



DEVELOPMENT REVIEW BOARD APPLICATION

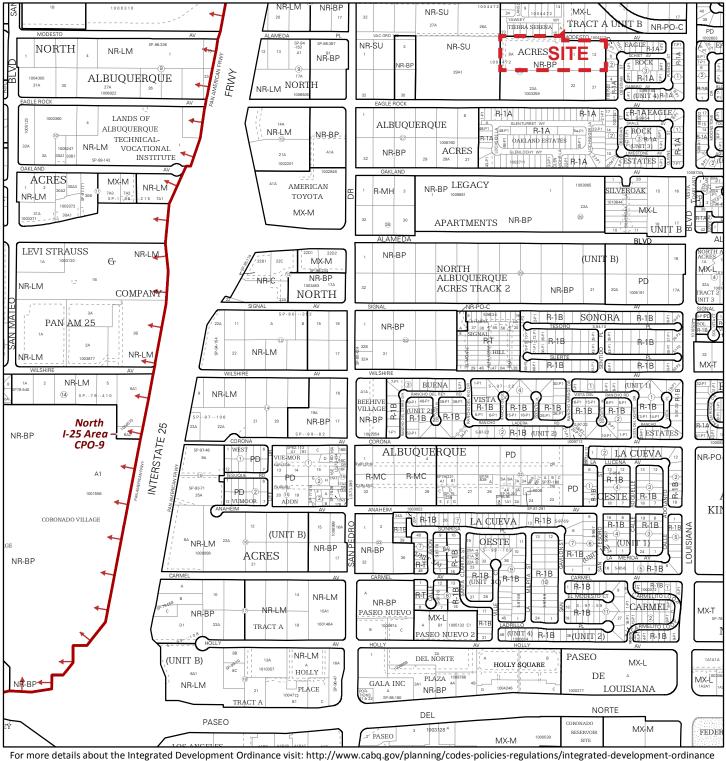
Please check the appropriate be of application.	ox(es) and re	fer to supplemental i	forms for submittal requi	irement	ts. All fees must be	paid at the time	
SUBDIVISIONS		Final Sign off of EPC S					
☐ Major – Preliminary Plat (Form P1)		Amendment to Site Pla	ın (Form P2)	□ Vac	cation of Public Right-of-	-way (Form V)	
☐ Minor – Preliminary/Final Plat (Form	m S2) M	IISCELLANEOUS APPL	ICATIONS	□ Vac	cation of Public Easeme	nt(s) DRB (Form V)	
☐ Major - Final Plat (Form S1)		Extension of Infrastruct	ture List or IIA (Form S1)	□ Vac	cation of Private Easeme	ent(s) (Form V)	
☐ Amendment to Preliminary Plat (Fo	rm S2)	Minor Amendment to Ir	nfrastructure List (Form S2)	PRE-A	APPLICATIONS		
☐ Extension of Preliminary Plat <i>(Form</i>	nS1) 🗆	Temporary Deferral of	S/W (Form V2)	☐ Ske	etch Plat Review and Co	omment (Form S2)	
		Sidewalk Waiver <i>(Form</i>	ı V2)				
SITE PLANS		Waiver to IDO (Form V	(2)	APPE	AL		
☑ DRB Site Plan (Form P2)		Waiver to DPM (Form	V2)	☐ Dec	cision of DRB (Form A)		
BRIEF DESCRIPTION OF REQUEST							
Requesting Site Plan approval UPC Codes: 101806440851110		•	•	1			
APPLICATION INFORMATION					()		
Applicant: Legacy Development					one: (505) 243-6000		
Address: 5051 Journal Center Bl City: Albuquerque	vu, Suite 500	J	State: NM		Email: fkassam@legacydm.net Zip: 87109		
Professional/Agent (if any): Consens	sus Planning	Inc	State. INIVI		one: (505) 764-9801		
Address: 302 8th Street NW	ous i lailining	, 1110.		Email: fishman@consensusplanning.con			
City: Albuquerque			State: NM	zip: 87102			
Proprietary Interest in Site: Contract F	Purchaser and	l Owner	List all owners:				
SITE INFORMATION (Accuracy of the	ne existing lega	al description is crucial	! Attach a separate sheet if	necessa	ary.)		
Lot or Tract No.: Lots 8-A, 11, and	12		Block: 26	Un	it: Tract A, Unit B		
Subdivision/Addition: North Albuq	uerque Acre	es	MRGCD Map No.:	UPC Code: See description above			
Zone Atlas Page(s): C-18-Z		Existing Zoning: MX-	Ĺ	Proposed Zoning No Change			
# of Existing Lots: 3		# of Proposed Lots: 1		Total Area of Site (Acres): 4.7885 acres			
LOCATION OF PROPERTY BY STRI	EETS						
Site Address/Street: 6700 & 6716 Mod	desto Ave NE	Between: San Pedr	o Drive NE	and: Lo	ouisiana Boulevard	NE	
CASE HISTORY (List any current or	prior project a	and case number(s) tha	t may be relevant to your re	quest.)			
PR-2019-002761	1 1 11 1		1				
I certify that the information I have inc	luded here and	sent in the required noti-	ce was complete, true, and ac			rledge.	
Signature: Drinted Name: Longue Ling Fight	man AICD				te: 2/25/21		
Printed Name: Jacque ine Fishr FOR OFFICIAL USE ONLY	nan, Alor				Applicant or ☑ Agent		
Case Numbers	Action	Fees	Case Numbers		Action	Fees	
Oddo Humbord	7,00011	1 003	Case Humbers		7,00011	1 000	
					1		
Meeting Date:			•	Fe	e Total:		
Staff Signature: Date: Project #							

FORM P2: SITE PLAN - DRB

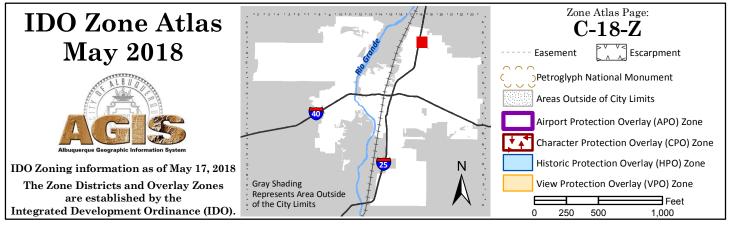
Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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 <u>shall be organized</u> with the Development Review Application and this Form P2 at the front followed by the remaining documents

the order provided on this form.							
SITE PLAN – DRB							
MAJOR AMENDMENT TO SITE PLAN – DRB							
EXTENSION OF SITE PLAN – DRB							
χ Interpreter Needed for Hearing? No if yes, indicate language:							
X PDF of application as described above							
χ Zone Atlas map with the entire site clearly outlined and labeled							
X Letter of authorization from the property owner if application is submitted by an agent							
X Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-1	6-6-5(A) (not required for Extension)						
X Signed Traffic Impact Study (TIS) Form							
X Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer	Availability Statement filing information						
(not required for Extension)							
\underline{X} Justification letter describing, explaining, and justifying the request per the criteria in IDC							
X Explanation and justification of requested deviations, if any, in accordance with IDO Sec							
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DR	B will be required, as applicable.						
X Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not require	red for Extension)						
X Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)(not required for extension	1)						
X Office of Neighborhood Coordination neighborhood meeting inquiry response							
X Proof of email with read receipt OR Certified Letter offering meeting to applicable as	sociations						
X If a meeting was requested or held, copy of sign-in sheet and meeting notes							
X Sign Posting Agreement							
X Required notices with content per IDO Section 14-16-6-4(K)(6) (not required for extension	on)						
X Office of Neighborhood Coordination notice inquiry response							
X Copy of notification letter and proof of first-class mailing							
X Proof of emailed notice to affected Neighborhood Association representatives	· · · · · · · · · · · · · · · · · · ·						
X Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or						
created by applicant, copy of notifying letter, and proof of first-class mailing							
X Completed Site Plan Checklist X Site Plan and related drawings (7 copies 34" x 36" folded to fit into an 8.5" x 14" needs to							
X Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket X Copy of the original approved Site Plan or Master Development Plan (<i>for amendments a</i>							
X Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)	and extensions) (1 copy, 24 x 30)						
X Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated	landfill huffer zone						
X Infrastructure List, if required	ianami baner zone						
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 D	evelopment Plans)						
Copy of EPC Notice of Decision and letter explaining how each EPC condition has beer	n 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							
l, the applicant or agent, acknowledge that if any required information is not submitted with this ap	plication the application will not be						
scheduled for a public meeting, if required, or otherwise processed until it is complete.	phodulon, are approacion in not be						
ignature:	Date: 2/25/21						
	_, _ ,						
rinted Name: Jacqueline Fishman, AICP	☐ Applicant or 🏿 Agent						
OR OFFICIAL USE ONLY							
Case Numbers: Project Number:	THE TAXABLE PROPERTY.						
	ALBUM						
	[\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\						
	# / CO						
taff Signature:	MEXICA						
ate:							



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



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 September 21, 2020

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

Dear Chairman Serrano,

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

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

Thank you for your consideration.

Sincerely,

Sanz QHo- Diniz Sara Otto-Diniz September 21, 2020

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

Dear Chairman Serrano,

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

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

Thank you for your consideration.

of Colo

Sincerely,

Scott Cole



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: <u>C-18-Z</u> DRB#: EPC#: <u>PR-2019-002761</u> 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: <u>Jackie Fishman</u> Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: <u>(505)</u> 764-9801
E-mail: <u>fishman@consensusplanning.com</u>
evelopment Information
uild out/Implementation Year: 2021-2022 Current/Proposed Zoning: NR-BP / MX-L
roject Type: New: (X) Change of Use: (X) Same Use/Unchanged: () Same Use/Increased Activity: ()
roposed Use (mark all that apply): Residential: (X) Office: () Retail: () Mixed-Use: ()
escribe development and Uses: Vestern portion of site has current approval for an office/warehouse development. Proposing a zone change to MX-L to llow for multi-family development followed by a site plan for approximately 118 dwelling unit apartment complex.
ays and Hours of Operation (if known):
<u>acility</u>
uilding Size (sq. ft.):
umber of Residential Units: <u>118 multi-family dwelling units</u> 120 Multi-Family dwelling units, 2/12/2021 mpg
umber of Commercial Units:
raffic Considerations
E Trip Generation Land Use Code 220 and 221 (some two-story buildings and some three-story)
xpected Number of Daily Visitors/Patrons (if known):*
xpected Number of Employees (if known):*
xpected Number of Delivery Trucks/Buses per Day (if known):* N/A
rip Generations during PM/AM Peak Hour (if known):*AM 48 vph, PM 64 vph using ITE code #220
SmootName D. M. L. A. NIE M. L. A. D. L. D. L. A. NIE M. L. A. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. D. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. A. NIE M. L. D. L. A. NIE M. L. A. NIE M

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

Adjacent Roadway(s) Posted Speed: Street Nar	ne Eagle Rock Ave NE	Posted Speed	30 mph		
Street No.	ame Louisiana Blvd NE	Posted Speed	35-40 mph		
* If these values are not known, as	ssumptions will be made by City staff.	Depending on the assumptions	, a full TIS may be required		
Roadway Information (adjacent to site	<u>e)</u>				
Comprehensive Plan Corridor Designation/F		Pedro and Louisiana - Maj Eagle Rock - Local Streets	, · · · · · · · · · · · · · · · · · · ·		
Comprehensive Plan Center Designation: No (urban center, employment center, activity center)	/ <u>A</u>				
Jurisdiction of roadway (NMDOT, City, Co	unty): City of Albuquerque				
Adjacent Roadway(s) Traffic Volume:San Pe	edro: 4900 N. of Alameda Volume (if applic		N/A Adjacent San Pedro: 0.0-0.5+		
Adjacent Transit Service(s): N/A (nearest rout	te on Alameda) Nearest Transit S	Stop(s): Alameda and Lou	isiana		
Is site within 660 feet of Premium Transit?:_	No				
Current/Proposed Bicycle Infrastructure: $\underline{Ex}_{\underline{(bike lanes, trails)}}$	xisting Bike Lanes on Louisian edro	a; Proposed Bike Lanes o	on Eagle Rock and San		
Current/Proposed Sidewalk Infrastructure: 5	Sidewalks exist at adjacent proconstruction.	perties and will be installed	ed at these during futur		
Relevant Web-sites for Filling out Roadway	y Information:				
City GIS Information: http://www.cabq.gov/gi	is/advanced-map-viewer				
$Comprehensive \ Plan \ Corridor/Designation: \underline{ht}$	tps://abc-zone.com/document/abc	-comp-plan-chapter-5-land-	use (map after Page 5-5)		
Road Corridor Classification : <a block"="" href="https://www.mi</td><td>rcog-nm.gov/DocumentCenter/Vi</td><td>iew/1920/Long-Range-Road</td><td>way-System-LRRS-</td></tr><tr><td>Traffic Volume and V/C Ratio: <math display=">\underline{https://www.m}	rcog-nm.gov/285/Traffic-Counts	and <a a81"="" documents.cabq.gov="" href="https://public.mrcog-</td><td>-nm.gov/taqa/</td></tr><tr><td>Bikeways: http://documents.cabq.gov/planning/a81)	adopted-longrange-plans/BTFP/Fi	inal/BTFP%20FINAL_Jun2	5.pdf (Map Pages 75 to
TIS Determination					
<u>Note:</u> Changes made to development propos TIS determination.	sals / assumptions, from the inf	formation provided above	, will result in a new		
Traffic Impact Study (TIS) Required: Yes	s [] No []				
Thresholds Met? Yes [] No					
Mitigating Reasons for Not Requiring TIS:	Previously Studied: []				
Notes:					
MePE	9/22/2020				

.....

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.

	<u>`</u>	Modesto)
GIS MAP#	C-18	
EGAL DESCRIPT	TIONS: Lots 8-A, 11, and 12, Blo	ck 26, North Albuquerque Acres,
	Tract A, Unit B	
X DRAINAGE	REPORT/GRADING AND DRAI	NAGE PLAN
submitted to		as per the Drainage Ordinance, was g Department, Hydrology Division (2 ^r (date).
Jeremy She	II, RESPEC	 2/25/21
Appl	icant/Agent	Date
Ren	ée C. Brissette	02/25/21
Ren	gy Division Representative	02/25/21 Date
OTE: A GRADING PPROVAL	gy Division Representative	Date T BE APPROVED PRIOR TO DRB
OTE: A GRADING PPROVAL MATER AN A Water and	gy Division Representative G AND DRAINAGE PLAN MUST ID SEWER AVAILABILITY STAT	Date T BE APPROVED PRIOR TO DRB TEMENT This project was requested to the
OTE: A GRADING PPROVAL MATER AN A Water and	gy Division Representative G AND DRAINAGE PLAN MUST ID SEWER AVAILABILITY STAT d Sewer Availability Statement for 2 nd /Ground floor, Plaza del Sol) or	Date T BE APPROVED PRIOR TO DRB TEMENT This project was requested to the
OTE: A GRADING PPROVAL MATER AN A Water and ABCWUA (2	gy Division Representative G AND DRAINAGE PLAN MUST ID SEWER AVAILABILITY STAT d Sewer Availability Statement for 2 nd /Ground floor, Plaza del Sol) or	Date T BE APPROVED PRIOR TO DRB TEMENT This project was requested to the 2/5/21 (date).
OTE: A GRADING PPROVAL MATER AN A Water and ABCWUA (2	gy Division Representative G AND DRAINAGE PLAN MUST ID SEWER AVAILABILITY STAT d Sewer Availability Statement for 2nd/Ground floor, Plaza del Sol) or II, RESPEC	Date T BE APPROVED PRIOR TO DRB TEMENT This project was requested to the 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: Site Plan – DRB Request for The Peaks by Markana

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 Site Plan – DRB on behalf of Legacy Development & Management, LLC (Applicant). The Applicant proposes to develop a 120-unit multi-family residential development on the property located at 6700 and 6716 Modesto Avenue NE (see Figure 1 below). The legal description of the site is Lots 8-A, 11, and 12, Block 26, Tract A, Unit B, North Albuquerque Acres. A Preliminary/Final Plat that consolidates these lots will be submitted to the Development Review Board (DRB) to be approved along with this Site Plan. A sketch plat was reviewed by the DRB on February 24, 2021.



Figure 1: Site Location on Modesto Avenue NE.

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

The site is zoned MX-L: Mixed-use Low Intensity, which allows for a multi-family residential development permissively. The Environmental Planning Commission (EPC) approved the Zoning Map Amendment that facilitates this Site Plan at its

PRINCIPALS



November 2020 public hearing. The site is in the North Albuquerque Community Planning Area and designated an Area of Consistency by the Comprehensive Plan.

The Site Plan is required to be reviewed by the DRB because the project includes more than 50 dwelling units. The Applicant is requesting approval of a Deviation to the minimum parking requirements of 6 parking spaces. This represents a Deviation of 3.3%, which is justified according to the criteria in IDO Section 14-16-6-4(P)(3) below. Up to a maximum Deviation of 5% is allowable per Table 6-4-1.

Site Plan-DRB Criteria

In accordance with the 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 (Applicant's 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.

Applicant's Response: The project has been carefully designed in accordance with the MX-L zoning and IDO Development Standards. The proposed Site Plan complies with the setbacks, building height limits, and other dimensional standards of the underlying zone district. Further, in compliance with the Neighborhood Edge requirements, the Applicant has provided the required 15-foot landscaped buffer along the eastern boundary of the site and maintained only a two-story building along that edge. Other than a small parking Deviation, which is being requested in conjunction with this Site Plan request and as outlined in this justification letter, the Site Plan is proposed to meet all other applicable IDO and DPM standards.

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.

Applicant's Response: The City's existing infrastructure and public improvements have adequate capacity to serve this project. This is an infill site surrounded by existing development. The project does not meet the City's threshold to require a Traffic Impact Study, and the developer will be responsible for improvements along their street frontage. Other infrastructure and public improvements, such as water and sewer service, Fire Department access, drainage systems, and solid waste collection are being analyzed and approved through this site plan request.

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.

Applicant's Response: The subject site is not within a Master Development Plan area, so this criterion does not apply.

Deviation

As previously described, a Deviation of 6 parking spaces is requested in conjunction with this Site Plan. Per IDO Section 6-4(P), the relevant decision-making body may approve a requested deviation within the limits of Table 6-4-1, if they determine the following criteria are met (our responses are provided in italics following each of the criteria below):

6-4(P)(3)(a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was platted or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.

