



Effective 3/01/2022

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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input checked="" type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary 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"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Amendment to approved site plan for project to obtain C of O. C of O anticipated on March 1, 2022. Minor adjustments made: plant material adjusted by location and some type changes, additional accessible spaces added to meet market demand.		

<b>APPLICATION INFORMATION</b>			
Applicant/Owner: <b>Luminaria Apartments Limited Partnership, LLLP</b>		Phone: <b>505-244-1614</b>	
Address: <b>320 Gold Avenue SW #918</b>		Email: <b>miriam@abqgahp.org</b>	
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87102</b>	
Professional/Agent (if any): <b>Hannah Greenhood, D/P/S</b>		Phone: <b>505 761 9700</b>	
Address: <b>7601 Jefferson NE, Suite 100</b>		Email: <b>hannahg@dpsdesign.org</b>	
City: <b>Albuquerque</b>	State: <b>NM</b>	Zip: <b>87109</b>	
Proprietary Interest in Site:		List all owners: <b>State Land Office</b>	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: <b>Tract C</b>		Block:	Unit:
Subdivision/Addition: <b>Video Addition</b>		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>L-21-Z</b>	Existing Zoning: <b>MX-H</b>	Proposed Zoning <b>n/a</b>	
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>n/a</b>	Total Area of Site (Acres): <b>1.88 acres</b>	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: <b>10600 Central Ave. SE</b>		Between: <b>Central</b>	and: <b>Eubank</b>
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
<b>PRT 19-358, BP-2020-43242, PR-2020-004062, SI-2020-00552 SITE PLAN</b>			

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: <b>February 11, 2022</b>
Printed Name: <b>Hannah Greenhood, D/P/S</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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.

**INFORMATION REQUIRED FOR ALL ADMINISTRATIVE DECISIONS OR AMENDMENTS**

- Letter of authorization from the property owner if application is submitted by an agent
- Zone Atlas map with the entire site clearly outlined and labeled

**ARCHEOLOGICAL CERTIFICATE**

- Archaeological Compliance Documentation Form with property information section completed
- Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- The approved Site Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- The approved Site Development Plan being amended
- Copy of the Official Notice of Decision associated with the prior approval
- The proposed Site Development Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.
- Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for new commercial and multifamily development except if the development is industrial or the multifamily is less than 25 units

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**ACCELERATED EXPIRATION SITE PLAN**

- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c)
- Site Plan to be Expired

