



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: MICHAEL DRESKIN		Phone: (505)249-7788
Address: 8928 ASHTON LOOP NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87122
Professional/Agent (if any): SBS CONSTRUCTION AND ENGINEERING, LLC		Phone: (505)804-5013
Address: 10209 SNOWFLAKE CT., NW		Email: AECLLC@AOL.COM
City: ALBUQUERQUE	State: NM	Zip: 87114
Proprietary Interest in Site: OWNER	List <u>all</u> owners:	

BRIEF DESCRIPTION OF REQUEST

REQUEST FOR VACATION OF 10' WIDE PUBLIC SANITARY SEWER EASEMENT

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

Lot or Tract No.: LOT 1-A, (SEE ATTACHED)	Block: 2	Unit:
Subdivision/Addition: CITY REALTY CO.'S ADDITION NO. 1	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): H-14	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: N/A 1	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 2818 4TH STREET	Between: PHOENIX AVE	and: 4TH STREET
---------------------------------------------	-----------------------------	------------------------

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

DRB 2020-003887

Signature: <i>Shawn Biazar</i>	Date: 12-1-20
Printed Name: SHAWN BIAZAR	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing 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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- 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

SKETCH PLAT REVIEW AND COMMENT

- 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 (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved


MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination Public Notice Inquiry response
 - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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.

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <i>Shawn Biazar</i></p>	<p>Date: 12-1-20</p>
<p>Printed Name: SHAWN BIAZAR</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

LEGAL DESCRIPTIONS

DRB CASE 2020-003887

Lots 1-A, 6, 7, 8, 9 and 10, Block 2, City Realty Co's Addition No. 1 and

Lots 4, 5 and 6, Block 9, Mandell Addition No.

SBS CONSTRUCTION AND ENGINEERING, LLC

December 1, 2020

Mr. Jolene Wolfey, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Request Sketch Plat Review and Comments for Lots 1-A, 6, 7, 8, 9 and 10, Block 2, City Realty Co's Addition No. 1 and Lots 4, 5 and 6, Block 9, Mandell Addition No. 2, Zone Atlas Page H-14-Z, DRB CASE 2020-003887

Dear Mr. Wolfey:

SBS Construction and Engineering, LLC, on behalf of the owner of above referenced property is requesting sketch plat review and comments. The site is located at 2818 4th NW. My client has already submitted a site plan for approval for this site. As part of the site plan approval, all the existing lots have to be combined into one lot. Please see attached copy of the plat. The plat shows a dedication of right-of-way along Phoenix Avenue, NW and La Poblana Road, NW to accommodate the proposed sidewalk. It also shows the vacation of existing 10 public utility easement.

There was also a request to dedicate a radius right of way at the Northeast corner of the site. We do not think the radius dedication is necessary. The property line on 3rd Street is about 13.25' from back of curb and with additional dedication of 4.35' of right of way on Phoenix Avenue, the new wheelchair ram will fit easily in that area. If still transportation think the dedication is necessary, we will do so as part of final plat.

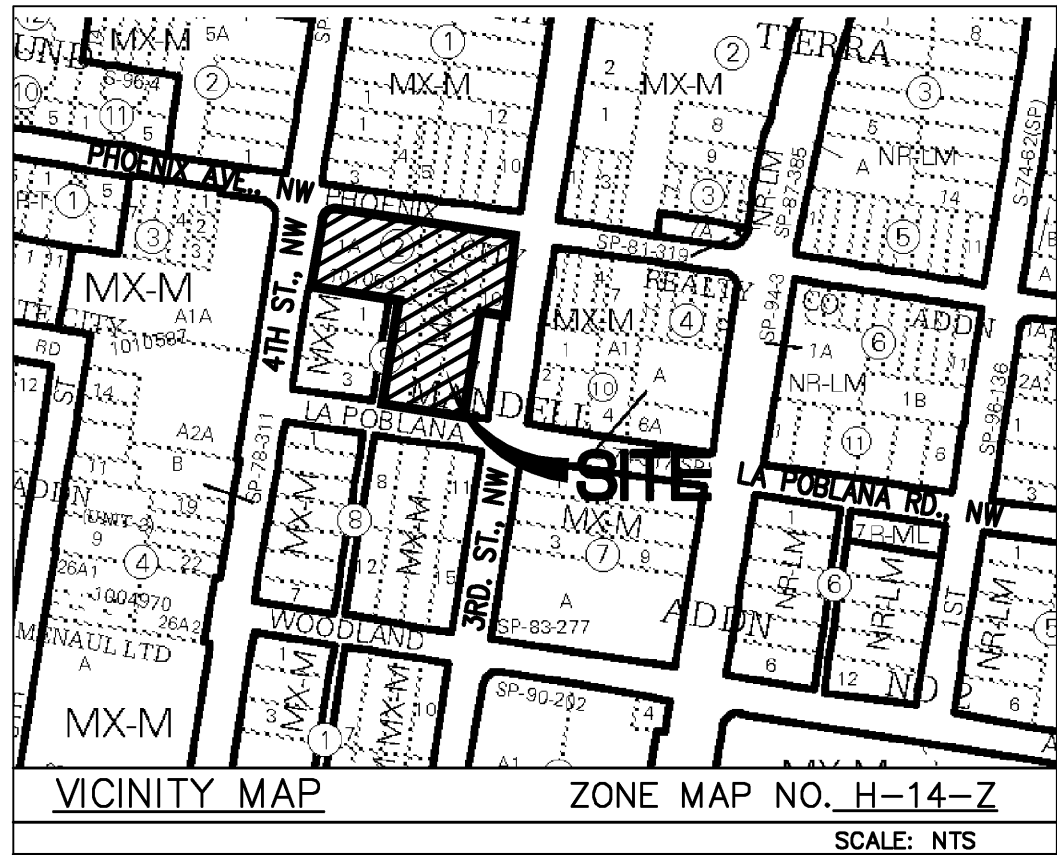
If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,

