



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

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

APPLICATION INFORMATION		
Applicant: Dynamic Investors		Phone: 505-831-4200
Address: 4239 Balloon Park Road NE, Suite A		Email: prakash@tmsnm.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Consensus Planning, Inc.		Phone: 505-764-9801
Address: 302 Eighth Street NW		Email: fishman@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: Owner	List all owners: N/A	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: B-3-A	Block:	Unit: 2
Subdivision/Addition: KOA	MRGCD Map No.:	UPC Code: 102205706008530514
Zone Atlas Page(s): K-22-Z	Existing Zoning: PD	Proposed Zoning N/A
# of Existing Lots: 1	# of Proposed Lots: N/A	Total Area of Site (Acres): 5.04
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 540 Paisano Street NE	Between: Juan Tabo Boulevard	and: Interstate-40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Z-70-54, Z-70-54-1, DRB-94-317, S-94-38		

Signature:		Date: August 25, 2020
Printed Name: Jacqueline Fishman, AICP		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM P2: SITE PLAN – DRB

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

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

☐ **SITE PLAN – DRB**

☐ **MAJOR AMENDMENT TO SITE PLAN – DRB**

☐ **EXTENSION OF SITE PLAN – DRB**

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- ___ Signed Traffic Impact Study (TIS) Form
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- ___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- ___ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
- ___ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- ___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- ___ Sign Posting Agreement
- ___ Required notices with content per IDO Section 14-16-6-4(K)(6)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Copy of notification letter and proof of first class mailing
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- ___ Completed Site Plan Checklist
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Copy of the original approved Site Plan or Master Development Plan (for amendments only) (1 copy, 24" x 36")
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- ___ Infrastructure List, if required


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

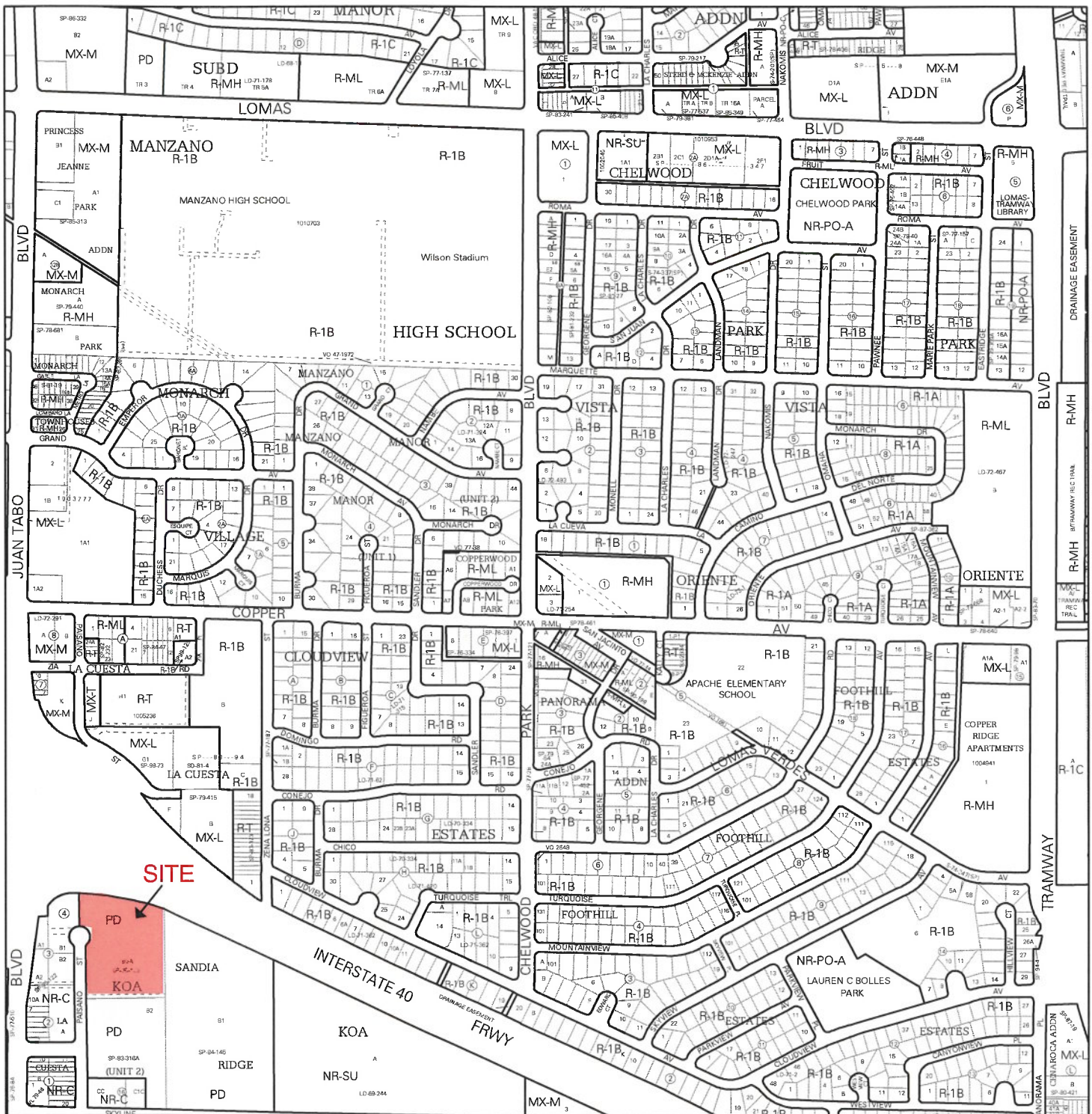
- ☒ Interpreter Needed for Hearing? None if yes, indicate language: _____
- ☒ PDF of application as described above
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter of authorization from the property owner if application is submitted by an agent
- ☒ Solid Waste Department 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 **(SUBMITTED ON 8/10/2020 AS AN UPDATE)**
- ☒ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)
- ☒ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ☒ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ☒ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ☒ Infrastructure List, if required

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

Signature: <u>Jacqueline Fishman</u>	Date: <u>8/26/2020</u>
Printed Name: <u>JACQUELINE FISHMAN</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

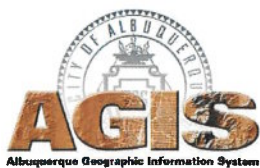
FOR OFFICIAL USE ONLY

Case Numbers:	Project Number:	
Staff Signature:		
Date:		

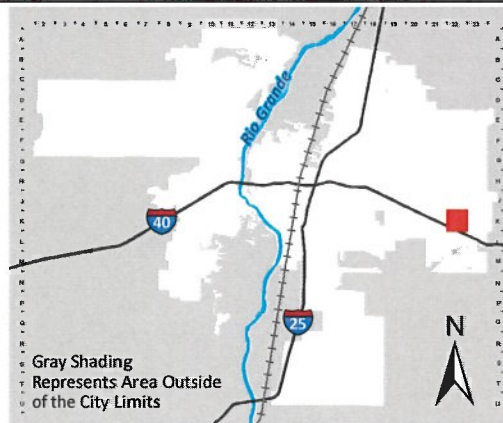


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

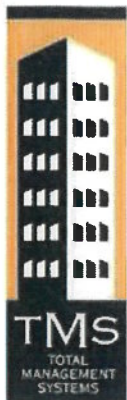


Zone Atlas Page:
K-22-Z

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

0 250 500 1,000 Feet

January 09, 2020



Dan Serrano, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Dear Mr. Serrano:

Dynamic Investors is the owner of the property at 540 Paisano Street NE. The site is legally described as the following:

- Tract B-3-A Plat of B-3-A KOA Subdivision, Unit 2 containing 5.0465 Acres or 219,824 Square Feet.

