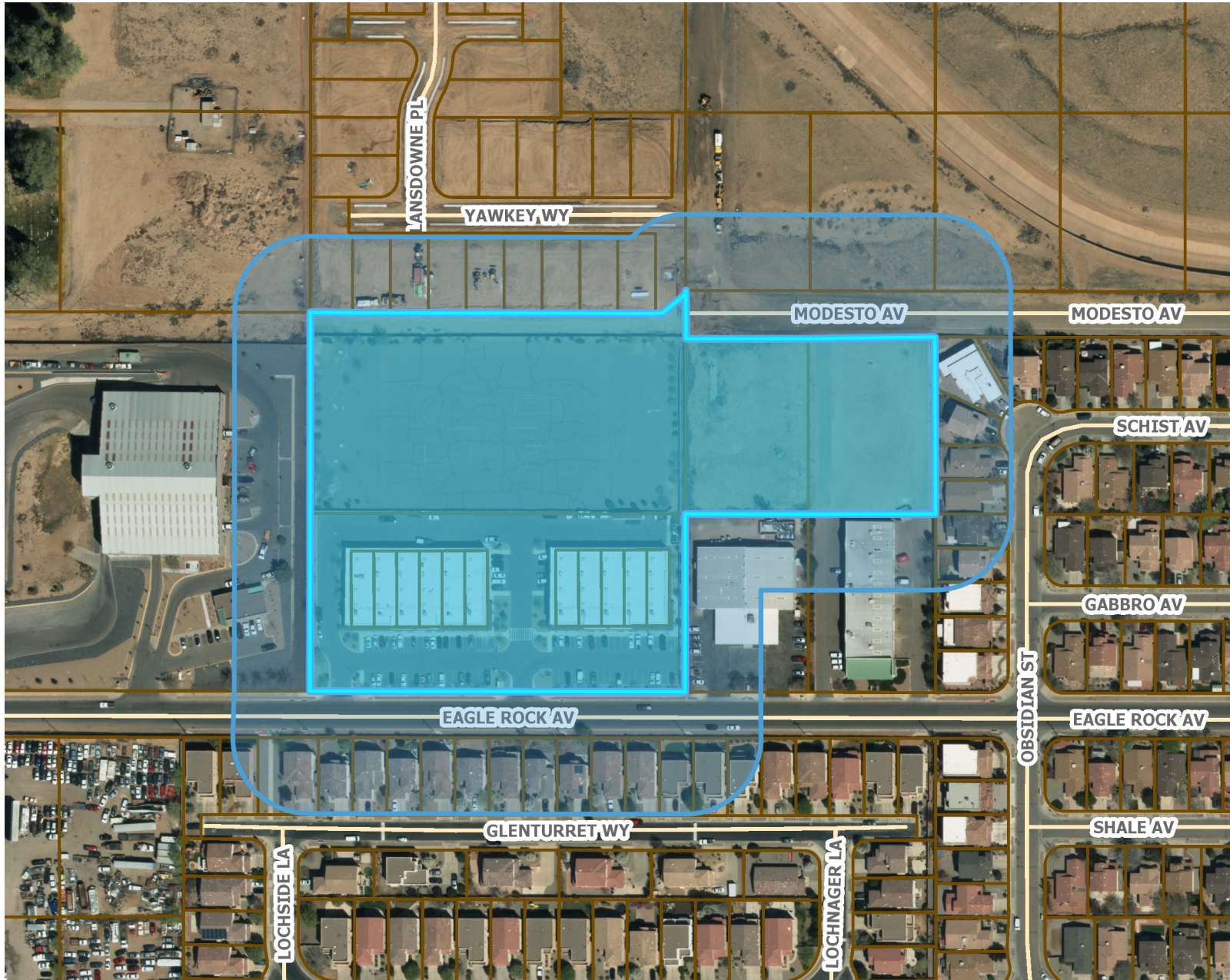
US POSTAGE

02 1P \$ 000.71⁰
0002118651 FEB 26 2021
MAILED FROM ZIP CODE 87102

Oakland Estates HOA
Lindsay Torres
P.O. Box 1589
Belen, NM 87002



100-foot Property Owner Buffer Map

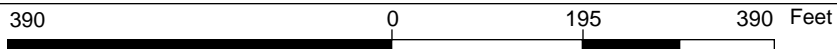


Legend

- Landfills (5-2)
- Landfill Buffers (5-2)
- Referrals to Commenting Ager
- Historic Certificate - Minor (6-5)
- Historic Certificate - Major (6-6)
- Demolition Review (6-6)
- Variance – EPC (6-6)
- Variance – ZHE, in APO Zone
- Nonconformities Structures, in
- Cumulative Impacts Analysis F (6-4)
- Site Plan – EPC (6-6)
- Acequia Standards (5-2)
- General Access and Circulatio
- Pedestrian Circulation (5-3)
- Off-Street Parking (5-5)
- Carports (5-5)
- Parking Location and Design (5-5)
- Walls (5-7)
- Building Design, Residential (5-7)
- Building Design, Historic (5-11)
- Signs, Design and Constructio
- On-Premises Signs (5-12)
- On-Premises Signs, Neon color (5-12)
- On-Premises Signs, Portable (5-12)
- Alternative Signage Plan (5-12)
- Off-Premises Sign Prohibition (5-12)
- Electronic Signs, Prohibited/Restricted (5-12)
- Cumulative Impacts (5-2)
- Site Design and Sensitive Land
- Dwelling. Cluster Development

Notes

Prepared by Consensus Planning
2/25/21



WGS_1984_Web_Mercator_Auxiliary_Sphere
2/25/2021 © City of Albuquerque

1: 2,339

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
101806440749010708AC	1750 FIFTH AVE LLC	1770 4TH AVE	SAN DIEGO CA 92101-2607	6501 EAGLE ROCK AV NE A-3	ALBUQUERQUE NM 87113	UNIT A-3 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440749010708AD	1750 FIFTH AVE LLC	1770 4TH AVE	SAN DIEGO CA 92101	6501 EAGLE ROCK AV NE A-4	ALBUQUERQUE NM 87113	UNIT A-4 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806540104440917	AGARWAL SHWETA & YADAV PUNEET	6624 YAWKEY WAY NE		6624 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 17 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806438546111620	ASHRAF ANETA	6615 GLENTURRET WAY NE		6615 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 4-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806446649610531	BACA JENNY RENEE	9015 OBSIDIAN ST NE		9015 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	LOT 4 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	0.0987
101806446650010532	BEAUCHEMIN SARAH ELIZABETH & ANDREW SC	9019 OBSIDIAN ST NE		9019 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	LOT 5 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	0.0987
101806443546111631	BIELEFELDT JAKE URIAH & DEVADASON JENNIFE	7312 TRICIA RD NE		6805 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 15-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806539704440918	CABEZAS VICTOR & CLAUDIA VIVIANA PEREZ	6620 YAWKEY WAY NE		6620 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 18 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806440749010708AG	CHERRY ENGINEERING INC	8805 SCARLET NIGHT ST NE		6501 EAGLE ROCK AV NE B-1	ALBUQUERQUE NM 87113	UNIT B-1 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806434950010526	CITY OF ALBUQUERQUE	PO BOX 2248		6301 EAGLE ROCK AVE	ALBUQUERQUE NM 87113	LT 29-A-1 BLK 26 BULK LAND PLAT OF LOTS 8-A, 26-A & 27-A,BLOCK 26	7.5469
101806445251210521	COLE SCOTT	200 HERMOSA DR NE OFC 210		MODESTO AVE NE	ALBUQUERQUE NM 87113	* 012 026TRA UB N ALBU AC	0.8864
101806445249010512	COLE SCOTT M	200 HERMOSA DR NE OFC 210		6715 EAGLE ROCK AVE NE	ALBUQUERQUE NM 87113	* 021 026TRA UB N ALBU AC	0.8864
101806440846111625	DAO NHA D & HUONG T MAI VU	6705 GLENTURRET WAY NE		6705 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 9-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806443549010511	EAGLE ROCK PROPERTIES LLC	6705 EAGLE ROCK AVE NE		6705 EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	* 022 026TRA UB N ALBU AC	0.8864
101806440749010708AF	EAST WEST INTEGRATED PAIN & REHAB CENTER	6501 EAGLE ROCK AVE NE UNIT A-6		6501 EAGLE ROCK AV NE A-6	ALBUQUERQUE NM 87113	UNIT A-6 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440749010708AA	EK LONG FRIEND LLC	8923 ROBS PL NE		6501 EAGLE ROCK AV NE A-1	ALBUQUERQUE NM 87113	UNIT A-1 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806442646111629	ELLIOTT NATHAN R & TARA N	6723 GLENTURRET WAY NE		6723 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 13-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806437246111618	FUJIMOTO CY H & WENDY S W	6605 GLENTURRET WAY NE		6605 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 2-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1148 AC	0.1148
101806443046111630	GALLEGOS ALICIA R & TERRANCE E	6801 GLENTURRET WAY NE		6801 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 14-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806538604440920	GONZALES CHARLES G & VALERIE A	6612 YAWKEY WAY NE		6612 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 20 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806446852410536	GUTIERREZ ANSELMO SR	PO BOX 50039		6801 SCHIST AVE NE	ALBUQUERQUE 87113	LT 9-P1 BLK 2 PLAT OF LOT 9-P1 BLK 2 UNIT 4 EAGLE ROCKESTATES CC	0.164
101806439946111623	GUTIERREZ DANIELLE N	6627 GLENTURRET WAY NE		6627 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 7-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806541104440915	HARMON CHRISTOPHER D & BRITTANY N	6632 YAWKEY WAY NE		6632 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 15 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806441746111627	HERRERA PAUL P	6715 GLENTURRET WAY NE		6715 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 11-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806442146111628	HOSH LLC	10016 ACADEMY KNOLLS DR NE		6719 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 12-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806439446111622	IMHOFF SETH & ANABELL	6623 GLENTURRET WAY NE		6623 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 6-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
10180644725210537	JACKSON LARRY D	6805 SCHIST AVE NE		6805 SCHIST AV NE	ALBUQUERQUE NM 87113	LOT 10-P1 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1271	0.1271
101806440749010708	KASSAM BUSINESS CENTER LLC	6501 AMERICAS PKWY NE SUITE 1050		6501 EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	LT 23-A BLK 26 PLAT OF LT 23-A (BEING A REPL OF LT 23, 24,25 TR A U	2.6599
101806440851110701	KASSAM LAND ACQUISITION 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500		6501 EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	LT 8-A BLK 26 BULK LAND PLAT OF LOTS 8-A, 26-A & 27-A, BLOCK26 TF	3.0157
101806440749010708AE	KASSAM LAND ACQUISITION 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500		6501 EAGLE ROCK AV NE A-5	ALBUQUERQUE NM 87113	UNIT A-5 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440749010708AH	KASSAM LAND ACQUISITIONS 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500		6501 EAGLE ROCK AV NE B-2	ALBUQUERQUE NM 87113	UNIT B-2 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440749010708AK	KASSAM LAND ACQUISITIONS 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500		6501 EAGLE ROCK AV NE B-4	ALBUQUERQUE NM 87113	UNIT B-4 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440749010708AL	KASSAM LAND ACQUISITIONS 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500		6501 EAGLE ROCK AV NE B-5	ALBUQUERQUE NM 87113	UNIT B-5 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806538104440921	KATOCH HARMANJIT S & ANJANA	6608 YAWKEY WAY NE		6608 YAWKEY WAY NE	ALBUQUERQUE NM 87113	LT 21 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806539104440919	KHIMJI HASSAN J	6616 YAWKEY WAY NE		6616 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 19 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806540504440916	LARSON PHILIP M & MARCEY A	6628 YAWKEY WAY NE		6628 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 16 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806439046111621	LIKAR JARROD & JENNIFER	6619 GLENTURRET WAY NE		6619 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 5-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806437946111619	LUI RICKY & ANHTRINH NGUYEN TRUSTEES LUI F	13119 CALLE AZUL SE		6609 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 3-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1837 AC	0.1837
101806537604440922	MEYER ROSS E & MARYANNE	6604 YAWKEY WAY NE		6604 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 22 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
101806446651510535	ORTIZ ROBERT J	9031 OBSIDIAN ST NE		9031 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	LOT 8 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1098 AC	0.1098
101806446650510533	OTTO CHERI L	9023 OBSIDIAN ST NE		9023 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	LOT 6 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	0.0987
101806443651210522	OTTO-DINIZ SARA J	8720 LA SALA DEL CENTRO NE		6700 MODESTO AV NE	ALBUQUERQUE NM 87113	* 011 026TRA UB N ALBU AC	0.8864
101806547401740113	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE	ALBUQUERQUE NM 87113	* 020 025TR A UNIT B NORTH ALBUQ ACRES	0.8864
101806545801640112	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE	ALBUQUERQUE NM 87113	* 021 025TR A UNIT B NORTH ALBUQ ACRES	0.8864
101806544101640111	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE	ALBUQUERQUE NM 87113	* 022 025TR A UNIT B NORTH ALBUQ ACRES	0.8864
101806538119240928	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320		9027 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	TR A CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	1.109
101806446651010534	ROBINSON BRANDON & JENNIFER	9027 OBSIDIAN ST NE		9027 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	LOT 7 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVONT .0997 AC	0.0997
101806537004440923	SHEPARD NICOLE ANN	6600 YAWKEY WAY NE		6600 YAWKEY WY NE	ALBUQUERQUE NM 87113	LT 23 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1875
101806441246111626	SINGH PARAMJIT	6709 GLENTURRET WAY NE		6709 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 10-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806535001140103	SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SER	1100 COAL AVE SE		MODESTO AVE NE	ALBUQUERQUE NM 87113	LT 26-A BLK 25 BULK LAND PLAT OF LOTS 8-A, 26-A & 27-A,BLOCK 26 T	1.9997
101806443946111632	SMUGGLER LLC	4516 ARROWHEAD RIDGE DR SE		6809 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 16-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806440749010708AJ	TITAN INVESTMENTS LLC	7916 RANCHITOS LP NE		6501 EAGLE ROCK AV NE B-3	ALBUQUERQUE NM 87113	UNIT B-3 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806446648410547	TRAN HOA V & PHAM-TRAN BICH VAN T	9009 OBSIDIAN ST NE		9009 OBSIDIAN ST NE	ALBUQUERQUE 87113	LT 3 BLK 2 PLAT OF LTS 1 THRU 3 BLK 2 UNIT 4 EAGLE ROCKESTATES C	0.0987
101806440749010708AB	WBMCC LLC	316 LA CHAMISAL LN NW		6501 EAGLE ROCK AV NE A-2	ALBUQUERQUE NM 87113	UNIT A-2 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440346111624	WILDER GREGORY LEE & KIMBERLY AMANDA	6701 GLENTURRET WAY NE		6701 GLENTURRET WY NE	ALBUQUERQUE NM 87113	LT 8-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033

1750 FIFTH AVE LLC
1770 4TH AVE
SAN DIEGO CA 92101-2607

AGARWAL SHWETA & YADAV PUNEET
6624 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

ASHRAF ANETA
6615 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

BACA JENNY RENEE
9015 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

BEAUCHEMIN SARAH ELIZABETH &
ANDREW SCOTT
9019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113-1925

BIELEFELDT JAKE URIAH & DEVADASON
JENNIFER L
7312 TRICIA RD NE
ALBUQUERQUE NM 87113-1795

CABEZAS VICTOR & CLAUDIA VIVIANA
PEREZ
6620 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

CHERRY ENGINEERING INC
8805 SCARLET NIGHT ST NE
ALBUQUERQUE NM 87122

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

COLE SCOTT
200 HERMOSA DR NE OFC 210
ALBUQUERQUE NM 87108-1070

DAO NHA D & HUONG T MAI VU
6705 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

EAGLE ROCK PROPERTIES LLC
6705 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87113

EAST WEST INTEGRATED PAIN & REHAB
CENTER LLC
6501 EAGLE ROCK AVE NE UNIT A-6
ALBUQUERQUE NM 87113-2478

EK LONG FRIEND LLC
8923 ROBS PL NE
ALBUQUERQUE NM 87122

ELLIOTT NATHAN R & TARA N
6723 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

FUJIMOTO CY H & WENDY S W
6605 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

GALLEGOS ALICIA R & TERRANCE E
6801 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2527

GONZALES CHARLES G & VALERIE A
6612 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

GUTIERREZ ANSELMO SR
PO BOX 50039
ALBUQUERQUE NM 87181

GUTIERREZ DANIELLE N
6627 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

HARMON CHRISTOPHER D & BRITTANY
N
6632 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

HERRERA PAUL P
6715 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

HOSH LLC
10016 ACADEMY KNOLLS DR NE
ALBUQUERQUE NM 87111-1735

IMHOFF SETH & ANABELL
6623 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

JACKSON LARRY D
6805 SCHIST AVE NE
ALBUQUERQUE NM 87113

KASSAM BUSINESS CENTER LLC
6501 AMERICAS PKWY NE SUITE 1050
ALBUQUERQUE NM 87110-5313

KASSAM LAND ACQUISITION 9 LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

KATOCH HARMANJIT S & ANJANA
6608 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

KHIMJI HASSAN J
6616 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

LARSON PHILIP M & MARCEY A
6628 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

LIKAR JARROD & JENNIFER
6619 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

LUI RICKY & ANHTRINH NGUYEN
TRUSTEES LUI FAMILY TRUST
13119 CALLE AZUL SE
ALBUQUERQUE NM 87123-5623

MEYER ROSS E & MARYANNE
6604 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

ORTIZ ROBERT J
9031 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

OTTO CHERI L
9023 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

OTTO-DINIZ SARA J
8720 LA SALA DEL CENTRO NE
ALBUQUERQUE NM 87111-4522

PUEBLO OF SANDIA
481 SANDIA LOOP RD
BERNALILLO NM 87004

PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

ROBINSON BRANDON & JENNIFER
9027 OBSIDIAN ST NE
ALBUQUERQUE NM 87113-1925

SHEPARD NICOLE ANN
6600 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

SINGH PARAMJIT
6709 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

SMUGGLER LLC
4516 ARROWHEAD RIDGE DR SE
RIO RANCHO NM 87124-5932

TITAN INVESTMENTS LLC
7916 RANCHITOS LP NE
ALBUQUERQUE NM 87113

TRAN HOA V & PHAM-TRAN BICH VAN T
9009 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

WBMC LLC
316 LA CHAMISAL LN NW
ALBUQUERQUE NM 87107

WILDER GREGORY LEE & KIMBERLY
AMANDA
6701 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

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

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: February 25, 2021

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

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

1. Subject Property Address* 6501 Eagle Rock Ave NE and 6700 & 6716 Modesto Ave NE
Location Description South side of Modesto Ave NE between San Pedro Drive and Louisiana Blvd
2. Property Owner* Kassam Land Acquisition 9, LLC; Sara Otto-Diniz; and Scott Cole
3. Agent/Applicant* *[if applicable]* Consensus Planning, Inc. / Legacy Development & Management, LLC
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

Major Amendment to the Eagle Rock Business Center Site Plan and approval of a new Site Plan - DRB for a 120-unit multi-family residential development.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

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

Date/Time*: March 31, 2021 at 9:00 AM

Location*²: Via Zoom: <https://cabq.zoom.us/j/98649033800> Meeting ID: 986 4903 3800
By Phone: +1 312 626 6799 Find your local number: <https://cabq.zoom.us/u/aF6JAwfN9>

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
Please contact Jackie Fishman with Consensus Planning at fishman@consensusplanning.com or (505) 764-9801 for more information.

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

- 1. Zone Atlas Page(s)*⁴ C-18
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

A deviation of 6 parking spaces is being requested due to existing easements and encroachments on the properties - 180 spaces are required and 174 are proposed. Up to a 5% deviation in parking spaces is allowed and the request is for approximately 3.3%.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

A pre-submittal neighborhood meeting was not requested for the site plan application.

