



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" 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			
Preliminary Plat based on sketch plat review and vacation actions approved by DRB on 3/31/21			

APPLICATION INFORMATION			
Applicant: CRP-GREP Overture Andalucia Owner, LLC (contact: Nic Whittaker)		Phone: 512-762-2473	
Address: 1717 West 6th Street, Suite 262		Email: nwhittaker@greystar.com	
City: Austin	State: TX	Zip: 78703	
Professional/Agent (if any): Isaacson & Arfman, Inc. (contact: Fred Arfman)		Phone: 505-268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Greystar Development Group, LP		List all owners: Silver Leaf Ventures, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract 4		Block: n/a	Unit: n/a
Subdivision/Addition: North Andalucia at La Luz		MRGCD Map No.: n/a	UPC Code: 101206207301831301
Zone Atlas Page(s): E-12	Existing Zoning: PD		Proposed Zoning: n/a
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 7.7007 ac	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 5301 Antequera Rd NW		Between: Bosque School Rd NW	and: Mirandela Street NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2020-003658, PR-2020-004086, SI-2020-01095, PS-2021-00028, SD-2021-00040, SD-2021-00043			

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

Signature:	Date: 05-11-2021
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 ___ 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 S2 at the front followed by the remaining documents in the order provided on this form.*
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ Letter describing, explaining, and justifying the request
 ___ Scale drawing of the proposed subdivision plat (7 copies, folded)
 ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 ___ 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 S2 at the front followed by the remaining documents in the order provided on this form.*
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ Proposed Final Plat (7 copies, 24” x 36” folded)
 ___ Design elevations & cross sections of perimeter walls (3 copies)
 ___ Copy of recorded IIA
 ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 ___ DXF file and hard copy of final plat data for AGIS submitted and approved


SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

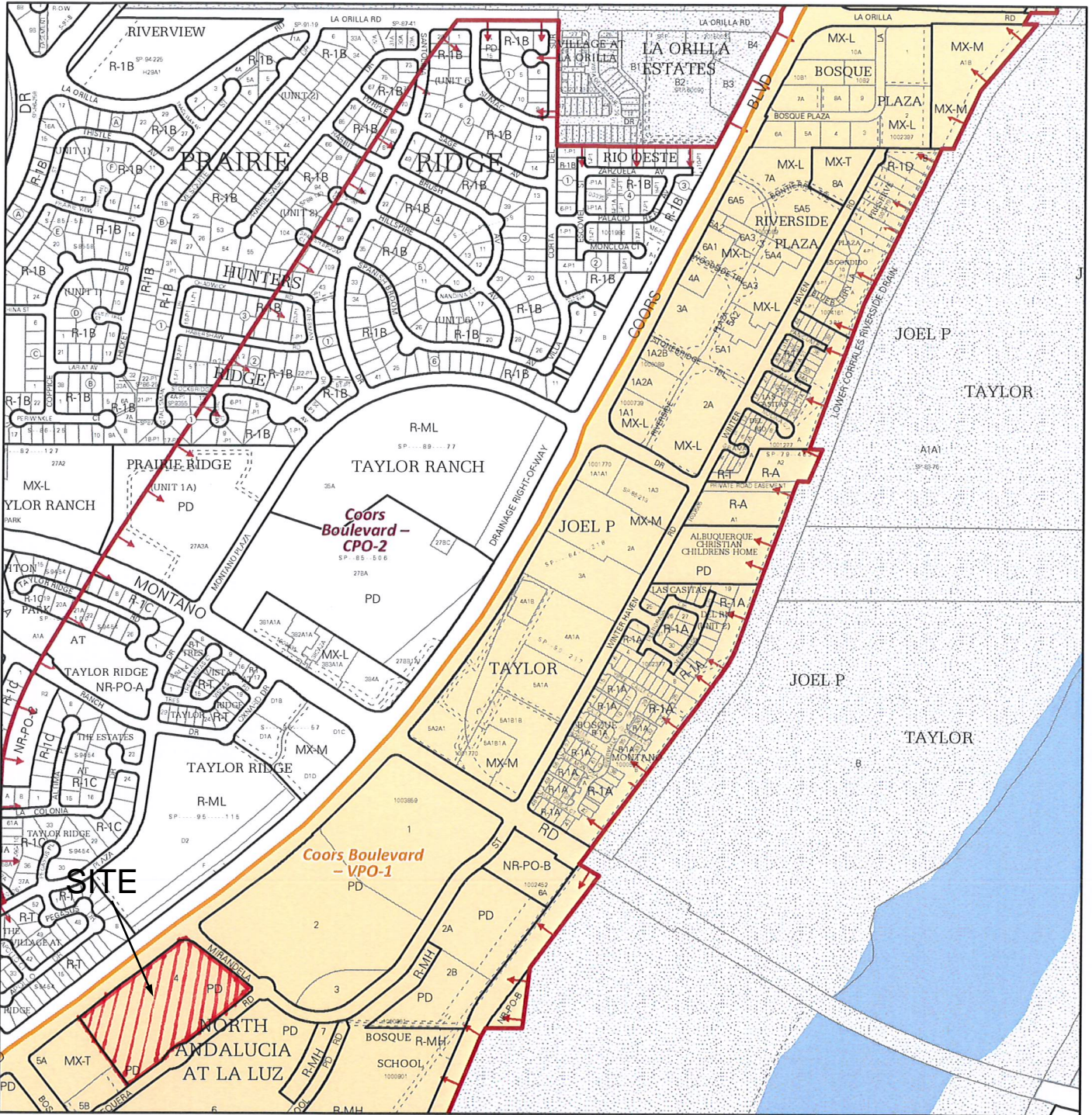
- Interpreter Needed for Hearing? No if yes, indicate language: _____
 A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*
 Zone Atlas map with the entire site clearly outlined and labeled
 Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
 Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11” by 17” maximum)
 Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 Proposed Infrastructure List, if applicable
 Required notice with content per IDO Section 14-16-6-4(K)
 Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 n/a Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 * DXF file and hard copy of final plat data for AGIS submitted and approved *will provide dxf file following plat approval
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
 ___ 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 S2 at the front followed by the remaining documents in the order provided on this form.*
 ___ Zone Atlas map with the entire site clearly outlined and labeled
 ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 ___ Infrastructure List, if applicable

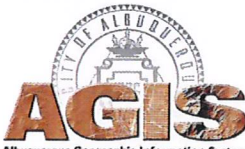
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
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

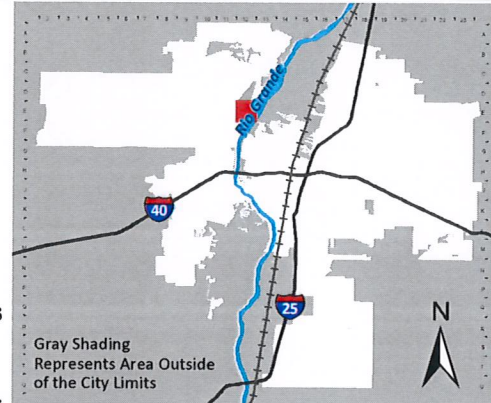


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
E-12-Z

- Easement
- 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

- Escarpment



Gray Shading Represents Area Outside of the City Limits

N

0 250 500 1,000 Feet



May 11, 2021

DRB Chairman and Board Members
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: PR-2020-0003658, PS-2021-00028, SD-2021-0040 & SD-2021-0043 Overture Andalucia
Subdivision of Land – Minor, Preliminary / Final Plat
Existing Legal: Tract 4, North Andalucia at La Luz Subdivision**

Dear Chairman and DRB Members:

Isaacson & Arfman, Inc., acting as agent for CRP-GREP Overture Andalucia Owner, LLC, requests review and approval for the Preliminary/Final Plat for Tract 4 of North Andalucia at La Luz Suidivision.

The purpose of the plat is to reflect the extents of the DRB vacated public right-of-way and public utility easement along Antequera Blvd NW previously discussed at DRB on March 31, 2021, under the DRB case numbers SD-2021-0040 and SD-2021-0043. As noted during the previous case hearings for the vacation actions, the plat will also dedicate new areas of public right-of-way and public utility easement to match the constructed conditions of Antequera road. The plat establishes public sidewalk easements at various locations where the public sidewalk crosses into private property, along Antequera Blvd NW and Coors Blvd NW. The plat will also create an ABCWUA water easement along Antequera Blvd NW to cover the proposed water meter to service the property.

The infrastructure list is linked to the Site Plan, and has been discussed and approved at DRB on April 7, 2021, under case number SD-2021-00057.

If you have any questions or need any additional information regarding this case, please feel free to contact me by phone or by email, noted below.

Sincerely,
ISAACSON & ARFMAN, INC.

Ian M. N. Anderson, P.E.
Project Engineer
128 Monroe Street NE
Albuquerque, NM 87108
Phone: (505) 268-8828
Email: ian@iacivil.com

Nic Whittaker

From: Joanne Eakin <Joanne.Eakin@nv5.com>
Sent: Thursday, December 10, 2020 3:31 PM
To: Nic Whittaker
Subject: Fw: Attention: Russel Brito

Here is the decision, sent to the city.

