



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"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Site Plan for a new 111 dwelling unit multi-family residential development.		

APPLICATION INFORMATION		
Applicant: Titan Development		Phone: (505) 998-0163
Address: 6300 Riverside Plaza Ln NW #200		Email: jrogers@titan-development.com
City: Albuquerque	State: NM	Zip: 87120
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: Contract Purchaser	List all owners: Rowe RVT and Trust B RVT	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 17, 18, 19, and 20 (Parcel 4)	Block: 9	Unit: Tract 3, Unit 3
Subdivision/Addition: North Albuquerque Acres (Desert Ridge Place)	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): C-20	Existing Zoning: MX-L	Proposed Zoning No Change
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 3.5 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 99999 Holly Avenue NE	Between: Ventura Street NE	and: Desert Shadow Way
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2020-004604		

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: <i>Michael J. Vos</i>	Date: 12/18/20
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
SI-2020-01467	SP-DRB	\$570			
Meeting Date: January 13, 2021	Fee Total: \$570				
Staff Signature: <i>Vanessa A Segura</i>	Date: 12/18/2020	Project # PR-2020-004604			



October 1, 2020

ADDITIONAL INFORMATION FOR DRB APPLICATION – TITAN DEVELOPMENT SKETCH PLAT

SITE INFORMATION:

LOT: 17
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006425306730216
AREA: 0.8864

LOT: 18
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006423906730215
AREA: 0.8864

LOT: 19
BLOCK: 9
SUBDIVISION: NAA TRACT 3
UNIT: 3
UPC: 102006422206730214
AREA: 0.8864

LOT: 4
BLOCK:
SUBDIVISION: DESERT RIDGE
UNIT: 1
UPC: 102006420009930213
AREA: 0.8954

5971 JEFFERSON ST., NE
SUITE 101
ALBUQUERQUE, NM 87109

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

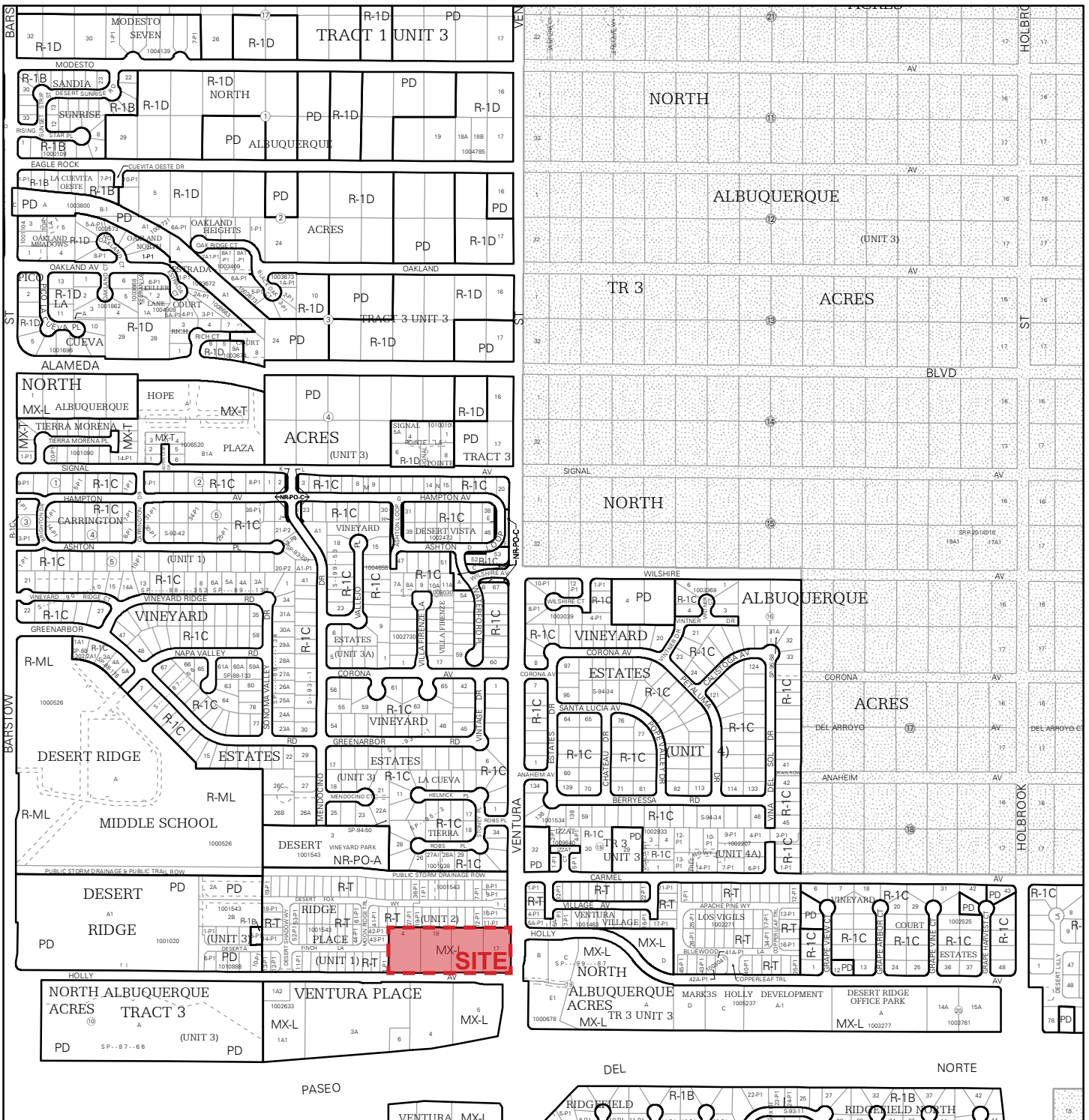
- Interpreter Needed for Hearing? No if yes, indicate language: _____
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- N/A Sites 5 acres or greater: Archaeological 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)
- N/A 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) *(not required for extension)*
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6) *(not required for extension)*
 - 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 and extensions)* (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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 12/18/20</p>
<p>Printed Name: Michael J. Vos, AICP</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: SI-2020-01467</p>	<p>Project Number: PR-2020-004604</p>
<p>Type text here</p>	
<p>Staff Signature: </p>	
<p>Date: 12/18/2020</p>	





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

IDO Zone Atlas

May 2018

Albuquerque Geographic Information System

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:
C-20-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

December 15, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Site Plan – DRB for Northwest Corner of Holly Avenue and Ventura Street NE

Dear Chair Wolfley:

The purpose of this letter is to authorize Consensus Planning, Inc. and RESPEC to act as our agents for a Site Plan – DRB approval on behalf of Titan Development for the property located at the northwest corner of Holly Avenue NE and Ventura Street NE.

The property is legally described as Lots 17 thru 20, Block 9, North Albuquerque Acres, Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JR", with a long horizontal flourish extending to the right.

Josh Rogers
Vice President of Development
Titan Development

December 15, 2020

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: Site Plan – DRB for Northwest Corner of Holly Avenue and Ventura Street NE

Dear Chair Wolfley:

The purpose of this letter is to authorize Titan Development, Consensus Planning, Inc. and RESPEC to act as our agents for a Site Plan – DRB approval on behalf of Rowe RVT and Trust B RVT for our property located at the northwest corner of Holly Avenue NE and Ventura Street NE.

The property is legally described as Lots 17 thru 20, Block 9, North Albuquerque Acres, Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1.

Thank you for your consideration.

Sincerely,



Christine R Brennan
Co-trustee
Rowe RVT and Trust B RVT



City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 07/2020)

Project Title: Allaso Vineyards (Holly/Ventura Apartments)
Building Permit #: _____ Hydrology File #: _____
Zone Atlas Page: C-20 DRB#: PR-2020-004604 EPC#: _____ Work Order#: _____
Legal Description: Lots 17-20, Block 9, North Albuquerque Acres Unit 3, Tract 3/Parcel 4, Desert Ridge Place
Development Street Address: TBD (Northwest Corner of Holly Ave NE and Ventura St NE)
Applicant: Titan Development (Agent: Consensus Planning, Inc.) Contact: Michael Vos, AICP
Address: 302 8th Street NW, Albuquerque, NM 87102
Phone#: (505) 764-9801 Fax#: _____
E-mail: vos@consensusplanning.com

Development Information

Build out/Implementation Year: 2021-2023 Current/Proposed Zoning: MX-L

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

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

Describe development and Uses:

New multi-family residential development of approximately 111 dwelling units.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: +/- 111 units

Number of Commercial Units: N/A

Traffic Considerations

ITE Trip Generation Land Use Code Multifamily Housing (Mid-Rise) (221)

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

Expected Number of Employees (if known):* _____

Expected Number of Delivery Trucks/Buses per Day (if known):* _____

Trip Generations during PM/AM Peak Hour (if known):* AM 10 enter, 28 exit / PM 30 enter, 19 exit (threshold not met)

Driveway(s) Located on: Street Name Holly Ave NE (enter/exit) and Ventura Street (proposed exit only)

Adjacent Roadway(s) Posted Speed: Street Name Holly Avenue Posted Speed 30 mph
Street Name Ventura Street Posted Speed 30 mph

** If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Holly & Ventura: Major Collectors; Paseo del Norte: Commuter Corridor/Principal Arterial
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: N/A
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): Holly & Ventura: CABQ; Paseo del Norte: NMDOT

Adjacent Roadway(s) Traffic Volume: 4300-4500 Volume-to-Capacity Ratio (v/c): _____
(if applicable)

Adjacent Transit Service(s): ABQ Ride Route 2 Nearest Transit Stop(s): ~700 ft north and ~1000 ft south

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Proposed bicycle lanes on Ventura
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Sidewalks exist along all adjacent properties and will be constructed along the frontage of the subject site with this project

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No []

Thresholds Met? Yes [] No []

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes: A traffic study will be conducted by the developer at their own interest. The traffic volumes do not meet the CABQ TIS minimum threshold.

M.P. P.E.

12/9/2020

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 / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.


PROJECT NAME: ALLASO VINEYARDS APARTMENTS HOLLY & VENTURA

AGIS MAP # C-20-Z

LEGAL DESCRIPTIONS: LOTS 17-19 NAA TRACT 3 UNIT 3 BLOCK 9 AND
LOT 4 UNIT 1 DESERT RIDGE

X **DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2nd Floor Plaza del Sol) on 12/17/20 (date).


 (RESPEC) 12/17/20
Applicant/Agent Date

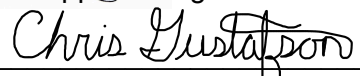
 12/17/20
Hydrology Division Representative Date

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2nd floor, Plaza del Sol) on 11/23/20 (date).

(RECEIVED AVAILABILITY STATEMENT 201116 ON 12/15/20)

 (RESPEC) 12/17/20
Applicant/Agent Date

 12/17/2020
Utilities Division Representative Date

PROJECT # _____

December 15, 2020

Chair

Klarissa J. Peña
City of Albuquerque
Councilor, District 3

Vice Chair

Debbie O'Malley
County of Bernalillo
Commissioner, District 1

Pat Davis

City of Albuquerque
Councilor, District 6

Trudy E. Jones

City of Albuquerque
Councilor, District 8

Timothy M. Keller

City of Albuquerque
Mayor

Charlene Pyskoty

County of Bernalillo
Commissioner, District 5

Steven Michael Quezada

County of Bernalillo
Commissioner, District 2

Ex-Officio Member

Pablo R. Rael
Village of Los Ranchos
Board Trustee

Executive Director

Mark S. Sanchez

Website

www.abcwua.org

Jesus Lopez
RESPEC
5971 Jefferson St. NE, Suite 101
Albuquerque, New Mexico 87109

RE: Water and Sanitary Sewer Availability Statement #201116

Project Name: Apartment complex

Project Address: HOLLY AVE NE

**Legal Description: * 017, 018, 019 009NORTH ALBUQ ACRES UN3 TR3 and
PARCEL 4 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1**

**UPC: 102006425306730216, 102006423906730215, 102006422206730214,
102006420009930213**

Zone Atlas Map: C-20

Dear Mr. Lopez:

Project Description: The subject site is located on the northwest corner of the intersection of Ventura St. and Holly Ave. within the City of Albuquerque. The proposed development consists of approximately 3.4 acres and the property is currently zoned MX-L for low intensity mixed use. The property lies within the Pressure Zone 5E in the Alameda trunk. The request for availability indicates plans to consolidate the four lots to accommodate a new construction of two (2), 22,000 square foot apartment buildings, allowing for 111 units, and a max height on site of 3 stories.

Existing Conditions: Water infrastructure in the area consists of the following:

- 12 inch PVC distribution main (project #26-3391.95-93) along Ventura St.
- Ten inch PVC distribution main (project #26-7199.81-05) along Holly Ave.

Sanitary sewer infrastructure in the area consists of the following:

- Eight inch PVC collector line (project #26-6019.81-00) along Ventura St.
- Eight inch PVC collector line (project #26-6019.82-00) along Holly Ave.

Water Service: New metered water service to the property can be provided via routine connection to the existing infrastructure indicated within the "Existing Conditions" section of this document.