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- a. Location of proposed buildings and landscape areas.*
- b. Access and circulation for vehicles and pedestrians.*
- c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

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

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

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

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] Business Center Site = 5.7 acres and new Multi-family Site = 4.8 acres
 2. IDO Zone District NR-BP and MX-L
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Business Center: Office/warehouse
Proposed multi-family site: vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

Street NW
Albuquerque, NM 87102

FIRST-CLASS



PITNEY BOWES
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ROBINSON BRANDON & JENNIFER
9027 OBSIDIAN ST NE
ALBUQUERQUE NM 87113-1925

Planning
Street NW
Albuquerque, NM 87102

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ALBUQUERQUE NM 87113

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BERNALILLO NM 87004

Street NW
e, NM 87102

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TRUSTEES LUI FAMILY TRUST
13119 CALLE AZUL SE
ALBUQUERQUE NM 87123-5623

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OTTO CHERI L
9023 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

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Street NW
a, NM 87102

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ALBUQUERQUE NM 87113-2523

set NW
NM 87102

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HERRERA PAUL P
6715 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

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treet NW
NM 87102

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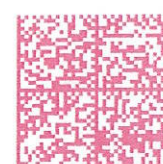


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JACKSON LARRY D
6805 SCHIST AVE NE
ALBUQUERQUE NM 87113

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treet NW
NM 87102

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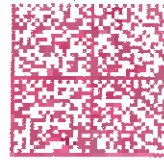


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LARSON PHILIP M & MARCEY A
6628 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

us Planning
Street NW
e, NM 87102

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0002118651 FEB 26 2021
MAILED FROM ZIP CODE 87102

PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

s Planning
treet NW
s, NM 87102

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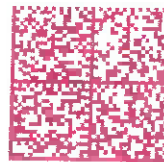


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MAILED FROM ZIP CODE 87102

MEYER ROSS E & MARYANNE
6604 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

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Street NW
e, NM 87102

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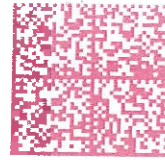


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MAILED FROM ZIP CODE 87102

OTTO-DINIZ SARA J
8720 LA SALA DEL CENTRO NE
ALBUQUERQUE NM 87111-4522

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Street NW
Albuquerque, NM 87102

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0002118651 FEB 26 2021
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SHEPARD NICOLE ANN
6600 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

us Planning
Street NW
Albuquerque, NM 87102

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0002118651 FEB 26 2021
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SINGH PARAMJIT
6709 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

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Street NW
Albuquerque, NM 87102

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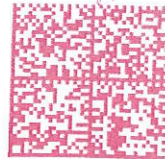


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SMI ABQ ASSETS LLC DBA DANIELS
FUNERAL SERVICES
1100 COAL AVE SE
ALBUQUERQUE NM 87106-5208

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NM 87102

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EK LONG FRIEND LLC
8923 ROBS PL NE
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NM 87102

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ELLIOTT NATHAN R & TARA N
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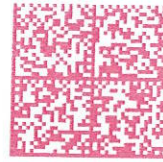


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EAGLE ROCK PROPERTIES LLC
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ALBUQUERQUE NM 87113

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KASSAM BUSINESS CENTER LLC
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us Planning
Street NW
Albuquerque, NM 87102

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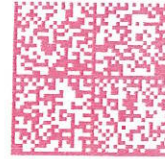


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EAST WEST INTEGRATED PAIN & REHAB
CENTER LLC
6501 EAGLE ROCK AVE NE UNIT A-6
ALBUQUERQUE NM 87113-2478

Street NW
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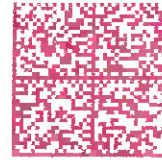


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HARMON CHRISTOPHER D & BRITTANY
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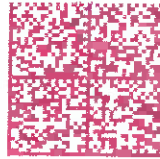


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CHERRY ENGINEERING INC
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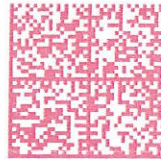


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FUJIMOTO CY H & WENDY S W
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KHIMJI HASSAN J
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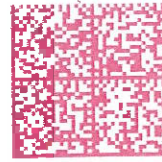


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BEAUCHEMIN SARAH ELIZABETH &
ANDREW SCOTT
9019 OBSIDIAN ST NE
ALBUQUERQUE NM 87113-1925

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JENNIFER L
7312 TRICIA RD NE
ALBUQUERQUE NM 87113-1795

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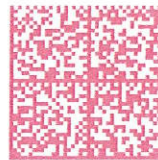
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KATOCH HARMANJIT S & ANJANA
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KASSAM LAND ACQUISITION 9 LLC
5051 JOURNAL CENTER BLVD NE SUITE
500
ALBUQUERQUE NM 87109-5915

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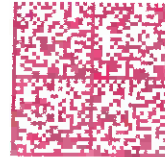


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ALBUQUERQUE NM 87113

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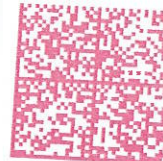


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GUTIERREZ ANSELMO SR
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ALBUQUERQUE NM 87181

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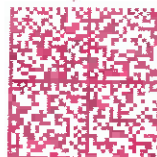


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HOSH LLC
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ALBUQUERQUE NM 87111-1735

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CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

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GUTIERREZ DANIELLE N
6627 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2523

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GALLEGOS ALICIA R & TERRANCE E
6801 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2527

Planning
et NW
IM 87102

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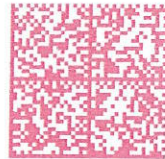


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1750 FIFTH AVE LLC
1770 4TH AVE
SAN DIEGO CA 92101-2607

Planning
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NM 87102

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MAILED FROM ZIP CODE 87102

CABEZAS VICTOR & CLAUDIA VIVIANA
PEREZ
6620 YAWKEY WAY NE
ALBUQUERQUE NM 87113-3200

Planning
set NW
NM 87102

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COLE SCOTT
200 HERMOSA DR NE OFC 210
ALBUQUERQUE NM 87108-1070

Planning
Street NW
Albuquerque, NM 87102

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WILDER GREGORY LEE & KIMBERLY
AMANDA
6701 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525

s Planning
Street NW
Albuquerque, NM 87102

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SMUGGLER LLC
4516 ARROWHEAD RIDGE DR SE
RIO RANCHO NM 87124-5932

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Street NW
Albuquerque, NM 87102

FIRST-CLASS

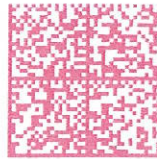


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TITAN INVESTMENTS LLC
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ALBUQUERQUE NM 87113

Planning
Street NW
Albuquerque, NM 87102

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WBMC LLC
316 LA CHAMISAL LN NW
ALBUQUERQUE NM 87107

Planning
Street NW
NM 87102

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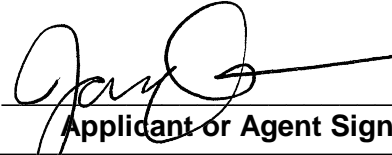
TRAN HOA V & PHAM-TRAN BICH VAN T
9009 OBSIDIAN ST NE
ALBUQUERQUE NM 87113

SITE PLAN CHECKLIST

Project #: PR-2019-002761 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.

 2/25/2021
Applicant or Agent Signature / Date

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

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

The electronic format must be organized in the above manner.

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

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

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

SHEET #1 - SITE PLAN

A. General Information

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

SITE PLAN CHECKLIST

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

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

SITE PLAN CHECKLIST

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

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

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

3. Streets and Circulation

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

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

4. Phasing

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

SHEET #2 - LANDSCAPING PLAN

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

SITE PLAN CHECKLIST

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

SHEET #3 –GRADING AND DRAINAGE PLAN

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

A. General Information

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections **N/A**
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)
- F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

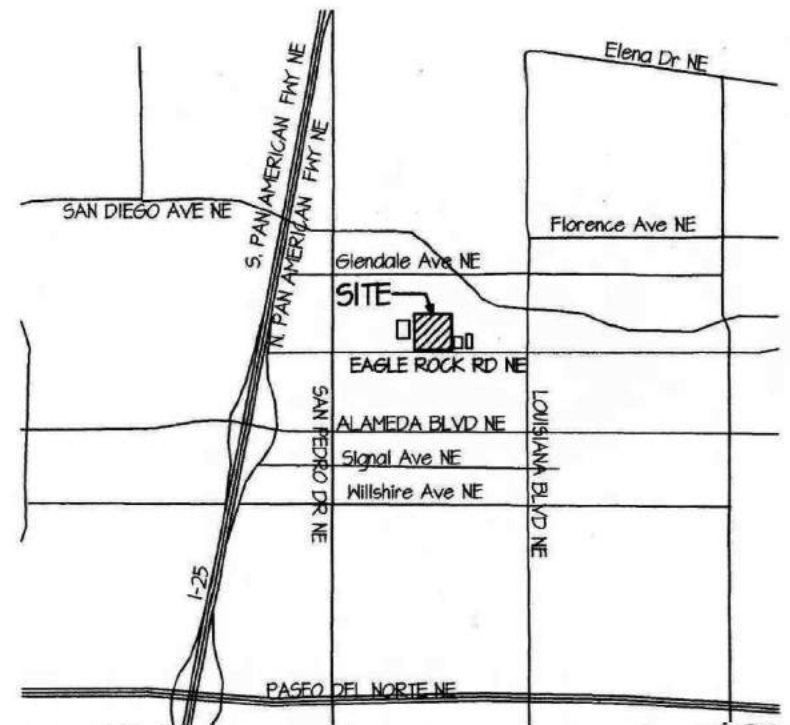
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

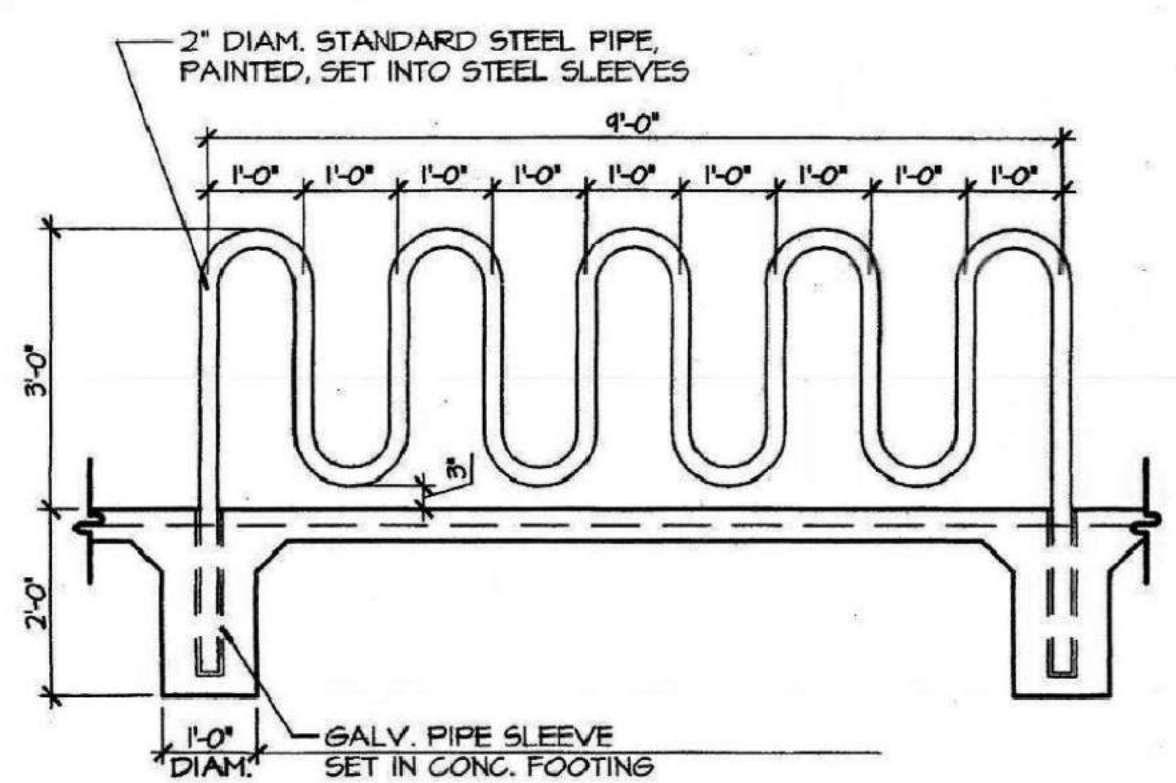
- A. Scale
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and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

B. Building Mounted Signage

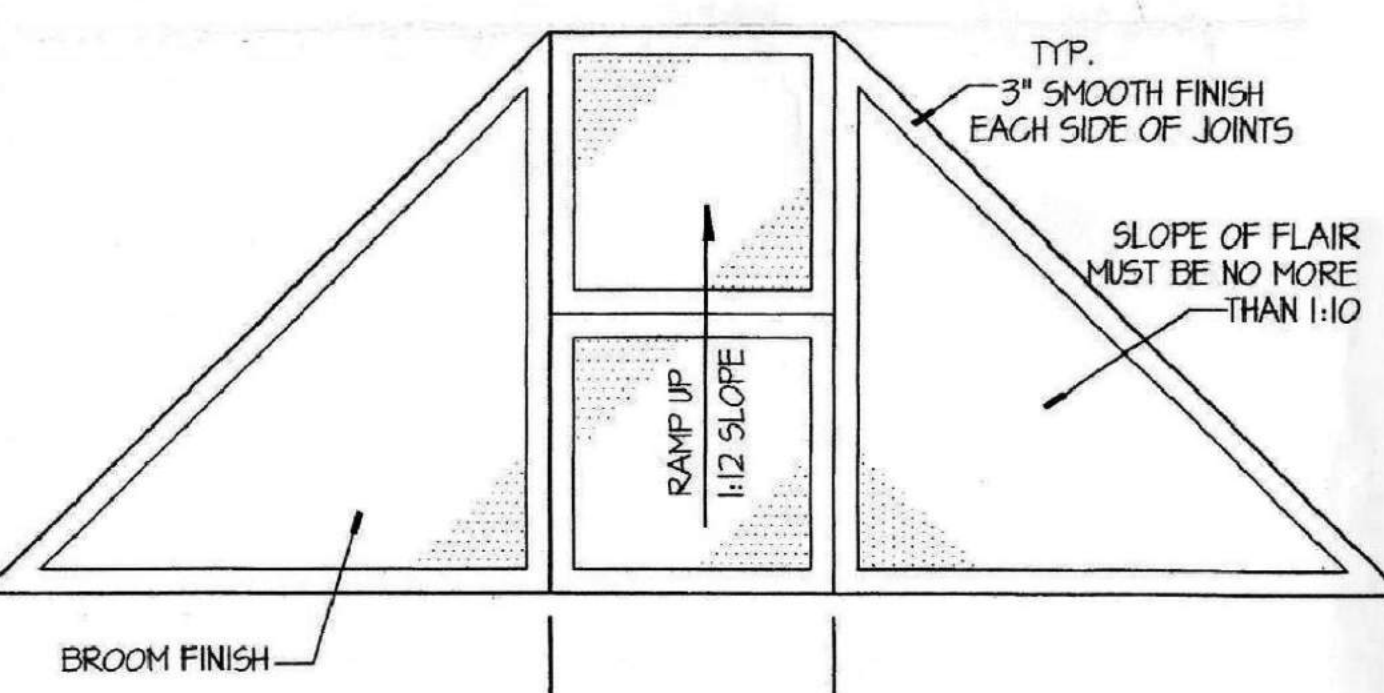
- 1. Site location(s)
- 2. Sign elevations to scale
- 3. Dimensions, including height and width
- 4. Sign face area - dimensions and square footage clearly indicated
- 5. Lighting
- 6. Materials and colors for sign face and structural elements.
- 7. List the sign restrictions per the IDO



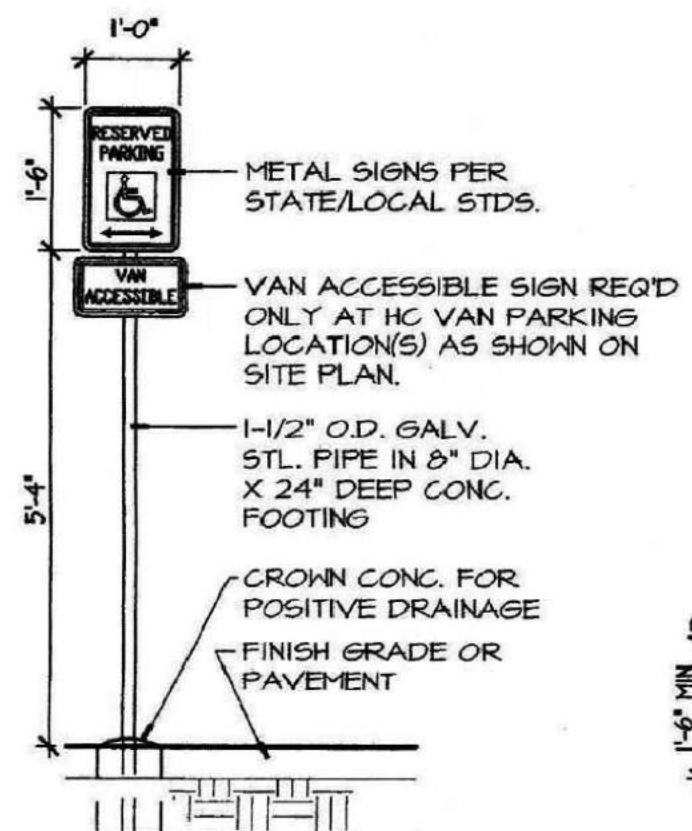
C1 VICINITY MAP
N.T.S.



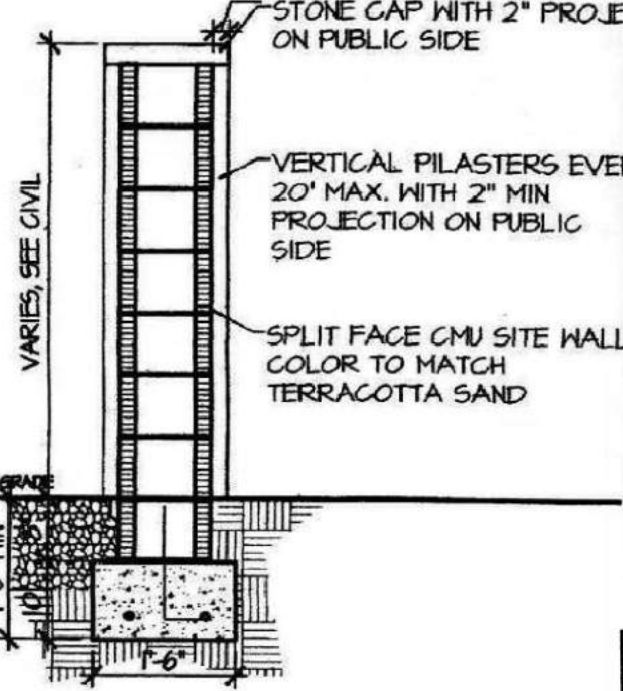
C1 BIKE RACK DETAIL
1/2"=1'-0"



B1 H.C. RAMP DETAIL
1/2"=1'-0"



A1 H.C. SIGN DETAIL
1/2"=1'-0"



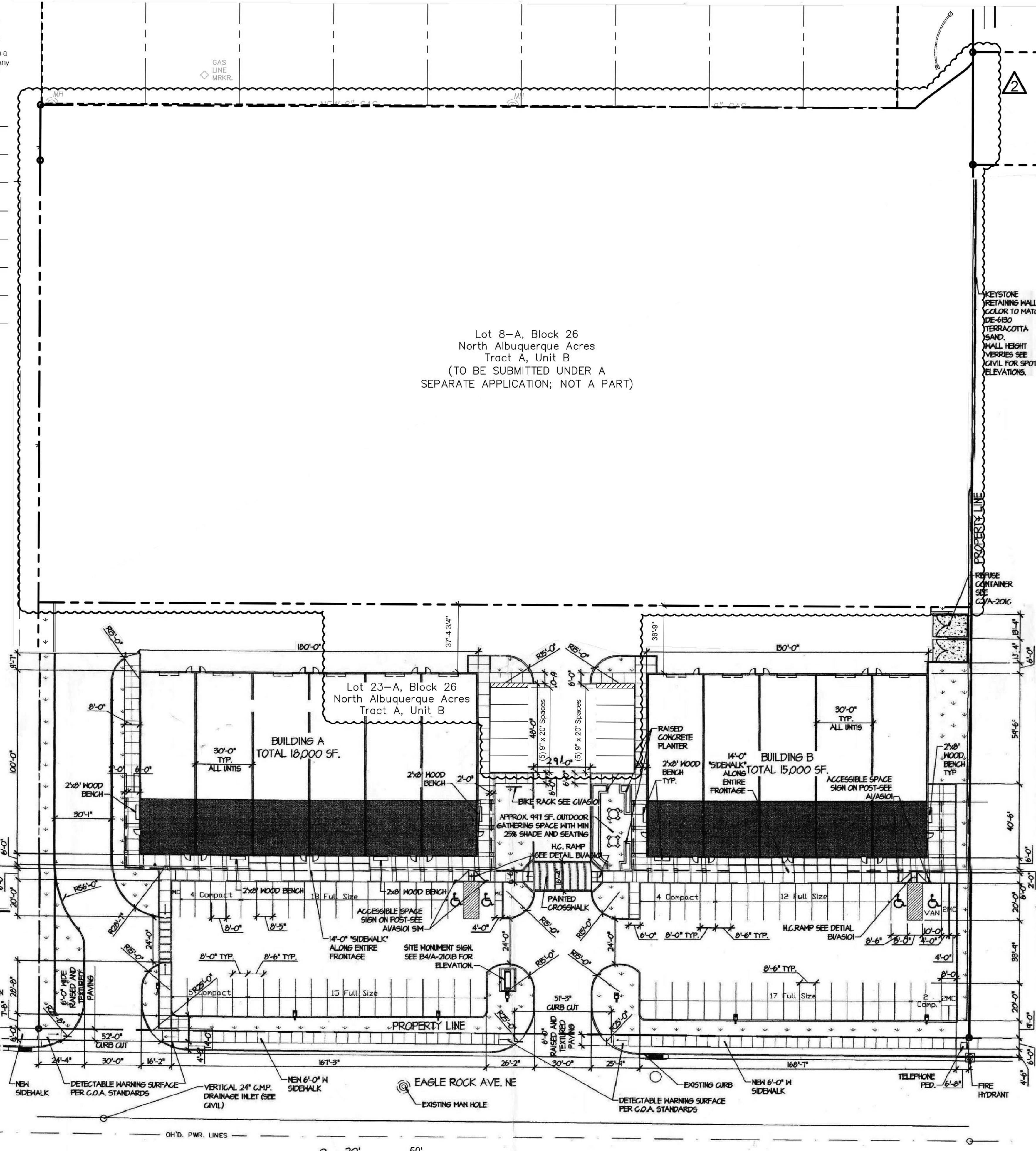
A2 SITE WALL DETAIL
1/2"=1'-0"

PROJECT NUMBER: _____
Application Number: _____

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

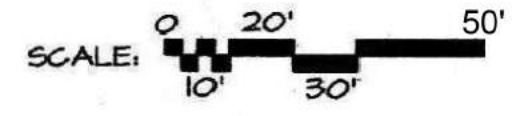
Traffic Engineering, Transportation Division	Date
ABCWIA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date



Lot 8-A, Block 26
North Albuquerque Acres
Tract A, Unit B
(TO BE SUBMITTED UNDER A SEPARATE APPLICATION; NOT A PART)

ADMINISTRATIVE AMENDMENT
FILE #00282 PROJECT #002761
Increase Bldg C sf, landscape buffer, parking adjustment, connect to Modesto Ave.
P. B. B. 10 Sept 2019
APPROVED BY _____ DATE _____

A4 DRB SITE PLAN



1"=30'

PROJECT NUMBER: 1003359
Application Number: 07DRB-70227

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

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>Richard D. ...</i>	9-19-07
<i>Robert ...</i>	7-19-07
<i>Christina Sandoval</i>	9/16/07
<i>Bradley B. Bingham</i>	9/19/07
<i>Angela ...</i>	9-25-07
<i>Michael ...</i>	9/19/07
<i>Dr. ...</i>	9/25/07

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
A-201B	BUILDING AND STRUCTURE ELEVATIONS B
A-201C	BUILDING AND STRUCTURE ELEVATIONS C
C-102	SITE UTILITY PLAN

SITE / BUILDING INFORMATION

LOTS 6-10 AND 23-25 BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
ZONE- SU-2 IP (INDUSTRIAL PARK)
SITE AREA = 6 ACRES
CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	
BUILDINGS A&B UNIT SIZE	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.

GROSS LEASABLE AREA OFFICE SPACE	= 10,098 SF.
GROSS LEASABLE AREA WAREHOUSE SPACE	= 22,902 SF.
NET LEASABLE AREA	= 33,000 SF.

OFFICE SPACE PARKING: 3.5 SPACES / 1,000 SF GFA = 35 SPACES REQUIRED
WAREHOUSE PARKING: NO REQUIREMENT = 0 SPACES REQUIRED
TOTAL PARKING REQUIRED: = 35 SPACES REQUIRED
TOTAL PARKING PROVIDED: = 91 SPACES PROVIDED
OFF-STREET SPACES PROVIDED = 91
COMPACT SPACES PROVIDED = 15 (16%)

NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
HC SPACE REQUIRED = 4
HC SPACE PROVIDED = 4
MOTORCYCLE SPACES REQUIRED = 5
MOTORCYCLE SPACES PROVIDED = 6

BIKE SPACE REQUIRED = 9 (# OF BIKES)
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)

CLEAR SIGHT DISTANCE: LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.

LEGEND

- NEW CONCRETE PER CIVIL
- ASPHALT
- LANDSCAPED AREA
- FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.

PROPOSED OFFICE AREA

Administrative Amendment (8/16/2019): Warehouse Building C square footage increased by 4,680 square feet; parking spaces have decreased by 14 spaces; a drive connection has been made to Modesto Avenue in the north east corner of the property, and the landscape buffer along the north edge of the property has been updated.

Amendment (2/26/2021): Lot 8-A removed from Site Plan. Lot 8-A to be submitted under a separate application with the two adjacent lots to the east.