Joanne Eakin | Cultural Resources Principal Investigator | [NV5](#)
4374 Alexander Blvd. NE, Suite K | Albuquerque, New Mexico 87107 | P: 505.898.8848 | F: 505.897.7847 | C: 505.269.9380
[Electronic Communications Disclaimer](#)

From: Estes, Bob, DCA <Bob.Estes@state.nm.us>
Sent: Thursday, December 10, 2020 9:18 AM
To: planningdepartment@cabq.gov <planningdepartment@cabq.gov>
Cc: Joanne Eakin <Joanne.Eakin@nv5.com>
Subject: Attention: Russel Brito

OFFICIAL RESPONSE OF THE NEW MEXICO STATE HISTORIC PRESERVATION OFFICER (SHPO)

Tract 4 North Andalucia at a La Luz (HPD log 114190)

Dear Mr. Brito,

On behalf of the SHPO, I have completed a review of the report entitled *A Cultural Resource Survey for Tract 4, near the Coors and Montano Intersection, Bernalillo County, New Mexico*. The report is negative, indicating that no cultural resources were found during the survey. However, Tract 4 is surrounded by significant archaeological sites and is an area of scientific and historical interest. In addition, unmarked human burials have been found close to Tract 4, and more may be discovered during ground disturbing activities.

So, the SHPO recommends that construction be approved with the following discovery clause.

DISCOVERY CLAUSE

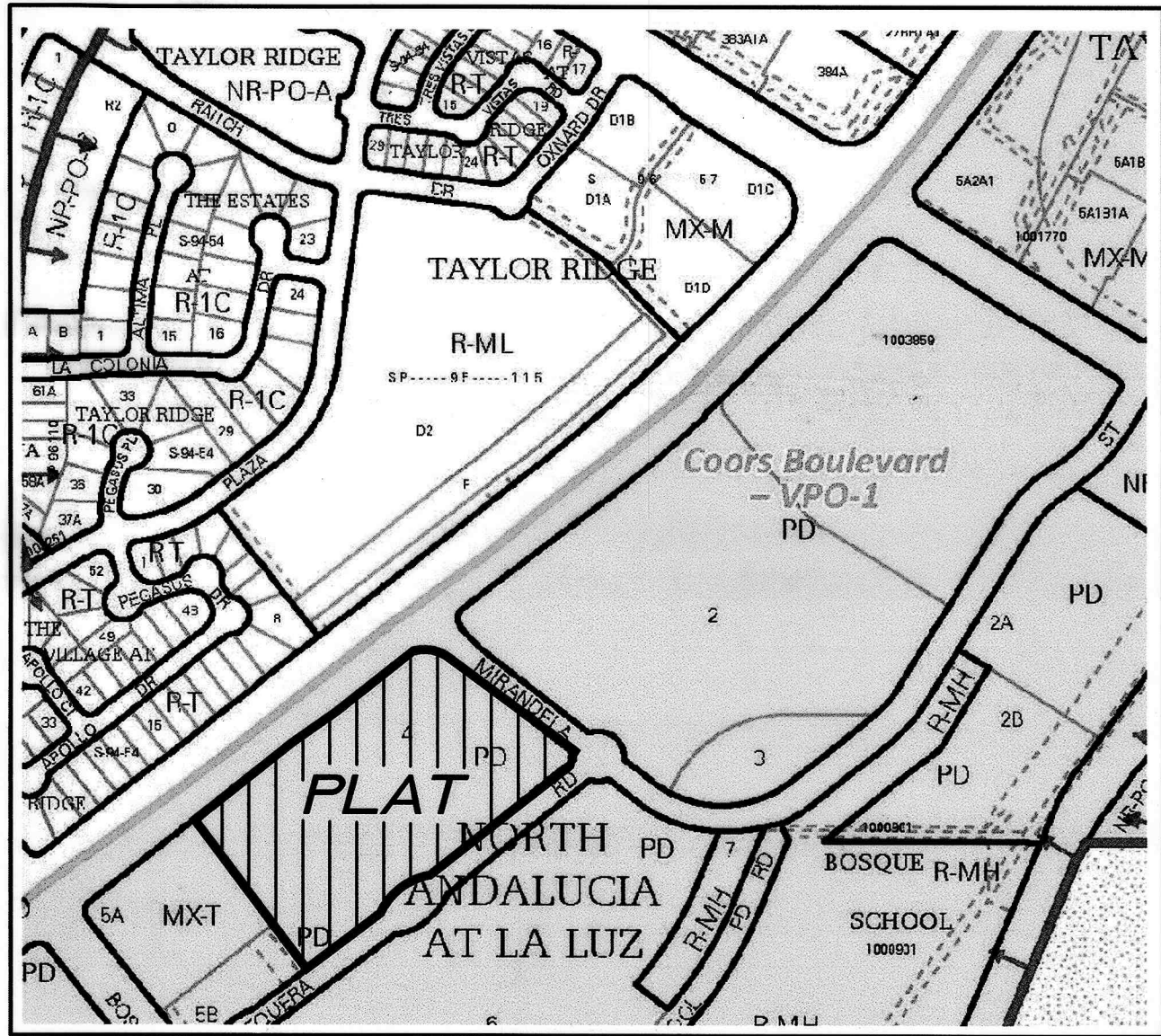
If archaeological artifacts (i.e. metal, china, historic ceramics, pottery sherds, flaked stone, bone, colored glass, etc.) are found during earth disturbing activities, cease work immediately, protect the discovery and contact the State Historic Preservation Office (SHPO) at (505) 827-6320.

If human remains are found, work must cease immediately in the vicinity of the remains pursuant to state law. Secure the area to protect the remains from further disturbance and contact the local law enforcement agency (sheriff's office or city police) with jurisdiction over the area. Law enforcement will contact the Office of the Medical Investigator (OMI) and the SHPO. If the OMI determines that the remains are without medico-legal significance, the OMI will terminate jurisdiction to the SHPO. The SHPO will, with the assistance of a professional archaeologist, determine if the remains can be left in place and protected or if they need to be excavated by an archaeologist holding permit to excavate unmarked human burials.

If you have any questions or comments, please feel free to call me directly at 505-819-7609 or email me.

Sincerely,

Bob Estes Ph.D.
NM HPD Staff archaeologist
407 Galisteo St., Suite 236
Santa Fe, NM 87501
505-827-4225



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page E-12.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 1
- Public Street right of way Dedicated by this plat 0.0222 Ac.
- Public Street right of way Vacated by this plat 0.0168 Ac.
- Gross Subdivision acreage: 7.7061 acres.

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- Plat entitled "PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 13, 2005 in Plat Book 2005C, Page 342.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- Reconfigure the existing right of way line along Antequera Road N.W. as shown hereon to align with existing curb and gutter previously constructed.
- Show the portion of Antequera Road right of way Vacated by DRB-SD-2021-00040
- Dedicate additional public street right of way for Antequera Road N.W. as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 20, 2021



PLAT OF
TRACT 4-A
NORTH ANDALUCIA AT LA LUZ
(BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)
WITHIN
SECTIONS 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2021

PROJECT NUMBER: PR-2020-003658

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
Public Service Company of New Mexico

2/15/2021
Date

[Signature]
New Mexico Gas Company

2/22/2021
Date

[Signature]
QWest Corporation d/b/a CenturyLink QC

2/19/2021
Date

[Signature]
Comptroller

2/19/21
Date

CITY APPROVALS:

City Engineer _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

[Signature] Russ P. Hugg P.S.
City Surveyor
Department of Municipal Development

2/9/2021
Date

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 9, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tract 4, North Andaluia at La Luz as the same is shown and designated on the plat entitled "PLAT OF NORTH ANDALUCIA AT LA LUZ, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 13, 2005 in Plat Book 2005C, Page 342.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACT 4-A, NORTH ANDALUCIA AT LA LUZ (BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided; do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tract 4, North Andaluia at La Luz
CRP-GREP Overture Andaluia Owner, LLC,
a Delaware limited liability company

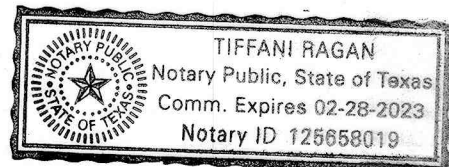
Nic Wittaker
By: Nic Wittaker, Vice President

ACKNOWLEDGMENT

STATE OF **TX**
COUNTY OF **TRAVIS** SS

The foregoing instrument was acknowledged before me this **5th**
day of **April**, 2021, by **Nic Wittaker**

