



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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

Signature:		Date:
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM P2: SITE PLAN ADMINISTRATIVE – Development Facilitation Team (DFT) as of 12/25/2022**_ SITE PLAN ADMINISTRATIVE – DFT**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

SITE PLAN DOCUMENTATION

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Form P with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Site Plan and related drawings (include a Site Plan key of the sheets submitted)
- ___ 6) Copy of the original approved Site Plan or Master Development Plan (for amendments to or Extensions of the Site Plan)
- ___ 7) Infrastructure List, if required for building of public infrastructure
- ___ 8) Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C) (The Sensitive Lands Site Analysis form can be obtained online at):
https://documents.cabq.gov/planning/development-review-board/Sensitive_lands_analysis_form.pdf
- ___ 9) Responses to climatic and geographic responsive design considerations (Recommended to promote sustainability, but not required. The Climatic and Geographic Responsiveness form can be obtained online at): [https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2\(D\)ClimaticGeographic_Responsiveness.pdf](https://documents.cabq.gov/planning/IDO/SubmittalFormIDO5-2(D)ClimaticGeographic_Responsiveness.pdf)

SUPPORTIVE DOCUMENTATION

- ___ 10) Completed Site Plan Checklist
- ___ 11) Letter of authorization from the property owner if application is submitted by an agent
- ___ 12) Justification letter describing and justifying the request per the criteria in IDO Section 16-6-5(G)(3)
- ___ 13) Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P). *Note: If requesting more than allowed by deviation, a Variance – ZHE or Waiver –DHO will be required, as applicable*
- ___ 14) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) *(not required for Extension)*

___ 15) Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2)(d) if site is within a designated landfill buffer zone

___ 16) Architectural Review Committee approval letter if the site is located within a Master Development Plan area or a Framework Plan area

PUBLIC NOTICE DOCUMENTATION

___ 17) Sign Posting Agreement

___ 18) Proof of a Pre-Submittal Neighborhood Meeting per IDO 6-4(C)(1)(b) for new building or multiple new buildings that include a total of more than 100 multi-family residential dwelling units or more than 50,000 square feet of non-residential development

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ Completed neighborhood meeting request form(s)

___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

___ 19) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)

___ Office of Neighborhood Coordination notice inquiry response

___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Proof of emailed notice to affected Neighborhood Association representatives

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

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form P2 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Site Plan and related drawings
- ___ 5) Infrastructure List, if require
- ___ 6) Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Solid Waste Department signature on Site Plan
- ___ 9) Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- ___ 10) Approved Grading and Drainage Plan
- ___ 11) Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)

FORM S: PRE-APPROVALS/SIGNATURES

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

Legal Description & Location: Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision - SE corner of Universe Blvd. and Rosa Parks Rd.

Job Description: Creation of 162 townhome lots, 1 apartment lot and 1 commercial lot on the 30.1 acre property.

Hydrology:

- Grading and Drainage Plan Approved NA
- AMAFCA Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA
- MRGCD Approved NA

Renée C. Brissette 03/23/23
Hydrology Department Date

Transportation:

- Traffic Circulations Layout (TCL) Approved NA
- Traffic Impact Study (TIS) Approved NA
- Neighborhood Impact Analysis (NIA) Approved NA
- Bernalillo County Approved NA
- NMDOT Approved NA

Ernest Armijo 3/23/2023
Transportation Department Date

Albuquerque Bernalillo County Water Utility Authority (ABCWUA):

- Availability Statement/Serviceability Letter Approved NA
- ABCWUA Development Agreement Approved NA
- ABCWUA Service Connection Agreement Approved NA

[Signature] 5.22.2023
ABCWUA Date

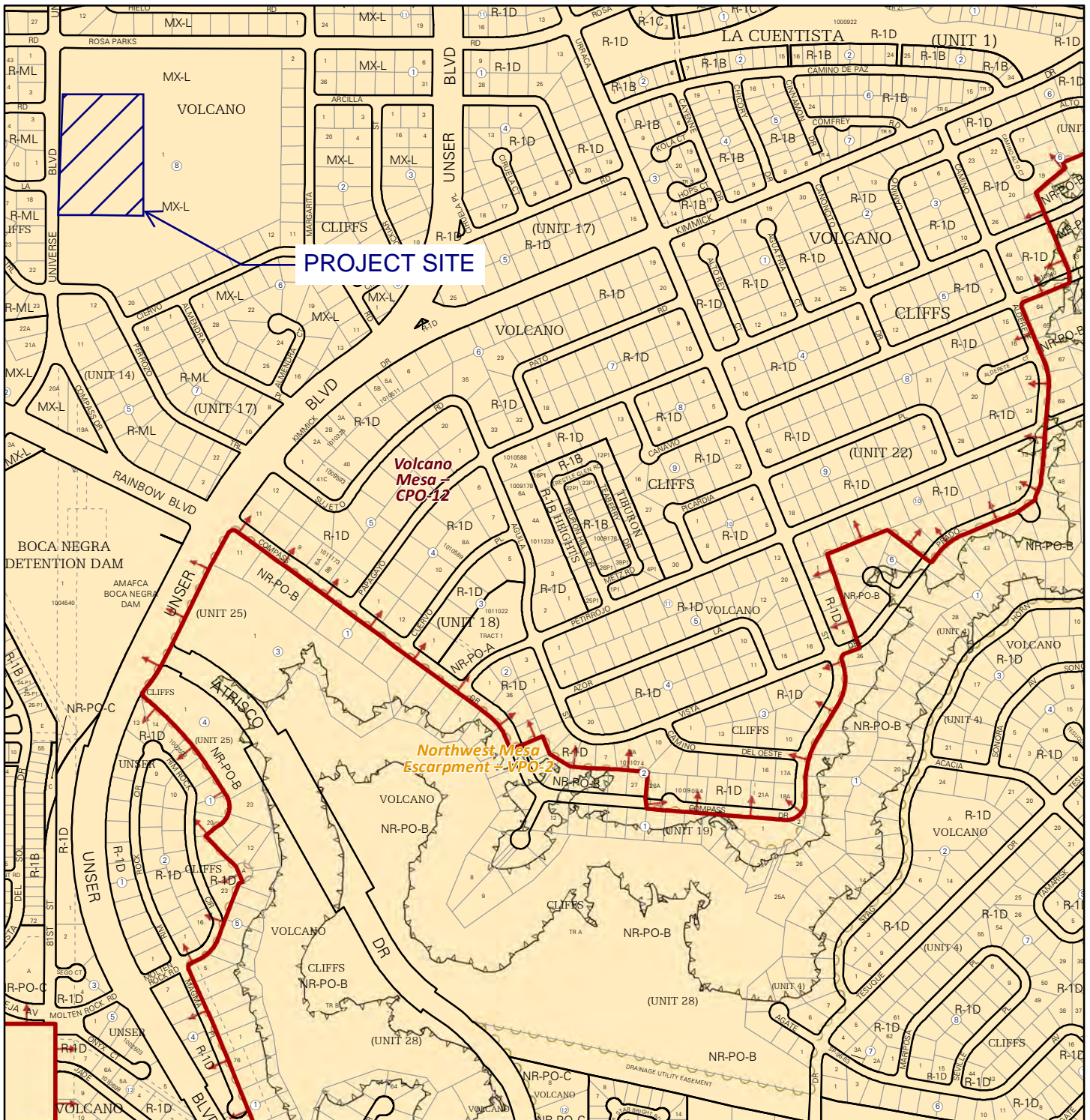
- Infrastructure Improvements Agreement (IIA*) Approved
- AGIS (DXF File) Approved
- Fire Marshall Signature on the plan Approved

Signatures on Plat

- Owner(s) Yes
- City Surveyor Yes
- AMAFCA** Yes NA
- NM Gas** Yes
- PNM** Yes
- COMCAST** Yes
- MRGCD** Yes NA

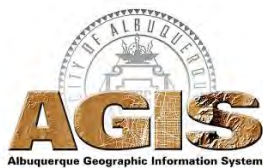
* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

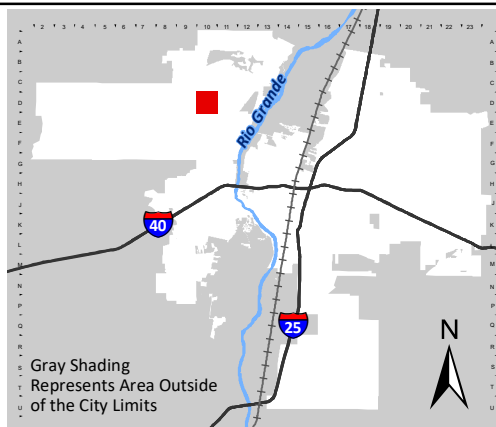


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

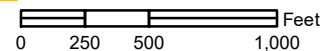


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
D-10-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



SOLID WASTE CALCS:
175 UNITS X 0.55 CY = 96 CY PER WEEK

SOLID WASTE NOTES:
THE DEVELOPMENT HAS GATES, OWNER TO PROVIDE THE REFUSE DRIVER WITH REMOTE CONTROL GATE OPENER.

THE SLOPE LEADING TO THE TRASH ENCLOSURE/DUMPSTER SHALL BE NO GREATER THAN 1/8" PER FOOT ON THE APPROACH.

THERE IS NO FOOD SERVICE FOR THIS PROJECT.

RECYCLING CONTAINERS LOCATED ADJACENT TO THE REFUSE ENCLOSURE, SEE KEYED NOTE.

THE REFUSE DRIVER SHALL HAVE ACCESS TO TRASH ENCLOSURE/DUMPSTER BY 5:00AM.

THERE ARE NO OVERHANGING WIRES LEADING TO AND EXITING FROM THE TRASH ENCLOSURE.

THIS PROJECT WILL NOT ALTER EXISTING TRASH SERVICE FOR THE SURROUNDING BUSINESSES DURING CONSTRUCTION.

OWNER SHALL PURCHASE 8 CY REFUSE CONTAINER.

UPC: 101006305745520820
LEGAL: LOT 001 BLOCK 8 VOLCANO CLIFFS SUBDIVISION
ZONING: MX-L
ZONE ATLAS PAGE: D-10

GROSS LOT AREA = 6.5656 AC = 285,999.06 SF
BUILDING FOOTPRINT = 31,561 SF
NET LOT AREA = 30 SF
REQUIRED LANDSCAPE AREA @ 15% = 29,023 SF ; 74,520 SF PROVIDED

PARKING:
MULTI-FAMILY
1 BEDROOM: 87 EACH X 1.2 SPACES = 104 SPACES
2 BEDROOM: 88 EACH X 1.6 SPACES = 140 SPACES
LEASING OFFICE: 3 SF X 0.0035 = 2 SPACES REQUIRED
TOTAL SPACES REQUIRED = 246 SPACES
SPACES PROVIDED = 301 SPACES
246 SPACES X 2% = 5 CHARGING SPACES REQUIRED, 6 PROVIDED

HC REQUIRED: 4 STANDARD, 3 VAN
MOTORCYCLE PARKING 151-300 SPACES: 5 SPACES REQUIRED / 6 PROVIDED
BIKE PARKING 10% OF 246: 25 REQUIRED, 32 SPACES PROVIDED

IDO TABLE 5-1-2 OPEN SPACE:
1 BEDROOM: 87 EA X 225 SF = 19,575 SF
2 BEDROOM: 88 EA X 285 SF = 25,080 SF

TOTAL REQUIRED = 44,837 SF

GRADE LEVEL OPEN SPACE = 10,937 SF PROVIDED
UPPER FLOOR BALCONIES & DECKS = 2,278 SF PROVIDED

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

LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

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

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

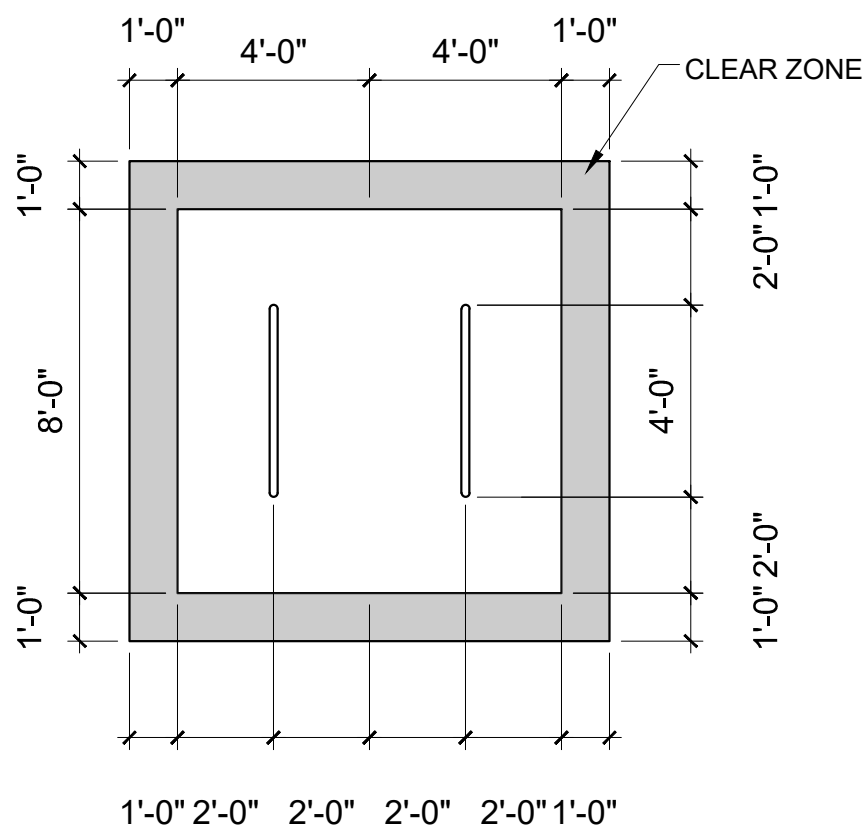
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.