From the Fire Marshal approved "Fire One Plan" it is understood that a fire line looped between the infrastructure along Ventura St. and Holly Ave. as well as three (3) new hydrants (two (2) private and one (1) public) is proposed. While the proposed looped fire line is approved it is to be noted that backflow prevention is required at either end of the fire line just within the property line and prior to any splices. Furthermore, it is to be noted that all onsite hydrants are to be considered private and painted safety orange. All three hydrants are required prior to sale of service.

From information available for the site it is understood that there is an existing meter service located at the southwest corner of the site. Please note that existing metered service and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main and capping the line near the valve. For fire lines, the valve

access shall be grouted and collar removed. Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service.

Sanitary Sewer Service: Sanitary sewer service can be provided via routine connection to the existing infrastructure indicated within the "Existing Conditions" section of this document. All food service establishments must install a grease trap upstream of the domestic private sewer connection prior to discharge into the public sanitary sewer lines.

Fire Protection: From the request for availability the instantaneous fire flow requirements for the project are 1,125 gallons-per-minute and one (1) hydrant. As modeled using InfoWater™ computer software, the fire flow can be met. Analysis was performed by simulating the desired fire flow from the 12 inch distribution main along Ventura. An additional analysis was performed on the ten inch distribution main along Holly Ave. Any changes to the proposed connection points shall be coordinated through Utility Development. All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service. Please note that the engineer designing the fire line is responsible for determining pressure losses and sizing of the private water line(s) downstream of the public water line to serve the proposed fire hydrants and/or fire suppression system.

Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority and installed at each domestic service connection at a location accessible to the Water Authority. All new fire line services to fire protection systems shall be equipped with a reduced pressure principle backflow prevention assembly approved by the Water Authority and Fire Marshal having jurisdiction at each service connection. A double check valve assembly approved by the Water Authority and Fire Marshal having jurisdiction may be installed instead of a reduced pressure backflow prevention assembly provided the fire protection system contains ANSI/NSF Standard 60 or 61 water piping throughout the entire fire protection system, the fire sprinkler drain discharges into atmosphere, and there are no reservoirs, fire department connections, connections from auxiliary water supplies, antifreeze nor other additives. The Water Authority requests that all backflow (containment) devices be located above ground just outside the easement or roadway right-of-way. Contact Cross Connection at 289-3454 for more information.

Any multi-family dwelling including a clubhouse and/or office is required to have a reduced pressure backflow prevention device for containment. If metered separately, the building that includes a clubhouse and/or office shall have a reduced pressure backflow prevention device. Contact Cross Connection at 289-3454 for more information.

Easements: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard sized water

meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35 feet by 35 feet easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service.

Pro Rata: Pro Rata has been assessed for this site. Lot 17 block 9 North Albuquerque Acres Unit 3 Tract 3 has been assessed pro rata in the amount of \$8,371.69 for water infrastructure and \$7,278.01 for Sewer infrastructure under project #719981 for a total amount of \$15,649.70. Lot 18 block 9 North Albuquerque Acres Unit 3 Tract 3 has been assessed pro rata in the amount of \$3,428.56 for water infrastructure and \$1,779.74 for Sewer infrastructure under project #719981 for a total amount of \$5,208.30. Lot 19 block 9 North Albuquerque Acres Unit 3 Tract 3 has been assessed pro rata in the amount of \$3,428.56 for water infrastructure and \$1,779.74 for Sewer infrastructure under project #719981 for a total amount of \$5,208.30. The sum total of pro rata assessed to the site is \$26,066.30. These charges are assessed to the properties due to their ability to benefit from and/or take service from the previously installed infrastructure. Payment will be required as a condition of approvals from the Water Authority.

Design and Construction of all required improvements will be at the developer / property owner's expense. Improvements must be coordinated through the Water Authority Mini Work Order process. Construction must be performed by a licensed and bonded public utility contractor.

Costs and Fees: In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized.

UECs associated with multi-family are determined by the criteria set forth in the Water Authority Rate Ordinance, which is amended from time to time. These specific UECs take into account the number of units within the multi-family development. If the multi-family development includes other amenities such as a clubhouse, fitness center or leasing office that will be metered separately, UECs for these amenities will not be charged as they are included in the multi-family UEC calculation. UECs associated with irrigation meters are not included in the multi-family calculation and shall be paid accordingly. Mixed use development which consists of either commercial, institutional, industrial in combination with multi-family shall provide separate meters for each use. There is a section in the Rate Ordinance for low income housing developments that may provide a discount on UECs which will require documentation as required by the Water Authority, stating that the development does indeed qualify as a low income development. Furthermore, if the development includes both low income and market rate apartments, the same requirements set forth in the Rate Ordinance shall be adhered to.

Water Use: Where available, outdoor water usage shall utilize reclaimed water. All new commercial developments shall be subject to the requirements for water usage and water conservation requirements as defined by the Water Authority, particularly the

Water Waste Ordinance. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps (2)
f/ Availability Statement 201116

201116 - Water





Legend

-  Project Location
-  Valve
-  Analysis Point
-  Hydrant

-  --- Fire Flow Analysis Points
-  --- Analysis Point

Pipe SUBTYPE

-  Distribution Line
-  Hydrant Leg



201116 - Sanitary Sewer



Legend

-  Project Location
-  Sewer Manhole

Sewer Pipe SUBTYPE

-  COLLECTOR





December 18, 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 Request for the Allaso Vineyards Multi-Family Residential Development

Dear Ms. Wolfley:

302 Eighth St. NW
Albuquerque, NM 87102

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

The purpose of this letter is to request review and approval of a Site Plan – DRB on behalf of Titan Property Management, LLC (Titan Development). The Applicant proposes to develop a 111-unit Multi-Family Residential Development on the property at the northwest corner of Holly Avenue NE and Ventura Street NE (Figure 1). The legal description of the site is Lots 17 through 20, Block 9, North Albuquerque Acres Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1 and it contains approximately 3.5 acres.

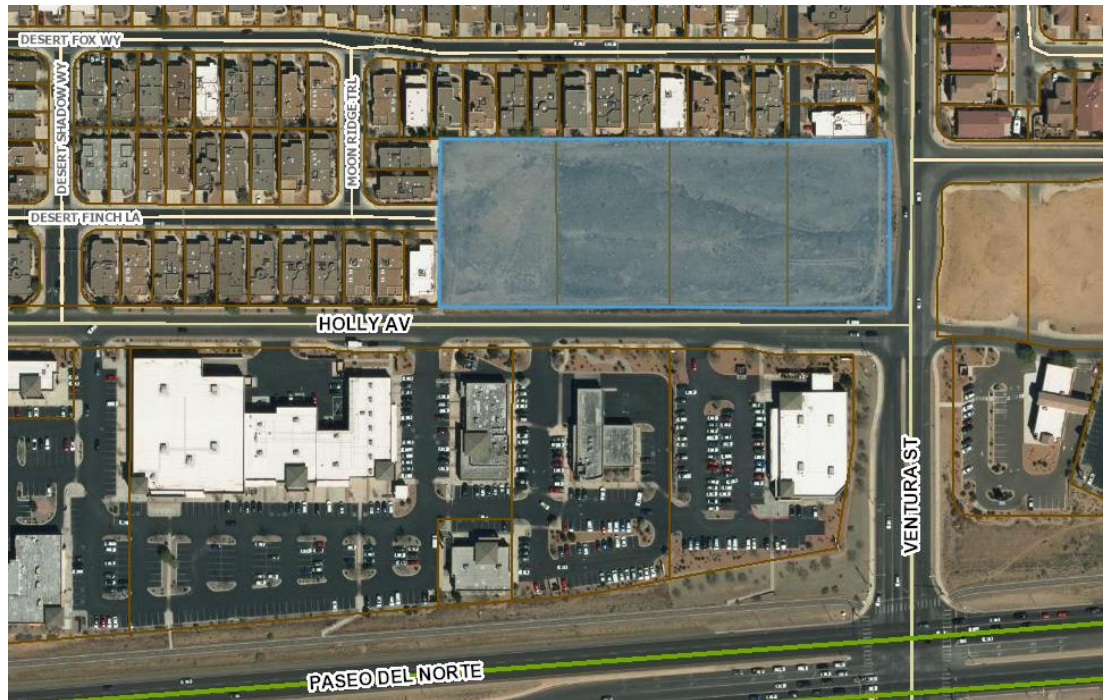


Figure 1: Site Location at the northwest corner of Holly Avenue and Ventura Street.

PRINCIPALS

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

The site is zoned MX-L: Mixed-use Low Intensity, which allows for a multi-family residential development permissively. The site is in the North Albuquerque Community Planning Area and designated an Area of Consistency, along with all surrounding properties, by the Comprehensive Plan. Paseo del Norte, located one block south of the subject site, is designated as a Commuter Corridor and future Premium Transit Corridor.



The Applicant met multiple times early in the design process with the nearby neighbors to discuss the project and solicit input on design considerations, particularly those related to the height and setbacks associated with the Neighborhood Edge requirements to the north and west sides of the property. The resulting design, as shown in the submitted Site Plan package, moved the proposed buildings as far to the south and east as is feasible and includes numerous trees within the required 15-foot landscape buffer area between the parking lot and adjacent single-family residential lots.

The Site Plan is required to be reviewed by the DRB because it includes more than 50 dwelling units. In accordance with Integrated Development Ordinance Section 14-16-6(l)(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(l)(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 MX-L Development Standards and no deviations or exceptions to those requirements are being requested as part of this application. The height of the buildings complies with the general 38-foot maximum of the MX-L zone district, as well as the 30-foot maximum for areas of the site within 100 feet of the adjacent low-density residential. The project meets the IDO minimum parking requirements of 1.5 spaces per dwelling unit with a 10 percent reduction allowed due to the site's location along ABQ Ride Route 2, which has a 30-minute peak frequency. Per conversations with the Transit Department, this development will install a transit stop on Ventura that does not currently exist, which will improve transit access to this development and the nearby commercial developments, including Trader Joe's and Albertson's. All other IDO requirements will be met with this request.

6-6(l)(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 maximum 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. The Applicant has already received approval of a Fire 1 plan and Water and Sewer Availability. The project does not meet the City's threshold to require a traffic impact study, but the Applicant has chosen to complete a study anyway. The preliminary results from that study indicate the project will have less than 4 percent impact to the Holly and Ventura intersection and less than one percent impact at Ventura and Paseo del Norte.



6-6(l)(3)(c) If the subject property is within an approved Master Development Plan, the Site Plan shall meet any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not within a Master Development Plan area, so this criterion does not apply.

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 REQUEST

Pre-application Review Team (PRT) Meetings are available to help applicants identify and understand the allowable uses, development standards, and processes that pertain to their request. ***PRT Meetings are for informational purposes only; they are non-binding and do not constitute any type of approval.*** Any statements regarding zoning at a PRT Meeting are not certificates of zoning. The interpretation of specific uses allowed in any zone district is the responsibility of the Zoning Enforcement Officer (ZEO).

When you submit PRT notes to meet a Pre-application Meeting requirement in Table 6-1-1, you will be charged a \$50 PRT fee.

<i>Official Use only</i>		
PA#: <u>20-253</u>	Received By: <u>Linda Rumpf</u>	Date: <u>12/15/20</u>
APPOINTMENT DATE & TIME: <u>N/A</u>		

Applicant Name: Consensus Planning, Inc. Phone#: (505) 764-9801 Email: vos@consensusplanning.com

PROJECT INFORMATION:

For the most accurate and comprehensive responses, please complete this request as fully as possible and submit any relevant information, including site plans, sketches, and previous approvals.

Size of Site: 3.55 acres Existing Zoning: MX-L Proposed Zoning: MX-L

Previous case number(s) for this site: PR-2020-004604

Applicable Overlays or Mapped Areas: La Cueva Area

Residential – Type and No. of Units: 111 dwelling units

Non-residential – Estimated building square footage: _____ No. of Employees: _____

Mixed-use – Project specifics: _____

LOCATION OF REQUEST:

Physical Address: 99999 Holly Ave NE Zone Atlas Page (Please identify subject site on the map and attach) C-20

BRIEFLY DESCRIBE YOUR REQUEST (What do you plan to develop on this site?)

Site Plan approval for a approximately 111-unit multi-family development.

QUESTIONS OR CONCERNS (Please be specific so that our staff can do the appropriate research)

Site is located in the La Cueva small mapped area. Are there any special considerations or concerns that the applicant should be aware of related to development of the site with multi-family residential uses?



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 S1)	<input type="checkbox"/> Major 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"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment 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 S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE, UNIT 1 INTO 1 LOT		

APPLICATION INFORMATION		
Applicant: TITAN DEVELOPMENT (JOSH ROGERS)		Phone: 505-998-0163
Address: 6300 RIVERSIDE PLAZA LN #200		Email: JROGERS@TITAN-DEVELOPMENT.COM
City: ALBUQUERQUE	State: NM	Zip: 87120
Professional/Agent (if any): RESPEC (JESUS LOPEZ)		Phone: 505-252-0815
Address: 5971 JEFFERSON ST NE STE 101		Email:
City: ALBUQUERQUE	State: NM	Zip: 87109
Proprietary Interest in Site: DEVELOPMENT	List all owners: ROWE RVT, TRUST B RVT	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: SEPARATE PAGE ATTACHED	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): C20	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 4	# of Proposed Lots: 1	Total Area of Site (Acres): 3.5546
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: NW CORNER	Between: HOLLY AVE.	and: VENTURA ST.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date: 10/21/20
Printed Name: JESUS LOPEZ, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

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

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 10/21/20</p>
<p>Printed Name: JESUS LOPEZ, PE</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



October 21, 2020


DRB
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Sketch Plat for Lots 17-19 NAA Tr 3 Unit 3 Block 9 & Lot 4 Unit 1 Desert Ridge

RESPEC, on behalf of Titan Development, submits a sketch plat to DRB for the purpose of determining constraints and opportunities for consolidation of the four aforementioned lots into one. The proposed site development includes an upscale apartment complex with an exterior parking lot.