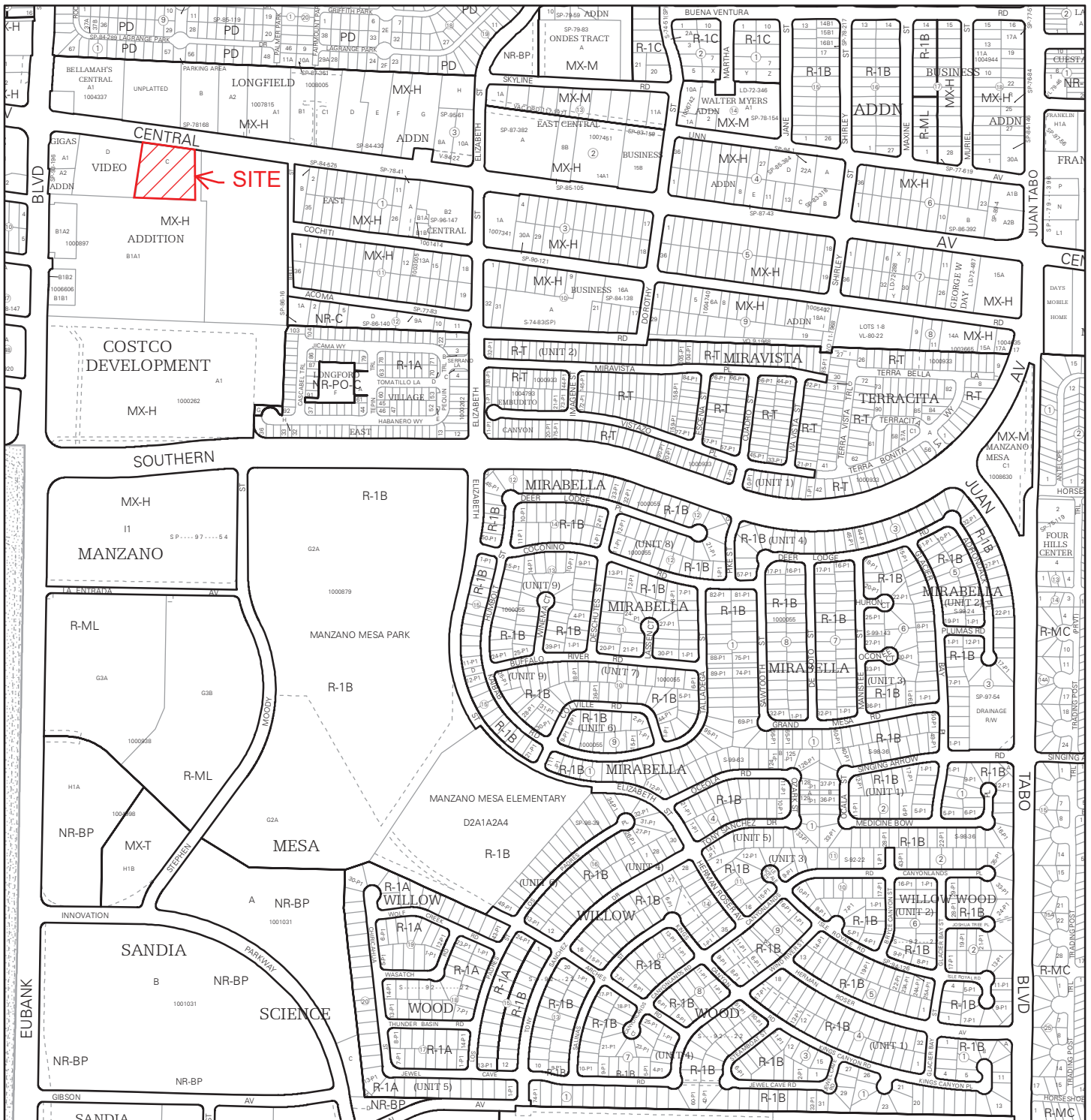
**ALTERNATIVE SIGNAGE PLAN**

- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

**ALTERNATIVE LANDSCAPE PLAN**

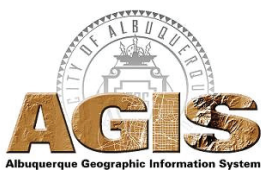
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- Landscape Plan

<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: </p>	<p>Date: February 11, 2022</p>
<p>Printed Name: Hannah Greenhood</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: PR-2020-004062</p>	<p>Case Numbers: SI-2022-00333</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

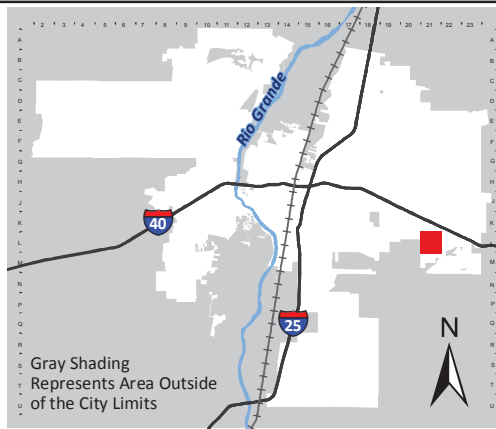


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**L-21-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

To: City of Albuquerque, Design Review Board

The New Mexico State Land Office is the owner of the land at 10600 Central Ave. SE, Albuquerque, NM 87123. Luminaria Apartments Limited Partnership LLLP (“Luminaria”), an entity created by Greater Albuquerque Housing Partnership, has a 40-year business lease agreement (BL-2727) with the New Mexico State Land Office for occupancy and development of the above-referenced land. Luminaria is an applicant to the Design Review Board for a residential project.