EDI NYN VNC IARMOINCS ENTAL
142 TRUMAN STREET NE
ALBUQUERQUE, NM 87108
TEL: 505.242.2861 FAX: 505.242.2862

EAGLE ROCK BUSINESS CENTER
6401 EAGLE ROCK AVE NW
ALBUQUERQUE, NM, 87113



ISSUE: BUILDING PERMIT SET

DRAWN: DMK
CHECKED: KC
DATE: 08.08.07

REVISIONS

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

0720

AS101

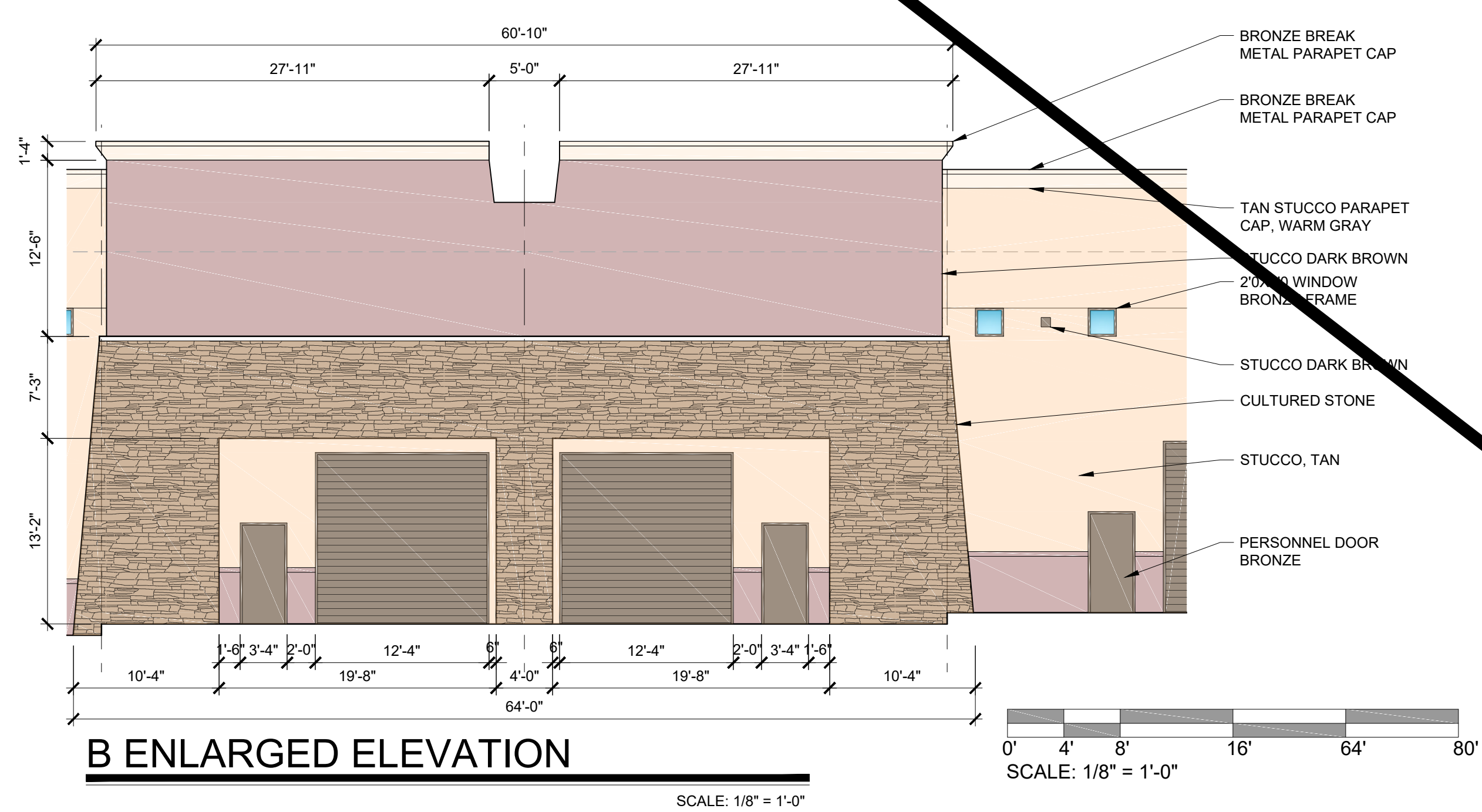
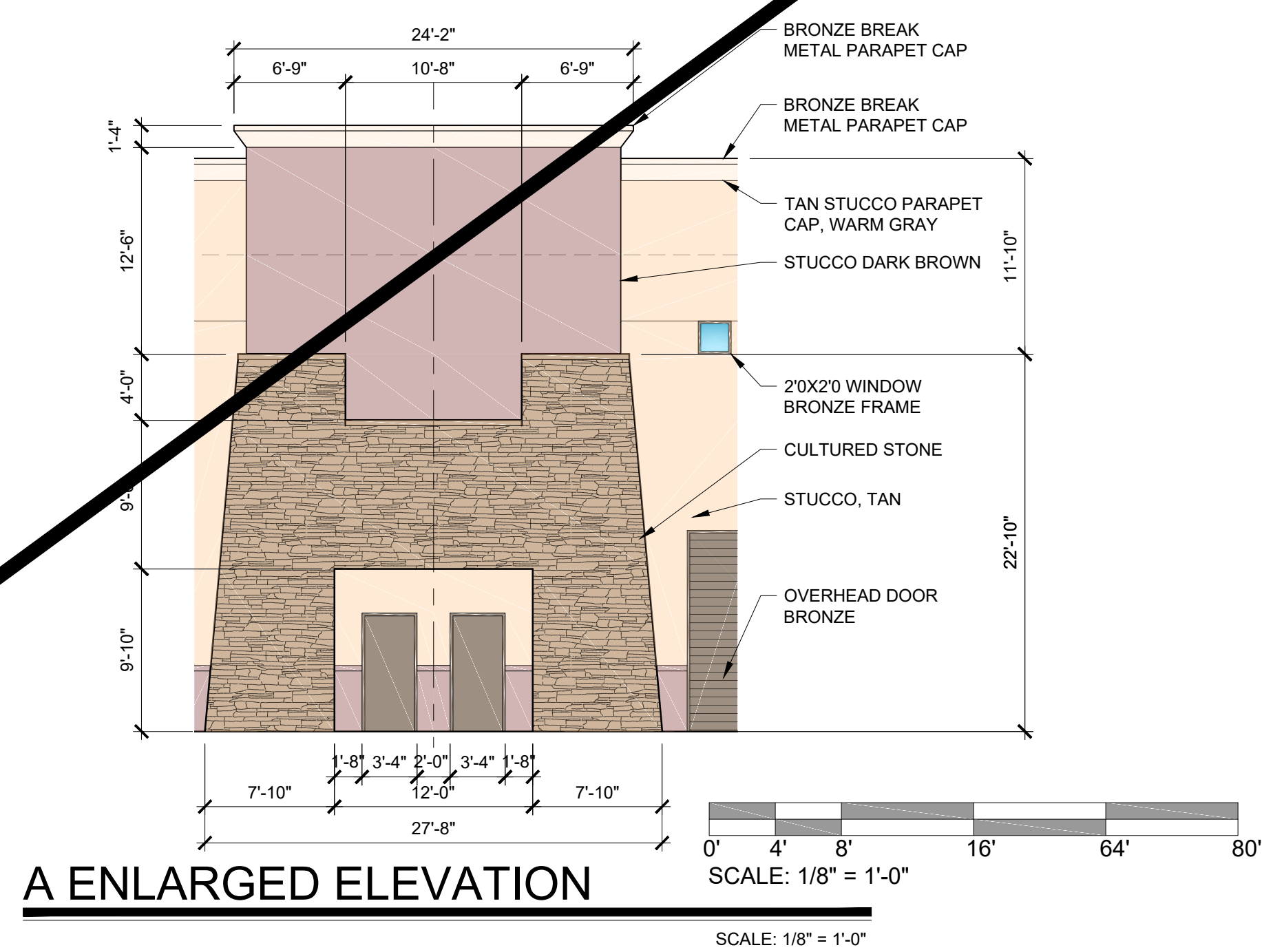
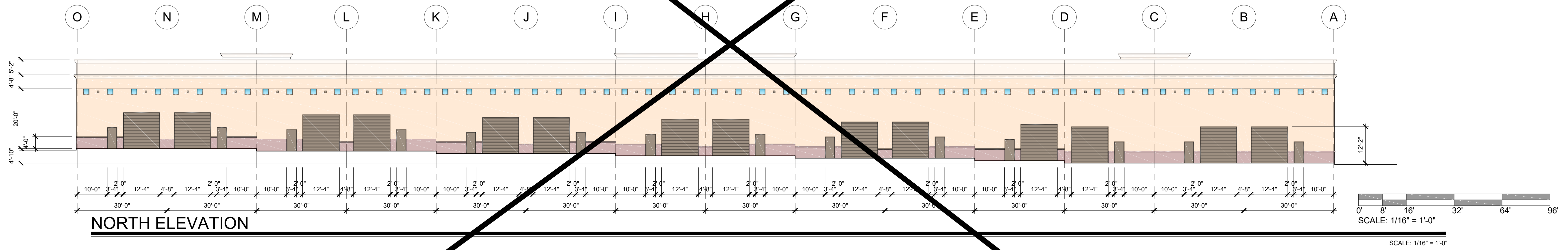
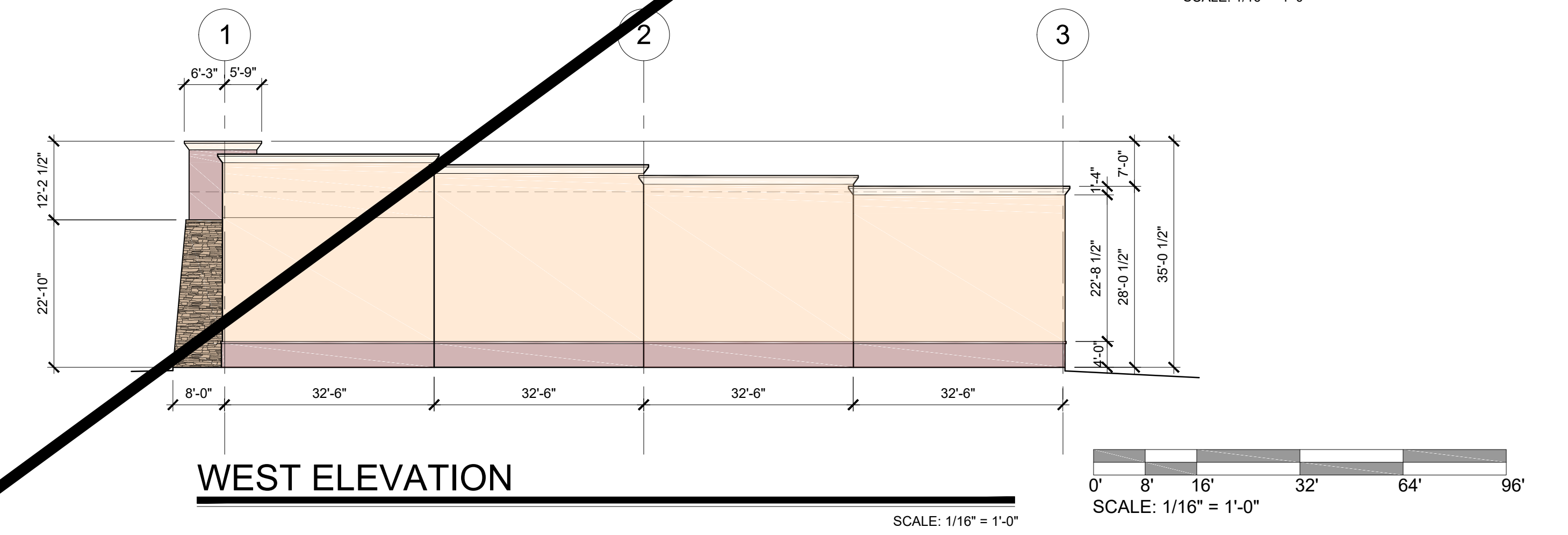
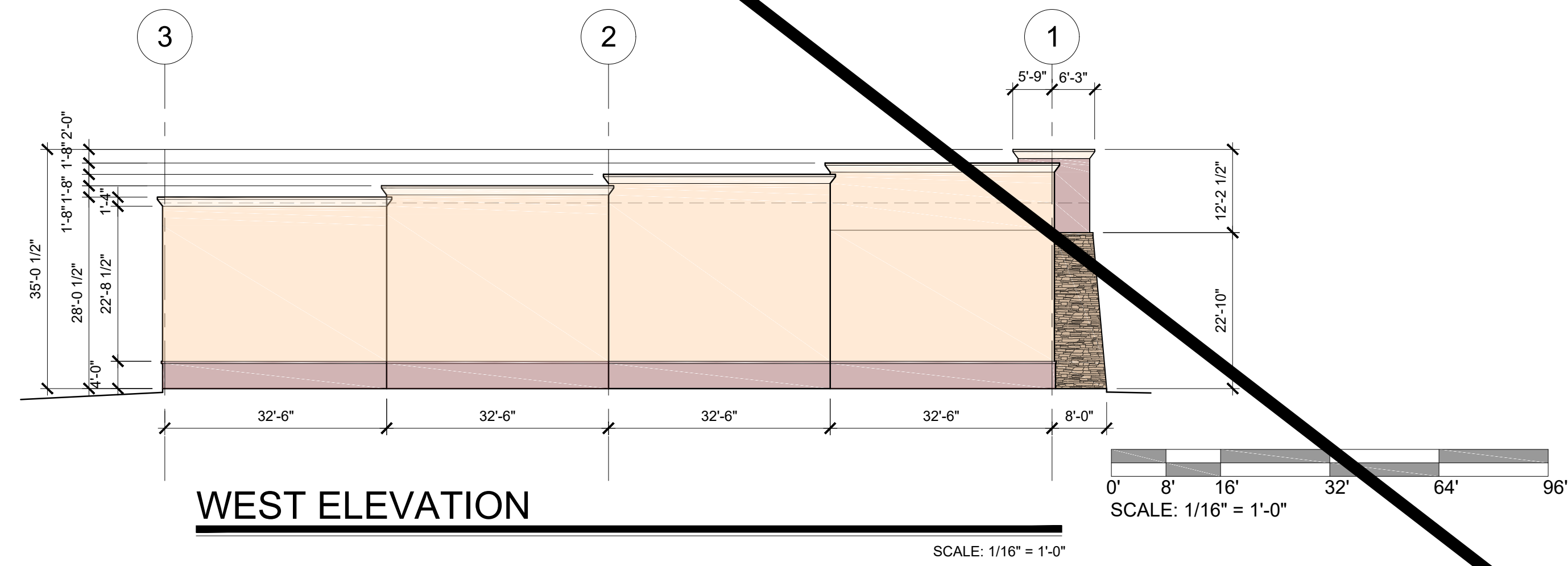
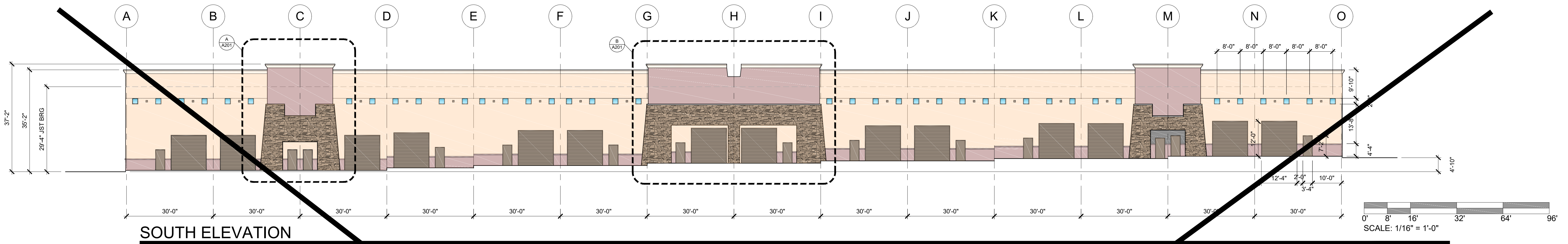
or XX

1003359

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EDI hereby certifies that the common law copyright and other property rights in these drawings



Administrative Amendment (8/15/2019): Revised Building C Facade.
 Amendment (2/26/2021): Remove Sheet A-201D.

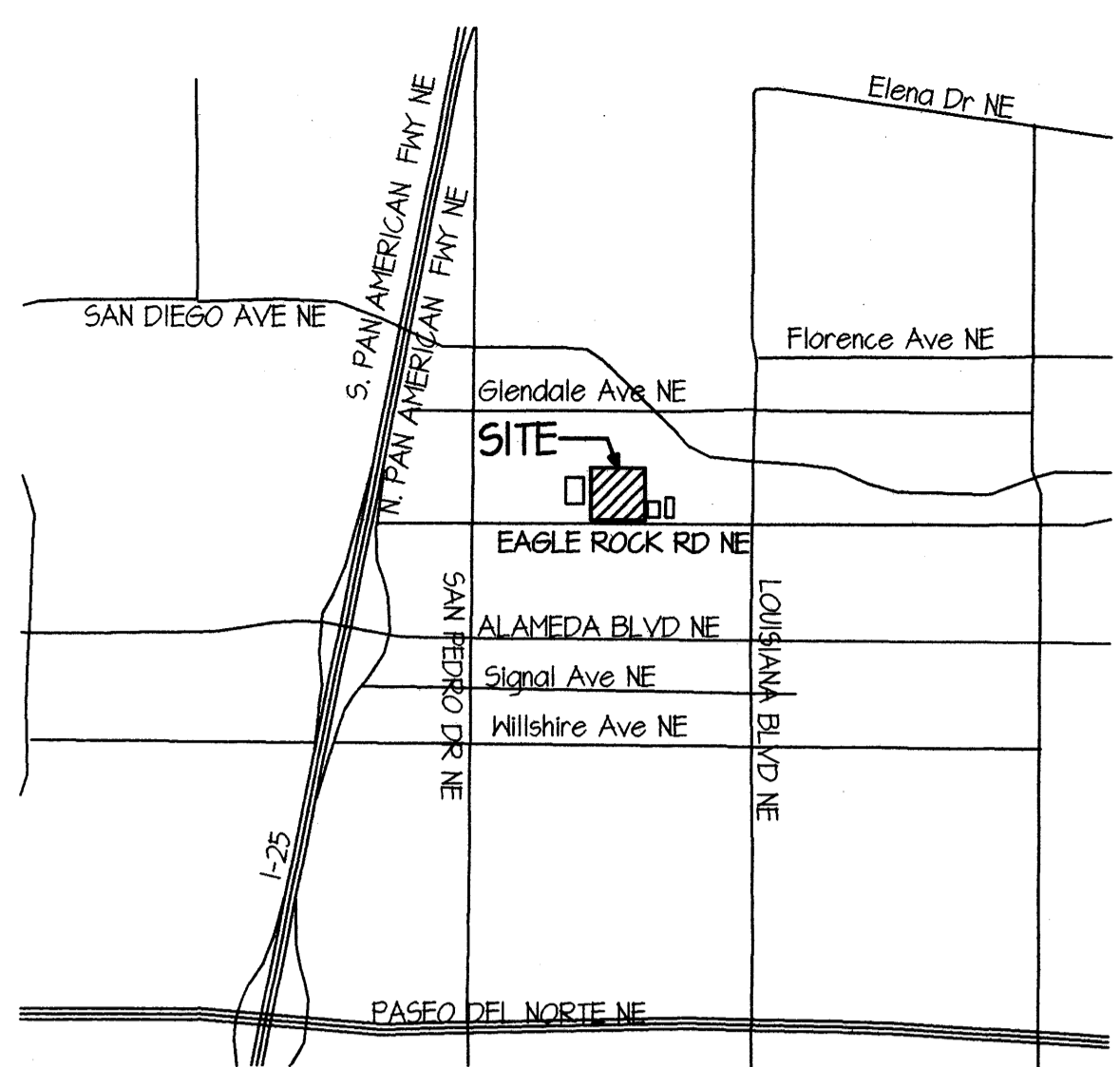
SCOTT C. ANDERSON & associates architects
 4419 4th St NW STE 8
 ALBUQUERQUE, NM 87107
 scott@scottcanderson.com
 505.491.7575

EAGLE ROCK BUSINESS CENTER
 6501 EAGLE ROCK AVE NE
 ALBUQUERQUE NM, 87113

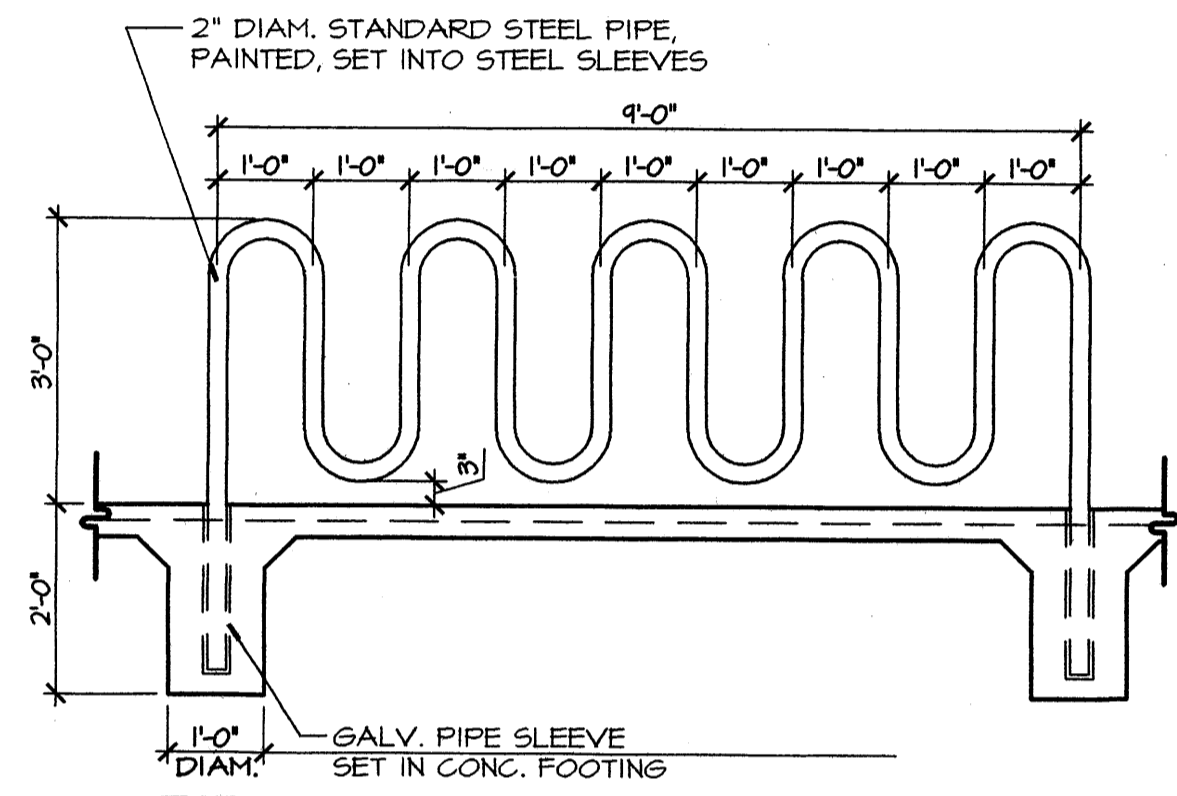
DRAWING TITLE: **BUILDING C ELEVATIONS**