We have provided a conceptual site plan including offsite street modifications for review and comments. As part of this plat, ROW dedication to the City of Albuquerque is proposed to match the adjacent lots north and west of the site. We have included ROW cross sections for review.

If you have any questions or comments concerning this proposal or any aspect of this project, please contact us at your convenience.



10/21/20
Date

Jesus Lopez, PE
RESPEC
5971 Jefferson St. NE Suite 101
Albuquerque, NM 87109
505-252-0815

SITE SKETCH

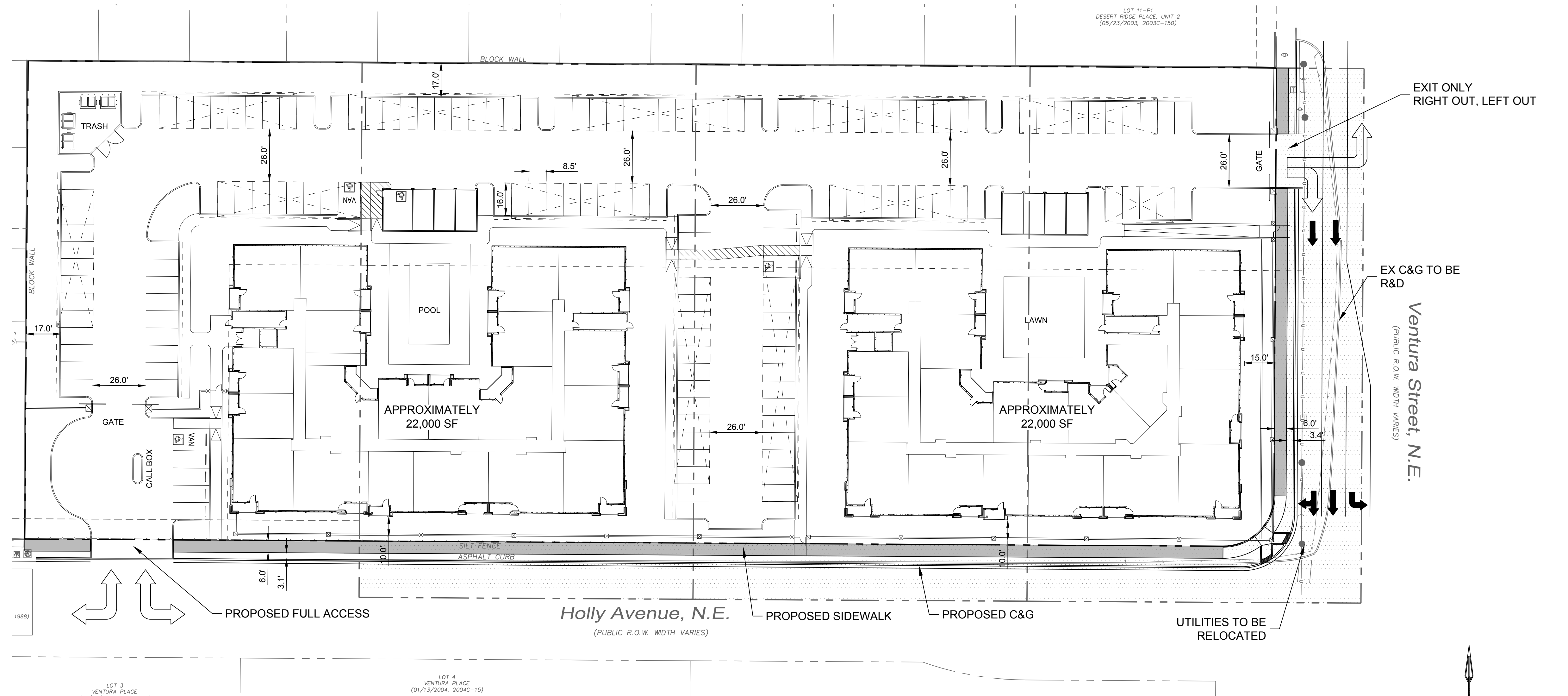
ALLASO VINEYARDS LUXURY APARTMENTS
OCTOBER 2020

SITE

1. 2 - 22,000 SF APARTMENT COMPLEX
2. MAX 3-STORY (35' HEIGHT)
3. FULL ACCESS ON HOLLY AVE.
4. EXIT ONLY ON VENTURA ST (RIGHT OUT, LEFT OUT)

OFFSITE IMPROVEMENTS

1. SIDEWALK & LANDSCAPE ALONG HOLLY AVE AND VENTURA ST FRONTAGE, INCLUDING RAMP AT INTERSECTION
2. LANE MODIFICATIONS ON VENTURA ST.



NAME: L:\Active Projects\04012 Titan Holly Apts\3 - DWG\Xref\04012 Sketch Plat.dwg PLOT DATE: Oct 19, 2020 2:59pm



RESPEC

5971 JEFFERSON STREET SUITE 101
ALBUQUERQUE, NEW MEXICO 87109
WATER & NATURAL RESOURCES
WWW.RESPEC.COM 505.243.2287

SUBDIVISION PLAT

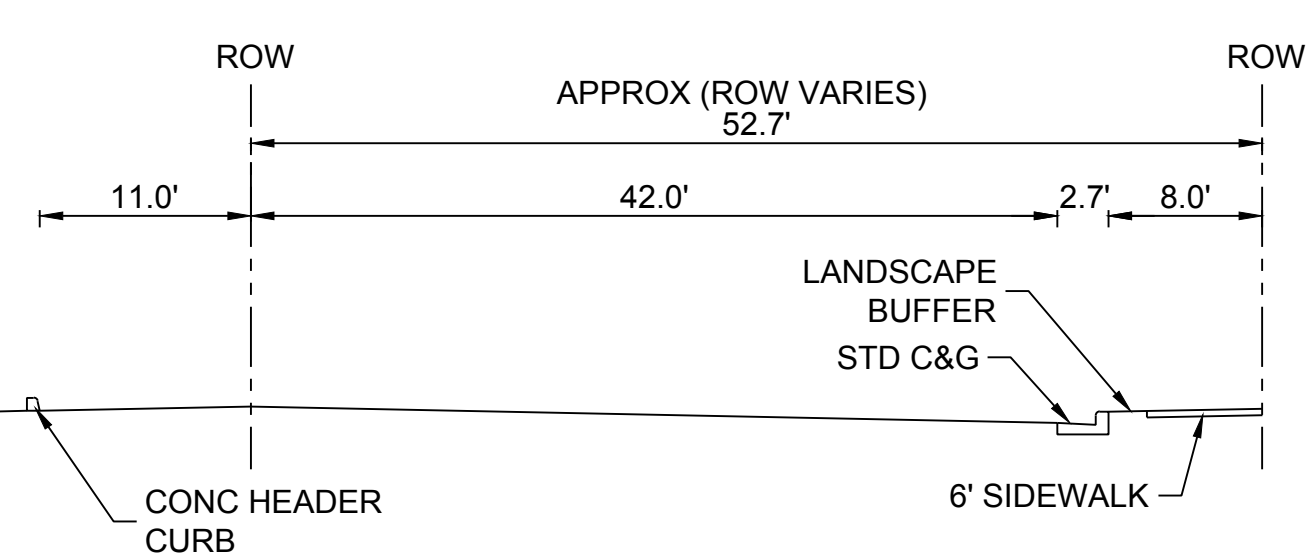
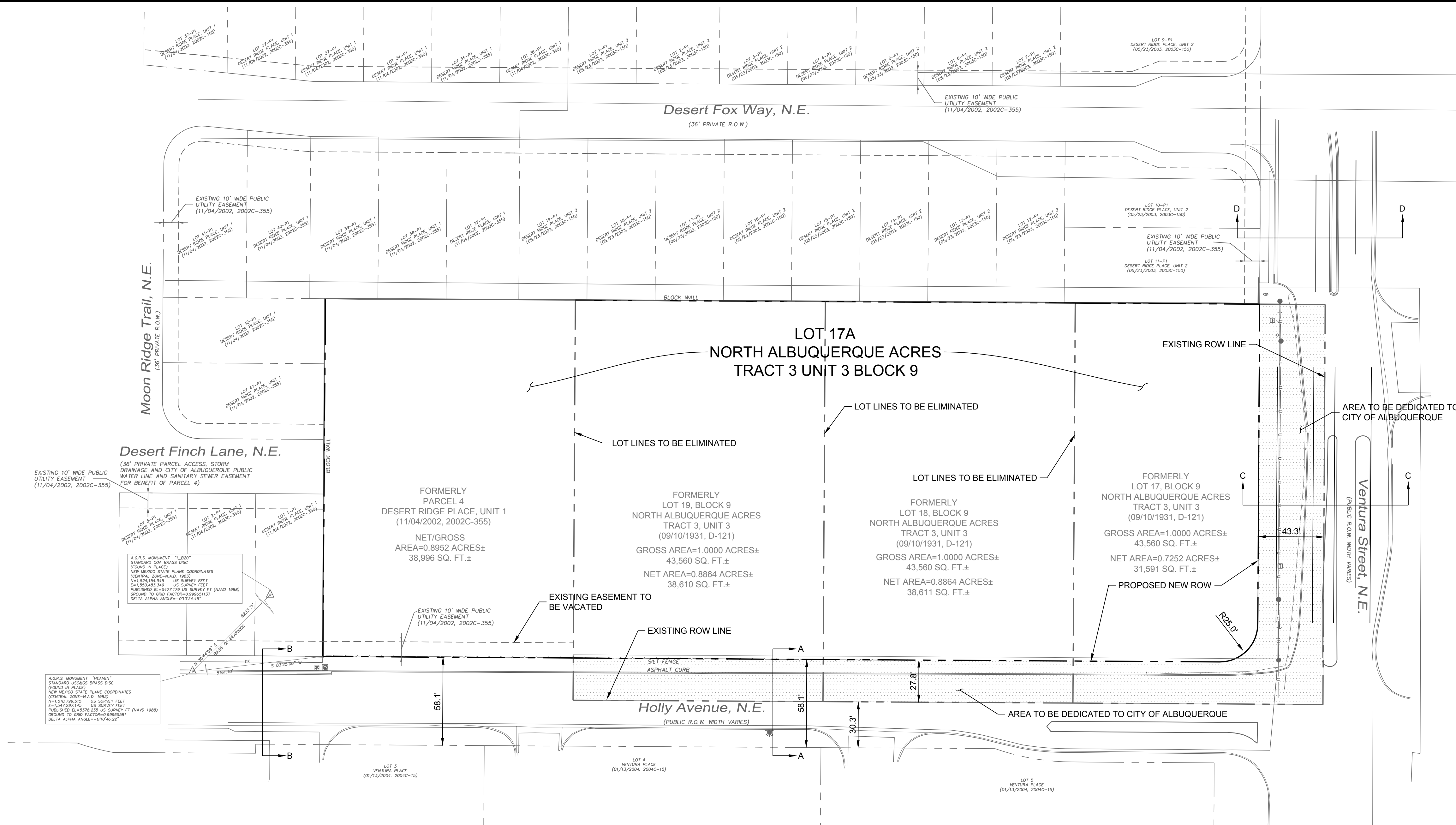
LOT 17A NORTH ALBUQUERQUE ACRES
 TRACT 3 UNIT 3 BLOCK 9
 BEING COMPRISED OF
 LOTS 17-19 NAA TRACT 3 UNIT 3 BLOCK 9
 AND
 LOT 4 UNIT 1 DESERT RIDGE
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2020

PURPOSE

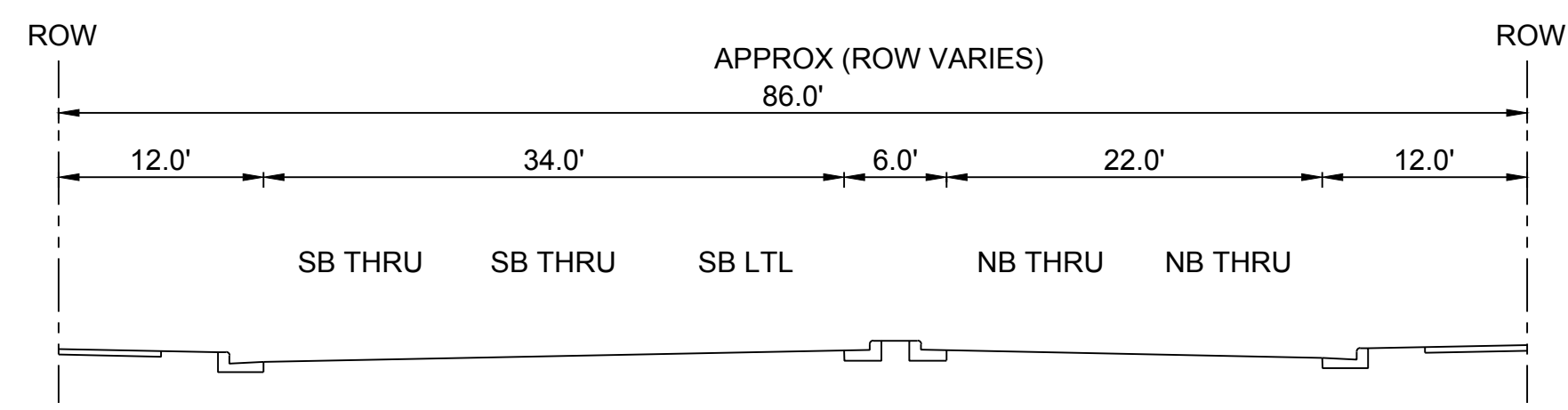
1. COMBINE LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE ROW TO CITY OF ALBUQUERQUE AS SHOWN HEREON.