This letter authorizes Dekker/Perich/Sabatini, architect for the applicant, Luminaria, to act as Agent for the Site Plan for purposes of the DRB application, as required by Form P2 – Site Plan DRB.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Vierck".

Steve Vierck  
Assistant Commissioner, Commercial Resources Division

February 10, 2022



Mr. James Aranda  
Deputy Planning Director  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> St. NW  
Albuquerque, NM 87103

**Re: Reason for Request – 10600 Central Avenue SW, Albuquerque, NM 87123  
Request for Administrative Amendment of an  
approved Site Development Plan**

Legal Description: Tract C, Video Addition and Parcels of Land Owned by the State of New Mexico situated within the NM1/4 NW1/4 Sec. 28 T10N, R4E, NMPM, Parcel B, 1.88 Acres

Dear Mr. Aranda:

Dekker/Perich/Sabatini is acting as agent for Luminaria Apartments Limited Partnership, LLLP, owners of the subject property, for the actions referenced above.

Minor adjustments have been made to the site plan and landscape plan to accommodate requirements of construction and market demand for accessible parking spaces and future opportunity to provide more covered parking spaces and solar photovoltaic installed on the carport structures for better energy efficiency for the project. **For the reasons set forth in this letter, we respectfully request approval of the amended Luminaria Senior Community Site Plan to obtain Certificate of Occupancy for the anticipated March 1, 2022 date per construction schedule.**

**Project Description per prior submittal (no changes):**

The proposed project, Luminaria Senior Community, is located near the intersection of Eubank and Central Avenue SW. The site consists of a brownfield site, previously housing the community building of the former Ponderosa Mobile Home Community which was deemed blighted and demolished in preparation for future development. The site is located between Central Avenue and Home Depot on land under the control of the New Mexico State Land Office.

Luminaria Senior Community is an affordable senior living development consisting of 92 apartment units, 72 one bedroom and 20 two bedrooms. All of the rentable units are intended for senior residents 55 years and over at or below 60% AMI. The proposed community includes a single, four-story wood framed building which wraps an outdoor parking court. The building hosts residential units along with community amenities along the ground floor facing Central Avenue. Each end of the building is celebrated by an outdoor community space: an entry courtyard at the west, an intimate community courtyard to the northeast, and a dog park at the southeast. Total size is 68,800 GSF.

## **Project Components:**

### 5-11 Building Design:

No changes to previous submittal.

### 5-11(E)(2) FAÇADE DESIGN:

No changes to previous submittal.

### 5-11(E)(3) OUTDOOR SEATING AND GATHERING AREAS:

No changes to previous submittal.

### 5-8 OUTDOOR LIGHTING:

No changes to previous submittal.

### 5-5 PARKING AND LOADING

Previous description for DRB application 6/2020: All the parking spaces consist of surface parking. Surface parking areas are landscaped per the requirements of the IDO. There are 85 parking spaces provided for the community, which meets the requirement of 1.5 spaces per dwelling unit according to the 5-5(2) table noting Residential Dwelling, Multi-family with credit for 55 spaces due to proximity to transit, vanpool parking, and off-street parking. Total required parking is 83 spaces, the project is proposing 85.