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

WORK WITHIN THE PUBLIC RIGHT OF WAY REQUIRES A WORK ORDER.

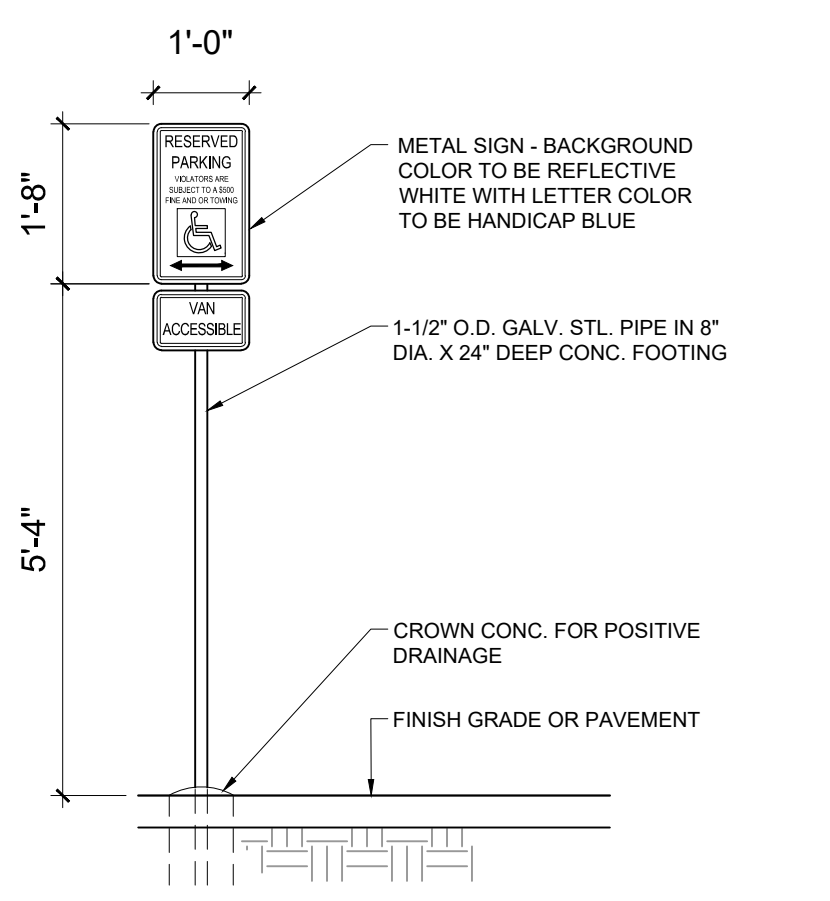
PROVIDE ELECTRIC VEHICLE CHARGER AT EACH BAY OF LEASED GARAGES

SITE LIGHTING WILL BE PROVIDED BY LIGHT BOLLARDS AND WALL MOUNTED FIXTURES AND SHALL COMPLY WITH 5-8 OF THE IDO



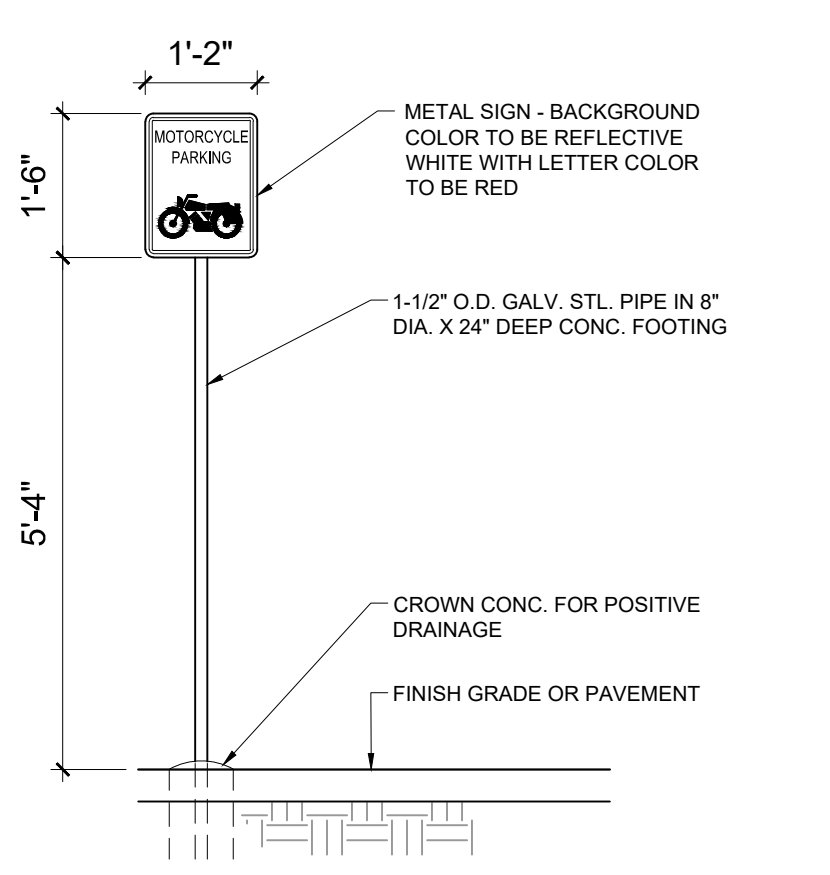
BIKE PARKING

SCALE: 1/4" = 1'-0"