SUBDIVISION DATA

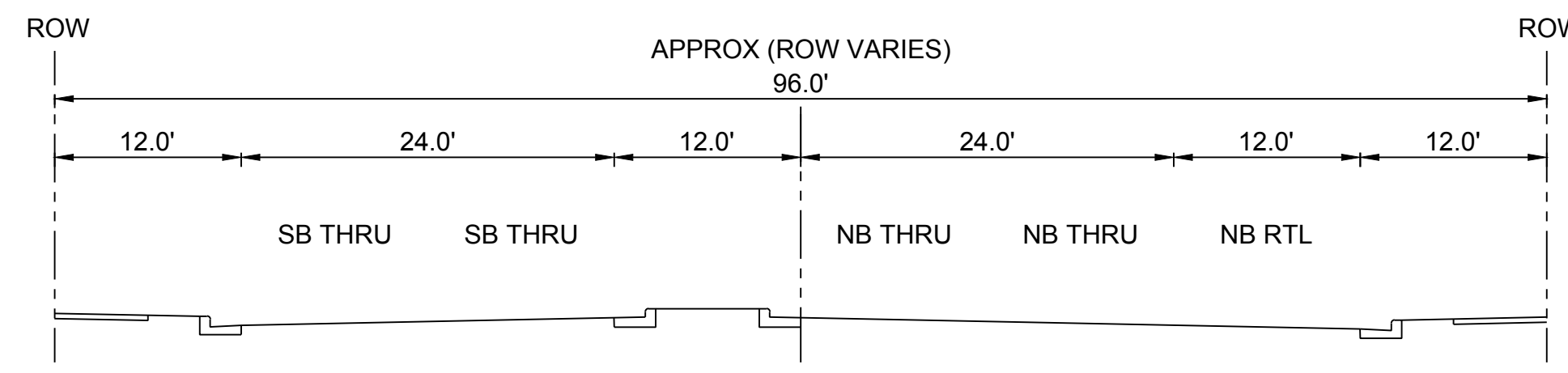
GROSS AREA: 3.895 AC
 ZONE ATLAS PAGE NO.: C20
 NUMBER OF EXISTING LOTS: 4
 NUMBER OF PROPOSED LOTS: 1
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.55 AC



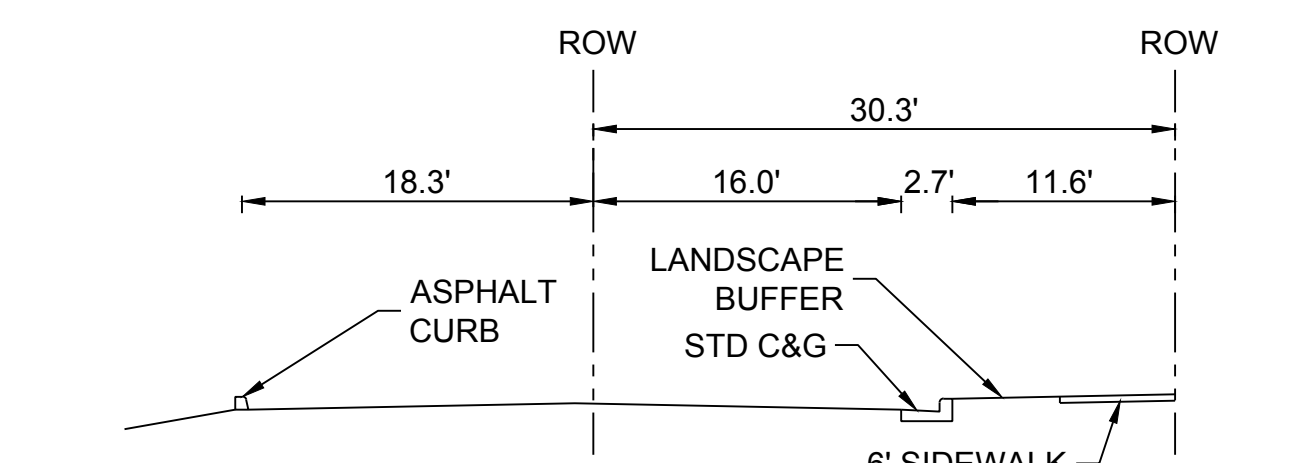
EXISTING SECTION C-C
 SCALE: 1" = 10'



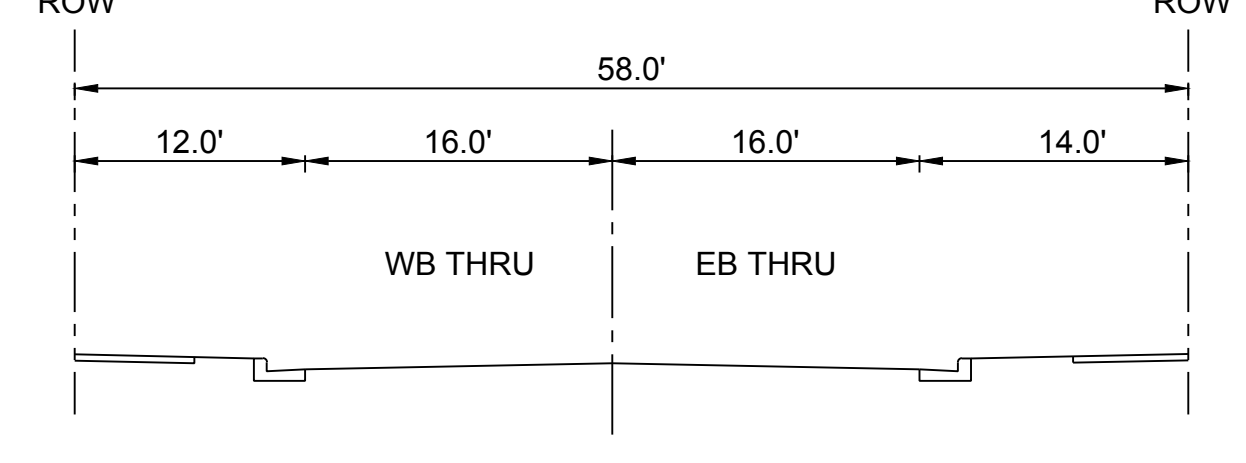
EXISTING SECTION D-D
 SCALE: 1" = 10'



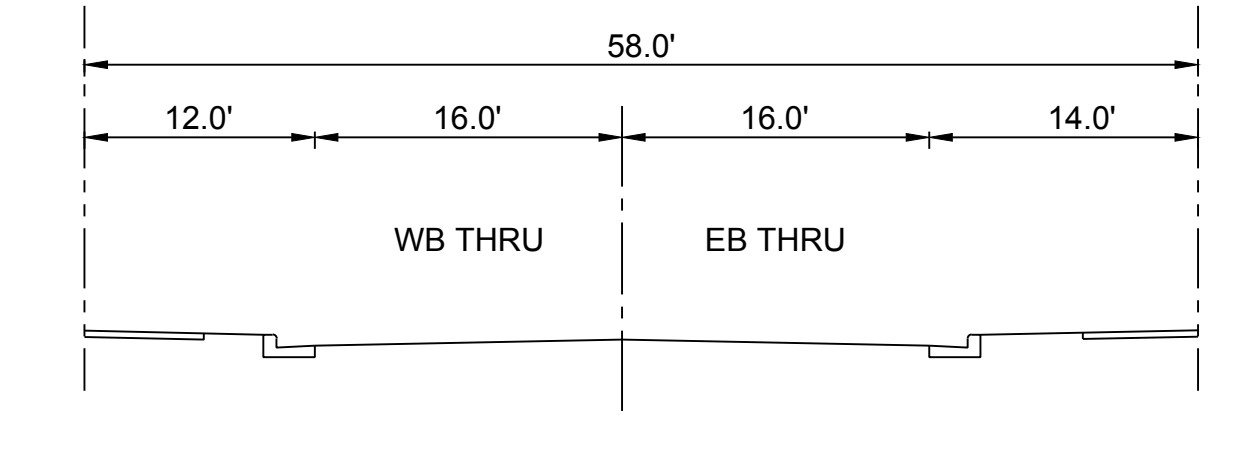
PROPOSED SECTION C-C (TO MATCH D-D PLUS NB TURN)
 SCALE: 1" = 10'



EXISTING SECTION A-A
 SCALE: 1" = 10'



EXISTING SECTION B-B
 SCALE: 1" = 10'



PROPOSED SECTION A-A (TO MATCH B-B)
 SCALE: 1" = 10'



RESPEC

5971 JEFFERSON STREET SUITE 101
 ALBUQUERQUE, NEW MEXICO 87109
 WATER & NATURAL RESOURCES
 WWW.RESPEC.COM 505.243.2287



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2020-004604

Application #:PS -2020-00103

Meeting Date/Item Number:

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-
- Plat must be signed by then City Surveyor, surveyor and property owner
 - Future development is subject the requirements of the underlying zone-
 - Please note that the IDO has been updated <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 11/4/2020

AGENDA ITEM: 12

DRB PROJECT NUMBER:

PR-2020-004604

PS-2020-00103- SKETCH PLAT

PROJECT NAME:

RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1, zoned MX-L, located on the NORTHWEST CORNER of HOLLY AVE and VENTURA ST, containing approximately 3.5546 acre(s). (C-20)

REQUEST:

1. CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT

COMMENTS:

1. CE reviewed this project for compliance with the IDO and has no objections at this time.

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 004604
Ventura/Holly - Apartments

AGENDA ITEM NO: 12

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. A traffic safety study has been recommended to determine traffic improvements at the Holly/Ventura intersection.
2. Cross-sections and recommended right-of-way dedication are acceptable for Holly and for Ventura, but it is advised that the safety study be finished prior to final determination of right-of-way and the roadway cross-section.
3. Include all roadway improvements on an infrastructure list, and all work shall be approved through the work order process. Sidewalk shall be provided along frontage, and sidewalk width shall be determined according to roadway classification.
4. The COA and NMDOT are not in favor of the access off of Ventura Road for safety reasons and problems with queuing. In lieu of this, traffic control improvements are proposed at the Holly/Ventura intersection. In lieu of a secondary access off of Ventura, a secondary access is recommended off of Holly Avenue.
5. Recent discussions with DMD now include the possibility of constructing a roundabout at Holly and Ventura and to investigate this as part of the Traffic Study. Right-of-way dedication would be needed at the northwest corner of the property.

. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
Transportation Development
505-924-3991 or jwtolfenbarger@cabq.gov

DATE: November 4, 2020

ACTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2020-004604 Hearing Date: 11-04-2020
 Project: Lots 17-19, Block 9, NAA Tract 3
 Unit 3 and Parcel 4, Desert Ridge
 Place Unit 1 Agenda Item No: 12

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology will need an approved Grading and Drainage Plan prior to Plat approval and/or Site Plan for Building Permit approval.
- The infrastructure list will be needed for Preliminary Plat or Site Plan for Building Permit approval.
- Please note that this site falls in the NAA DMP and the property has an allowable discharge rate of 3.93 cfs/ac.

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: PR-2020-004604	Date: 11/04/20	Item No: #12
Zone Atlas Page: C-20	Legal Description: Lot(s) 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 Location: NORTHWEST CORNER of HOLLY AVE and VENTURA ST	
Request For: PS-2020-00103- SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Pro Rata is owed and must be paid prior to plat approval.
 - a. Total for three lots (17, 18, and 19) is \$26,066.30
3. There are existing public sanitary sewer and public water lines along Holly and Ventura.

11. Project #PR-2020-003661 SD-2020-00191- PRELIMINARY/FINAL PLAT
RON HENSLEY/THE GROUP agents for CLEARBROOK INVESTMENTS, INC. request(s) the aforementioned action(s) for all or a portion of LOT 31 TRACT 1 BLOCK 16 UNIT 3, NORTH ALBUQUERQUE ACRES, zoned R-1D, located at 8321 GLENDALE between BARSTOW and VENTURA, containing approximately 0.8864 acre(s). (B-20)
PROPERTY OWNERS: HENRY SCOTT W & CLARK SCOTT B & PAMELA M REQUEST: REVIEW OF SUBDIVISION OF ONE LOT INTO 2 LOTS
No comments. No objection.

