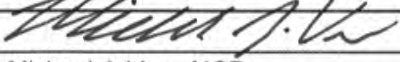




Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

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 type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (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 SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		APPEAL	
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
BRIEF DESCRIPTION OF REQUEST			
Site Plan Approval for a 6,955 SF expansion of the Joan Jones Community Center within Pat Hurley Park			

APPLICATION INFORMATION		
Applicant: City of Albuquerque Department of Family & Community Services		Phone: (505) 767-5886
Address: PO Box 1293		Email: jrmartinez@cabq.gov
City: Albuquerque	State: NM	Zip: 87103
Professional/Agent (if any): Consensus Planning, Inc.		Phone: (505) 764-9801
Address: 302 8th Street NW		Email: vos@consensusplanning.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 216 - 222 & West Portion of Lot 223	Block:	Unit:
Subdivision/Addition: Pat Hurley Park, Glendale Gardens Addition	MRGCD Map No.:	UPC Code: 101105832408340143
Zone Atlas Page(s): J-11	Existing Zoning: NR-PO-A	Proposed Zoning: No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (Acres): 19.39 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3828 Rincon Rd NW	Between: Regina Drive	and: Yucca Drive
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Project #1010602 and PR-2020-004414		

Signature: 	Date:
Printed Name: Michael J. Vos, AICP	<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 P2: SITE PLAN – DRB

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

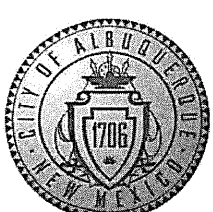
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized* with the Development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

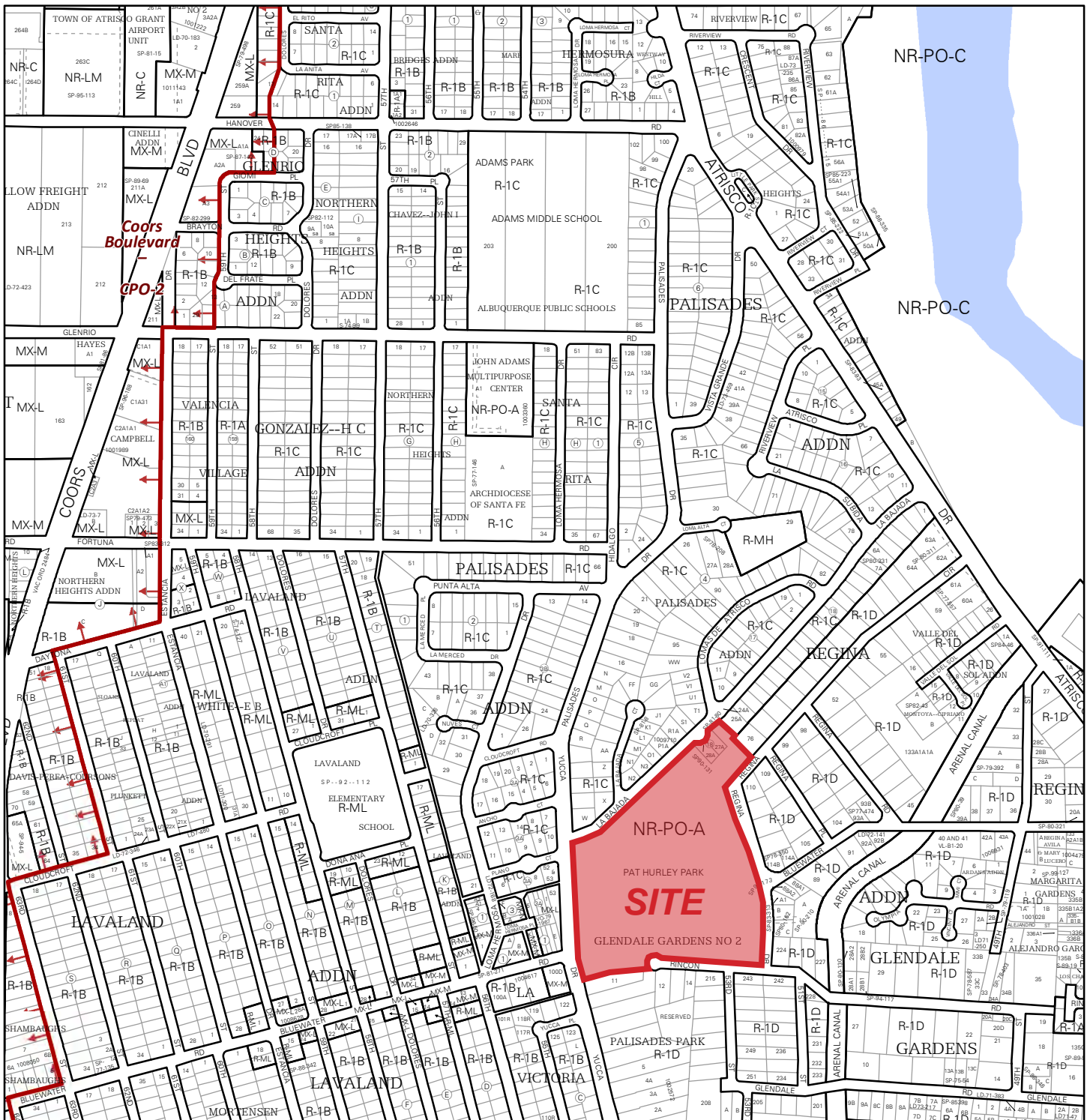
- SITE PLAN – DRB**
- MAJOR AMENDMENT TO SITE PLAN – DRB**
- EXTENSION OF SITE PLAN – DRB**
 - Interpreter Needed for Hearing? N/A if yes, indicate language: _____
 - PDF of application as described above
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter of authorization from the property owner if application is submitted by an agent
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*
 - Signed Traffic Impact Study (TIS) Form
 - Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information *(not required for Extension)*
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
 - Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)
Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.
 - Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) *(not required for Extension)*
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes – **No Meeting Requested MTW**
 - Sign Posting Agreement
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
 - Completed Site Plan Checklist
 - Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
 - Copy of the original approved Site Plan or Master Development Plan *(for amendments only)* (1 copy, 24" x 36")
 - Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
 - Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
 - Infrastructure List, if required

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

- ___ Interpreter Needed for Hearing? ___ if yes, indicate language: _____
- ___ PDF of application as described above
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Solid Waste Department signature on Site Plan
- ___ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ Approved Grading and Drainage Plan
- ___ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan *(not required for Master Development Plans)*
- ___ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ Site Plan and related drawings (7 copies, 24" x 36" folded to fit into an 8.5" x 14" pocket)
- ___ Site Plan and related drawings reduced to 8.5" x 11" format (1 copy)
- ___ Infrastructure List, if required

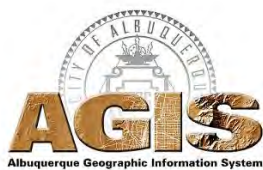
I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.

Signature:	Date:	
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	
Staff Signature:		
Date:		



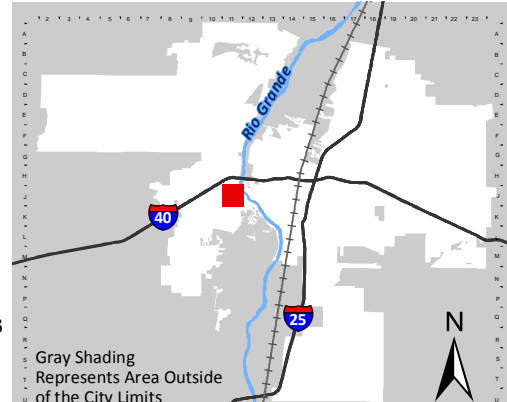
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

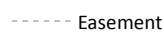
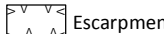






IDO Zone Atlas May 2018



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

Zone Atlas Page:
J-11-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

N

0 250 500 1,000
Feet

Department of Family and Community Services

Carol M. Pierce, Director

Timothy M. Keller, Mayor

August 26, 2020

Jolene Wolfley
DRB Chair
Plaza del Sol
Albuquerque, NM 87103

Re: Agent Authorization Letter
Joan Jones Community Center – Phase 2

Dear Ms. Wolfley:

The Department of Family and Community Services gives permission to Greer Stafford/SJCF Architecture, Inc., and their planning consultant Consensus Planning, to represent us and act as our agent before the DRB for the Joan Jones Community Center project.

Sincerely,



Jess R. Martinez
Deputy Director
Department of Family and Community Services

August 26, 2020

Jolene Wolfley
DRB Chair
Plaza del Sol
Albuquerque, NM 87103

Re: Agent Authorization Letter
Joan Jones Community Center – Phase 2

Dear Ms. Wolfley:

The Department of Family and Community Services gives permission to Greer Stafford/SJCF Architecture, Inc., and their planning consultant Consensus Planning, to represent us and act as our agent before the DRB for the Joan Jones Community Center project.

Sincerely,



David Flores, RLA, ASLA
Deputy Director
Parks & Recreation Department



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
David S. Campbell, Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 11, 2020

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004414
Agent: Consensus Planning, Inc.
Applicant: City of Albuquerque
Legal Description: Pat Hurley Park & Lots 216-222 & West Portion Lot 223 Glendale Gardens Addition
Zoning: NR-PO-A
Acreage: 19.39 acres
Zone Atlas Page(s): J-11-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic google earth aerial photographs

SITE VISIT: N/A

RECOMMENDATIONS:

Aerial photographs show park has been developed since before 1991
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

 9-11-2020

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Russell Brito, Planning Manager
City of Albuquerque Planning Department



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Pat Hurley Park - Joan Joans Community Center Phase II Expansion

Building Permit #: _____ Hydrology File #: _____

Zone Atlas Page: J-11 DRB#: PR-2020-004414 EPC#: _____ Work Order#: _____

Legal Description: PAT HURLEY PARK & LOTS 216 - 222 & WLY PORT OF LOT 223 GLENDALE GARDENS

Development Street Address: 3828 Rincon Road NW

Applicant: City of Albuquerque (Consensus Planning, Agent) Contact: Michael Vos

Address: 302 8th Street NW, Albuquerque, NM 87102

Phone#: (505) 764-9801 Fax#: _____

E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2021 Current/Proposed Zoning: NR-PO-A

Project Type: New: () Change of Use: () Same Use/Unchanged: () Same Use/Increased Activity: (X)

Proposed Use (mark all that apply): Residential: () Office: () Retail: () Mixed-Use: ()

Describe development and Uses:

Existing Park and 5,010 square foot Community Center. Requesting approval of a Site Plan - DRB for expansion of the Community Center by approximately 6,955 square feet for a total of 11,965 square feet.

Days and Hours of Operation (if known): 8:00 AM to 6:00 PM Monday - Friday

Facility

Building Size (sq. ft.): Existing: 5,010 square feet - Proposed Expansion: 6,955 square feet - Total: 11,965 square feet

Number of Residential Units: N/A

Number of Commercial Units: _____

Traffic Considerations

ITE Trip Generation Land Use Code Public Park (411) and Recreational Community Center (495)

Expected Number of Daily Visitors/Patrons (if known):* _____

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* 0 to 1

Trip Generations during PM/AM Peak Hour (if known):* AM peak trips 59, PM peak trips 49

Driveway(s) Located on: Street Name Regina Drive NW (Community Center) with additional park access on Rincon Road NW and Yucca Drive NW

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to plndrs@cabq.gov and to the City Traffic Engineer mgrush@cabq.gov. Call 924-3362 for information.

Site Plan/Traffic Scoping Checklist

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: _____

AGIS MAP # _____

LEGAL DESCRIPTIONS: _____

___ **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 _____ (date).

Applicant/Agent Date

Hydrology Division Representative 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 _____ (date).