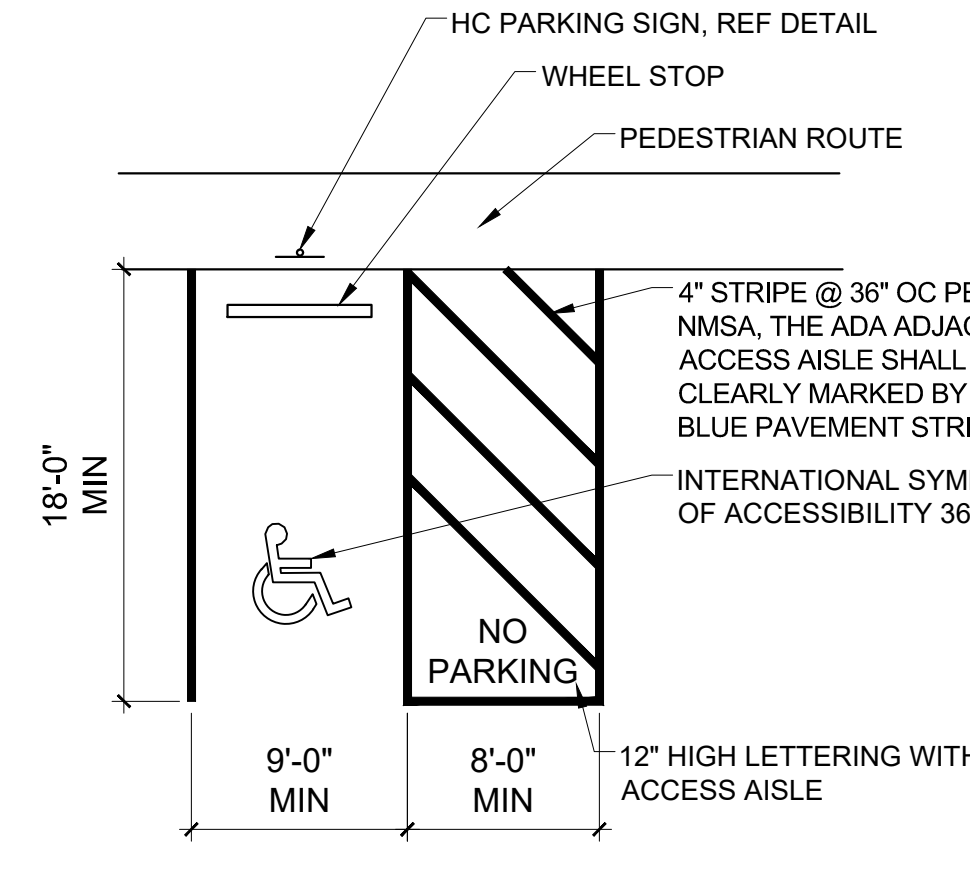
HC SIGN

SCALE: NTS



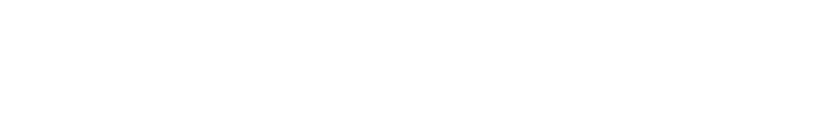
REFUSE ENCLOSURE

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



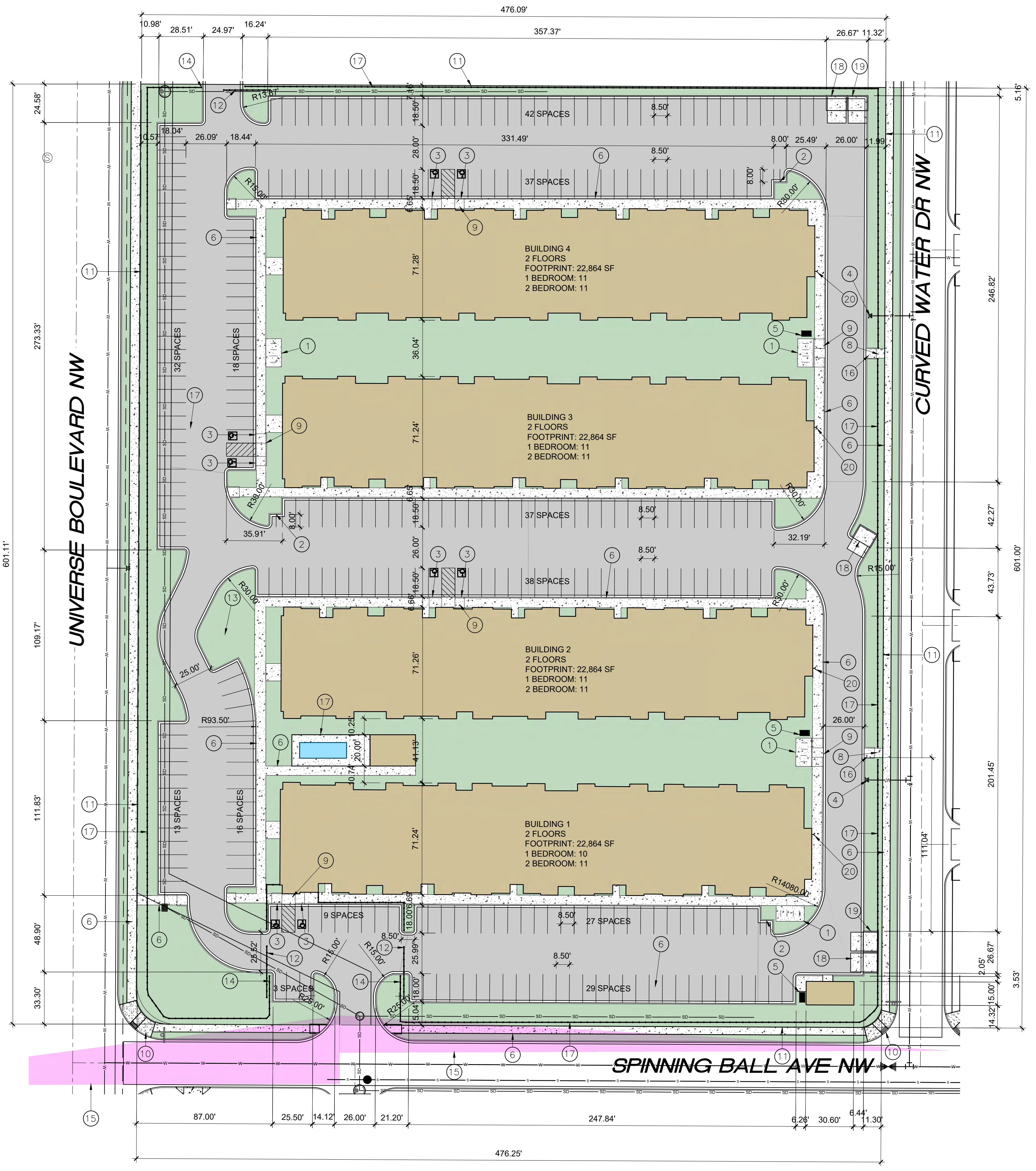
MOTORCYCLE SIGN

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



ADA PARKING

SCALE: 3/4" = 1'-0"

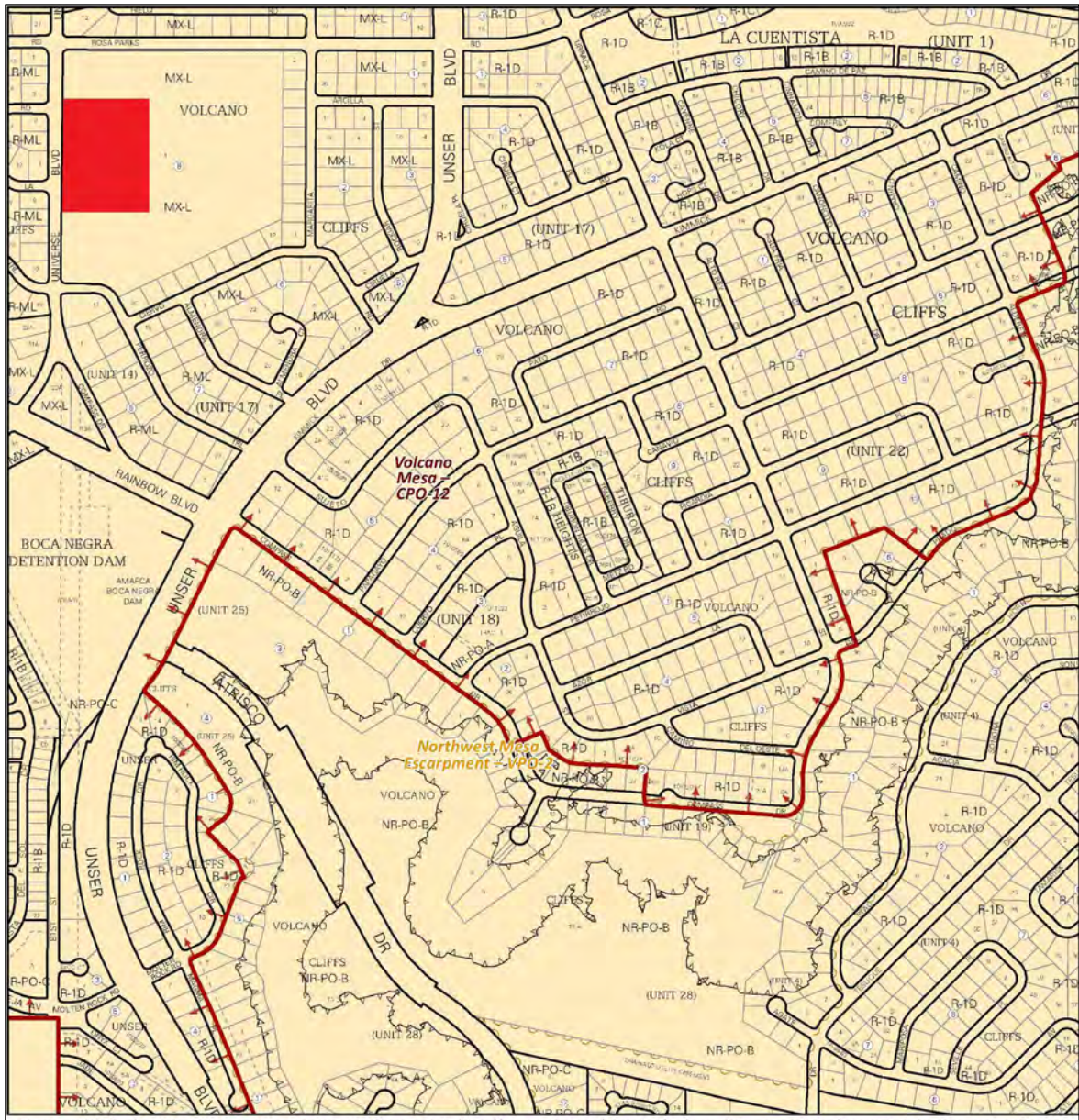


SITE PLAN

SCALE: 1" = 30'-0"

- KEYED NOTES
- 8 SPACE BIKE RACK, REF DETAIL THIS SHEET
 - MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
 - H.C. PARKING SIGN, REF DETAIL ON THIS SHEET
 - NEW FIRE HYDRANT
 - IRRIGATION BOX
 - NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430
 - FIRE DEPT. CONNECTION
 - PEDESTRIAN GATE
 - PARALLEL CURB RAMP, REF DETAIL A, COA STANDARD DETAIL 2443
 - PERPENDICULAR CURB RAMP, REF DETAIL B COA STANDARD DETAIL 2441
 - PROPERTY LINE
 - VEHICULAR GATE
 - EXISTING POWER POLE
 - KNOX BOX
 - CLEAR SIGHT TRIANGLE, LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE
 - PERPENDICULAR RAMP, REF COA STANDARD DETAIL 2447
 - WROUGHT IRON FENCE
 - REFUSE CONTAINER, REF DETAIL THIS SHEET
 - RECYCLING CONTAINER, REF DETAIL THIS SHEET
 - FIRE DEPARTMENT CONNECTION

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



IDO Zone Atlas
May 2018

AGIS

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: D-10-Z

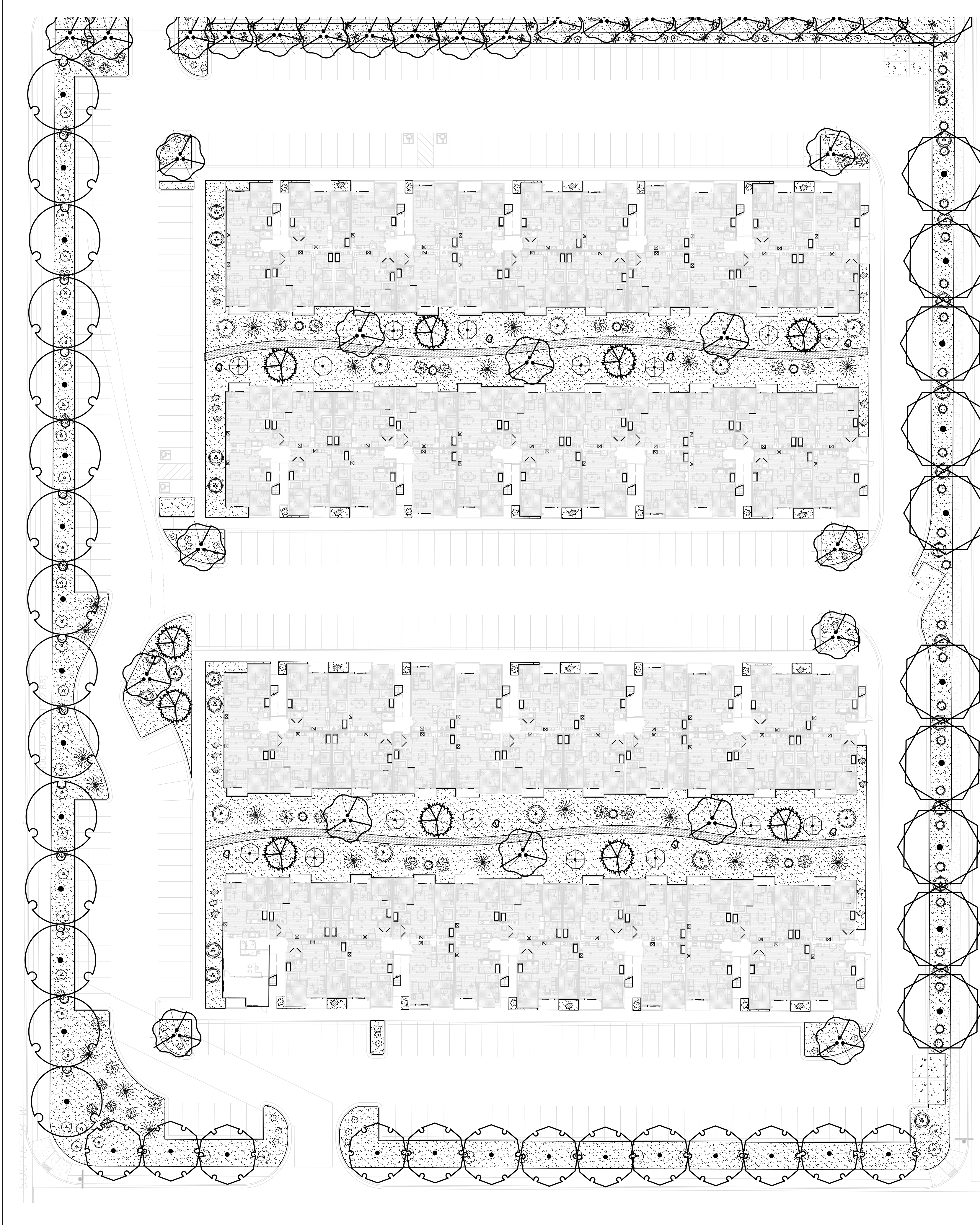
Legend:
Easement
Escurement
Petroglyph National Monument
Area Outside of City Limits
Airport Protection Overlay (APO) Zone
Character Protection Overlay (CPO) Zone
Historic Protection Overlay (HPO) Zone
View Protection Overlay (VPO) Zone

AREA MAP

SCOTT C. ANDERSON & associates architects
4419 4th St. NW, Ste. B
Albuquerque, NM 87107
505.401.7575

UNIVERSE VIEW APARTMENTS
UNIVERSE BLVD NW
ALBUQUERQUE, NM 87108

DRAWING TITLE SITE PLAN		
SEAL STATE OF NEW MEXICO SCOTT C. ANDERSON No. 4341 3/6/2023 REGISTERED ARCHITECT	DESIGNED DRAWN CHECKED REVIEWED DATE 3/6/2023	PROJECT NO SCALE DRAWING NO A-100 OF



TREE LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Trees							
[Symbol]	10	2" Cal	Burr Oak <i>Quercus macrocarpa</i>	50' x 50'	M	2500	25000
[Symbol]	18	2+ Trunks w/ 2" Combined Cal.	Desert Willow <i>Chilopsis linearis</i>	20' x 25'	L	625	11250
[Symbol]	13	2" Cal	Green Ash <i>Fraxinus pennsylvanica</i>	40' x 30'	M	900	11700
[Symbol]	10	6" Height	Pinon Pine <i>Pinus edulis</i>	30' x 20'	M+	400	4000
[Symbol]	15	2" Cal	Texas Red Oak <i>Quercus buckleyi</i>	40' x 40'	M	1600	24000
Total Tree Count:							66
Total Tree Coverage:							75950