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-201D
DATE	OF

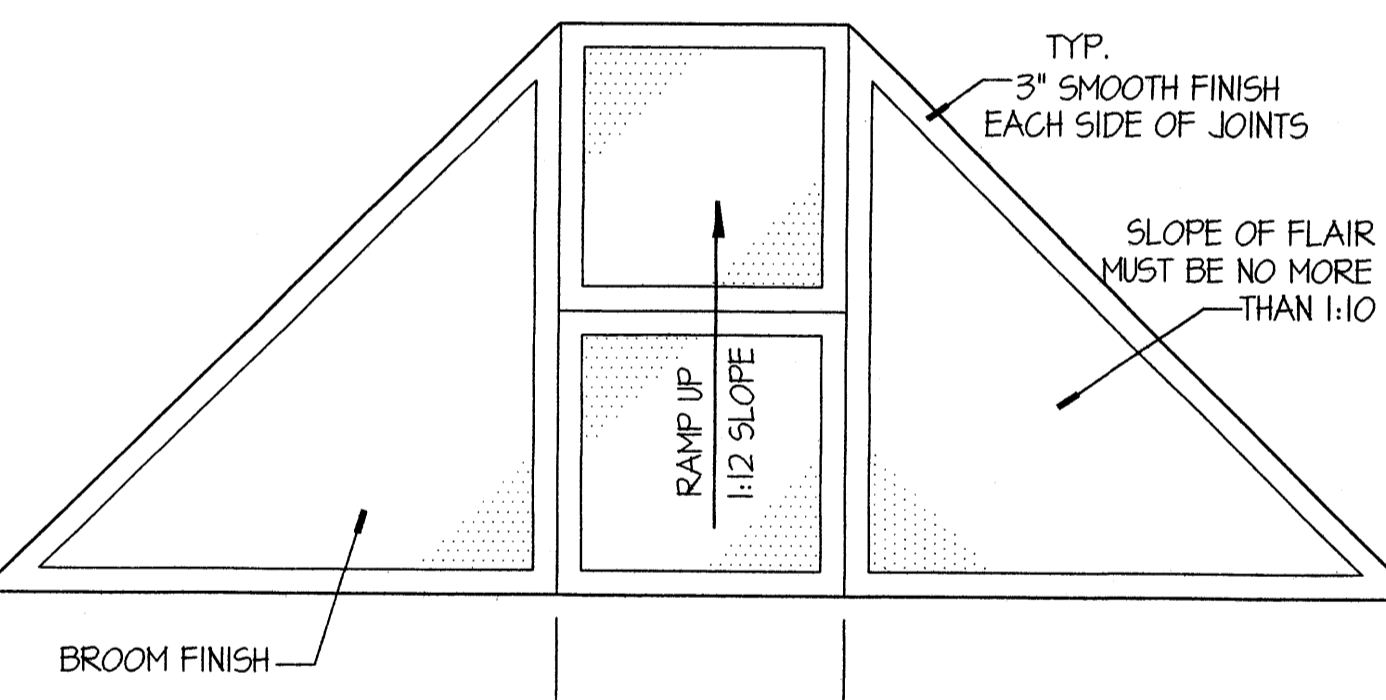
8/15/19



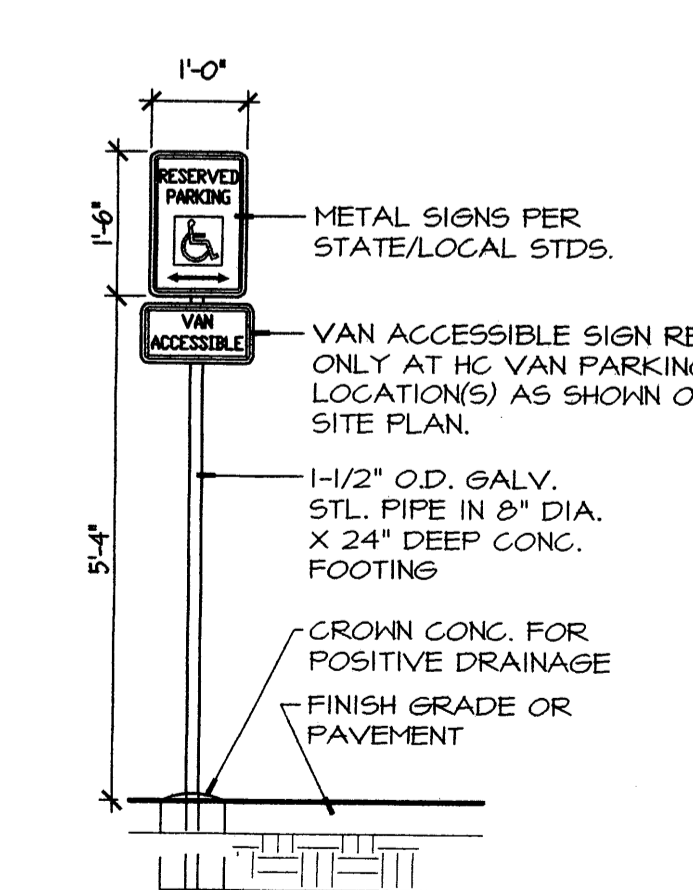
C1 VICINITY MAP
1/2"=1'-0"



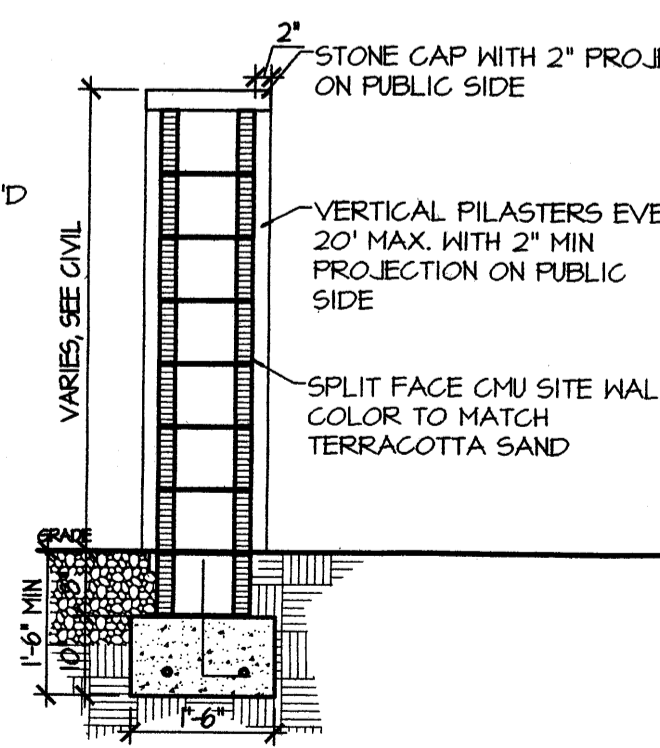
C1 BIKE RACK DETAIL
1/2"=1'-0"



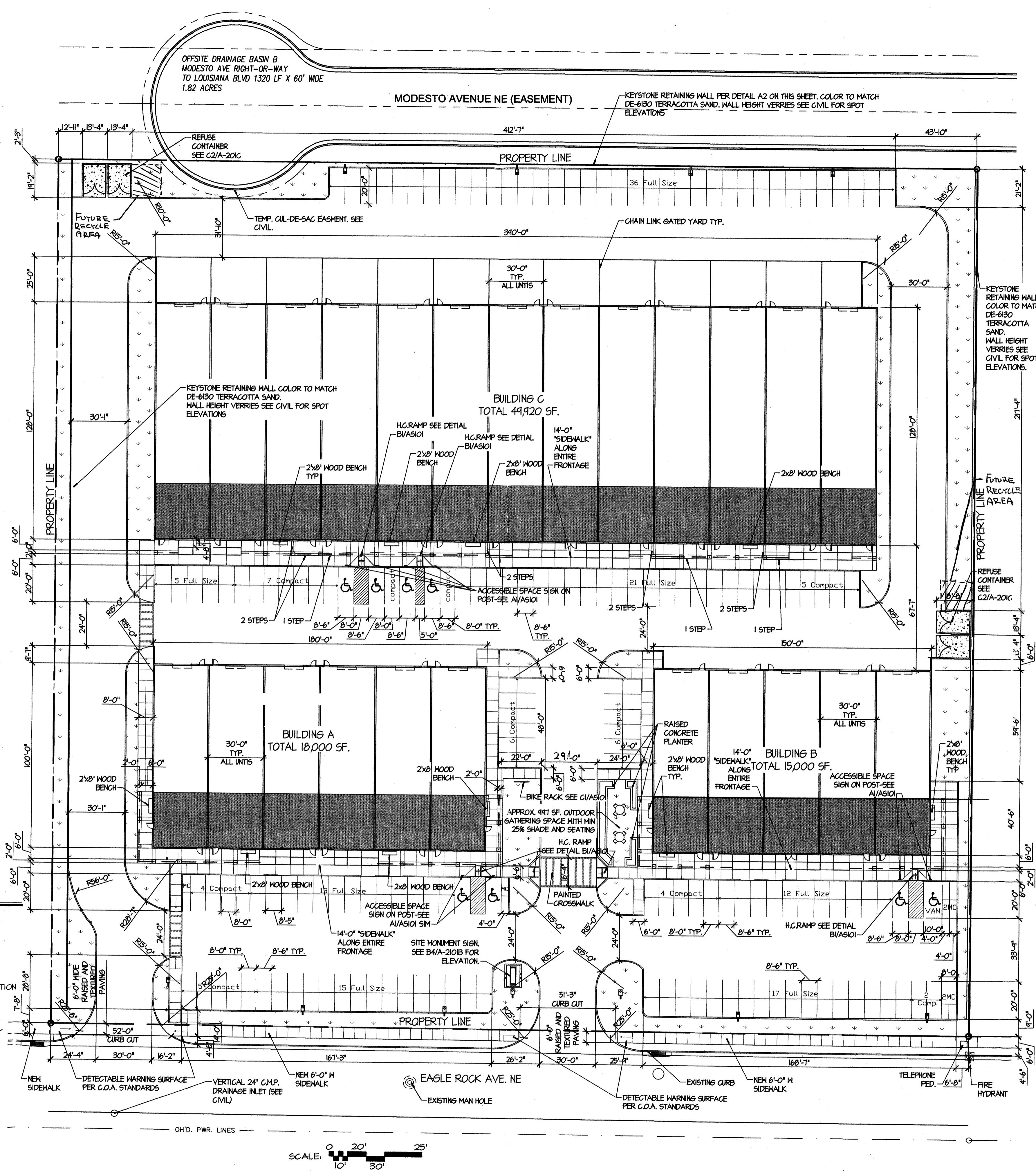
B1 H.C. RAMP DETAIL
1/2"=1'-0"



A1 H.C. SIGN DETAIL
1/2"=1'-0"



A2 SITE WALL DETAIL
1/2"=1'-0"



A4 DRB SITE PLAN
1"=30'

PROJECT NUMBER: 1003359
Application Number: 07DRB-70227

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 for construction of public improvements.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

<i>Richard J. Davis</i> Traffic Engineering, Transportation Division	9-19-07 Date
<i>Richard J. Davis</i> ABCM/IA	9-19-07 Date
<i>Christina Sandoval</i> Parks & Recreation Department	9/19/07 Date
<i>Bradley B. Bingham</i> City Engineer	9/19/07 Date
<i>Janet M. Bush</i> Environmental Health Department (conditional)	9-25-07 Date
<i>Michael H. Helt</i> Solid Waste Management	9/19/07 Date
<i>Richard J. Davis</i> DRB Chairperson, Planning Department	9/25/07 Date

DRAWING INDEX

AS101	SITE PLAN FOR BUILDING PERMIT
L-1	LANDSCAPE PLAN
C-101	GRADING AND DRAINAGE PLAN
A-201A	BUILDING AND STRUCTURE ELEVATIONS A
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SITE / BUILDING INFORMATION

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ZONE - SU-2 IP (INDUSTRIAL PARK)
SITE AREA = 6 ACRES
CONSTRUCTION TYPE = 2B

PARKING CALCULATIONS

BUILDINGS A&B TOTAL 11 UNITS	
BUILDINGS A&B UNIT SIZE	= 3,000 SF.
BUILDINGS A&B UNIT WAREHOUSE SIZE	= 2,082 SF.
BUILDINGS A&B UNIT OFFICE SIZE	= 918 SF.
BUILDING C TOTAL 13 UNITS	
BUILDING C UNIT SIZE	= 3,840 SF.
BUILDING C UNIT WAREHOUSE SIZE	= 2,922 SF.
BUILDING C UNIT OFFICE SIZE	= 918 SF.
GROSS LEASABLE AREA OFFICE SPACE = 22,032 SF.	
GROSS LEASABLE AREA WAREHOUSE SPACE = 60,888 SF.	
NET LEASABLE AREA = 82,920 SF	
OFFICE SPACE PARKING: 22,032/200	= 110 SPACES REQUIRED
WAREHOUSE PARKING: 60,888/2000	= 31 SPACES REQUIRED
TOTAL PARKING REQUIRED:	=141 SPACES REQUIRED
TOTAL PARKING PROVIDED:	=167 SPACES PROVIDED
COMPACT SPACES PROVIDED = 40 <20%	NOTE: ALL COMPACT SPACES TO BE DESIGNATED WITH PAINT ON THE PAVEMENT.
FULL SIZE SPACES PROVIDED = 119	
HC SPACE PROVIDED = 8	
HC SPACE PROVIDED = 8	
MOTORCYCLE SPACES REQUIRED = 5	
MOTORCYCLE SPACES PROVIDED = 6	
BIKE SPACE REQUIRED = 9 (# OF BIKES)	
BIKE SPACE PROVIDED = 10 (1 RACK WITH 10 BIKE CAPACITY)	

LEGEND

[Symbol]	NEW CONCRETE PER CIVIL
[Symbol]	ASPHALT
[Symbol]	LANDSCAPED AREA
[Symbol]	FULL CUT-OFF LIGHT POLE 15'-0" HIGH WITH 250 WATT METAL HALIDE BULB TYP.
[Symbol]	PROPOSED OFFICE AREA

The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure health and safety of the public. Recommendation made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the *Interim Guidelines for Development within City Designated Landfill Buffer Zones*) shall be consulted prior to development of the site.

Janet M. Bush 9-25-07
Albuquerque Environmental Health Department

ED I
N Y N
V N C
V I A
R M O
I N C
S E N
T I A L

EAGLE ROCK
BUSINESS CENTER
6401 EAGLE ROCK AVE. NW
ALBUQUERQUE NM, 87113

STATE OF NEW MEXICO
KRISTEN B. CALLORI
NO. 3470
9/16/07
REGISTERED ARCHITECT

ISSUE:
BUILDING PERMIT SET

DRAWN: DMK
CHECKED: KC
DATE: 09.06.07

REVISIONS

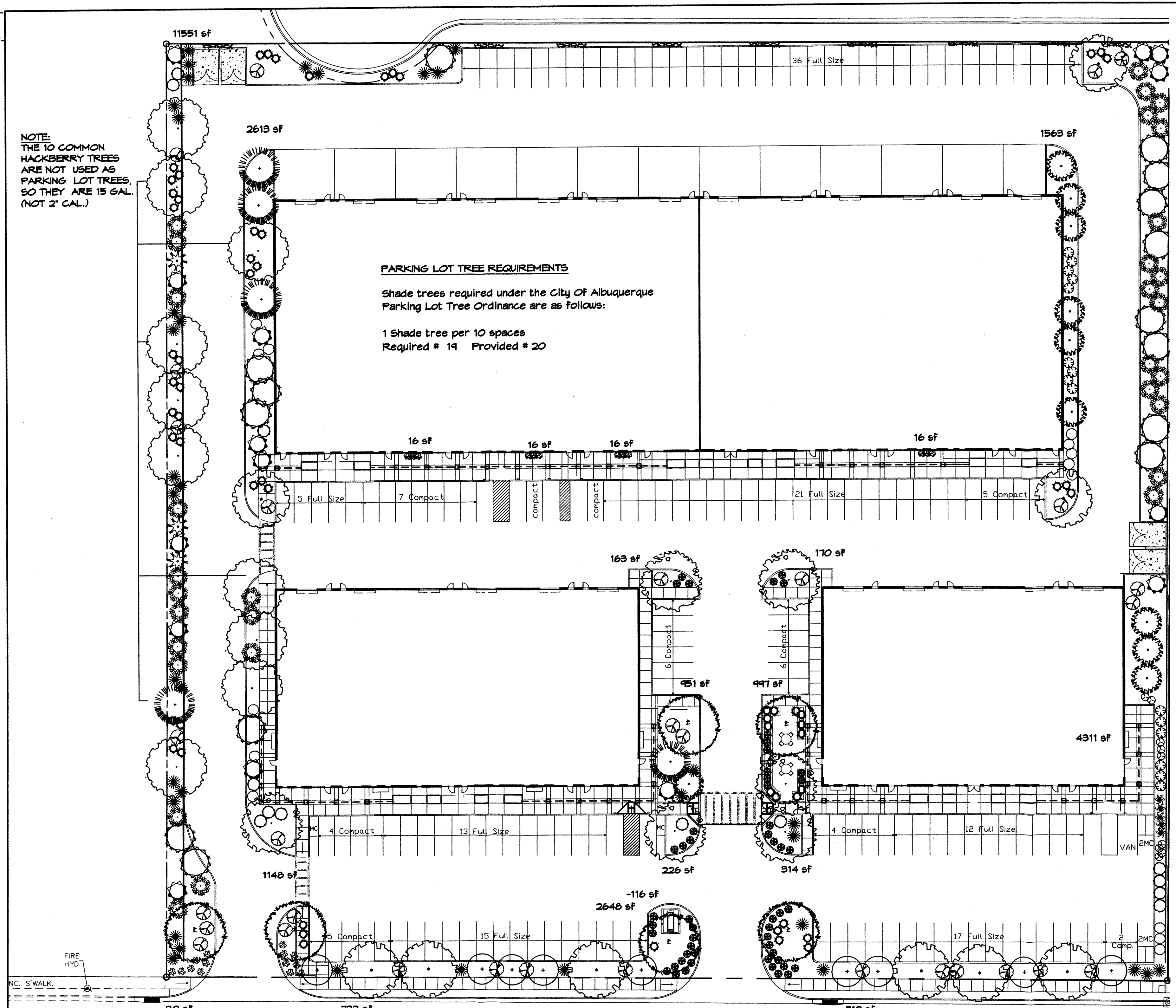
SITE DEVELOPMENT
PLAN FOR BUILDING
PERMIT

0720
AS101
OF XX

1003359

Not an they to be assigned to any party without first obtaining written permission and consent from EDI.

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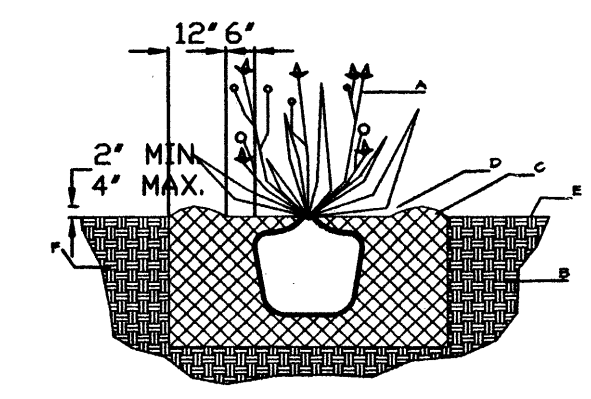
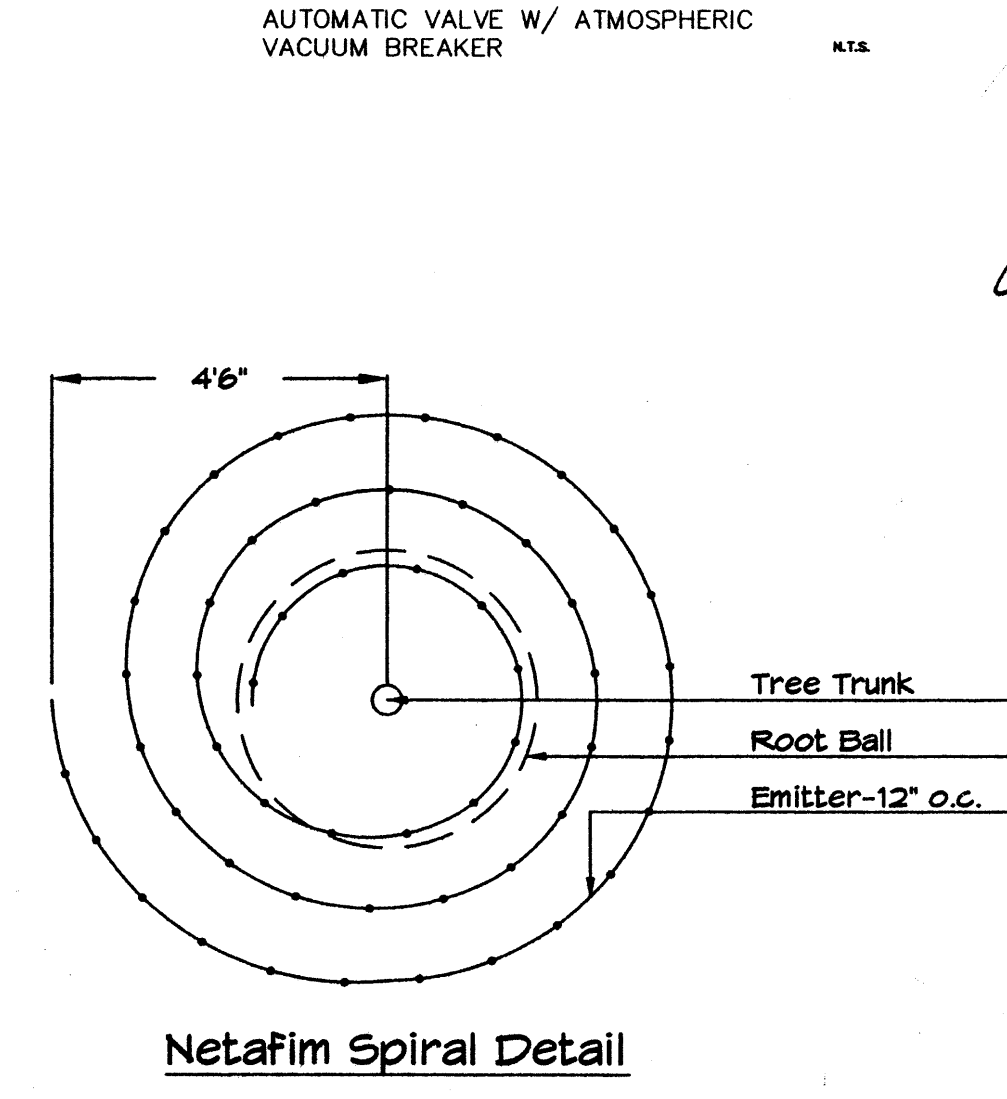
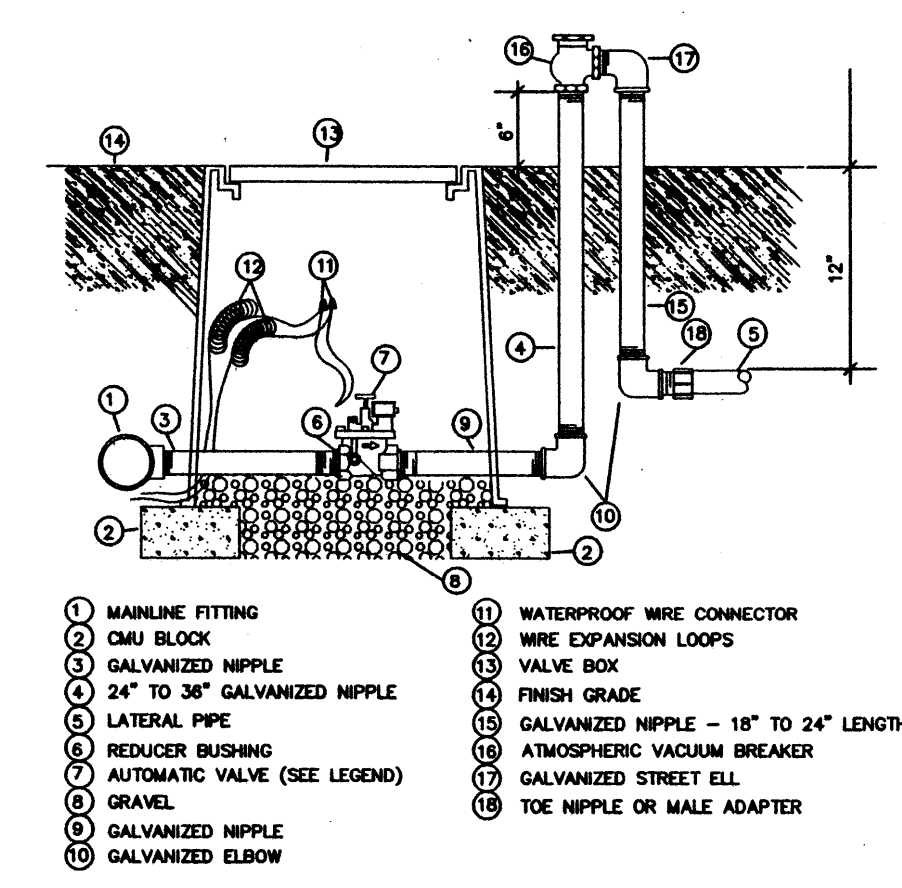


NOTE:
THE 10 COMMON HACKBERRY TREES ARE NOT USED AS PARKING LOT TREES, SO THEY ARE 15 GAL. (NOT 2" CAL.)