Applicant/Agent Date

ABCWUA Representative Date

PROJECT # _____



September 11, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

Re: Site Plan – DRB for Pat Hurley Park and Expansion of the Joan Jones Community Center

Dear Ms. Wolfley:

302 Eighth St. NW
Albuquerque, NM 87102

The purpose of this letter is to request review and approval of a Site Plan – DRB on behalf of the City of Albuquerque Parks and Recreation Department and Department of Family and Community Services. The City is proposing to expand the Joan Jones Community Center, which is located within Pat Hurley Park and addressed 3828 Rincon Road NW. The property is legally described as Pat Hurley Park & Lots 216 through 222 & Westerly Portion of Lot 223 Glendale Gardens Addition Except Lots 27-A & 28-A of the Palisades containing 19.39 acres (Figure 1).

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



Figure 1: Site Location.

PRINCIPALS

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

The site is zoned NR-PO-A (City-owned or Managed Parks). Prior to the effective date of the Integrated Development Ordinance (IDO), the property was zoned R-1 Single-family Residential, and a Conditional Use was approved for the Community Center use in 2015. The IDO requires all City parks 10 acres or greater in size go through a public review process rather than an administrative approval (see PRT notes from April 2019), which is the



impetus for DRB review of this site plan to document existing conditions of the entire park and specifically allow for the proposed expansion of the Joan Jones Community Center. The existing community center is approximately 5,010 square feet in size and proposed to be expanded by approximately 6,955 square feet for a total size of 11,965 square feet.

The site is within the Southwest Mesa Community Planning area and designated as an Area of Consistency by the Comprehensive Plan. There are no designated Corridors adjacent to the site. However, the park is located just under a half-mile north of the Central Avenue Main Street and Premium Transit Corridor, including an Albuquerque Rapid Transit station at Yucca Drive. The site is not within any overlay zones or other small mapped areas within the IDO.

In accordance with Integrated Development Ordinance Section 14-16-6(G)(3), an application for a Site Plan – DRB shall be approved if it meets all the following criteria (Our responses are provided in italics following each of the criteria below):

6-6(G)(3)(a) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The project has been designed in compliance with the IDO and the DPM relative to Use-specific Standards and Development Standards, as well as the standards specified by the Parks and Recreation Department and Department of Family and Community Services. The overall site plan identifies existing park conditions that are mostly unchanged by the current proposal to expand the Community Center, which is limited to the area immediately adjacent to the existing Community Center and parking lot on the east side of the site.

6-6(G)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The City's existing infrastructure and public improvements have adequate capacity to serve this project. This is an infill site surrounded by existing development and the proposed plan is only an expansion of an existing community center use on the property. No new utility connections are proposed as service is in place for the existing Community Center that will continue to be utilized by this new phase. The Applicant has received approval of a Fire 1 plan and has submitted a Grading and Drainage Plan for approval by Hydrology. These approvals, along with the rest of the Site Plan – DRB, show that the proposed development can be served by the existing infrastructure and any burdens have been mitigated to the extent practicable.

6-6(G)(3)(c) The Site Plan mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.



The Applicant offered the required neighborhood meeting to fifteen affected neighborhood associations due to it being a City project and no meeting was requested. As the only change to the park is the expansion of the existing Community Center, few impacts are expected on the surrounding area, none of which are significant. The only sensitive lands present on the subject site are the steep slopes that separate the upper and lower portions of the park. The Community Center is in the lower portion of the park and the proposed expansion will not impact the existing slopes.

Based upon the information provided above and supporting documents, we respectfully request the DRB's review and approval of the Site Plan. Please don't hesitate to contact me if you have any questions or need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Vos".

Michael J. Vos, AICP
Senior Planner

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-103 Date: 4-2-19 Time: 3:00 pm
Address: 3828 Rincon Rd. NW

AGENCY REPRESENTATIVES AT MEETING:

Planning: Catalina Lehner
Code Enforcement: _____
Fire Marshall: _____
Transportation: _____
Other: _____

PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL.

Additional research may be necessary to determine the exact type of application and/or process needed.
Factors unknown at this time and/or thought of as minor could become significant as the case progresses.

REQUEST: Phase 2 of the Joan Jones Community Center

SITE INFORMATION:

Zone: NR-PO-A Size: ≈ 19.5 acres
Use: Community center Overlay Zone: none
Comp Plan Area Of: Consistency Comp Plan Corridor: none
Comp Plan Center: none MPOS or Sensitive Lands: _____
Parking: Table 5-5-1, p 229 MR Area: _____
Landscaping: 5-6, p 251 Street Trees: 5-6(D), p 258
Use Specific Standards: 4-3(C)(1), p. 140 + 2-5(F)(3)(a)
Dimensional Standards: as determined by master/site plan - see p. 51

*Neighborhood Organization/s: West Mesa NA, SWAN, Westside Coalition

*This is preliminary information only. Neighborhood Organization information is only accurate when obtained from the Office of Neighborhood Coordination (ONC) at www.cabq.gov/neighborhoods/resources.

PROCESS:

Type of Action: site plan DRB, 6-6(G), p. 395
Review and Approval Body: DRB Is this PRT a requirement? yes

PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 19-103 Date: 4-29-19 Time: 3:00 pm

Address: 3828 Rincon Rd NW

NOTES:

- Subject site is zoned NR-PO-A under the IDO. a community center is a permissive use (p.130)
- Community Center is a defined term - see IDO Definitions - p. 454
- NR-PO zone, p. 51, sub-zone A (city-owned parks)
- appears that there's not a site plan that went through EPC. 2015 - conditional use approved for a community center in an R-1 zone. (zhe)
- Do an "as built" site plan for what exists (park, facilities, buildings). Maybe look at PR-2018-001760 (Singing arrow CC) site plan as an example.
- clearly show/delineate what exists from what is proposed now.
- process - site plan DRB 6-6(G), p. 395. Subject site is 75 acres and ^{doesn't qualify for site plan adm.} not adjacent to MPOS, 6-6(G)(1)(a) (a)
- notification required - Table 6-1-1, p. 328
mailed, sign posted, emailed to NA Reps
- apply by Tues at noon for the following Wednesdays
- use site plan checklist to prepare drawings
- contact Office of Neighbor Coordination (ONC) - vicente for neighbor contact info
- www.cabq.gov/planning for forms

From: [Carmena_Dalaina.L](#)
 To: [Michael Vos](#)
 Subject: 3828 Rincon Road NW Neighborhood Meeting Inquiry
 Date: Thursday, August 20, 2020 10:36:26 AM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDO_ZoneAtlasPage_J-11-2_with_Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW		Albuquerque	NM	87105	5054891218	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280	
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW		Albuquerque	NM	87105	5053792976	5058363281
Alamosa NA	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnypena@comcast.net	5921 Central Ave. NW		Albuquerque	NM	87105	5053213551	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccdg@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Westside Coalition of Neighborhood Associations	Elizabeth	Haley	ekhaley@comcast.net	6005 Chaparral Circle NW		Albuquerque	NM	87114	5054074381	
Westside Coalition of Neighborhood Associations	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW		Albuquerque	NM	87120		5058982114
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
Villa Del Rio HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Villa Del Rio HOA	Richard	Davis	radavis@fnf.com	3304 Calle Vigo NW		Albuquerque	NM	87104		5054502060
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW		Albuquerque	NM	87121	5054531321	
Vista Magnifica Association	Olive Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Vista Magnifica Association	Lita	Pino	jo.pino04@comcast.net	5129 Cascade Place NW		Albuquerque	NM	87105	5054598881	5058369604
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Vecinos Del Bosque NA	Rod	Mahoney	rmaahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICUrt@gmail.com	509 Cilantro Lane NW		Albuquerque	NM	87104	5057150008	
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	
Del Bosque HOA Incorporated	Patricia	Cream	lmpjc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

Sent: Thursday, August 20, 2020 7:05 AM

To: Office of Neighborhood Coordination <vos@consensusplanning.com>

Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Neighborhood Meeting Inquiry Sheet Submission

Neighborhood Meeting Inquiry For:

City Project

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Site Plan - DRB for expansion of the community center at the referenced park

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN and
LOTS 27-A & 28-A OF THE PALISADES

Physical address of subject site:

3828 Rincon Road NW

Subject site cross streets:

Rincon Road and Regina Drive

Other subject site identifiers:

Northwest of referenced cross streets and southeast of Yucca Drive and La Bajada

This site is located on the following zone atlas page:

J-11

=====
This message has been analyzed by Deep Discovery Email Inspector.

From: [Michael Vos](#)
To: ddee4329@aol.com; stevenbudenski@gmail.com; nedcarla@live.com; max_garcia@msn.com; jetbac@aol.com; jgallegoswccdg@gmail.com; johnnyepena@comcast.net; ekhaley@comcast.net; [Rene" Horvath; mbfernandez1@gmail.com](mailto:Rene%20Horvath%20mbfernandez1@gmail.com); roiibal@comcast.net; dchavez@cgres.com; radavis@fnf.com; chavezkt@aol.com; olivegabrielam@gmail.com; jo_pino04@comcast.net; tollhouse1@msn.com; cyndoe@hotmail.com; rmahoney01@comcast.net; taialleyh@gmail.com; g.clarke45@comcast.net; kimNICUrt@gmail.com; gteffertz@gmail.com; mkdavis24@gmail.com; ljmpjc@comcast.net
Cc: [Chris Green](#)
Subject: IDO Neighborhood Meeting Notice for Pat Hurley Park
Date: Thursday, August 20, 2020 3:15:00 PM
Attachments: [Joan Jones CC - Overall SPBP.pdf](#)
[IDO ZoneAtlasPage J-11-Z with Site.pdf](#)

Dear Neighbors,

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO), this email is notification that Consensus Planning and Greer Stafford Architecture are preparing an application on behalf of the City of Albuquerque for a Site Plan to be heard by the Development Review Board (DRB) for Pat Hurley Park. The purpose of the Site Plan is to document existing conditions and allow for an expansion of the Joan Jones Community Center. The existing community center is 5,010 square feet, and the proposed addition is 7,023 square feet, which will be located to the south of the existing building adjacent to the parking lot (see attached overall site plan). Once completed, this project will add a multi-purpose room, fitness center, and gymnasium to the community center.

The property is located at 3828 Rincon Road NW and is legally described as Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades. The site area is approximately 19.4 acres in size and zoned NR-PO-A: Non-residential Parks and Open Space District (City-owned or Managed Parks), which allows the proposed uses.

As part of the IDO regulations, we are providing you an opportunity to discuss the application prior to submittal. Should you desire to request a meeting regarding this request, please do not hesitate to email me at vos@consensusplanning.com. You may also contact us by phone at (505) 764-9801. Per the IDO, you have 15 days or until September 4, 2020 to request a meeting. If you do not want to schedule a meeting or support this request please let us know that as well, so we can continue in the application and review process.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com



August 20, 2020

Dear Neighbor,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

In accordance with the City of Albuquerque's Integrated Development Ordinance (IDO), this letter is notification that Consensus Planning and Greer Stafford Architecture are preparing an application on behalf of the City of Albuquerque for a Site Plan to be heard by the Development Review Board (DRB) for Pat Hurley Park. The purpose of the Site Plan is to document existing conditions and allow for an expansion of the Joan Jones Community Center. The existing community center is 5,010 square feet, and the proposed addition is 7,023 square feet, which will be located to the south of the existing building adjacent to the parking lot (see attached overall site plan). Once completed, this project will add a multi-purpose room, fitness center, and gymnasium to the community center.