I hereby authorize Consensus Planning, Inc. to act as agent for all matters related to the Site Plan-EPC and all other planning actions through the City of Albuquerque related to the entitlement and development of the property legally described above.

Sincerely,

Prakash Sundaram, Senior Vice President
Dynamic Investors

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

PROJECT NAME: VIEW HOUSE APARTMENTS
AGIS MAP # K-22
LEGAL DESCRIPTIONS: TRACT B-3-A K.O.A. SUBDIVISION
UNIT 2



DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 8-10-2020 (date).

Scott M. McFee

Applicant/Agent

8-19-2020

Date

Renee C. Brissett

Hydrology Division Representative

08/19/20

Date

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

WATER AND SEWER AVAILABILITY STATEMENT

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: http://www.abcwua.org/Availability_Statements.aspx) on 8-7-2020 (date).

Scott M. McFee

Applicant/Agent

8-19-2020

Date

M. Vallejos

ABCWUA Representative

08/21/2020

Date

PROJECT # _____

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

March 19, 2020

Scott McGee, P.E.
9700 Tanoan Drive NE
Albuquerque, NM 87111

RE: View House Apartments
540 Paisano Ct. NE
Conceptual Grading and Drainage Plan
Engineer's Stamp Date: 02/25/20
Hydrology File: K22D060

Dear Mr. McGee:

PO Box 1293
Based upon the information provided in your submittal received 03/12/2020, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Site Plan for Building Permit.

Albuquerque
As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

NM 87103

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

www.cabq.gov

Sincerely,

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

April 23, 2020

Dynamic Investors
4239 Balloon Rd. NE
Suite A
Albuquerque NM 87109

Project #2020-003455
SI-2020-00051—Site Plan

LEGAL DESCRIPTION:

The above action for all or a portion of TR B-3-A Block 0000 of K.O.A. Subdivision, located at 540 Paisano Street NE, zoned PD, between Juan Tabo Boulevard NE and Interstate 40, approximately 5.1 acres (K-22-Z)
Staff Planner: Leslie Naji

On April 23, 2020, the Environmental Planning Commission (EPC) voted to Approve Project # 2020-003455/ SI-2020-00001, a Site Plan - EPC, based on the following Findings:

FINDINGS - PR-2020-003455 / SI-2020-00051, April 23, 2020 - Site Plan - EPC

1. The request is for approval of Site Plan-EPC on a site zoned PD containing 5.1 acres, described as Tract B-3-A Plat of Tract B-3-A K.O.A. Subdivision Unit 2.
2. The applicant is requesting a Site Plan – EPC for a mixed-income, multi-family project with four residential buildings and one recreation building on the 5.1-acre site that is adjacent to I-40.
3. Three out of the five buildings have garages at ground level and a maximum building height of 52 feet. The remaining two buildings have a maximum height of 44 feet and 22 feet.
4. The subject site is located in an Area of Change as designated in the ABC Comprehensive Plan.
5. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance are incorporated herein by reference and made part of the record for all purposes.
6. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.2 COMPLETE COMMUNITIES:

Foster communities where residents can live, work, learn, shop, and play together.

OFFICIAL NOTICE OF DECISION

Project #2020-003455

April 23, 2020

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Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Policy 5.2.1 Land Uses: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

- d) Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The proposed project will provide multi-family housing options for a range of incomes and lifestyles. This will be accomplished by including units in different sizes, rental costs, and type of units. It is within walking distance of multiple transit lines.

- f) Encourage higher density housing as an appropriate use in the following situations: [ABC]

- ii. In areas with good street connectivity and convenient access to transit;

The Subject Property has strong street connectivity for vehicular access. Proximity to the Interstate-40 on-ramp from Juan Tabo Boulevard is less than ½ mile to the north. Central Avenue is accessible from Juan Tabo Boulevard via Paisano Street and Hopi Road.

- iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses, and where adequate infrastructure is or will be available.

The proposed development is compatible with existing mixed density patterns of the area which includes commercial, and multi-family and single-family residential.

As an infill site, adequate infrastructure is available to the Subject Property and will not require installation of major public infrastructure.

- h) Encourage infill development that adds complementary uses and is compatible in form and scale to the immediately surrounding development.

The proposed multi-family development will add a complementary use to the area, which already contains a variety of housing densities and commercial uses. The proposed apartment buildings will be compatible in form with the Arrowhead Pointe multi-family project to the east and Las Colinas senior community to the south.

The proposed development will provide a transition and buffer from the traffic on Interstate-40 for the property to the south and from the industrial/commercial uses on Juan Tabo Boulevard for the property to the east.

7. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS:

Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

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Project #2020-003455

April 23, 2020

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Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities. [ABC]

The parcel maximizes the use of existing infrastructure required to service the development demands as all required infrastructure surrounds the parcel.

POLICY 5.3.2 Leapfrog Development: Discourage growth in areas without existing infrastructure and public facilities. [ABC]

The project site is an infill project creating mixed-income housing on a lot adjacent to two additional residential projects.

POLICY 5.3.3 Compact Development: Encourage development that clusters buildings and uses in order to provide landscaped open space and/or plazas and courtyards. [ABC]

The project layout utilizes perimeter parking so that buildings are clustered around landscaped areas and centralized swimming pool complex.

8. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.4 JOBS-HOUSING BALANCE

Use Development Areas to foster the distinctness of communities in the unincorporated County by guiding their form, character, and density.

Policy 5.4.1 Housing near Jobs: Allow higher density housing and discourage single-family housing near areas with concentrated employment. [ABC]

The proposed development provides high intensity, multi-family housing in an area near jobs and adjacent to Interstate-40 providing quick access.

9. The request is consistent with the following Comprehensive Plan Goal from the Land Use Chapter:

GOAL 5.6 CITY DEVELOPMENT AREAS

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged. [ABC]

The proposed development is a large infill site within an Area of Change; is an Opportunity Site in the 2012 East Gateway Metropolitan Redevelopment (MRA) Plan and is located just north of Catalyst Area A, the highest priority area for redevelopment in the MRA Plan. The proposed development will redevelop a vacant site and will draw new residents that can support commercial redevelopment in the East Gateway Area.

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Project #2020-003455

April 23, 2020

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10. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

GOAL 7.2 PEDESTRIAN-ACCESSIBLE DESIGN

Reinforce sense of place through context-sensitive design of development and streetscapes.

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel. [ABC]

The proposed development will improve pedestrian access from Central Ave and Juan Tabo through public sidewalk upgrading. Within the site, access to most buildings can be reached through internal site pathways.

11. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

GOAL 7.3 SENSE OF PLACE

Design parking facilities to match the development context and complement the surrounding built environment.