PARKING LOT TREE REQUIREMENTS
Shade trees required under the City Of Albuquerque Parking Lot Tree Ordinance are as follows:
1 Shade tree per 10 spaces
Required # 14 Provided # 20

PLANT LEGEND

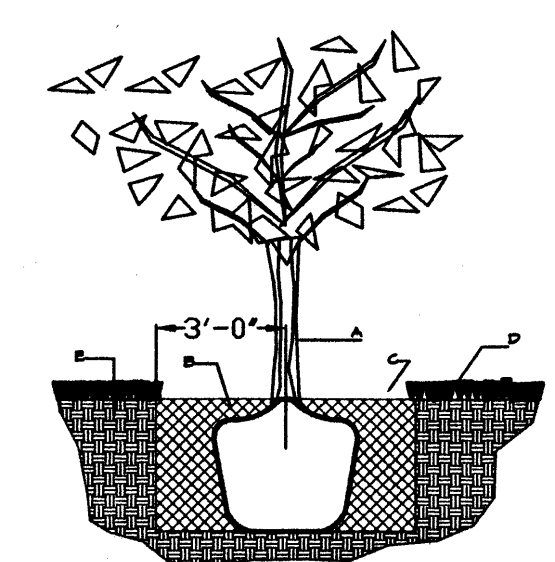
- CHINESE PISTACHE (M) 6
Pistacia chinensis
2" Cal.
- SHUMARD OAK (M) 6
Quercus shumardii
2" Cal.
- CHITALPA (M) 9
Chilopsis x Catalpa
2" Cal.
- DESERT WILLOW (L) 15
Chilopsis linearis
5 Gal. 225sf
- ROSE OF SHARON (M) 3
Hibiscus syriacus
5 Gal. 100sf
- BROOM BACCHARIS (L+) 31
Baccharis sarothroides
5 Gal. 100sf
- LITTLELEAF SUMAC (L+) 15
Rhus microphylla
5 Gal. 21sf
- THREE-LEAF SUMAC (L) 13
Rhus trilobata
5 Gal. 36sf
- BEARGRASS (L+) 36
Nolina microcarpa
5 Gal. 36sf
- APACHE PLUME (L) 14
Fallugia paradoxa
5 Gal. 25sf
- SANTA FE BROWN GRAVEL WITH FILTER FABRIC TO A MINIMUM 3" DEPTH
- COMMON HACKBERRY (M) 10
Celtis occidentalis
15 Gal.
- AUSTRIAN PINE (M) 5
Pinus nigra
3-4"
- NEW MEXICO OLIVE (L) 9
Forestiera neomexicana
15 Gal. 225sf
- WASHINGTON HANTHORN (M+) 10
Crataegus phaenopyrum
15 Gal. 225sf
- FERN BUSH (L+) 15
Chamaebatiaria millefolium
5 Gal. 25sf
- LENA'S BROOM (M) 60
Cytisus scoparius
5 Gal. 16sf
- WHIRLING BUTTERFLIES (M) 52
Gaura lindheimeri
1 Gal. 16sf
- MAIDENGRASS (M) 5
Miscanthus sinensis
1 Gal. 16sf
- MILDFLOWER 9
1 Gal. 4sf
- THREADGRASS (M) 26
Stipa tenuisima
1 Gal. 4sf
- HONEYSUCKLE (M) 31
Lonicera japonica 'Halliana'
1 Gal. 144sf
Unstaked-Groundcover
- TRUMPET VINE (M) 9
Campsis radicans
1 Gal. 20sf



GENERAL NOTES:

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

SHRUB PLANTING DETAILS



GENERAL NOTES:

1. ROOTBALL SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL INDICATED LEVEL AT WHICH TREE WAS GROWN AND DUG; THIS REPRESENTS THE LEVEL AT WHICH THE TREE SHOULD BE INSTALLED; THAT LEVEL MAY BE EXCEEDED BY ONLY A ONE INCH LAYER OF SOIL.
3. PRIOR TO BACKFILLING TREE, ALL WIRE, ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED FROM THE TREE AND THE PLANTING PIT.
4. PRIOR TO BACKFILLING ALL BURLAP SHALL BE CUT AWAY EXCEPT FROM BOTTOM OF THE ROOTBALL.

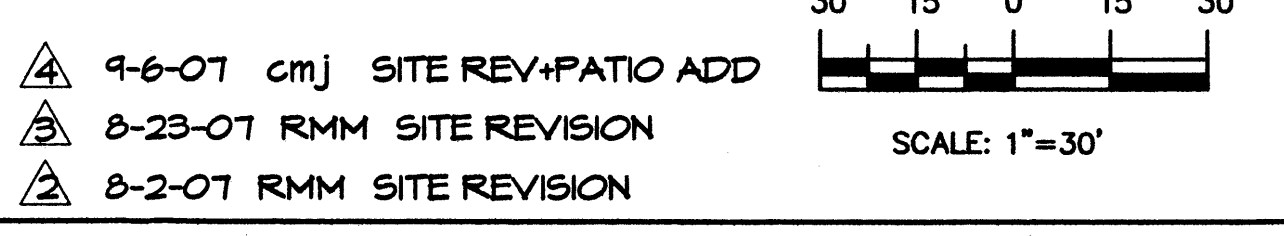
CONSTRUCTION NOTES:

- A. SHRUB.
- B. BACKFILL WITH EXISTING SOIL.
- C. EARTH BERM AROUND WATER RETENTION BASIN.
- D. 4" DEPTH OF BARK MULCH.
- E. FINISH GRADE.
- F. UNDISTURBED SOIL.

CONSTRUCTION NOTES:

- A. TREE
- B. BACKFILL WITH EXISTING SOIL.
- C. 4" DEPTH OF BARK MULCH.
- D. TURF AT FINISH GRADE.
- E. UNDISTURBED SOIL.

TREE PLANTING DETAIL GRAPHIC SCALE



LANDSCAPE CALCULATIONS

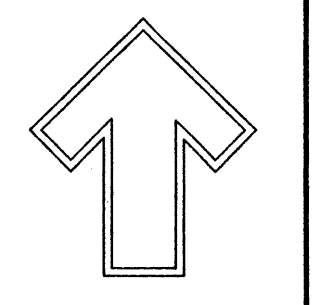
TOTAL LOT AREA	231922	square feet
TOTAL BUILDINGS AREA	82920	square feet
NET LOT AREA	149002	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	22350	square feet
TOTAL BED PROVIDED	28078	square feet
GROUNDCOVER REQ.	75%	square feet
TOTAL GROUNDCOVER REQUIREMENT	21058	square feet
TOTAL GROUNDCOVER PROVIDED	21062 (75%)	square feet
TOTAL SOD AREA	0	square feet
(max. 20% of landscape required)		
TOTAL LANDSCAPE PROVIDED	28078	square feet

NOTE TO CLIENT:
Should The Hilltop not receive a Grading and Drainage plan during the design process or the on-site grades differ from the Grading and Drainage plan received, The Hilltop reserves the right to apply slope stabilization materials where the specified gravel will not be suitable. Gravel smaller than 2-4" cobblestone will not stay on a slope greater than 3:1. If the grades are greater than what was originally designed, we will request an infield change-order to lay cobblestone or rip-rap, in lieu of the specified gravel, to stabilize the slope. All vegetative material shall remain per plan.

Location of controller to be field determined and power source for controller to be provided by others.
Irrigation maintenance shall be the responsibility of the Property Owner.
Water and Power source shall be the responsibility of the Developer/Builder.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive 1 Netafim spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. Netafim shall have emitters 12" o.c. with a flow of .6 gph. Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.
Run time per each shrub drip valve will be approximately 15 minutes per day. Tree drip valve shall run 1.5 hours, 3 times per week. Run time will be adjusted according to the season.
Point of connection for Irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.
It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.
Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.
Plant beds shall achieve 75% live ground cover at maturity.
Santa Fe Brown Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.



Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmj@hilltoplandscaping.com

LANDSCAPE ARCHITECT'S SEAL



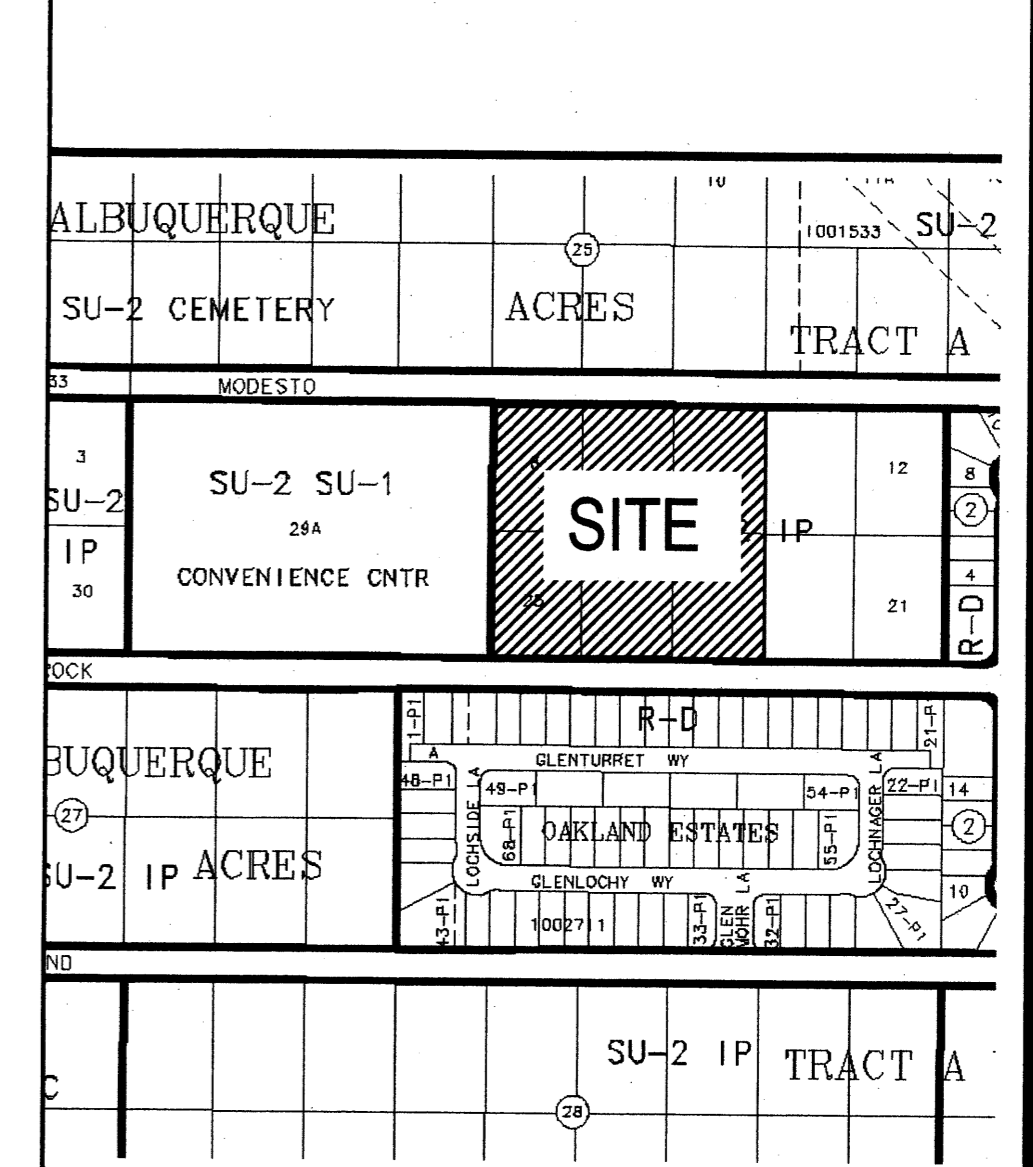
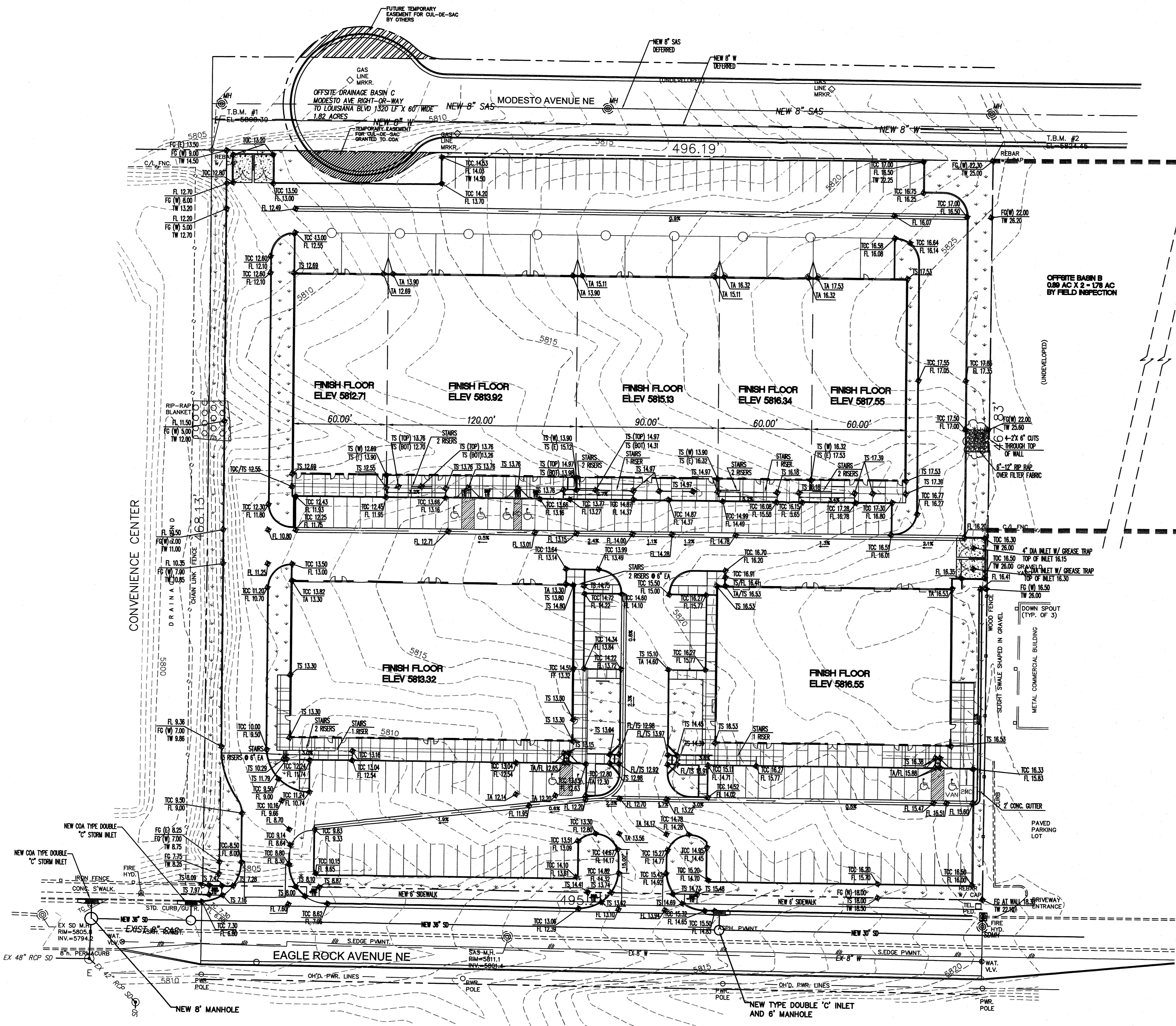
JAMES DE FLON #0007

EAGLE ROCK OFFICE/WAREHOUSE ALBUQUERQUE, NM LANDSCAPE PLAN

All creative ideas contained herein remain the property of The Hilltop Landscape Architects and are not to be used for any other project without the express written consent of The Hilltop. This is an original design and made not be copied or reproduced in any form without the express written consent of The Hilltop. All applicable fees have been paid or job order filed.



DRAWN BY: RMM
REVISION # 4
DATE: 9-6-07
DATE: 5-23-07
SHEET # L1 OF L1



VICINITY MAP C-18-Z

LEGAL DESCRIPTION
 LOTS 8 - 10 AND 23-25, BLOCK 26, TRACT A,
 UNIT B, NORTH ALBUQUERQUE ACRES
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

ACS BENCHMARK
 ACS MONUMENT "10-C18", BEING AN ACS MONUMENT, WITH
 AN ELEVATION OF 5774.67

SURVEY NOTES

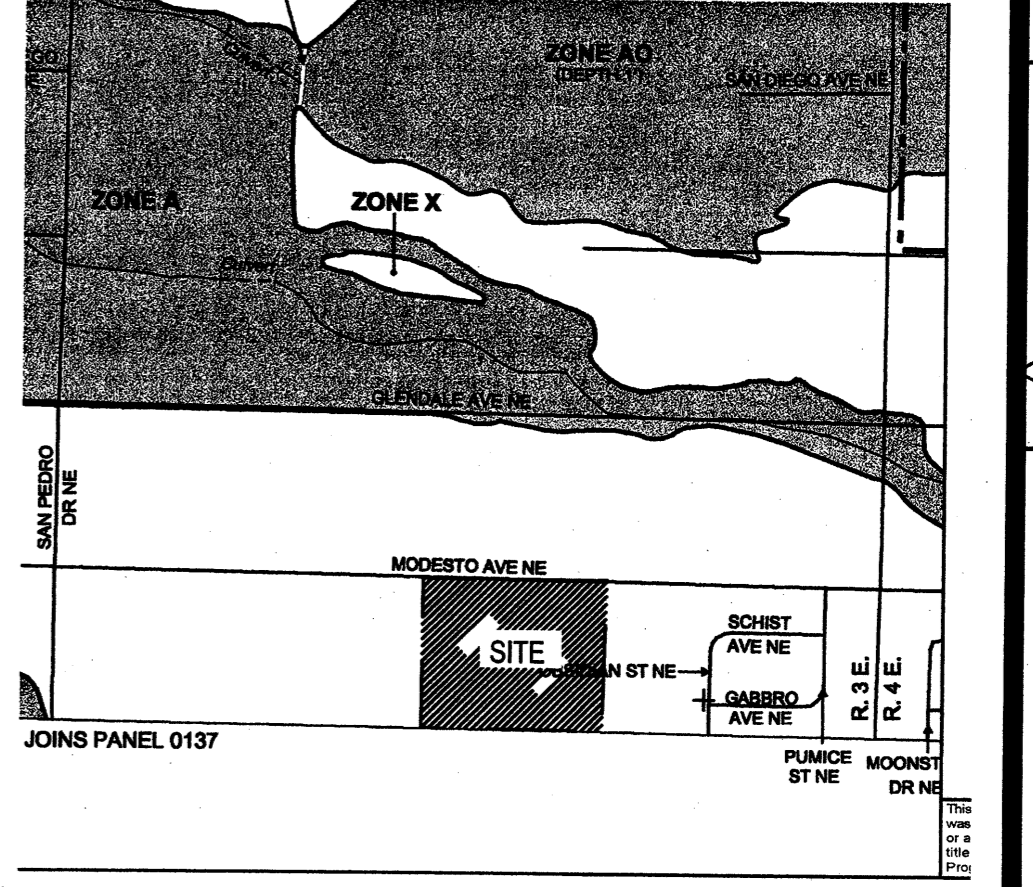
FIELD SURVEY BY: RIO GRANDE SURVEYING CO.
 SURVEY DATE: MARCH, 2003
 PHONE: (505) 764-8891
 P. O. BOX 5177 ALBUQUERQUE, NM 87194
 FAX: (505)

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE
 BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE
 APPROPRIATE UTILITY COMPANIES. SURVEYOR DOES NOT
 GUARANTEE THESE LOCATIONS NOR THE FACT THAT SOME
 UTILITIES MIGHT BE LEFT OUT. IT IS THE RESPONSIBILITY
 OF THE CONTRACTOR TO CONTACT BLUE STAKE AND ANY OTHER
 INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO
 CONSTRUCTION.