Tiffany Ragan My commission expires **2/28/2023**
Notary Public



SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

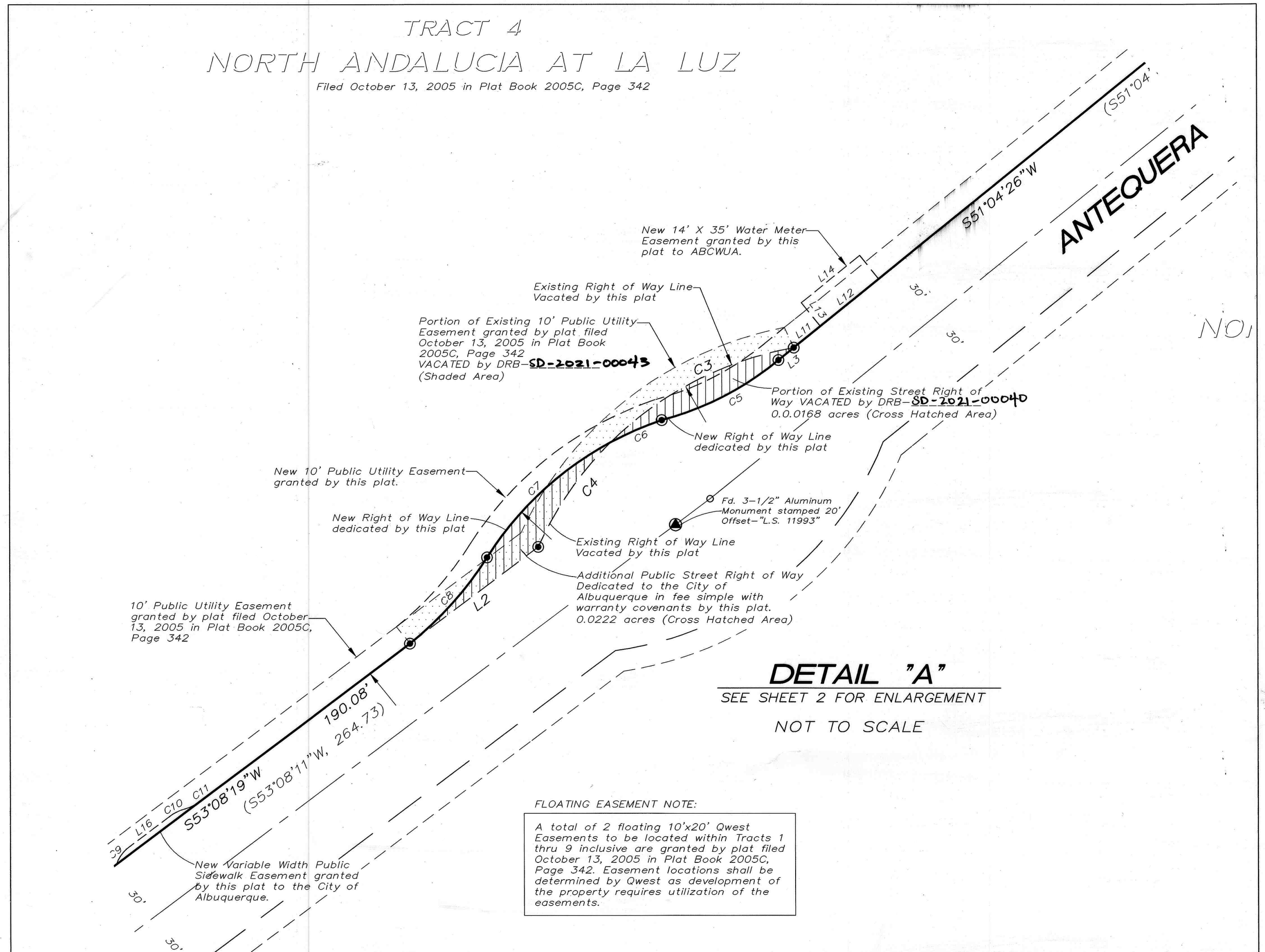
FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0332G, dated September 26, 2008.

PLAT OF
TRACT 4-A
NORTH ANDALUCIA AT LA LUZ
(BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)

WITHIN
SECTIONS 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2021



DETAIL "A"

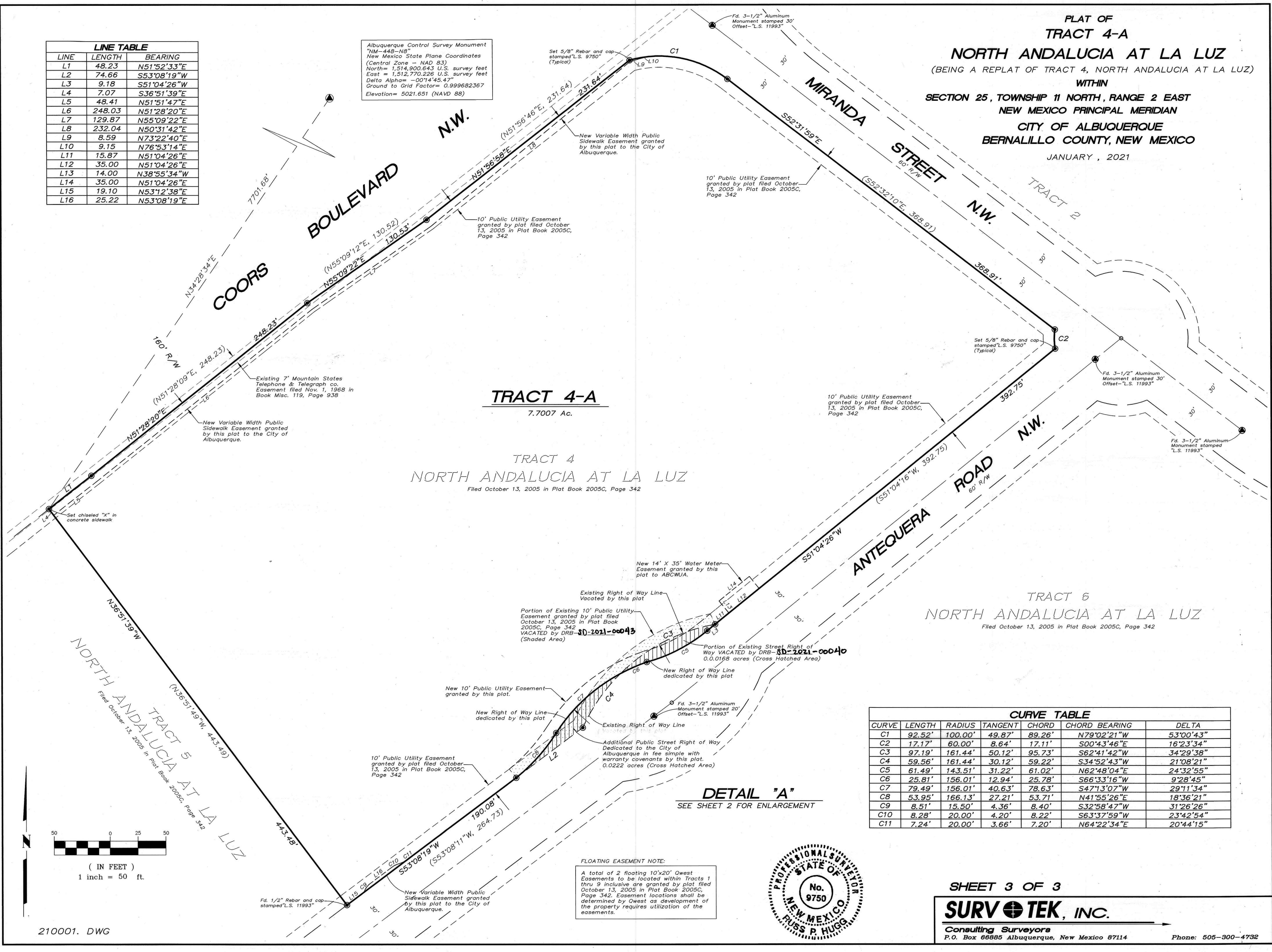
SEE SHEET 2 FOR ENLARGEMENT

NOT TO SCALE

LINE	LENGTH	BEARING
L1	48.23	N51°52'33"E
L2	74.66	S53°08'19"W
L3	9.18	S51°04'26"W
L4	7.07	S36°51'39"E
L5	48.41	N51°51'47"E
L6	248.03	N51°28'20"E
L7	129.87	N55°09'22"E
L8	232.04	N50°31'42"E
L9	8.59	N73°22'40"E
L10	9.15	N76°53'14"E
L11	15.87	N51°04'26"E
L12	35.00	N51°04'26"E
L13	14.00	N38°55'34"W
L14	35.00	N51°04'26"E
L15	19.10	N53°12'38"E
L16	25.22	N53°08'19"E

Albuquerque Control Survey Monument
 "NM-448-N8"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,514,900.643 U.S. survey feet
 East = 1,512,770.226 U.S. survey feet
 Delta to Alpha = -0014'45.47"
 Ground to Grid Factor = 0.999682367
 Elevation = 5021.651 (NAVD 88)

PLAT OF
TRACT 4-A
NORTH ANDALUCIA AT LA LUZ
 (BEING A REPLAT OF TRACT 4, NORTH ANDALUCIA AT LA LUZ)
 WITHIN
 SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2021



TRACT 4-A
 7.7007 Ac.

TRACT 4
 NORTH ANDALUCIA AT LA LUZ
 Filed October 13, 2005 in Plat Book 2005C, Page 342

TRACT 6
 NORTH ANDALUCIA AT LA LUZ
 Filed October 13, 2005 in Plat Book 2005C, Page 342

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	92.52'	100.00'	49.87'	89.26'	N79°02'21"W	53°00'43"
C2	17.17'	60.00'	8.64'	17.11'	S00°43'46"E	16°23'34"
C3	97.19'	161.44'	50.12'	95.73'	S62°41'42"W	34°29'38"
C4	59.56'	161.44'	30.12'	59.22'	S34°52'43"W	21°08'21"
C5	61.49'	143.51'	31.22'	61.02'	N62°48'04"E	24°32'55"
C6	25.81'	156.01'	12.94'	25.78'	S66°33'16"W	9°28'45"
C7	79.49'	156.01'	40.63'	78.63'	S47°13'07"W	29°11'34"
C8	53.95'	166.13'	27.21'	53.71'	N41°55'26"E	18°36'21"
C9	8.51'	15.50'	4.36'	8.40'	S32°58'47"W	31°26'26"
C10	8.28'	20.00'	4.20'	8.22'	S63°37'59"W	23°42'54"
C11	7.24'	20.00'	3.66'	7.20'	N64°22'34"E	20°44'15"

DETAIL "A"
 SEE SHEET 2 FOR ENLARGEMENT

FLOATING EASEMENT NOTE:
 A total of 2 floating 10'x20' Ewest Easements to be located within Tracts 1 thru 9 inclusive are granted by plat filed October 13, 2005 in Plat Book 2005C, Page 342. Easement locations shall be determined by Qwest as development of the property requires utilization of the easements.

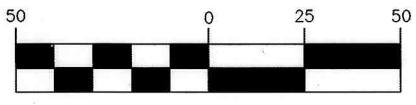


SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
 P.O. Box 66885 Albuquerque, New Mexico 87114

Phone: 505-300-4792



(IN FEET)
 1 inch = 50 ft.

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNING 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 CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

SITE DATA:
LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ
ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))
SITE AREA: 7.71 ACRES
LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)
PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
 TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.

INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.

MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
 - FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
 - NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.