POLICY 7.3.4 Infill: Promote infill that enhances the built environment or blends in style and building materials with surrounding structures and the streetscape of the block in which it is located. [ABC]

The proposed infill development will enhance and blend well into the area's built and natural environment. The proposed exterior finish will include three colors of stucco - light, medium, and dark gray - with light brown accents at the corners. Building materials will include exposed CMU blocks, lightweight concrete tile, and metal railings for balconies and patios.

12. The request is consistent with the following Comprehensive Plan Goal from the Urban Design Chapter:

GOAL 7.5 CONTEXT-SENSITIVE SITE DESIGN

Match infrastructure design to intended densities and development patterns to minimize lifecycle costs and conserve natural resources.

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place. [ABC]

The proposed plant palette is predominately comprised of low to medium water use plant materials. A modest area of high water use turf, 4,035 square feet (6.5%), will be incorporated.

13. The request is consistent with the following Comprehensive Plan Goal from the Housing:

GOAL 9.1 SUPPLY

Promote housing design that is sustainable and compatible with the natural and built environments.

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Project #2020-003455

April 23, 2020

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POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households. [ABC]

h) Maintain an affordable housing supply in neighborhoods, in addition to creating market-rate housing as part of revitalization efforts.

The proposed development contains a variety of housing unit sizes providing market-rate housing for a variety of incomes.

POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area. [ABC]

The proposed development will provide a high-quality, mixed-income housing option in an area of the City that already contains a variety of housing types. The intent of this project is to appeal to a wider market by providing a variety of unit types and rental costs.

14. The request is consistent with the following Comprehensive Plan Goal from the Housing:

GOAL 9. 2 SUSTAINABLE DESIGN

Support increased housing density in appropriate places with adequate services and amenities.

POLICY 9.2.1 Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context – i.e. urban, suburban, or rural – with appropriate densities, site design, and relationship to the street. [ABC]

The proposed project provides multi-family housing with similar density and character of neighboring housing projects.

15. The request is supportive of the East Gateway Metropolitan Redevelopment Plan, 2012 as it develops an Opportunity Site that will increase mixed-income, housing density near the major transit stops along Juan Tabo Boulevard and Central Avenue. It will also serve as a catalyst for the area by drawing new residents that will support the revitalization of commercial sites in Catalyst Area A in need of redevelopment.

16. The applicant has adequately justified the request pursuant to the Integrated Development Ordinance (IDO) Section 6-6(F)(3)-Review and Decision Criteria for Site Plan Review and meets the design criteria for the following applicable criteria.

Applicable criteria to this site plan are those of:

- Site Design and Sensitive Lands
- Access and Connectivity
- Landscaping, Buffering, and Screening
- Walls and Fences

OFFICIAL NOTICE OF DECISION

Project #2020-003455

April 23, 2020

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- Outdoor Lighting
- Building Design
- Signs

17. The R-MH zoning district and its Development Standards most closely reflect the proposed use and structures proposed in the Site Plan – EPC. The applicant has adequately justified a 7-foot height deviation for three of the buildings based on strong furtherance of applicable Comprehensive Plan Goals and Policies and fulfillment applicable criteria of the East Gateway Metropolitan Redevelopment Plan.
18. IDO criteria 5-5 Parking and Loading is not sufficiently met as garages are calculated as bicycle parking spots. It is recommended that bicycle racks be provided at each building to provide another 17 spaces (as a minimum), and not only at the pool area.
19. The East Gateway Coalition was notified by the applicant. Property owners within 100 feet of the subject site were also notified, as required. A community meeting was not requested. There is no known opposition to the request.

CONDITIONS OF APPROVAL:

1. The applicant shall meet with the Staff Planner to review the final Site Plan to ensure that Conditions of Approval are adequately met.
2. This site plan shall be reviewed by the Development Review Board (DRB) to ensure compliance with applicable technical and infrastructure standards.
3. The applicant shall provide an addition 17 (minimum) bicycle parking spaces across the site.
4. Provide a minimum 5' sidewalk to be located on the Paisano St. ROW and a landscape buffer between 4-6' per Traffic Engineering Operations (Department of Municipal Development).
5. Conceptual Grading and Drainage Plan to be reviewed by DRB.
6. Provide an 8 to 10-foot-wide paved bike trail per DPM standards in dedicated bike trail at the northwest end of the site.
7. The applicant shall coordinate with the Environmental Health Department and the Animal Welfare Department on best practices to relocate the on-site prairie dog population prior to any site work and construction.
8. The applicant shall contact and request that the NMDOT erect a sound barrier wall along the site's Interstate-40 frontage on the north side and coordinate construction as necessary.
9. Sidewalks with parking overhang shall be a minimum of 6.5 feet in width to allow 4.5 feet of

OFFICIAL NOTICE OF DECISION

Project #2020-003455

April 23, 2020

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sidewalk clearance.

10. The landscape plan submitted by the Applicant on April 22, 2020 shows an additional 172 shrubs primarily located along the north property line and other internal locations, and shall replace the previous landscape plan dated March 23, 2020.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **May 8, 2020**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

RBrito

for Brennon Williams
Planning Director

Digitally signed by RBrito
DN: cn=RBrito, o=CABQ Planning
Dept, ou=UD&D,
email=rbrito@cabq.gov, c=US
Date: 2020.04.24 13:00:58 -06'00'

BW/LN

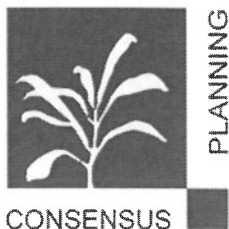
cc: EPC file

Jackie Fishman, Consensus Planning LLC, 302 Eighth St NW, Albuquerque, NM 87102

Raymond Watt, 5219 Vista Bonita NE, Albuquerque, NM 87111

Micheal Brasher, East Gateway Coalition, eastgatewaycoalition@gmail.com

James Andrews, East Gateway Coalition, james.andrews@gmail.com



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Jolene Wolfley, Chair
Development Review Board
600 Second Street NW
Albuquerque, NM 87102

Re: Project #2020-003455, EPC# SI-2020-00051 – Site Plan. Paisano (View House)
Apartments, Final Site Plan Sign-off DRB

Dear Madam Chair:

The purpose of this letter is to transmit the Site Plan that was approved by the Environmental Planning Commission (EPC) on April 23, 2020. The EPC placed the following conditions of approval. The response to each of the conditions are shown below.

1. The applicant shall meet with the staff planner to review the final Site Plan to ensure that Conditional of Approval are adequately met.

Consensus Planning met with Leslie Naji on August 10, 2020 and received her concurrence that the Site Plan was complete and ready for submittal to DRB.

2. This site plan shall be reviewed by the Development Review Board (DRB) to ensure compliance with applicable technical and infrastructure standards.

The Site Plan was submitted to the DRB on August 18, 2020 to be heard by the DRB on August 26, 2020.

3. The applicant shall provide an additional 17 (minimum) bicycle parking spaces across the site.

The Site Plan provides an additional 18 bicycle spaces for a total of 78 total bicycle parking spaces provided.

4. Provide a minimum 5' sidewalk to be located on the Paisano St. ROW and a landscape buffer between 4-6' per Traffic Engineering Operations (Department of Municipal Development).