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Sincerely,

Michael Vos, AICP
Senior Planner

Attached: Overall Site Plan

PRINCIPALS

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

7018 0360 0000 1718 5599

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Pos	\$6.95



08/20/2020

Sent To
Stephanie Gilbert
Crestview Bluff NA
908 Alta Vista Court SW
Albuquerque, NM 87105

7018 0360 0000 1718 5575

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Albuquerque, NM 87105

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Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Pos	\$6.95



08/20/2020

Sent To
Alfred Otero
Crestview Bluff NA
414 Crestview Drive SW
Albuquerque, NM 87105

7018 0360 0000 1718 5585

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Albuquerque, NM 87121

OFFICIAL USE

Certified Mail Fee	\$3.55
Extra Services & Fees (check box, add fee as appropriate)	\$2.85
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.55
Total Postag	\$6.95



08/20/2020

Sent To
Beatrice Purcella
Skyview West NA
201 Claire Lane SW
Albuquerque, NM 87121

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

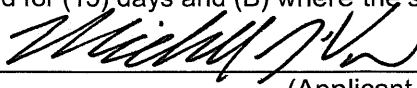
4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.


(Applicant or Agent)

9/11/20
(Date)

I issued _____ signs for this application, _____ (Date), _____ (Staff Member)

PROJECT NUMBER: _____

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 3828 Rincon Road NW Public Notice Inquiry
Date: Friday, September 11, 2020 8:56:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDO ZoneAtlasPage_J-11-7_with Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
West Mesa NA	Dee	Silva	ddee4329@aol.com	313 63rd Street NW		Albuquerque	NM	87105	5053627737	
West Mesa NA	Steven	Budenski	stevenbudenski@gmail.com	5732 La Anita Avenue NW		Albuquerque	NM	87105	5054891218	
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW		Albuquerque	NM	87121	5058508375	5058360336
Los Volcanes NA	Max	Garcia	max_garcia@msn.com	6619 Honeylocust Avenue NW		Albuquerque	NM	87121	5054012280	
Alamosa NA	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
Alamosa NA	Jeanette	Baca	jetbac@aol.com	5921 Central NW		Albuquerque	NM	87105	5053792976	5058363281
Crestview Bluff Neighbors Association	Stephanie	Gilbert		908 Alta Vista Court SW		Albuquerque	NM	87105	5059445528	
Crestview Bluff Neighbors Association	Alfred	Otero		414 Crestview Drive SW		Albuquerque	NM	87105		5057105749
South West Alliance of Neighborhoods (SWAN Coalition)	Jerry	Gallegos	jgallegoswccd@gmail.com	5921 Central Avenue NW		Albuquerque	NM	87105	5053855809	5058362976
South West Alliance of Neighborhoods (SWAN Coalition)	Johnny	Pena	johnnyepena@comcast.net	5921 Central Ave. NW		Albuquerque	NM	87105	5053213551	5058362976
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	
South Valley Coalition of Neighborhood Associations	Marcia	Fernandez	mbfernandez1@gmail.com	2401 Violet SW		Albuquerque	NM	87105		5058779727
South Valley Coalition of Neighborhood Associations	Roberto	Roibal	rroibal@comcast.net	211 10th Street SW		Albuquerque	NM	87105	5059809651	
Villa Del Rio HOA	Richard	Davis	radavis@fnf.com	3304 Calle Vigo NW		Albuquerque	NM	87104		5054502060
Villa Del Rio HOA	Donna	Chavez	dchavez@cgres.com	8500 Jefferson Street NE	Suite B	Albuquerque	NM	87113	5052396124	5053422797
Skyview West NA	Beatrice	Purcella		201 Claire Lane SW		Albuquerque	NM	87121	5059741809	5058315556
Skyview West NA	Tony	Chavez	chavezlkt@aol.com	305 Claire Lane SW		Albuquerque	NM	87121	5054531321	
Vista Magnifica Association	Olive Gabriela	Marques	olivegabrielam@gmail.com	1729 Cliffside Drive NW		Albuquerque	NM	87105	4849880460	
Vista Magnifica Association	Lita	Pino	jo.pino04@comcast.net	5129 Cascade Place NW		Albuquerque	NM	87105	5054598881	5058369604

Riverview Heights NA	Cynthia	Doe	cyndoe@hotmail.com	1414 Crescent Drive NW		Albuquerque	NM	87105		5059343951
Riverview Heights NA	Cyrus	Toll	tollhouse1@msn.com	1306 Riverview Drive NW		Albuquerque	NM	87105	5052052513	5058311657
Vecinos Del Bosque NA	Harrison (Tai)	Alley	taialleyh@gmail.com	1316 Dennison SW		Albuquerque	NM	87105		5059806151
Vecinos Del Bosque NA	Rod	Mahoney	rmahoney01@comcast.net	1838 Sadora Road SW		Albuquerque	NM	87105	5056813600	5058425140
Gardens on the Rio Grande HOA	Kim	Fusselman	kimNICUrt@gmail.com	509 Cilantro Lane NW		Albuquerque	NM	87104	5057150008	
Gardens on the Rio Grande HOA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
West Old Town NA	Gil	Clarke	g.clarke45@comcast.net	2630 Aloysia Lane NW		Albuquerque	NM	87104		5058426620
West Old Town NA	Glen	Effertz	gteffertz@gmail.com	2918 Mountain Road NW		Albuquerque	NM	87104		5059800964
Del Bosque HOA Incorporated	Patricia	Cream	ljmpjc@comcast.net	652 Rio Azul Lane NW		Albuquerque	NM	87104	5053214232	
Del Bosque HOA Incorporated	Kathleen	Davis	mkdavis24@gmail.com	664 Bosque Verde Lane NW		Albuquerque	NM	87104	5054407756	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



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From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Thursday, September 10, 2020 5:12 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>

Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

City Project

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Michael Vos

Telephone Number

5057649801

Email Address

vos@consensusplanning.com

Company Name

Consensus Planning, Inc.

Company Address

302 8th Street NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES

Physical address of subject site:

3828 Rincon Road NW

Subject site cross streets:

Rincon Road and Regina Drive

Other subject site identifiers:

Northwest of referenced cross streets and southeast of Yucca Drive and La Bajada

This site is located on the following zone atlas page:

J-11

=====
This message has been analyzed by Deep Discovery Email Inspector.



Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

September 11, 2020

Dear Neighbors:

This letter is notification that Consensus Planning and Greer Stafford Architecture have applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of the City of Albuquerque Family and Community Services Department to expand the Joan Jones Community Center at Pat Hurley Park. The property is located at 3828 Rincon Road NW and is legally described as “Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades.” It is zoned NR-PO-A (City-owned and Managed Park) and contains approximately 19.39 acres.

The purpose of the Site Plan is to document existing conditions and allow for an expansion of the Joan Jones Community Center. The existing community center is 5,010 square feet, and the proposed addition is approximately 6,955 square feet, which will be located to the south of the existing building adjacent to the parking lot (see attached overall site plan). Once completed, this project will add a multi-purpose room, fitness center, and gymnasium to the community center.

The DRB meeting for this application will be held on October 7, 2020 starting at 9:00 AM. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting: <https://cabq.zoom.us/j/99967451835>
Meeting ID: 999 6745 1835
By Phone: +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/as1sqFyeZ>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development/> to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Michael J. Vos, AICP
Senior Planner

PRINCIPALS

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



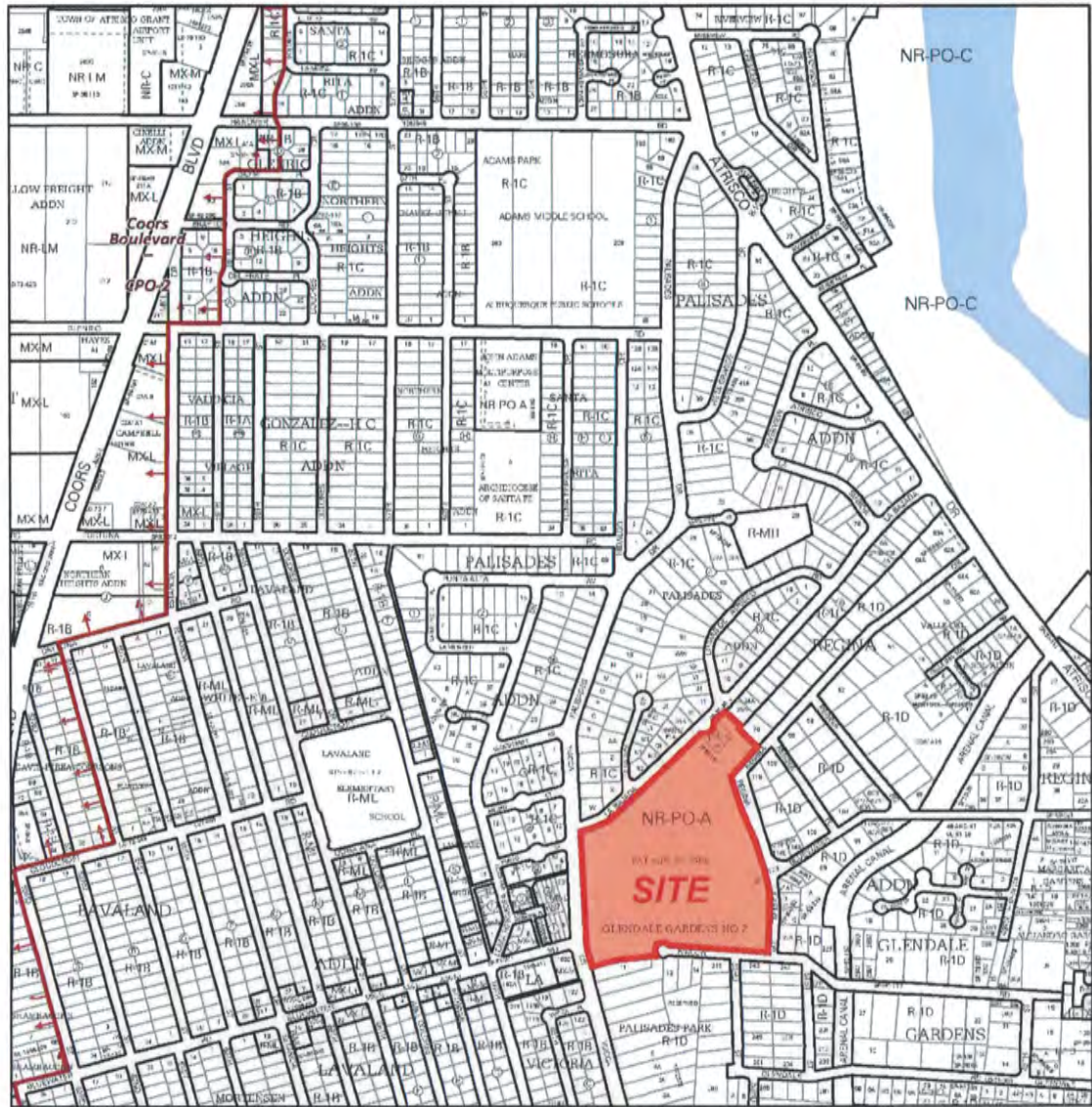
CONSENSUS

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

Attached: Zone Atlas Map J-11
Site Plan and Building Elevations



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



PRINCIPALS

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

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).