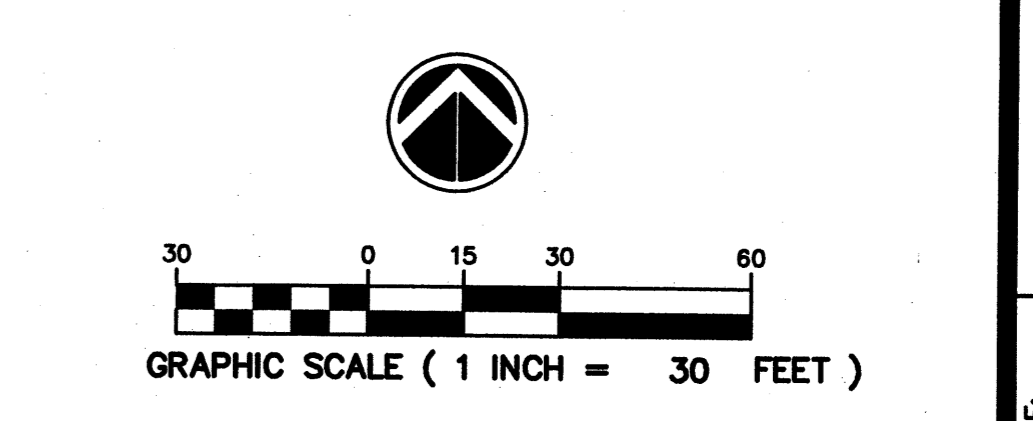
THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE
 USED BY THE OWNER AS SUCH.

FLOODPLAIN

THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY
 DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE
 MAP OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO, COMMUNITY-PANEL NO. 35001C0129 F,
 EFFECTIVE DATE NOVEMBER 19, 2003 AS SHOWN BELOW



FEMA PANEL 35001C0129 F



LARRY READ & ASSOCIATES
 Civil Engineers
 2430 Midtown Place, NE, Suite C
 Albuquerque, New Mexico 87107
 (505) 345-0620 Fax (505) 237-8422

NO.	DATE	REVISIONS	DESCRIPTION
1			
2			
3			
4			

**CONCEPTUAL
 GRADING PLAN**



**EAGLE ROCK BUSINESS
 6700 EAGLE ROCK AVE
 ALBUQUERQUE, NM**

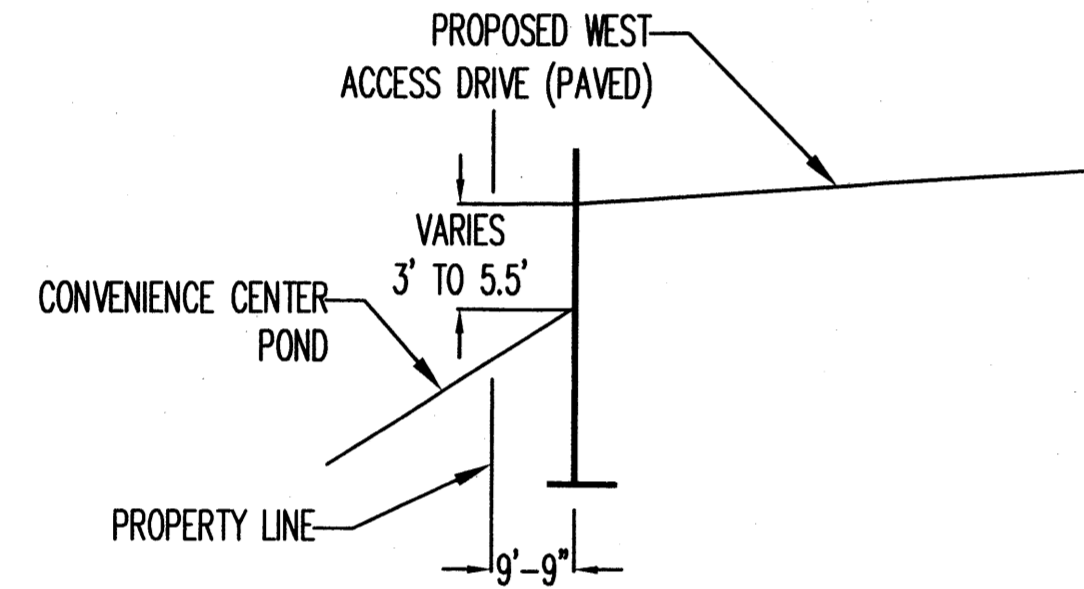
DRAWING NAME: PROTECTING SHEET
 SHEET
 C101
 OF
 3

EAGLE ROCK BUSINESS CENTER

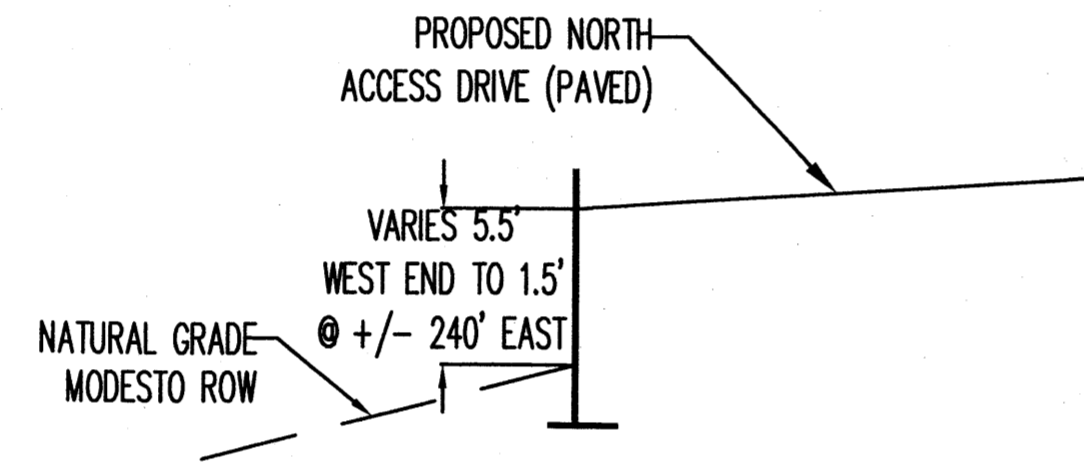
LOTS 8-10 AND 23-25

BLOCK 26, TRACT A, UNIT B

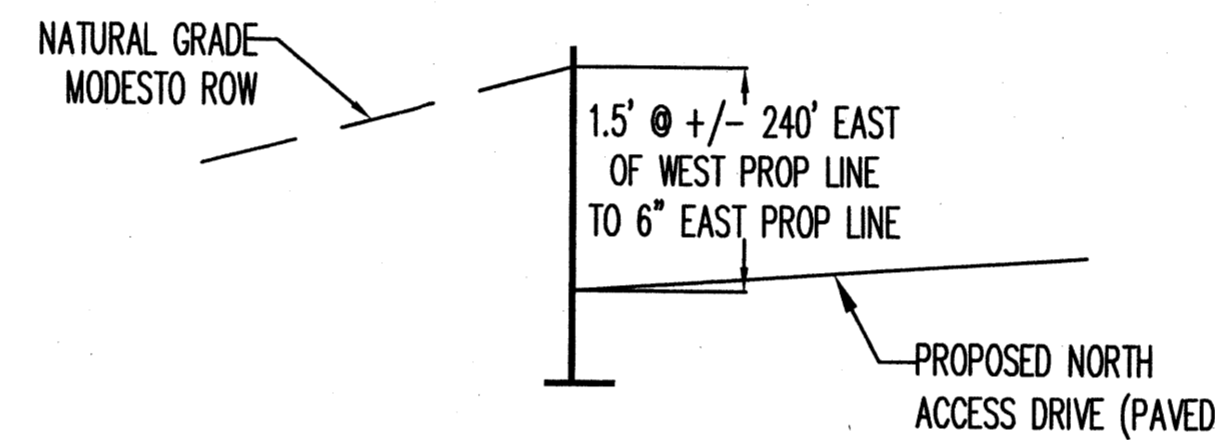
CONCEPTUAL GRADING AND DRAINAGE



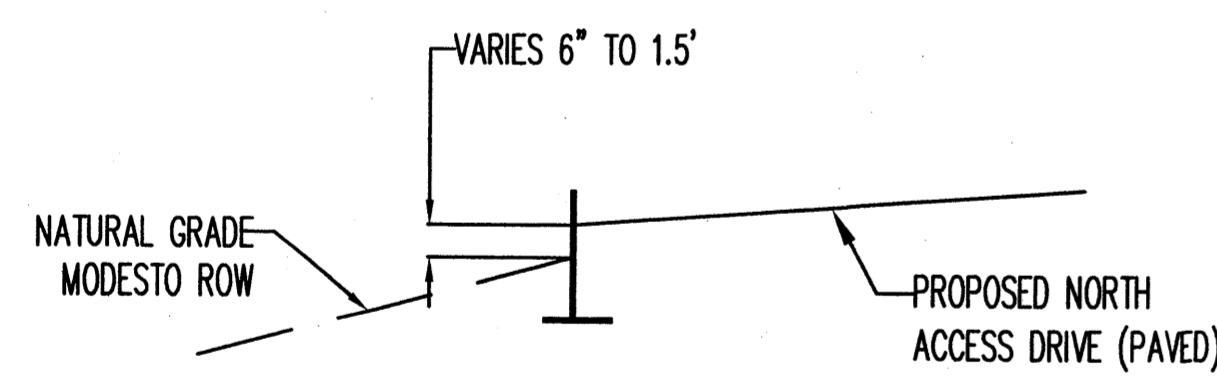
RETAINING WALL - WEST PROPERTY LINE SCHEMATIC DIAGRAM



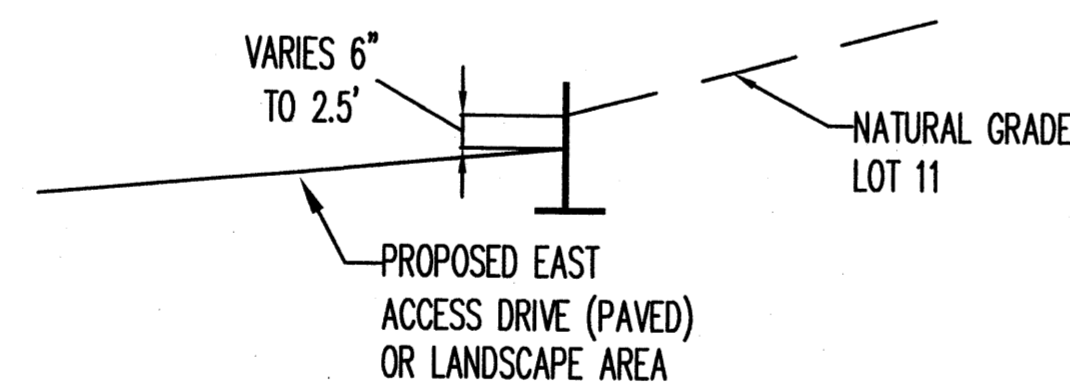
RETAINING WALL - WEST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - EAST END OF THE NORTH PROPERTY LINE SCHEMATIC DIAGRAM



RETAINING WALL - NORTH END OF EAST RETAINING WALL SCHEMATIC DIAGRAM



RETAINING WALL - EAST RETAINING WALL SCHEMATIC DIAGRAM

DRAINAGE INFORMATION

LOCATION & DESCRIPTION

THE PROPOSED SITE IS 5.34 ACRES LOCATED ON THE NORTH SIDE OF EAGLE ROCK AVENUE NE AND BETWEEN LOUISIANA BOULEVARD NE AND SAN PEDRO DRIVE NE AS SHOWN ON THE VICINITY MAP. THE PROPOSED DEVELOPMENT IS AN INDUSTRIAL OFFICE/WAREHOUSE FACILITY WITH PAVED PARKING. THE SITE IS CURRENTLY UNDEVELOPED. PARCELS TO THE WEST (COA CONVENIENCE CENTER) AND THE EAST (OFFICE WAREHOUSE) ARE DEVELOPED.

FLOODPLAIN STATUS

THIS PROJECT, AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAP 35001C0129 F, DATED NOVEMBER 19, 2003 IS NOT WITHIN A DESIGNATED 100-YEAR FLOODPLAIN. AN EXHIBIT WITH THE SITE SHOWN ON THE FIRM PANEL IS INCLUDED ON THIS SHEET.

METHODOLOGY

THE HYDROLOGY FOR THIS PROJECT WAS ANALYZED USING THE QUICK CALCULATIONS OF THE JUNE 1997 RELEASE OF THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2.

PRECIPITATION

THE 100-YR 10-DAY DURATION STORM WAS USED AS THE DESIGN STORM FOR THIS ANALYSIS SINCE RETENTION PONDING IS PROPOSED. THIS SITE IS WITHIN ZONE 3 AS IDENTIFIED IN THE CITY OF ALBUQUERQUE DEVELOPMENT PROCESS MANUAL, SECTION 22.2. TABLES WITHIN THIS SECTION WERE USED TO ESTABLISH THE 6-HOUR AND 10-DAY PRECIPITATION, EXCESS PRECIPITATION, AND PEAK DISCHARGE.

EXISTING DRAINAGE

THIS SITE CURRENTLY SLOPES FROM EAST TO WEST AT AN AVERAGE SLOPE OF 3.3% AS IS STANDARD IN THE NORTH ALBUQUERQUE ACRES AREA. THERE ARE TWO SWALES TRAVERSING THE SITE FROM EAST TO WEST THAT CONCENTRATE RUNOFF FROM THE PARCEL AND OFFSITE BASIN B AND DIRECT IT WEST INTO THE EXISTING SOLIDWASTE CONVENIENCE CENTER DETENTION POND. THE PONDED RUNOFF IS THEN DISCHARGED INTO A 24" CMP STORM DRAIN RUNNING WEST ON EAGLE ROCK.

THIS SITE ACCEPTS OFFSITE RUNOFF FROM TWO UNDEVELOPED PARCELS TO THE EAST. THESE TWO PARCELS, LOTS 11 AND 12 IN OFFSITE BASIN B, ARE UNDEVELOPED.

THE FIRST 600 FEET OF MODESTO AVE WEST OF LOUISIANA HAS THE SOUTHERN HALF OF THE STREET AND SOUTH SIDEWALKS CONSTRUCTED. THE REMAINDER OF MODESTO, INCLUDING THE PORTION NORTH OF THIS SITE ARE UNIMPROVED. THE EXISTING SLOPE OF THE ROW IS TOWARD THE WEST NORTHWEST AWAY FROM THIS PARCEL SO MODESTO AVENUE RIGHT-OF-WAY DOES NOT IMPACT THIS SITE.

DEVELOPED CONDITION

THE PROPOSED DEVELOPMENT ON THIS SITE IS ABOUT 82,000 SQUARE FEET OF OFFICE/WAREHOUSE SPACE THAT IS DIVIDED INTO THREE BUILDINGS. THE PAVED PARKING AREAS SURROUND THE BUILDING ENVELOPES AS SHOWN ON THE GRADING PLAN. RUNOFF GENERATED ONSITE IS ROUTED THROUGH THE DRIVE AISLES TOWARD THE SOUTHWEST CORNER OF THE SITE WHERE IT WILL DISCHARGE, THROUGH THE DRIVEPAD, INTO EAGLE ROCK AVE. A STORM DRAIN IS PLANNED IN EAGLE ROCK CONNECTING TO THE EXISTING CAPPED 30" STORM DRAIN EAST OF THIS SITE NEAR THE CORNER OF OBSIDIAN ROAD AND EAGLE ROCK EXTENDING WEST IN EAGLE ROCK TO CONNECT TO THE EXISTING 48" STORM DRAIN FROM OAKLAND ESTATES THAT IS STUBBED OUT JUST WEST OF THIS SITE. THIS PROJECT WILL CONSTRUCT THE STORM DRAIN ACROSS THE FRONTAGE OF THIS PARCEL WITH THE REQUIRED STORM INLETS. THE STORM DRAIN IS CONCEPTUALLY DESIGNED TO BE 30 AND 36" RCP AND AT LEAST TWO STORM INLETS WERE ANTICIPATED IN THE CONCEPTUAL DESIGN. THIS GRADING PLAN HAS PROPOSED TWO DOUBLE 'C' INLETS NEAR THE WEST PROPERTY LINE TO QUICKLY INTERCEPT THE STORMWATER DISCHARGE FROM THIS SITE.

THE PROPOSED GRADING PLAN CONTINUES TO ALLOW UNDEVELOPED RUNOFF FROM LOTS 11 AND 12 (OFFSITE BASIN B) TO ENTER THIS SITE THROUGH OPENINGS IN THE EAST WALL. THIS RUNOFF JOINS THE RUNOFF GENERATED ONSITE AND IS DISCHARGED INTO EAGLE ROCK WITH THE ONSITE RUNOFF. THIS GRADING PLAN ALSO ELIMINATES THE RUNOFF FROM THIS SITE PLUS BASIN B THAT IS NOW COLLECTED IN THE CONVENIENCE CENTER DETENTION POND.

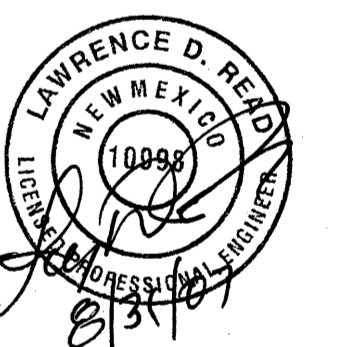
100-YEAR HYDROLOGIC CALCULATIONS

BASIN #	AREA (acre)	LAND TREATMENT				WEIGHTED E (in)	V (6-hr) (acre-ft)	V (6-hr) (cu-ft)	V(24 hour) (acre-ft)	V(24 hour) (cu-ft)	Q (cfs)
		A (%)	B (%)	C (%)	D (%)						
EXISTING CONDITIONS											
SITE	5.2737	100.00	0.00	0.00	0.00	0.66	0.29	12,635	0.29	12,635	9.86
OFFSITE BASIN B	1.7800	100.00	0.00	0.00	0.00	0.66	0.10	4,265	0.10	4,265	3.33
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
PROPOSED CONDITIONS											
SITE	5.2737	0.00	0.00	11.60	88.40	2.24	0.98	42,803	1.18	51,264	25.51
OFFSITE BASIN B	1.7800	0.00	0.00	0.00	100.00	2.36	0.35	15,249	0.42	18,480	8.94
MODESTO ROW	1.8200	78.40	0.00	0.00	21.60	1.03	0.16	6,786	0.17	7,500	4.64
EXCESS PRECIP.		0.66	0.92	1.29	2.36	E _i (in)					
PEAK DISCHARGE		1.87	2.6	3.45	5.02	Q _{pi} (cfs)					
WEIGHTED E (in) = (E _a)(%A) + (E _b)(%B) + (E _c)(%C) + (E _d)(%D)							ZONE = 3				
V _{6-HR} (acre-ft) = (WEIGHTED E)(AREA)/12							P _{6-HR} (in.) = 2.60				
V _{10DAY} (acre-ft) = V _{6-HR} + (A _o)(P _{10DAY} - P _{6-HR})/12							P _{24-HR} (in.) = 3.10				
Q (cfs) = (Q _{pi})(A _o) + (Q _{ro})(A _o) + (Q _{rc})(A _c) + (Q _{ro})(A _c)							P _{10DAY} (in.) = 4.90				

LARRY READ & ASSOCIATES
Civil Engineers
2430 Midtown Place NE, Suite C
Albuquerque, New Mexico 87107
(505) 345-0620 Fax (505) 237-8422