MAXIMUM TOTAL DWELLING UNITS:
 185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 171 DU PROPOSED

PHASING: NONE PROPOSED - ONE PHASE

STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN

PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)
 TOTAL PARKING PROVIDED: 234 SPACES
 COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)
 ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)

BICYCLE PARKING REQUIRED: 23 SPACES
BICYCLE PARKING PROVIDED: 24 SPACES

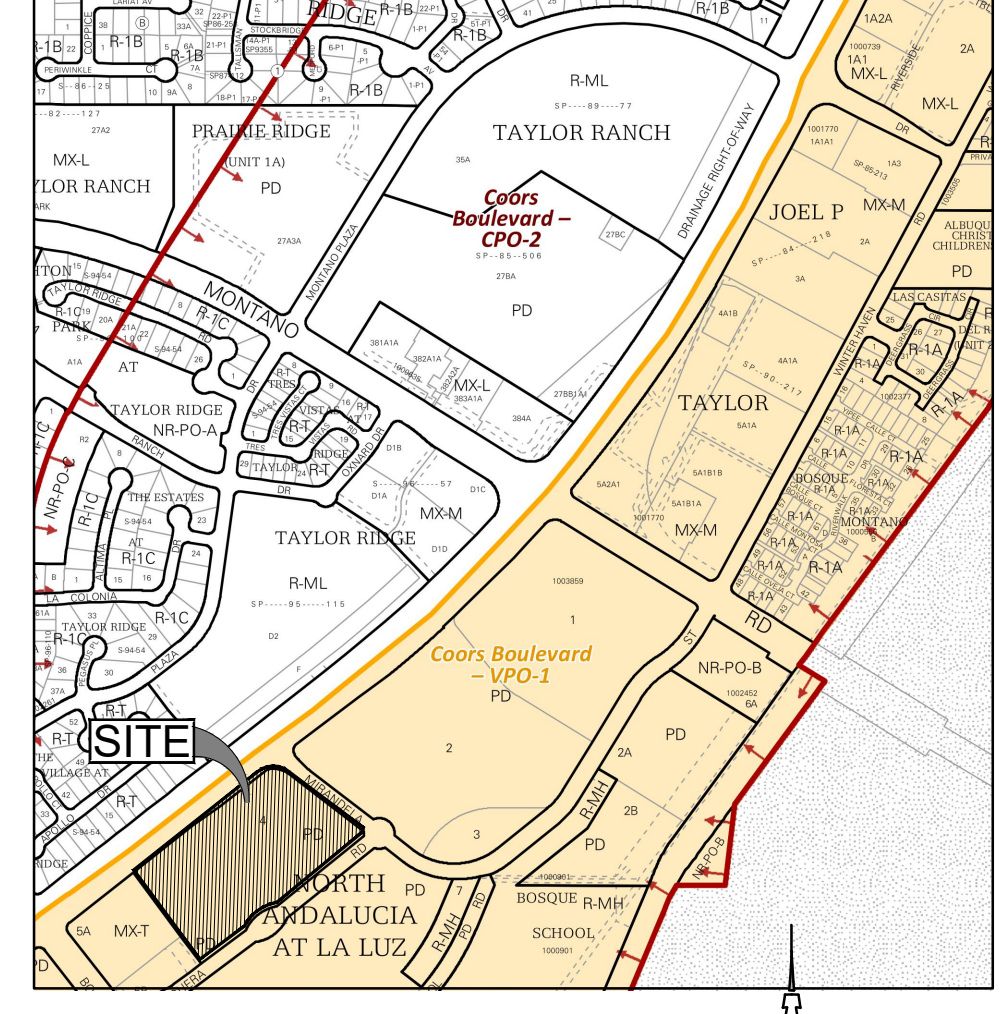
LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.

NON-AUTO TRANSPORTATION:
 TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD
 BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET
 TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.

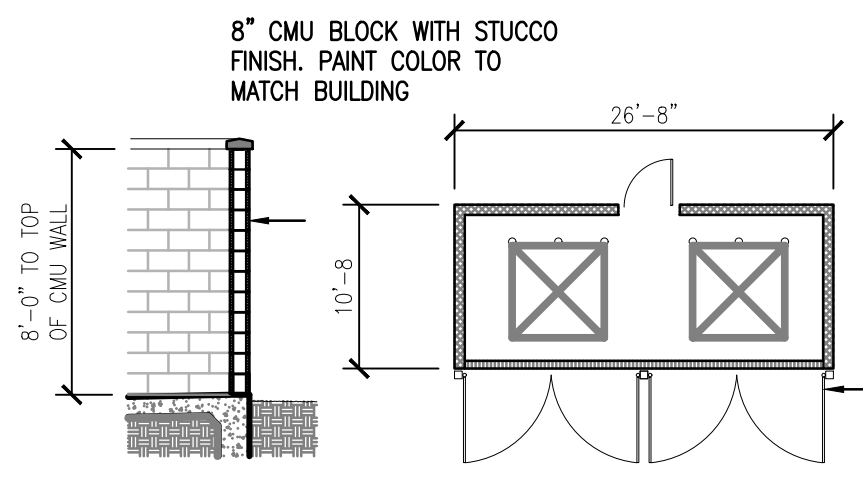
SENSITIVE LANDS:
 NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE							
S1	1 BED	526	566	2	2	2	6	200 sq. ft.	1,200 sq. ft.							
A1	1 BED	598	598	7	9	8	24	200 sq. ft.	4,800 sq. ft.							
A1A	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.							
A1B	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.							
A2	1BED	675	675	16	18	11	45	200 sq. ft.	9,000 sq. ft.							
A3	1 BED	752	825	5	5	5	15	200 sq. ft.	3,000 sq. ft.							
A3A	1 BED	752	825	6	5	4	15	200 sq. ft.	3,000 sq. ft.							
A3B	1 BED	752	825	0	2	1	3	200 sq. ft.	600 sq. ft.							
A3-HC	1 BED	752	825	1	1	1	3	200 sq. ft.	600 sq. ft.							
A4	1 BED	1046	1223	1	0	0	1	200 sq. ft.	200 sq. ft.							
A5	1 BED	676	676	2	0	0	2	200 sq. ft.	400 sq. ft.							
B1	2 BED	999	999	1	4	4	9	250 sq. ft.	2,250 sq. ft.							
B1A	2 BED	999	999	1	0	0	1	250 sq. ft.	250 sq. ft.							
B2	2 BED	1236	1296	0	2	1	3	250 sq. ft.	750 sq. ft.							
B2A	2 BED	1236	1296	2	0	0	2	250 sq. ft.	500 sq. ft.							
B2B	2 BED	1276	1336	1	0	0	1	250 sq. ft.	250 sq. ft.							
B2C	2 BED	1276	1336	0	1	1	2	250 sq. ft.	500 sq. ft.							
B3	2 BED	1143	1218	0	1	0	1	250 sq. ft.	250 sq. ft.							
B3-HC	2 BED	1143	1218	1	0	0	1	250 sq. ft.	250 sq. ft.							
B4	2 BED	1248	1479	3	4	2	9	250 sq. ft.	2,250 sq. ft.							
B4A	2 BED	1248	1486	3	3	3	9	250 sq. ft.	2,250 sq. ft.							
B4B	2 BED	1248	1486	0	0	1	1	250 sq. ft.	250 sq. ft.							
MAIN BUILDING TOTAL UNITS								54	57	44	155					
COTTAGE								2 BED	1576	1969	16	-	-	16	250 sq. ft.	4,000 sq. ft.
TOTAL UNITS								171	TOTAL REQUIRED UOS		36,950 sq. ft.					
BALCONY/PATIO UNITS								LANDSCAPE AREA UOS		8,455 sq. ft.						
TOTAL PROVIDED UOS								101,433 sq. ft.								
TOTAL PROVIDED UOS								109,888 sq. ft.								



VICINITY MAP
 1" = 750'



REFUSE ENCLOSURE DETAILS
 N.T.S.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- ADA ACCESSIBLE PATH
- ELECTRIC VEHICLE SPACE