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Kim Fusselman
509 Cilantro Lane NW
Albuquerque, NM 87104



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Rod Mahoney
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Olive Gabriela Marques
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Beatrice Purcella
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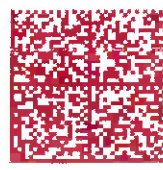
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Max Garcia
6619 Honeylocust Avenue NW
Albuquerque, NM 87121

Michael Vos

From: Michael Vos
Sent: Friday, September 11, 2020 11:22 AM
To: 'ddee4329@aol.com'; 'stevenbudenski@gmail.com'; 'nedcarla@live.com'; 'max_garcia@msn.com'; 'jgallegoswccdg@gmail.com'; 'jetbac@aol.com'; 'johnnyepena@comcast.net'; Rene' Horvath; 'mbfernandez1@gmail.com'; 'ekhaley@comcast.net'; 'rroibal@comcast.net'; 'radavis@fnf.com'; 'dchavez@cgres.com'; 'chavezlkt@aol.com'; 'olivegabrielam@gmail.com'; 'jo.pino04@comcast.net'; 'cyndoe@hotmail.com'; 'tollhouse1@msn.com'; 'taialleyh@gmail.com'; 'rmahoney01@comcast.net'; 'kimNICUrt@gmail.com'; 'g.clarke45@comcast.net'; 'gteffertz@gmail.com'; 'ljmpjc@comcast.net'; 'mkdavis24@gmail.com'
Cc: Chris Green
Subject: Public Notice for Expansion of the Joan Jones Community Center at Pat Hurley Park
Attachments: IDO ZoneAtlasPage_J-11-Z with Site.pdf; Joan Jones CC - Site Plan Reductions.pdf

Dear Neighbors:

This email is notification that Consensus Planning and Greer Stafford Architecture have applied for a Site Plan – DRB to the Development Review Board (DRB) on behalf of the City of Albuquerque Family and Community Services Department to expand the Joan Jones Community Center at Pat Hurley Park. The property is located at 3828 Rincon Road NW and is legally described as “Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades.” It is zoned NR-PO-A (City-owned and Managed Park) and contains approximately 19.39 acres.

The purpose of the Site Plan is to document existing conditions and allow for an expansion of the Joan Jones Community Center. The existing community center is 5,010 square feet, and the proposed addition is approximately 6,955 square feet, which will be located to the south of the existing building adjacent to the parking lot (see attached overall site plan). Once completed, this project will add a multi-purpose room, fitness center, and gymnasium to the community center. See attached for the site plan, landscape plan, and building elevations.

The DRB meeting for this application will be held on October 7, 2020 starting at 9:00 AM. Due to the ongoing public health emergency, this meeting will be a remote public meeting with participation using the software Zoom. More information can be found at: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>.

Meeting agendas are made available on Friday afternoons prior to the hearing date here: <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:

Join Zoom Meeting: <https://cabq.zoom.us/j/99967451835>

Meeting ID: 999 6745 1835

By Phone: +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/as1sqFyeZ>

Please do not hesitate to contact me if you have any questions, would like to meet, or desire any additional information. Under the IDO, anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project (IDO Section 14-16-6-4(D)). Visit: <https://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for->

[proposed-development/](#) to view and download the Facilitated Meetings Criteria. If you wish to request a Facilitated Meeting, please contact the Planning Department at (505) 924-3994 or email devhelp@cabq.gov.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801



vos@consensusplanning.com

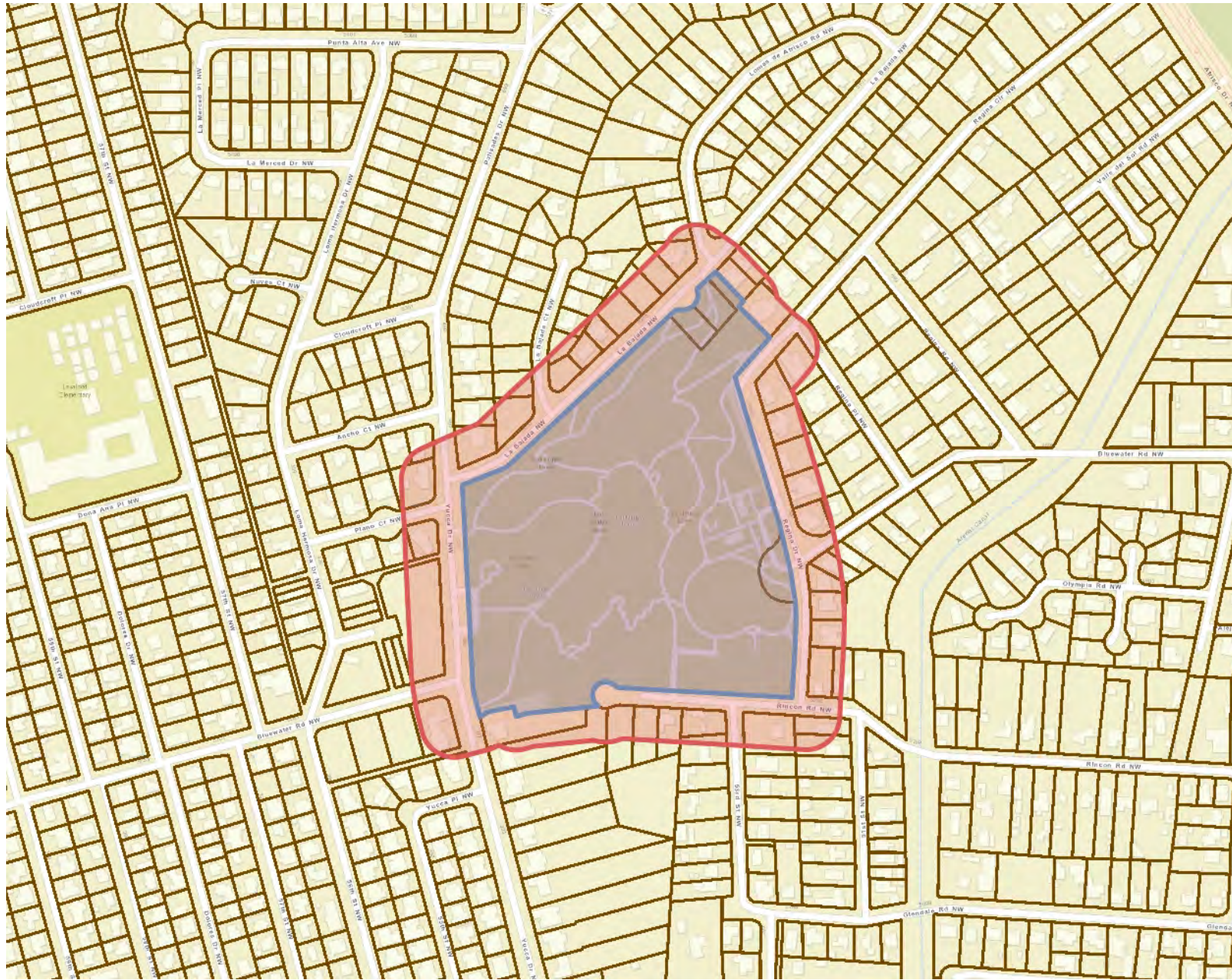


100-ft Buffer - 3828 Rincon RD NW



Legend

-  Bernalillo County Parcels
-  World Street Map



Notes

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

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ALBUQUERQUE NM 87105

CHAVEZ ALFREDO
516 LA BAJADA CT NW
ALBUQUERQUE NM 87105-1513

SANCHEZ AGNES B TRUSTEE SANCHEZ
RVT
437 YUCCA DR NW
ALBUQUERQUE NM 87105-1556

GARCIA CHRISTINA M
424 REGINA DR NW
ALBUQUERQUE NM 87105-1567

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

JANOWIECKI GEORGIA L
5210 RINCON RD NW
ALBUQUERQUE NM 87105

MOLINA MELISSA LUCERO
5018 REGINA CIR NW
ALBUQUERQUE NM 87105

HERRERA GUADALUPE LOU & HERRERA
HERBERT S JR
460 YUCCA DR NW
ALBUQUERQUE NM 87107-1557

CRESPIN PRUDENCE C
1022 15TH ST NW
ALBUQUERQUE NM 87104-2121

VIGIL KATHERINE
14 VIA LUNA DR
ALGODONES NM 87001-8077

REYNA JOEL & AMANDA D
5009 REGINA CIR NW
ALBUQUERQUE NM 87105-1585

SALAZAR DE ANGEL AVA R
335 51ST ST NW
ALBUQUERQUE NM 87105

SANDOVAL JOSEPH P & NANCY A
5166 LOMAS DE ATRISCO RD NW
ALBUQUERQUE NM 87105-1569

BARROS MARLEN MORENO
443 YUCCA DR NW
ALBUQUERQUE NM 87105

MONTOYA ANTHONY & BETTY
512 LA BAJADA CT NW
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GREEN MARK & LARA
PO BOX 20754
ALBUQUERQUE NM 87154

ARCHULETA THOMAS
606 PALISADES DR NW
ALBUQUERQUE NM 87105

LOPEZ SHIRLEY VERONICA & LOPEZ
ANDREW & EMILY VIOLA
8035 STONYBROOK PL NW
ALBUQUERQUE NM 87120

MARTINEZ JOSE & JULIA
512 REGINA DR NW
ALBUQUERQUE NM 87105-1565

HERRERA GUADALUPE P & HERRERA
HERBERT S JR
460 YUCCA DR NW
ALBUQUERQUE NM 87107

CHAMBERS PAMELA CHRISTINE
409 SERENITY CT SE
ALBUQUERQUE NM 87123

PATTERSON CHARLES L & CYNTHIA S
5013 REGINA CIR NW
ALBUQUERQUE NM 87105

CLARK JOHN A & CALDWELL MARLENE
& CLARK TONI MARIE
5205 RINCON RD NW
ALBUQUERQUE NM 87105-1755

ARANDA MARTIN L SR
5034 BLUEWATER RD NW
ALBUQUERQUE NM 87105

CRANDALL RANDOLPH GEORGE &
SUSAN E
5304 RINCON RD NW
ALBUQUERQUE NM 87105

GALANTER ABE C/O GARCIA ROSARIO &
ELVA
404 REGINA DR NW
ALBUQUERQUE NM 87105

SOLTANI EBRAHIM & JAFARI NASRIN
5021 BLUEWATER RD NW
ALBUQUERQUE NM 87105-1581

VALDIVIA NICOLE Y & MICHAEL
525 REGINA PL NW
ALBUQUERQUE NM 87105-1525

MILLIGAN PATRICIO & LILY R TRUSTEE
MILLIGAN TRUST
7805 HENDRIX RD NE
ALBUQUERQUE NM 87110

HEBNER SCOTT W
5201 LA BAJADA RD NW
ALBUQUERQUE NM 87105-1580

WATSON MICHAEL G & LORRAINE V
CO-TRUSTEES WATSON RVT
529 REGINA PL NW
ALBUQUERQUE NM 87105

MONTOYA DAVID & KATHY M
5035 BLUEWATER RD NW
ALBUQUERQUE NM 87120

PADILLA JOSE L
347 58TH ST NW
ALBUQUERQUE NM 87105-1938

LYNNE CHRISTI E & HUYNH CONNIE J
341 51ST ST NW
ALBUQUERQUE NM 87105

CABRERA ARMANDO & MARIA G
3000 2ND ST NW
ALBUQUERQUE NM 87107

GUZMAN JUAN LUIS AMBRIZ & AMBRIZ
JAQUELINE
5500 LUCCA AVE SW
ALBUQUERQUE NM 87121-7408

OLAECHEA JUAN & MARILYN
5169 LOMAS DE ATRISCO RD NW
ALBUQUERQUE NM 87105

HERBERT R JON & JEAN
5300 RINCON RD NW
ALBUQUERQUE NM 87120

GUTIERREZ MAX L & EMMA
420 REGINA CIR NW
ALBUQUERQUE NM 87105

GATES MATTHEW L
5152 LA BAJADA RD NW
ALBUQUERQUE NM 87105

SALAS ROSS P
1127 PEAR RD SW
ALBUQUERQUE NM 87105

ARAGON MARY V TRUSTEE ARAGON
RVT
5300 PLANO CT NW
ALBUQUERQUE NM 87105-1551

MARTINEZ MARIE J
2800 AZAR PL NW
ALBUQUERQUE NM 87104

CONTRERAS-LOYA ENRIQUE & OLIVAS
NANCY M
506 REGINA DR NW
ALBUQUERQUE NM 87105-1565

PADILLA MICHELLE L & MUNOZ MARCO
J
518 REGINA DR NW
ALBUQUERQUE NM 87105-1565

HARRIS TERENCE & JOHNNA L
454 YUCCA DR NW
ALBUQUERQUE NM 87105-1557

GRIEGO CATHERINE C
5308 ANCHO CT NW
ALBUQUERQUE NM 87105-1537

ZAMORA JUAQUIN R & JACLYN &
SANCHEZ KEN
336 YUCCA DR NW
ALBUQUERQUE NM 87105-1935

GARCIA ROSARIO JR
404 REGINA DR NW
ALBUQUERQUE NM 87105-1567

DELANEY WILLIAM W
1708 75TH ST NW
BRADENTON FL 34209-9781

GUTIERREZ TONY B & MYRA Y
8815 MONSOON RD NW
ALBUQUERQUE NM 87120-7089

SANCHEZ CHRISTOPHER M & TAPIA
ELIZABETH CASTILLO
6799 DRAGONFLY LN SW
ALBUQUERQUE NM 87105-0000

SANCHEZ NATALIE M
1923 BRYN MAWR DR NE
ALBUQUERQUE NM 87106-1711

September 11, 2020

Property Owner:

NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Albuquerque Development Review Board will hold a **Public Meeting on Wednesday, October 7, 2020 at 9:00 a.m.**, to consider the following item. **Due to the ongoing public health emergency, this will be a remote public meeting via the software Zoom. You can join the remote DRB meeting using a computer with microphone and/or camera or by phone using the information below:**

Join Zoom Meeting: <https://cabq.zoom.us/j/99967451835>

Meeting ID: 999 6745 1835

By Phone: +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/as1sqFyeZ>

DRB RULES OF PROCEDURE

A copy of the DRB Rules of Procedure and more information about the remote meeting procedure is on the Planning Department's website at <http://www.cabq.gov/planning/boards-commissions/development-review-board>.