Applicant's Response: The subject site includes site constraints not generally shared by the surrounding properties. Lot 12, the easternmost of the lots incorporated into this site plan request, is encumbered by easements benefitting Lot 21 to the south. While these easements are being partially vacated to accommodate this project, this site must keep an easement and access available at the southeast corner of the property for continued use by Lot 21. If this were not required, several more parking spaces could be accommodated along the southern boundary of the site plan. In addition, along the northern boundary of the site, where the Modesto Avenue right-of-way was previously vacated, an easement that holds a water main runs parallel to the Tierra Serena subdivision to the north. Within this easement is a significant grade change that limits the developable area of the property and prevents the addition of additional parking spaces to the site plan.

6-4(P)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.

Applicant's Response: These constraints were not created by actions of the property owner or other interested parties. The easements benefitting Lot 21 were created by a prior owner who intended to further develop Lot 12. However, that additional development of Lot 12 never materialized, and the remainder easement must be maintained for what was developed on Lot 21 regardless of this new development to the north. The easement along the northern boundary was required to provide water services to the tracts to the north that were developed into the Tierra Serena subdivision. The topography of the site naturally slopes and is affected by the final grades set by adjacent development, including Tierra Serena (north), Eagle Rock



Estates (east), and the City of Albuquerque's Solid Waste Convenience Center (west), none of which are associated with this property owner or developer.

6-4(P)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

Applicant's Response: This deviation request is for this single site and the proposed Site Plan. Adjacent properties contain different development types and are already built out with their required parking. This property owner developed other multifamily projects in the vicinity, which did not require any deviations, so this request is not part of a pattern of similar requests by this owner or for nearby sites within the same subdivision or plan area.

6-4(P)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

Applicant's Response: Approval of the requested deviation will not cause material adverse impacts on surrounding properties. Of the 120 units proposed, 55% are studio or one-bedroom apartments. The Applicant is providing one parking space for every bedroom in the development, which ensures adequate parking for all residents who will be living on site. This is consistent with several other multi-family developments approved by the Development Review Board within the last year.

6-4(P)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

Applicant's Response: The subject site is not within an Overlay zone, so there are no Overlay zone standards that apply. The requested deviation is to the general minimum off-street parking requirement.

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 don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,

acqueline Fishman, AICP

Principal

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. <u>PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.</u> Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

_{Date:} 2/3/2021
Email: fishman@consensusplanning.cor
st as fully as possible and submit any
g: MX-L
No. of Employees:
C-18 ify subject site on the map and attach)
re?)
g Map Amendment for MX-L was
appropriate research)

i :

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.

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

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: <u>Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)</u>

Hydrology: Ernest Armijo, P.E. (earmijo@cabq.gov)
Solid Waste: Herman Gallegos (hearmijo@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: <u>Vacant</u> Overlay zone: <u>x</u>

Comp Plan Area of: Consistency Comp Plan Corridor: <u>x</u>

Comp Plan Center: <u>x</u> MPOS or Sensitive Lands: <u>x</u>

Parking: <u>5-5</u> MR Area: <u>x</u>

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

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

^{*}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

PA# _	20-302	Date: <u>2/22/21</u>	Time:	N/A (sent via email)	
·			_		Ī

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

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:

- <u>Neighborhood Meeting or http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance</u>
- 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, <u>lrumpf@cabq.gov</u>

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: 1004557Case Number: 1004472

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

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

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

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

PA#	<u>20-302</u>	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.

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

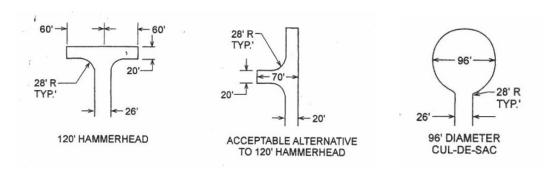
- 1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
- 2. All public roadway facilities must be within public right-of-way including the entire width of the 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.

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

Address: 6700 & 6716 Modesto Ave NE

5. 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.

- 6. 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.)
- 7. 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:



- 8. For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- 9. 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.
- 10. 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 <a href="mailto:lincolor: lincolor: lincolor:

From: Carmona, Dalaina L

Michael Vos

Subject: 6511 Eagle Rock and 6700 & 6716 Modesto NE Neighborhood Meeting Inquiry

Date: Friday, December 18, 2020 1:07:30 PM

Attachments:

image004.png image003.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	Last	Email	Address Line	City	State	Zip	Mobile	Phone
	Name	Name		1				Phone	
District 4 Coalition of	Daniel	Regan	dlreganabq@gmail.com	4109 Chama	Albuquerque	NM	87109	5052802549	
Neighborhood Associations				Street NE					
District 4 Coalition of	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Neighborhood Associations									
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015	Albuquerque	NM	87113	5052385495	5058560926
				Moonstone					
				Drive NE					
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000	Albuquerque	NM	87122	5054179990	
				Modesto					
				Avenue NE					

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: <u>Jackie Fishman</u>

To: uri.bassan@noreste.org; rpmartinez003@gmail.com; mgriffee@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



(Date)

PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ord	dinance (IDO) to	answer the following:
Application Type: Site Plan - DRB		
Decision-making Body: Development Review Board	d (DRB)	
Pre-Application meeting required:	X Yes □ No	
Neighborhood meeting required:	X Yes □ No	
Mailed Notice required:	X Yes □ No	
Electronic Mail required:	X Yes □ No	
Is this a Site Plan Application:	X Yes □ No	Note : if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: 6511 Eag	le Rock Ave NE a	and 6700 & 6716 Modesto Ave NE
Name of property owner: Kassam Land Acquisition	n 9 LLC, Sara Otto	o-Diniz, and Scott Cole
Name of applicant: Legacy Development & Manage	ement LLC (Ager	nt: Consensus Planning)
Date, time, and place of public meeting or hearing,	* *	
planning an application on January 29 for a DRB me		
Address, phone number, or website for additional i		
Planning at (505) 764-9801 or fishman@consensus	planning.com fo	r additional information.
PART III - ATTACHMENTS REQUIRED WITH	THIS NOTICE	
X Zone Atlas page indicating subject property.		
X Drawings, elevations, or other illustrations of this	s request.	
X Summary of pre-submittal neighborhood meetin	g, if applicable.	N/A
X Summary of request, including explanations of de	eviations, varian	ces, or waivers.
IMPORTANT: PUBLIC NOTICE MUST BE MA	ADE IN A TIME	LY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRA	TED DEVELOR	PMENT ORDINANCE (IDO).
PROOF OF NOTICE WITH ALL REQUIRED AT		
APPLICATION.		
I certify that the information I have included here ar	nd sent in the rea	quired notice was complete true, and
accurate to the extent of my knowledge.		
accurate to the extent of my knowledge.		

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.

____ (Applicant signature) _____12/21/20



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.						
\square e. For non-residential development:						
$\ \square$ Total gross floor area of proposed project.						
☐ Gross floor area for each proposed use.						

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

Date of	f Request*: <u>December 21, 2020</u>	
This re	quest for a Neighborhood Meeting for a proposed p	project is provided as required by Integrated
Develo	pment Ordinance (IDO) Subsection 14-16-6-4(K) Pu	blic Notice to:
Neighb	oorhood Association (NA)*: <u>Nor Este Neighborhood</u>	Association and District 4 Coalition
Name (of NA Representative*: <u>Uri Bassan, Gina Pioquinto,</u>	Mildred Griffee, and Daniel Regan
Email <i>A</i>	Address* or Mailing Address* of NA Representative	: See attached
-	plication is not yet submitted. If you would like to heed project, please respond to this request within 15	
	Email address to respond yes or no: <u>fishman@cor</u>	nsensusplanning.com
The ap	plicant may specify a Neighborhood Meeting date t	hat must be at least 15 days from the Date of
Reques	st above, unless you agree to an earlier date.	
	Meeting Date / Time / Location:	
Project	t Information Required by <u>IDO Subsection 14-16-6-</u>	4(K)(1)(a)
1.	Subject Property Address* 6511 Eagle Rock Avenu	e NE and 6700 & 6716 Modesto Avenue NE
	Location Description West of Louisiana Blvd between	een 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 Plannin	ng, 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)
	X Site Plan	
	Subdivision	(Minor or Major)

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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.

	□ Vacation	(Easement/Private Way or Public Right-of-way)
	Uariance	. , , , , , , , , , , , , , , , , , , ,
	□ Waiver	
	☐ Zoning Map Amendment	
	□ Other:	
	Summary of project/request ³ *:	
	Site Plan - DRB for a multi-family residential de	evelopment consisting of 118 dwelling units in 7
	buildings between 24 and 35 feet tall (2- and 3 entry is proposed on Modesto Avenue with se	-stories) with a two-story clubhouse. The main condary access to Eagle Rock Avenue
5.	This type of application will be decided by*:	☐ City Staff
	OR at a public meeting or hearing by:	
	\square Zoning Hearing Examiner (ZHE)	X Development Review Board (DRB)
	☐ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)
	☐ City Council	
6.	Where more information about the project car	n be found*4:
	Contact Jackie Fishman with Consensus Planni	
Projec	fishman@consensusplanning.com for addition t Information Required for Mail/Email Not	
_		•
2.	Architectural drawings, elevations of the propo	
	proposed application, as relevant*: Attached t	o 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 t	his time.
4.	An offer of a Pre-submittal Neighborhood Mee	ting is required by <u>Table 6-1-1</u> *: X Yes □ No

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

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.

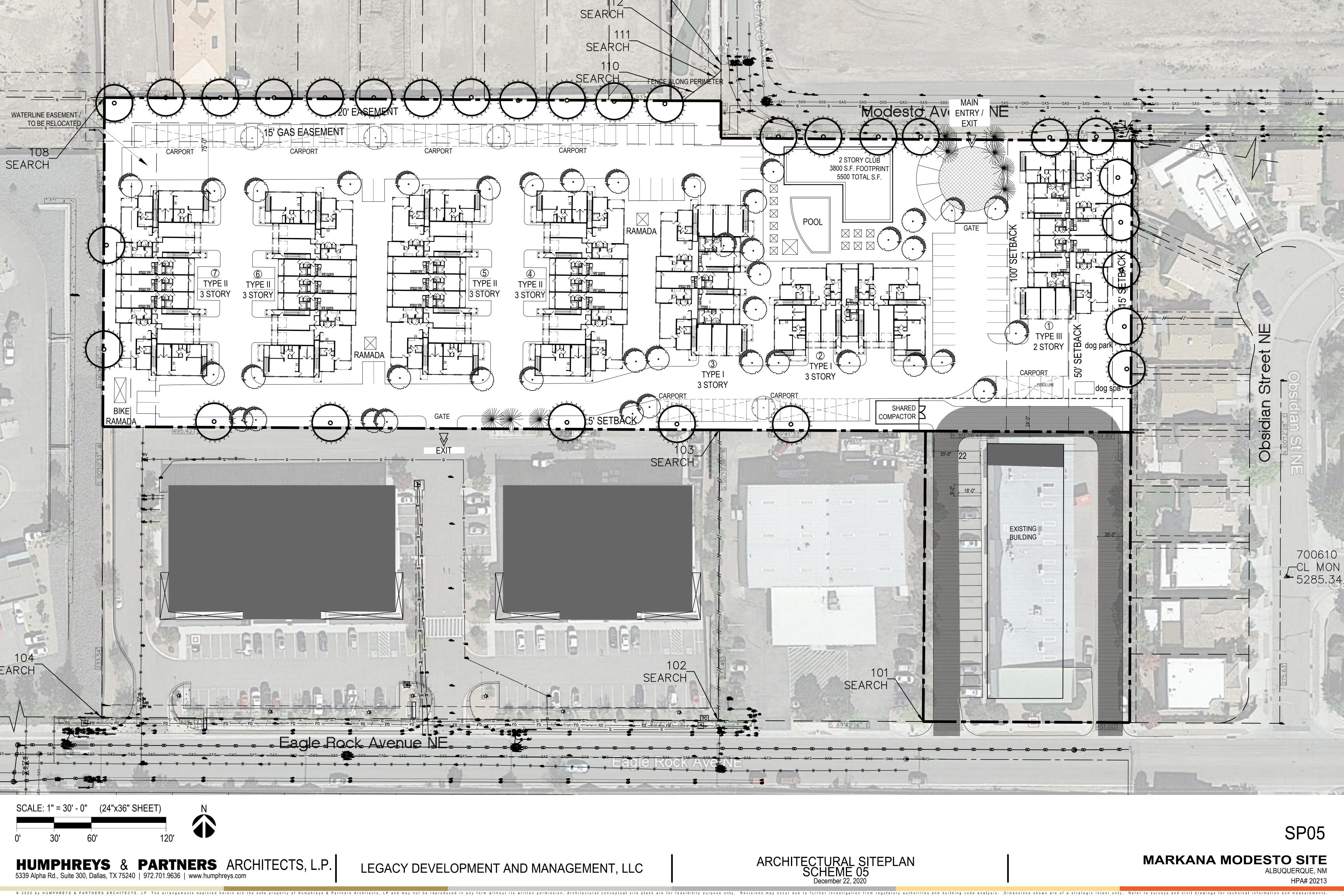
⁴ Address (mailing or email), phone number, or website to be provided by the applicant

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

[Note:	Items	with	an	actorick	/*)	are	reauired.1
mole.	ILUIIIS	VVILII	un	usterisk	, ,	uie	reuuneu.i

	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.					
	Add	litional Information:					
	1.	From the IDO Zoning Map ⁶ :					
		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						
Use	ful L	inks					
		Integrated Development Ordinance (IDO): https://ido.abc-zone.com/					
		IDO letero etine Mare					
		IDO Interactive Map https://tinyurl.com/IDOzoningmap					
Cc:	Noı	Este Neighborhood Association [Other Neighborhood Associations, if any]					
	Dist	rict 4 Coalition of Neighborhood Associations					

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





SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4.	TIME				
Signs must	be post	ed from	То		
5.	REMO	VAL			
	A. B.	•	moved before the initial hearing noved within five (5) days after t	•	
				nt Counter Staff. I understand (A) my located. I am being given a copy of 2/25/21	
	_		(Applicant or Agent)	(Date)	
I issued	sign	s for this application,	(Date)	(Staff Member)	

PROJECT NUMBER: PR-2019-002761

Revised 2/6/19

Michael Vos

6700 and 6716 Modesto Ave NE Public Notice Inquiry rsday, February 25, 2021 10:04:38 AM

neΔtlas-C-18-Site ndf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First	Last	Email	Address Line 1	City	State	Zip	Mobile	Phone
	Name	Name						Phone	
District 4 Coalition of	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
Neighborhood Associations									
District 4 Coalition of	Daniel	Regan	dlreganabq@gmail.com	4109 Chama	Albuquerque	NM	87109	5052802549	
Neighborhood Associations				Street NE					
Nor Este NA	Gina	Pioquinto	rpmartinez003@gmail.com	9015 Moonstone	Albuquerque	NM	87113	5052385495	5058560926
				Drive NE					
Nor Este NA	Uri	Bassan	uri.bassan@noreste.org	9000 Modesto	Albuquerque	NM	87122	5054179990	
				Avenue NE					

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 and the supplies of the suppl

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-permittingapplications 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.

 $\textbf{From:} we bmaster = cabq.gov @mailgun.org \ [mailto: webmaster = cabq.gov @mailgun.org] \ \textbf{On Behalf Of} webmaster @cabq.gov @mailgun.org] \ \textbf{On Behalf Of} webmaster @c$

Sent: Wednesday, February 24, 2021 5:51 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
(505) 764-9801
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, 11, and 12, Block 26, Tract A, Unit B, North Albuquerque Acres
Physical address of subject site:
6700 and 6716 Modesto Ave NE
Subject site cross streets:
Modesto Ave and Louisiana Blvd
Other subject site identifiers:
South side of Modesto, west of Louisiana
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 a	answer the following:		
Application Type: Site Plan - DRB and Major Amendment t	o Prior Ap	pproval		
Decision-making Body: Development Review Board (DRB)				
Pre-Application meeting required: X Y	′es □ No			
Neighborhood meeting required: X Y	′es □ No			
Mailed Notice required: X Y	′es □ No			
Electronic Mail required:	′es □ No			
Is this a Site Plan Application:	′es □ No	Note: if yes, see second page		
PART II – DETAILS OF REQUEST				
Address of property listed in application: 6501 Eagle Rock	Ave NE a	nd 6700 & 6716 Modesto Ave NE		
Name of property owner: Kassam Land Acquisition 9, LLC	; Sara Otto	o-Diniz; and Scott Cole		
Name of applicant: Legacy Development & Management,	LLC (Ager	nt: Consensus Planning, Inc.)		
Date, time, and place of public meeting or hearing, if appl	icable: Ma	arch 31, 2021 via Zoom		
Zoom meeting information is on the following page				
Address, phone number, or website for additional informa				
Planning at fishman@consensusplanning.com or (505) 764	1-9801 for	r more information.		
PART III - ATTACHMENTS REQUIRED WITH THIS N	IOTICE			
X Zone Atlas page indicating subject property.				
X Drawings, elevations, or other illustrations of this reques	st.			
X Summary of pre-submittal neighborhood meeting, if app	olicable.			
X Summary of request, including explanations of deviation	ns, variano	ces, 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.