NO.	DATE	DESCRIPTION	BY
1			
2			
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CONCEPTUAL HYDROLOGY INFO



EAGLE ROCK BUSINESS CENTER
6700 EAGLE ROCK AVE
ALBUQUERQUE, NM

DRAWING NAME: PROTEK PHIDING SHEET
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GENERAL NOTES

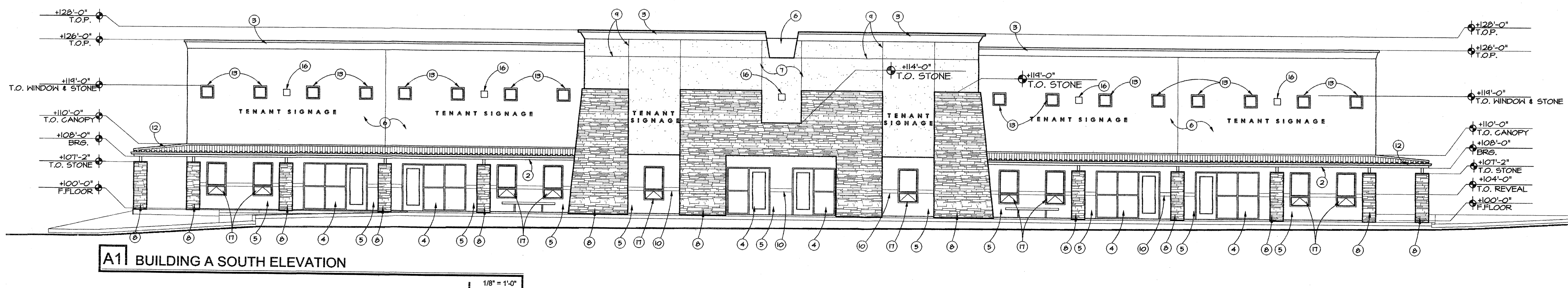
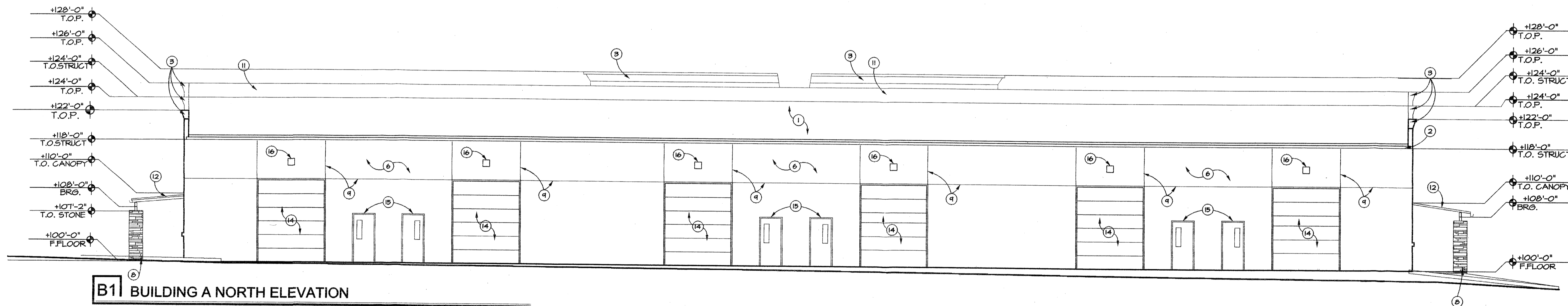
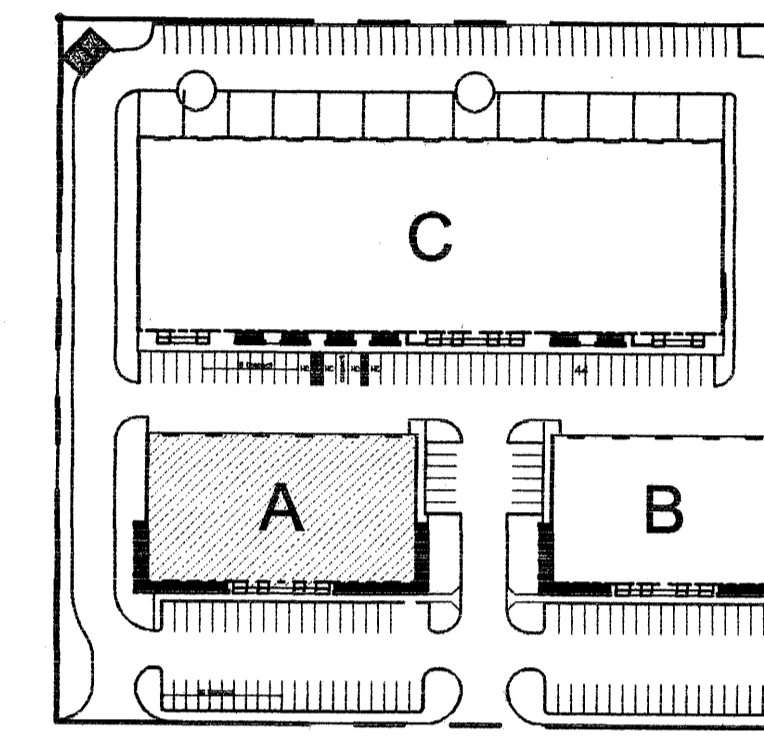
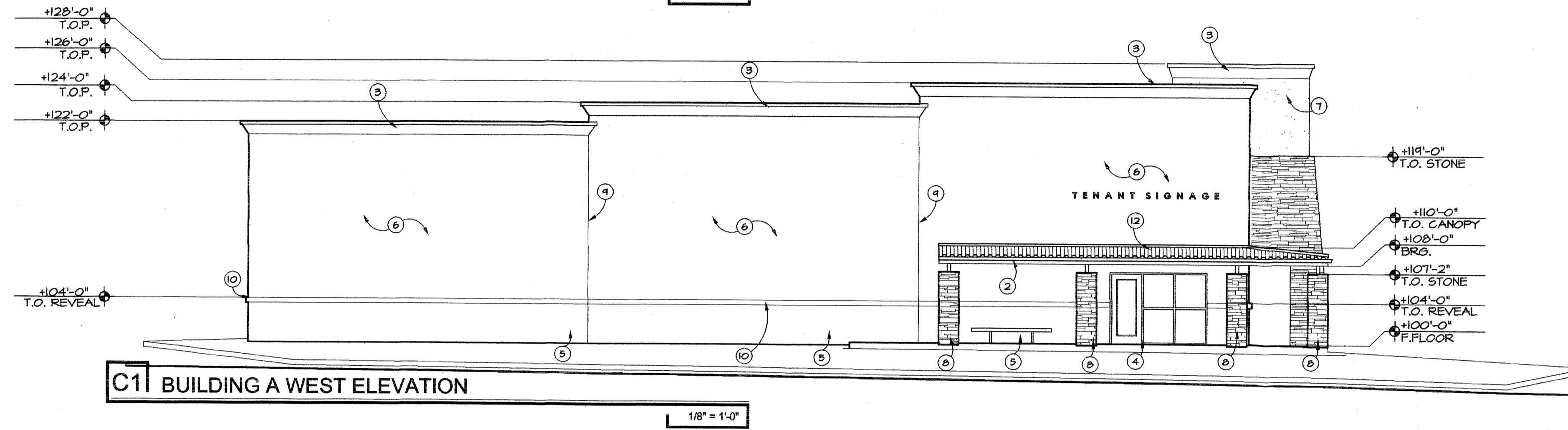
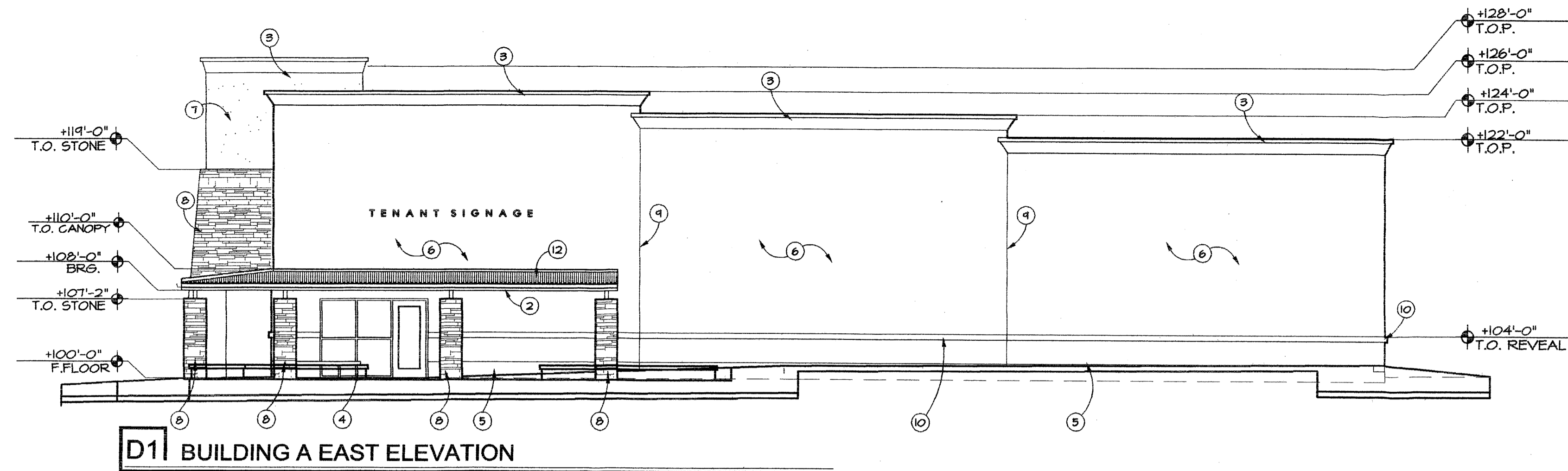
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ. FT.

FINAL SELECTION OF MATERIAL MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC106 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PECAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
- PARAPET WALL BEYOND STUCCO TO MATCH COPING.
- 3" EXPOSED GALVANIZED METAL CANOPY WITH PAINTED STEEL BEAMS, COLUMNS, AND GUTTER. PAINT TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK, MHIP-T-115-120.
- 5'-2 1/4" x 3'-0" FIXED WINDOW WITH ANNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



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6401 EAGLE ROCK AVE. NW
ALBUQUERQUE, NM, 87113



ISSUE:	BUILDING PERMIT SET
DRAWN:	DMK
CHECKED:	KC
DATE:	09.06.07

REVISIONS

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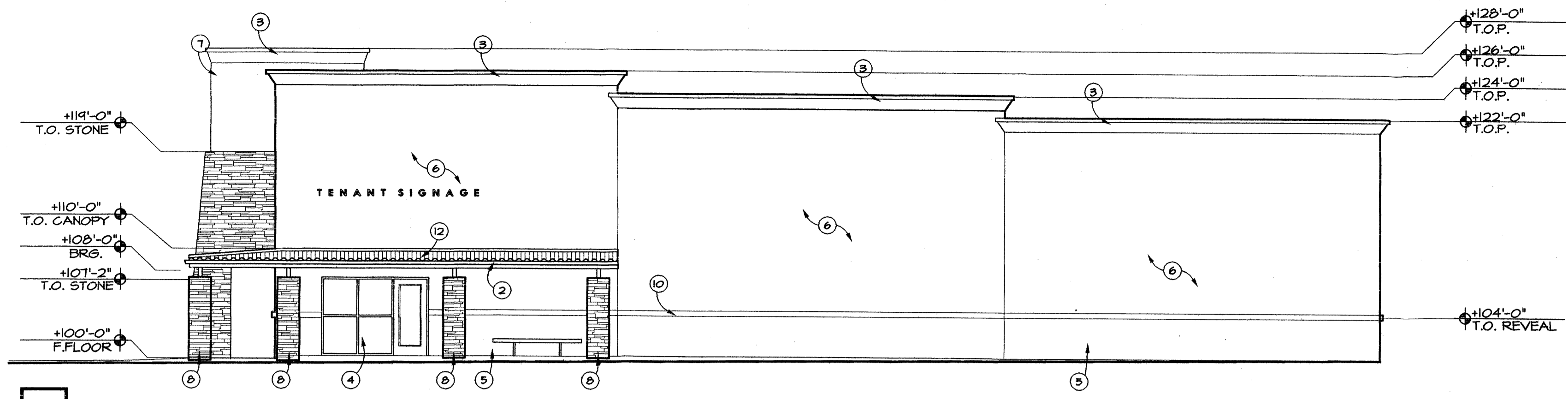
FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. TENANT SIGNS TO BE WALL MOUNTED AT A MIN 15'-0" A.F.F. EACH TENANT'S SIGNAGE WILL BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 40 SQ FT.

FINAL SELECTION OF MATERIAL, MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

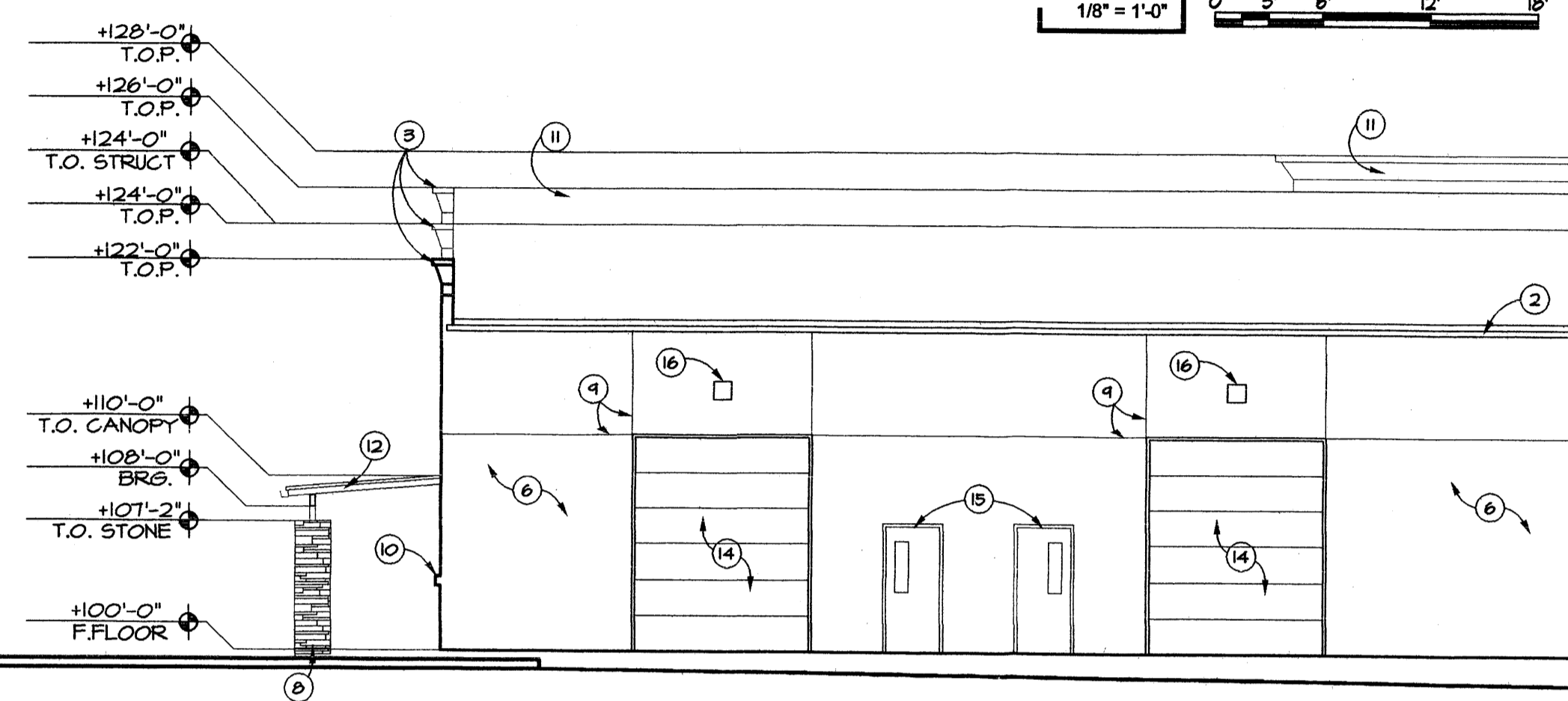
EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

KEYED NOTES

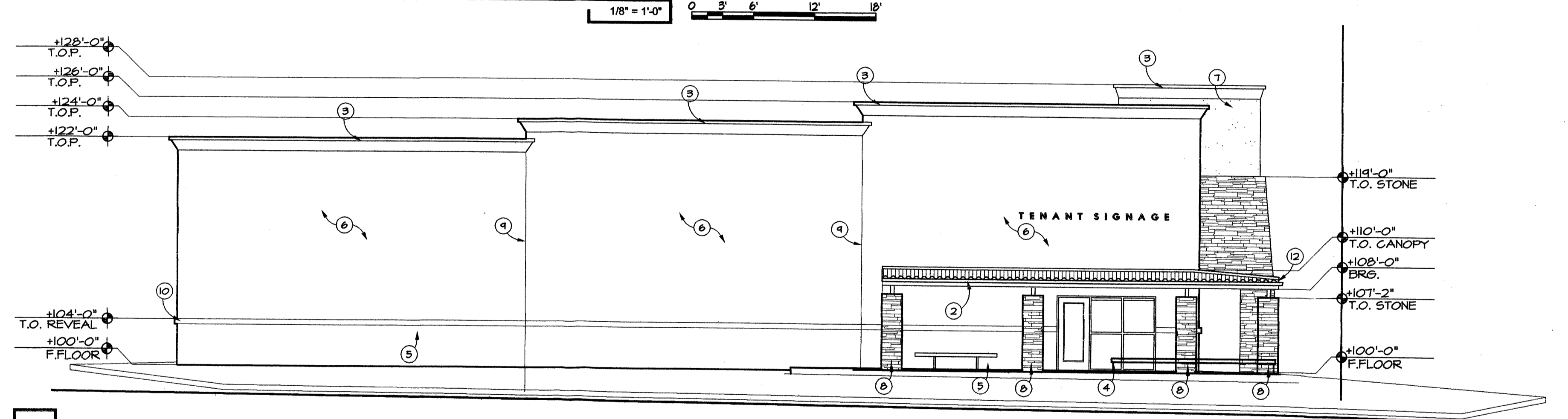
- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING. STUCCO COLOR TO MATCH DUNN EDWARDS DE6106 ROSE WOOD.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DE6106 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6106 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
- REVEALS.
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- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK. MHIP-T-115-120.
- 5'-2"H x 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71