SKETCH PLAT

12. PR-2020-004604 PS-2020-00103- SKETCH PLAT
RESPEC (JESUS LOPEZ) agents for TITAN DEVELOPMENT (JOSH ROGERS). request(s) the aforementioned action(s) for all or a portion of LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1, zoned MX-L, located on the NORTHWEST CORNER of HOLLY AVE and VENTURA ST, containing approximately 3.5546 acre(s). (C-20)
PROPERTY OWNERS: ROWE CATHERINE F & BURKE MARY FRANCES C/O TRUSTEES OF TRUST B RVT and ROWE FRANK A & CATHERINE F TRUSTEES ROWE RVT
REQUEST: CONSOLIDATE LOTS 17-19, BLOCK 9, NAA TRACT 3 UNIT 3 AND PARCEL 4, DESERT RIDGE PLACE UNIT 1 INTO 1 LOT
Ventura and Holly are Major Collectors, requiring street trees if development is applicable per IDO Section 5-6(B).

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 HOLLY AV NE Neighborhood Meeting Inquiry
Date: Thursday, October 22, 2020 2:08:07 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image006.png](#)
[IDOZoneAtlasPage_C-20-Z-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122		5058048806
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
District 4 Coalition of Neighborhood Associations	Mildred	Griffee	mgriffee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	

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



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

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** ISD WebMaster
Sent: Wednesday, October 21, 2020 4:45 PM
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:
Development Review Board

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

Lots 17-20, Block 9, North Albuquerque Acres Tract 3 Unit 3 & PARCEL 4 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1

Physical address of subject site:

99999 HOLLY AV NE

Subject site cross streets:

Holly Ave and Ventura Street NE

Other subject site identifiers:

Northeast corner of the intersection

This site is located on the following zone atlas page:

C-20

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

Josh Rogers

From: Josh Rogers
Sent: Tuesday, October 27, 2020 12:39 PM
To: 'zarecki@aol.com'; 'e meek'; 'mgriffee@noreste.org'; Dan & Liz Regan
Cc: Brian Patterson; 'Kurt Browning (kbrowning@titan-development.com)'
Subject: Pre-Application Notice for Site Plan & Plat for the Allaso Vineyards Project
Attachments: Vineyards Elevations Color final.pdf; IDOZoneAtlasPage_C-20-Z-Site.pdf; Vineyards Site Plan Preliminary.pdf

Dear Neighbors:

This email is notification that Titan Development (Titan Property Management, LLC) is preparing an application for a Site Plan and Plat that will include a minor easement vacation to be submitted to the Development Review Board (DRB) for the property located at the northwest corner of Holly Avenue NE and Ventura Street NE. The site is legally described as Lots 17 thru 20, Block 9, North Albuquerque Acres Tract 3 Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1. The property is approximately 3.90 acres in size, currently vacant, and zoned MX-L, Mixed-use Low Intensity (see attached zone atlas page).

The applicant is proposing to develop the property with an approximately 111-unit higher end, market-rate multi-family apartment complex. The units are proposed to be distributed between two 3-story buildings fronting Holly Avenue and Ventura Street with parking located to the sides and rear and a 15-foot minimum landscape buffer between the parking and single-family houses in the Desert Ridge Place subdivision. Some garages are proposed to frame a courtyard for each building that will include amenities such as a pool and lawn. Primary access to the site will be from Holly Avenue. Ventura will feature an exit only gate for vehicles. I have attached the preliminary site plan and elevation sketch for your review.

As part of the City process, we are providing you an opportunity to discuss the application prior to submittal. I would like to thank you for attending the informal meeting in September and we look forward to meeting with you again. Should you have any questions or would like to request a meeting regarding this pending application, please do not hesitate to email me at jrogers@titan-development.com or contact us by phone at 505-998-0163. Per City requirements, you have 15 days or until November 11, 2020 to request a meeting. If you do not want to schedule a meeting, please also let me know, so we can continue in our application process.

If a meeting is requested, we are committed to work with you and City staff to provide a virtual meeting format during the ongoing restrictions on public gatherings resulting from the current public health emergency.

Sincerely,

Josh Rogers
Vice President of Development
Titan Development
(M) 505-362-6047
(W) 505-998-0163



www.titan-development.com

ALLASO VINEYARDS

NWC OF HOLLY AVE. NE AND VENTURA ST. NE
ALBUQUERQUE, NEW MEXICO

Office of Rich Barber
ORB Architecture, LLC
WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

BUILDING AREAS

Level	Occupancy Type	Name	Area
BLDG 1			
Level L1	A3	REC	1,040 SF
Level L1	B	LEASING	1,059 SF
Level L1	R2	RESIDENTIAL	18,623 SF
Level L1	R2	VERTICAL CIRCULATION	579 SF
			21,300 SF
Level L2	R2	RESIDENTIAL	18,623 SF
Level L2	R2	VERTICAL CIRCULATION	579 SF
			19,202 SF
Level L3	R2	RESIDENTIAL	19,400 SF
Level L3	R2	VERTICAL CIRCULATION	579 SF
			19,979 SF
			60,482 SF
BLDG 2			
Level L1	A3	FITNESS	1,040 SF
Level L1	R2	RESIDENTIAL	19,648 SF
Level L1	R2	VERTICAL CIRCULATION	579 SF
			21,267 SF
Level L2	R2	RESIDENTIAL	19,648 SF
Level L2	R2	VERTICAL CIRCULATION	579 SF
			20,227 SF
Level L3	R2	RESIDENTIAL	19,366 SF
Level L3	R2	VERTICAL CIRCULATION	579 SF
			19,945 SF
			61,439 SF
BLDG 3			
Level L1	U	GARAGE	926 SF
			926 SF
			926 SF
BLDG 4			
Level L1	U	GARAGE	846 SF
			846 SF
			846 SF

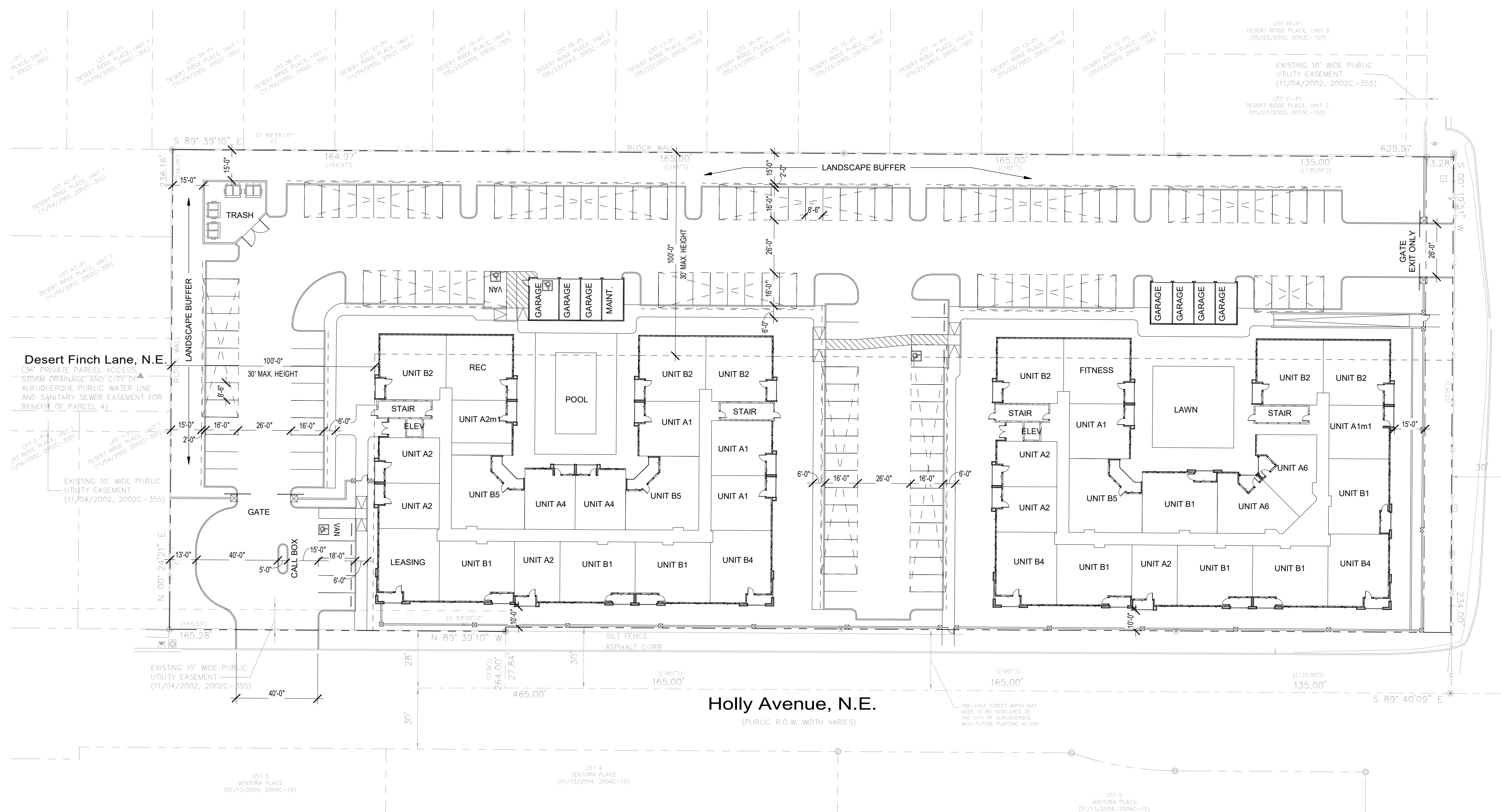
UNIT MIX

1 Bedroom	
UNIT A1	14
UNIT A1m1	3
UNIT A2	14
UNIT A2m1	1
UNIT A3	8
UNIT A4	6
UNIT A5	4
UNIT A6	6
56	
2 Bedroom	
UNIT B1	24
UNIT B2	12
UNIT B4	10
UNIT B5	9
55	
TOTAL UNITS	111

PARKING PROVIDED

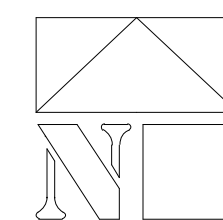
GARAGE	7
SECURE CARPORT	108
SECURE OPEN	39
UNSECURE OPEN	5
TOTAL PROVIDED	159

PARKING RATIO = 1.43 PS / DU



PRELIMINARY SITE PLAN

0' 15' 30' 60'
SCALE: 1" = 30'-0"



PROJECT NUMBER:
Application Number:

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

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

DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

PROGRESS SET

DATE: OCTOBER 12, 2020 ORB #: 19-227

A1.10

PRELIMINARY SITE PLAN



S O U T H E L E V A T I O N



W E S T E L E V A T I O N

ALLASO VINEYARDS PRELIMINARY '0

1/10/09

10/20/2020

17-227

From: [Josh Rogers](#)
To: [Michael Vos](#); [Jim Strozier](#)
Subject: FW: Pre-Application Notice for Site Plan & Plat for the Allaso Vineyards Project
Date: Tuesday, November 10, 2020 9:10:20 AM

Josh Rogers
Vice President of Development
Titan Development
(M) 505-362-6047
(W) 505-998-0163



www.titan-development.com

From: djesmeek@comcast.net <djesmeek@comcast.net>
Sent: Monday, November 9, 2020 7:03 PM
To: Josh Rogers <jrogers@titan-development.com>; zarecki@aol.com; mgriffie@noreste.org; 'Dan & Liz Regan' <dlreganabq@gmail.com>
Cc: Brian Patterson <bpatterson@Titan-Development.com>; Kurt Browning <kbrowning@titan-development.com>
Subject: RE: Pre-Application Notice for Site Plan & Plat for the Allaso Vineyards Project

Good Evening Josh.

I am writing you to let you know that we, VENA, would like to hold the meeting to discuss the application for Allaso Vineyards Project. We would like to be able to hear from more of the affected neighbors as well as like for more neighbors to be able to participate and offer a voice regarding the project.

I look forward to hearing more specifics.

Thank you so much for letting VENA participate in the process.

Regards,

Elizabeth Meek

President, Vineyard Estates Neighborhood Association

From: Josh Rogers <jrogers@titan-development.com>
Sent: Tuesday, October 27, 2020 12:39 PM
To: zarecki@aol.com; e meek <djesmeek@comcast.net>; mgriffie@noreste.org; Dan & Liz Regan <dlreganabq@gmail.com>
Cc: Brian Patterson <bpatterson@Titan-Development.com>; Kurt Browning <kbrowning@titan-development.com>
Subject: Pre-Application Notice for Site Plan & Plat for the Allaso Vineyards Project

Dear Neighbors:

**CITY OF ALBUQUERQUE
LAND USE FACILITATION PROGRAM
PROJECT MEETING REPORT**

Project Number: N/A – Pre-application meeting
Property Description: Lots 17 thru 20, Block 9, North Albuquerque Acres Tract 3 Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1, located at the northwest corner of Holly Ave NE and Ventura St NE
Date Submitted: December 9, 2020
Submitted by: Jessie Lawrence
Meeting Date and Time: December 7, 2020, 5:30pm – 7:30pm
Meeting Location: Online via Zoom
Facilitator: Jessie Lawrence
Co-facilitator: Kathleen Oweegon

Parties:

- **Applicant:**
 - Titan Development
- **Affected Neighborhood Associations (per City of Albuquerque notification requirements):**
 - Vineyard Estates NA
 - District 4 Coalition of Neighborhood Associations

Background/Meeting Summary:

This was a pre-application meeting to discuss a Site Plan and Plat to be submitted to the Development Review Board for a planned project of an approximately 111-unit market-rate multi-family apartment complex. The property is an approximately 3.9-acre site at the northwest corner of Holly Avenue NE and Ventura Street NE, zoned MX-L. Applicant intends to submit an application by December 18 for the January 13, 2021 DRB meeting.