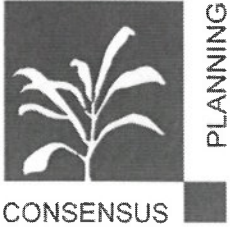
The Site Plan provides a 5-foot sidewalk on the Paisano Street ROW and a 5-foot, 4-inch landscape parkway strip.

5. Conceptual Grading and Drainage Plan to be reviewed by DRB.

The Conceptual Grading and Drainage Plan was approved by City Hydrology on March 19, 2020. Due to the Fire Marshal requiring a secondary access, the

PRINCIPALS

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



Grading and Drainage Plan was revised and resubmitted to City Hydrology on August 10, 2020. We are anticipating reapproval by August 26, 2020.

6. Provide an 8 to 10-foot-wide paved bike trail per DPM standards in dedicated bike trail at the northwest end of the site.

The Site Plan provides a 10-foot wide paved bike trail on the northwest end of the site. An 8-10- foot wide paved trail is called out in General Note 21.

7. The applicant shall coordinate with the Environmental Health Department and the Animal Welfare Department on best practices to relocate the on-site prairie dog population prior to any site work and construction.

Agreed. The Applicant contacted Prairie Dog Pals and received a cost estimate for the safe removal and relocation for the prairie dog population on June 12, 2020. A copy of the cost estimate is attached.

8. The applicant shall contact and request that the NMDOT erect a sound barrier wall along the site's Interstate-40 frontage on the north side and coordinate construction as necessary.

Agreed. The Applicant contacted NMDOT (New Mexico Department of Transportation) to request an extension of the sound barrier on the north side of the site along the Interstate-40 frontage. The letter sent to NMDOT dated June 15, 2020 is attached.

9. Sidewalks with parking overhang shall be a minimum of 6.5 feet in width to allow 4.5 feet of sidewalk clearance.

All sidewalks with parking overhang are noted as 6 feet-6 inches to allow a sidewalk clearance of 4 feet-6 inches.

10. The landscape plan submitted by the Applicant on April 22, 2020 shows an additional 172 shrubs primarily located along the north property line and other internal locations and shall replace the previous landscape plan dated March 23, 2020.

The Landscape Plan submitted to the DRB shows the 172 shrubs located primarily along the north property line and other internal locations as shown on the Landscape Plan submitted on April 22, 2020.

Please do not hesitate to contact me with any questions or if additional information is needed.

Sincerely,

Jacqueline Fishman, AICP
Principal

Att: Prairie Dog Pals email communication and cost proposal; and NMDOT letter.

From: Raymond Watt <rwphotography@msn.com>

Date: Friday, June 12, 2020 at 3:06 PM

To: PRAKASH SUNDARAM <prakash@tmsnm.com>

Subject: 540 Paisano St. prairie dogs

Dear Mr. Sundaram,

Thank you again for working with prairie Dog Pals and the City of Albuquerque to clear your building site of prairie dogs prior to ground breaking.

As I may have mentioned, this is the is the largest remaining prairie dog colony within city limits in terms of both number of animals and acreage.

This is a massive job for us and will require all of our resources for close to a month. we would like to start this summer and follow-up in the spring before any remaining animals can have additional pups. There are dozens of pups out there now.

In looking at our costs, we have come up with a total estimate of \$5,350. which covers all work this summer and next spring. This is actually well under what the city pays for the removal of a similar number of prairie dogs. Should your project not start until late summer 2021, we would have an opportunity to come out again then to capture any remaining animals.

I'd be happy to talk to you more about this and if all agreed upon perhaps have a signed agreement. As you may not have all financing in place, we would not require full payment until after the spring work. I would ask for a good faith deposit of perhaps \$1,000.

So we would like to start this sometime in July as the area is so large that there would not be sufficient time in the spring to do it all. One good thing is that once we remove them, there would be no re-infestation - as they have no other area to come from.

Sincerely,

Raymond Watt
Treasurer, Prairie Dog Pals

From: PRAKASH SUNDARAM <prakash@tmsnm.com>

Sent: Monday, June 8, 2020 1:37 PM

To: Raymond Watt <rwphotography@msn.com>

Cc: Adriana Gronager <adriana@tmsnm.com>

Subject: Re: Prairie dogs on future building site

Thank you.



Prakash Sundaram
President and CEO
4239 Balloon Park Road, Suite A
Albuquerque, NM 87109
Ph. (505) 831-4200
Email: prakash@tmsnm.com
www.sundarambuilders.com
www.tmsnm.com

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From: Raymond Watt <rwphotography@msn.com>
Date: Monday, June 8, 2020 at 1:29 PM
To: "Prakash@tmsnm.com" <Prakash@tmsnm.com>
Subject: Prairie dogs on future building site

Mr. Prakash,

Thank you for your time recently in talking with me about the prairie dogs living on the 514 Paisano Street building site. In a walk through I counted over 400 burrows of which about 270 seem to be active. We estimate over 200 animals now with close to half being newly born pups. I will provide you with a removal proposal soon and what I hope you will see as a very reasonable estimate to cover our expenses.

Sincerely,
Raymond Watt
Prairie Dog Pals.



Yvonne Boudreaux
President

PO Box 14235
Albuquerque, NM 87191
(505) 296-1937
www.prairiedogpals.org
prairiedogpals@comcast.net

June 12, 2020

Subject: Estimate for Prairie Dog Removal at 540 Piasano St. NE project site

Prakash Sundaram, President & CEO
Sundaram Builders
4239 Balloon Park Rd. Suite A
Albuquerque, NM 87109

A site survey of the 5.1 acre field at 540 Piasano St. NE revealed approximately 470 prairie dog burrows of which approximately 265 seemed active, we estimate the number of adult and juvenile animals to be in the range of 200-225. Following is our proposal.

Scope: Flush (or trap), stage, and humanely release prairie dogs from the low vegetation 5.1 acre lot. The captured animals would be quarantined in a staging area for at least two weeks prior to release at the Sevilleta National Wildlife Refuge. In addition, the animals will be checked for any health issue and microchipped as per the requirements of the U.S. Fish and Wildlife Service.

Estimate: \$5,350.00

It will take approximately 21 days to flush the prairie dog burrows at 540 Paisano St NE. This will involve multiple full sweeps of the area with most of the animals being captured during the first two sweeps. A follow-up visit in the spring would require about 10 days.

Follow-up: Follow-up visits would be done at no additional cost for summer 2020 and spring 2021. Note: our summer season runs from June 15 to September 30 and spring season from March 1 to April 15

Statement: Prairie Dog Pals is a 501(c)3, not-for-profit charity. Our federal EIN is 85-0392843. We are a registered nonprofit corporation in the State of New Mexico, listed with the Office of the Attorney General and on Guidestar. We are an approved vendor for the city of Albuquerque, the State of New Mexico and the federal government. Our DUNS number is 098686715.

Respectfully,
Raymond Watt
Treasurer, Prairie Dog Pals

VIA CERTIFIED MAIL

June 15, 2020

Mr. Justin Gibson, PE
District Three Engineer
New Mexico Department of Transportation
7500 Pan American Freeway NE
Albuquerque, NM 87109

Re: 504 Paisano Street (Juan Tabo and I-40) – View House Apartments, 162 Unit New
Construction Apartment Complex

Dear Mr. Gibson,

I am one of the principals of Dynamic Investors, Inc., which owns the above referenced property. Our company is developing a 162 Unit new construction apartment complex at the above referenced location. Recently, our project was approved by the City of Albuquerque Environmental Planning Commission with certain conditions.