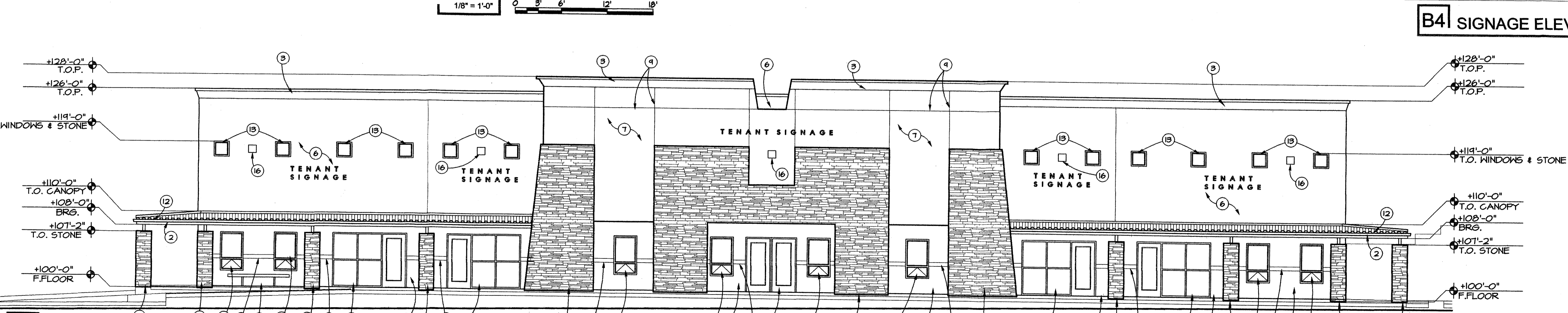
D1 BUILDING B EAST ELEVATION



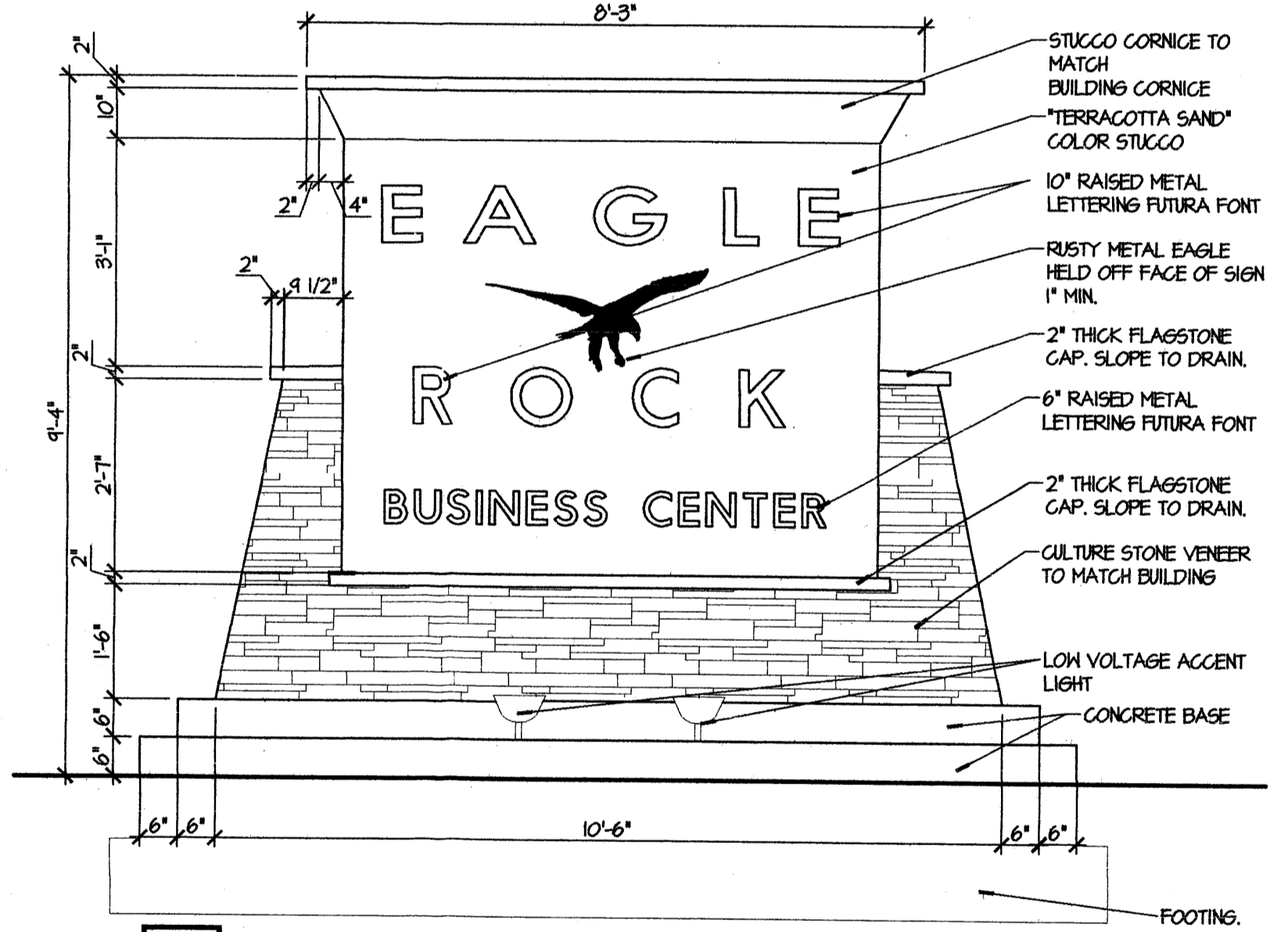
C1 BUILDING B NORTH ELEVATION



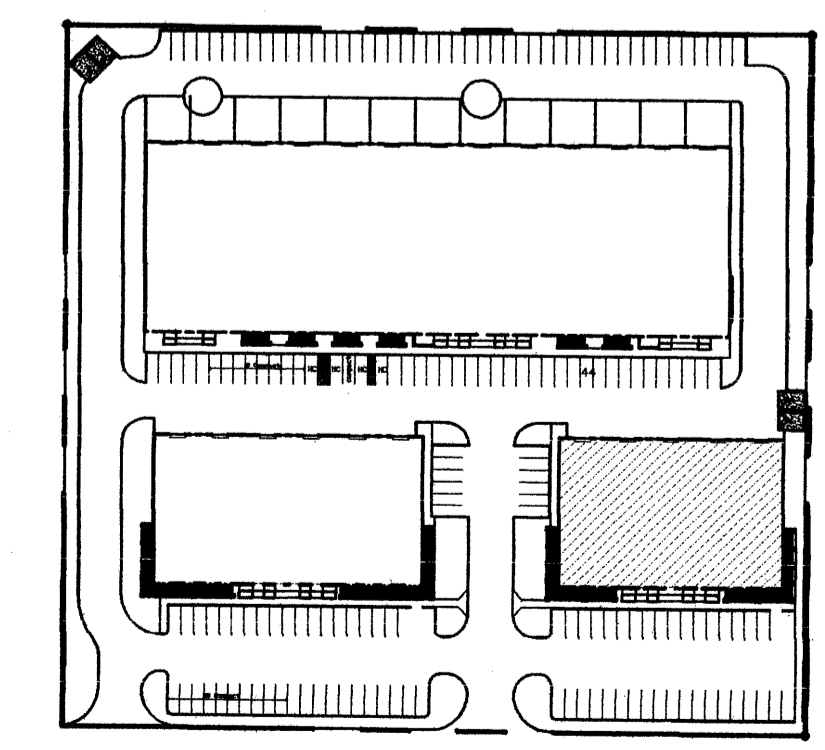
B1 BUILDING B WEST ELEVATION



A1 BUILDING B SOUTH ELEVATION



B4 SIGNAGE ELEVATION



B4 KEY PLAN



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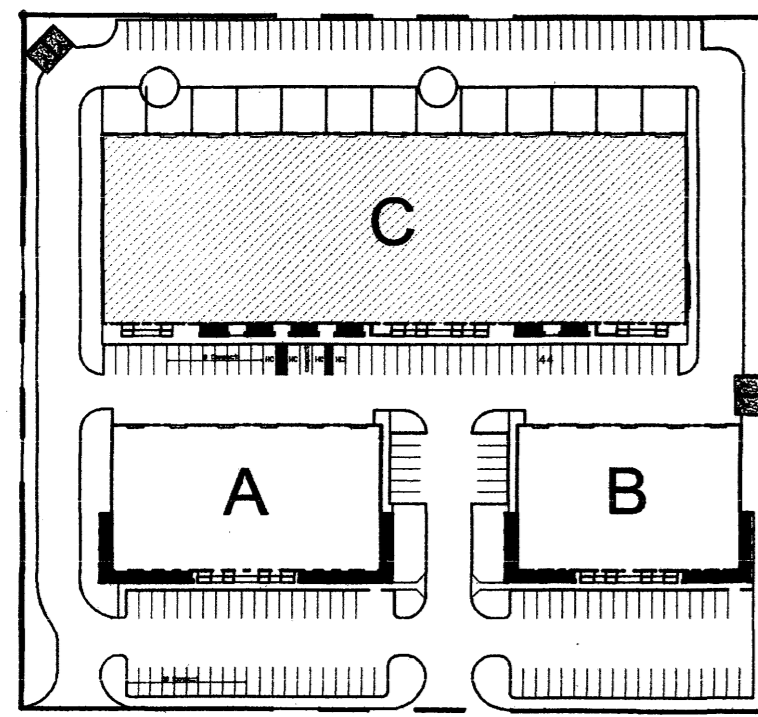
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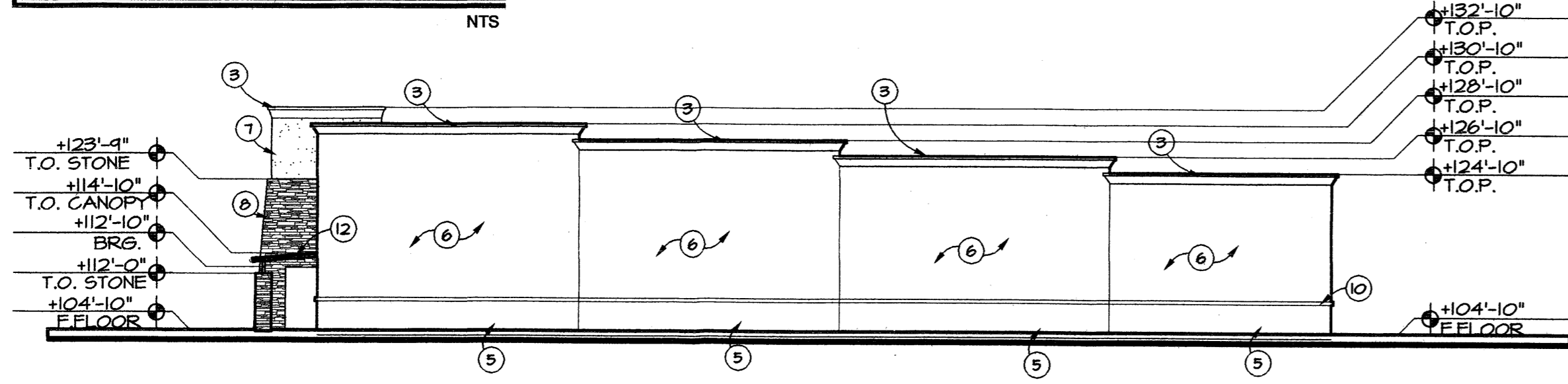
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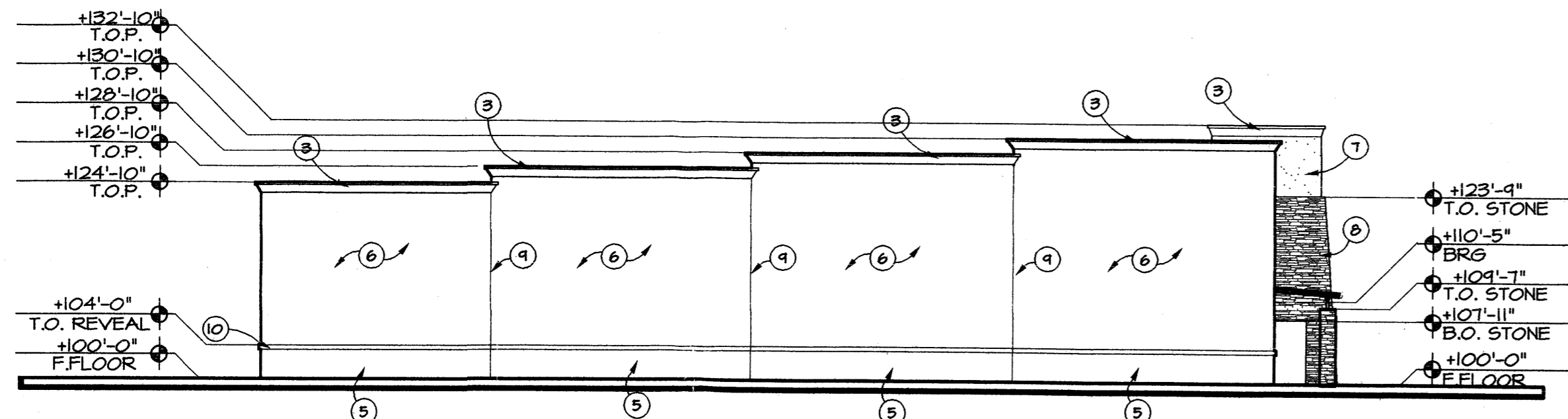
E1 KEY PLAN

NTS



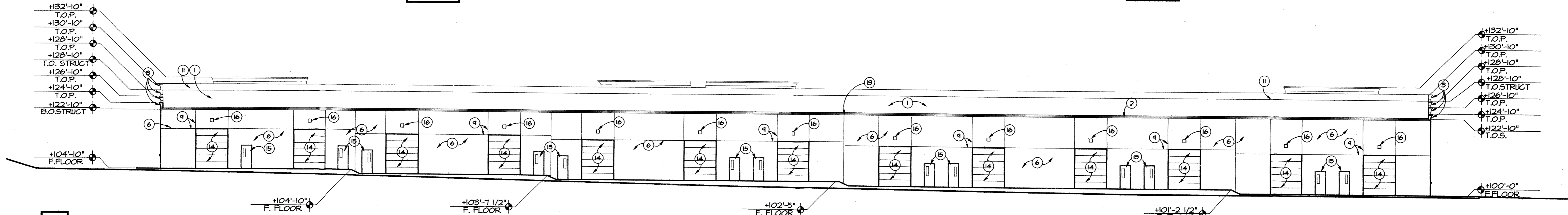
D1 BUILDING C EAST ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



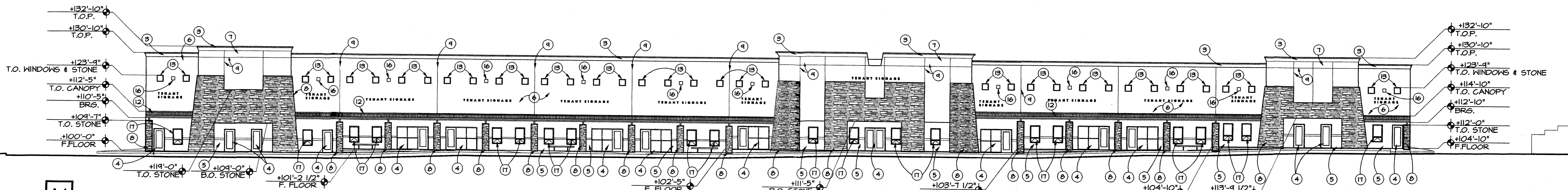
C1 BUILDING C WEST ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



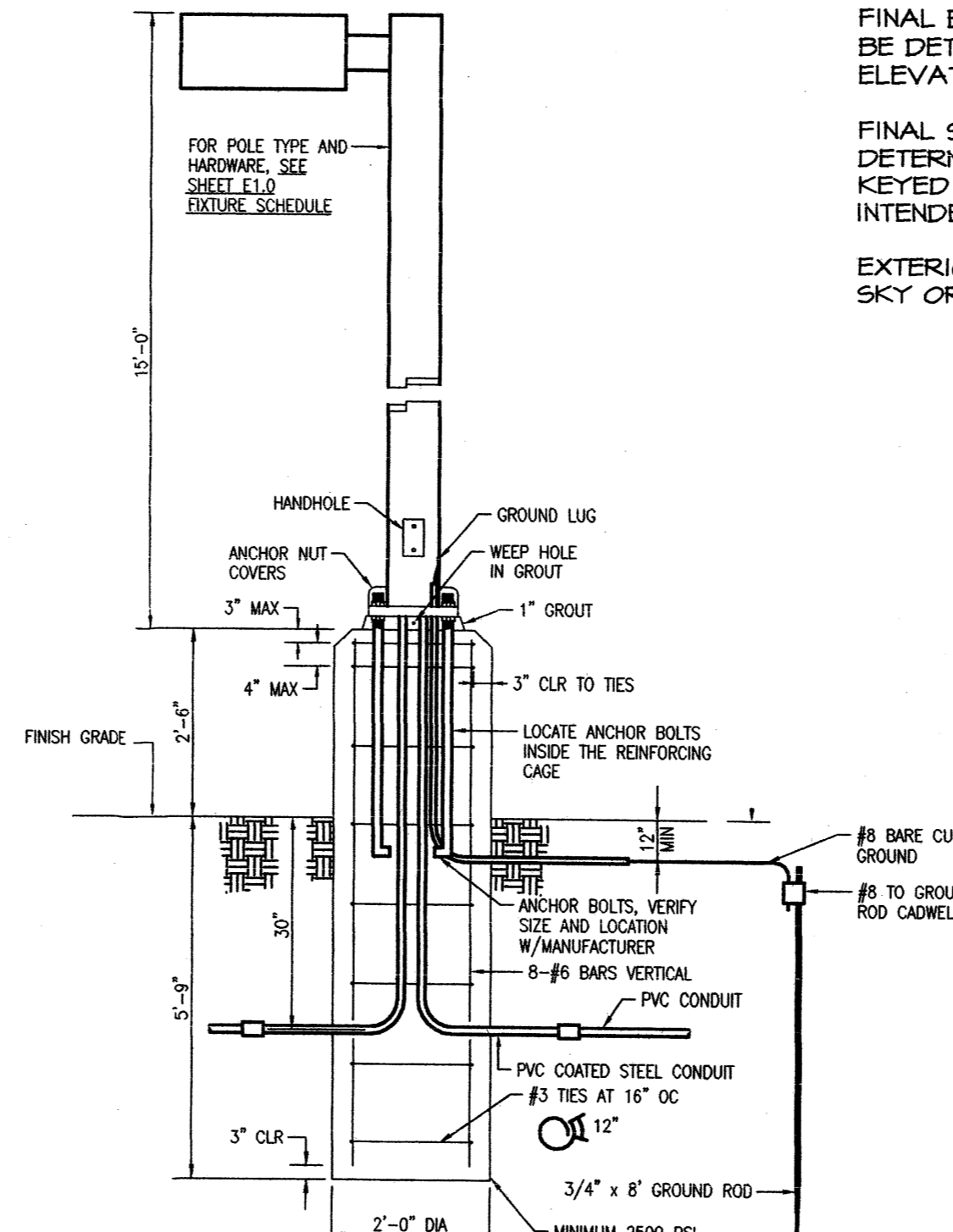
B1 BUILDING C NORTH ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'



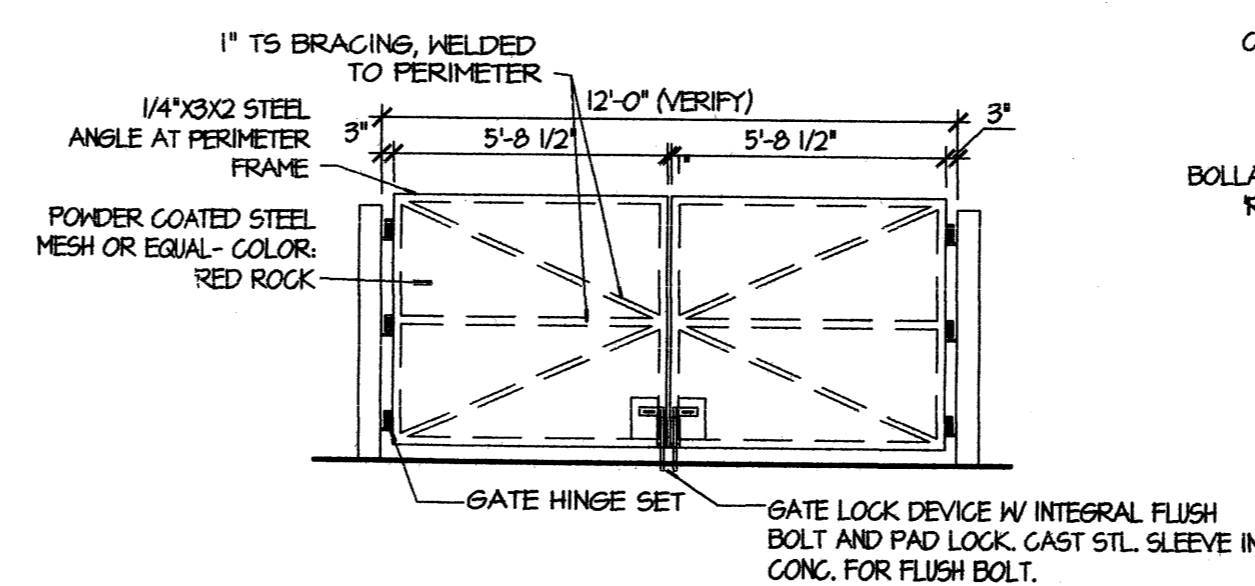
A1 BUILDING C SOUTH ELEVATION

1/16" = 1'-0" 0 6' 12' 24' 36'

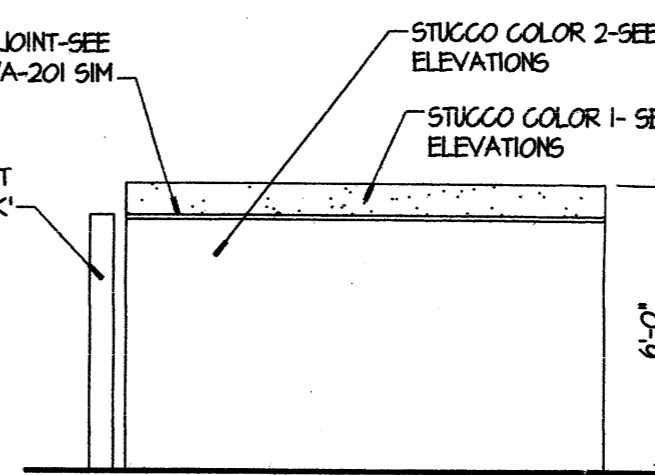


D2 SITE LIGHTING POLE DETAIL

NTS



C2 DUMPSTER ENCLOSURE GATE ELEVATION



GENERAL NOTES

FINAL BUILDING SIGNAGE LOCATION, TYPE AND SIZE TO BE DETERMINED. SIGNAGE TO BE LIMITED TO 2 ELEVATIONS AND A TOTAL OF 100 SQ FT.

FINAL SELECTION OF MATERIAL, MANUFACTURER TO BE DETERMINED. MANUFACTURERS ARE REFERENCED IN KEYED NOTES IN ORDER TO PROVIDE INFORMATION ON INTENDED COLOR OR PRODUCT TYPE.

EXTERIOR LIGHTING TO COMPLY WITH APPLICABLE NIGHT SKY ORDINANCES AND GUIDELINES

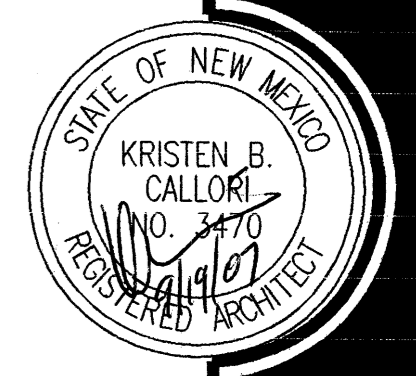
KEYED NOTES

- FULLY ADHEARED TPO (WHITE) ROOFING SYSTEM.
- 4"x4" GUTTER AND DOWNSPOUT. COLOR TO BE SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- STUCCO LASER CUT STYROFOAM COPING, STUCCO COLOR TO MATCH DUNN EDWARDS DEC610 RICE BOWL.
- CLEAR ANODIZED ALUMINUM STOREFRONT FRAME CLEAR GLAZING WITH LOW E COATING SHADING COEFFICIENT = .71
- STUCCO COLOR #1 - COLOR TO MATCH DUNN EDWARDS DEC706 ROSE WOOD.
- STUCCO COLOR #2- COLOR TO MATCH DUNN EDWARDS DE6136 TERRACOTTA SAND.
- STUCCO COLOR #3- COLOR TO MATCH SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- "PEGAN" COLORED CULTURED STONE VENEER BY PAINTED DESERT INDUSTRIES.
- CONTROL JOINT.
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- 2'x2' ANODIZED ALUMINUM FIXED WINDOW FRAME WITH CLEAR GLAZING.
- 10' W X 12' H METAL OVERHEAD SECTIONAL DOOR. HOLLOW METAL FRAME TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- HOLLOW METAL DOOR AND FRAME WITH CLEAR GLAZING. DOOR AND FRAMES TO BE PAINTED SW 2802 "ROCKWOOD RED" BY SHERWIN WILLIAMS OR APPROVED EQUAL.
- FULL CUT-OFF WALL MOUNT LIGHT FIXTURE BY LUMARK, MHIP-T-175-120.
- 5'-2" H X 3'-0" FIXED WINDOW WITH AWNING BELOW. FRAME COLOR TO MATCH STOREFRONT, GLAZING TO BE CLEAR WITH LOW E COATING SHADING COEFFICIENT = .71

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ALBUQUERQUE, NM, 87113



ISSUE:
BUILDING PERMIT SET

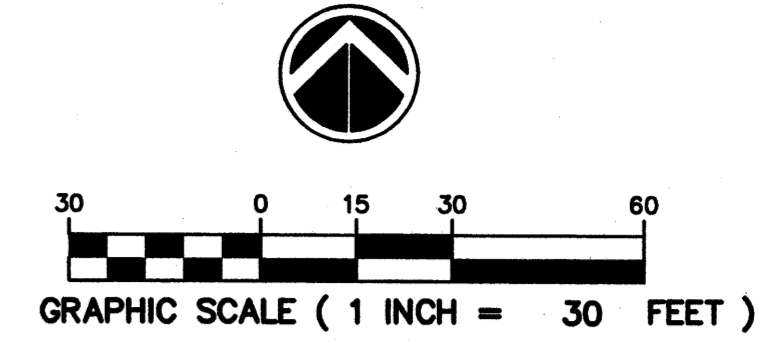
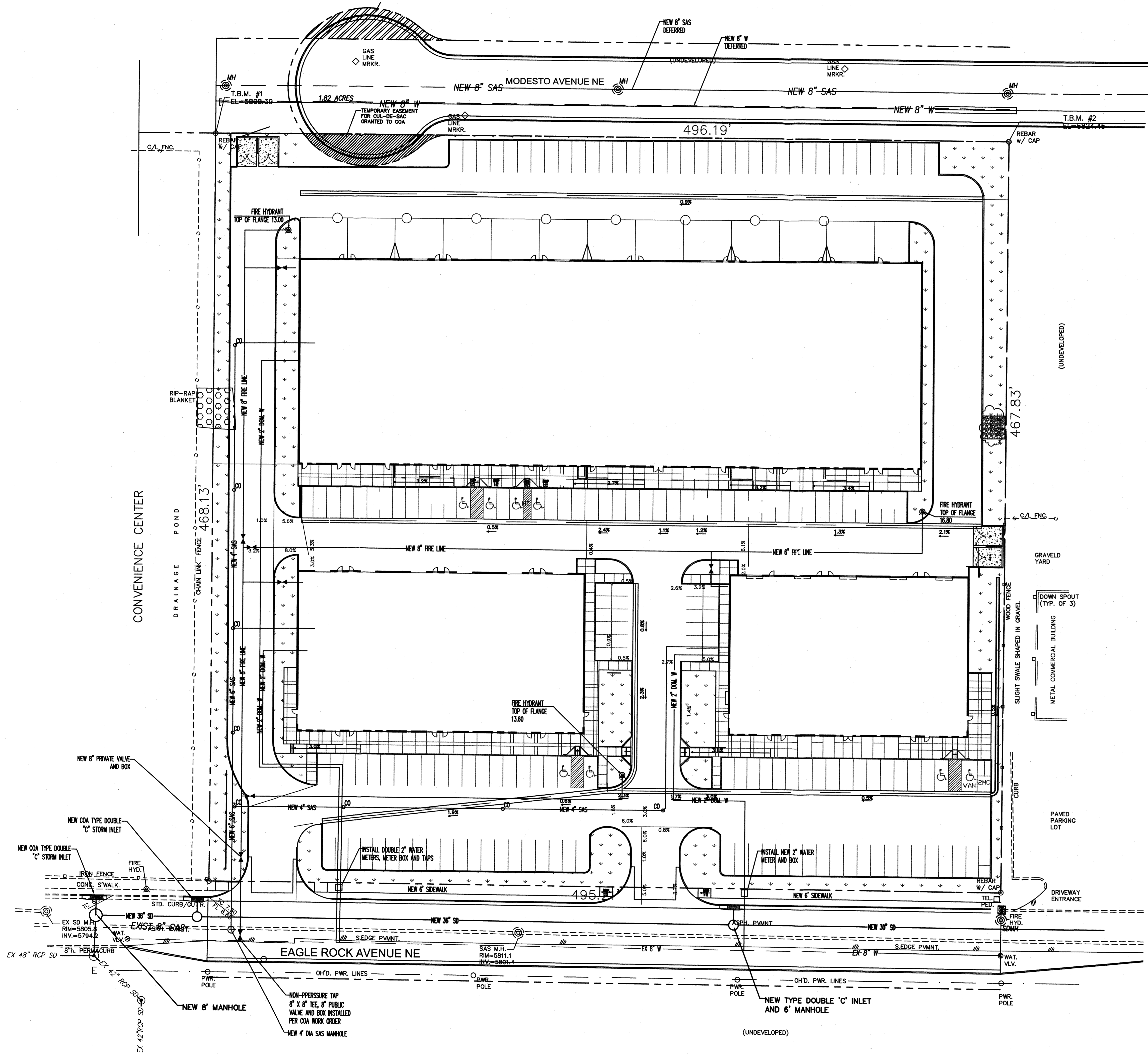
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REVISIONS

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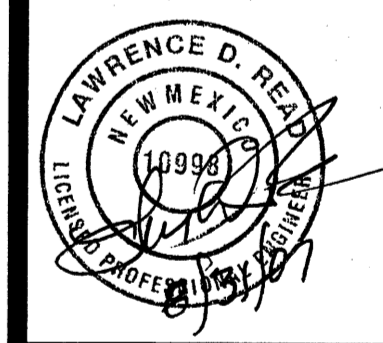
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**CONCEPTUAL
 UTILITY PLAN**



**EAGLE ROCK BUSINESS
 6700 EAGLE ROCK AVE
 ALBUQUERQUE, NM**

CONCEPTUAL UTILITY PLAN
 SCALE 1" = 30'

DRAWING NAME: PROTEK PHOLDINGS SHEET
 C102
 OF 3