**Changes of note: Reduction of one parking space bringing the total number of spaces from 85 to 84 which still exceeds the required count of 83. This modification was to allow for more accessible parking spaces across the site to meet the market demand for this senior affordable housing development. See revised parking calculation table below for more information:**

**PARKING CALCULATION:** (TABLE 5-5-1)

**REQUIRED SPACES: 83 SPACES**

1.5 SPACES / DWELLING UNITS: 92 X 1.5 = 138 SPACES

CREDITS TAKEN: 55 SPACES FOR A COMBINATION OF CREDITS TAKEN FOR 1)

PROXIMITY TO TRANSIT, 2) VANPOOL PARKING, AND 3) OFF-STREET PARKING = 138 - 55 = 83 SPACES REQUIRED

DESCRIPTION OF CREDITS:

- **5-5(C)(5)(C) REDUCTION FOR PROXIMITY TO TRANSIT = 30% REDUCTION,**  
138 X 30% = 41 PARKING SPACES CREDIT
- **5-5(C)(5)(E) VAN AND CARPOOL PARKING CREDIT = PROVIDED 1 VAN/CAR POOL =**  
7 PARKING SPACES CREDIT
- **TABLE 6-4-2 ALLOWABLE DEVIATIONS - OFF-STREET VEHICLE PARKING SPACES =**  
**5% CREDIT = 138 X 5% = 7 PARKING SPACES CREDIT**

41+7+7 = 55 PARKING SPACE CREDIT



**TOTAL PROVIDED PARKING = 84 TOTAL SPACES**

(20 COMPACT SPACES + 43 STANDARD SPACES + 6 VAN ACCESSIBLE SPACES + 15 STANDARD ACCESSIBLE SPACES)

MOTORCYCLE PARKING REQUIRED = 3 SPACES  
MOTORCYCLE PARKING PROVIDED = 3 SPACES

5-6 LANDSCAPING, BUFFERING, AND SCREENING

Screening:

No changes to previous submittal.

Landscape:

Previous description for DRB application 6/2020: A landscape plan has been provided as part of the submittal package. The landscape design is based on the requirements of the IDO and calculations and notes are provided to confirm compliance. Water harvesting in landscape areas will be used as green infrastructure supporting stormwater management efforts where applicable.

- **Changes of note: Plant Material relocated across the site and varieties modified per availability and future installation of carports which requires more shade tolerant species than previously indicated.**

Trees:

Previous description for DRB application 6/2020: The landscape plan indicates the number, placement, and species of trees to be provided along public streets, walkways, and in parking lots. See Landscape Plan for layout and planting strategy. The number and location of shade and specialty trees has been carefully reviewed to ensure compliance with the IDO.

- **Changes of note: Plant Material relocated across the site and varieties modified per availability and future installation of carports which requires more shade tolerant species than previously indicated.**

Walkways:

No changes to previous submittal.

Landscape Buffers:

No changes to previous submittal.

5-7 WALLS AND FENCES

No changes to previous submittal.

5-12 SIGNS

No changes to previous submittal.

**Conclusion:**

We respectfully request approval of this administrative amendment to the previously approved Site Development Plan. As previously mentioned, we request an expedited review as the project is anticipated to be complete and ready for Certificate of Occupancy on March 1, 202. If you have any questions or need clarification of anything contained herein, please feel free to contact me.

Direct phone number is (505) 761-9700

E-mail: hannahg@dpsdesign.org

Sincerely,

Dekker/Perich/Sabatini  
Agent for Luminaria Apartments Limited Partnership, LLLP



Hannah Feil Greenhood, AIA, Associate, LEED AP BD+C, WELL AP  
Architect, Dekker / Perich / Sabatini



# CITY OF ALBUQUERQUE

Planning Department  
Brennon Williams, Director



Mayor Timothy M. Keller

October 26, 2020

Fred C. Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe St. N.E  
Albuquerque, NM 87108

**RE: Luninaria Senior Community  
Grading and Drainage Plan  
Engineer's Stamp Date: 10/01/20  
Hydrology File: L21D023**

Dear Mr. Arfman:

Based upon the information provided in your submittal received 10/05/2020, the Grading and Drainage Plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

Albuquerque

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](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

Also, please provide the Drainage Covenant for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. There is a recording fee (\$25, payable to Bernalillo County). Please contact Charlotte LaBadie ([clabadie@cabq.gov](mailto:clabadie@cabq.gov), 924-3996). Due to COVID-19, please follow the instructions:

Either email a pdf copy of the executed drainage covenant and the exhibit to [clabadie@cabq.gov](mailto:clabadie@cabq.gov) or either mail or drop off the originals. Please mail the \$25.00 recording fee check made payable to Bernalillo County to:

Planning Dept./DRC  
Attn: Charlotte LaBadie  
600 2nd St. NW, Ste. 400  
ABQ, NM, 87102

# CITY OF ALBUQUERQUE

*Planning Department*  
Brennon Williams, Director



*Mayor Timothy M. Keller*

If you drop off the originals, there is a drop box outside the building labeled DRC. Once approved and recorded, Charlotte will email you a copy.