KEYED NOTES

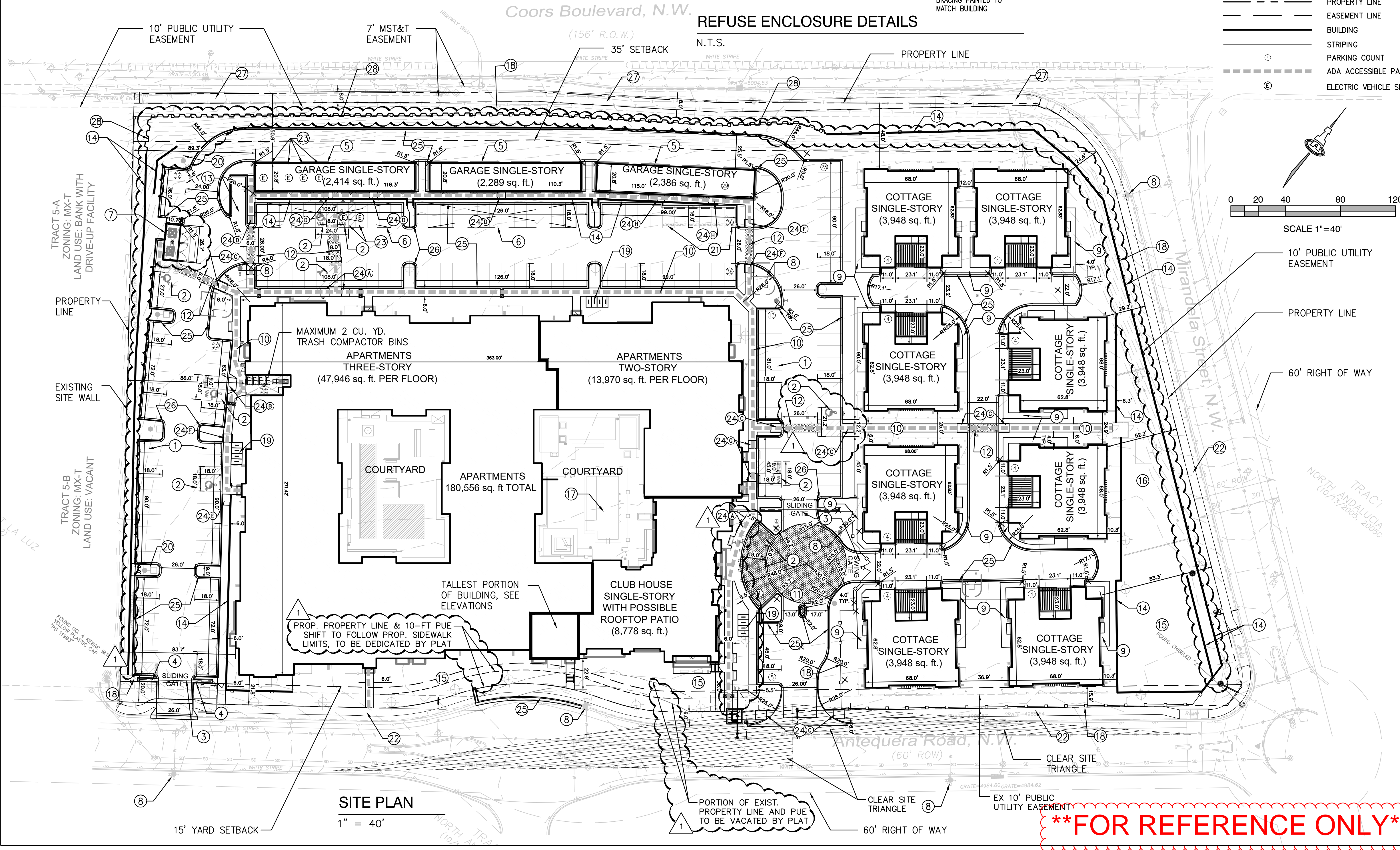
- 9'-0" x 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" x 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- STAMPED CONCRETE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" x 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - (E)
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- CORTEN STEEL SHEET PILE RETAINING WALL

PROJECT NUMBER: PR-2020-003658
 Application Number: SI-2020-00356

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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



SITE PLAN
 1" = 40'

****FOR REFERENCE ONLY****

2360 AS-101-049 22 April 2021

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8628 | www.iaacv.com

NOT FOR CONSTRUCTION FOR REVIEW ONLY

FRED C. ARFMAN
 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 7322

Date **04-22-21**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE: DESIGN DEVELOPMENT
PROJECT NUMBER: IA 2360
FILE: BUB
DRAWN BY: FCA
CHECKED BY: 04-22-2021
DATE:

No	Description	Date
1	Admin. Amend. SP	04/22/21

SHEET TITLE
Site Plan

SHEET NUMBER
AS-101

4:\PROJECTS\13000-2360\300\00\CONCEPTUAL PLANS\AS-101.dwg, 4/22/2021, 11:35 AM
 FOUND NO A REBAR W/ YELLOW YELLOW PASTING CAP
 7/4 11/15

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: Overture Andalucia

AGIS MAP # E-12

LEGAL DESCRIPTIONS: Tract 4, North Andalucia at La Luz



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 03/11/21 (date).

I-MNAY
Applicant/Agent

05/07/21

Date

Renée C. Brissette
Hydrology Division Representative

05/07/21

Date

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



WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 06/25/21 ~~20~~ (date).

I-MNAY
Applicant/Agent

05/07/21

Date

ABCWUA Representative

5/7/21

Date

PROJECT # PR-2020-003658

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

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

Date Site Plan Approved: _____

Date Preliminary Plat Approved: _____

Date Preliminary Plat Expires: _____

DRB Project No.: 2019-003055

DRB Application No.: _____

Overture Andalusia Senior Housing

PROPOSED NAME OF SITE DEVELOPMENT PLAN

Tract 4, North Andalusia at La Luz

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.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
		8'	PCC Sidewalk	Coors Blvd.	So. Property Line	Mirandela St.	/	/	/
		6'	PCC Sidewalk	Mirandela St.	Coors Blvd.	Antequera Rd.	/	/	/
		6"	PCC Sidewalkj	Antequera Rd.	Mirandela St.	So. Property Line	/	/	/
		24' - 30'	Entrances (2)	Antequera Rd.	SE corner & Mid-pt.		/	/	/
		10"	Prv't. Fire Line Connection with Valves	Antequera Rd.	Site Entrance		/	/	/
		4"	Water Service & Vault	Antequera Rd.	Site Entrance		/	/	/
		1"	Irrigation Service	Antequera Rd.	Site Entrance		/	/	/
		8' - 17'	Corten Steel Sheet Pile Rtg. Wall	Coors Blvd ROW 20' offset east	SW Prop. Corner	extending 470' N.	/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	P.E.	City Cnst Engineer	
<input type="text"/>	<input type="text"/>						/	/	/	
<input type="text"/>	<input type="text"/>						/	/	/	
							Approval of Creditable Items:		Approval of Creditable Items:	
							Impact Fee Administrator Signature Date		City User Dept. Signature Date	

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.

- 1 The designated sidewalks are Site Plan controlled and will not be financially guaranteed.
- 2 _____
- 3 _____

AGENT / OWNER

Fred C. Arfman, PE
NAME (print)

ISAACSON & ARFMAN, INC.
FIRM

Fred C. Arfman 3/23/2021
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Maggie Gould Apr 8, 2021
DRB CHAIR - date

Jeanne Wolfenbarger Apr 8, 2021
Jeanne Wolfenbarger (Apr 8, 2021 12:58 MDT)
TRANSPORTATION DEVELOPMENT - date

Blaine Carter Apr 12, 2021
Blaine Carter (Apr 12, 2021 14:19 MDT)
UTILITY DEVELOPMENT - date

Ernest Armijo Apr 8, 2021
CITY ENGINEER - date

Cheryl Sommerfeldt Apr 9, 2021
Cheryl Sommerfeldt (Apr 9, 2021 11:11 MDT)
PARKS & RECREATION - date

Carl Garcia Apr 8, 2021
Carl Garcia (Apr 8, 2021 11:48 MDT)
AMAFA - date
CODE ENFORCEMENT - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER











PR-2020-003658_SD-2021-00057_Infrastructure_List_Approved_4-7-21











Final Audit Report

2021-04-12

Created:	2021-04-08
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAgcBqpovDHXCrTjbG-09G8BZAeehXaDzF

"PR-2020-003658_SD-2021-00057_Infrastructure_List_Approved_4-7-21" History

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-  Document emailed to Maggie Gould (mgould@cabq.gov) for signature
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-  Document emailed to Jeanne Wolfenbarger (jwolfenbarger@cabq.gov) for signature
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-  Document emailed to Ernest Armijo (earnijo@cabq.gov) for signature
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-  Document emailed to Cheryl Somerfeldt (csomerfeldt@cabq.gov) for signature
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-  Document emailed to Carl Garcia (cagarcia@cabq.gov) for signature
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-  Document emailed to Blaine Carter (bcarter@abcwua.org) for signature
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2021-04-12 - 8:17:59 PM GMT- IP address: 142.202.67.2
-  Document e-signed by Blaine Carter (bcarter@abcwua.org)
Signature Date: 2021-04-12 - 8:19:49 PM GMT - Time Source: server- IP address: 142.202.67.2- Signature captured from device with phone number XXXXXXXX9188
-  Agreement completed.
2021-04-12 - 8:19:49 PM GMT

DRB Prelim Plat Action Notice - Overture Andalucia

1 message

Ian Anderson <ian@iacivil.com>

Fri, May 7, 2021 at 11:44 AM

To: laluzlandowners@azulstar.com, Dan Jensen <dgj1958@gmail.com>, Rene' Horvath <aboard111@gmail.com>, ekhaley@comcast.net, secretary@trna.org

Cc: Fred Arfman <freda@iacivil.com>, Bryan Bobrick <bryanb@iacivil.com>

Hello,

I've received each of your emails and contact info as the neighborhood association representatives for the La Luz Landowners Association, the Westside Coalition of Neighborhood Associations, and the Taylor Ranch Neighborhood Association from the City of Albuquerque's Office of Neighborhood Coordination.

I am writing to notify you that we will be submitting a Preliminary Plat application for Design Review Board (DRB) approval. The preliminary plat approval is the next step following the vacation of right-of-way and utility easement approval which was granted on 3/31/21. The plat will be submitted to DRB on Tuesday, 5/11/21; the associated DRB meeting will begin at **9am on 5/19/21** and will be held virtually on Zoom. A meeting agenda with zoom link will be available at the City's Planning Website by Friday 5/14/21 (<https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>).

Please see the attached public notice pdf for additional project info, and please feel free to contact me by email or by phone if you would like additional details on the upcoming platting action.