Shawn Biazar

Shawn Biazar, Managing Member

Enclosures
JN: 201836



LEGAL DESCRIPTION:

LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF LOT 1-A, BLOCK 2, CITY REALTY CO'S ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 25, 2016 IN MAP BOOK 2016C, PAGE 44. TOGETHER WITH;

LOTS NUMBERED SIX (6), SEVEN (7) EIGHT (8), NINE (9), AND TEN (10) IN THE BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, TO THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 19TH DAY OF MAY, 1926 IN VOLUME C2, FOLIO 5, TOGETHR WITH;

LOTS NUMBERED FOUR (4), FIVE (5), AND LOT SIX (6) IN BLOCK NUMBERED NINE (9), OF THE MANDELL ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, IN THE STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED MAP OF SAME ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9, 1931 IN VOLUME D, FOLIO 139.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: _____ DATE: 12-1-2020

OWNER(S) PRINT NAME: MICHAEL DRESKIN

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1ST DAY OF DECEMBER,

20 20, BY _____

NOTARY MY COMMISSION EXPIRES: _____

**PLAT OF
LOTS 6-A
BLOCK 2
CITY REALTY Co. ADDITION NO.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020**

PROJECT NO. 2020-003887

APPLICATION NO. 2020-00000

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS: _____ DATE _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez



LEONARD MARTINEZ P.S. # 9801 _____ DATE 12-1-2020

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____

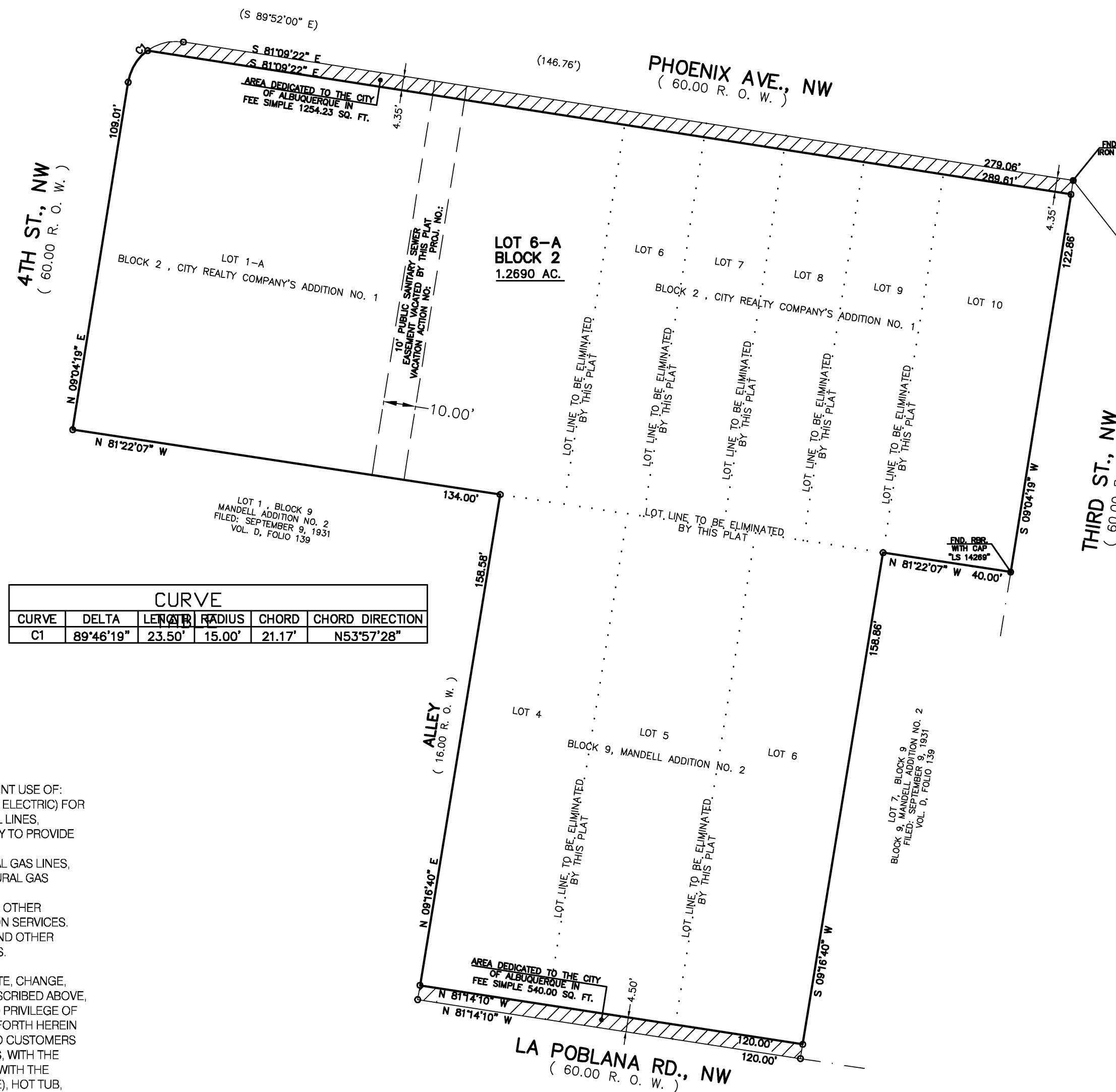
PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____