Millel J.V.	(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/u/aF6JAwfN9

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 o	ate of Notice*: February 25, 2021	
This no	nis notice of an application for a proposed project is provided as required by	/ Integrated Development
Ordina	rdinance (IDO) Subsection 14-16-6-4(K) Public Notice to:	
Neighb	eighborhood Association (NA)*: Nor Este NA, Oakland Estates HOA, and Dis	strict 4 Coalition
Name	ame of NA Representative*: See attached	
Email A	nail Address* or Mailing Address* of NA Representative ¹ : See attached	
Inform	formation Required by IDO Subsection 14-16-6-4(K)(1)(a)	
1.	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.	2. Property Owner* Kassam Land Acquisition 9, LLC; Sara Otto-Diniz; an	nd Scott Cole
3.	3. Agent/Applicant* [if applicable] Consensus Planning, Inc. / Legacy Do	evelopment & Management, LLC
4.		
	☐ Conditional Use Approval	
	☐ Permit (Carport or Wall/F	ence – Major)
	☐ Site Plan	
	□ Subdivision (Minor or Major)	
	□ Vacation (Easement/Private	Way or Public Right-of-way)
	□ Variance	
	□ Waiver	
	Other:	
	Summary of project/request ^{2*} :	
	Major Amendment of the Eagle Rock Business Center Site Plan and a Site Plan - DRB for a 120-unit multi-family residential development.	pproval of a new
	Dropbox link to full site plan: https://www.dropbox.com/s/qexs1slc3 20MARKANA%20DRB%20SET%20-%2020210225%20HPA.pdf?dl=0	hg22fc/20213%

¹ Pursuant to <u>IDO Subsection 14-16-6-4(K)(5)(a)</u>, 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://cabg.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*: X 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: X Yes 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: <u>http://data.cabq.gov/business/zoneatlas/</u>

[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.
Additi	iona	Information [Optional]:
Fr	om t	the IDO Zoning Map ⁶ :
1.	Are	ea of Property [typically in acres] Business Center site = 5.7 acres and new Multi-family site = 4.8 acres
2.	IDC	O Zone District NR-BP and MX-L
3.	Ov	erlay Zone(s) [if applicable] N/A
4.	Cer	nter or Corridor Area [if applicable] N/A
Cu	rren	t Land Use(s) [vacant, if none] Business Center: Office/warehouse
		Proposed multi-family site: vacant
Associ calend require	ation lar da ed. T	suant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood as within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 mays before the public meeting/hearing date noted above, the facilitated meeting will be o request a facilitated meeting regarding this project, contact the Planning Department at tabq.gov or 505-924-3955.
Useful	Link	s s
	Int	egrated Development Ordinance (IDO):
	<u>htt</u>	ps://ido.abc-zone.com/
	IDO	O Interactive Map
	<u>htt</u>	ps://tinyurl.com/IDOzoningmap
Cc: N	or Es	te NA, Oakland Estates HOA, [Other Neighborhood Associations, if any]
ar	nd Di	strict 4 Coalition

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

Carmona, Dalaina L.

6501 Eagle Rock Ave NE Public Notice Inquiry Thursday, February 25, 2021 9:59:35 AM

image001.png image002.png

image004.nng

ZoneAtlas-C-18-Amendment-Site.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

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

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-designdevelopment/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 From: Jackie Fishman

dlreganabq@gmail.com; mgriffee@noreste.org; rpmartinez003@gmail.com; uri.bassan@noreste.org; To:

audgepaudge@gmail.com

Cc: Shawna Ballay; Michael Vos

Application Notification - DRB Submittal for The Peaks at Modesto Subject:

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/v3hrc5ei0wy9vi9/20213%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

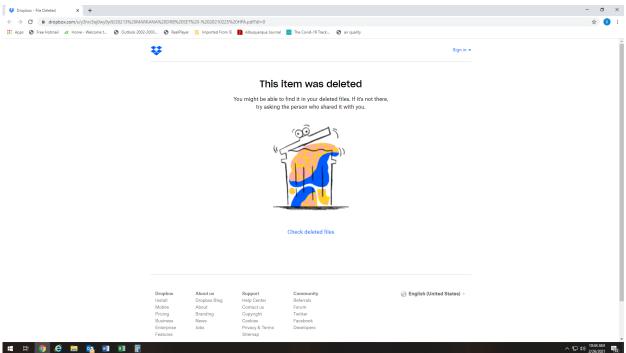
That was quick! Sorry about that, we had to delete the first file and replace it, but Dropbox created a new link. Here it is again:

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

From: Dan Regan diregnabg@mail.com>
Sent: Friday, February 26, 2021 10:46 AM
To Lake Fishman dribman@consensupplanning.com>, mgriffee@noreste.org; prmartine:003@gmail.com; uri.bassan@noreste.org; audgepaudge@gmail.com
Ctr. Shawna Ballay & Ballay@consensusplanning.com>, Michael Vos v'ou@consensusplanning.com>, 'Jim Griffee' sigriffee@noreste.org>, 'PeggyO' -peggyd333@yahoo.com>
Subject: 18t. Papidson Notficiation - Dis Submittal for The Peaks at Modetto

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: Jacke Fishman [matter-fishman@consensusplanning.com]
Sent: Friday, February 26, 2021 10.35 AM
Text: disease-fishman [matter-fishman@consensusplanning.com]
Text: disease-fishman com; registred-fishman com; promotion-fishman com; promotion-fishman

This email is notification that Consensus Planning has submitted two applications to the Development Review Board — one is for a Najor 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:

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.

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



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



100-foot Property Owner Buffer Map









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 Circulation

Pedestrian Circulation (5-3) Off-Street Parking (5-5)

Carports (5-5)

Parking Location and Design (

Walls (5-7)

Building Design, Residential (5

Building Design, Historic (5-11) Signs, Design and Construction

On-Premises Signs (5-12)

On-Premises Signs, Neon alor

On-Premises Signs, Portable (

Alternative Signage Plan (5-12

Off-Premises Sign Prohibition

Electronic Signs, Prohibited/Re

Cumulative Impacts (5-2) Site Design and Sensitive Land

Dwelling, Cluster Development

Notes

Prepared by Consensus Planning 2/25/21



1: 2.339

WGS_1984_Web_Mercator_Auxiliary_Sphere 2/25/2021 © City of Albuquerque

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		1770 4TH AVE	SAN DIEGO CA 92101-2607			UNIT A-3 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUMTOGETHE	
101806440749010708AD		1770 4TH AVE	SAN DIEGO CA 92101			UNIT A-4 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806540104440917	AGARWAL SHWETA & YADAV PUNEET	6624 YAWKEY WAY NE	ALBUQUERQUE NM 87113-3200			LT 17 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	0.1205
	ASHRAF ANETA	6615 GLENTURRET WAY NE				LT 4-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	
101806446649610531	BACA JENNY RENEE	9015 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	9015 OBSIDIAN ST NE		LOT 4 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	
101806446650010532	BEAUCHEMIN SARAH ELIZABETH & ANDREW SC	(9019 OBSIDIAN ST NE	ALBUQUERQUE NM 87113-1925	9019 OBSIDIAN ST NE		LOT 5 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	
101806443546111631	BIELEFELDT JAKE URIAH & DEVADASON JENNIFE	7312 TRICIA RD NE	ALBUQUERQUE NM 87113-1795	6805 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 15-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
	CABEZAS VICTOR & CLAUDIA VIVIANA PEREZ	6620 YAWKEY WAY NE	ALBUQUERQUE NM 87113-3200			LT 18 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISONCONT	
101806440749010708AG	CHERRY ENGINEERING INC	8805 SCARLET NIGHT ST NE	ALBUQUERQUE NM 87122	6501 EAGLE ROCK AV NE B-1		UNIT B-1 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806434950010526	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	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	ALBUQUERQUE NM 87108-1070	MODESTO AVE NE			0.8864
101806445249010512	COLE SCOTT M	200 HERMOSA DR NE OFC 210	ALBUQUERQUE NM 87108	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	ALBUQUERQUE NM 87113-2525	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	ALBUQUERQUE NM 87113	6705 EAGLE ROCK AV NE	ALBUQUERQUE NM 87113	* 022 026TRA UB N ALBU AC	0.8864
101806440749010708AF	EAST WEST INTEGRATED PAIN & REHAB CENTER	R 6501 EAGLE ROCK AVE NE UNIT A-6	ALBUQUERQUE NM 87113-2478	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	ALBUQUERQUE NM 87122	6501 EAGLE ROCK AV NE A-1	ALBUQUERQUE NM 87113	UNIT A-1 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUMTOGETHE	0
101806442646111629	ELLIOTT NATHAN R & TARA N	6723 GLENTURRET WAY NE	ALBUQUERQUE NM 87113-2525	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	ALBUQUERQUE NM 87113-2523	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	ALBUQUERQUE NM 87113-2527	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	ALBUQUERQUE NM 87113-3200	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	ALBUQUERQUE NM 87181	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	ALBUQUERQUE NM 87113-2523	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	ALBUQUERQUE NM 87113-3200	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	ALBUQUERQUE NM 87113-2525	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	ALBUQUERQUE NM 87111-1735	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	ALBUQUERQUE NM 87113-2523	6623 GLENTURRET WAY NE	ALBUQUERQUE NM 87113	LT 6-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033
101806447252210537	JACKSON LARRY D	6805 SCHIST AVE NE	ALBUQUERQUE NM 87113	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	ALBUQUERQUE NM 87110-5313	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	ALBUQUERQUE NM 87109-5915		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	ALBUQUERQUE NM 87109-5915	6501 EAGLE ROCK AV NE A-5	ALBUQUERQUE NM 87113	UNIT A-5 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUMTOGETHE	0
101806440749010708AH	KASSAM LAND ACQUISITIONS 9 LLC	5051 JOURNAL CENTER BLVD NE SUITE 500	ALBUQUERQUE NM 87109-5915	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	ALBUQUERQUE NM 87109-5915	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	ALBUQUERQUE NM 87109-5915	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	ALBUQUERQUE NM 87113-3200	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	ALBUQUERQUE NM 87113-3200	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	ALBUQUERQUE NM 87113-3200	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	ALBUQUERQUE NM 87113-2523	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						0.1837
	MEYER ROSS E & MARYANNE	6604 YAWKEY WAY NE	ALBUQUERQUE NM 87113-3200			LT 22 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	
	ORTIZ ROBERT J	9031 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	9031 OBSIDIAN ST NE		LOT 8 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .1098 AC	
	OTTO CHERI L	9023 OBSIDIAN ST NE	ALBUQUERQUE NM 87113	9023 OBSIDIAN ST NE		LOT 6 BLOCK 2 PLAT OF EAGLE ROCK ESTATES UNIT IVCONT .0987 AC	
	OTTO-DINIZ SARA J	8720 LA SALA DEL CENTRO NE	ALBUQUERQUE NM 87111-4522				0.8864
	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE			0.8864
	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE			0.8864
	PUEBLO OF SANDIA	481 SANDIA LOOP RD	BERNALILLO NM 87004	MODESTO AV NE			0.8864
101806538119240928	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	0007 000101441 07 415		TR A CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCONT	
101806446651010534	ROBINSON BRANDON & JENNIFER	9027 OBSIDIAN ST NE	ALBUQUERQUE NM 87113-1925				0.0997
101806537004440923	SHEPARD NICOLE ANN	6600 YAWKEY WAY NE	ALBUQUERQUE NM 87113-3200			LT 23 CORRECTION FINAL PLAT FOR TIERRA SERENA SUBDIVISIONCON	
	SINGH PARAMJIT	6709 GLENTURRET WAY NE	ALBUQUERQUE NM 87113-2525			LT 10-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	
	SMI ABQ ASSETS LLC DBA DANIELS FUNERAL SEI		ALBUQUERQUE NM 87106-5208			LT 26-A BLK 25 BULK LAND PLAT OF LOTS 8-A, 26-A & 27-A,BLOCK 26 T	
	SMUGGLER LLC	4516 ARROWHEAD RIDGE DR SE	RIO RANCHO NM 87124-5932			LT 16-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	
101806440749010708AJ		7916 RANCHITOS LP NE	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	ALBUQUERQUE NM 87113	9009 OBSIDIAN ST NE		LT 3 BLK 2 PLAT OF LTS 1 THRU 3 BLK 2 UNIT 4 EAGLE ROCKESTATES C	
101806440749010708AB		316 LA CHAMISAL LN NW	ALBUQUERQUE NM 87107			UNIT A-2 OF EAGLE ROCK BUSINESS CENTER CONDOMINIUM TOGETH	0
101806440346111624	WILDER GREGORY LEE & KIMBERLY AMANDA	6701 GLENTURRET WAY NE	ALBUQUERQUE NM 8/113-2525	D/UI GLENTUKKET WY NE	ALBUQUERQUE NM 8/113	LT 8-P1 PLAT FOR OAKLAND ESTATES SUBDIVISION CONT .1033 AC	0.1033

1750 FIFTH AVE LLC	AGARWAL SHWETA & YADAV PUNEET	ASHRAF ANETA
1770 4TH AVE	6624 YAWKEY WAY NE	6615 GLENTURRET WAY NE
SAN DIEGO CA 92101-2607	ALBUQUERQUE NM 87113-3200	ALBUQUERQUE NM 87113-2523
BACA JENNY RENEE	BEAUCHEMIN SARAH ELIZABETH &	BIELEFELDT JAKE URIAH & DEVADASON
9015 OBSIDIAN ST NE	ANDREW SCOTT	JENNIFER L
ALBUQUERQUE NM 87113	9019 OBSIDIAN ST NE	7312 TRICIA RD NE
	ALBUQUERQUE NM 87113-1925	ALBUQUERQUE NM 87113-1795
CABEZAS VICTOR & CLAUDIA VIVIANA	CHERRY ENGINEERING INC	CITY OF ALBUQUEDOUE
PEREZ	8805 SCARLET NIGHT ST NE	CITY OF ALBUQUERQUE PO BOX 2248
6620 YAWKEY WAY NE	ALBUQUERQUE NM 87122	ALBUQUERQUE NM 87103-2248
ALBUQUERQUE NM 87113-3200	ALBUQUERQUE INIVI 8/122	ALBUQUERQUE NIVI 87103-2248
COLE SCOTT	DAO NHA D & HUONG T MAI VU	EAGLE ROCK PROPERTIES LLC
200 HERMOSA DR NE OFC 210	6705 GLENTURRET WAY NE	6705 EAGLE ROCK AVE NE
ALBUQUERQUE NM 87108-1070	ALBUQUERQUE NM 87113-2525	ALBUQUERQUE NM 87113
ALBOQUENQUE NIVI 8/108-10/0	ALBOQUENQUE NIVI 87113-2323	ALBOQUENQUE NIVI 87113
EAST WEST INTEGRATED PAIN & REHAB	EK LONG EDIEND I LG	FILIOTE MATURAL D.C. TADA M
CENTER LLC	EK LONG FRIEND LLC	ELLIOTT NATHAN R & TARA N
6501 EAGLE ROCK AVE NE UNIT A-6	8923 ROBS PL NE	6723 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2478	ALBUQUERQUE NM 87122	ALBUQUERQUE NM 87113-2525
FUJIMOTO CY H & WENDY S W	GALLEGOS ALICIA R & TERRANCE E	GONZALES CHARLES G & VALERIE A
	0.122000.120.1100.1100.120.120.120.120.1	6612 YAWKEY WAY NE
6605 GLENTURRET WAY NE ALBUQUERQUE NM 87113-2523	6801 GLENTURRET WAY NE ALBUQUERQUE NM 87113-2527	**==
ALBUQUERQUE INIVI 8/113-2523	ALBUQUERQUE NIVI 8/113-252/	ALBUQUERQUE NM 87113-3200
CUTUEDDEZ ANCELAAO CD	CUTIEDDEZ DANIELIE NI	HARMON CHRISTOPHER D & BRITTANY
GUTIERREZ ANSELMO SR	GUTIERREZ DANIELLE N	N
PO BOX 50039 ALBUQUERQUE NM 87181	6627 GLENTURRET WAY NE ALBUQUERQUE NM 87113-2523	6632 YAWKEY WAY NE
ALBOQUERQUE NIVI 87181	ALBUQUERQUE NIVI 8/113-2525	ALBUQUERQUE NM 87113-3200
HERRERA PAUL P	HOSH LLC	IMHOFF SETH & ANABELL
6715 GLENTURRET WAY NE	10016 ACADEMY KNOLLS DR NE	6623 GLENTURRET WAY NE
ALBUQUERQUE NM 87113-2525	ALBUQUERQUE NM 87111-1735	ALBUQUERQUE NM 87113-2523
IACKCON LARRY D	MACCANA DUCINIECO CENTED LLO	KASSAM LAND ACQUISITION 9 LLC
JACKSON LARRY D	KASSAM BUSINESS CENTER LLC	5051 JOURNAL CENTER BLVD NE SUITE
6805 SCHIST AVE NE	6501 AMERICAS PKWY NE SUITE 1050	500
ALBUQUERQUE NM 87113	ALBUQUERQUE NM 87110-5313	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

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

	ance (IDO) Subsection 14-16-6-4(K) Publi	
Prope	rty Owner within 100 feet*:	
Mailin	g Address*:	
Projec	ct Information Required by <u>IDO Subsection</u>	on 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 Mod	desto Ave NE between San Pedro Drive and Louisiana Blvd
2.	Property Owner* Kassam Land Acquisi	tion 9, LLC; Sara Otto-Diniz; and Scott Cole
3.	Agent/Applicant* [if applicable] Conse	ensus Planning, Inc. / Legacy Development & Management, LLC
4.	Application(s) Type* per IDO <u>Table 6-1</u>	- <u>1</u> [mark all that apply]
	☐ Conditional Use Approval	
	□ Permit	(Carport or Wall/Fence – Major)
	X Site Plan	
	☐ Subdivision	(Minor or Major)
	Uacation	(Easement/Private Way or Public Right-of-way)
	□ Variance	
	□ Waiver	
	□ Other:	
	Summary of project/request1*:	
	Major Amendment to the Fagle Rock B	Business Center Site Plan and approval of a new
	Site Plan - DRB for a 120-unit multi-fan	
5.	This application will be decided at a pu	blic meeting or hearing by*:
	☐ Zoning Hearing Examiner (ZHE)	X Development Review Board (DRB)
	☐ Landmarks Commission (LC)	☐ Environmental Planning Commission (EPC)

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

	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. Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):
riojec	
1.	Zone Atlas Page(s)* ⁴ <u>C-18</u>
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*:
	X Deviation(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 <u>Table 6-1-1</u> : ☐ 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.*
	X 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: <u>http://data.cabq.gov/business/zoneatlas/</u>

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

| 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:
| 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

Proposed multi-family site: vacant

NOTE: Pursuant to <u>IDO Subsection 14-16-6-4(L)</u>, 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.