Thanks,

Ian M. N. Anderson, P.E.
Project Engineer
Isaacson & Arfman, Inc.
128 Monroe St. N.E.
Albuquerque, NM 87108
Phone: (505) 268-8828
ian@iacivil.com

 **10.1_andalucia_plat_public_notice.pdf**
5019K

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

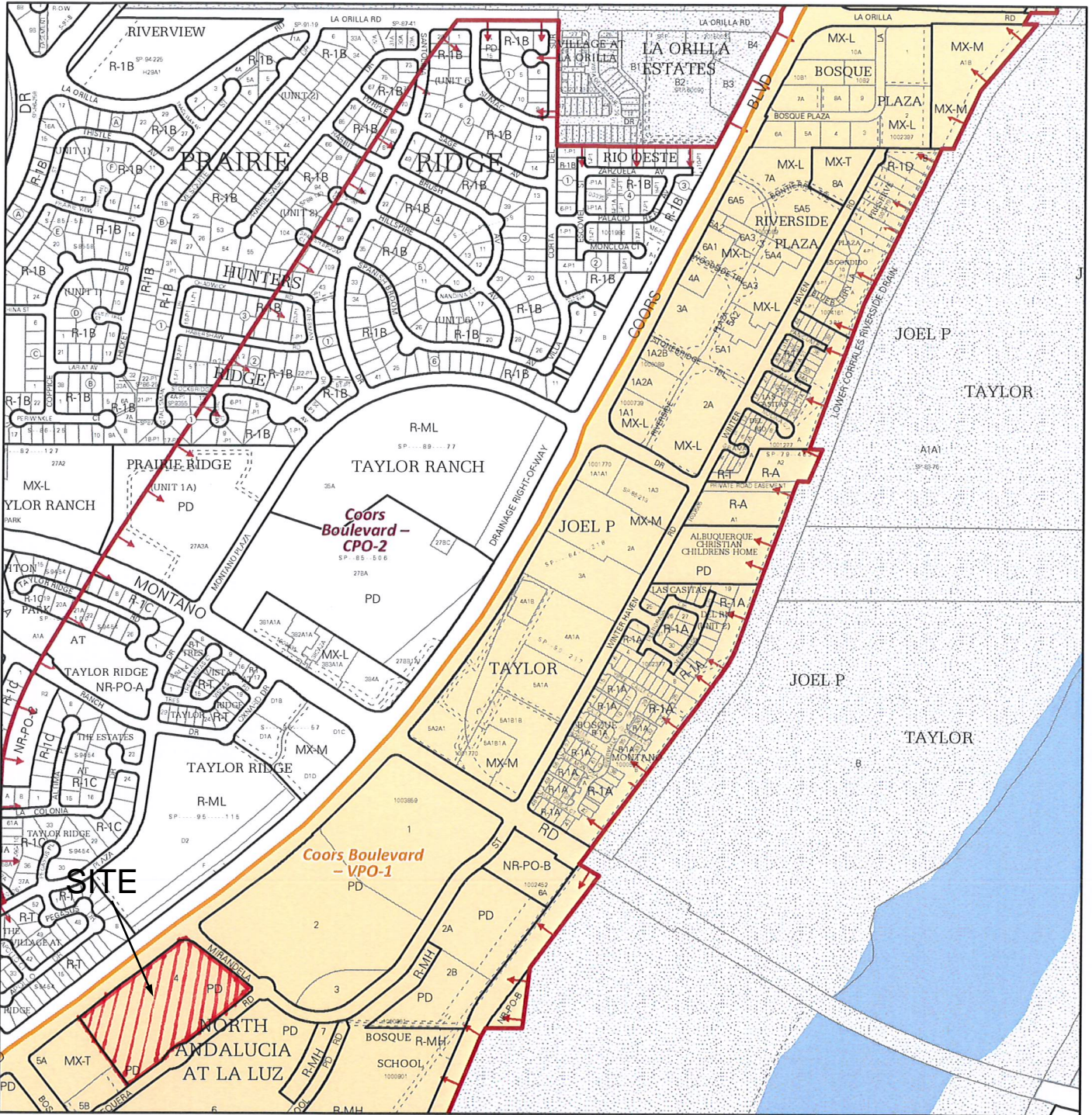


PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

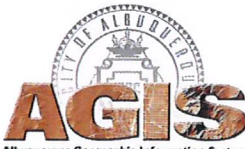
- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Not required for Preliminary / Final Plat applications



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

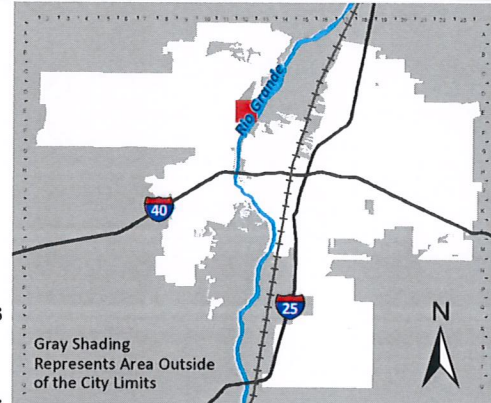
IDO Zone Atlas May 2018



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:
E-12-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



Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- ROOF EQUIPMENT SHALL BE SCREENED FROM VIEW IF VISIBLE FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED PER THE REQUIREMENTS OF THE INTEGRATED DEVELOPMENT ORDINANCE.
- SIGNAGE SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES AND SHALL BE SEPARATELY PERMITTED.
- LIGHTING SHALL BE IN COMPLIANCE WITH THE PREVIOUSLY APPROVED SITE PLAN FOR SUBDIVISION DESIGN GUIDELINES REGARDING HEIGHT AND NIGHT SKY COMPLIANCE.
- LANDSCAPING, FENCING AND SIGNING 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 CLEAR SITE TRIANGLE.
- ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN A PUBLIC WORK ORDER.
- A MINOR REPLAT WILL BE REQUIRED TO ENSURE THE RIGHT-OF-WAY FOR ANTEQUERA ROAD IS CONSISTENT WITH THE AS-BUILT CONDITIONS AT THE EGG-A-BOUT.
- THE COORS BOULEVARD CP0-2 AND VPO-1 REGULATIONS APPLY TO THIS SITE. WHERE THIS SITE PLAN IS SILENT, PROVISIONS OF THE IDO APPLY.

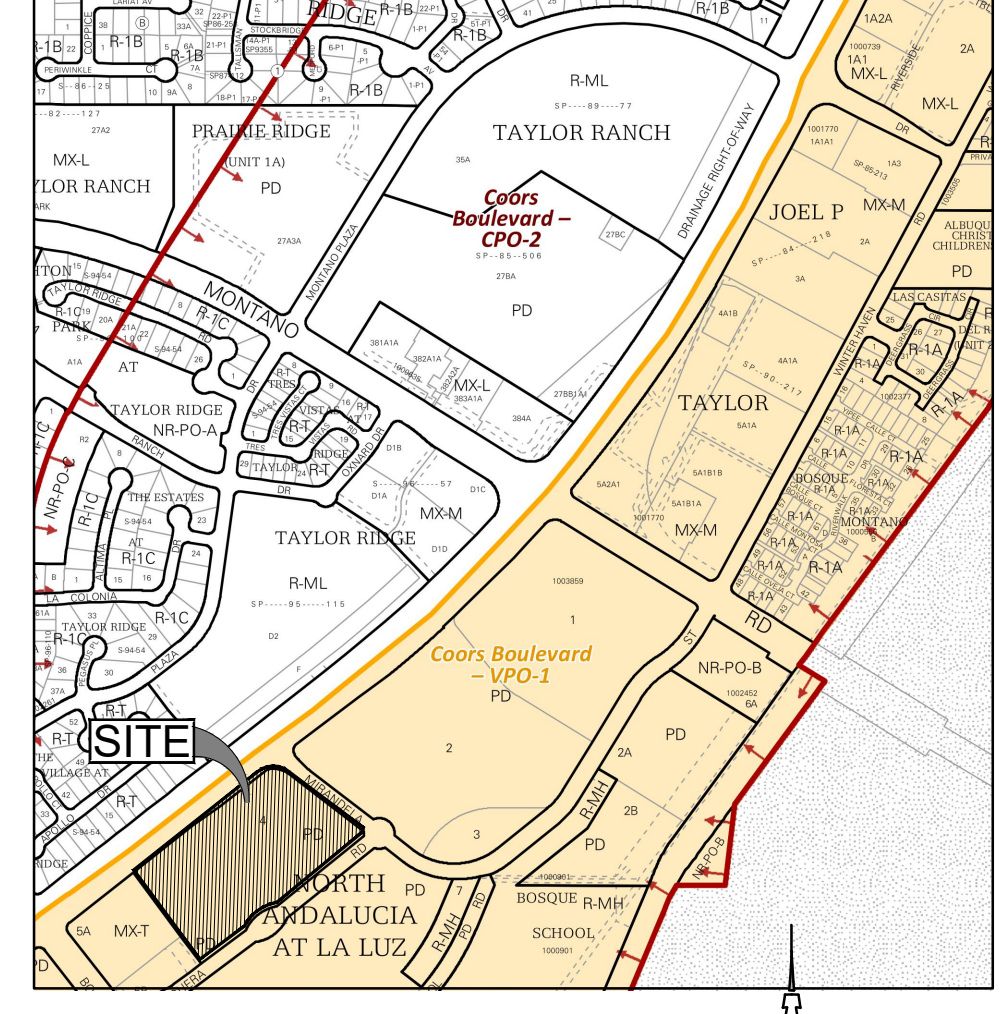
SITE DATA:
LEGAL DESCRIPTION: TRACT 4 OF NORTH ANDALUCIA AT LA LUZ
ZONING: PD - PLANNED DEVELOPMENT (SU-1 FOR C2, O-1, OR PRD (24 DU/AC))
SITE AREA: 7.71 ACRES
LAND USE: SENIOR INDEPENDENT LIVING, MULTI-FAMILY APARTMENTS (AGE-RESTRICTED 55+)
PEDESTRIAN, BICYCLE AND VEHICULAR INGRESS AND EGRESS:
 TWO DRIVEWAY ENTRANCES WILL PROVIDE VEHICULAR ACCESS FROM