SHRUB LEGEND

SYMB.	QTY	SIZE (INSTALL)	COMMON/BOTANICAL	MATURE HxW	WATER USE	COVER (EA.)	TOTAL
Shrubs & Groundcovers							
[Symbol]	61	5 Gal	Blue Mist Spirea <i>Caryopteris x clandonensis</i>	3' x 3'	Low+	9	549
[Symbol]	10	5 Gal	Althea / Rose of Sharon <i>Hibiscus syriacus</i>	10' x 10'	M	100	1000
[Symbol]	34	5 Gal	Morning Light Maidengrass <i>Miscanthus sinensis var.</i>	5' x 5'	M	25	850
[Symbol]	16	5 Gal	Switchgrass <i>Panicum virgatum</i>	4' x 4'	M	16	256
[Symbol]	18	5 Gal	Tree-Leaf Sumac <i>Rhus trilobata</i>	6' x 6'	Low+	36	648
[Symbol]	21	5 Gal	Silverberry <i>Elaeagnus Fungens</i>	10' x 10'	M	100	2100
[Symbol]	21	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	5' x 7'	M	49	1029
[Symbol]	16	5 Gal	Grey-Leaf Cotoneaster <i>Cotoneaster buxifolius/glaucophyllus</i>	8' x 10'	M	100	1600
[Symbol]	30	5 Gal	Manhattan Euonymus <i>Euonymus Klatschovius</i>	6' x 6'	M+	36	1080
[Symbol]	21	5 Gal	Dogwood <i>Cornus sericea 'Bailey'</i>	3' x 3'	M+	9	189
[Symbol]	24	5 Gal	Buffalo Juniper (female only) <i>Juniperus sabina 'Buffalo'</i>	1' x 8'	L+	64	1536
[Symbol]	15	5 Gal	Bear Grass <i>Nolina macrocarpa</i>	5' x 6'	RW	36	540
[Symbol]	32	5 Gal	Pink Double Knock Out Rose <i>Rosa 'Pink Double Knock Out'</i>	4' x 4'	M	16	512
Total Shrub Count:							319
Total Shrub Coverage:							11889

Other Materials

SYMB.	QTY	TYPE
[Symbol]	8	EA Boulders (2-3cf) To be placed at contractor's discretion
[Symbol]	63215	SF Landscape Gravel A with Filter Fabric 3/8" Santa Fe Brown Gravel
[Symbol]	2824	SF Grey Crusher Fines
[Symbol]	1428	LF Steel Edging For Walkway

LANDSCAPE CALCULATIONS

APPLICABLE REGULATION(S): IDO 14-16-5-6 AND PART 6-6-2 OF ROA 1994

DESCRIPTION	AMOUNT	REQUIREMENT	PROVIDED
TOTAL LOT AREA (ACRES)	7.05	GROUND COVER (%) - REQ	25.0%
TOTAL LOT AREA (SF)	307128	GROUND COVER (SF) - REQ	11853
BUILDING AREA (SF)	93060	GROUND COVER (SF) - PROV.	11889
NET LOT AREA (SF)	214238		
		PARKING LOT AREA (SF)	54756
REQUIRED LANDSCAPE (%)	15.0%	REQ. PARKING LANDSCAPE 10% (SF)	5476
REQUIRED LANDSCAPE (SF)	32136	PROV. PARKING LANDSCAPE (SF)	43558
LANDSCAPE PROVIDED (SF)	63215	REQ. PARKING TREES (1/10 SPOTS)	33
		PROV. PARKING TREES	45
VEGETATIVE COVER (%) - REQ	15.0%		
VEGETATIVE COVER (SF) - REQ	47411		
VEGETATIVE COVER (SF) - PROV.	15950		

PLANTING NOTES
ALL PLANTS TO CONTAIN BARK MULCH AROUND THE ROOTBALL, TO THE EXTENT TO COVER THE DRIP LINES.

GENERAL NOTES
IT IS THE INTENT OF THIS PLAN TO COMPLY WITH APPLICABLE CITY WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER SHALL MAINTAIN STREET TREES IN A LIVING, HEALTHY, AND ATTRACTIVE CONDITION.

APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

ALL LANDSCAPING WILL BE IN CONFORMANCE WITH THE CITY OF ALBUQUERQUE ZONING CODES, LAND-USE ORDINANCES, AND WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. IN GENERAL, WATER CONSERVATIVE, ENVIRONMENTALLY SOUND LANDSCAPE PRINCIPLES WILL BE FOLLOWED IN DESIGN AND INSTALLATION.

GRAY GRAVEL OVER FILTER FABRIC TO A MINIMUM DEPTH OF 3" SHALL BE PLACED IN ALL LANDSCAPE AREAS WHICH ARE NOT DESIGNATED TO RECEIVE NATIVE SEED OR OTHER HATCHED GROUND COVER AREA. ALL GRAVEL SHALL BE PLACED 5'-1" LOWER THAN ADJACENT HARD SURFACES.

PRIOR TO CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES. IN CASE OF A DISCREPANCY BETWEEN UTILITIES INDICATED ON PLAN AND ACTUAL FIELD VERIFICATION, CONTRACTOR SHALL CEASE WORK AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DIRECTIONS ON HOW TO PROCEED.

POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES IS TO REMAIN AFTER ALL LANDSCAPE WORK IS COMPLETED.

IRRIGATION NOTES:
IRRIGATION SYSTEM MAINTENANCE AND OPERATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT FUGITIVE WATER DOES NOT LEAVE THE SITE DUE TO OVERWATERING OR MALFUNCTIONING EQUIPMENT.

ALL ON-SITE PLANT MATERIAL, NEW AND EXISTING, SHALL BE IRRIGATED BY COMPLETE, AUTOMATIC DRIP IRRIGATION WITH SUBTERRANEAN LATERALS. TREES SHALL RECEIVE ONE (1) NETAFIM SPIRAL (50' LENGTH) WITH 3 LOOPS AT A FINAL RADIUS OF 45' FROM TREE TRUNK, PINNED IN PLACE. NETAFIM SHALL HAVE EMITTERS 12" O.C. WITH A FLOW OF 6 GPH. SHRUBS TO RECEIVE (2) 1/2" GPH DRIP EMITTERS. DRIP AND BUBBLER SYSTEMS TO BE TIED TO 1/2" POLYPIPE WITH FLUSH CAPS AT EACH END.

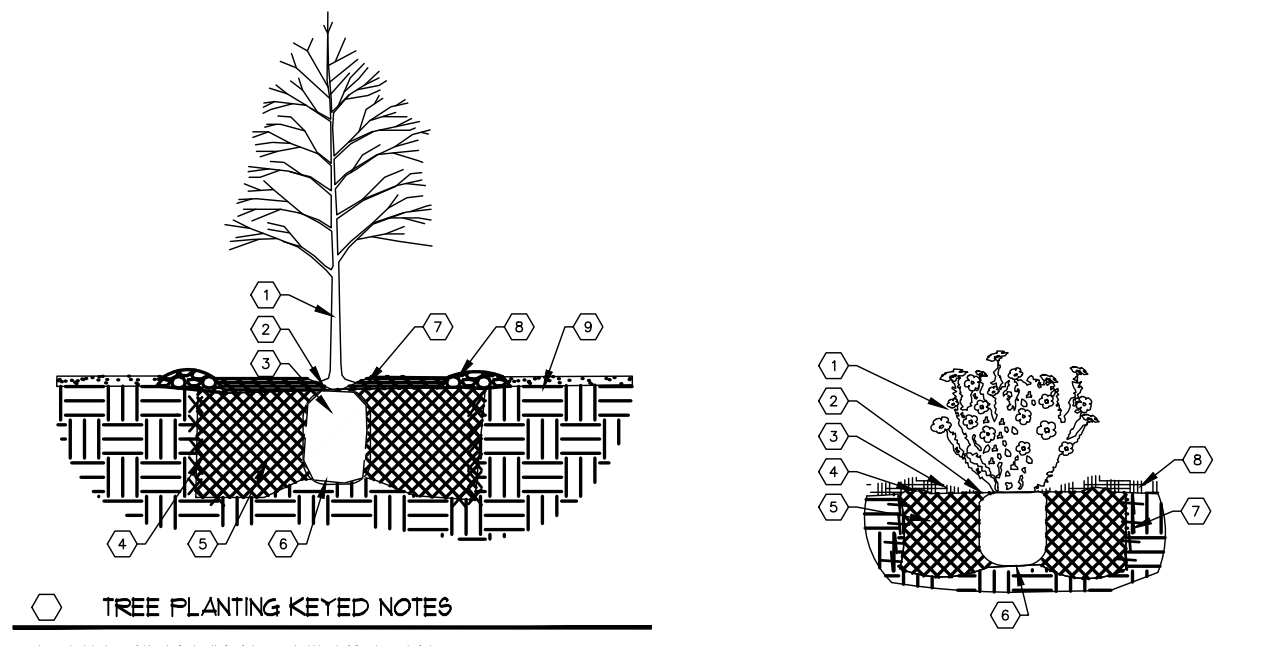
RUN TIME PER EACH SHRUB DRIP VALVE WILL BE APPROXIMATELY 15 MINUTES PER DAY. TREE DRIP VALVE SHALL RUN 15 HOURS, 3 TIMES PER WEEK. RUN TIME WILL BE ADJUSTED ACCORDING TO THE SEASON.

POINT OF CONNECTION FOR IRRIGATION SYSTEM IS UNKNOWN AT CURRENT TIME AND WILL BE COORDINATED IN THE FIELD. IRRIGATION WILL BE OPERATED BY AUTOMATIC CONTROLLER.

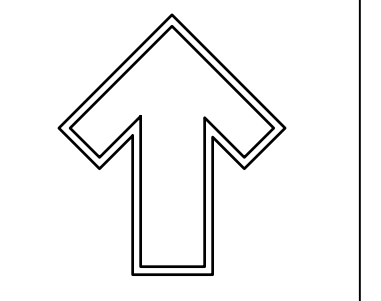
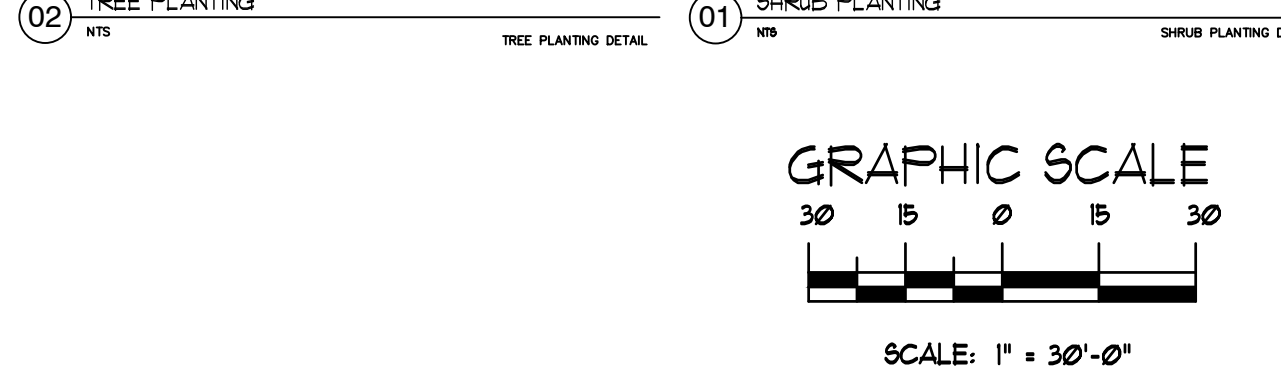
LOCATION OF CONTROLLER TO BE FIELD DETERMINED AND POWER SOURCE FOR CONTROLLER TO BE PROVIDED BY OTHERS.

IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

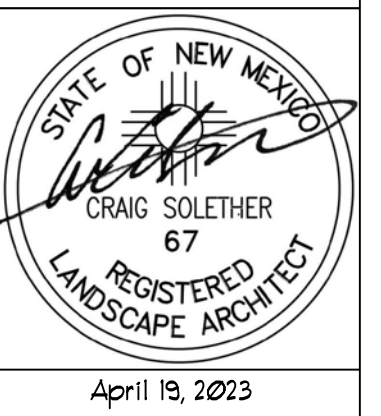
WATER AND POWER SOURCE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/BUILDER.