Current Land Use(s) [vacant, if none] Business Center: Office/warehouse

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



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

sus Planning
¹ Street NW

Jue, NM 87102



ORTIZ ROBERT J 9031 OBSIDIAN ST NE ALBUQUERQUE NM 87113

; Planning reet NW , NM 87102



PUEBLO OF SANDIA 481 SANDIA LOOP RD BERNALILLO NM 87004



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

sus Planning Street NW ue, NM 87102



OTTO CHERI L 9023 OBSIDIAN ST NE ALBUQUERQUE NM 87113

Is Planning Street NW 2, NM 87102



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



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

s Planning treet NW NM 87102



JACKSON LARRY D 6805 SCHIST AVE NE ALBUQUERQUE NM 87113

Planning reet NW, NM 87102



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



PULTE HOMES 7601 JEFFERSON ST NE SUITE 320 ALBUQUERQUE NM 87109

s Planning treet NW :, NM 87102



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

us Planning Street NW e, NM 87102



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



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

us Planning Street NW ue, NM 87102



SINGH PARAMJIT 6709 GLENTURRET WAY NE ALBUQUERQUE NM 87113-2525

s Planning treet NW s, NM 87102



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



EK LONG FRIEND LLC 8923 ROBS PL NE ALBUQUERQUE NM 87122

Planning eet NW NM 87102



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

us Planning Street NW ue, NM 87102



EAGLE ROCK PROPERTIES LLC 6705 EAGLE ROCK AVE NE ALBUQUERQUE NM 87113 GONZALES CHARLES G & VALERIE A 6612 YAWKEY WAY NE ALBUQUERQUE NM 87113-3200

us Planning Street NW 1e, NM 87102



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

is Planning Street NW ≥, NM 87102



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



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

Planning treet NW, NM 87102



HARMON CHRISTOPHER D & BRITTANY

N

6632 YAWKEY WAY NE

ALBUQUERQUE NM 87113-3200

3 Planning treet NW , NM 87102



CHERRY ENGINEERING INC 8805 SCARLET NIGHT ST NE ALBUQUERQUE NM 87122



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

Planning reet NW NM 87102



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

Planning reet NW NM 87102



ASHRAF ANETA 6615 GLENTURRET WAY NE ALBUQUERQUE NM 87113-2523



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

unning t NW M 87102



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

nning . NW 4 87102



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



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

Planning reet NW NM 87102



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

Planning reet NW NM 87102



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



BACA JENNY RENEE 9015 OBSIDIAN ST NE ALBUQUERQUE NM 87113

s Planning treet NW s, NM 87102



GUTIERREZ ANSELMO SR PO BOX 50039 ALBUQUERQUE NM 87181

Planning reet NW, NM 87102



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



CITY OF ALBUQUERQUE PO BOX 2248 ALBUQUERQUE NM 87103-2248

ning NW 87102



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

nning NW 1 87102



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



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

Planning reet NW NM 87102



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

Planning cet NW NM 87102



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



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

s Planning treet NW s, NM 87102



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

s Planning treet NW , NM 87102



TITAN INVESTMENTS LLC 7916 RANCHITOS LP NE ALBUQUERQUE NM 87113



WBMC LLC 316 LA CHAMISAL LN NW ALBUQUERQUE NM 87107

Planning reet NW NM 87102



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

X 1. Date of drawing and/or last revision

X 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

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

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

Location and dimension of drive aisle crossings, including paving treatment **X** 3. Location and description of amenities, including patios, benches, tables, etc. X E. Off-Street Loading **X** 1. Location and dimensions of all off-street loading areas N/A Vehicle Stacking and Drive-Through or Drive-Up Facilities N/A **X**_F. Location and dimensions of vehicle stacking spaces and gueuing lanes ____ 1. Landscaped buffer area if drive-through lanes are adjacent to public R/W ____ 2. Striping and Sign details for one-way drive through facilities ____ 3. 3. Streets and Circulation **X** A. Locate and identify adjacent public and private streets and alleys. _**X**_ 1. Existing and proposed pavement widths, right-of-way widths and curve radii **X** 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions **X** 3. Location of traffic signs and signals related to the functioning of the proposal N/A **X** 4. Identify existing and proposed medians and median cuts N/A **X** 5. Sidewalk widths and locations, existing and proposed **_X**_ 6. Location of street lights **X** 7. Show and dimension clear sight triangle at each site access point **X** 8. Show location of all existing driveways fronting and near the subject site. X B. Identify Alternate transportation facilities within site or adjacent to site N/A Bikeways and bike-related facilities ____ 2. Pedestrian trails and linkages ____ 3. Transit facilities, including routes, bus bays and shelters existing or required 4. Phasing **X** 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 X 1. Scale - must be same as scale on sheet #1 - Site plan X 2. Bar Scale **X** 3. North Arrow **X** 4. Property Lines **X** 5 Existing and proposed easements **X** 6. Identify nature of ground cover materials Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)

Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)

Ponding areas either for drainage or landscaping/recreational use

_X_B.

X C.

SITE PLAN CHECKLIST

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

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

B. Grading Information

- **X** 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- **X** 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.
- **_X**_ 3. Identify ponding areas, erosion and sediment control facilities.
- X 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

- **X** A. Fire hydrant locations, existing and proposed. (or submit signed off Fire One Plan)
- X B. Distribution lines
- **X** C. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
- **X** D. Existing water, sewer, storm drainage facilities (public and/or private).
- **X** E. Proposed water, sewer, storm drainage facilities (public and/or private)
- **X** F. Existing electric lines both overhead and underground. Power Poles shown with dimensions to proposed buildings and structures must be clearly shown.

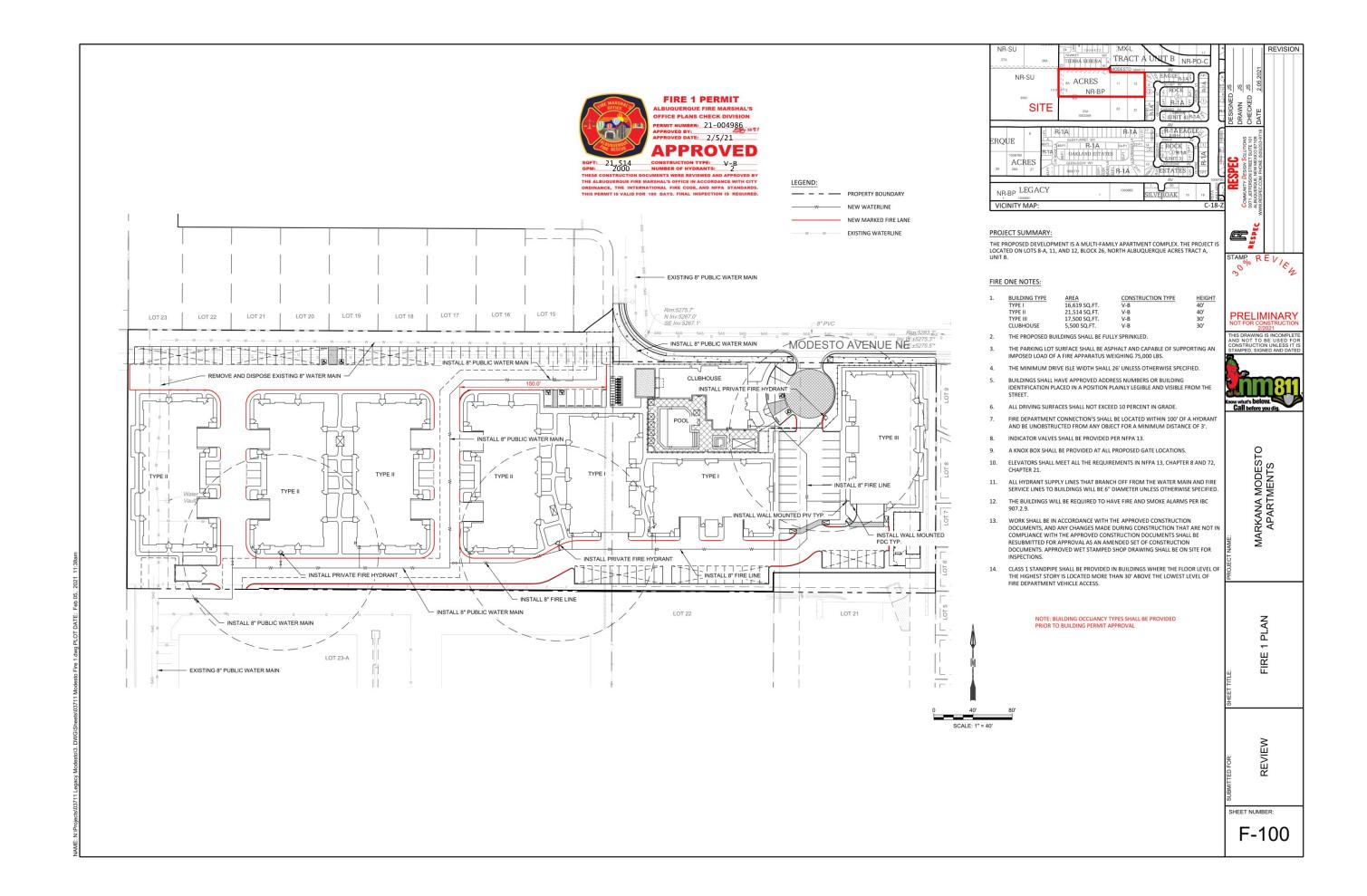
SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

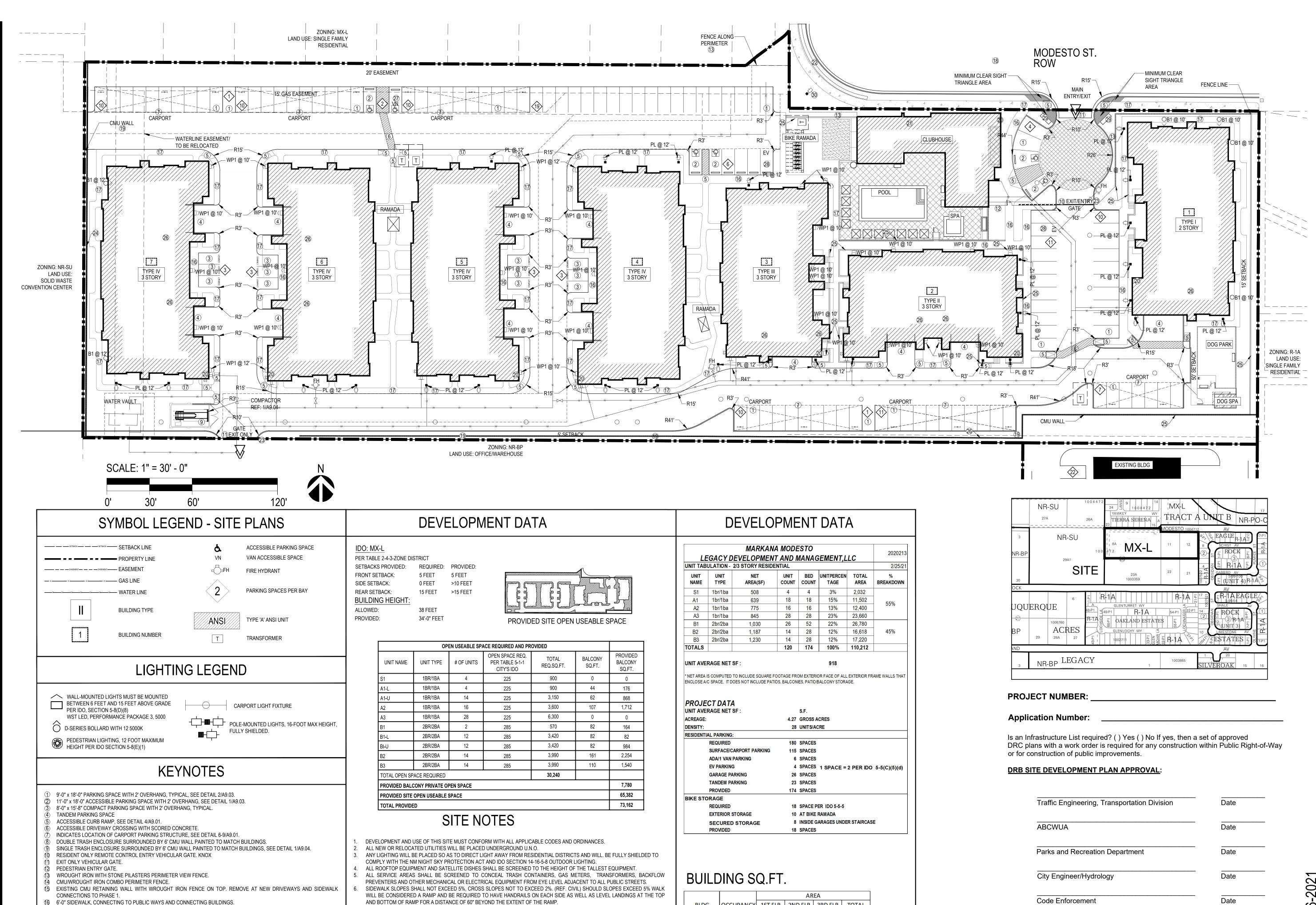
A. General Information

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

B. Building Mounted Signage

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





BLDG

RAMADA 1

RAMADA 2

POOL RR

TOTAL

ALL ACCESSIBLE BUILDING ENTRANCES SHALL HAVE NO MORE THAN A 2% SLOPE FOR A DISTANCE OF 66" PERPENDICULAR TO

10. A 42" HIGH GUARDRAIL, MEASURED FROM FINISH FLOOR OF WALKING SURFACE, SHALL BE PLACED ALONG WALKING SURFACE

1. GROUND-MOUNTED EQUIPMENT SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO UTILITY FACILITIES. ALL SCREENING AND

12. VISIBILITY, LANDSCAPING, FENCING, AND SIGNS SHALL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS,

VEGETATION SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS ARE TO ALLOW 10 FEET OF CLEARANCE IN FRONT OF

THE EQUIPMENT DOOR AND 5-6 FEET OF CLEARANCE ON THE REMAINING THREE SIDES FOR SAFE OPERATION, MAINTENANCE, AND REPAIR

TREES, AND SHRUBS BETWEEN 3 AND 8 FEET IN HEIGHT (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED IN THE CLEAR SIGHT

PROVIDE 18" MANEUVERING CLEARANCE ON PULL SIDE OF ALL PEDESTRIAN GATES, MAINTAIN GROUND SLOPE AT 2%.

THE DOOR INCLUDING AN 18" MANEUVERING CLEARANCE ON PULL SIDE OF DOOR.

MORE THAN 30" ABOVE THE ADJACENT GRADING.

NO EXPOSED CONDUIT, PIPING, ETC. IS ALLOWED ON THE EXTERIOR FACE OF THE BUILDING.

4'-0" SIDEWALK, TYPICAL ON SITE.

POOL EQUIPMENT ROOM

5 6 FT 2 INCH RETAINING WALL

VAN ACCESSIBLE PARKING SPACE

30 STREET LIGHT TO BE INSTALLED BY AFJ

BIKE PARKING SPACES UNDER THE STAIR CASE.

FIRE RISER LOCATION, SEE BUILDING PLANS, ALL BUILDINGS SHALL HAVE PIV.

18 EXISTING STREET.

IMPACT BARRIER

2 FT RETAINING WALL

28 EV CHARGING SPACE 29 MONUMENT SIGN

9 6' CMU WALL

3 KNOXBOX

OCCUPANCY | 1ST FLR | 2ND FLR | 3RD FLR | TOTAL

U/R-2 7313 7497

U/R-2 7426 7369

93

93

1211

U/R-2 8279 8226 0 16505

U/R-2 9013 9144 2539 20696

33428 32236 4225 68492

843

843 15638

SHEET CONTENTS

SHEET NO.

02 DRB

Date

Date

*Environmental Health, if necessary

Solid Waste Management

* Environmental Health Department (conditional)

DRB Chairperson, Planning Department

Approved for Access HERMAN GALLEGOS Herman Gallegos 02-26-21

JAMES RYAN McLEAN NO. 5351

Issue for Pricing / Bidding

Issue for Permit Application

XX/XX/XX

COMMENTS

Issue for Construction

DATE

2021 by Humphreys & Partners Architects. L.P. All

TREE PLANTING DETAIL

SCALE: N.T.S.

- PROPERTY LINE, TYP.
 CLEAR SIGHT TRIANGLE
- 3. MODERN LOW BOWL PLANTER4. RECTANGLE TAPERED PLANTER
- 5. SYNTHETIC TURF6. WATER FEATURE
- 7. MONUMENT SIGN, SEE ARCHITECTURAL SITE PLAN

GENERAL LANDSCAPE NOTES

LANDSCAPE DESIGN
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH CRUSHER FINES, 7/8" SANTA
FE BROWN ROCK MULCH, 2"-4" BUILDOLOGY BROWN ROCK MULCH, OR SIMILAR
MATERIAL. ALL PLANTERS SHALL BE TOP DRESSED WITH A MINIMUM 2" OF
SHREDDED BARK MULCH.

IRRIGATIO

IRRIGATION
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION
LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED
TO. A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE,
SHRUB AND GROUNDCOVER PLANTING AREAS. THE IRRIGATION SYSTEM SHALL
BE DESIGNED TO ISOLATE PLANT MATERIAL ACCORDING TO SOLAR EXPOSURE
AND WILL BE SET UP BY PLANT ZONES ACCORDING TO WATER REQUIREMENTS.
THE TREES WILL BE PROVIDED WITH (6) 2 GPH EMITTERS, WITH THE ABILITY TO BE
EXPANDED TO ACCOMMODATE THE GROWTH OF THE TREE. SHRUBS AND
GROUNDCOVERS WILL BE PROVIDED WITH (2) 1 GPH EMITTERS. TREES, SHRUBS,
ACCENTS, AND GROUNDCOVERS WILL BE GROUPED ON THE SAME VALVE.

WHERE LANDSCAPING IS INSTALLED IN THE PUBLIC RIGHT-OF-WAY, A SEPARATE VALVE(S) WILL BE PROVIDED AT THE PROPERTY LINE ALLOWING ISOLATION OF THE IRRIGATION TO THE LANDSCAPE WITHIN THE PUBLIC RIGHT-OF-WAY. DRIP IRRIGATION SYSTEMS AND ARTIFICIAL TURF SHALL NOT BE ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY.

RESPONSIBILITY OF MAINTENANCE

MAINTENANCE OF ALL PLANTING AND IRRIGATION, INCLUDING THOSE WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

METHOD FOR COMPLYING WITH WATER CONSERVATION ORDINANCE
THE LANDSCAPE PLAN SHALL LIMIT THE PROVISION OF HIGH WATER USE TURF
TO A MAXIMUM OF 10 PERCENT OF THE REQUIRED LANDSCAPED AREA. THE
PLANT PALETTE IS PREDOMINANTLY COMPRISED OF PLANTS WITH LOW TO
MEDIUM WATER USE REQUIREMENTS, THEREBY MINIMIZING IRRIGATION NEEDS
WHILE ENSURING THE VIABILITY OF THE PLANTS. AN EVAPOTRANSPIRATION
MANAGEMENT CONTROLLER WILL BE INCLUDED IN THE DESIGN OF THE
IRRIGATION SYSTEM TO MONITOR WEATHER CONDITIONS SO THAT THE OPTIMUM
MOISTURE BALANCE IS ACHIEVED AND THE POSSIBILITY OF OVER-WATERING IS
REDUCED.