ANTEQUERA ROAD, ONE OF WHICH (SOUTH EASTERN MOST) IS FOR EMERGENCY VEHICLES ONLY. PEDESTRIAN ACCESS IS PROVIDED TO ANTEQUERA ROAD AT SEVERAL LOCATIONS.
INTERNAL CIRCULATION REQUIREMENTS: NORTHEAST PARKING AREA ADJACENT TO THE CLUBHOUSE IS ACCESSIBLE TO VISITORS AND RESIDENTS. THE REMAINING PARKING AREAS ARE GATE CONTROLLED. KNOX BOXES WILL PROVIDE ACCESS FOR EMERGENCY VEHICLES AT ALL GATES.
MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHTS SHALL COMPLY WITH COORS CORRIDOR PLAN DESIGN STANDARDS' VIEW AND HEIGHT RESTRICTIONS, SEE VIEW ANALYSIS SHEETS.
MINIMUM BUILDING SETBACK: SETBACKS SHALL COMPLY WITH COORS CORRIDOR PLAN AND THE PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN FOR SUBDIVISION.
 - COORS 35' MIN. WITH 50 PERCENT LANDSCAPE COVERAGE.
 - FRONT 15' MIN.; SIDE 5' MIN. AND 10' MIN. FROM STREET; REAR 15' MIN.
 - NOT LESS THAN 10' BETWEEN APARTMENT AND OFF-STREET PARKING AND VEHICULAR CIRCULATION AREAS.
MAXIMUM TOTAL DWELLING UNITS:
 185 DU (24/AC) ALLOWED (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 171 DU PROPOSED
PHASING: NONE PROPOSED - ONE PHASE
STRUCTURE LOCATIONS: NO EXISTING STRUCTURES, THE SITE IS VACANT. PROPOSED STRUCTURES PER SITE PLAN
PARKING FACILITIES: PARKING REQUIRED: 214 SPACES (PER AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION)
 MAXIMUM ALLOWED : 235 (10% ABOVE MINIMUM PER SITE PLAN FOR SUBDIVISION)
 TOTAL PARKING PROVIDED: 234 SPACES
 COMPACT PARKING SPACES (20% ALLOWED): 6 (2.6%)
 ELECTRIC VEHICLE PARKING SPACES (2% REQ.): 6 (2.6%)

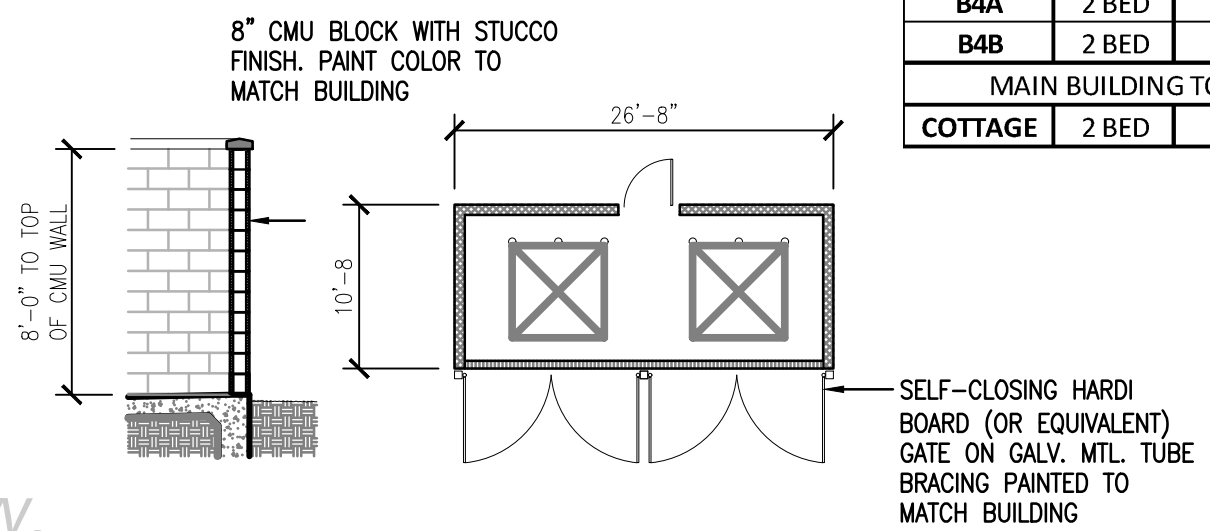
ADA PARKING REQUIRED: 8 SPACES (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED: 11 SPACES (6 VAN ACCESSIBLE, 1 VAN STALL LOCATED IN DETACHED SINGLE-STORY GARAGE)
BICYCLE PARKING REQUIRED: 23 SPACES
BICYCLE PARKING PROVIDED: 24 SPACES
LOADING FACILITIES: RESIDENT MOVE-IN LOADING AREA PROVIDED AT SOUTHWEST CORNER OF MAIN STRUCTURE. LOADING SPACE LOCATED AT SOUTH END OF GARAGES.
NON-AUTO TRANSPORTATION:
 TRANSIT - ROUTES 155, 96, AND 790 ON COORS BOULEVARD; ROUTES 157 AND 162 ON MONTANO BOULEVARD
 BICYCLE - BIKE LANES ON COORS BOULEVARD, ANTEQUERA ROAD, AND MIRANDELA STREET
 TRAILS - MIRANDELA STREET PROVIDES ACCESS TO THE TRAIL HEAD LOCATED AT MONTANO BOULEVARD. THIS TRAIL HEAD PROVIDES ACCESS TO NUMEROUS TRAILS INCLUDING THE PASEO DEL BOSQUE MULTI-USE TRAIL ON THE EAST SIDE OF THE RIO GRANDE.
SENSITIVE LANDS:
 NO SENSITIVE LANDS ARE PRESENT EXCEPT FOR STEEP SLOPES ADJACENT TO COORS BOULEVARD. THE DEVELOPMENT AVOIDS THESE SLOPES BY LOCATING BUILDINGS ALONG ANTEQUERA AND MIRANDELA. SEE GRADING AND DRAINAGE PLAN FOR HOW STORMWATER RUNOFF IS HANDLED AND THE SLOPES ARE STABILIZED.

Unit Mix and Usable Open Space (UOS) Requirements

UNIT TYPE	BEDS	NET	GROSS	LVL 1	LVL 2	LVL 3	TOTAL	REQUIRED UOS PER UNIT	TOTAL REQUIRED UOS PER UNIT TYPE		
S1	1 BED	526	566	2	2	2	6	200 sq. ft.	1,200 sq. ft.		
A1	1 BED	598	598	7	9	8	24	200 sq. ft.	4,800 sq. ft.		
A1A	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.		
A1B	1 BED	598	598	1	0	0	1	200 sq. ft.	200 sq. ft.		
A2	1BED	675	675	16	18	11	45	200 sq. ft.	9,000 sq. ft.		
A3	1 BED	752	825	5	5	5	15	200 sq. ft.	3,000 sq. ft.		
A3A	1 BED	752	825	6	5	4	15	200 sq. ft.	3,000 sq. ft.		
A3B	1 BED	752	825	0	2	1	3	200 sq. ft.	600 sq. ft.		
A3-HC	1 BED	752	825	1	1	1	3	200 sq. ft.	600 sq. ft.		
A4	1 BED	1046	1223	1	0	0	1	200 sq. ft.	200 sq. ft.		
A5	1 BED	676	676	2	0	0	2	200 sq. ft.	400 sq. ft.		
B1	2 BED	999	999	1	4	4	9	250 sq. ft.	2,250 sq. ft.		
B1A	2 BED	999	999	1	0	0	1	250 sq. ft.	250 sq. ft.		
B2	2 BED	1236	1296	0	2	1	3	250 sq. ft.	750 sq. ft.		
B2A	2 BED	1236	1296	2	0	0	2	250 sq. ft.	500 sq. ft.		
B2B	2 BED	1276	1336	1	0	0	1	250 sq. ft.	250 sq. ft.		
B2C	2 BED	1276	1336	0	1	1	2	250 sq. ft.	500 sq. ft.		
B3	2 BED	1143	1218	0	1	0	1	250 sq. ft.	250 sq. ft.		
B3-HC	2 BED	1143	1218	1	0	0	1	250 sq. ft.	250 sq. ft.		
B4	2 BED	1248	1479	3	4	2	9	250 sq. ft.	2,250 sq. ft.		
B4A	2 BED	1248	1486	3	3	3	9	250 sq. ft.	2,250 sq. ft.		
B4B	2 BED	1248	1486	0	0	1	1	250 sq. ft.	250 sq. ft.		
MAIN BUILDING TOTAL UNITS								54	57	44	155
COTTAGE								2	2	2	6
TOTAL UNITS								171	TOTAL REQUIRED UOS		36,950 sq. ft.
								BALCONY/PATIO UNITS		8,455 sq. ft.	
								LANDSCAPE AREA UOS		101,433 sq. ft.	
								TOTAL PROVIDED UOS		109,888 sq. ft.	