- 01 TREE PLANTING KEYED NOTES**
- TREE LOCATION, SPECIES, AND CONDITION AS PER PLAN.
 - REMOVE EXISTING SOIL FROM HOLE (AS NEEDED) TO EXPOSE ROOT FLARE. INSTALL 1/4" ROOT FLARE FILL WITH SUBGRADE (BOTTOM OF HOLE).
 - INSTALL TREE FLAPS REMOVE TREE BARK. WOOD SOIL PLASTIC TIE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BARK EXCEPT FROM BOTTOM OF ROOT BALL.
 - SCAFFOLD AND LOWER LIMBS OF PLANTING TREE.
 - PLANT IN 1/2" HOLES.
 - REMOVE EXISTING SOIL, LOWER ROOTBALL TO PREVENT SETTLING.
 - INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND TO COVER DRIP LINE. GENERALLY MULCH SHOULD BE 1/2" AT BACK FROM TREE TRUNK.
 - AT HIGH X 1/2" MULCH COBBLES BENT AT DRIP LINE.
 - MULCH - SEE PLANTING PLAN.
- 02 SHRUB PLANTING KEYED NOTES**
- SHRUB LOCATION, SPECIES AND CONDITION AS PER PLAN.
 - INSTALL 1/4" TOP OF ROOT BALL FILL WITH SUBGRADE (BOTTOM OF HOLE).
 - SCAFFOLD AND LOWER LIMBS OF PLANTING TREE.
 - PLANT IN 1/2" HOLES.
 - REMOVE EXISTING SOIL, LOWER ROOTBALL TO PREVENT SETTLING.
 - INSTALL WOOD CHIP ORGANIC MULCH OVER ROOTBALL, AND TO COVER DRIP LINE. GENERALLY MULCH SHOULD BE 1/2" AT BACK FROM TREE TRUNK.
 - AT HIGH X 1/2" MULCH COBBLES BENT AT DRIP LINE.
 - MULCH - SEE PLANTING PLAN.



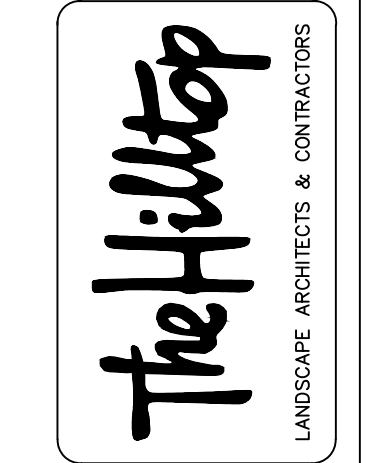
The Hilltop
1909 Edith NE
Albuquerque, NM 87113
Cort. Lic. #6458
Ph. (505) 898-3630
Fax (505) 898-1131
led@hilltoplandscaping.com



April 19, 2023

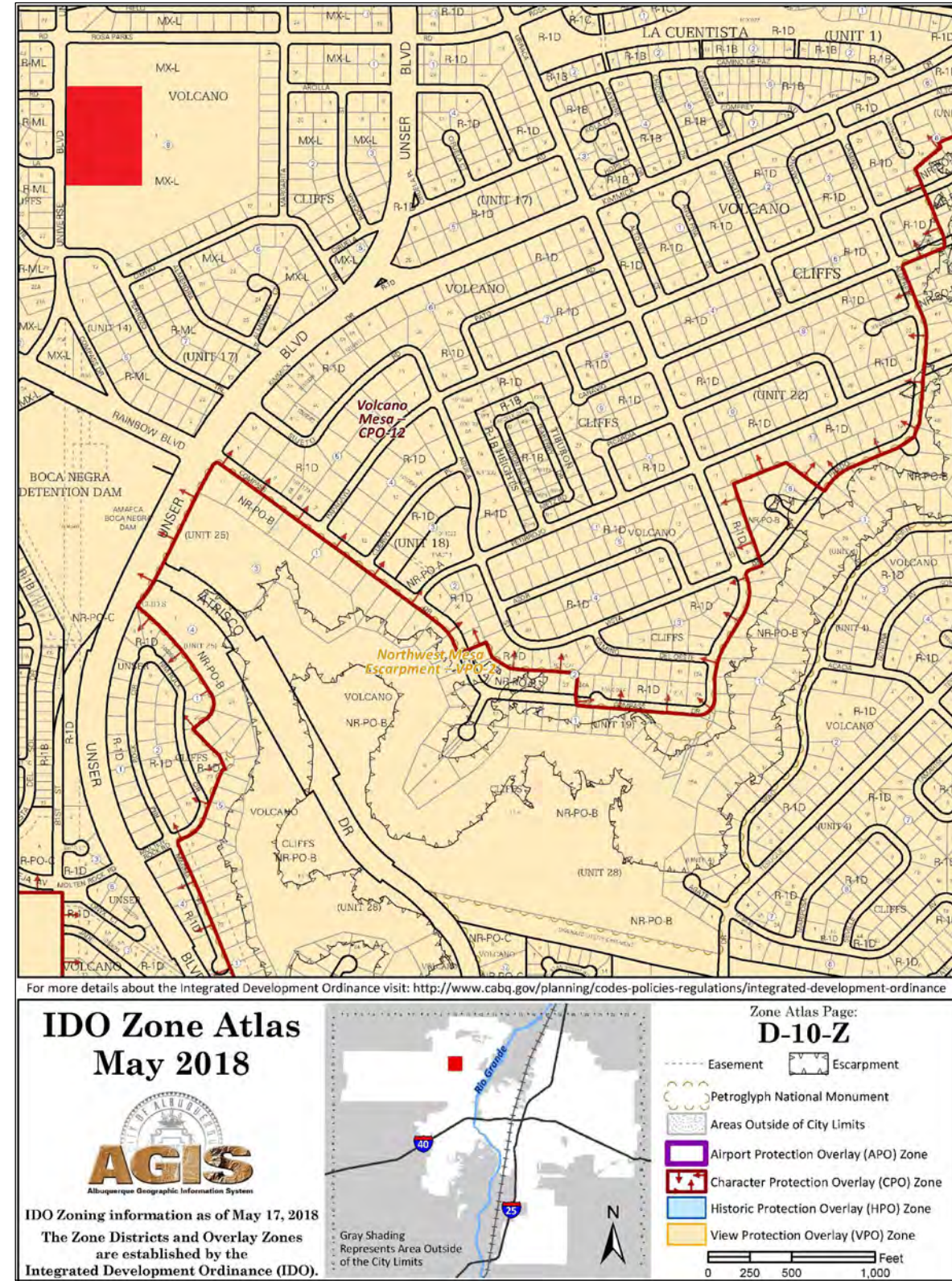
Apartments at Universe View
Universe Blvd, N.W.
Albuquerque, NM
Preliminary Landscape Design

The design contained herein remains the property of The Hilltop Landscape Architects and Contractors and are protected by copyright laws. This is an original design and must not be reproduced without the written consent of the author. All fees have been paid on a job order placed.



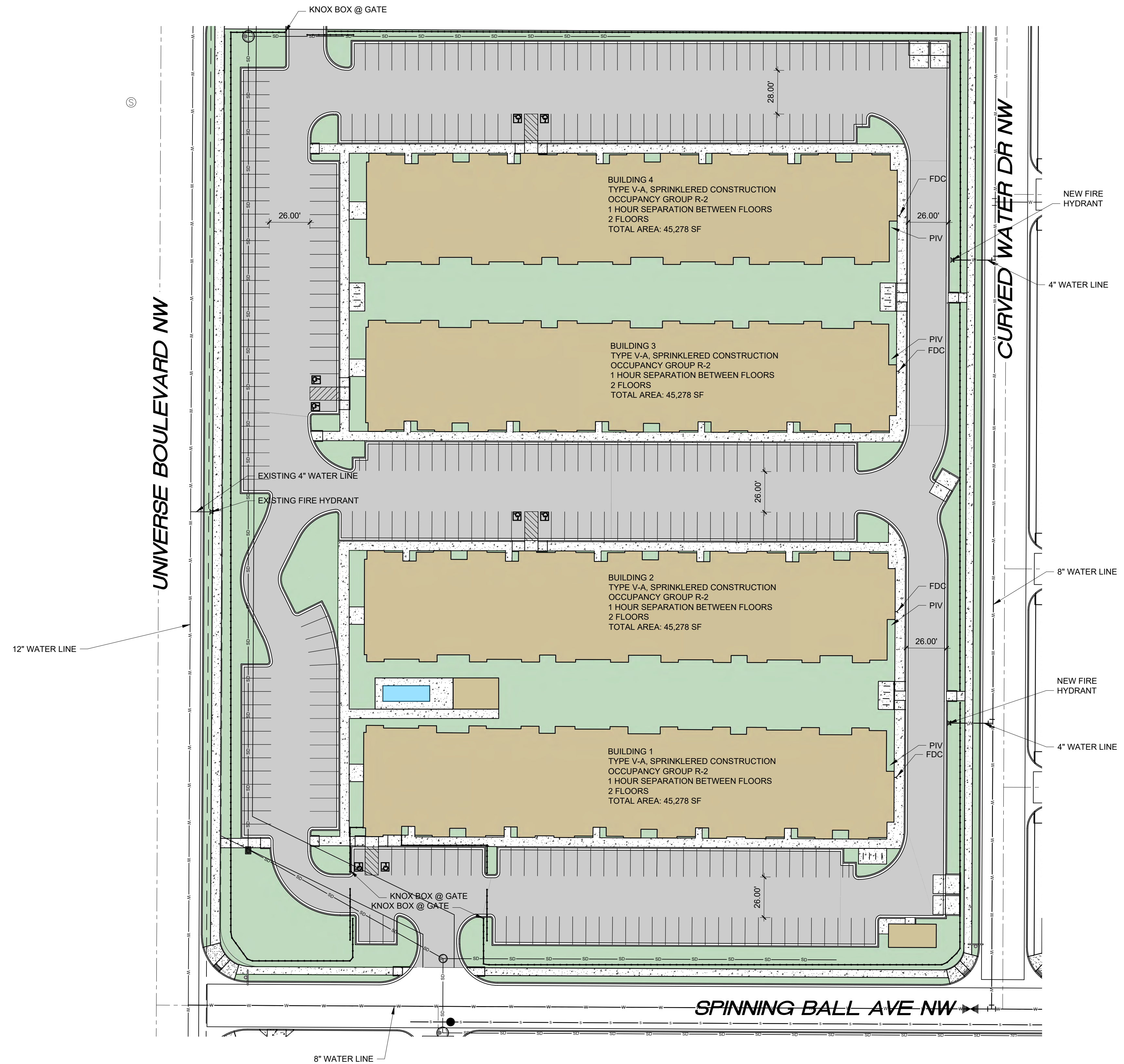
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CHECKED BY: CS
DATE: 04/19/2023
SHEET #
LS-101

ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WALL MUST BE INCLUDED ON A PUBLIC WORK ORDER



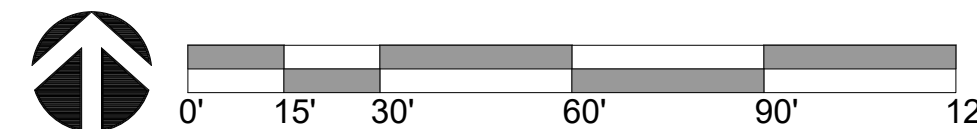
AREA MAP

SCALE: 1" = 30'-0"



SITE PLAN

SCALE: 1" = 30'-0"