If you have any questions, please contact me at 924-3995 or [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov).

Sincerely,

*Renée C. Brissette*

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

PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

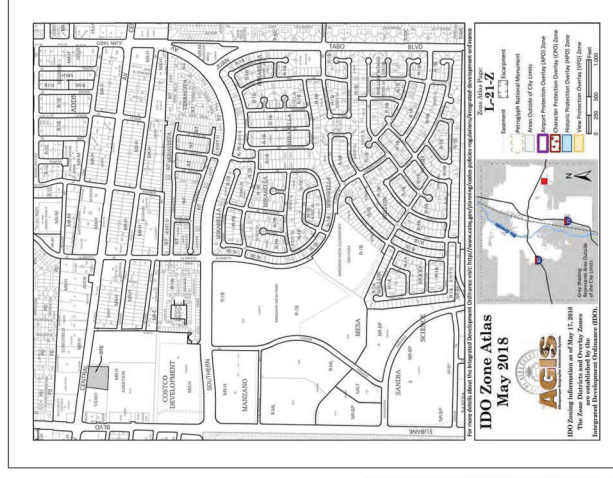




## DRAWING INDEX

- SDP 1.1 SITE PLAN
- SDP 1.2 SITE DETAILS
- SDP 1.3 SITE DETAILS
- SDP 2.1 LANDSCAPE PLAN
- CG-101 GRADING AND DRAINAGE PLAN
- CU-101 UTILITY PLAN
- SDP 5.1 EXTERIOR BUILDING ELEVATIONS
- SDP 5.2 EXTERIOR BUILDING ELEVATIONS
- SDP 6.1 SITE LIGHTING FOR REFERENCE
- SDP 6.2 ELECTRICAL SITE PLAN FOR REFERENCE
- FIRE-1 FIRE HYDRANT LOCATION AND ACCESS PLAN

## VICINITY MAP



**DEKKER  
PERICH  
SABATINI**  
ARCHITECTURE  
DESIGN  
INSPIRATION



**LUMINARIA SENIOR COMMUNITY**  
10600 CENTRAL AVE SE  
ALBUQUERQUE, NM 87123

APPLICATION TO  
DESIGN REVIEW  
BOARD (DRB)  
REVISIONS

DRAWN BY: AG, JF  
REVIEWED BY: RAW, HHS  
DATE: 09/11/2020  
PROJECT NO.: 19-0058  
DRAWING NAME:

SDP FOR  
BUILDING PERMIT

SHEET NO. **COVER** OF

# LUMINARIA SENIOR COMMUNITY

**CIVIL ENGINEER**  
ISAACSON & ARFMAN, INC.  
128 MONROE STREET NE  
ALBUQUERQUE, NM 87108  
505.268.8828

**LANDSCAPE ARCHITECT**  
DEKKER/PERICH/SABATINI, LTD.  
7601 JEFFERSON ST. NE, SUITE 100  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.9700

**ARCHITECT**  
DEKKER/PERICH/SABATINI, LTD.  
7601 JEFFERSON ST. NE, SUITE 100  
ALBUQUERQUE, NM 87109  
PHONE: 505.761.9700

**OWNER**  
LUMINARIA APARTMENTS LIMITED PARTNERSHIP, LLLP  
320 GOLD AVENUE SW #918  
ALBUQUERQUE, NM 87102  
PHONE: 505.244.1614