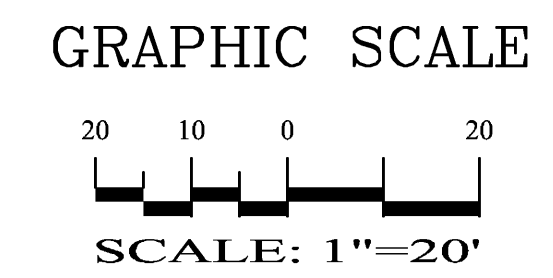
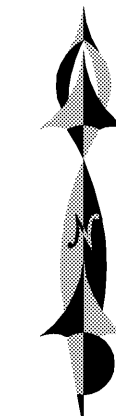
**SBS CONSTRUCTION
AND ENGINEERING, LLC**

10209 SNOWLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

**PLAT OF
LOTS 6-A
BLOCK 2
CITY REALTY Co. ADDITION NO. 1
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020**



ACS MONUMENT "A-438"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,523,137.246
Y = 1,495,747.494-NAD 1983
EL. = 4975.35-NAVD 1988
G-G = 0.999681662 DELTA
ALPHA = -00° 13' 31.98"



PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. 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.
B. 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.
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

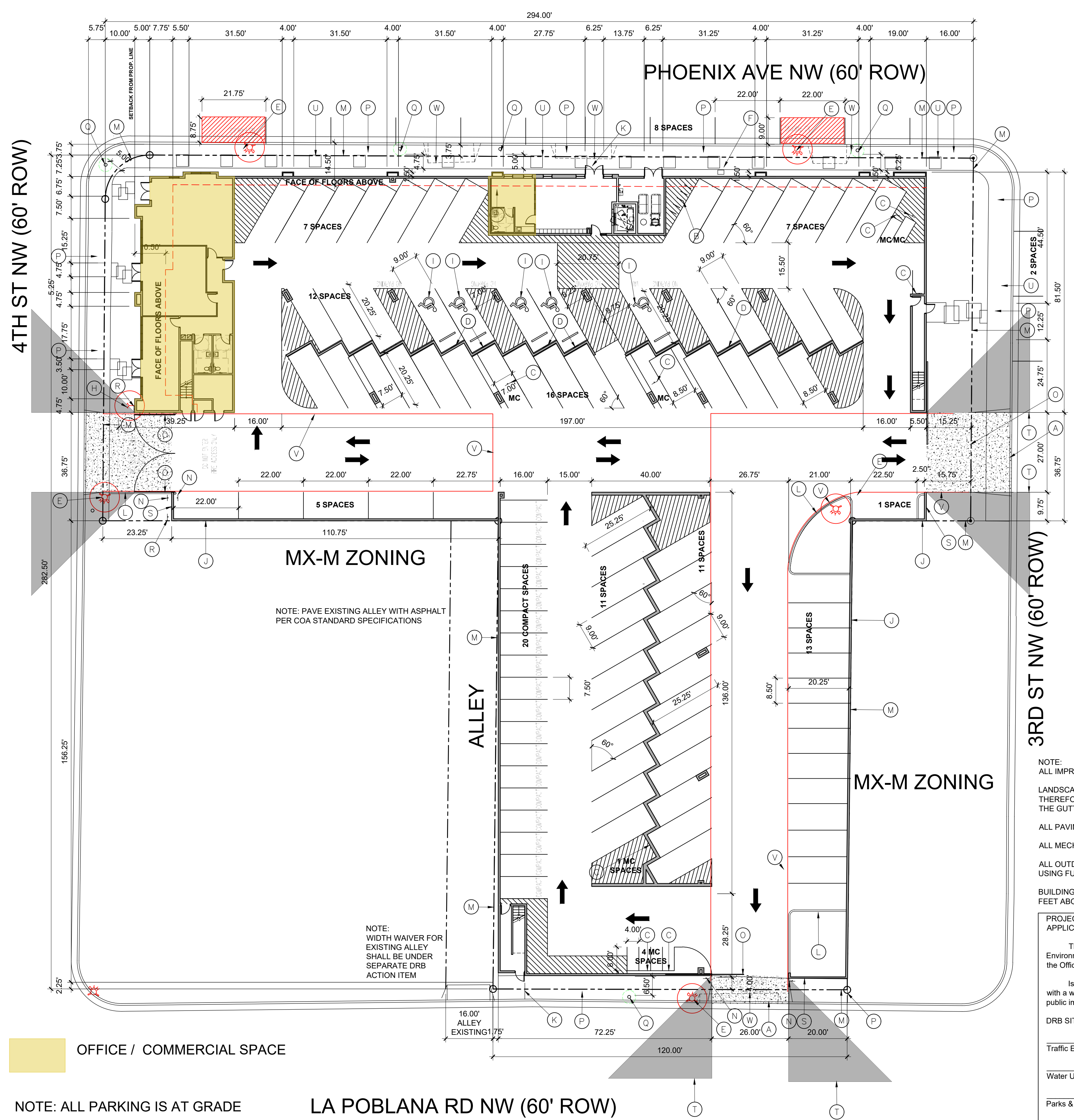
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS 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 ERRECTED 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 (6) 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.