PNM COORDINATION

COORDINATION WITH PNM'S NEW SERVICE DELIVERY DEPARTMENT IS NECESSARY REGARDING PROPOSED TREE LOCATION AND HEIGHT, SIGN LOCATION AND HEIGHT, AND LIGHTING HEIGHT IN ORDER TO ENSURE SUFFICIENT SAFETY CLEARANCES.

SCREENING WILL BE DESIGNED TO ALLOW FOR ACCESS TO ELECTRIC UTILITIES. IT IS NECESSARY TO PROVIDE ADEQUATE CLEARANCE OF TEN FEET IN FRONT AND AT LEAST FIVE FEET ON THE REMAINING THREE SIDES SURROUNDING ALL GROUND-MOUNTED EQUIPMENT FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

CLEAR SIGHT DISTANC

SCALE: 1"=30'-0"

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.

ADE ADEA 00/50405

ANDSCAPE AREA COVERAGE

TOTAL SITE AREA:

TOTAL BUILDING AREA (BUILDING ENVELOPE):

NET AREA

208,587 SF (4.78 AC)

- 68,627 SF

139,960 SF

REQUIRED LANDSCAPE AREA (15% OF NET AREA): 20,994 SF PROVIDED LANDSCAPE AREA 43,900 SF (29%)

LANDSCAPE COVERAGE REQUIREMENTS SPECIFY TREE CANOPIES AND GROUND-LEVEL PLANTS SHALL COVER A MINIMUM OF 75%. A MINIMUM OF 25% SHALL BE PROVIDED AS GROUND-LEVEL PLANTS (SHRUBS, GRASSES, ETC.) OF THE REQUIRED VEGETATIVE COVERAGE.

PROVIDED LIVE VEGETATIVE MATERIAL COVERAGE 75,894 SF (172%) PROVIDED GROUND-LEVEL PLANT COVERAGE 14,416 SF (43%)

LANDSCAPE TURF

NO MORE THAN 10% OF REQUIRED LANDSCAPE AREAS SHALL BE TURF GRASS

SPECIES REQUIRING IRRIGATION FOR SURVIVAL AFTER THE FIRST 2 GROWING

TURF AREA: 1,380 SF (6.5%)

PARKING LOT AREA
THERE ARE 180 PARKING SPACES. AT LEAST 15% OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR MORE SPACES, SHALL BE LANDSCAPED.

TOTAL PARKING LOT AREA: 72,119 SF LANDSCAPE AREA: 14,200 SF (19%)

PARKING LOT TREES
THERE ARE 180 PARKING SPACES. PARKING LOT TREE REQUIREMENTS ARE BASED UPON 1 TREE PER 10 SPACES.

PARKING LOT TREES REQUIRED: 18 PARKING LOT TREES PROVIDED: 23

STREET TREES
MODESTO AVENUE IS A LOCAL STREET AND THEREFORE DOES NOT REQUIRE

STREET TREES PER PART 6-6-2 OF ROA 1994 (STREET TREES).

SEASONS.

SITE TREES
TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY SECOND FLOOR UNITS. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 46 FIRST FLOOR UNITS AND 74 SECOND STORY UNITS ARE

SITE TREES REQUIRED: 120 SITE TREES PROVIDED: 120

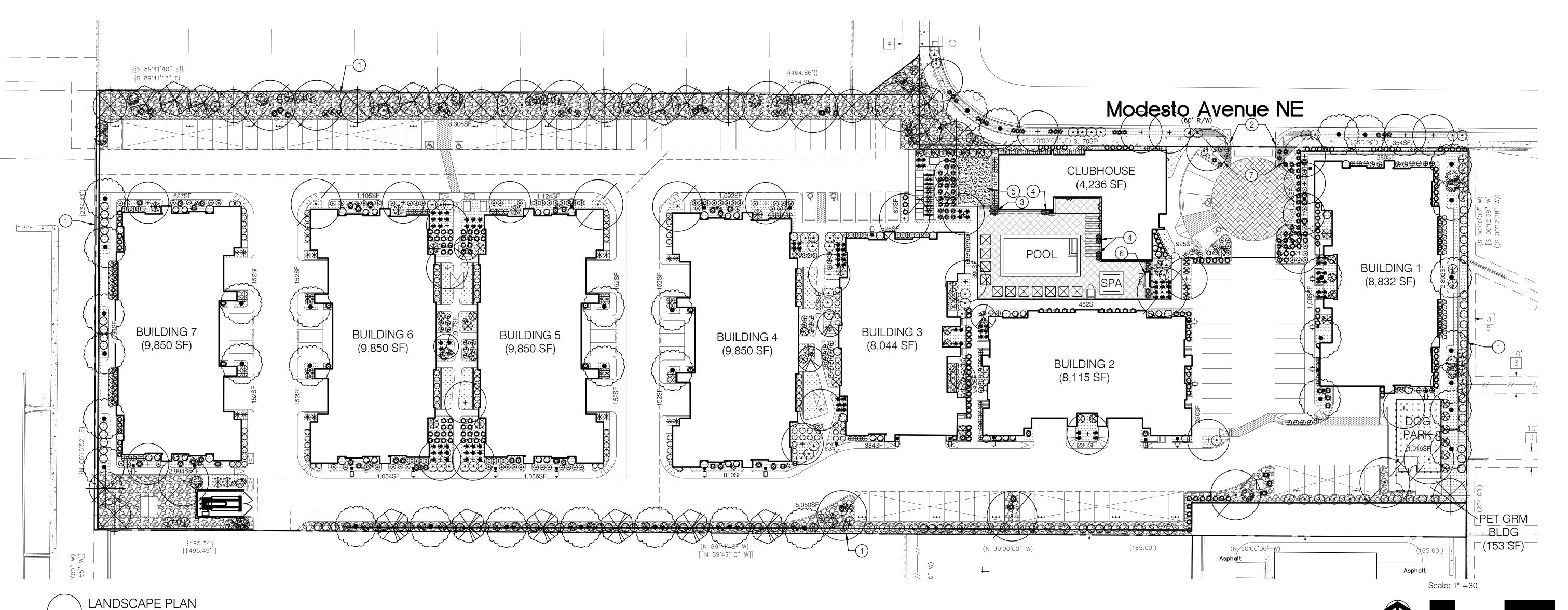
PLANT LEGEND

YUCCA RUPICOLA

TWISTLEAF YUCCA (RW)

QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE	QTY.	SYMBOL	SCIENTIFIC NAME COMMON NAME (WATER USE)	SIZE	MATURE SIZE
	TREES					ORNAMEN	ITAL GRASSES		
18		GLEDITSIA TRIACANTHOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST (M)	2" B&B	40' HT. X 35' SPR.	190	A CONTRACTOR OF THE PARTY OF TH	CALAMAGROSTIS A. 'OVERDAM' VARIEGATED REED GRASS (M)	5-GAL.	3' HT. X 3' SPR.
9		LAGERSTROEMIA IND. 'WATERMELON RED' WATERMELON RED CRAPE MYRTLE (H)	2" MS/ 24" BOX	25' HT. X 15' SPR.	36	\otimes	MISCANTHUS SINENSIS 'YAKUSHIMA' DWARF MAIDEN GRASS (M)	5-GAL.	4' HT. X 4' SPR.
11	\bigoplus	PINUS NIGRA AUSTRIAN PINE (M)	B&B	35' HT. X 25' SPR.	120	\bigcirc	PENNISETUM ALOP. 'HAMELN' DWARF FOUNTAIN GRASS (M)	5-GAL.	3' HT. X 3' SPR.
35	\odot	PYRUS CALLERYANA 'AUTUMN BLAZE' AUTUMN BLAZE FLOWERING PEAR (M)	2" B&B	25' HT. X 25' SPR.	78		PENNISETUM ORIENTALE 'KARLEY ROSE' ORIENTAL FOUNTAIN GRASS (M)	5-GAL.	3' HT. X 3' SPR.
30	$\overline{\bullet}$	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE ELM (M)	2" B&B	30' HT. X 25' SPR.		FLOWERIN	. ,		
17		VITEX AGNUS-CASTUS CHASTE TREE (M)	2" MS/ 24" BOX	20' HT. X 20' SPR.	84	•	ACHILLEA 'MOONSHINE' MOONSHINE YARROW (M)	1-GAL.	2' HT. X 2' SPR.
	SHRUBS				45 SF		DELOSPERMA COOPERI/NUBIGENUM PURPLE/YELLOW ICEPLANT (L+)	1-GAL. 15" O.C.	6" HT. X 16" SPR.
29	0	BUDDLEIA DAVIDII NAN. 'NANHO PURPLE' PURPLE BUTTERFLY BUSH (M)	5-GAL.	4' HT. X 4' SPR.	43	\oplus	ECHINACEA PURPUREA 'POWWOW WHITE' WHITE CONEFLOWER (M)	1 GAL.	3' HT. X 3' SPR.
42	\bigotimes	CARYOPTERIS CLANDONENSIS 'DARK KNT' BLUE MIST DARK KNIGHT SPIREA (M)	5-GAL.	5' HT. X 5' SPR.	68	$\langle : \rangle$	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER (M)	5 GAL.	3' HT. X 3' SPR.
50		CYTISUS X PRAECOX 'ALLGOLD' ALLGOLD BROOM (M)	5-GAL.	5' HT. X 5' SPR.		TURF GRA	· ,		
100	0	JUNIPERUS CHINENSIS 'SPARTAN' SPARTAN JUNIPER (L+)	15-GAL.	12' HT. X 3' SPR.	1,380 SF		REVIELLE BLUEGRASS	SOD	
146	\bigoplus	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM NANDINA (M)	5-GAL.	3' HT. X 3' SPR.			S AND MULCHES		
15		PINUS MUGO MUGHUS MUGO PINE (M)	5-GAL.	8' HT. X 8' SPR.	24		LANDSCAPE BOULDERS (3'X3' MIN)		
69	<u>•</u>	RHUS TRILOBATA 'AUTUMN AMBER' CREEPING THREE-LEAF SUMAC (L+)	5-GAL.	18" HT. X 6' SPR.	24,165 SF		7/8" SANTA FE BROWN ROCK MULCH (3" DEPTH OVER FILTER FABRIC)		
	DESERT AC	CCENTS			16,780 SF		2"-4" BUILDOLOGY BROWN MULCH (6" DEPTH OVER FILTER FABRIC)		
16	*	DASYLIRION TEXANUM SOTOL (RW)	5-GAL.	4' HT. X 4' SPR.	1,016 SF	× × ×	ENGINEERED WOOD FIBER MULCH (6" DEPTH)		
70	業	HESPERALOE PARVIFLORA RED FLOWERING YUCCA (L+)	5-GAL.	4' HT. X 4' SPR.		HARDSCAI	,		
20	**	YUCCA GLORIOSA 'VARIEGATA' VARIEGATED YUCCA (RW)	5-GAL.	5' HT. X 6' SPR.	175 LF		8" CONCRETE EDGER AT TURF		
3		YUCCA ROSTRATA BEAKED YUCCA (RW)	15-GAL.	12' HT. X 4' SPR.	1EA	0	54" DIA. X 9" HT MODERN LOW BOWL PLAN		
08))	YLICCA RUPICOLA	5-GAI	2' HT Y 3' SPR	3 EA		60" X 30" X 24" HT. TAPERED RECTANGLE PL	ANTER	

2' HT. X 3' SPR.





Indscape Architectur Urban Design Planning Services

302 EIGHTH ST. NW Albuquerque, NM 87102 Phone (505) 764–9801 Fax (505) 842–5495

Date Description

2KANAMANAGEMENT, LLC

PEAKS BY MARKAN

DEVELOPMENT AND MANACE

andscape Architect's Seal:

CHRISTOPHER J. GREEN

Designed By:

Solve Shecked By:

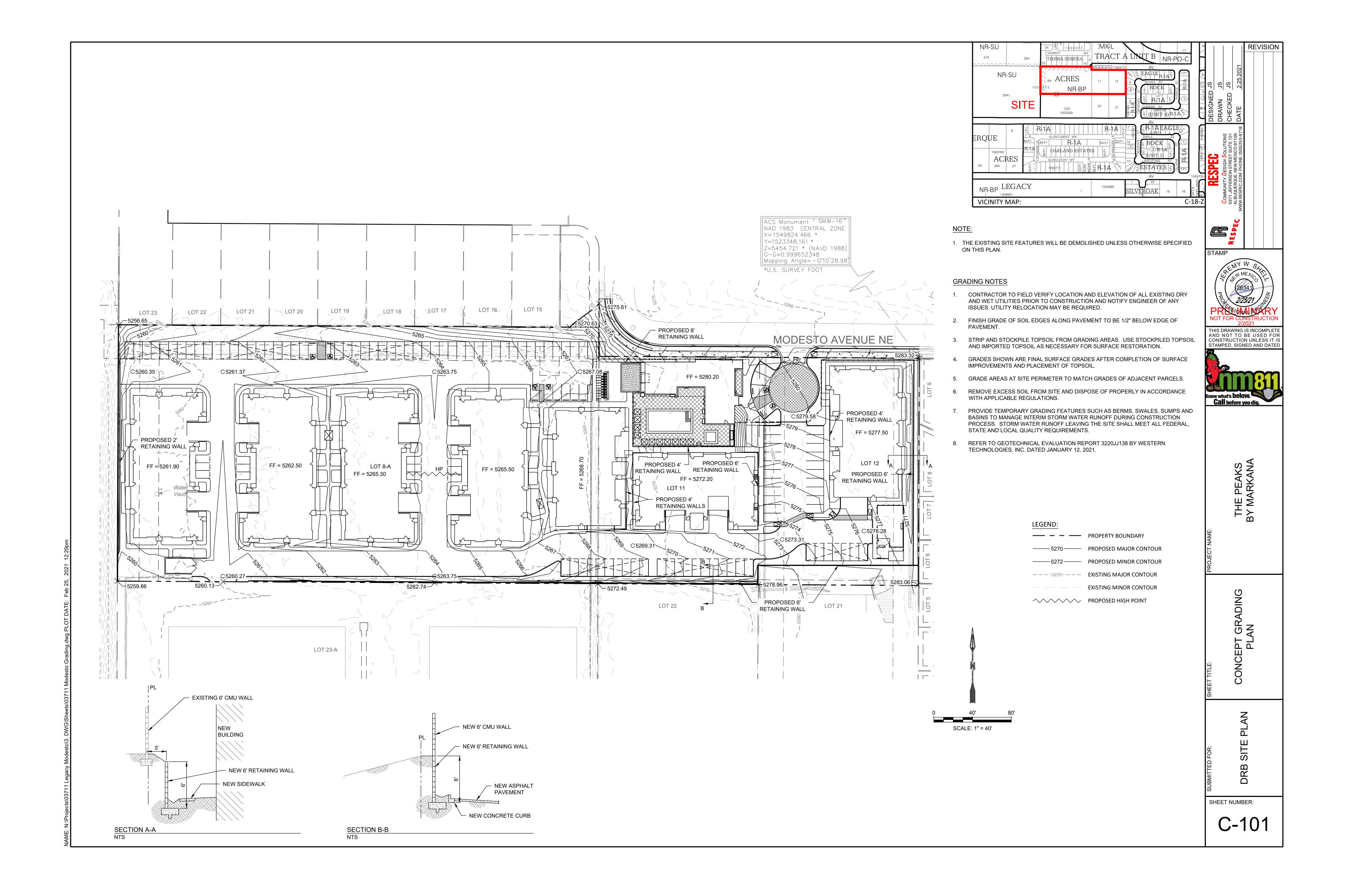
Checked By:

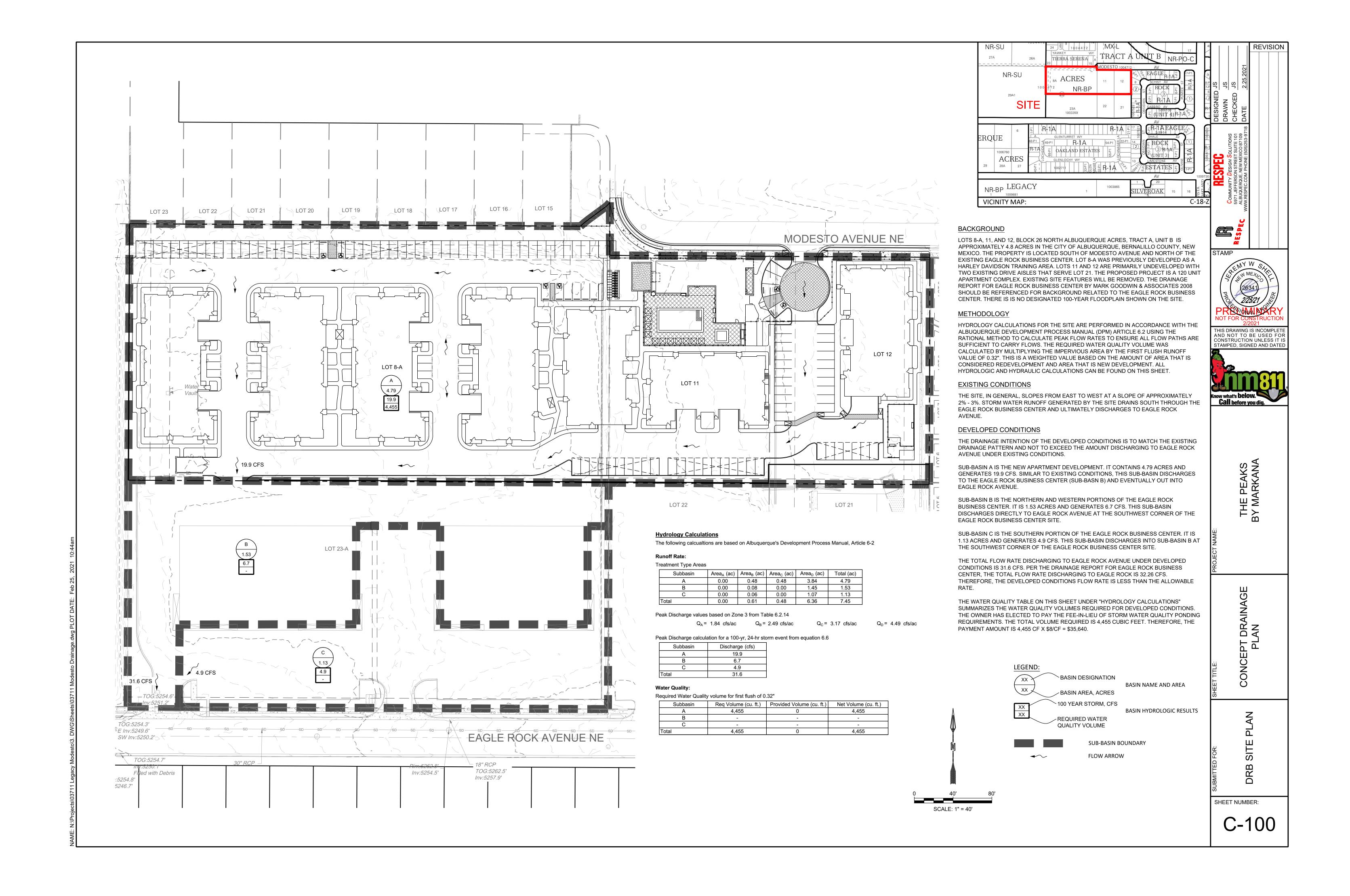
2/26/2021

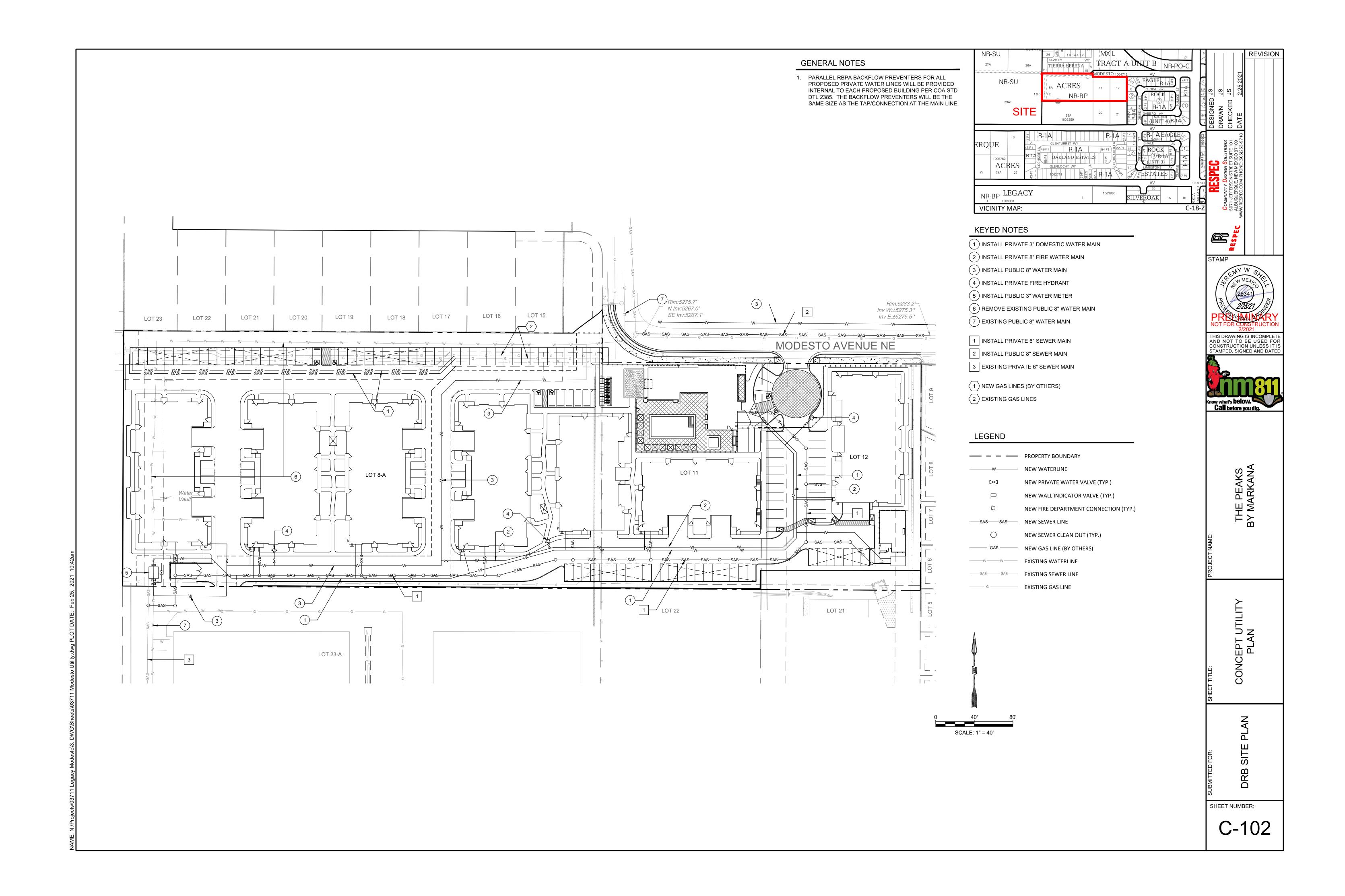
Project No:

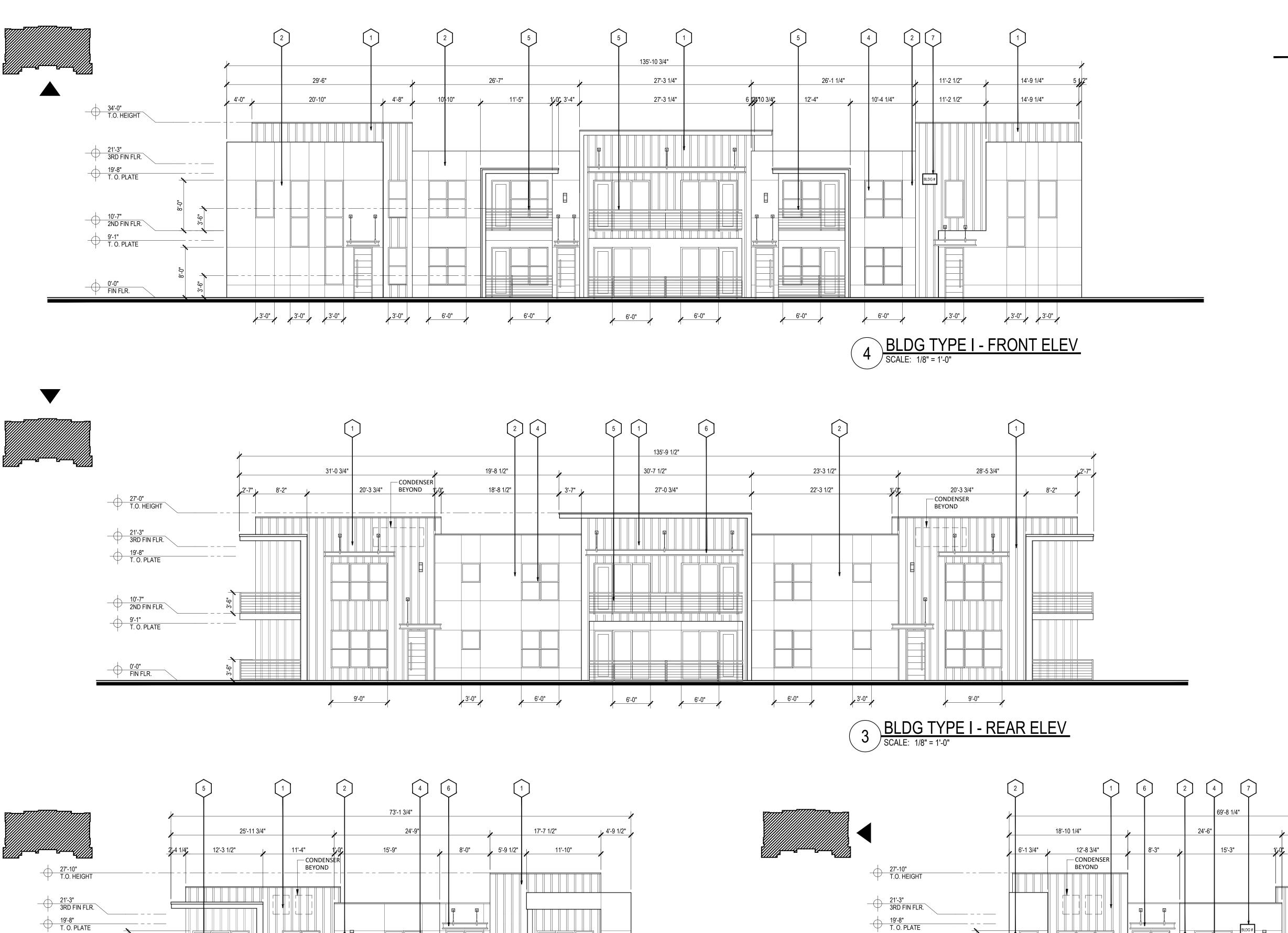
LANDSCAPE PLAN

L100









23'-7 1/2" 12'-3 1/2" 11'-4" 19'-8" T. O. PLATE BLDG# 10'-7" 2ND FIN FLR. 9'-1" T. O. PLATE 0'-0" FIN FLR. 3'-0" 8'-11 1/2" 3'-0" 6'-0" 6'-0" 6'-0" BLDG TYPE I - RIGHT ELEV
SCALE: 1/8" = 1'-0"

Architect of Record: Date Plotted: Issue for Pricing / Bidding: XX/XX/XX Issue for Permit Application: XX/XX/XX Issue for Construction XX/XX/XX WOOD-LOOK FIBER CEMENT SIDING - BROWN COMMENTS # DATE

MATERIAL KEY NOTE

BOARD & BATTEN - LIGHT BROWN

STUCCO - LIGHT GRAY

VINYL WINDOW - BRONZE

METAL RAILING - BRONZE

ALUMINUM AWNING - BRONZE

WALL SIGNAGE, LIMITED TO 10%

FACADE AREA. HEIGHT, MAXIMUM 18 FEET, PER TABLE 5-12-2 IDO.

© 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on

BY MARKANA

JAMES RYAN McLEAN NO. 5351

ELEVATIONS BUILDINGS TYPE I

SHEET NO.

02

DRB SET:

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

10'-7" 2ND FIN FLR.

9'-1" T. O. PLATE

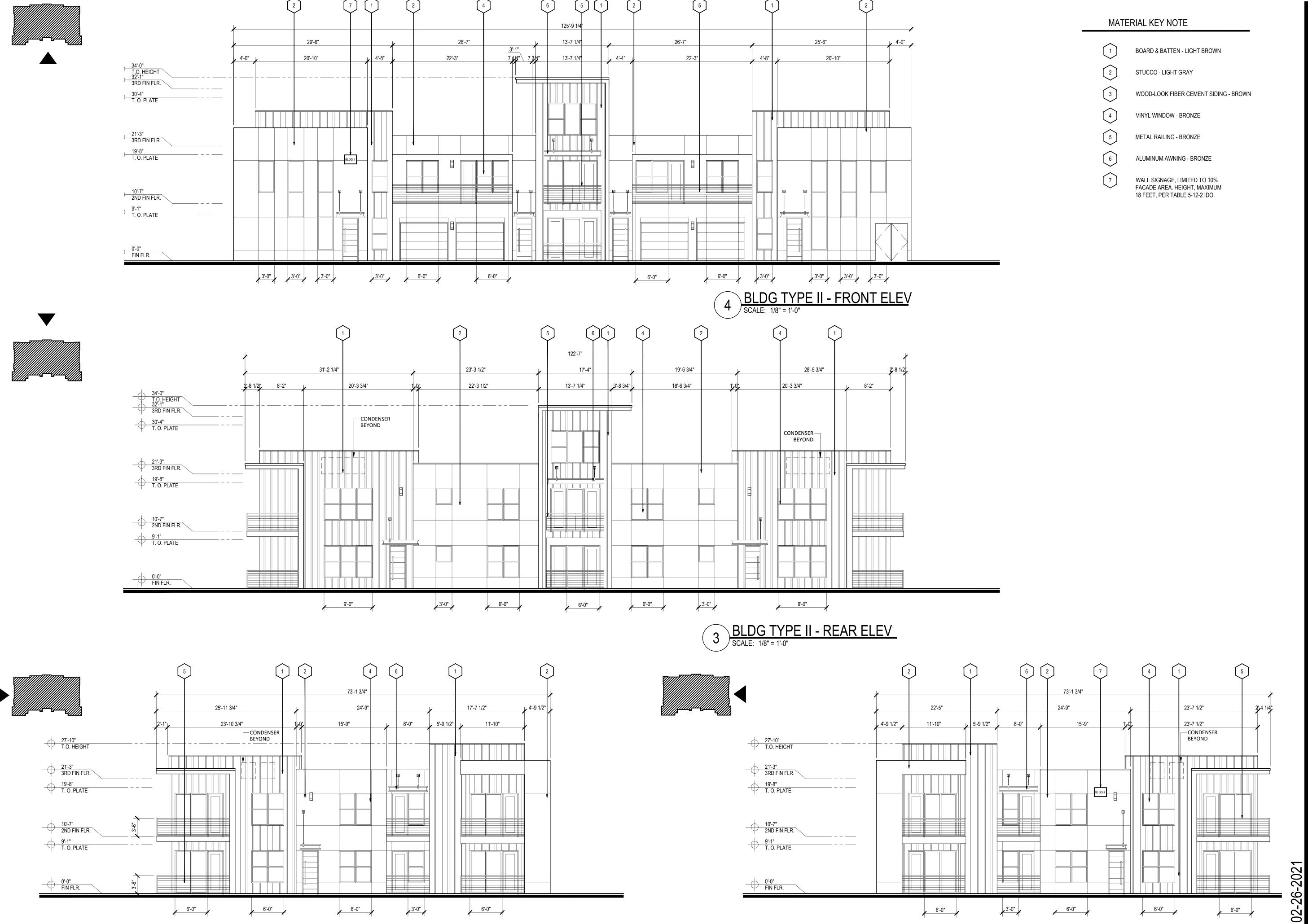
6'-0"

6'-0"

6'-0"

6'-0"

BLDG TYPE I - LEFT ELEV
SCALE: 1/8" = 1'-0"



Designed by:

Drawn by:
Architect of Record:

Date Plotted:

Issue for Pricing / Bidding:

XX/XX/XX

Issue for Permit Application:
XX/XX/XX

Revisions:

DATE COMMENTS

© 2021 by Humphreys &

© 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans

PEAKS BY MARKANA
ALBUQUERQUE, NEW MEXICO
EGACY DEVELOPMENT

JAMES RYAN
MCLEAN
NO. 5351

O2.26.2021

C PARTNERS
TS, L.P.

) DALLAS, TEXAS 75240
) 701 - 9639 FAX

5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS
(972) 701 - 9636 · (972) 701 - 9639 FAX

ARCH 5339 ALPHA ROAD (972) 701 -DALLAS · CHARLOTTE · CHIC

EET CONTENTS:

ELEVATIONS BUILDINGS TYPE II

SHEET NO.

A4.21

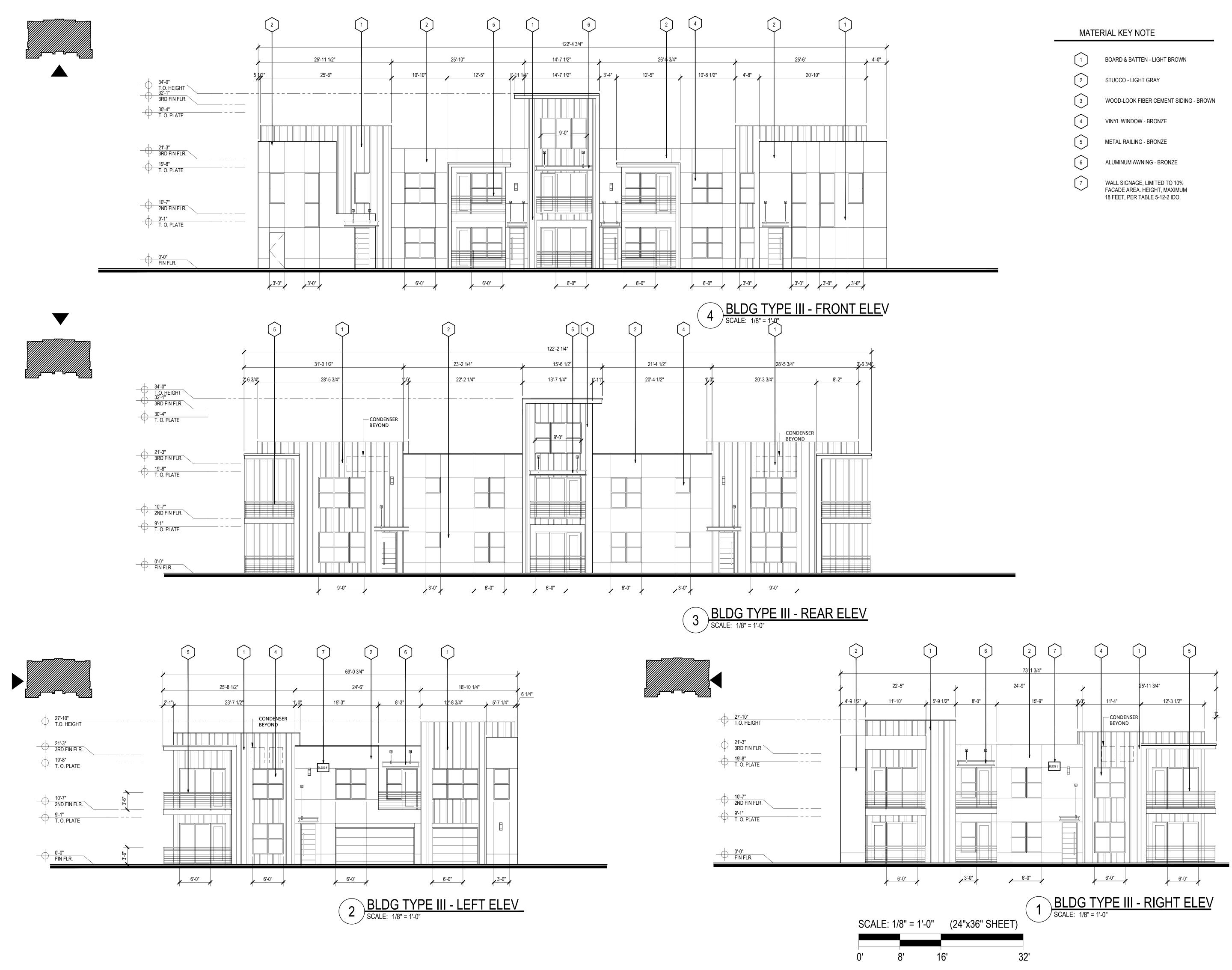
20213

2 BLDG TYPE II - LEFT ELEV
SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

0' 8' 16' 32'

1 BLDG TYPE II - RIGHT ELEV
SCALE: 1/8" = 1'-0"



Issue for Pricing / Bidding: XX/XX/XX Issue for Permit Application: XX/XX/XX Issue for Construction XX/XX/XX DATE COMMENTS

⊚2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary,

is limited to a one-time use on the site indicated on

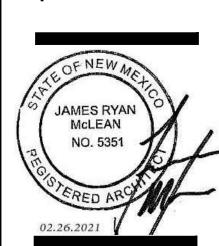
KS BY MARKANA

FERQUE, NEW MEXICO

7 DEVELOPMENT

VAGEMENT, LLC

PEAKS |



SHEET CONTENTS:

ELEVATIONS TYPE III

SHEET NO.