FIRE 1 SITE PLAN CHECKLIST

- APPROVED FIRE 1 PLAN WILL BE SUBMITTED AT PERMIT
- FLOW REQUIREMENTS: CONSTRUCTION TYPE V-A : 2,000 GPM, 2 HR (CALCS BELOW)
- 2 HYDRANT REQUIRED
- 1 EXISTING HYDRANT PROVIDED, 2 NEW HYDRANT PROVIDED
- EXISTING HYDRANTS AND NEW HYDRANT IDENTIFIED
- WATER SUPPLY LINES IDENTIFIED ON THE PLAN
- PUBLIC WATER MAIN IDENTIFIED ON THE PLAN
- NO PARKING 15FT FROM THE HYDRANT
- ACCESS PROVIDED TO 150FT
- BUILDING HT 27FT, 3 MEANS OF APPARATUS ACCESS
- TOTAL BUILDING AREA LESS THAN 62,000 SF, 3 MEANS OF APPARATUS ACCESS
- THIS IS A 175 UNIT MULTI-FAMILY, 3 MEANS OF APPARATUS ACCESS PROVIDED
- THIS IS NOT A ONE OR TWO FAMILY RESIDENTIAL PROJECT
- 3 MEANS OF ACCESS PROVIDED, ONLY 2 ARE REQUIRED
- BUILDING LESS THAN 30 FT IN HT, 24 FT ROAD WIDTH PROVIDED
- ACCESS ROAD 26 FT WIDE
- ACCESS ROAD 26 FT WIDE
- ACCESS ROADS ARE PUBLIC STREETS
- TURNING RADIUS = 28 FT
- DEAD END IS LESS THAN 150 FT
- ACCESS ROAD IS CONCRETE CAPABLE OF SUPPORTING 75,000LBS
- REFERENCE DETAIL THIS SHEET AND CIVIL SHEETS FOR CONCRETE PAVING DATA
- ACCESS ROAD GRADE LESS THAN 10%
- KNOX BOX PROVIDED AT EACH GATE
- REFER TO G SHEETS FOR FIRE RATINGS, 1HR SEPARATION BETWEEN DWELLING UNITS, 1 HOUR SEPARATION BETWEEN FLOORS
- SPRINKLER SYSTEM PROVIDED
- FDC LOCATED LESS THAN 100 FT FROM HYDRANT
- FDC HAS 3FT CLEARANCE
- PIV ON EAST SIDE OF EACH RISER ROOM
- STANDPIPE NOT REQUIRED
- STANDPIPE NOT REQUIRED
- REMISE ID SHALL BE 12" BRONZE LETTERS MOUNTED TO WEST FACADE (UNIVERSE BLVD NW)
- MULTIPLE BUILDINGS WITH SINGLE ADDRESS
- KNOX BOX PROVIDED AT MAIN ENTRANCE TO THE BUILDING

FIRE CALCULATIONS

BUILDING HEIGHT = 27'-0", 2 STORY

TYPE V-A, SPRINKLERED CONSTRUCTION

HYDRANTS REQUIRED PER IFC TABLE C105.1 = 2 HYDRANT @ 450FT MAX

CONCRETE PAVING SHALL SUPPORT 75,000 LBS.

FIRE FLOW CALCULATION IFC 2015 APPENDIX B TABLE B105.1:

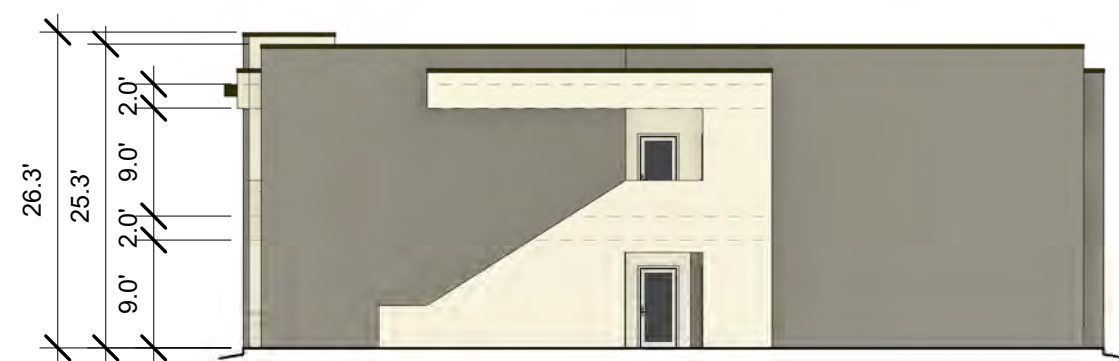
IFC B105.1 CONSTRUCTION TYPE V-A SPRINKLERED
45,278 SF: FLOW @ 3,750 GPM X .25 (SPRINKLERS) = 11,320 : 2,000 GPM FOR 2 HR

<p>SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS 4419 4th St. NW, Ste. B Albuquerque, NM 87107 www.scottcanderson.com 505.401.7575</p>		
<p>UNIVERSE VIEW APARTMENTS UNIVERSE BLVD NW ALBUQUERQUE, NM 87114</p>		
<p>DRAWING TITLE: SITE PLAN</p>		
<p>SEAL</p>	DESIGNED	PROJECT NO
	DRAWN	SCALE
	CHECKED	DRAWING NO
	REVIEWED	A-100
	DATE	4/28/2023



BUILDING 1 SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 1 EAST ELEVATION

1/16" = 1'-0"



BUILDING 1 WEST ELEVATION

1/16" = 1'-0"



BUILDING 1 NORTH ELEVATION

1/16" = 1'-0"

SCOTT C. ANDERSON
 & associates architects
 7604 rio penasco nsw
 albuquerque, nm 87120
 sanderson@scottcanderson.com
 505.461.7575

**UNIVERESE VIEW APARTMENTS
 ALBUQUERQUE, NEW MEXICO**

BUILDING 1 ELEVATIONS

SEAL	DESIGNED	Designer	PROJECT NO	18-072
	DRAWN	Author	SCALE	1/16" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer	A-201	
	DATE	03/30/23		



BUILDING 2 SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 2 EAST ELEVATION

1/16" = 1'-0"



BUILDING 2 WEST ELEVATION

1/16" = 1'-0"



BUILDING 2 NORTH ELEVATION

1/16" = 1'-0"



**UNIVERESE VIEW APARTMENTS
ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 2 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/16" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-202
	DATE 03/30/23	



BUILDING 3 SOUTH ELEVATION

1/16" = 1'-0"



BUILDING 3 EAST ELEVATION

1/16" = 1'-0"



BUILDING 3 WEST ELEVATION

1/16" = 1'-0"



BUILDING 3 NORTH ELEVATION

1/16" = 1'-0"



SCOTT C. ANDERSON
 & associates architects
 7604 rio penasco nwy
 albuquerque, nm 87120
 scott@scottcanderson.com
 505.401.7575

**UNIVERESE VIEW APARTMENTS
 ALBUQUERQUE, NEW MEXICO**

DRAWING TITLE
BUILDING 3 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/16" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-203
	DATE 03/30/23	



BUILDING 4 NORTH ELEVATION

1/16" = 1'-0"



BUILDING 4 EAST ELEVATION

1/16" = 1'-0"



BUILDING 4 WEST ELEVATION

1/16" = 1'-0"



BUILDING 4 SOUTH ELEVATION

1/16" = 1'-0"

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 albuquerque, nm 87120
 scott@scottanderson.com
 505.401.7575

**UNIVERESE VIEW APARTMENTS
 ALBUQUERQUE, NEW MEXICO**

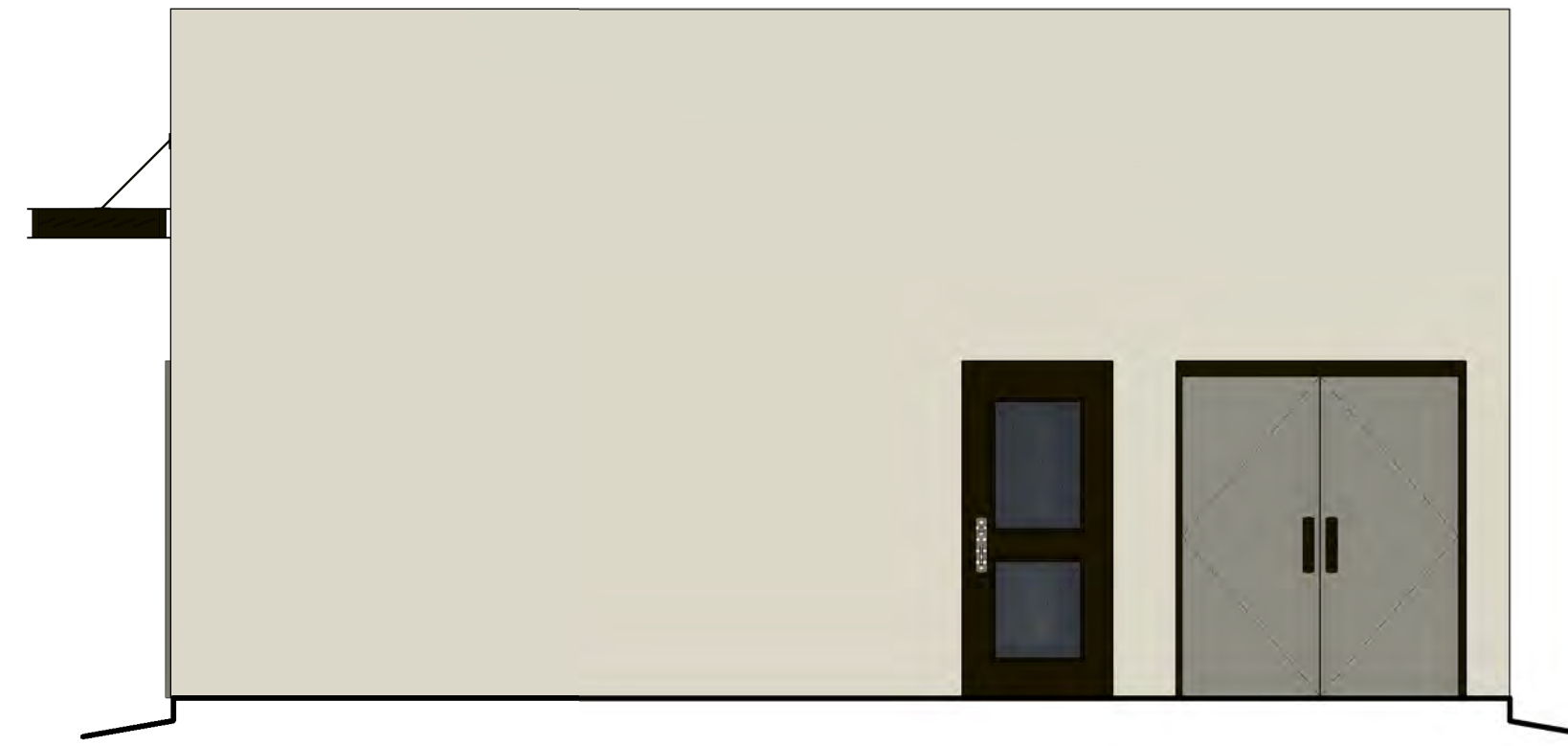
BUILDING 4 ELEVATIONS

SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/16" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-204
	DATE 03/30/23	



BUILDING 5 WEST ELEVATION

1/4" = 1'-0"



BUILDING 5 SOUTH ELEVATION

1/4" = 1'-0"