One of the conditions was a requirement that the developer contact New Mexico Department of Transportation to request an extension of the sound wall on the south side of Interstate 40, just east of the Juan Tabo exit. The extension of the sound wall would benefit future and current residents in the area. As developer of the land adjacent, we want to express our willingness to cooperate with NMDOT to facilitate the extension of the sound wall.

We have attached preliminary drawings of our proposed development. Please feel free to give me a call at 505-831-4200.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prakash Sundaram', with a long horizontal flourish extending to the right.

Prakash Sundaram
President
Dynamic Investors, Inc.
4239 Balloon Park Road
Albuquerque, NM 87109

Cc: Jackie Fishman-Principal, Consensus Planning, Inc.
Mr. Russell D. Brito, City of Albuquerque Planning Department

VIEW HOUSE
APARTMENTS

540 PAISANO STREET NE
ALBUQUERQUE, NEW MEXICO 87123

Office of Rich Barber
Architecture, LLC
Worldwide@RBarber.com



DEVELOPMENT DATA

NET SITE AREA:
5,040 ACRES (219,542 SF.)
ZONING AND LAND USE:
LAND USE: MULTIFAMILY RESIDENTIAL, RECREATION/LEASING
BUILDING HEIGHT:
PROPOSED: 62'-0" - 4 STORY
DENSITY:
PROPOSED: 163 D.U./A/3.04 AC = 32.34 D.U./ACRE

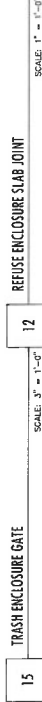
REMARKS:
NO REQUIRED AMMAN SETBACKS IN THE PD ZONE
FRONT/WEST REAR EAST RIGHT SIDE
PAISANO ST NORTH SOUTH
PROVIDED: 10'-0" 10'-0" 10'-0"

BUILDING (SQ. FT.)		AREA (SQ. FT.)	
STORY	AREA	STORY	AREA
1	200	1	200
2	200	2	200
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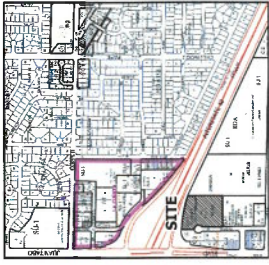
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VIEW HOUSE APARTMENTS

540 PAISANO STREET NE
ALBUQUERQUE, NM 87112

AUGUST, 2020



VICINITY MAP K-22-Z

ADDRESS: 540 Paisano Street NE, Albuquerque, NM
LEGAL DESCRIPTION: TRACT 8-3-A, K. O. A. SUBDIVISION, UNIT 2
SITE AREA: 220,173 SF (5.0545 acres)
BENCHMARK City of Albuquerque Station "TP-421" being a brass cap.
ELEV= 5557.314 (NAVD 1988)
SURVEYOR: TNS Survey Office, LLC dated February 12, 2020
PRECIPITATION ZONE: 3

FLOOD HAZARD: From FEMA Map 35001D05594 (9/26/08), this site is identified as being within Zone "X" which is determined to be of minimal flood hazard.
OFFSITE FLOW: The site does not accept any offsite flow as the apartment complex to the east has a curbed drive side running along the west side of the site. The Interstate 40 trail running along the north side of the site has a bar ditch which creates the runoff and carries flow to the west.

EXISTING CONDITIONS: The site is currently undeveloped with some sparse vegetation. The site slopes down to the west at approximately 3% and the street flow (adjacent to the public R/W of Paisano Street NE).

PROPOSED IMPROVEMENTS: The proposed improvements include 4 new 3-story and 4-story apartment buildings, a community building with swimming pool, landscaped paved areas and parking, and landscaping.

DRAINAGE APPROACH: The site drainage pattern will follow historic conditions and the site will be designed to provide for each basin to intercept site runoff.

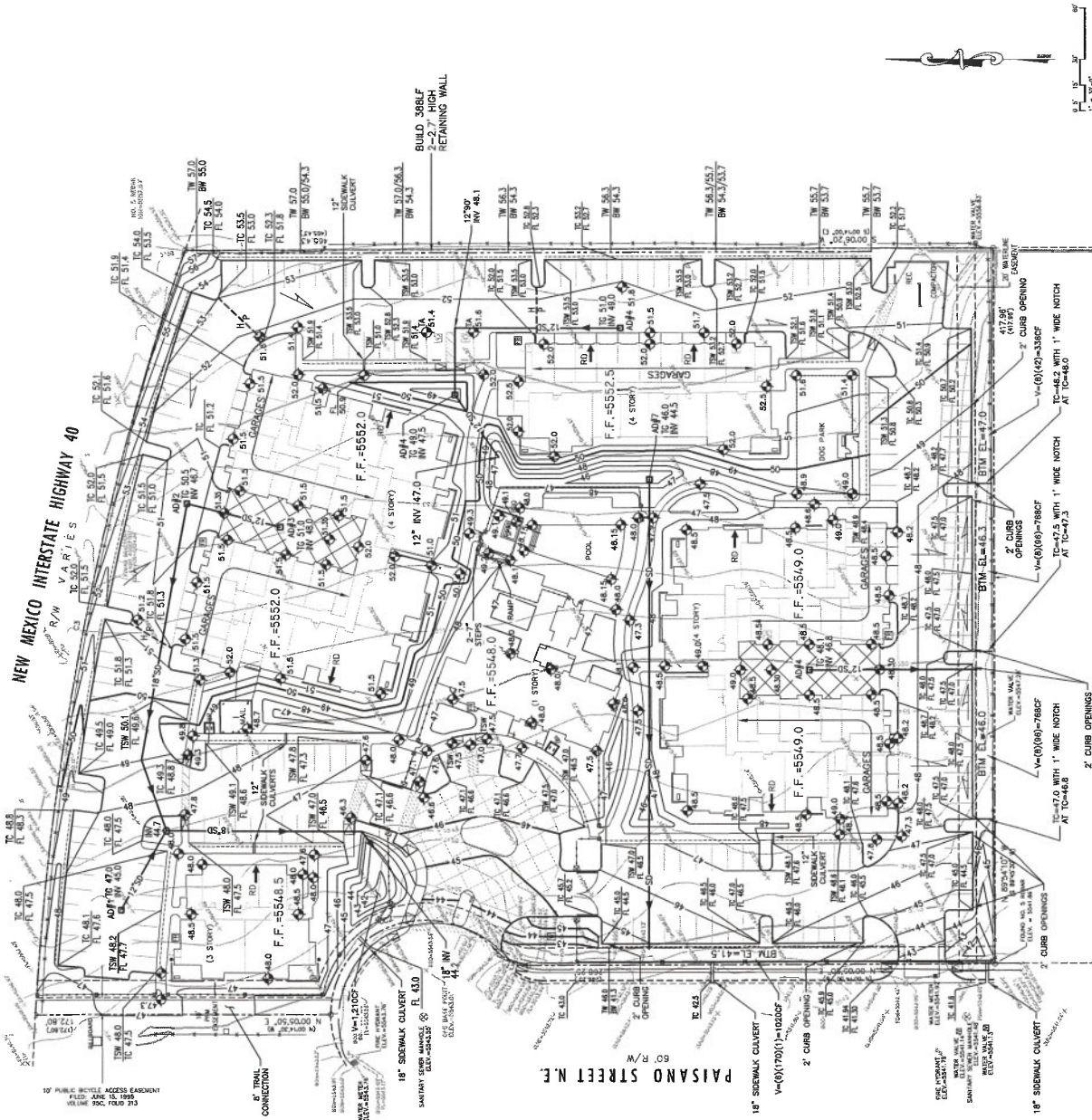
Existing land treatment: 99% A and 10% B
Proposed land treatment: 10% A, 25% C and 65% D
Q = $(0.10)(2.60) + (0.25)(3.45) + (0.65)(5.02)(5.05) = 22.2 \text{ CFS}$
First flush V = $(43.112)(0.3412) = 4.694 \text{ CF}$