02-26-2021

DRB SET:



Issue for Pricing / Bidding: XX/XX/XX Issue for Permit Application: XX/XX/XX ssue for Construction XX/XX/XX DATE COMMENTS

> 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

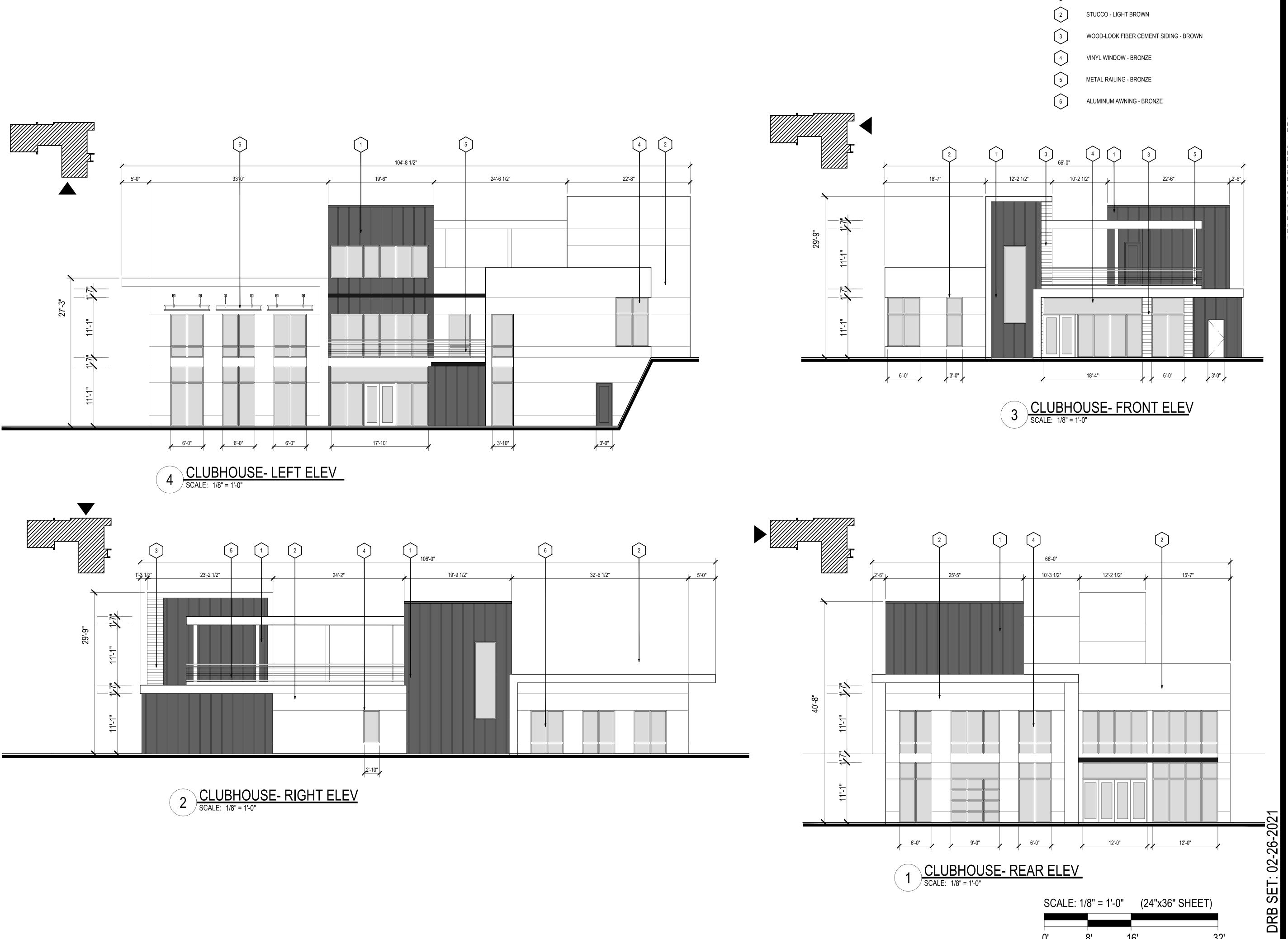
he architectural works depicted herein are the ole property of Humphreys & Partners Architects, .P. and may not be constructed or used without s express written permission. No permission to nodify or reproduce any of the architectural works, cluding without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed onstruction drawings. Permission to construct he building depicted in sealed construction awings is expressly conditioned on the full and mely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary,

JAMES RYAN McLEAN

ELEVATIONS TYPE IV

SHEET NO.

A4.41



Architect of Record: Date Plotted: Issue for Pricing / Bidding: XX/XX/XX Issue for Permit Application: Issue for Construction XX/XX/XX # DATE COMMENTS

MATERIAL KEY NOTE

BOARD & BATTEN - LIGHT BROWN

SCALE: 1/8" = 1'-0" (24"x36" SHEET)

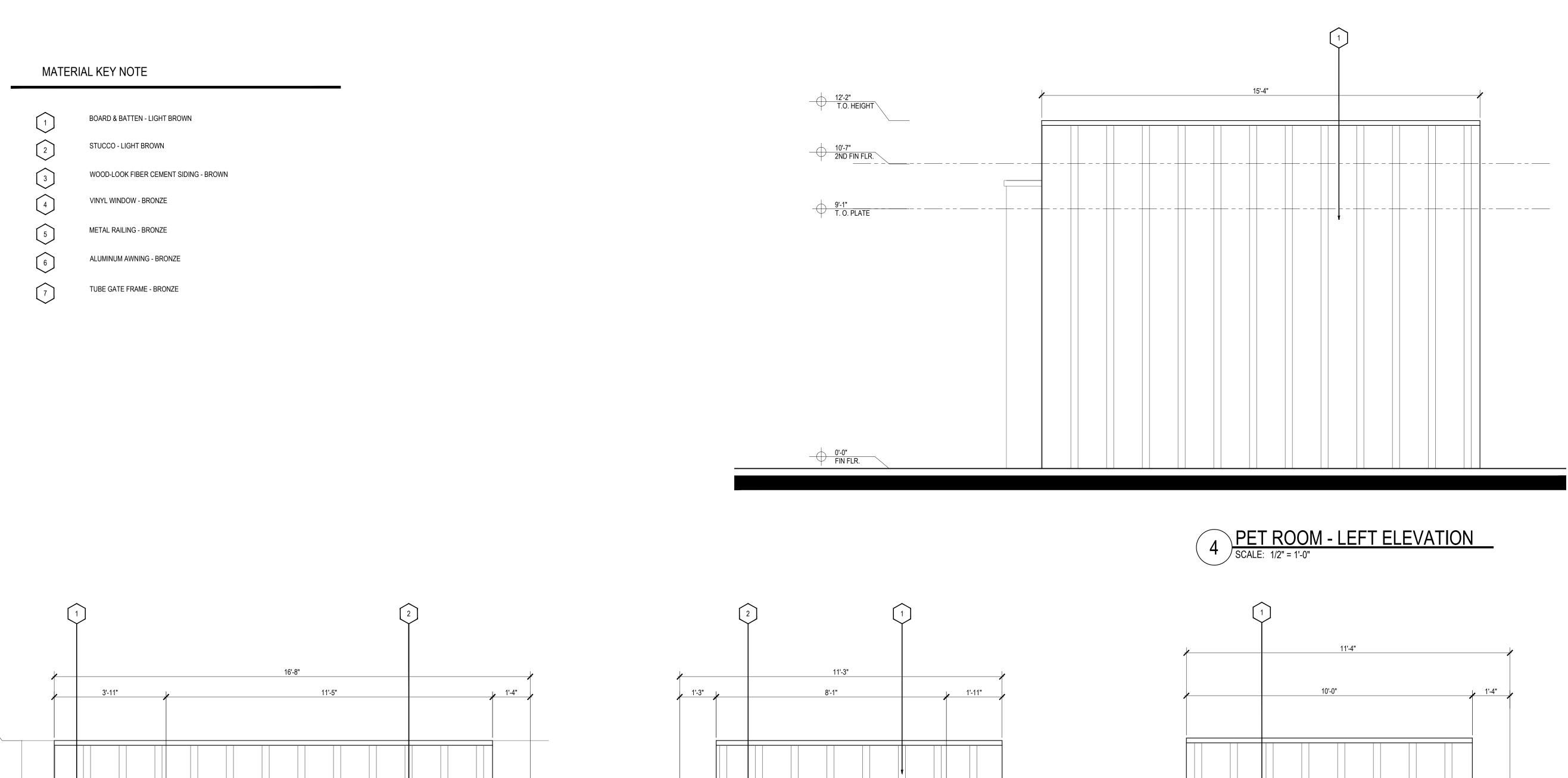
© 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on

JAMES RYAN McLEAN

CLUBHOUSE ELEVATIONS

A8.02



3.0°

3 PET ROOM - REAR ELEVATION

SCALE: 1/2" = 1'-0"

2 PET ROOM - FRONT ELEVATION
SCALE: 1/2" = 1'-0"

1 PET ROOM - RIGHT ELEVATION
SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0" (24"x36" SHEET)

0' 2' 4' 8'

Architect of Record:

Date Plotted:

Issue for Pricing / Bidding:

XX/XX/XX

Issue for Permit Application:

XX/XX/XX

Revisions:

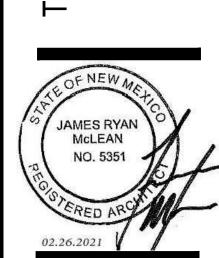
DATE COMMENTS

© 2021 by Humphreys &

© 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Architects, L.P. and may not be constructed or used without its express written permission. No permission to modify or reproduce any of the architectural works, including without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed construction drawings. Permission to construct the building depicted in sealed construction drawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary, is limited to a one-time use on the site indicated on these plans.

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



P. NO. 5351
P. D. TEXAS 75240
FAX
ORLEANS NEW YORK

ARCHITECTS, L.P.
5339 ALPHA ROAD · SUITE 300 · DALLAS, TEXAS 7524(
(972) 701 - 9636 · (972) 701 - 9639 FAX
CHARLOTTE · CHICAGO · DENVER · NEW ORLEANS · NE

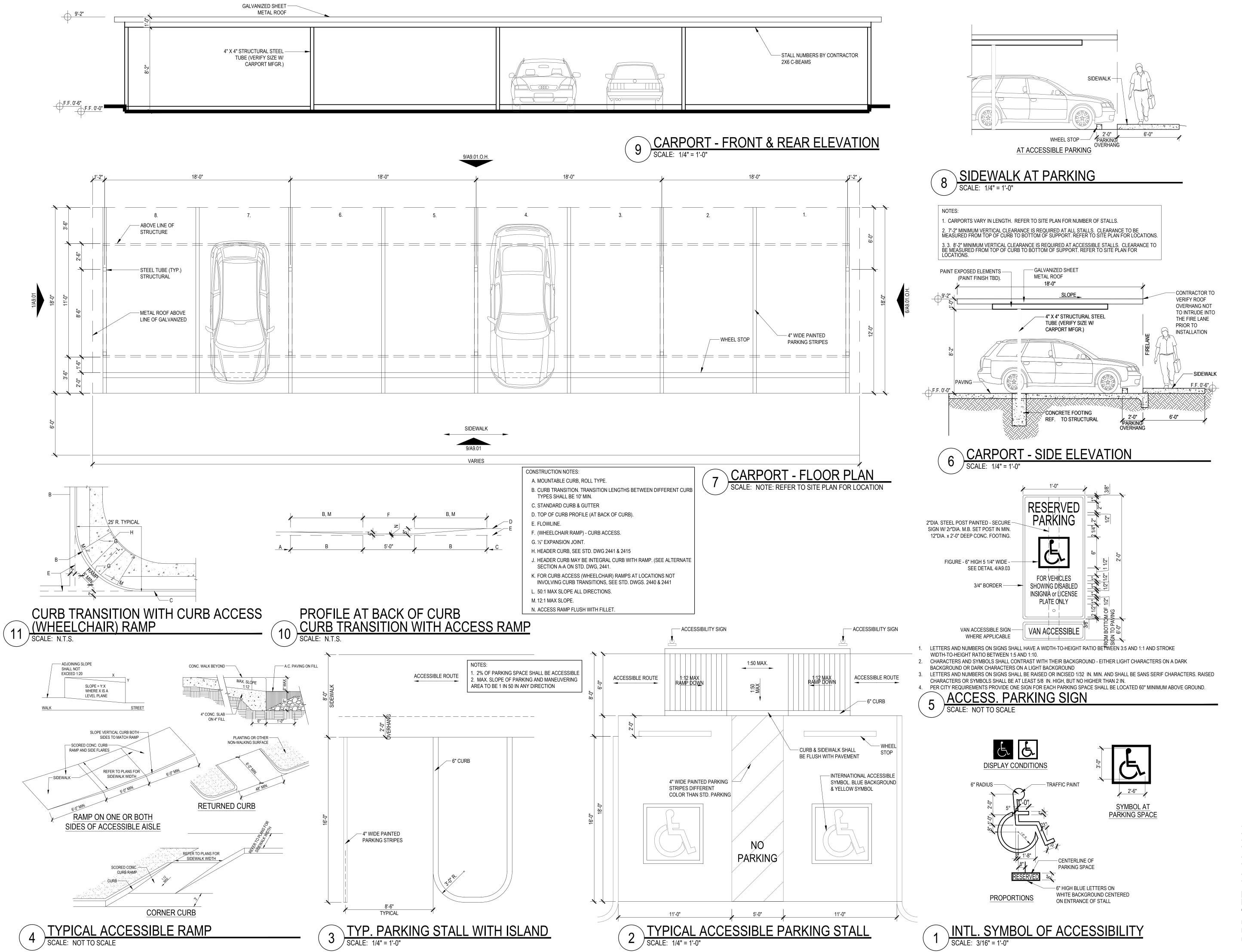
5339 ALPHA F
5339 ALPHA F
(972)
DALLAS · CHARLOTTE ·
NEWPORT BEACH

SHEET CONTENTS:
PET GROOMING

SHEET NO

A8.03

20213



Issue for Pricing / Bidding: XX/XX/XX Issue for Permit Application: XX/XX/XX Issue for Construction XX/XX/XX

© 2021 by Humphreys & Partners Architects, L.P. All

DATE

Rights Reserved he architectural works depicted herein are the sole property of Humphreys & Partners Architects, .P. and may not be constructed or used without modify or reproduce any of the architectural works, ncluding without limitation the construction of any building, is expressed or should be implied from delivery of preliminary drawings or unsealed onstruction drawings. Permission to construct the building depicted in sealed construction lrawings is expressly conditioned on the full and timely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in the absence of any written agreement to the contrary,

COMMENTS

is limited to a one-time use on the site indicated on

MARKANA

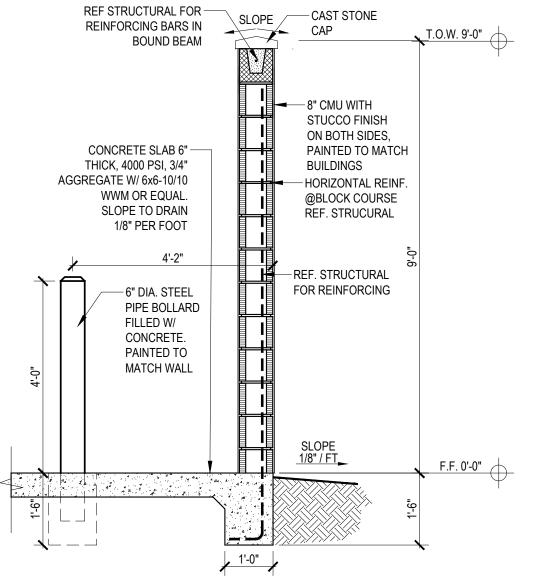
JAMES RYAN McLEAN NO. 5351

SITE DETAILS

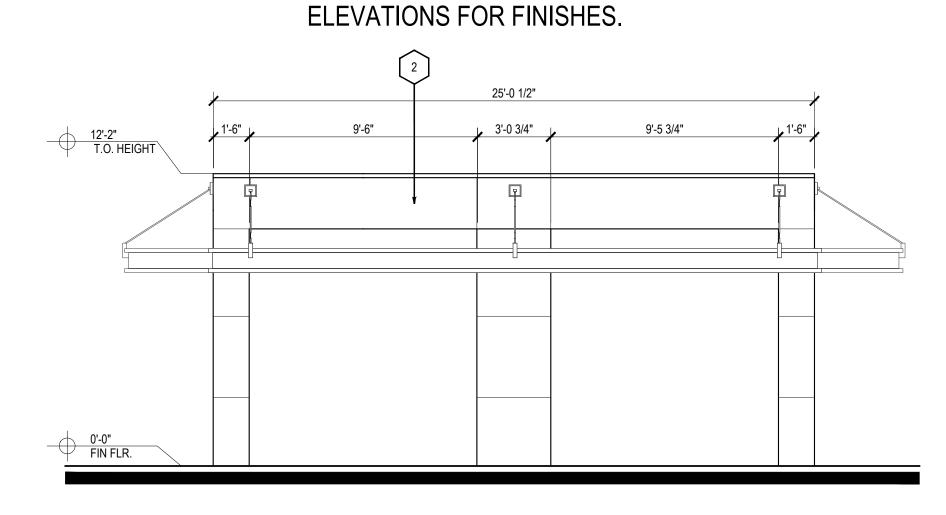
SHEET NO.

MATERIAL KEY NOTE

- BOARD & BATTEN LIGHT BROWN
- ² STUCCO LIGHT BROWN
- WOOD-LOOK FIBER CEMENT SIDING BROWN
- 4 VINYL WINDOW BRONZE
- 5 METAL RAILING BRONZE
- 6 ALUMINUM AWNING BRONZE
- TUBE GATE FRAME BRONZE



6'-0" 12'-2" T.O. HEIGHT 0'-0" FIN FLR.