The DRB agenda will be posted on the City website at <http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives> by Friday, October 2, 2020.

REQUEST

Consensus Planning and Greer Stafford Architecture, agent for the City of Albuquerque Family and Community Services Department, requests approval of a Site Plan - DRB for the property legally described as "Pat Hurley Park and Lots 216 thru 222 & westerly portion of Lot 223, Glendale Gardens Addition except Lots 2-A & 28-A of the Palisades" and located at 3828 Rincon Road NW. The site is zoned NR-PO-A (City-owned or Managed Parks) and contains approximately 19.39 acres. The request is for approval of a Site Plan to document the existing conditions of Pat Hurley Park and specifically allow for an expansion of the Joan Jones Community Center. The existing community center is 5,010 square feet, and the proposed addition is approximately 6,955 square feet, which will be located to the south of the existing building adjacent to the parking lot. Once completed, this project will add a multi-purpose room, fitness center, and gymnasium to the community center.

If you have questions or need additional information, please do not hesitate to call us at (505) 764-9801.

Sincerely,

Consensus Planning, Inc.



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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
J-11-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

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HERRERA GUADALUPE P & HERRERA
HERBERT S JR
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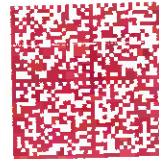


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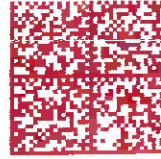


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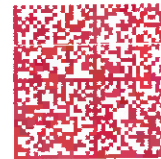
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CHAVEZ ALFREDO
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SANCHEZ AGNES B TRUSTEE SANCHEZ
RVT
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& CLARK TONI MARIE
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ELIZABETH CASTILLO
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SANCHEZ KEN
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BRADENTON FL 34209-9781

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GRIEGO CATHERINE C
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454 YUCCA DR NW
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J
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RVT
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NANCY M
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5152 LA BAJADA RD NW
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SALAS ROSS P
1127 PEAR RD SW
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JAQUELINE
5500 LUCCA AVE SW
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5300 RINCON RD NW
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PADILLA JOSE L
347 58TH ST NW
ALBUQUERQUE NM 87105-1938



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LYNNE CHRISTI E & HUYNH CONNIE J
341 51ST ST NW
ALBUQUERQUE NM 87105



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CABRERA ARMANDO & MARIA G
3000 2ND ST NW
ALBUQUERQUE NM 87107

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MONTOYA DAVID & KATHY M
5035 BLUEWATER RD NW
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CO-TRUSTEES WATSON RVT
529 REGINA PL NW
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HEBNER SCOTT W
5201 LA BAJADA RD NW
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MILLIGAN PATRICIO & LILY R TRUSTEE
MILLIGAN TRUST
7805 HENDRIX RD NE
ALBUQUERQUE NM 87110

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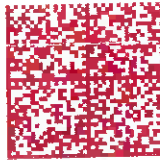


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VALDIVIA NICOLE Y & MICHAEL
525 REGINA PL NW
ALBUQUERQUE NM 87105-1525

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SOLTANI EBRAHIM & JAFARI NASRIN
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ELVA
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CRANDALL RANDOLPH GEORGE &
SUSAN E
5304 RINCON RD NW
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PATTERSON CHARLES L & CYNTHIA S
5013 REGINA CIR NW
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CHAMBERS PAMELA CHRISTINE
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SITE PLAN CHECKLIST

Project #: PR-2020-004414 Application #: _____

This checklist will be used to verify the completeness of site plans submitted for review by the Planning Department. **Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Also there may additional requirements if a site is located in CPO, HPO, and/or VPO or if located in DT-UC-MS or PT areas. See the IDO or AGIS for boundaries.** Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 9/11/20
Applicant or Agent Signature / Date

Site plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. Site Plan (including utilities and easements)
2. Landscaping Plan
3. Grading and Drainage Plan
4. Utility Plan
5. Building and Structure Elevations
6. Previously approved Development Plan (if applicable)

The electronic format must be organized in the above manner.

The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A."** Each non-applicable designation must be explained by notation on the Checklist.

NOTE: There may be addition information required if site is located with a CPO, VPO or HPO and/or any other special areas as defined by the IDO.

NOTE: If there requests for deviations (Section 14-16-6-4(O), they must be clearly labelled on the site plan (Sheet 1) as well as addressed in the application letter made with the submittal.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100'

SITE PLAN CHECKLIST

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

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

SITE PLAN CHECKLIST

- 2. Location and dimension of drive aisle crossings, including paving treatment
- 3. Location and description of amenities, including patios, benches, tables, etc.

E. Off-Street Loading

- 1. Location and dimensions of all off-street loading areas

F. Vehicle Stacking and Drive-Through or Drive-Up Facilities

- 1. Location and dimensions of vehicle stacking spaces and queuing lanes
- 2. Landscaped buffer area if drive-through lanes are adjacent to public R/W
- 3. Striping and Sign details for one-way drive through facilities

3. Streets and Circulation

A. Locate and identify adjacent public and private streets and alleys.

- 1. Existing and proposed pavement widths, right-of-way widths and curve radii
- 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
- 3. Location of traffic signs and signals related to the functioning of the proposal
- 4. Identify existing and proposed medians and median cuts
- 5. Sidewalk widths and locations, existing and proposed
- 6. Location of street lights
- 7. Show and dimension clear sight triangle at each site access point
- 8. Show location of all existing driveways fronting and near the subject site.

B. Identify Alternate transportation facilities within site or adjacent to site

- 1. Bikeways and bike-related facilities
- 2. Pedestrian trails and linkages
- 3. Transit facilities, including routes, bus bays and shelters existing or required

4. Phasing

- A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5 Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, gravel areas, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use

SITE PLAN CHECKLIST

- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system – Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 13. Landscaped buffer areas provided; dimensions, label clearly that it is a landscape buffer, square footage and percent (specify clearly on plan)
- 14. Planting or tree well detail
- 15. Street Trees (only trees from the Official Albuquerque Plant Palette and Sizing list or 8 inch caliper or larger will be counted)
- 16. Parking lot edges and interior – calculations, dimensions and locations including tree requirements
- 17. Show Edge Buffer Landscaping (14-16-5-6(D)) – location, dimensions and plant material

SHEET #3 –GRADING AND DRAINAGE PLAN

A separate grading and drainage plan (and drainage report) must be submitted to the DRS Hydrology Section prior to the DRB submittal for a site plan (See DRWS Form).

A. General Information

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

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SITE PLAN CHECKLIST

SHEET #4- UTILITY PLAN N/A - No New Utility Connections Proposed

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

SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

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

B. Building Mounted Signage

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



SITE DATA

LEGAL DESCRIPTION: PAT HURLEY PARK & LOTS 216 THRU 222 & WLY PORT OF LOT 223 GLENDALE GARDENS ADDN EXCEPT LOTS 27-A & 28-A OF THE PALISADES

SITE AREA: 19.39 AC.

EXISTING ZONING: NR-PO-A

LAND USE: PARKS AND OPEN SPACE, COMMUNITY CENTER

BUILDING AREA:
 EXISTING BUILDING AREA: 5,010 SF
 PROPOSED BUILDING AREA: 6,955 SF
 TOTAL BUILDING AREA: 11,965 SF

DIMENSIONAL STANDARDS SHALL BE DETERMINED BY A MASTER PLAN, NATURAL RESOURCE MANAGEMENT PLAN, OR SPECIFIED BY IMPLEMENTING CITY DEVELOPMENT PER IDO SECTION 5-1 (E)(1)(a).

BUILDING HEIGHT: 30 FEET.

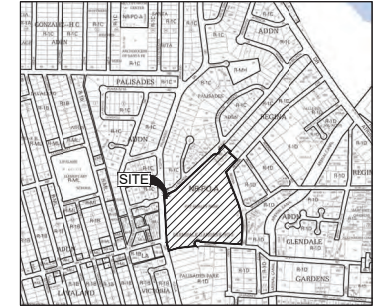
PARKING REQUIREMENTS:
 TOTAL PARKING REQUIRED/PROVIDED: 24/78
 ADA PARKING REQUIRED / PROVIDED: 4 (1 VAN ACCESSIBLE)/ 4 (1 VAN ACCESSIBLE)
 MOTORCYCLE REQUIRED/ PROVIDED: 1/2
 BICYCLE PARKING REQUIRED/ PROVIDED: 3/6

COMMUNITY CENTER: 2 PER 1,000 SF, GROSS FLOOR AREA (GFA).

PARKS AND OPEN SPACE: NO REQUIREMENT

SENSITIVE LANDS ANALYSIS: THE SITE HAS BEEN EVALUATED FOR SENSITIVE LANDS. THE ONLY SENSITIVE LANDS PRESENT ON THE SITE ARE STEEP SLOPES. THE PROPOSED DEVELOPMENT AVOIDS THESE SLOPES AND WILL NOT ALTER OR IMPACT THE STEEP SLOPES. SEE GRADING AND DRAINAGE PLAN.