**SBS CONSTRUCTION
AND ENGINEERING, LLC**
10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

MX-M ZONING

NOTE: IF NORTH 4TH ST AREA STANDARDS ARE SILENT, IDO STANDARDS SHALL APPLY.

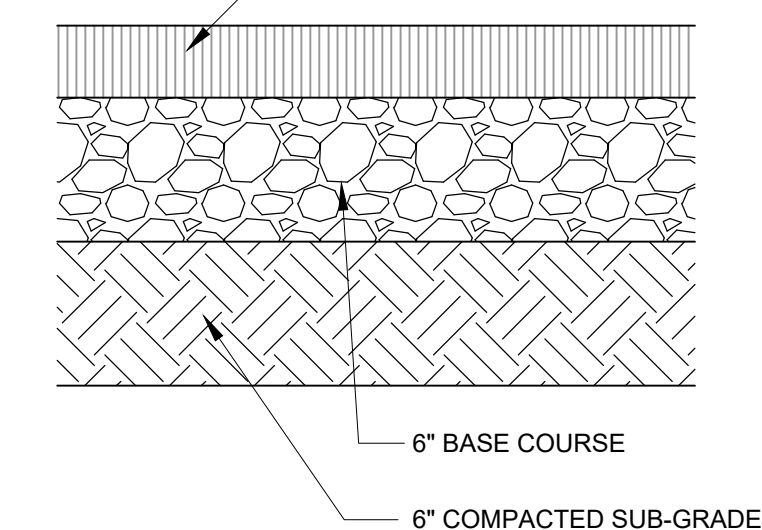


KEYED NOTES

- A. NEW DRIVE CUT
- B. 10 SPACE BIKE RACK, REF DETAIL THIS SHEET
- C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
- D. H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
- E. NEW FIRE HYDRANT
- F. IRRIGATION BOX
- G. NOT USED
- H. FIRE DEPT. CONNECTION
- I. HC PARKING SYMBOL
- J. 8' CMU WALL
- K. 6' ACCESSIBLE ROUTE
- L. HEADER CURB, REF DETAIL THIS SHEET
- M. PROPERTY LINE
- N. DO NOT ENTER SIGN, REF DETAIL THIS SHEET
- O. VEHICULAR GATE
- P. NEW 8' SIDEWALK
- Q. EXISTING POWER POLE
- R. "EMERGENCY VEHICLE ONLY" SIGN
- S. KNOX BOX
- T. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.
- U. SIDEWALK TREE GRATE, REF. DETAIL ON SHEET L-101
- V. RED PAINT WITH "FIRE LANE" NOTATION.
- W. REMOVE EXISTING DRIVE ENTRANCE.