Total retention volume provided onsite is 4,102 CF
The proposed retention pond areas will combine to contain the first flush volume. Site runoff will increase from historic but the existing street capacity is adequate.

Legend

EXISTING CONTOUR - MAJOR	NEW CONTOUR - MAJOR
EXISTING CONTOUR - MINOR	NEW CONTOUR - MINOR
RETAINING WALL	SPOT ELEVATION
ROOF DRAIN	FLOOD ELEVATION
	ROOF DRAIN

Scott M McGee PE
9700 Tancian Dr NE
Albuquerque, NM 87111
505.263.2905
scottmcmgee@gmail.com



CONCEPTUAL GRADING AND DRAINAGE PLAN

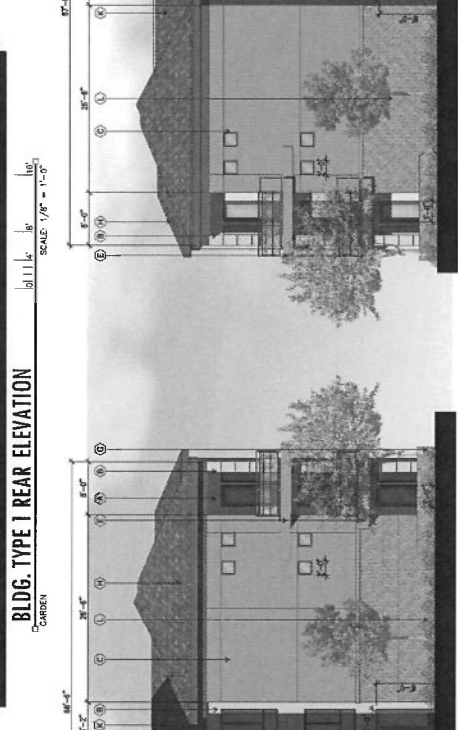
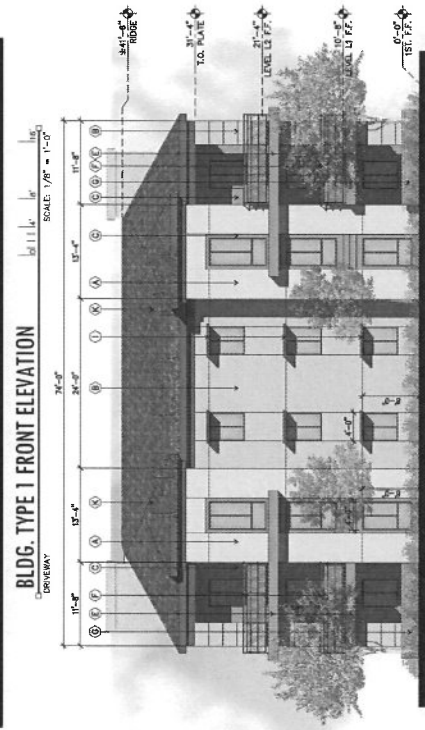
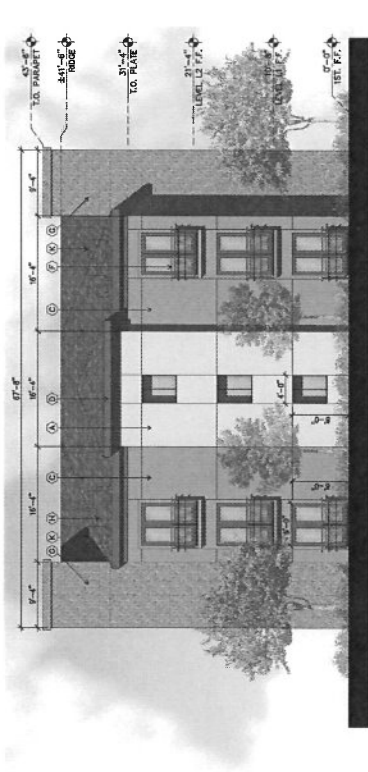
1"=30'

- MATERIAL KEY NOTES:**
- (A) STUCCO FINISH LIGHT GRAY
 - (B) STUCCO FINISH MEDIUM GRAY
 - (C) STUCCO FINISH DARK GRAY
 - (D) STUCCO FINISH BLACK
 - (E) STUCCO FINISH LIGHT BROWN
 - (F) METAL FINISH
 - (G) EXPOSED CMU
 - (H) CONCRETE LIGHTWEIGHT TILE
 - (I) WINDOW SHADE
 - (J) OPENING
 - (K) MECHANICAL EQUIPMENT ORDERED BY
 - (L) BRICK VENEER