At this meeting, the primary concerns were about traffic, in particular the intersection of Holly and Ventura but also more general issues related to increased traffic. Meeting participants discussed different ideas about how to address the traffic issues. Another concern was about parking, and whether the amount planned would be sufficient and how the manager would control parking problems so they don't impact neighbors. Another concern was about the height of the buildings and whether it was possible to lower the planned building height. All questions and concerns discussed during the meeting are included in the Meeting Specifics section. Additional comments and questions that were typed into the Zoom chat are in the Appendix.

Outcomes:

- **Areas of Agreement:**
 - None noted among all meeting participants.
- **Unresolved Issues and Concerns:**
 - Some meeting participants expressed concerns that the planned parking will not be sufficient, and residents or guests will park in the neighborhood.
 - Applicant said that their analysis shows that there will be enough parking, and agreed to share their standard lease language about parking spaces.
 - Traffic is a concern, particularly at Holly and Ventura.

- Applicant is completing a traffic study.
 - Applicant said that adding an additional southbound lane along the site will ease the traffic issues. Some meeting participants felt that would not address the issue.
 - Other ideas discussed included adding a traffic light or a roundabout at different locations or median work.
- Some meeting participants expressed concerns that the project is too big and should not be three stories.
 - Applicant said that they will not require a change to the existing zoning and need the three stories for the project.
- **Other Key Points:**
 - Some of the potential traffic solutions discussed would require CABQ involvement, such as the development of a roundabout.

Meeting Specifics:

1. Introduction and Project Summary:

- a. Josh Rogers, VP of Development at Titan, presented the overview of the project.
- b. There have been five or six meetings to date: met with Board of Desert Ridge Place Board directly to the N & W of site & Vineyard Estates Board & went over project in preliminary phases.
 - i. Want to be transparent – want to address concerns of neighbors.
 - ii. Have been able to capture a lot of those concepts and ideas we received from neighbors into our design.
- c. Local to ABQ –since 1999 – have built 1,000 units in ABQ over last decade, some in SF.
 - i. Two Broadstone projects just off Louisiana were the first two, then Broadstone Cottonwood by Cottonwood Mall, Broadstone Northpoint by Balloon Fiesta Park.
 - ii. Highland North and Broadstone Nob Hill under construction.
 - iii. Many quality projects have been built - this will be similar, and feature some of same amenities including landscaping and interior design.
 - iv. High-end market rate apartments.
- d. Overview:
 - i. Several meetings with neighbors to-date - very productive, informal.
 1. Desert Ridge Place is in the forefront of our concerns. We want to have a low impact on them.
 2. They want our architecture to match theirs – pueblo revival – and we have tried to include those elements into this project to fit into the concept of the neighborhood.
 - ii. What is allowed – Zoned MXL (mixed-use, low intensity) – multi-family structures are ok, 38 ft. height limits, setback 5 ft. on front & side and 15 ft. in the back.
 1. Neighborhood edges most impacted – requires a 15 ft. landscape buffer against all single-family homes: trees, shrubs, drainage features, etc.
 2. From 15 ft. to 100 ft. can build up to 30 ft. – 2 stories.
 3. 100 ft. away, can build up to 35-38 ft. height. (3 stories)

- iii. Presented a couple different options to neighborhood, so they could see what the zoning code allowed, even though developers wouldn't use it for those purposes.
 - 1. Never planned on optimizing all that was possible on site.
- iv. Considered several different options:
 - 1. Option # 1: 15 ft. buffer, Carriage building – 8 garages on ground floor with 2 apartments above – 100 ft. away would be 35 ft. building.
 - 2. Option # 2 was similar, but without the two apartments on top of the garages. Provide building buffer between the landscape buffer & property line.
 - 3. Last option – 15 ft. buffer then 100 ft. setback to 35 ft. tall building – most preferred by Desert Ridge Place because of open spaces, so this is what moved forward with.
- v. Started working at design of project –
 - 1. Access – we know that traffic is a big concern in this area.
 - 2. Traffic – began to dissect to the right of way on Ventura & Holly, to see how to have the lowest impact & fit in to the area in the best way.
 - 3. Main access will be on Holly where the leasing office, fitness center, other amenities, etc. all in Building #1 will be. This will be where prospective tenants will park.
 - 4. Gated property, so residents will enter through gate to their parking.
 - 5. Had also looked at entrance off Ventura, but after conversations with neighborhood and City, decided to make it exit only.
 - 6. Street trees along Holly & Ventura
 - 7. 6-ft. sidewalks
 - 8. Wanted to look at sidewalk & landscaping – looked at Trader Joe's – try to emulate what they have for street trees on Holly & Ventura – similar look and feel.
- e. Site plan:
 - i. Main access to building is on the SW corner off Holly. Office near that entrance. Callbox for gate.
 - ii. 2 buildings with 55 units each – 111 units total.
 - iii. 2 small garage buildings to help buffer sound from amenities-based area to the north.
 - iv. Trash enclosure to NW.
 - v. Exit only gate out to Ventura.
 - vi. Parking ratio – 1.43 spaces per unit. Feel this is a little over-parked because of unit mix – 50% 1 & 50% 2 bedroom parking assigned per lease, so if some group wanted 3 spaces for a 2 bedroom we'd decline. Don't have the parking supply to satisfy excess needs.
 - 1. 1 bedroom = 1 space.
 - 2. 2 bedrooms = In general 1.6 spaces - satisfies a 2-bedroom.
 - 3. We see a parking need of an average of 1.3-1.32 spaces per unit– over-parked 12-15 spaces from our analysis. We control the parking access and use.
 - 4. No overflow parking is planned. No parking in the neighborhood.
 - 5. A few spaces for guests.
 - vii. Landscaping – street trees on Holly & Ventura

1. W. & N side – plan to line with trees to block views & create uniform visual buffer & shade.
- viii. 3 stories – will show elevation.
- f. Brian Patterson presented on traffic & their analysis.
 - i. He said that he is a neighbor to this project, and lives on S. side of Paseo off of Palomas – understands about traffic & drainage. Has discussed flooding with neighbors.
 - ii. Will do traffic study coordinated with City Engineering – not required, but knowing traffic is an issue, they will do the study.
 - iii. Showed trip generation tables
 1. 1st Table – trip generation – based on 112 units, will have 111 units, so numbers will go down a bit.
 - a. AM & PM peaks when people are going to, or returning from, work.
 - b. Maximum of 30 cars enter or exit – 1 every 2 minutes. Not generating a lot of traffic.
 2. Table #2 shows the impact on the intersection Ventura & Holly, Paseo del Norte & Ventura is less than 1% - adjacent to DOT which controls Paseo del Norte and who will be part of study.
 - a. Ventura & Holly – PM peak = 37 cars total – 1 every 110 seconds; very marginal impact.
 3. Ventura going S bottlenecks from 2 lanes to 1 lane, then a little further down, goes back to 2 lanes. This project will add a second southbound lane to help traffic. If you are going N on Ventura and want to make a left onto Holly, you are waiting for intersection to clear. Having 2 lanes reduces the queue and helps cars move through faster.
 4. Part of study not received back yet will be required as part of DRB submittal and we'll identify any additional infrastructure.
 - a. We'll be able to see how it is performing now and how it will perform in future after adding a second southbound lane.
 - iv. They have been asked about a stop sign or light at Holly & Ventura – DOT criteria says spacing is too close from Holly to Paseo. DOT made very clear that is not an option.
- g. Design:
 - i. After feedback from Desert Ridge Place worked through design – colors undecided – lots of wood features, changes in façade & elevation, vigas, etc.
 - ii. From Ventura looking west – some design elements are decided, but not all.
 - iii. The building is lower than Ventura St. Not intending to raise it to be level to Ventura. Almost the entire 1st floor is below Ventura, so it looks like 2 stories from Ventura for the most part.
 - iv. E. building on Holly – sidewalk is above building – for at least ½ of building, much is below grade.
 - v. W. building – similar condition that almost covers the entire building in terms of lower than grade.
 - vi. Overall height with parapets, etc = 37.2 at peak, but most is 35.1 – below maximum height limit of 38'. From Ventura is 37.2 from finished grade to top of building.
- h. Next Steps:

- i. DRB submittal by 12/18. Hearing 1/13/21. Neighbors can request another meeting after the submittal, and we're happy to do that.

2. Questions and Concerns about Parking and Traffic

- a. Participant (P): Parking - 1 space for each 1 bedroom and 2 for 2?
 - i. Applicant (A): Generally, yes.
 1. If a couple wants 2 spaces for 1 bedroom, may accommodate a few for a cost, but can't do all. 1 bedroom apartments are targeted for 1 space.
 2. 2 bedrooms – often are often rented to single or divorced people, and the 2nd bedroom is used for an office or for when children come to visit.
 3. 158 spaces on the property, and we're comfortable with that.
 4. \$1,400+ – 1 bedroom; 2 – 1800+ This is a high-level community; parking spaces will be assigned.
- b. P: Between leasing & controlling on property – what about guests? Where will they park? They're not part of the leasing agreement.
 - i. P2: How will you be able to prevent guests from parking across street?
 - ii. A: 12-15 guest spaces – seems appropriate for 111 apts. Restrictions are in lease so if people break rules may be fined or evicted.
- c. P: I see backup from Holly from residents who live to the N are trying to turn left from Holly (E) to go N on Ventura. Is there anything else that can be done?
 - i. A: This will be verified by a 3rd-party traffic engineer in the traffic report. Adding a second southbound lane will help.
 1. Currently one lane, so to clear that intersection and to make that left, they're waiting for the northbound left to happen, or for those cars to go southbound through Holly. New lane will split that in half, allowing traffic to flow because the queue is shorter.
 2. Each intersection gets a grade in a traffic study based on certain criteria. We will be able to show existing conditions, then in the proposed condition, we expect that score to go higher because of the additional lane.
- d. P: What is the slope/elevation difference between the parking lot & the exit-only gate? Is the parking lot at the same grade level as Ventura? And, if southbound traffic coming down Ventura who wants to take a R (W) turn onto Holly & they jump into this additional lane quickly & I want to turn left & cross another lane to go N on Ventura, is this setting up a situation that invites accidents – blind turns on left turns?
 - i. A: Majority of traffic is at Holly & Ventura – will be analyzed in study. Volume of traffic as you go north gets reduced significantly.
 1. From an engineering standpoint, we do have site triangles – required based on speed of street and classification.
 - a. Can't have obstructions in the way.
 - b. Ventura site triangle at NE corner – existing block wall. Will make sure cars won't block sidewalk. As car is waiting to exit and go N (left), there will be enough clearance.
 2. There is a lot of grading on site – 25 ft. of drop from E to W, so that exit is on a 12:1 slope, but as you get to the top, it flattens out to appropriate clearances both horizontally and vertically.
 - a. Desert Ridge had concerns about flooding.

- b. The way this has been designed as you go from E to W, we will use the drive aisle as our drainage command system and discharge into Holly.
 - ii. P: If I exit at exit-only point and I'm going past building #2, is the parking lot at same level as the building and I'm going to go up a ramp?
 - 1. A: Yes. That drive aisle is 26' wide and slopes up toward Ventura.
 - 2. P: Is the gate at level of the parking lot or the street?
 - a. A: Level of the street.
 - i. By pushing the gate further east toward Ventura, that eliminates people sneaking in through the gate while someone is leaving.
- e. P: During busy cycles, I'm concerned about left turn northbound on Ventura – concerned about safety with school times and everything else.
 - i. A: Traffic study will analyze this intersection – based on trip generation table, only anticipating 2-3 cars leaving this gate going northbound in peak hours. Majority of cars will be making a right turn going south or will use the full access entrance on Holly; only a small number of cars will be going left.
- f. P: At what point in your construction schedule will the southbound lane be established?
 - i. A: Undecided at this point, but likely at front end of project because we have to build retaining walls on east side early on to get construction started on building #2, so I anticipate it will be one of the first things we do on this project.
 - ii. P: Along the east side of this property, on the west side of Ventura, there are some overhead PNM lines.
 - 1. A: We have to build retaining walls first, then relocate lines underground, then do Ventura improvements, so would imagine, although it hasn't been discussed with the contractor, that this would be one of the first things we would do.
- g. P: Concerns because I live N on Ventura, and I can tell you from experience that southbound traffic comes from Albuquerque Acres & down the two-lane road which is extremely narrow, that traffic that's supposed to be going to 25 miles, then when it widens, people go 60 mph to catch light at Paseo. Traffic turning from Paseo del Norte northbound to Holly – lane holds too few cars and backs up big time – extremely congested now. If you have residents turning into these apartments from Holly, that will create a lot more traffic congestion with west-turning traffic and that's going to be very dangerous.
 - i. A: Looking at Ventura & Holly – we anticipate this project will be adding 27 total cars in AM peak, 37 in PM, so in existing, so impact is less than 4% of total trips we'll be adding – 37 cars over 60 minutes in peak hours. By adding a new southbound lane, that will help reduce congestion for left-turn movement. It will help northbound left onto Holly and the eastbound left onto Ventura. Traffic study will confirm that.
- h. P: Traffic study during COVID? You have some optimistic assumptions that don't reflect reality.
 - i. A: The data was collected before COVID. We know current traffic data would be unrealistic. We have data from many places - data sources have been approved by CABQ & DOT – good accurate historic data.
- i. P: A lot of concern is northbound from Paseo, which is preexisting traffic. A new lane will make it worse, not better. City's efforts have failed. Someone will drive into that

second-floor apartment, if you don't have good strong wall. It's supposed to be 30 mph, but people speed. I don't want to see guardrails in the middle of the road, but there needs to be median work as well for those 2 lanes. The reasons Trader Joe's eastbound gets backed up is because northbound Paseo is so steady. You just can't make a right or a left onto Ventura from Holly. I urge you to be thoughtful about those lanes.