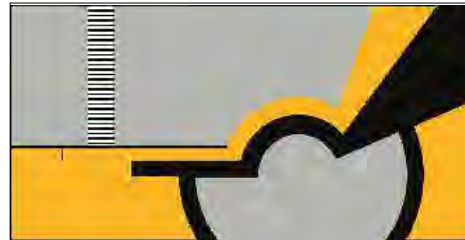
BUILDING 5 NORTH ELEVATION

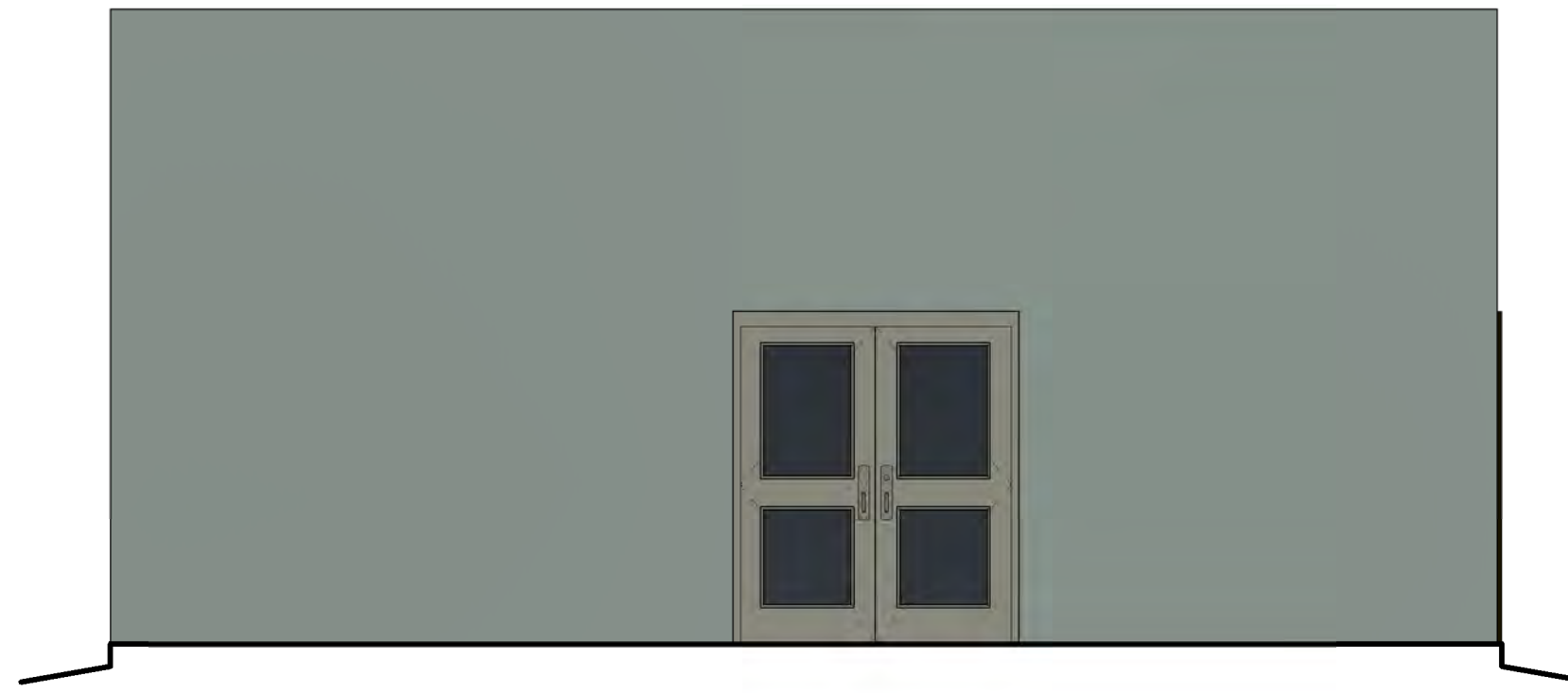
1/4" = 1'-0"



BUILDING 5 EAST ELEVATION

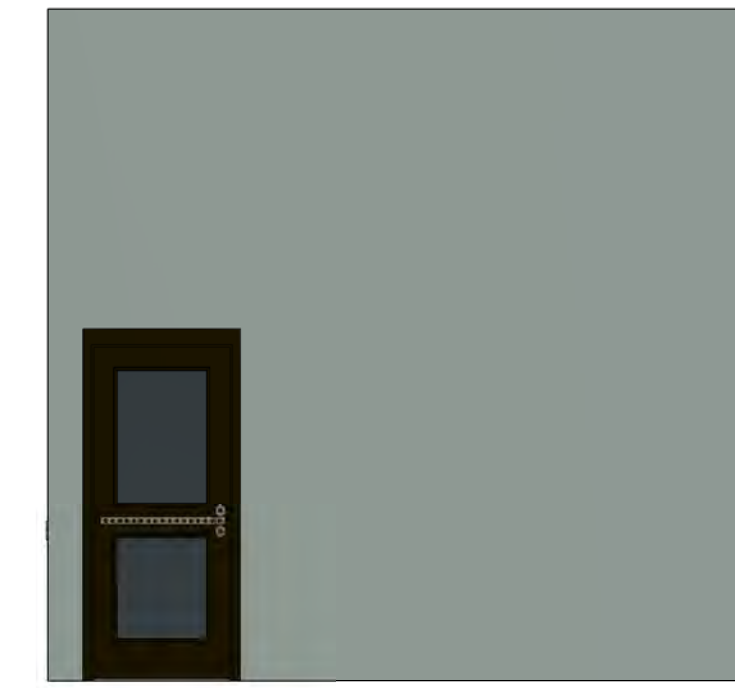
1/4" = 1'-0"

		SCOTT C. ANDERSON & associates architects 7604 rio penasco nwy albuquerque, nm 87120 scott@scottcanderson.com 505.401.7575
UNIVERESE VIEW APARTMENTS ALBUQUERQUE, NEW MEXICO		
DRAWING TITLE BUILDING 5 ELEVATIONS		
SEAL	DESIGNED Designer	PROJECT NO 18-072
	DRAWN Author	SCALE 1/4" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	A-205
	DATE 03/30/23	



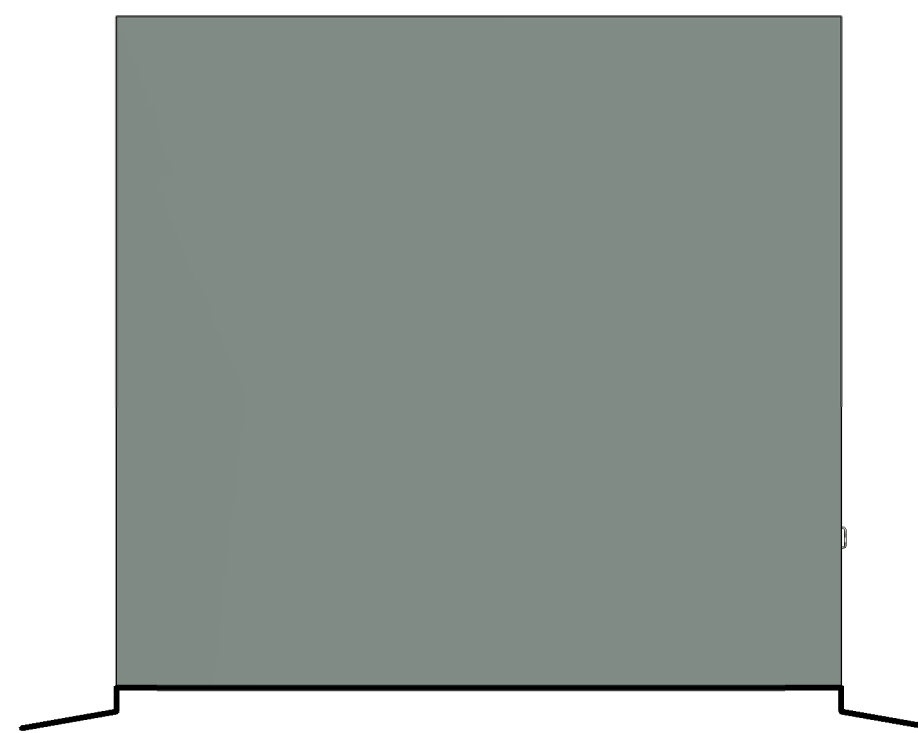
BUILDING 6 NORTH ELEVATION

1/4" = 1'-0"



BUILDING 6 EAST ELEVATION

1/4" = 1'-0"




BUILDING 6 EAST ELEVATION

1/4" = 1'-0"



BUILDING 6 SOUTH ELEVATION

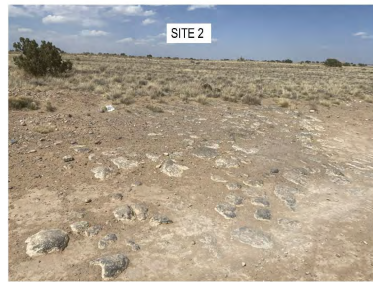
1/4" = 1'-0"

		SCOTT C. ANDERSON & associates architects 7604 rio pensaco nwy albuquerque, nm 87120 scott@scottandassociates.com 505.401.7575
UNIVERESE VIEW APARTMENTS ALBUQUERQUE, NEW MEXICO		
DRAWING TITLE <p style="text-align: center;">BUILDING 6 ELEVATIONS</p>		
SEAL	DESIGNED	PROJECT NO
	Designer	18-072
	DRAWN	SCALE
	Author	1/4" = 1'-0"
	CHECKED	DRAWING NO
Checker		
REVIEWED	Designer	A-206
DATE	03/30/23	

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 Sensitive Land.dwg
 Last Saved: 12/19/2022 11:28:08 AM d.duneman



SITE 1



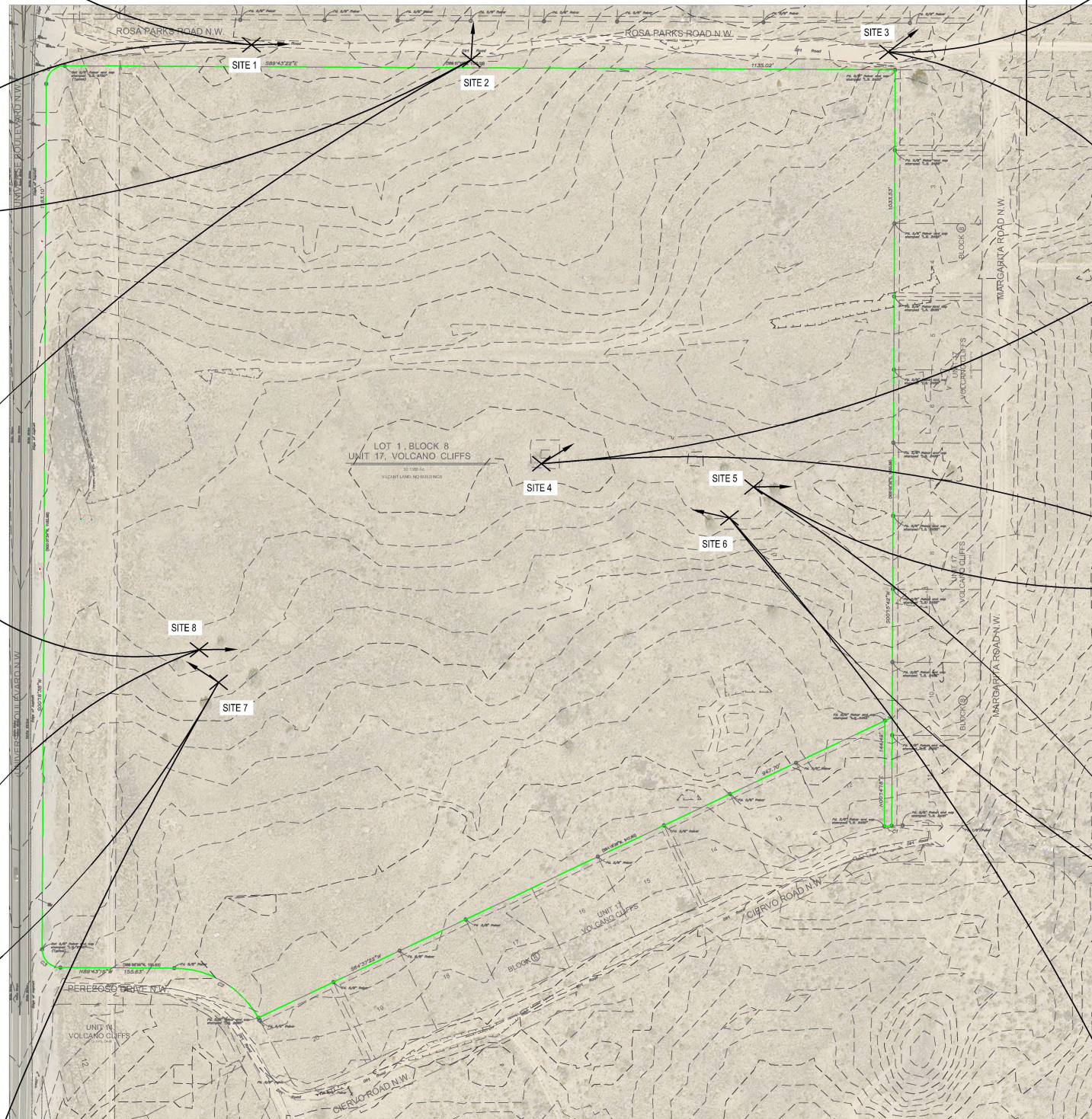
SITE 2



SITE 8



SITE 7



SITE 3



SITE 4



SITE 5



SITE 6

SENSITIVE LANDS ANALYSIS

INTRODUCTION

THE PROJECT SITE IS ESSENTIALLY UNDEVELOPED WITH A GROUND SURFACE CONTAINING A MODERATE GROWTH OF GRASS, SHRUBS, AND SCATTERED CEDAR TREES. THERE ARE SEVERAL DIRT ROADS TRAVERSING THE SITE. THERE IS A RIDGE RUNNING WEST-EAST ALONG THE MIDDLE OF THE SITE, WHICH CAN BE EXPECTED TO HAVE BASALT ROCK BENEATH THE SURFACE.