**VIEW HOUSE
APARTMENTS**
540 PLANK STREET
ALBUQUERQUE, NEW MEXICO 87133

**Office of Rich Barber
Architecture, LLC**
WorldID@URBarber.com

**PRELIMINARY
NO. 2004
CONSTRUCTION**



BLDG. TYPE 1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

BLDG. TYPE 1 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

A3.13
BUILDING TYPE 1
PRELIMINARY ELEVATIONS

DATE: MAY 13, 2020
OR # 14123

VIEW HOUSE APARTMENTS

540 PASEANO STREET, NE
ALBUQUERQUE, NEW MEXICO 87173

Office of Rich Barber
Architecture, LLC
ARCHITECTS

WE161010@OBSARCH.COM



**PRELIMINARY
NOT FOR
CONSTRUCTION**

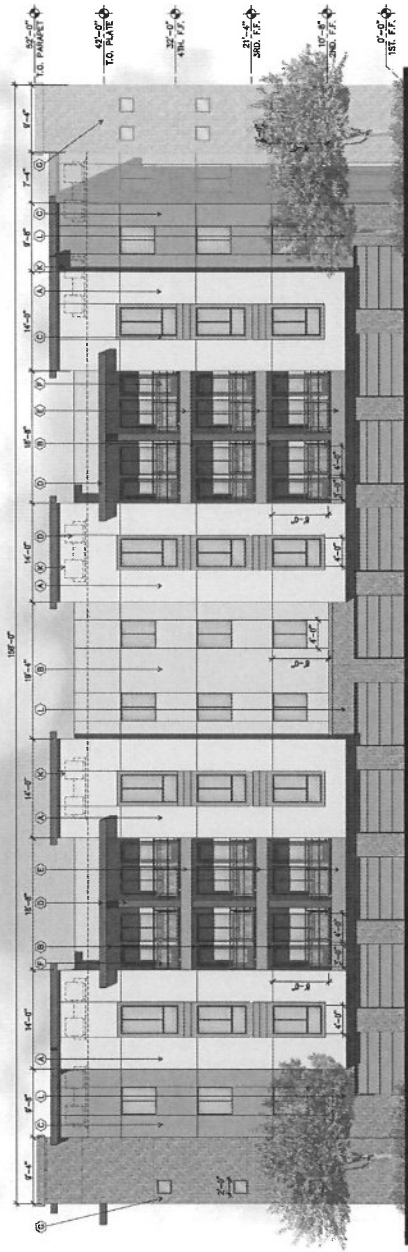
DATE: 08/13/2020 OBS # 19323

A3.23

BUILDING TYPE 2
PRELIMINARY ELEVATIONS

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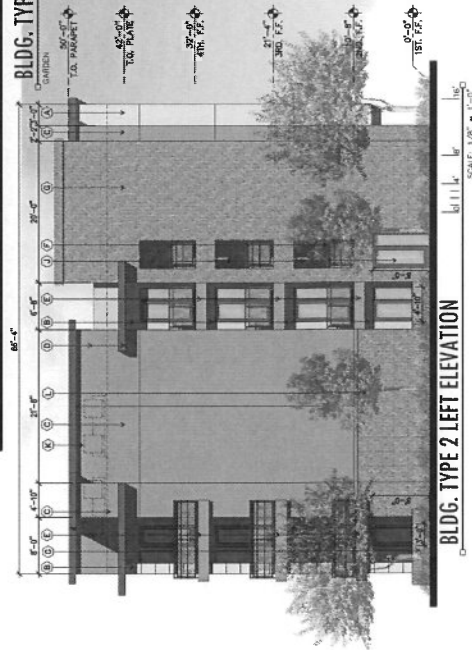
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- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL BALCONY
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) SPRING
- (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- (L) BRICK VENEER



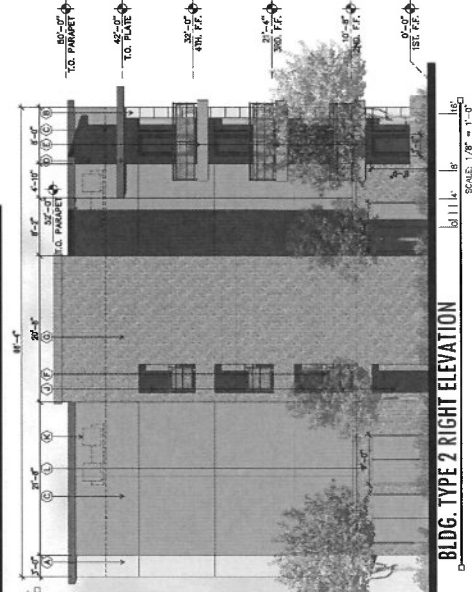
BLDG. TYPE 2 FRONT ELEVATION



BLDG. TYPE 2 REAR ELEVATION



BLDG. TYPE 2 LEFT ELEVATION



BLDG. TYPE 2 RIGHT ELEVATION

VIEW HOUSE
APARTMENTS

1500 PARKWAY NO. 225
ALBUQUERQUE, NEW MEXICO 87123

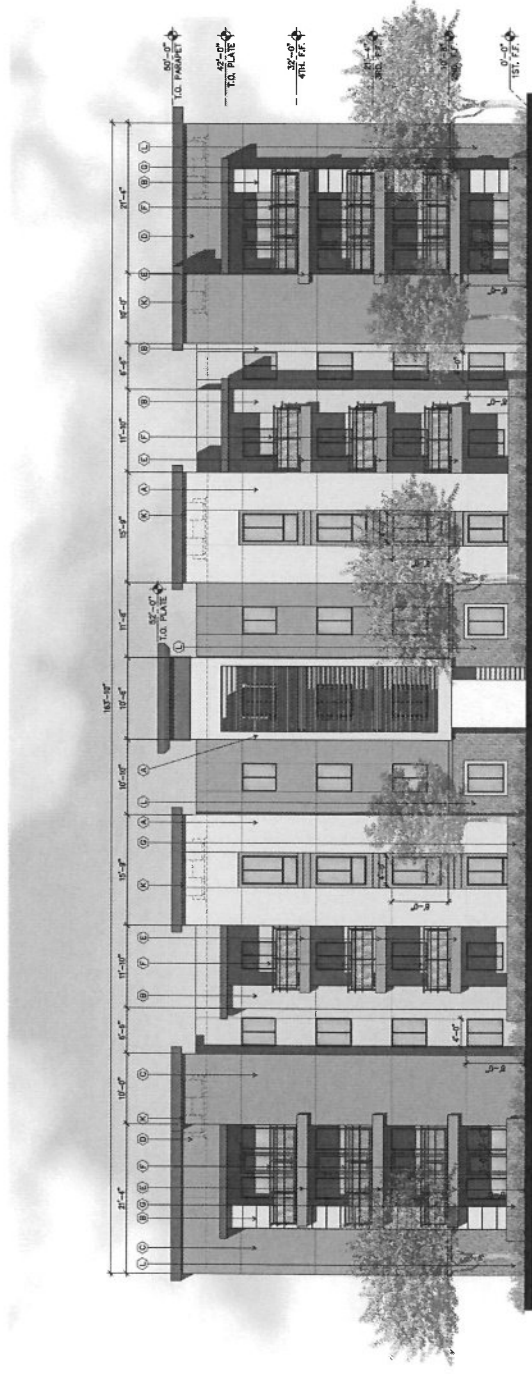
Office of Rich Barber
Architecture, LLC
RBAO

Working@ORAarch.com

PROVISIONAL
NO. 2255
CONSTRUCTION

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL RAILING
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) OPENING
- (K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- (L) BRICK VENEER



BLDG. TYPE 3 REAR ELEVATION
GARDEN

SCALE: 1/8" = 1'-0"



BLDG. TYPE 3 FRONT ELEVATION
DRIVEWAY

SCALE: 1/8" = 1'-0"

DATE: JULY 2019

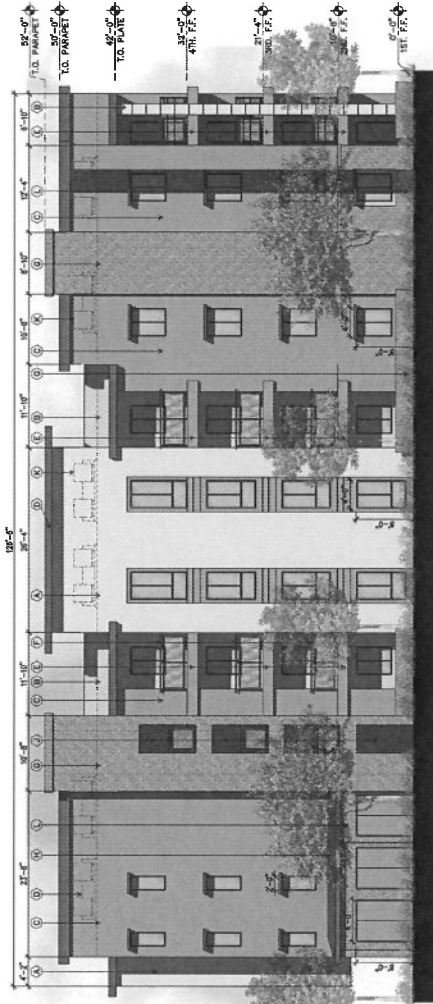
ORR # 19-223

A3.36

BUILDING TYPE 3
PRELIMINARY ELEVATIONS



BLDG. TYPE 3 RIGHT ELEVATION



BLDG. TYPE 3 LEFT ELEVATION

MATERIAL KEY NOTES:

- (A) STUCCO FINISH LIGHT GRAY
- (B) STUCCO FINISH MEDIUM GRAY
- (C) STUCCO FINISH DARK GRAY
- (D) STUCCO FINISH BLACK
- (E) STUCCO FINISH LIGHT BROWN
- (F) METAL RAILING
- (G) EXPOSED CMU
- (H) CONCRETE LIGHTWEIGHT TILE
- (I) WINDOW SHADE
- (J) OPENING
- (K) MECHANICAL EQUIPMENT SCREENED BY METAL RAILING
- (L) BRICK VENEER

VIEW HOUSE
APARTMENTS
540 PALMADO STREET, NE
ALBUQUERQUE, NEW MEXICO 87173

Office of Rich Barber
Architecture, LLC
WORLDWIDE @ ORBARBER.COM

ARCHITECT
RICH BARBER
NO. 2895
PRELIMINARY
NOT FOR
CONSTRUCTION

DATE: JULY 20, 2020
JOB #: 18-223

A3.37
BUILDING TYPE 3
PRELIMINARY ELEVATIONS

VIEW HOUSE APARTMENTS

3501 KENNESAW BLVD
ALBUQUERQUE, NEW MEXICO 87128

Office of Rich Barber Architecture, LLC
RBA

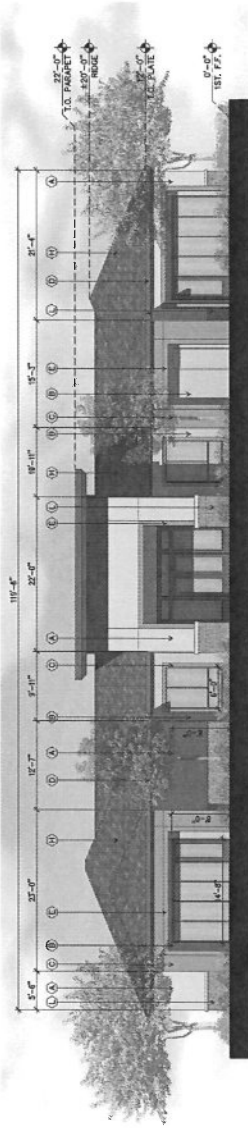
richbarber@richbarber.com



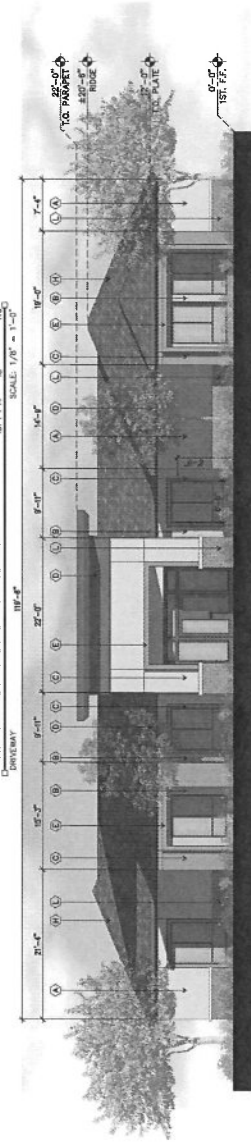
PRELIMINARY
NOT FOR
CONSTRUCTION

MATERIAL KEY NOTES:

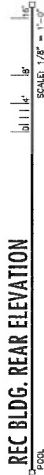
- A) STUCCO FINISH LIGHT GRAY
- B) STUCCO FINISH MEDIUM GRAY
- C) STUCCO FINISH DARK GRAY
- D) STUCCO FINISH BLACK
- E) STUCCO FINISH LIGHT BROWN
- F) METAL RAILING
- G) EXPOSED CMU
- H) CONCRETE LIGHTWEIGHT TILE
- I) WINDOW SHADE
- J) OPENING
- K) MECHANICAL EQUIPMENT SCREENED BY PARAPET
- L) BRICK VENEER



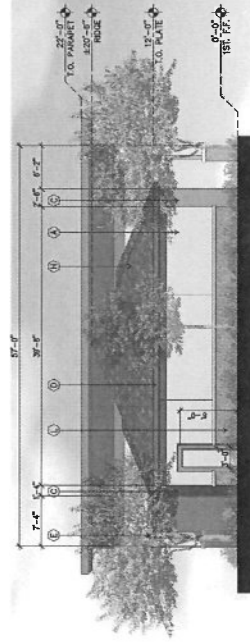
REC BLDG. FRONT ELEVATION



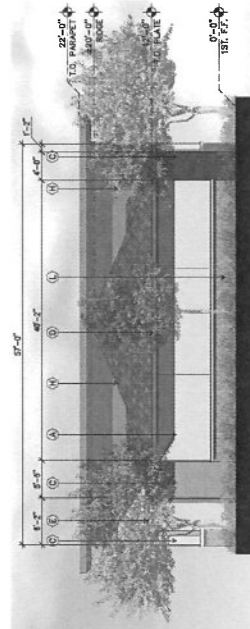
REC BLDG. REAR ELEVATION



REC BLDG. LEFT ELEVATION



REC BLDG. RIGHT ELEVATION



DATE: JULY 20, 2019

SHEET # 14-223

A3.42

REC/LEASING
PRELIMINARY ELEVATIONS

Date Submitted:	8/25/2020
Date Site Plan Approved:	
Date Preliminary Plat Approved:	
Date Preliminary Plat Expires:	
DRB Project No.:	
DRB Application No.:	

Date Submitted:	8/25/2020
Date Site Plan Approved:	
Date Preliminary Plat Approved:	
Date Preliminary Plat Expires:	
DRB Project No.:	
DRB Application No.:	

INFRASTRUCTURE LIST

EXHIBIT "A"

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

VIEW HOUSE APARTMENTS

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT B-3-A, K. O. A. SUBDIVISION. UNIT 2

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

[illegible]

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

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA
 Street Lights per City Requirements

- Building fire supply lines, fire hydrants, domestic water, and sewer services will be extended from existing mains located in Paisano Street and abutting property
-
-

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

SCOTT McGEE
 NAME (print)

SMM PE, LLC
 FIRM

DRB CHAIR - date

PARKS & GENERAL SERVICES - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

SIGNATURE - date

ABCWUA - date

- date

CITY ENGINEER - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT
 THE IMPROVEMENTS WITHOUT A DRB
 12 MONTHS

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

PAGE OF