- i. A: Qualitative aspect – In a meeting with neighbors, someone requested that Ventura access become exit only. Had planned to have left turn off Ventura, but decided not to in order to help Ventura traffic. If I were a resident and were coming from Paseo del Norte eastbound, I would turn on Barstow and come up Holly, then enter the full access driveway. Human nature will teach people that Ventura is not the way residents will want to go. More come from Barstow, rather than Ventura. We recognize there are issues at this intersection as they exist today.
- j. P: Human nature – see what you mean about Barstow. Would a traffic circle be a possible for Holly/Ventura intersections – to enable flow & alleviate some of the southbound traffic & speeding. If there is space for that? Could site plan be adjusted to accommodate that?
 - i. A: We're having discussions with the City regarding southbound right of way. Circle was brought up as a potential possibility, but that is well beyond the scope of this project. Would also need input from neighbors and businesses would have to give up land or have the land condemned to create right of way. Thinks is a great idea, but don't know if circle can happen. Difficult discussion. We might have to give up a little right of way to accommodate a circle, but buildings will set back be far enough away to allow for right of way for circle. It would be a CABQ project.
- k. P: Agree with observation about human nature and people using Barstow. Will traffic impact study be on Barstow intersection too?
 - i. A: Yes - 2 off Holly, N & S; Paseo del Norte & Ventura and Barstow & Holly.
- l. P: Concerned parking is underestimated for residents & visitors. Please reconsider. Will cause problems for neighbors.
- m. P: Concerned about the number of parking spots you assume will be enough. When renting for these prices, that requires 2 incomes, & therefore 2 cars – will cause parking on other lots, & that may bring more crime into area.
 - i. Our last project was Broadstone Northpoint & average income for project was \$136k/yr – 20-30 % of residents will be single with high-paying jobs – movie industry folks & other high-paying professions.
- n. P: Understands that a traffic light is not allowed on Holly at corner where development will be. What about a little further N where Holly flows east of Ventura? There have been accidents to turn on Ventura from part of Holly east of Ventura and to make a left as if you were to go toward Trader Joe's. Is light allowed there?
 - i. A: Aligning our exit-only driveway with E. Holly – is 11' offset from center line As we do left out that westbound left on Holly, will make sure won't conflict with each other.
 - 1. Re: Light – I don't believe will be allowed. Quarter-mile is what I think is the required distance between lights. Majority of movement & traffic is on west-side by Trader Joe's. Part of traffic study will look at before & after the exit-only put in.
- o. P: Parking stipulations in lease – can we see those?

- i. A: Can share with you a standard form of lease with parking assigned & penalties for breaking rules.

3. Other Questions and Concerns:

- a. P: Is this project a “go”, but with modifications that are happening now? Or could it be declined?
 - i. A: DRB will approve or not approve the site plan per the zoning code. We're doing everything per the zoning code; we're not asking for any variances. DRB approval may well be “yes”. That's not the end of the line, obviously.
 - 1. In terms of design changes – they're fluid; we're still working on access & right of way. It varies from week to week. Even after submittal, it may still need to be altered, based on DRB feedback.
- b. P: In terms of height – Is there a way to make them shorter if this goes ahead, and if this follows the plan Titan has, how soon might the project be finished?
 - i. A: Re height, not likely we can do anything to lower building height – need to have 3 stories on this site to fit the number of units that are designed for the project.
 - ii. A: If approval, groundbreaking in late 2021.
 - 1. P: So you'll be done by summer of 2022?
 - a. A: It will take about 18 months, so done in 2023.
- c. P: Concerned about height & comment that it's not going to be financially feasible if not 3 stories. Already congested & commercial corner. This site should be commercial, not residential – especially this kind. Build condos north of this project or find another location. This is a nightmare. Feels this will ruin area. Can't imagine this there. Should be commercial or smaller scaled.
 - i. A: We met with Desert Ridge 3 times and gave them tons of info - after meetings, their consensus was that this is better than alternative, like gas stations; commercial could add a lot more traffic. Re: Building height – from these elevations you can see that much of it is below street level, so won't look like 3-story.
 - ii. P: If you took off 1 story how many people fewer would you have? Concerned about residential density.
 - 1. A: Not sure, but likely around 70, but we can't do this project that small.
- d. P: Re: Footprint – If I am one of the 5 homes immediately N & W of your garbage bins & those bins, even though in walls are 15' from my backyard & approximately 20' from my house & I'm in the 5th day of 100+ temp in summer, would you want to live in 1 of those 5 homes?
 - i. A: We're not doing typical dumpsters here. They're rollaway dumpster carts, so are much smaller, don't hold much & so will have more pick-ups per week – approximately 4-6 per week. Longest trash will sit is 48 hrs. We believe this will help.
 - ii. P: Will additional trash pickups be on the apartment's tab or taxpayers'?
 - 1. A: We pay.
- e. One individual tried to ask a question during the meeting but was having technical difficulties and was unable to communicate via Zoom. The facilitator said that that the participant could send her the questions after the meeting. Those questions were:

- i. There is an existing large apartment complex down the street at Holly & Barstow, which I believe is a Broadstone complex. There is a proposed 3 story 93 unit apartment complex at Barstow & Alameda. And, there is a Broadstone apartment complex at Alameda and San Pedro. Why is there even a need for more apartments in this area?
- ii. Has anyone looked into the impact all of these apartment complexes will be having on the number of additional students at the schools for the area – North Star, Desert Ridge and La Cueva?

Names and Affiliations of Attendees:

Dan Fay
 Lucy Baca, VENA
 Diana Domonkos, Vineyards 4
 Tom Farrell, Vineyard Estates
 Jim Strozier, Consensus Planning
 Patricia Rogers, Heritage East
 Roger Schluntz, FAIA
 Elizabeth Meek, President, VENA
 Michael Vos, Consensus Planning
 Josh Rogers, Titan Development
 David Zarecki
 Dan Regan
 Kelly Harrell
 Lucy Baca
 Kenneth Ma
 Amber Logan
 Dan
 Hazel Morgan
 Betti Trahan
 Brian Patterson, Titan Development
 Kurt Browning, Titan Development
 Sal Perdomo, Titan Development
 Rafael Castellanos, Titan Development
 Jesus Lopez, RESPEC
 Carol Ambabo
 DawnMarie Emillio
 Mary Burke
 Daniel Sandweiss
 Aileen
 Julanie Lee
 Teri Harris
 Laura Greenleaf
 J. Keim

Appendix: Zoom Chat Comments

- From Kelly Harrell: I neglected to send these questions in earlier:

- 1) Parking for 111 units appears to be inadequate. Where will guests or overflow parking be?
 - 2) How will people be able to turn left/north from Holly onto Ventura?
- From Jeff & Teri: Can you also please share what has already been approved and what we have a chance at stopping?
- From LIZ MEEK: I see that Consensus Planning is in attendance and I am curious what their role is in this project?
- From Jeff & Teri: What did the zoning get changed from? How did it get changed and who approved it?
- From Daniel Fay: How is the "Exit Only" enforced? If it's just a "do not enter sign", there's a good chance that people will ignore it.
- From Dan: What about visitors to tenants?
- From Jeff & Teri: Do those parking limits stay if the property is sold?
- From Kelly Harrell: How many spaces in total? I'm calculating 158 spaces. Also, how many additional guest spaces are allocated?
- From Dan Regan: How would you control residents who park offsite on a regular basis?
- From Kelly Harrell: I second Dan's question. If only ONE parking space is assigned per 1 bedroom, what happens when couples (with 2 vehicles) rent a 1 bedroom apartment? Or, is only 1 resident permitted in a 1 bedroom?
- From Carol Ambabo: Northbound traffic turning left (westbound) already backs up significantly. You really think that's not going to be much worse with residents turning to get into the apartments?
- From Carol Ambabo: to clarify: Northbound traffic turning westbound at Holly
- From Dan Sandweiss: How far along is approval on this project?
- From Dan Regan: Sq. Footage of the apartments.....can you remind us?
- From Tom Farrell: Based on the final elevation what is the slope on the exit only gate? it appears it will be a blind turn, maybe with the second lane it may not be a concern
- From Michael Vos: Application submittal on December 18th, 2020 for a Development Review Board (DRB) meeting on Wednesday, January 13th, 2021. Notice will be sent out at the time of application with information on how to participate and provide additional comments.
- From Tom Farrell: Thank you Carol, I annoy APD often about the speeding on Southbound Ventura
- From Kelly Harrell: Is a traffic circle a possibility for the Holly& Ventura intersection? It seems it might solve some of the speeding issue + the backup.
- From Tom Farrell: excellent Point Josh!!!
- From Dan Sandweiss: I'm concerned about the traffic coming onto Ventura from Holly that's east of Ventura. There are already accidents turning south onto Ventura from Holly next to Albertsons. The exit for this development is at this intersection.
- From Carol Ambabo: Would it be possible to align the exit only on Ventura with the street across and put in a traffic light here?
- From Kelly Harrell: Thank you, Josh
- From Kelly Harrell: Will the parking stipulations in the lease agreement be made available to us?
- From Tom Farrell: A lot of our traffic concerns have a lot to do with people not obeying the posted speed limit and other signage
- From LIZ MEEK: Thank you!

FACILITATED MEETING REPORT AMENDMENTS

Date Submitted: December 11, 2020

Original Submission: December 9, 2020

Submitted By: Jessie Lawrence

Facilitator: Jessie Lawrence

Co-facilitator: Kathleen Oweegon

Project Number: N/A – Pre-Application

Meeting Date and Time: December 7, 5:30 PM

Meeting Specifics:

Change 1)d)ii)1: Neighborhood edges as applicable from the zoning code: requires a 15 ft. landscape buffer against all single-family homes: trees, shrubs, drainage features, etc.

Change 1)e)ii): 2 buildings with 55 and 56 units – 111 units total.

Add 1)f)v): Applicant said the project is having a negligible impact on the intersections and the issues exist today. Increased traffic volume at Holly/Ventura is <4% while the increase at Ventura/Paseo del Norte is <1%.

Allaso Vineyards Luxury Apartments Pre-Application Meeting

December 7th, 2020





Titan Development is one of the Southwest's largest and most active, vertically integrated real estate developers. Titan offers development and construction services for a variety of asset classes.

Titan Development has ten multifamily projects with five completed and five under construction or in lease-up. The completed projects total 994 units with a development cost of \$142 million. Titan Development has multifamily projects in New Mexico, Florida, and Texas.

www.titan-development.com

Broadstone Promenade
Albuquerque, NM



COMBINED YEARS OF
development experience

120 YRS

Allaso Vineyards



Broadstone Cottonwood
Albuquerque, NM

Broadstone Santa Monica
Albuquerque, NM



REAL ESTATE
DEVELOPMENT
completed by principals

\$2.3B+

COMBINED AREA
real estate development

11M SF

Zocalo
Santa Fe, NM



community information meeting

Project Leadership



Josh Rogers

Vice President of Development

Josh is focused on multifamily development. He is responsible for the selection of all potential multifamily deals and manages Titan's extensive pipeline of multifamily and mixed-use projects. Josh has created over \$200 million in development opportunities for Titan. He has a Masters in Architecture and Bachelor of Business Administration in Marketing from the University of New Mexico. His charitable contributions include organizing Polly's Run which has created an endowment of over \$200,000 for pancreatic cancer research.



Brian Patterson

Vice President of Development

Brian is focused on mixed-use and self storage development. Brian's expertise is in sourcing deals, project management, design, entitlements, acquisitions, and dispositions. Brian has extensive experience developing and managing master planned communities, commercial developments, and infrastructure improvements. Brian received a Bachelor's of Science degree in Civil Engineering and is a licensed professional engineer. He is a current member of commercial real estate organization NAIOP and is involved in its Developing Leaders program.