IDO TABLE 5-1-2 OPEN SPACE:
 1 BEDROOM: 45 EA X 200SF = 9,000 SF
 2 BEDROOM: 39 EA X 250SF = 9,750 SF
TOTAL REQUIRED = 18,750 SF
 GRADE LEVEL = 3,832 SF
 BALCONIES = 9,987 SF
 ROOF DECK = 5,000 SF
TOTAL PROVIDED = 18,819 SF

3" ASPHALTIC CONCRETE PAVING - SEE SITE PLAN



MX-M ZONING

NOTE: ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.

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 SIGHT TRIANGLE.

ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).

ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.

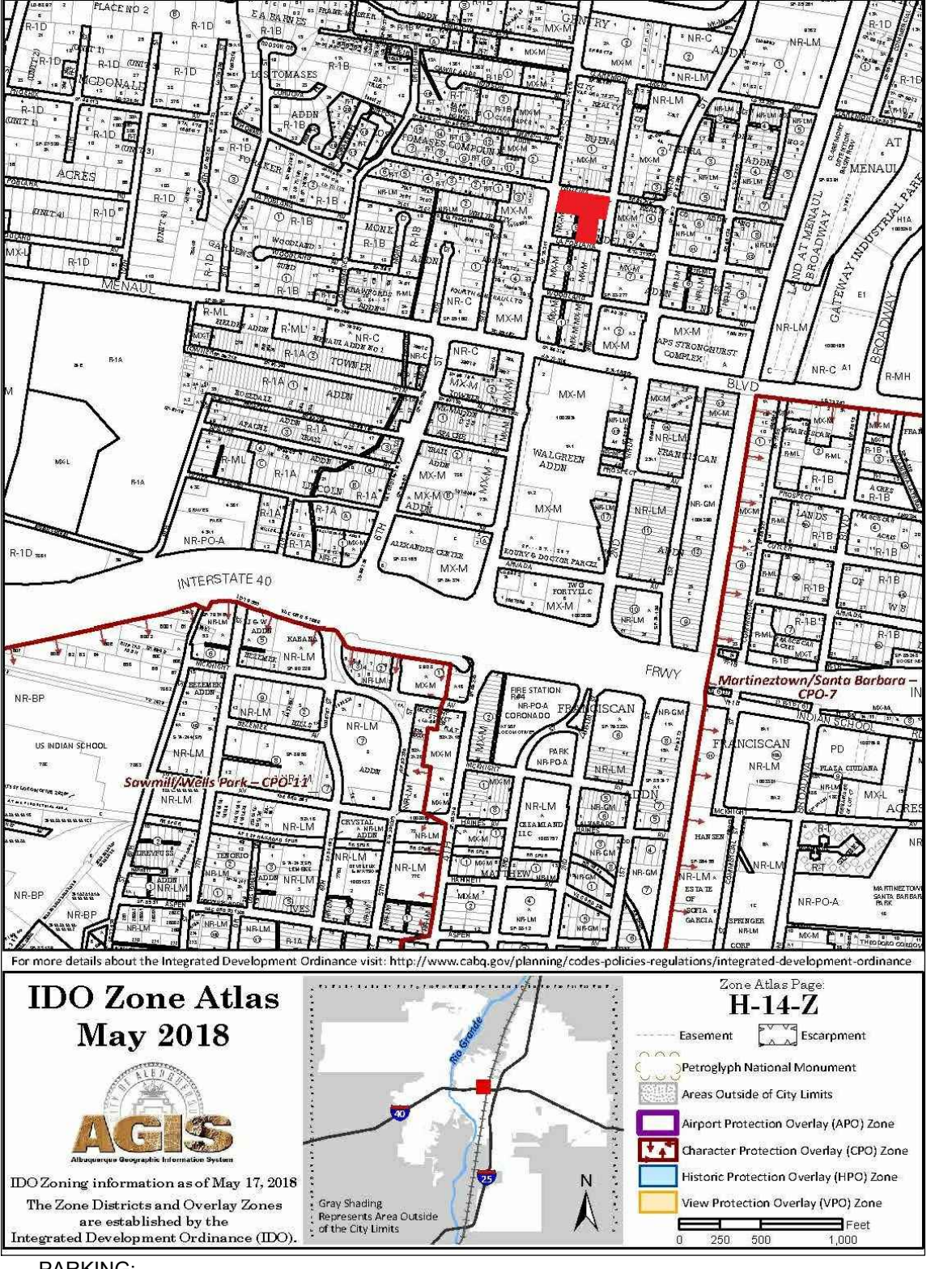
PROJECT NUMBER: 2020 - APPLICATION NUMBER: _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____ and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is and 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 SIGNOFF APPROVAL:

Traffic Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	Date



PARKING:
 OFFICE: 3,806SF X 0.0035 = 13 SPACES
 MULTI-FAMILY DWELLING: 84 X 1.5 = 126 SPACES
 SHARED PARKING: 139 / 1.3 = 107 SPACES
119 SPACES PROVIDED
 HC REQUIRED: 4 STANDARD, 1 VAN
 4 MOTORCYCLE REQUIRED
 1 EA. 6 SPACE BIKE RACK
 GROSS LOT AREA = 55,278 SF
 BUILDINGS = 36,452 SF
 NET LOT AREA = 18,826 SF
 REQUIRED LANDSCAPE AREA @ 15% = 2,824 SF ; 2,838 SF PROVIDED
 UPC: 101405933541911310
 LEGAL: LOT 1-A, BLOCK 2, CITY REALTY ADDITION NUMBER 1
 ZONING: MX-M
 ZONE ATLAS PAGE: H14

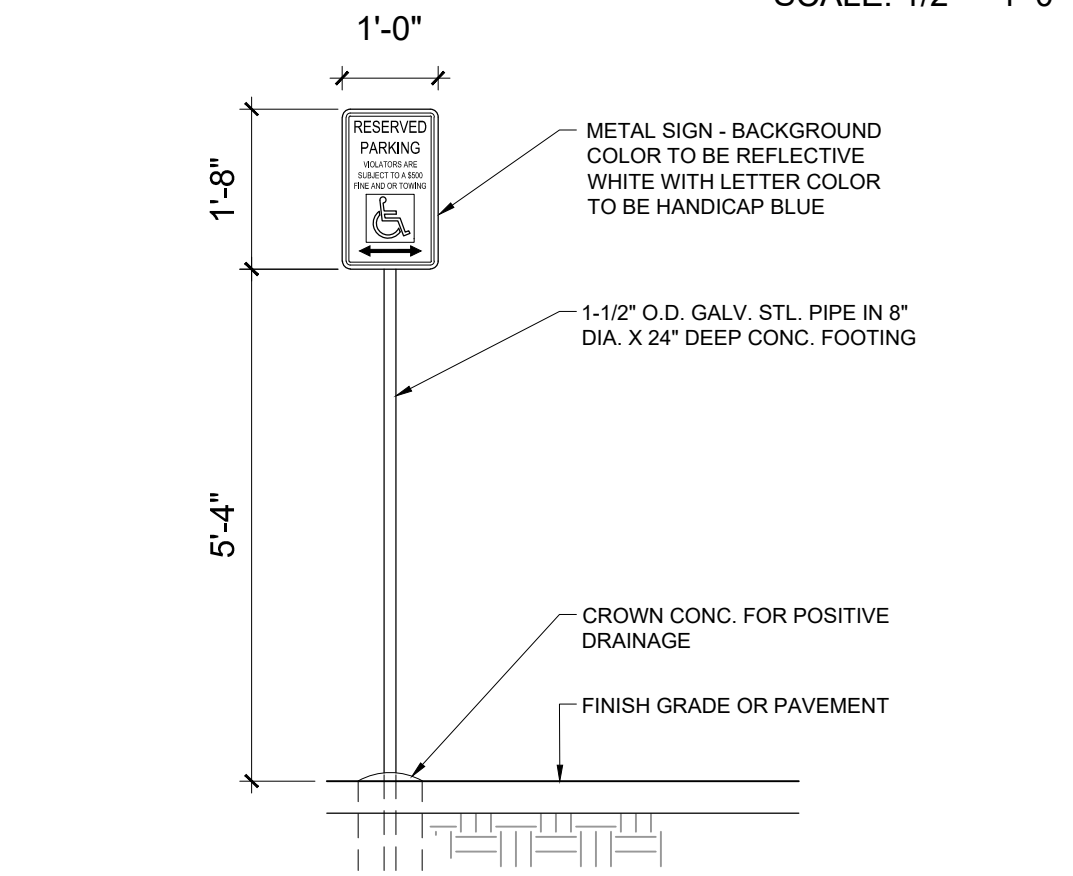
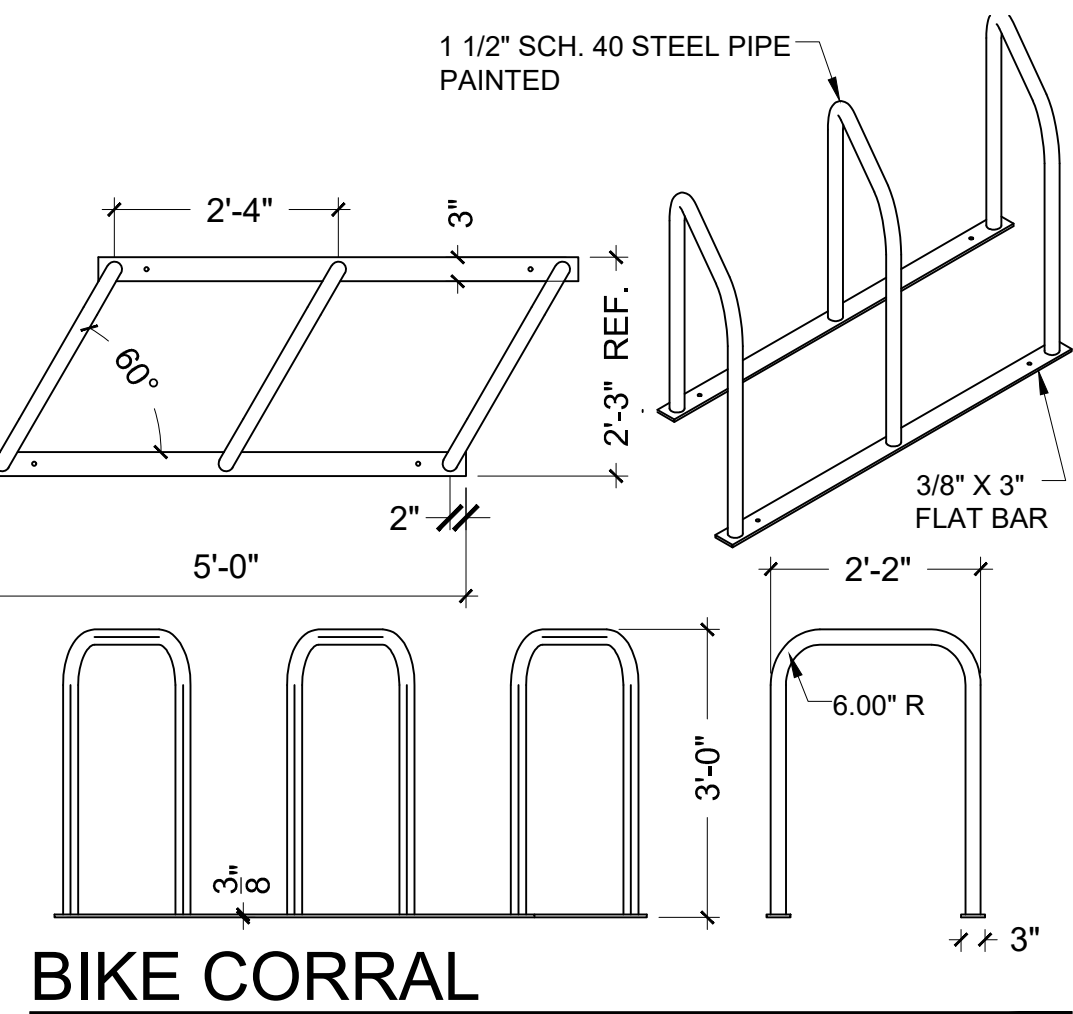
MOTORCYCLE SIGN