VICINITY MAP



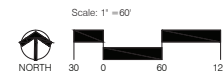
SHEET INDEX

1. OVERALL SITE PLAN DRB
2. ARCHITECTURAL SITE PLAN
3. LANDSCAPE PLAN
4. CONCEPTUAL GRADING & UTILITY PLAN
5. EXTERIOR ELEVATIONS
6. FIRE ONE PLAN

PROJECT NUMBER:
 Application Number:
 Is an Infrastructure List required? () Yes () No. If yes, then a set of approved DRB 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
ASOWIA	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



PAT HURLEY PARK

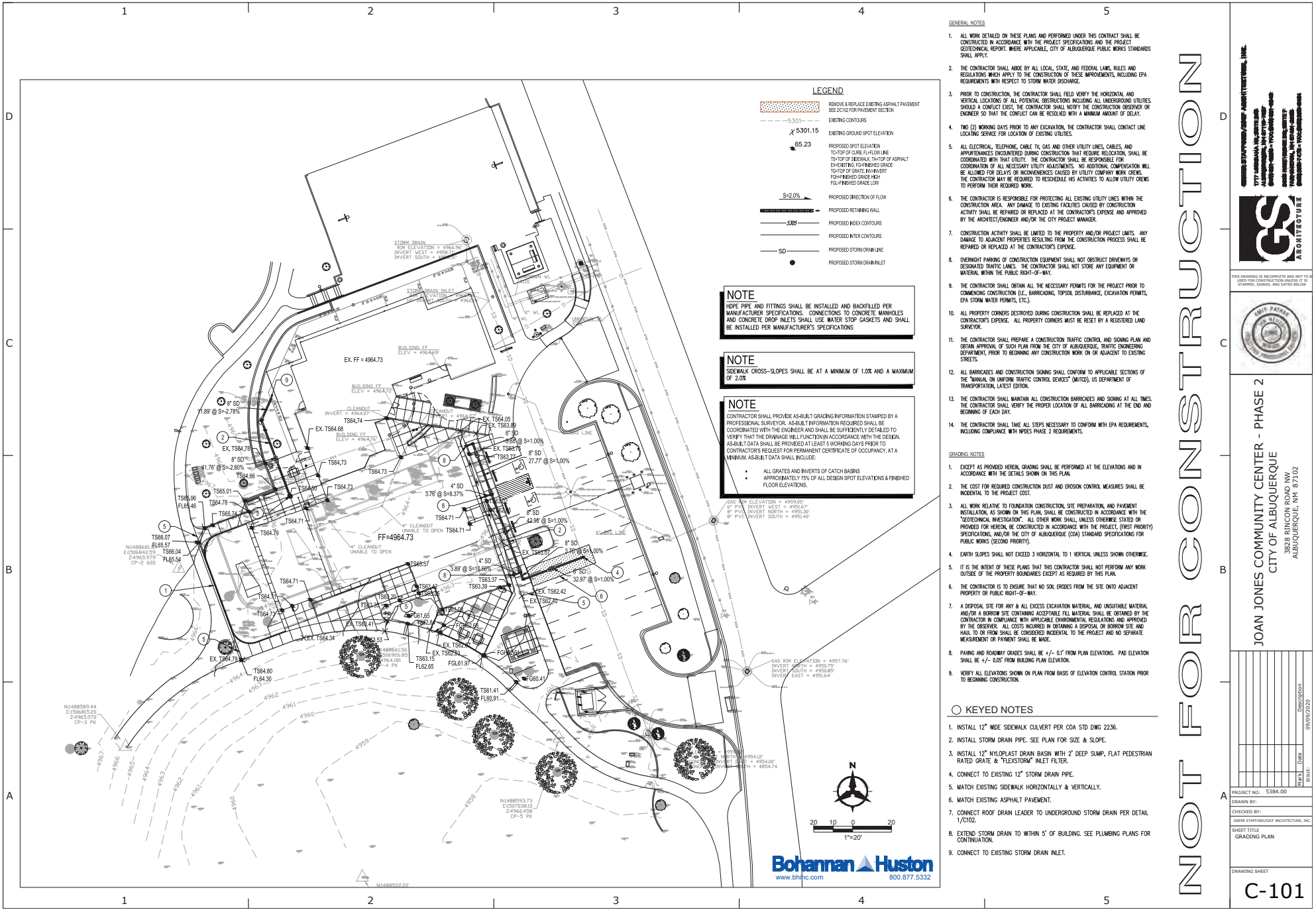
OVERALL SITE PLAN DRB

Prepared for:
 City of Albuquerque
 Department of Municipal Development
 Stacy Herrera, Project Manager

Prepared by:
 Greer Stafford/JCF Architecture, Inc.
 1717 Louisiana NE, Suite 205
 Albuquerque, NM 87110

Consensus Planning, Inc.
 302 Eighth Street NW
 Albuquerque, NM 87102

In Conjunction with:
 City of Albuquerque
 Department of Family & Community Services
 Jess Martinez, Deputy Director



LEGEND

	REMOVE & REPLACE EXISTING ASPHALT PAVEMENT SEE SPEC FOR PAVEMENT SECTION
	EXISTING CONTOURS
	EXISTING GROUND SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	TO-TOP OF CURB FLOW LINE
	TO-TOP OF SIDEWALK TO-TOP OF ASPHALT
	EXISTING FURNISHED GRADE
	TO-TOP OF GRADE INVERT
	FURNISHED GRADE FOR FOL-FINISHED GRADE LOW
	PROPOSED DIRECTION OF FLOW
	PROPOSED RETAINING WALL
	PROPOSED INDEX CONTOURS
	PROPOSED INTER CONTOURS
	PROPOSED STORM DRAIN LINE
	PROPOSED STORM DRAINLET

NOTE
 PIPE PIPE AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER MANUFACTURER SPECIFICATIONS. CONNECTIONS TO CONCRETE MANHOLES AND CONCRETE DROP INLETS SHALL USE WATER STOP CASSETS AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.

NOTE
 SIDEWALK CROSS-SLOPES SHALL BE AT A MINIMUM OF 1.0% AND A MAXIMUM OF 2.0%

NOTE
 CONTRACTOR SHALL PROVIDE AS-BUILT GRADING INFORMATION STAMPED BY A PROFESSIONAL SURVEYOR. AS-BUILT INFORMATION REQUIRED SHALL BE COORDINATED WITH THE ENGINEER AND SHALL BE SUFFICIENTLY DETAILED TO VERIFY THAT THE DRAINAGE WILL FUNCTION IN ACCORDANCE WITH THE DESIGN. AS-BUILT DATA SHALL BE PROVIDED AT LEAST 10 WORKING DAYS PRIOR TO CONTRACTOR'S REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY. AT A MINIMUM, AS-BUILT DATA SHALL INCLUDE:

- ALL GRATES AND INVERTS OF CATCH BASINS
- APPROXIMATELY 75% OF ALL DESIGN SPOT ELEVATIONS & FINISHED FLOOR ELEVATIONS.

GENERAL NOTES

- ALL WORK DETAILED ON THESE PLANS AND PERFORMED UNDER THIS CONTRACT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT, WHERE APPLICABLE, CITY OF ALBUQUERQUE PUBLIC WORKS STANDARDS SHALL APPLY.
- THE CONTRACTOR SHALL ABIDE BY ALL LOCAL, STATE, AND FEDERAL LAWS, RULES AND REGULATIONS WHICH APPLY TO THE CONSTRUCTION OF THESE IMPROVEMENTS, INCLUDING EPA REQUIREMENTS WITH RESPECT TO STORM WATER DISCHARGE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL POTENTIAL OBSTRUCTIONS INCLUDING ALL UNDERGROUND UTILITIES. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OBSERVER OR ENGINEER SO THAT THE CONTACT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- TWO (2) MORNING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT LINE LOCATING SERVICE FOR LOCATION OF EXISTING UTILITIES.
- ALL ELECTRICAL, TELEPHONE, CABLE TV, GAS AND OTHER UTILITY LINES, CABLES, AND APPURTENANCES ENCOUNTERED DURING CONSTRUCTION THAT REQUIRE RELOCATION, SHALL BE COORDINATED WITH THAT UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL NECESSARY UTILITY ADJUSTMENTS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR DELAYS OR INCONVENIENCES CAUSED BY UTILITY COMPANY WORK CREWS. THE CONTRACTOR MAY BE REQUIRED TO RECONSTRUCT HIS ACTIVITIES TO ALLOW UTILITY CREWS TO PERFORM THEIR REQUIRED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITY LINES WITHIN THE CONSTRUCTION AREA. ANY DAMAGE TO EXISTING FACILITIES CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE AND APPROVED BY THE ARCHITECT/ENGINEER AND/OR THE CITY PROJECT MANAGER.
- CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE PROPERTY AND/OR PROJECT LIMITS. ANY DAMAGE TO ADJACENT PROPERTIES RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- OVERNIGHT PARKING OF CONSTRUCTION EQUIPMENT SHALL NOT OBSTRUCT DRIVEWAYS OR DESIGNATED TRAFFIC LANES. THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT OR MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS FOR THE PROJECT PRIOR TO COMMENCING CONSTRUCTION (I.E., BARRICADING, TOPSOIL DISTURBANCE, EXCAVATION PERMITS, EPA STORM WATER PERMITS, ETC.).
- ALL PROPERTY CORNERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS MUST BE RESET BY A REGISTERED LAND SURVEYOR.
- THE CONTRACTOR SHALL PREPARE A CONSTRUCTION TRAFFIC CONTROL AND SIGNING PLAN AND OBTAIN APPROVAL OF SUCH PLAN FROM THE CITY OF ALBUQUERQUE, TRAFFIC ENGINEERING DEPARTMENT, PRIOR TO BEGINNING ANY CONSTRUCTION WORK ON OR ADJACENT TO EXISTING STREETS.
- ALL BARRICADES AND CONSTRUCTION SIGNING SHALL CONFORM TO APPLICABLE SECTIONS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), 4th EDITION, DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
- THE CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION BARRICADES AND SIGNING AT ALL TIMES. THE CONTRACTOR SHALL VERIFY THE PROPER LOCATION OF ALL BARRICADES AT THE END AND BEGINNING OF EACH DAY.
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO CONFORM WITH EPA REQUIREMENTS, INCLUDING COMPLIANCE WITH NPDES PHASE 2 REQUIREMENTS.

GRADING NOTES

- EXCEPT AS PROVIDED HEREON, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEOTECHNICAL INVESTIGATION". ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

KEYED NOTES

- INSTALL 12" WIDE SIDEWALK CULVERT PER COA STD DWG 2236.
- INSTALL STORM DRAIN PIPE. SEE PLAN FOR SIZE & SLOPE.
- INSTALL 12" NYLON/PLASTIC DRAIN BASIN WITH 2" DEEP SUMP, FLAT PEDESTRIAN RATED GRATE & "FLEXISTORM" INLET FILTER.
- CONNECT TO EXISTING 12" STORM DRAIN PIPE.
- MATCH EXISTING SIDEWALK HORIZONTALLY & VERTICALLY.
- MATCH EXISTING ASPHALT PAVEMENT.
- CONNECT ROOF DRAIN LEADER TO UNDERGROUND STORM DRAIN PER DETAIL 1/C102.
- EXTEND STORM DRAIN TO WITHIN 5' OF BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- CONNECT TO EXISTING STORM DRAIN INLET.

City of Albuquerque
 Department of Public Works
 2000 Central Avenue, NE
 Albuquerque, NM 87102



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JOAN JONES COMMUNITY CENTER - PHASE 2
 CITY OF ALBUQUERQUE
 3828 RINCON ROAD NW
 ALBUQUERQUE, NM 87102

Drawn By	Checked By	Date	Description

PROJECT NO: 5384-00

DRAWN BY:
 CHECKED BY:
 GREG STAFFORD/SCP ARCHITECTURE, INC.

SHEET TITLE
 GRADING PLAN

DRAWING SHEET

C-101

NOT FOR CONSTRUCTION

Bohannon & Huston
 www.bhnh.com 800.877.5332

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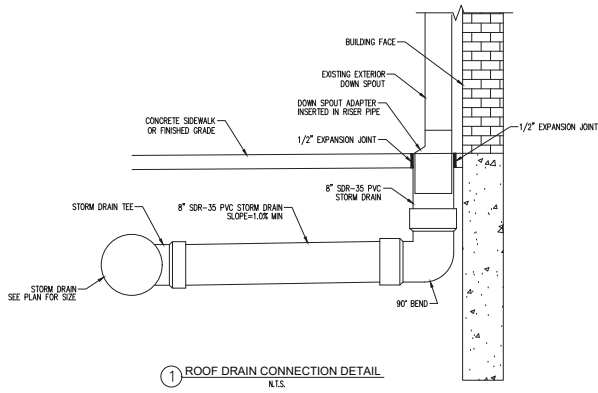
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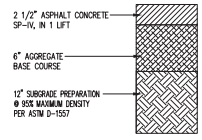
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① ROOF DRAIN CONNECTION DETAIL
N.T.S.