A GEOTECHNICAL EVALUATION WAS CONDUCTED WHICH INCLUDED 60 BORINGS. ALL BORINGS ENCOUNTERED REFUSAL TO AUGER DRILLING ON BASALT, AT DEPTHS RANGING FROM 2 FEET TO 9 FEET.

A SITE VISIT WAS COMPLETED ON OCTOBER 18TH, 2022 TO INVESTIGATE FOR SIGNIFICANT ROCK OUTCROPPINGS IN ACCORDANCE WITH IDO SECTION 14-16-5-2. EIGHT (8) SITES WERE IDENTIFIED TO HAVE BASALT ROCK ON THE SURFACE. NONE OF THE SITES ARE SIGNIFICANT, SO NO MITIGATION IS NECESSARY. THE DEVELOPMENT WILL CONSIST OF IMPORTING FILL MATERIAL TO AVOID EXCESSIVE ROCK REMOVAL/DISTURBANCE. A SUMMARY OF THE SITES IS LISTED BELOW:

SITE 1
 THIS SMALL OUTCROPPING IS LOCATED WITHIN THE ROSA PARKS ROAD ROW ON THE NORTH HALF OF THE GRADED DIRT ROADWAY. IT IS APPROXIMATELY 15-FEET WIDE BY 30-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. IT APPEARS THIS ROCK WAS EXPOSED DUE TO THE GRADING OF THE DIRT ROAD. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 2
 THIS SITE IS VERY SIMILAR TO SITE 1. IT IS LOCATED WITHIN THE ROSA PARKS ROAD ROW AND APPEARS TO HAVE BEEN EXPOSED BY GRADING OF THE DIRT ROAD. IT IS APPROXIMATELY 12-FEET WIDE BY 25-FEET LONG, AND FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 3
 THIS SITE IS APPROXIMATELY 10-FEET BY 10-FEET AND FORMS A SMALL HIGH POINT ABOUT 6" HIGHER THAN THE SURROUNDING TERRAIN. IT IS WITHIN THE ROSA PARKS ROW. THERE ARE NO TREES OR SHRUBS WITHIN THE OUTCROPPING.

SITE 4
 THIS SITE IS APPROXIMATELY 20-FEET BY 30-FEET AND FORMS A HIGH POINT ABOUT 1-FOOT HIGHER THAN THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, WHICH APPEARS TO BE DEAD.

SITE 5
 THIS SITE IS APPROXIMATELY 25-FEET BY 30-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE TWO (2) JUNIPERS WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE DYING.

SITE 6
 THIS SITE IS APPROXIMATELY 20-FEET BY 25-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE IS ONE (1) JUNIPER WITHIN THE OUTCROPPING, ONE OF WHICH APPEARS TO BE HEALTHY.

SITE 7
 THIS SITE IS APPROXIMATELY 30-FEET BY 40-FEET AND IS FLUSH WITH THE SURROUNDING TERRAIN. THERE ARE NO SHRUBS OR TREES WITHIN THE OUTCROP AREA, ALTHOUGH FOUR (4) JUNIPERS SURROUND THE SITE. THERE IS GRASS AND SEDIMENT BUILDUP COVERING MUCH OF THIS OUTCROPPING.

SITE 8
 THIS SITE IS THE SAME OUTCROPPING AS SITE 7, FACING EAST.

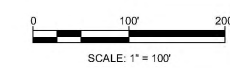
AS BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION	
CONTRACTOR -	DATE	FOUND MONUMENT "3" E10"	NO.	FIELD NOTES	BY
STABED BY:	DATE	STANDARD 3 1/4" ALUMINUM DISC			
ACCEPTANCE BY:	DATE	NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-NAD, 1983)			
FIELD CORRECTED BY:	DATE	N=1,512,827.946			
DRAWINGS BY:	DATE	E=1,489,059.508			
CHECKED BY:	DATE	PUBLISHED EL: 5318.888 (NAD 1983)			
		GROUND TO GRID FACTOR: 0.99987246			
		MAPPING ANGLE: -0°16'20.35"			



Designed By:
HUITT-ZOLLARS
 Huitt-Zollars, Inc. Albuquerque
 6501 Americas Pkwy NE, Suite 550
 Albuquerque, New Mexico 87110
 Phone (505) 883-8114 Fax (505) 883-5022

CITY OF ALBUQUERQUE
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 ENGINEERING DIVISION
 TITLE: **UNIVERSE VIEW SUBDIVISION SENSITIVE LAND ANALYSIS EXHIBIT**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
	D - 10		##

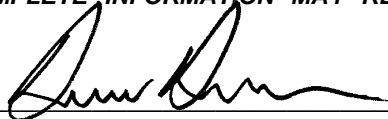


SITE PLAN CHECKLIST

Project #: PR-2020-004596 Application #: SD-2022-00212

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.

 4/27/23
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

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

B. Proposed Development

1. Structural

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

2. Parking, Loading and Internal Circulation

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

- 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

May 3, 2022

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

Dear Jolene,

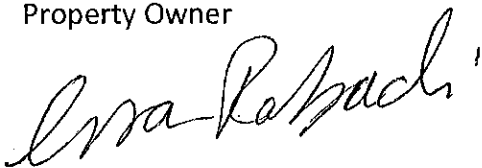
Please accept this letter as our authorization to have Huitt-Zollars, Inc. act as our agent for the following property:

Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

If you have any questions regarding the request please feel free to contact me at 602-233-1005.

Sincerely,

Issa Rabadi
Property Owner

A handwritten signature in black ink that reads "Issa Rabadi". The signature is written in a cursive style with a large, stylized initial "I".

April 27, 2023

Development Facilitation Team
City of Albuquerque Planning Department
Development Review Services
600 2nd St. NW
Albuquerque, NM 87102

RE: Universe View Apartment Complex – Site Plan Submittal
(Zone Atlas D-10)

Dear DFT Members,

Huitt-Zollars, Inc., on behalf of Issa and Nancy Rabadi, requests review and comment for a Site Plan on Lot 2, Block A, Unit 17, Universe View Subdivision. Universe View Subdivision is a re-plat of Lot 1, Block 8, Unit 17 of Volcano Cliffs Subdivision and has been conditionally approved for preliminary plat. Since preliminary plat, the apartment complex site has been modified to include 3 buildings rather than 1, but the overall unit count remains the same at 196. The site is zoned MX-L, which allows for an apartment complex.

The purpose of this request is to create 196 apartment complex units with associated parking, utilities, landscaping and amenities. The apartment complex will have a gym designated for residents only, along with 2 offices, janitorial storage space, a pool and a community room. Work Order Project Number 709790 includes the construction of all surrounding public infrastructure to provide vehicular access, utility service and a drainage outfall for the apartment complex. The total gross building area between the 3 buildings is approximately 177,800 square feet.

We greatly appreciate your time and consideration. If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7158 or email at dduneman@huitt-zollars.com.

Sincerely,



Donald Duneman, P.E.
Project Manager

CC: Issa Rabadi



City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: September 1, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2020-004596
Agent: Donnie Duneman, PE
Applicant: Huitt-Zollars, Inc. for Issa Rabadi
Legal Description: Lot 1, Block 8, Unit 17, Volcano Cliffs subdivision
Zoning: MX-L
Acreage: 30.126
Zone Atlas Page(s): D-10-Z

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

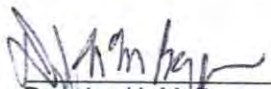
The property was surveyed under NMCRIS 150125 with no significant finds

CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..."

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 9-1-2022
Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. 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. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public 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 at a charge of \$3.75 each.

- 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.

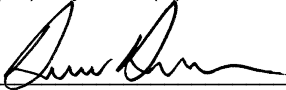
4. TIME

Signs must be posted from 6/27/23 To 7/12/23

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)

6/23/23

 (Date)

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

PROJECT NUMBER: PR-2020-004596

REQUEST

APPROVAL FOR Site Plan for the development of
a 196 unit apartment complex

Site Plan Plan Office City
The Development Meeting Office City of the City of Albuquerque will hold a
Public Hearing at the City Planning Department Basement Plaza Del Sol Building
600 2nd St. NW and remotely VIA ZOOM on June 27th 2020 @ 9:00 am
and such additional dates as may duly be established. The Zoom Meeting invitation
link and information can be obtained on the agenda for the City meeting featuring
this case, which is located on the City webpage at:
<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this
case or instruction on filing written comments, you may call the City Planning
Department Development Review at 505-924-3946.

Required to be posted from June 27th to July 12th
By (applicant/agent) Donnie Duxeman Phone 505 872-5141
REFER TO FILE # PR-2020-004596

It is illegal for an individual to post a sign for removal or tamper with this sign (1-14-03) Revised Ordinance of Albuquerque April 1998
Revision December 2017

REQUEST

APPROVAL FOR Site Plan for the development of
a 196 unit apartment complex

~~The Development Hearing Officer (DHO) of the City of Albuquerque will hold a~~
~~Public Hearing in the Plaza Del Sol Meeting Room, Basement, Plaza Del Sol Building~~
600, 2nd St. NW and remotely VIA ZOOM on June 27th, 2020 at 9:00 am
and such additional dates as may duly be established. The Zoom Meeting invitation
link and information can be obtained on the agenda for the ~~DHO~~ meeting featuring
this case, which is located on the ~~DHO~~ webpage at:

<https://www.cabq.gov/planning/boards-commissions/>

All persons have a right to appear at or attend such hearing. For information on this
case or instruction on filing written comments, you may call the City Planning
Department Development Review at 505-924-3946.

Required to be posted from June 27th to July 17th

By (applicant/agent) Donnie Dueman Phone 505-892-5441

REFER TO FILE # PR-2020-004596

It is illegal for an unauthorized person to remove or tamper with this sign (7-14-42) Revised Ordinances of Albuquerque NM 1994

Revision December 2022

Duneman, Donnie

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Wednesday, June 7, 2023 12:59 PM
To: Duneman, Donnie
Subject: Universe Blvd. Between Rosa Parks Road NW and Perezoso Trail NW Neighborhood Meeting Inquiry Sheet Submission
Attachments: 04-IDOZoneAtlasPage_D-10-Z.pdf

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

As of Wednesday, June 7, 2023, there are **NO** neighborhood associations/coalitions to notify.

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

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

Please note the following:

- You will need to attach a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

Thank you.



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

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



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

From: webmaster@cabq.gov <webmaster@cabq.gov>

Sent: Wednesday, June 7, 2023 10:47 AM

To: Office of Neighborhood Coordination <dduneman@huitt-zollars.com>

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

Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Hearing Officer

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

Contact Name

Donald Duneman

Telephone Number

505-235-7158

Email Address

dduneman@huitt-zollars.com

Company Name

Huitt-Zollars, Inc.

Company Address

333 Rio Rancho Dr. NW

City

Albuquerque

State

NM

ZIP

87124

Legal description of the subject site for this project:

Portion of Lot 1, Block 8, Unit 17, Volcano Cliffs Subdivision

Lot 2, Block A of Universe View Subdivision Preliminary Plat

Physical address of subject site:

Universe Blvd.

Subject site cross streets:

Between Rosa Parks Road NW and Perezoso Trail NW

Other subject site identifiers:

This site is located on the following zone atlas page:

D-10-Z

Captcha

x

CAUTION: This email originated from outside Huitt-Zollars. Treat all links and attachments with appropriate caution. Verify with sender if unexpected.