SOCIALIZING AREAS EQUIPPED WITH BBQ

TOP TO PROVIDE SHADE AND PROTECTION

GRILLS, COVERED WITH SOLID ROOF ON

FROM THE ELEMENTS, REFER TO

TRASH COMPACTOR SECTION

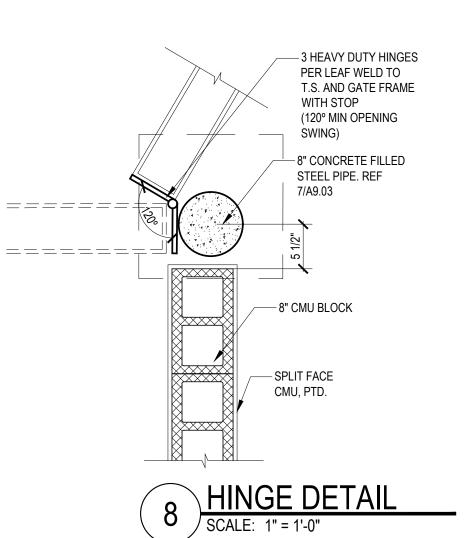
SCALE: 1/2" = 1'-0"

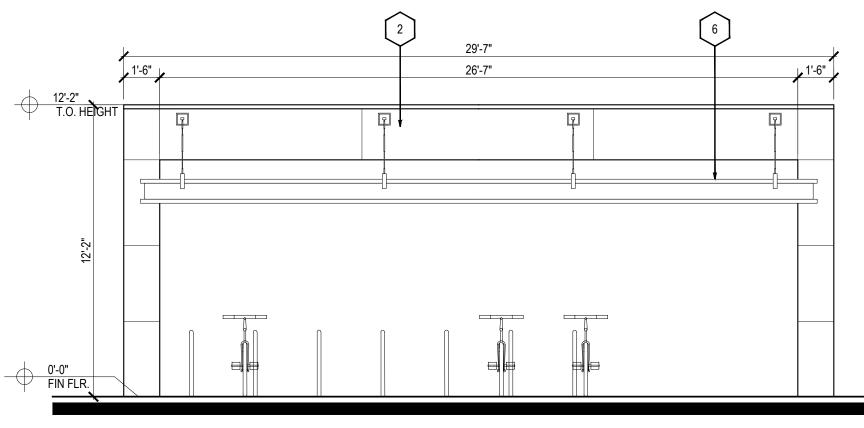
10 RAMADA - RIGHT/LEFT ELEVATION

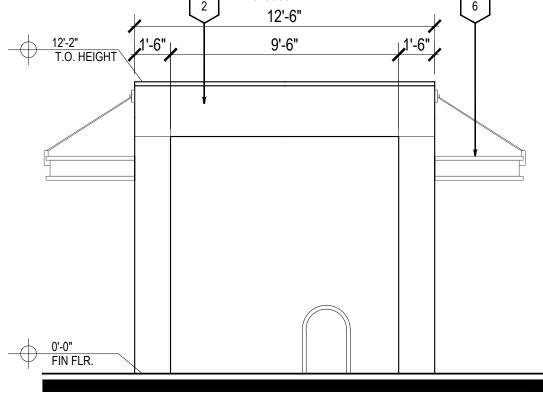
SCALE: 1/2" = 1'-0"

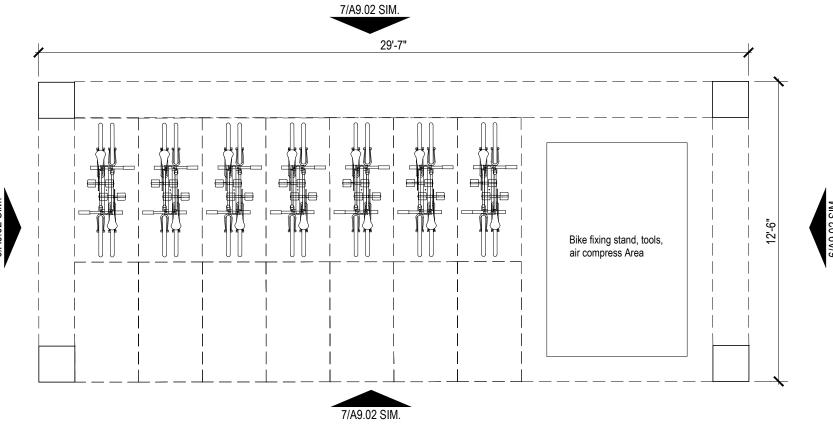
RAMADA - FRONT/REAR ELEVATION

ONE LOPE WAVE SURFACE MOUNTED BIKE RACKS UNDER RAMADA SHADE, REFER TO **ELEVATIONS FOR FINISHES.**





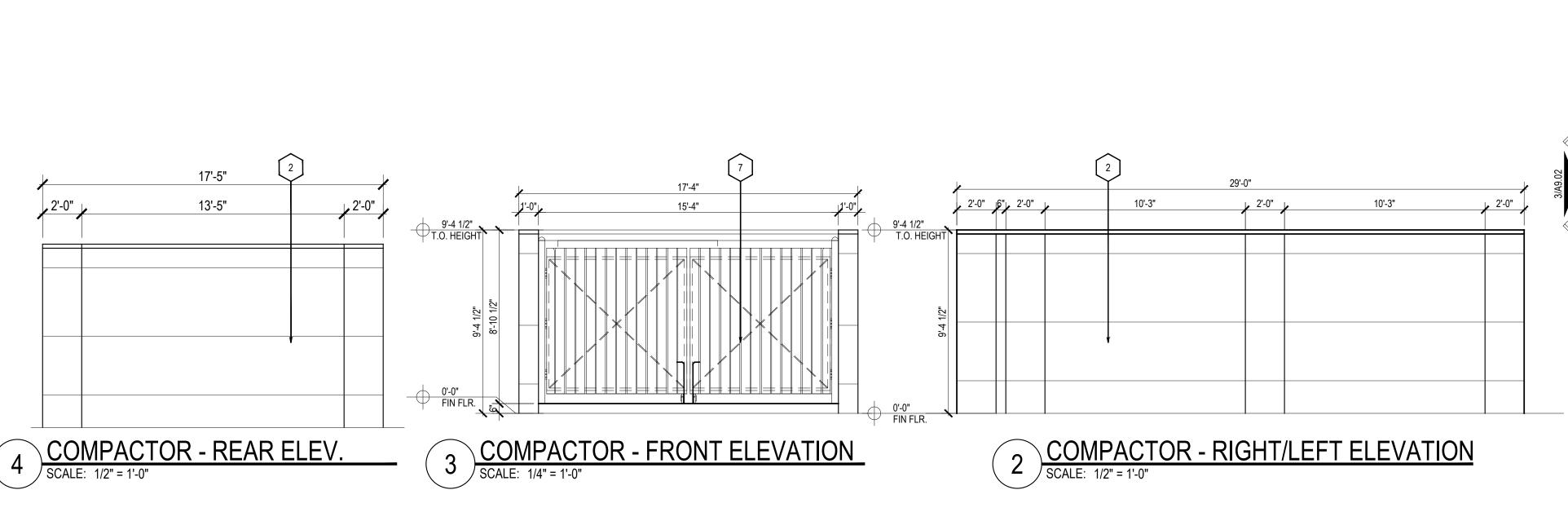


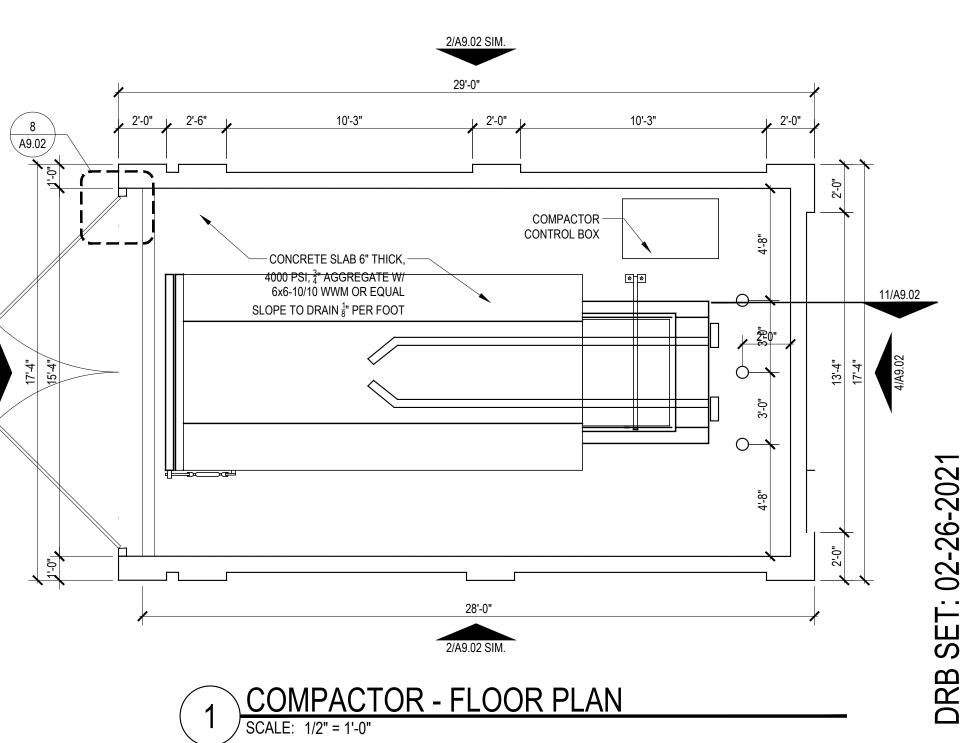


BIKE RAMADA - FRONT/REAR ELEVATION

BIKE RAMADA-RIGHT/LEFT ELEV.

SCALE: 1/2" = 1'-0"





DRB SET: A9.02

ANCILLARY BLDGS

Issue for Pricing / Bidding:

Issue for Permit Application:

DATE

© 2021 by Humphreys & Partners Architects, L.P. All

Humphreys & Partners Architects, L.P. and, in the

absence of any written agreement to the contrary, s limited to a one-time use on the site indicated on

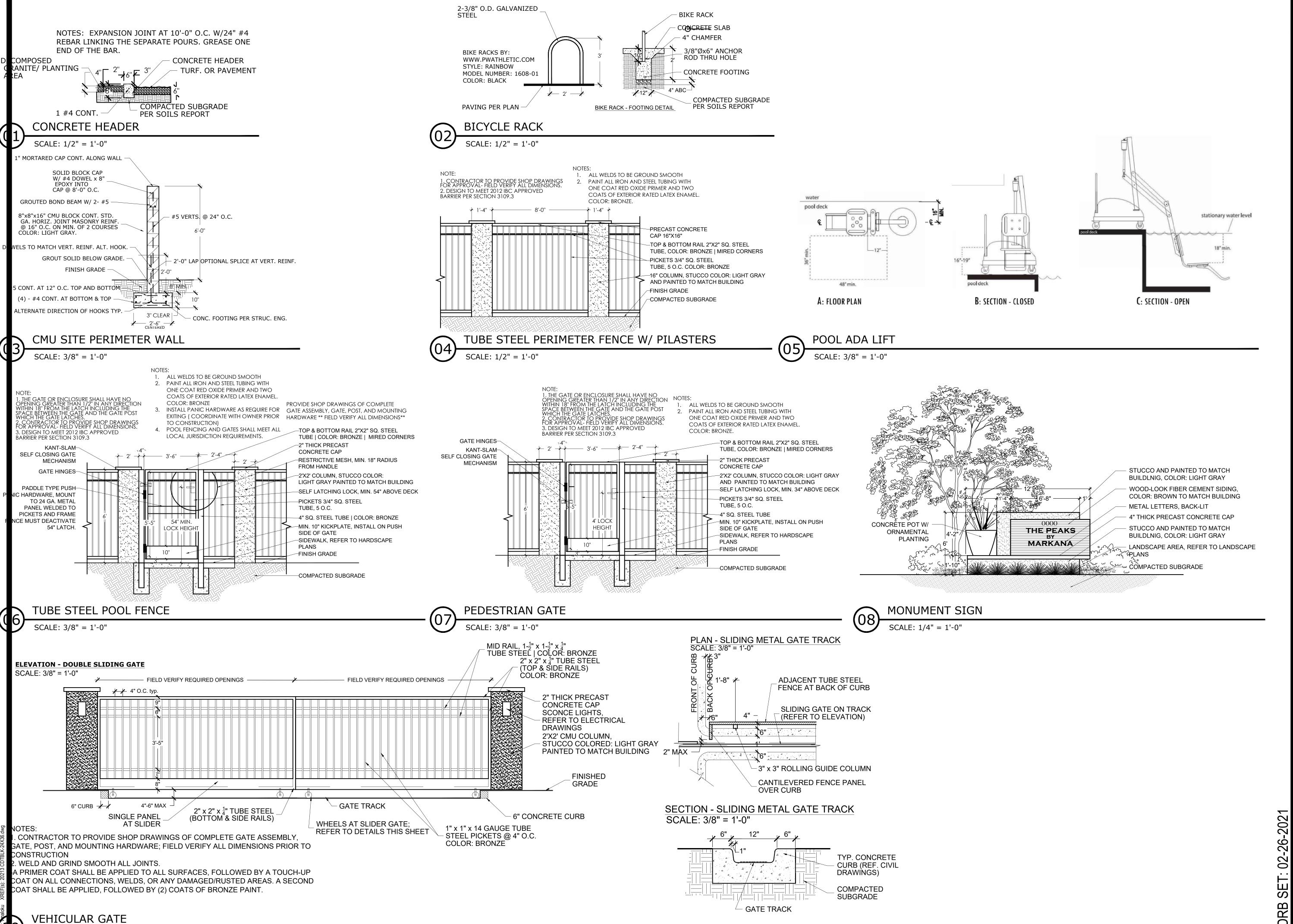
Rights Reserved

XX/XX/XX

XX/XX/XX

COMMENTS

JAMES RYAN McLEAN NO. 5351 BIKE RAMADA - FLOOR PLAN
SCALE: 1/2" = 1'-0"



Issue for Permit Application Issue for Construction COMMENTS

> 2021 by Humphreys & Partners Architects, L.P. All Rights Reserved

The architectural works depicted herein are the sole property of Humphreys & Partners Archite L.P. and may not be constructed or used witho ts express written permission. No permission nodify or reproduce any of the architectural wo ncluding without limitation the construction of a uilding, is expressed or should be implied fror delivery of preliminary drawings or unsealed onstruction drawings. Permission to construct ne building depicted in sealed construction drawings is expressly conditioned on the full ar imely payment of all fees otherwise due Humphreys & Partners Architects, L.P. and, in absence of any written agreement to the contra limited to a one-time use on the site indicate

MARKAN



PARTNER HUMPHREYS ARCHITE

SHEET CONTENTS

SITE DETAILS

20213

Current DRC				FIGURE 12		D	ate Submitted:	February	y 26, 2021			
Project Numbe	er:					Date Site F	Plan Approved: _		<u> </u>			
•			<u>INFRA</u> :	STRUCTURE LIST								
				(Rev. 2-16-18)		Date Prelimina						
			DF	RB Project No.:								
TO SUBDIVISION IMPROVEMENTS AGREEMENT DRB AP												
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST												
	The Peaks by Markana											
	PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN											
			EXISTING LEGAL DESCRI	PTION PRIOR TO PLATTING	ACTION							
Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.									de those related porated			
Financially	Constructed	Size	Type of Improvement	Location	From	То	Privat		City Cnst			
Guaranteed	Under		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Inspector	P.E.	Engineer			
DRC #	DRC #	Paving Water	New 330 LF Curb & gutter, asphalt, and sidewalk along property fontage. South side only.	Modesto Avenue	Eastern property boundary	Approximately 330 LF west	1	1				
		8" PVC	New 750 LF public water main	Private property within 20' public waterline easement	Southwest corner of the property	Northeast corner of Lot 8-A						
		8" PVC	Remove existing 720 LF public water main	Private property within 20' public waterline easement	Southwest corner of the property	Northeast corner of Lot 8-A	/	1	/			
			Name 220 I E amblia materiara	Madaata Assassa	Eastern property	Approximately 330			,			

Financially Guaranteed	Constructed Under	Size	Type of Improvement	Location	From	То
DRC #	DRC #					

Construction Certification								
Private City Cnst Inspector P.E. Engineer								
Inspector	P.E.	Engineer						
/	/	/						
	/							
	/							
	/							
	/							
	/							
	/							
	/							
/	/							

The items list	ted below are on t	he CCIP and ap are subject to t	proved for Impact Fee credits. Signatures he standard SIA requirements.	from the Impact Fee Adm	ninistrator and the C	City User Department	t is require	ed prior to DF	RB approval o	f this	
Financially	Constructed		·					Cons	truction Cert	ification	
Guaranteed	Under	Size	Type of Improvement	Location	From	То			/ate	City Cnst	
DRC#	DRC #							Inspector	P.E.	Engineer	
										<u> </u>	
								1	1	1	
								1	1	1	
					Approval of C	reditable Items:		Approval of	Creditable If	ems:	
					Impact Fee Ad	mistrator Signature	Date	City User	Dept. Signatı	ire Date	
				NOTES							
		If the site	is located in a floodplain, then the financi	al guarantee will not be r	eleased until the LO	OMR is approved by	FEMA.				
			Street lig	hts per City rquirements							
1											
_											
2											
_											
3											
_											
	AGENT / OWNER	1		DEVELOPMENT F	REVIEW BOARD ME	MBER APPROVALS					
	Jeremy Shell				_				_		
	NAME (print)		DRB CH	DRB CHAIR - date		PARKS & RECREATION - o			date		
	RESPEC								-		
	FIRM		TRANSPORTATION I	TRANSPORTATION DEVELOPMENT - date			AMAFCA - date				
		-									
	SIGNATURE - date		LITH ITY DEVEL	OPMENT - date		CODE ENFORCE	EMENT A	ato	-		
	GONATURE - date	6	OTILITY DEVEL	OF WILINT - date		CODE LIVI OKCI	-IVILIAI - U	ale			
			CITY ENGI	NEER - date			- date		-		
DESIGN REVIEW COMMITTEE REVISIONS											
	REVISION	DATE	DRC CHAIR	USER DE	PARTMENT	TMENT		AGENT /OWNER		7	
	<u> </u>								╡		
										-	
										1	