② ASPHALT PAVEMENT SECTION
N.T.S.

NOT FOR CONSTRUCTION

GREER STAFFORD/SLOTT ARCHITECTURE, INC.
 1775 ALBUQUENQUE AVENUE, SUITE 200
 ALBUQUENQUE, NEW MEXICO 87102
 TEL: 505.263.1111 FAX: 505.263.1112
 WWW.GREERSTAFFORDSLOTT.COM



JOAN JONES COMMUNITY CENTER - PHASE 2
 CITY OF ALBUQUERQUE
 3828 RINCORN ROAD NW
 ALBUQUERQUE, NM 87102

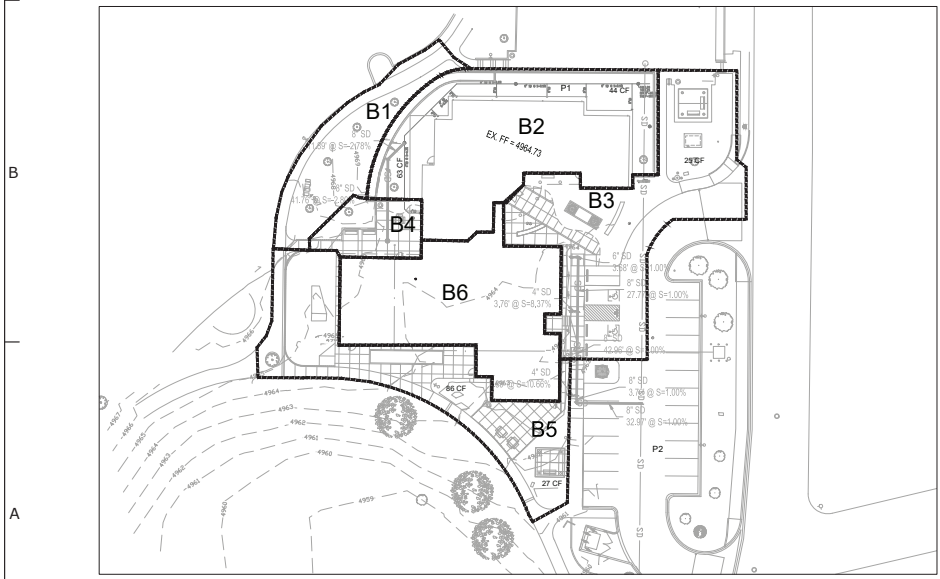
NO.	DATE	DESCRIPTION

PROJECT NO: 5384.00
 DRAWN BY:
 CHECKED BY:
 GREER STAFFORD/SLOTT ARCHITECTURE, INC.
 SHEET TITLE
 CIVIL DETAILS

DRAWING SHEET
C-102



EXISTING DRAINAGE MANAGEMENT PLAN



PROPOSED DRAINAGE MANAGEMENT PLAN

INTRODUCTION:

THE PROJECT IS LOCATED ON THE EASTERN SIDE OF PAT HURLEY PARK, NEAR THE INTERSECTION OF REGINA DR. NW AND BLUEWATER RD. NW. THIS SITE IS NOT WITHIN A DEFINED FLOOD ZONE AS SHOWN ON FIRM MAP NUMBER 5001C0329H (THIS SHEET). THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE A DRAINAGE MANAGEMENT PLAN FOR THE BUILDING ADDITION TO THE PAT HURLEY COMMUNITY CENTER AND REQUEST BUILDING PERMIT APPROVAL.

EXISTING CONDITIONS:

THE APPROXIMATELY 0.82 ACRE SITE IS CURRENTLY DEVELOPED WITH THE EXISTING COMMUNITY CENTER BUILDING, PLAYGROUND AND GREEN SPACE AREA. THE EXISTING COMMUNITY CENTER BUILDING WILL STAY BUT THE PLAYGROUND WILL BE MOVED TO MAKE ROOM FOR THE BUILDING ADDITION TO THE SOUTH. THE SITE SLOPES TO THE SOUTH / SOUTHEAST WHERE THE RUNOFF FREE DISCHARGES INTO THE PARK DRAINAGE SYSTEM AND ULTIMATELY TO REGINA DR.

METHODOLOGY:

THE HYDROLOGIC ANALYSIS PROVIDED WITH THIS DRAINAGE MANAGEMENT PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 22.2 OF THE DPM. THE SITE IS LOCATED WEST OF THE RIO GRANDE WITH PRECIPITATION ZONE 1. LAND TREATMENT PERCENTAGES WERE CALCULATED BASED ON THE EXISTING AND PROPOSED CONDITIONS IN EACH ONSITE BASIN. THIS IS SUMMARIZED IN THE EXISTING AND PROPOSED BASIN DATA TABLES ON THIS SHEET.

PROPOSED CONDITIONS:

THIS DRAINAGE MANAGEMENT PLAN WAS BASED ON A FULLY DEVELOPED SITE. IT WAS DETERMINED THAT THE MAXIMUM PEAK DISCHARGE FROM THE SITE IS APPROXIMATELY 2.07 CFS.

THE PROPOSED DEVELOPMENT IS DIVIDED INTO FIVE SMALL DRAINAGE BASINS. BASIN 1 FLOWS SOUTH INTO A TURF AREA OF THE PARK VIA A SIDEWALK CULVERT. BASIN 2 IS INTERCEPTED BY THE EXISTING 8" STORM DRAIN WHICH CONNECTS TO A 12" STORM DRAIN THAT FLOWS SOUTH AND DISCHARGES INTO A TURF AREA IN THE PARK. BASIN 4 IS COLLECTED BY AN INLET AND DISCHARGES TO THE EXISTING 8" STORM DRAIN UPSTREAM OF BASIN 2. BASIN 3 SURFACE DRAINS INTO THE EXISTING PARKING LOT AND ULTIMATELY TO REGINA DR. BASIN 5 DRAINS TO THE SOUTH WHERE SOME IS COLLECTED IN SHALLOW DEPRESSED AREAS IN THE LANDSCAPE AND THEN EVENTUALLY OVERFLOWS TO THE TURF AREA VIA SIDEWALK CULVERTS. BASIN 6 COMPRISES OF THE PROPOSED ROOF AREA AND DRAINS TO THE EAST VIA ROOF DRAINS AND INTO THE EXISTING 12" STORM DRAIN. THE TURF AREA MENTIONED ABOVE ALSO DISCHARGES TO REGINA DR.

THE EXISTING AND PROPOSED LAND TREATMENTS ARE SIMILAR AND THE PROPOSED DISCHARGE FLOW RATE IS CLOSE TO THE CURRENT CONDITION.

FIRST FLUSH CALCULATIONS:

STORM RUNOFF FROM PART OF THE SITE IS CONVEYED TO SHALLOW DEPRESSED AREAS IN THE LANDSCAPE. THESE WATER HARVESTING AREAS RETAIN RUNOFF FROM THE FIRST FLUSH STORM. BASIN B1 IS PRIMARILY LANDSCAPE WITH CONCRETE SIDEWALKS. THIS BASIN AREA IS SLIGHTLY REDUCED, BUT ESSENTIALLY UNCHANGED WITH THE REDEVELOPMENT OF THIS SITE. BASIN B2 IS PRIMARILY ROOF RUNOFF FROM THE EXISTING BUILDING AND IS UNCHANGED IN THE PROPOSED CONDITIONS. TWO EXISTING SMALL WATER HARVESTING AREAS INTERCEPT ROOF RUNOFF. DUE TO PROXIMITY TO THE BUILDING AND RETAINING WALL FOUNDATIONS AREA AVAILABLE TO RETAIN STORM WATER RUNOFF WAS LIMITED. THE TOTAL VOLUME PROVIDED IS ESTIMATED TO BE 107 CUBIC FEET AND THE REQUIRED VOLUME IS 144 CUBIC FEET. A WATER QUALITY INLET WAS PREVIOUSLY INSTALLED TO ADD ADDITIONAL TREATMENT OF STORM WATER RUNOFF FROM THIS BASIN. BASIN B3 IS COMPRISED OF SIDEWALKS AND LANDSCAPING. AN EXISTING SMALL WATER HARVESTING AREA WAS PREVIOUSLY PROVIDED WHICH INTERCEPTS RUNOFF FROM THIS BASIN. THE TOTAL RETENTION VOLUME PROVIDED IS 25 CUBIC FEET AND THE REQUIRED VOLUME IS 160 CUBIC FEET. BASIN B5 IS COMPRISED OF SIDEWALKS AND LANDSCAPING. TWO SMALL WATER HARVESTING AREAS ARE PROVIDED WHICH INTERCEPT RUNOFF FROM THIS BASIN. THE TOTAL RETENTION VOLUME PROVIDED IS 113 CUBIC FEET AND THE REQUIRED VOLUME IS 84 CUBIC FEET. OVERALL ONSITE RETENTION VOLUME PROVIDED OF 345 CUBIC FEET IS LESS THAN THE REQUIRED VOLUME OF 577 CUBIC FEET, BUT DUE TO SITE CONSTRAINTS THE VOLUME PROVIDED WAS MAXIMIZED TO THE EXTENT TECHNICALLY FEASIBLE. THEREFORE, WE ARE REQUESTING TO SUBMIT A PAYMENT IN LIEU FOR THE REMAINING VOLUME OF 332 CUBIC FEET.

CONCLUSION:

THE PEAK DISCHARGE FROM THE SITE IS SIMILAR TO THE EXISTING CONDITIONS AND THE STORM WATER FROM THE FIRST FLUSH IS PASSIVELY TREATED WITHIN THE EXISTING LANDSCAPE AREAS. THE DESIGN INTENT IS IN CONFORMANCE WITH CITY OF ALBUQUERQUE HYDROLOGIC REQUIREMENTS AND WE REQUEST BUILDING PERMIT APPROVAL.

JOAN JONES COMMUNITY CENTER
Existing Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 1

Basin ID	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(15)	Q(10)	WTE (Inches)	Volume (CF)
			A	B	C	D				
EXB1	2604	0.07	0.0%	72.2%	0.0%	27.8%	2.08	0.20	0.0	21
EXB2	4542	0.10	0.0%	43.0%	0.0%	57.0%	3.30	1.72	1.41	1261
EXB3	13083	0.30	0.0%	31.7%	1.0%	67.3%	8.81	1.16	1.35	2163
EXB4	8320	0.19	0.0%	30.3%	21.6%	48.1%	3.86	0.61	1.08	95
TOTAL	35930	0.82					3.88	2.22		

JOAN JONES COMMUNITY CENTER
Proposed Conditions Basin Data Table

This table is based on the DPM Section 22.2, Zone 1

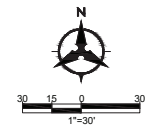
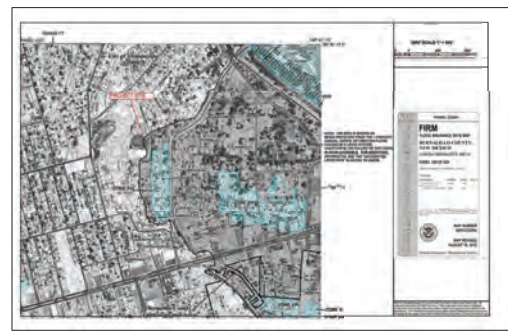
Basin ID	Area (SQ. FT.)	Area (AC.)	Land Treatment Percentages				Q(15)	Q(10)	WTE (Inches)	Volume (CF)	1st Fl. (CF)
			A	B	C	D					
B1	3011	0.07	0.0%	72.2%	0.0%	27.8%	2.08	0.20	0.0	0	0
B2	4542	0.10	0.0%	36.6%	0.0%	63.4%	3.75	0.79	1.62	1476	1476
B3	1415	0.03	0.0%	14.1%	0.0%	85.9%	1.06	0.76	1.06	100	100
B4	1480	0.03	0.0%	27.3%	0.0%	72.7%	3.73	0.73	1.89	287	287
B5	6979	0.16	0.0%	25.3%	21.0%	53.7%	3.06	1.04	1.96	290	81
B6	8771	0.20	0.0%	0.0%	100.0%	0.0%	4.37	0.88	1.87	1271	1271
TOTAL	36228	0.82					4.37	2.42		345	345

First Flush Volume is based on a penetration depth of 0.25" for redevelopment which allows for a 1" initial application. Volume reduction is based on impervious areas only.