VICINITY MAP
1" = 750'



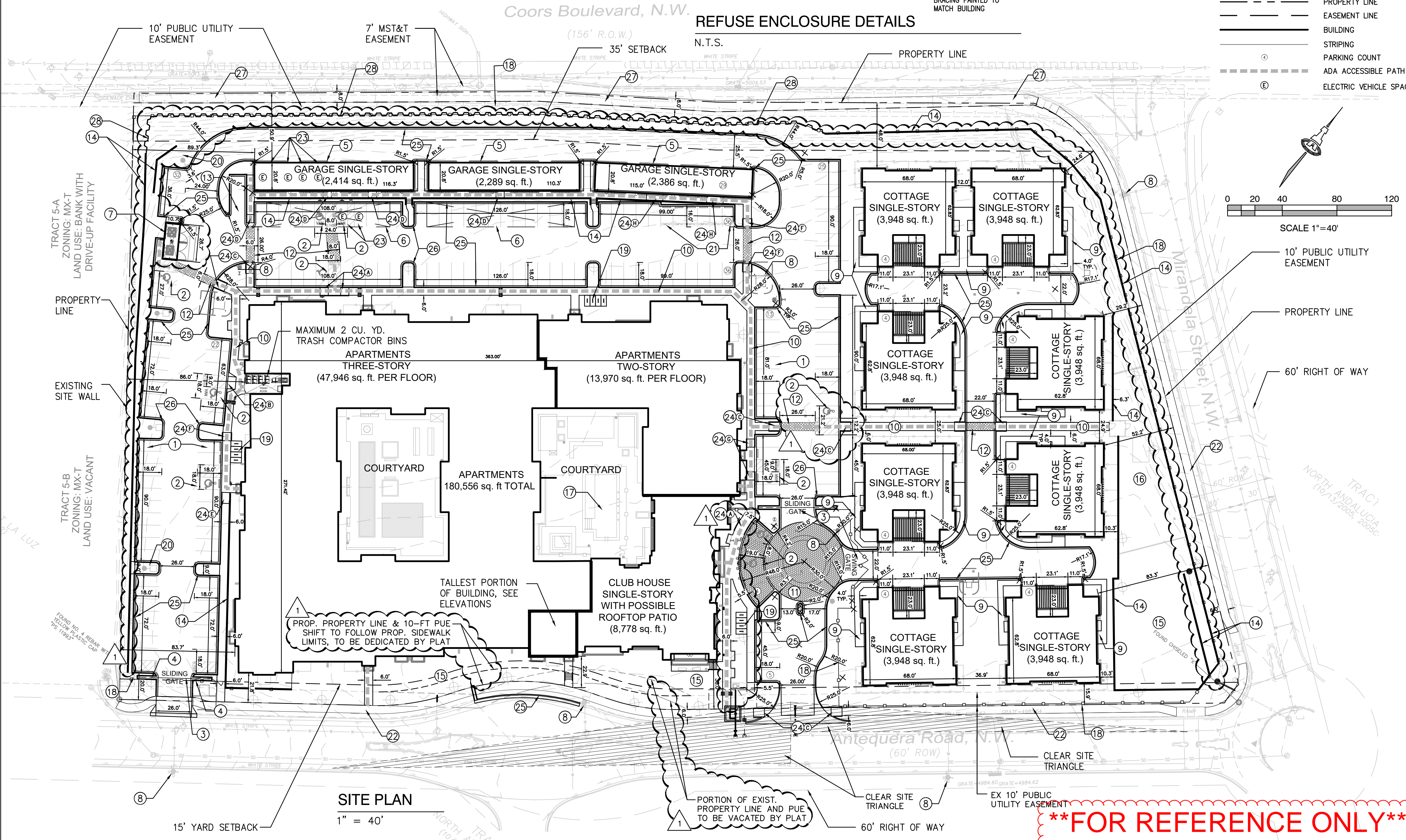
REFUSE ENCLOSURE DETAILS

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- BUILDING
- STRIPING
- PARKING COUNT
- ADA ACCESSIBLE PATH
- ELECTRIC VEHICLE SPACE

KEYED NOTES

- 9'-0" x 18'-0" PARKING SPACE (SEE CG-501)
- 9'-0" x 18'-0" ADA PARKING SPACE WITH 5'-0" (MIN.) ACCESS AISLE, TYP. (SEE CG-501)
- VEHICULAR GATE WITH KNOX BOX (SEE CP-503)
- SIGNAGE "EMERGENCY VEHICULAR ACCESS ONLY" (SEE CP-503)
- DETACHED PRIVATE GARAGES
- PRE-ENGINEERED CARPORT (BY SEPARATE PERMIT)
- REFUSE ENCLOSURE (SEE DETAIL THIS PAGE)
- FIRE HYDRANT
- 4'-0" SIDEWALK AT SITE INTERIOR
- 6'-0" SIDEWALK AT PARKING AND DOG PARK ACCESS
- STAMPED CONCRETE PAVERS
- CROSSWALK; STRIPING OR DECORATIVE PAVERS
- RESIDENT MOVE-IN PARKING AREA
- RETAINING WALL (SEE GRADING & DRAINAGE PLANS)
- PONDING AREA (SEE GRADING & DRAINAGE PLANS)
- DOG PARK
- POOL / COURTYARD (POOL BY SEPARATE PERMIT)
- 6' HEIGHT STEEL PICKET FENCE
- BIKE RACK (SEE CG-501)
- LED POLE AREA FIXTURE (SEE ELECTRICAL SITE PLAN)
- 9'-0" x 16'-0" COMPACT PARKING SPACE (SEE CG-501)
- 6'-0" PUBLIC SIDEWALK
- ELECTRICAL VEHICLE PARKING SPACE - (E)
- ADA COMPLIANT RAMP AND RAMP CONDITION TYPE (SEE CP-502)
- 6" HIGH CONCRETE MEDIAN CURB AND GUTTER. TYPICAL.
- TYPICAL CURB RADII AT ALL PARKING = 3' UNLESS NOTED.
- 8'-0" PUBLIC SIDEWALK (NMDOT)
- CORTEN STEEL SHEET PILE RETAINING WALL



SITE PLAN
1" = 40'

****FOR REFERENCE ONLY****

2360 AS-101-04-22 April 2021
Isaacson & Arfman, Inc.
 Civil Engineering Consultants
 128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8628 | www.iaacv.com

NOT FOR CONSTRUCTION FOR REVIEW ONLY

 Date **04-22-21**

OVERTURE ANDALUCIA
 Albuquerque, New Mexico
 a development of
 Greystar Development Group, LP

ISSUE/DESIGN DEVELOPMENT	PROJECT NUMBER: IA 2360
FILED	BUB
DRAWN BY:	FCA
CHECKED BY:	04-22-2021
DATE:	

No.	Description	Date
1	Admin. Amend. SP	04/22/21

SHEET TITLE
Site Plan

SHEET NUMBER
AS-101

PROJECT NUMBER: PR-2020-003658
 Application Number: SI-2020-00356

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

DRB SITE DEVELOPMENT PLAN APPROVAL:

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

4:\PROJECTS\13000-2360\3000\000\CONCEPTUAL PLANS\AS-101.dwg, 4/22/2021, 11:35 AM
 FOUND NO A REBAR W/ YELLOW YELLOW PASTE CAP
 7/4/15-15



May 11, 2021

DRB Chairman and Board Members
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**RE: PR-2020-0003658, PS-2021-00028, SD-2021-0040 & SD-2021-0043 Overture Andalucia
Subdivision of Land – Minor, Preliminary / Final Plat
Existing Legal: Tract 4, North Andalucia at La Luz Subdivision**

Dear Chairman and DRB Members:

Isaacson & Arfman, Inc., acting as agent for CRP-GREP Overture Andalucia Owner, LLC, requests review and approval for the Preliminary/Final Plat for Tract 4 of North Andalucia at La Luz Suidivision.

The purpose of the plat is to reflect the extents of the DRB vacated public right-of-way and public utility easement along Antequera Blvd NW previously discussed at DRB on March 31, 2021, under the DRB case numbers SD-2021-0040 and SD-2021-0043. As noted during the previous case hearings for the vacation actions, the plat will also dedicate new areas of public right-of-way and public utility easement to match the constructed conditions of Antequera road. The plat establishes public sidewalk easements at various locations where the public sidewalk crosses into private property, along Antequera Blvd NW and Coors Blvd NW. The plat will also create an ABCWUA water easement along Antequera Blvd NW to cover the proposed water meter to service the property.

The infrastructure list is linked to the Site Plan, and has been discussed and approved at DRB on April 7, 2021, under case number SD-2021-00057.

If you have any questions or need any additional information regarding this case, please feel free to contact me by phone or by email, noted below.

Sincerely,
ISAACSON & ARFMAN, INC.

Ian M. N. Anderson, P.E.
Project Engineer
128 Monroe Street NE
Albuquerque, NM 87108
Phone: (505) 268-8828
Email: ian@iacivil.com

**** DRB Justification Letter - For Reference Only ****



Ruth Lozano <ruthl@iacivil.com>

5301 Antequera Road NW Public Notice Inquiry

1 message

Carmona, Dalaina L. <dlcarmona@cabq.gov>
To: "ruthl@iacivil.com" <ruthl@iacivil.com>

Thu, May 6, 2021 at 4:46 PM

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
La Luz Landowners Association	Jonathan	Abdalla	laluzlandowners@azulstar.com	6 Tumbleweed NW	Albuquerque	NM	87120	5053217795	5058973030
La Luz Landowners Association	Dan	Jensen	dgj1958@gmail.com	7 Arco NW	Albuquerque	NM	87120		5056100742
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Taylor Ranch NA	Diana	Shea	secretary@trna.org	5113 Spinning Wheel Road NW	Albuquerque	NM	87120	5059343308	5058986633
Taylor Ranch NA	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120		5058982114

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application 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.

If you have questions about what type of notification is required for your particular project or meetings that might be required, 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>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9th Floor

Albuquerque, NM 87102

505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, May 06, 2021 12:53 PM
To: Office of Neighborhood Coordination <ruthl@iacivil.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

Ruth T Lozano

Telephone Number

5052688828

Email Address

ruthl@iacivil.com

Company Name

Isaacson & Arfman

Company Address

128 Monroe Street NE

City

Albuquerque

State

NM

ZIP

87108

Legal description of the subject site for this project:

Tract 4, North Andalucia at La Luz

5/7/2021

Isaacson & Arfman, Inc. Mail - 5301 Antequera Road NW Public Notice Inquiry

Physical address of subject site:

5301 Antequera Road NW

Subject site cross streets:

Antequera Rd NW & Mirandela St NW

Other subject site identifiers:

This site is located on the following zone atlas page:

 **ZONE MAP E-12.pdf**
1297K