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

SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS
 4419 4th St NW, Ste. 8
 Albuquerque, NM 87107
 scott@scottcanderson.com
 505.461.7575

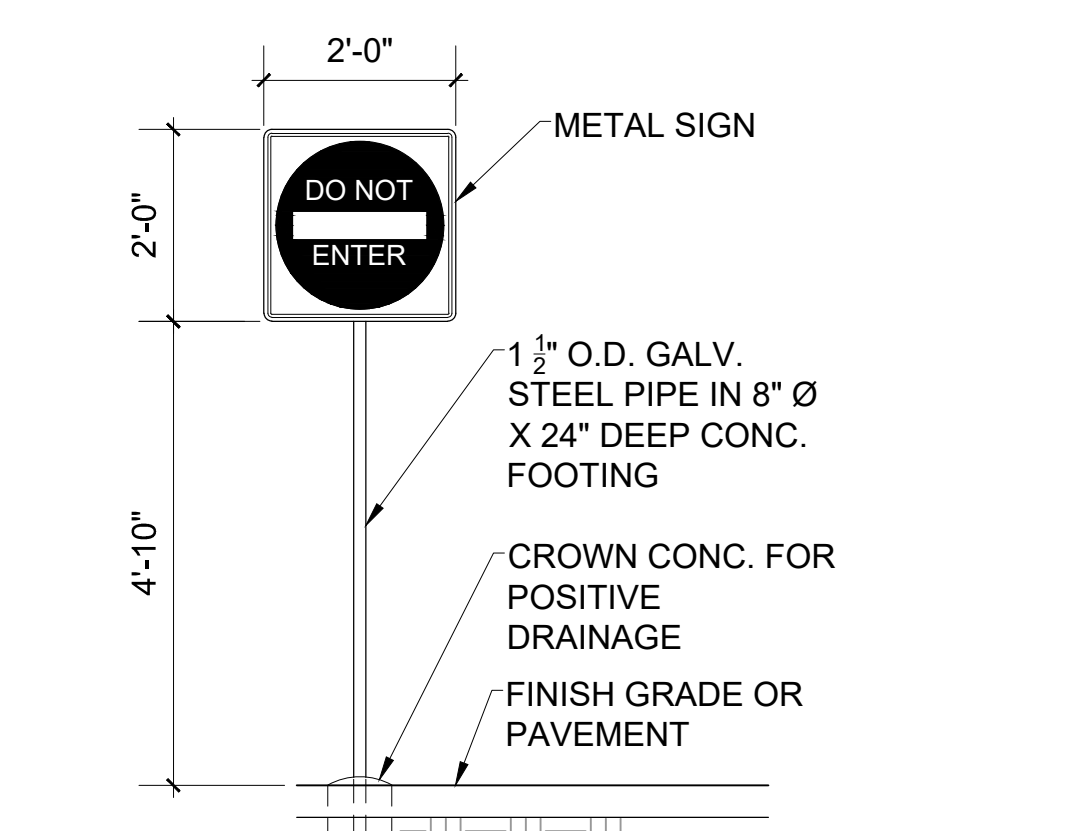
PHOENIX APARTMENT BUILDING
 2818 4TH ST NW
 ALBUQUERQUE, NM 87107

DESIGNED	PROJECT NO
DRAWN	SCALE
CHECKED	DRAWING NO
REVIEWED	A-100
DATE	6/21/2020



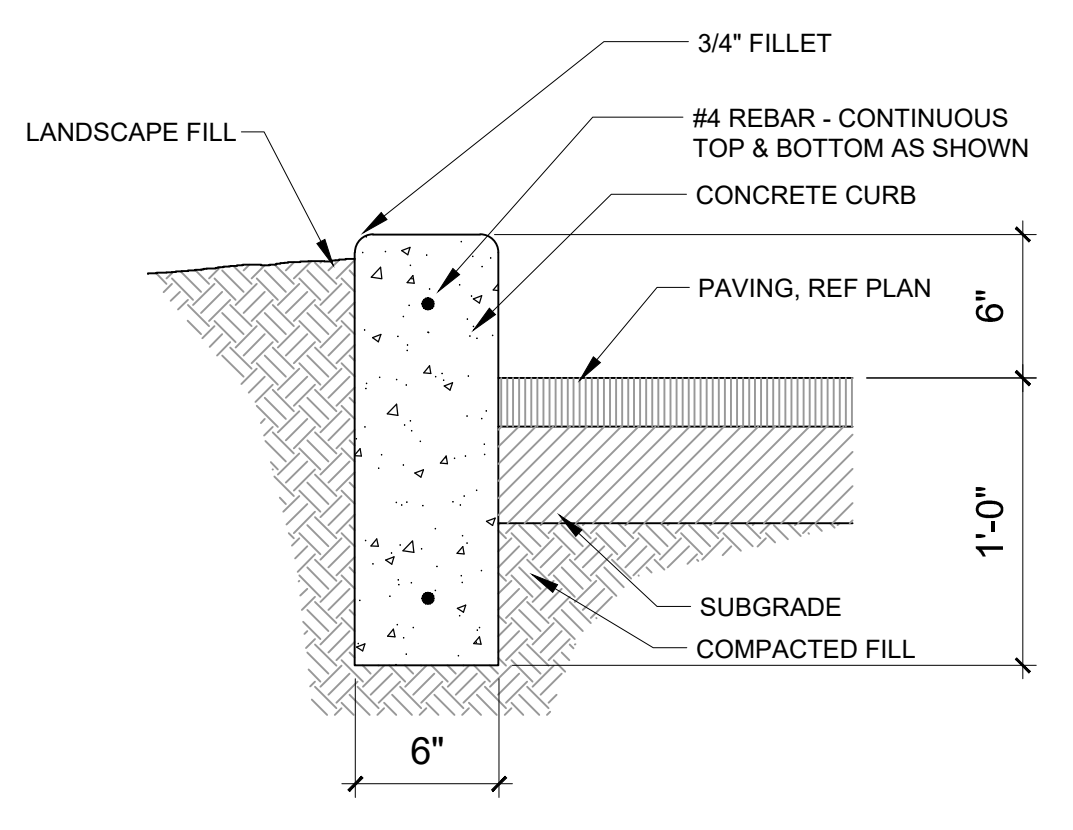
DO NOT ENTER SIGN

SCALE: NTS



CURB DETAIL

SCALE: NTS



SITE PLAN

SCALE: 1" = 20'-0"

OFFICE / COMMERCIAL SPACE

NOTE: ALL PARKING IS AT GRADE LA POBLANA RD NW (60' ROW)

SITE PLAN

SCALE: 1" = 20'-0"