JOAN JONES COMMUNITY CENTER
STORM DRAIN PIPE TABLE

PIPE #	Containing Basins & Pipes	Size (in)	Slope	Capacity (cfs)	ACTUAL FLOW (cfs)	SPE LENGTH (ft)	WVERT (ft)	WVERT (ft)
SD1	B1	8"	0.00%	0.9	0.9	148.0	16.90	66.34
SD2	B2, B3, B4, B5, B6	12"	3.39%	8.8	1.5	298.0	54.12	62.14

CAPACITY IS BASED ON GRAVITY FLOW USING MANNING'S EQUATION WITH n=0.13



LEGEND

DRAINAGE BASIN BOUNDARY

Bohannon & Huston
www.bhinc.com 800.877.5332

NOT FOR CONSTRUCTION

City of Albuquerque
Department of Public Works
Engineering Division
300 Central Avenue, NE
Albuquerque, NM 87102



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JOAN JONES COMMUNITY CENTER - PHASE 2
CITY OF ALBUQUERQUE
3828 RINCOR ROAD NW
ALBUQUERQUE, NM 87102

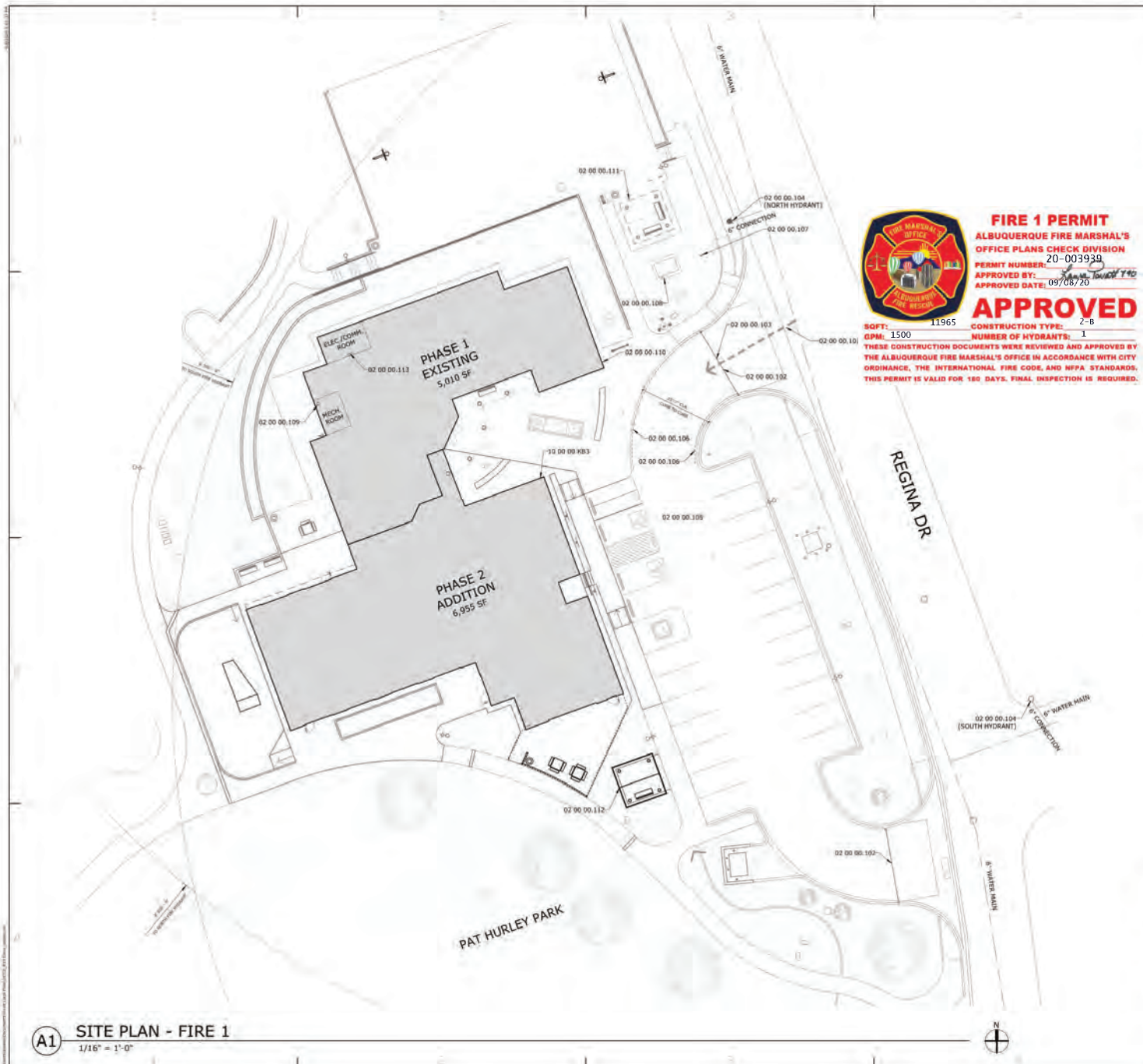
Drawn	Date	Description

PROJECT NO: 5384.00

CHECKED BY:
GREG STAFFORD/GSP ARCHITECTURE, INC.

SHEET TITLE
DRAINAGE MANAGEMENT PLAN

DRAWING SHEET



FIRE 1 PERMIT
ALBUQUERQUE FIRE MARSHAL'S
OFFICE PLANS CHECK DIVISION
 PERMIT NUMBER: 20-003939
 APPROVED BY: *[Signature]*
 APPROVED DATE: 09/08/20

APPROVED
 SOFT: 11965 CONSTRUCTION TYPE: 2-B
 GPM: 1500 NUMBER OF HYDRANTS: 1
 THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.

GENERAL SHEET NOTES

1. REFER TO **FLOOR PLAN - FIRE 2** FOR THE FOLLOWING: ROOM IDENTIFIER & NUMBER, SQUARE FOOTAGE, OCCUPANT LOAD FACTOR, OCCUPANT LOAD.
2. REFER TO **FLOOR PLAN - FIRE 2** FOR EMERGENCY LIGHTING AND EXIT/EGRESS LIGHTING.
3. EGRESS HARDWARE - REFER TO A601 DOOR SCHEDULE & SPECIFICATIONS SECTION 08 71 00.
4. PER IFC 507.2.3.1.2 DUCT SMOKE DETECTION: DUCT DETECTORS FOR FIRE ALARM SYSTEM WILL NOT BE REQUIRED. REFER TO SHEET M601 FOR ROOF TOP UNIT (RTU) SUPPLY AIR CFM SPECIFICATIONS.
5. REFER TO **FLOOR PLAN - FIRE 2** FOR THE PROJECT CODE REVIEW.
6. SHOP DRAWINGS WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR REVIEW AND APPROVAL OF ANY INSTALLATION FIRE SHEET FOOT.
7. THE FIRE SPRINKLER SYSTEM WILL BE SUPERVISED AS REQUIRED BY THE 2015 INTERNATIONAL FIRE CODE PER SHEET F901.
8. REFER TO SHEET F901 FOR FIRE PROTECTION GENERAL NOTES AND SYSTEM REQUIREMENTS.

FIRE REVIEW

GENERAL INFORMATION:
 THIS PROJECT INCLUDES THE CONSTRUCTION OF A 6,955 SF ADDITION TO THE JOAN JONES COMMUNITY CENTER AND ASSOCIATED SITE IMPROVEMENTS FOR THE CITY OF ALBUQUERQUE. THE TOTAL BUILDING WILL BE 11,965 SF.

PROJECT INFORMATION:
 JOAN JONES COMMUNITY CENTER
 3828 RINCON ROAD, NW
 ALBUQUERQUE, NM 87102

USE AND OCCUPANCY CLASSIFICATION
 OCCUPANCY GROUP: A-2
BUILDING CONSTRUCTION & HEIGHTS
 CONSTRUCTION TYPE: II-B, 1 STORY
 BUILDING HEIGHT: 30'-0"

FIRE PROTECTION SYSTEMS
 AN AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED THROUGHOUT.

FIRE FLOW REQUIREMENTS
 REQUIRED FIRE FLOW: 900 GPM
 FIRE FLOW: 1,000 GPM
 2 EXISTING FIRE HYDRANTS @ 1,000 GPM

FIRE APPARATUS ACCESS ROAD
 IFC 503.1.1 - EXCEPTION 1: THE FIRE CODE OFFICIAL IS AUTHORIZED TO INCREASE THE 150' REQUIREMENT FOR ACCESS ROAD WHEN THESE CONDITIONS OCCUR:
 (1.1) THE BUILDING IS EQUIPPED THROUGHOUT WITH A SPRINKLER SYSTEM
 (1.2) ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION ON THE PROPERTY, TOPOGRAPHY, AND NON-NEGOTIABLE GRADES.

SEE AERIAL BELOW:



KEYNOTE LEGEND

02 00 00.101	EXISTING FIRE DEPARTMENT ACCESS
02 00 00.102	EXISTING DOUBLE-SWING PIPE GATE
02 00 00.103	EXISTING GATE MOUNTED KNOX BOX KEY VAULT
02 00 00.104	EXISTING FIRE HYDRANT
02 00 00.105	EXISTING ASPHALT PAVING AT DRIVE LANE/PARKING LOT - NO WORK IN THIS AREA
02 00 00.106	EXISTING PAINTED CURB - FIRE LANE
02 00 00.107	EXISTING POST INDICATOR VALVE
02 00 00.108	EXISTING FIRE DEPARTMENT CONNECTION (FDC) ON HOT BOX
02 00 00.109	EXISTING FIRE SPRINKLER RISER
02 00 00.110	EXISTING ADDRESS IDENTIFICATION - 10" HIGH LETTERS @ TOP OF WALL
02 00 00.111	EXISTING OPEN AIR SHADE CANOPY NO. 1
02 00 00.112	RELOCATED OPEN AIR SHADE CANOPY NO. 2
02 00 00.113	EXISTING FIRE ALARM CONTROL PANEL
10 00 00.8B3	KNOX BOX KEY VAULT, RECESSED TYPE. RELOCATE AS REQUIRED. COORDINATE EXACT INSTALL LOCATION WITH FIRE MARSHAL'S INSPECTOR.

GREEN STAFFORD/SJC ARCHITECTURE, INC.
 1777 LAGUNA BLVD. SUITE 205
 ALBUQUERQUE, NM 87104-2037
 (505) 827-0331 • FAX (505) 827-0348
 3005 HORTHURST DR. SUITE F
 FARMINGTON, NM 87403-0085
 (505) 826-1474 • FAX (505) 826-0446



Professional Engineer License No. 18148
 State of New Mexico
 License No. 18148
 License No. 18148



09/08/2020

JOAN JONES COMMUNITY CENTER - PHASE 2
 CITY OF ALBUQUERQUE
 3828 RINCON ROAD NW
 ALBUQUERQUE, NM 87102

PROJECT NO:	5304.00
DRAWN BY:	
CHECKED BY:	
DATE:	09/08/2020

SHEET TITLE
 FIRE 1 - SITE PLAN

DRAWING SHEET
FIRE1

A1 SITE PLAN - FIRE 1
 1/16" = 1'-0"