Kurt Browning

Partner

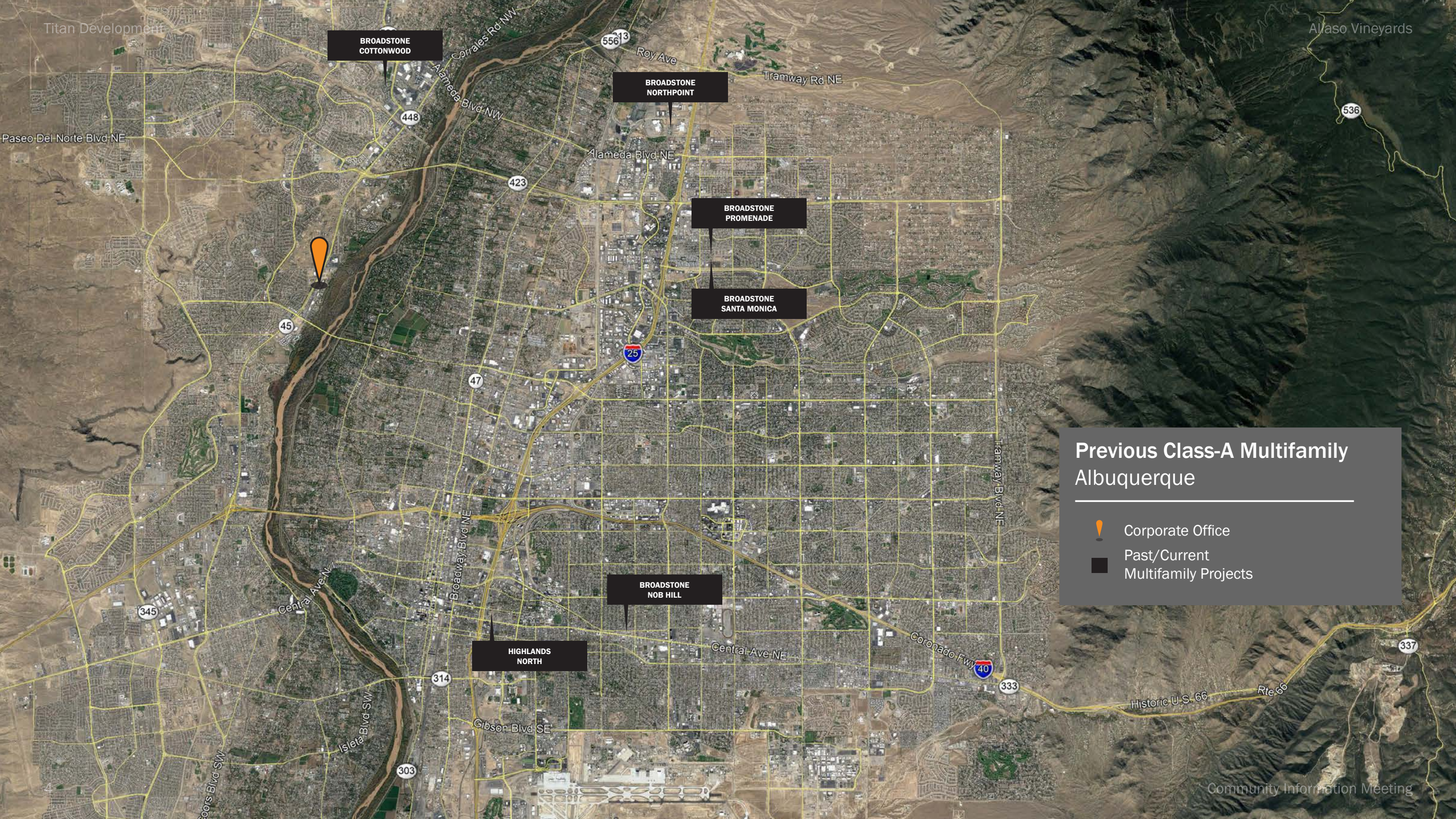
Kurt is a Principal of Titan Fund Management, and a partner of Titan Development. Kurt specializes in strategic planning, investment underwriting, entitlements, and equity/debt management. He also assists with sourcing equity. Kurt has experience across several asset classes over 25 years, overseeing \$750M in total development. Kurt will join the NAIOP National Board in 2020. Kurt received his Bachelor of Science in Civil Engineering from Texas Tech University.



Ben F. Spencer

Partner

Ben is a Principal of Titan Fund Management, as well as founding partner of Titan Development. With over 30 years of experience, Ben specializes in real estate development and investment with a focus on deal structure and financial analysis. Ben worked in the Tax Division at Arthur Andersen & Co. and Industrial Division at Trammel Crow. Ben received his MBA from Southern Methodist University.



**BROADSTONE
COTTONWOOD**

**BROADSTONE
NORTHPOINT**



**BROADSTONE
PROMENADE**

**BROADSTONE
SANTA MONICA**

**BROADSTONE
NOB HILL**

**HIGHLANDS
NORTH**

**Previous Class-A Multifamily
Albuquerque**

-  Corporate Office
-  Past/Current Multifamily Projects

Broadstone Northpoint
Albuquerque, NM
2018



Broadstone Northpoint
Albuquerque, NM
2018





Broadstone Northpoint
Albuquerque, NM
2018



Allaso Vineyards

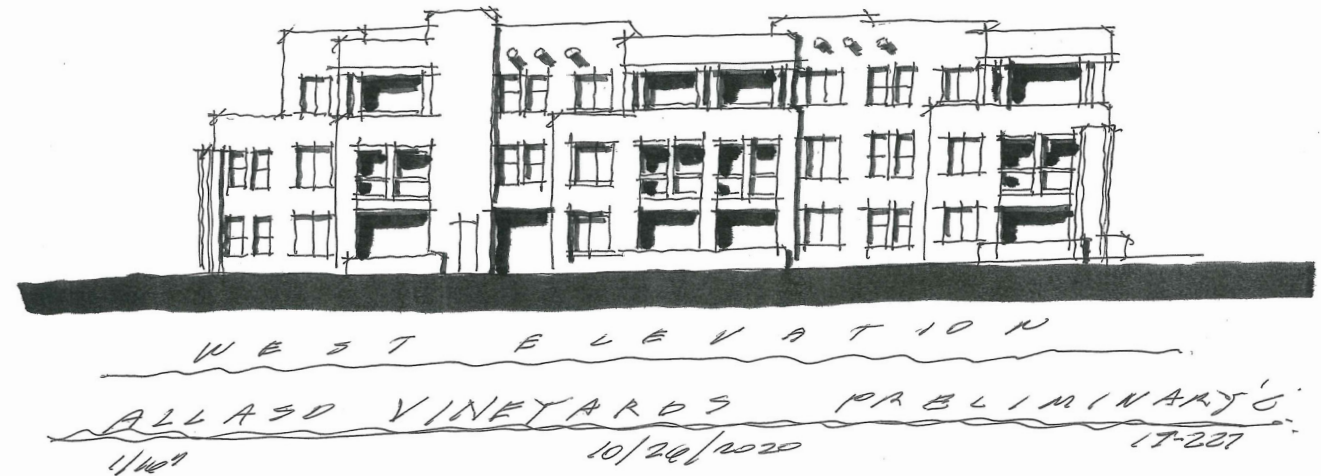
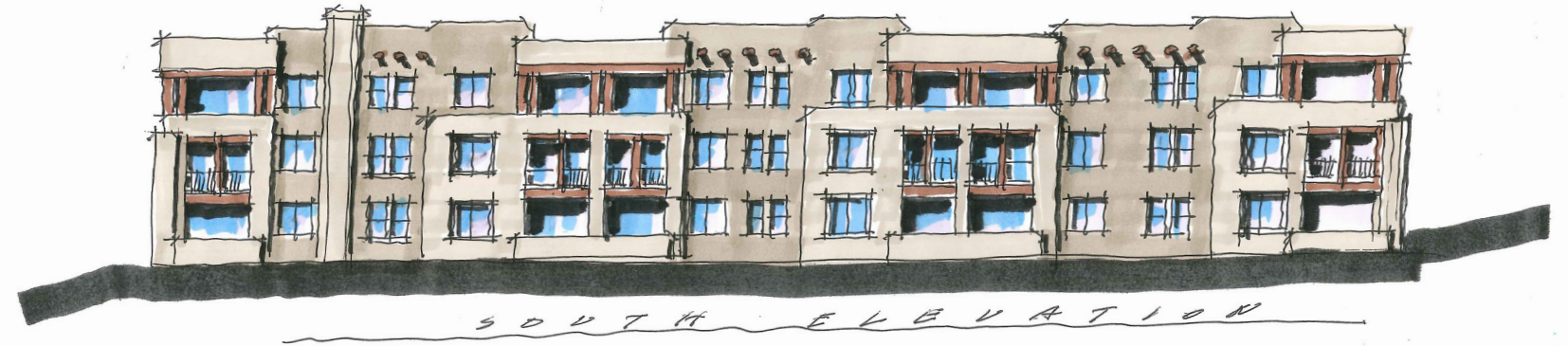
Proposed Project

Conceptual designs began in August with input from the Desert Ridge Place Neighborhood Association

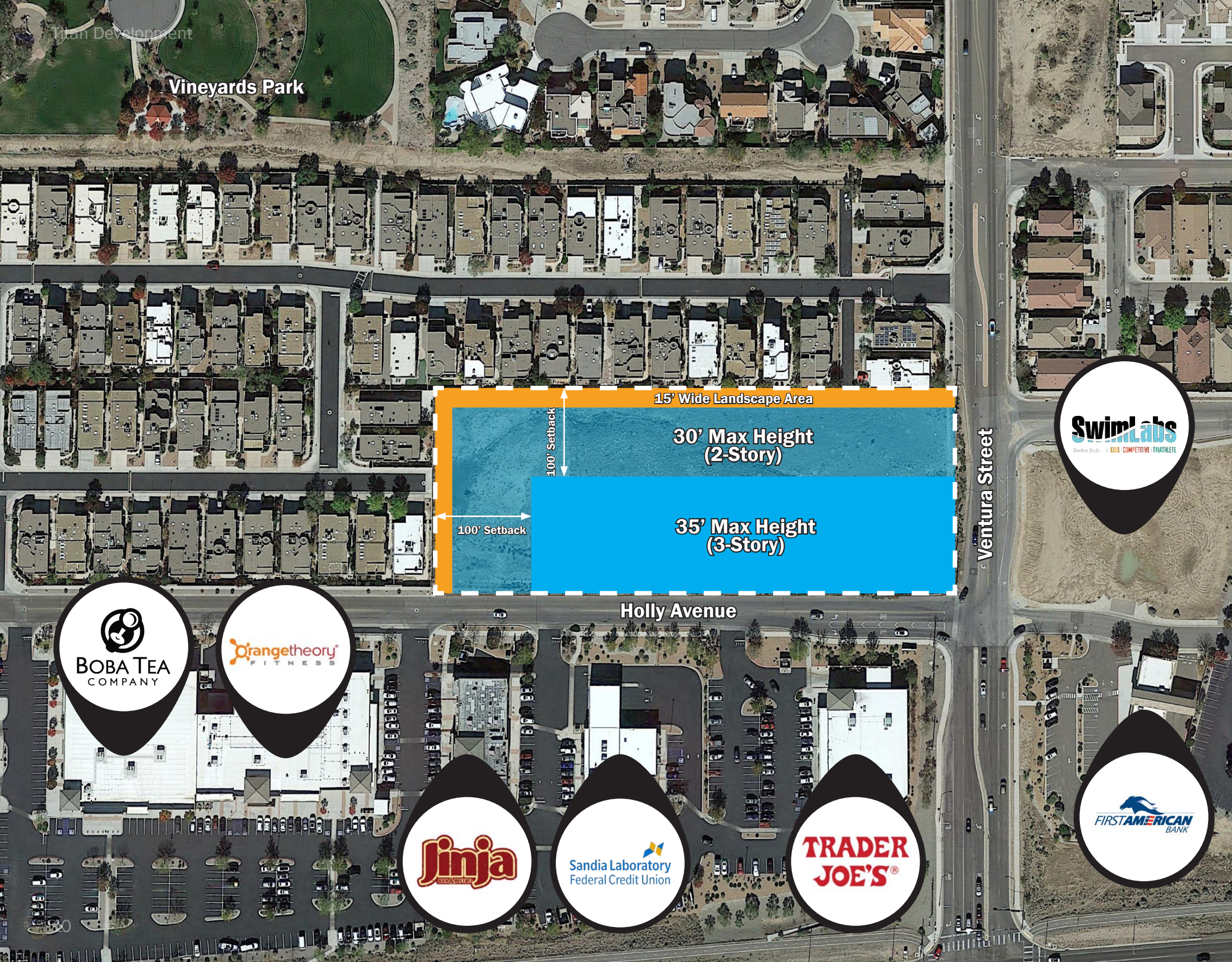
Conducted 2 meetings with Desert Ridge Place via zoom and in-person.

Conducted 1 meeting with Coalition 4 to introduce the project

Incorporated feedback from Desert Ridge Place and Vineyards into the design



Vineyards Park



MX-L Zoning

Mixed-Use Low Intensity Zone District

MX-L zone districts provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets.

Dwelling, multi-family is a Permissive Use

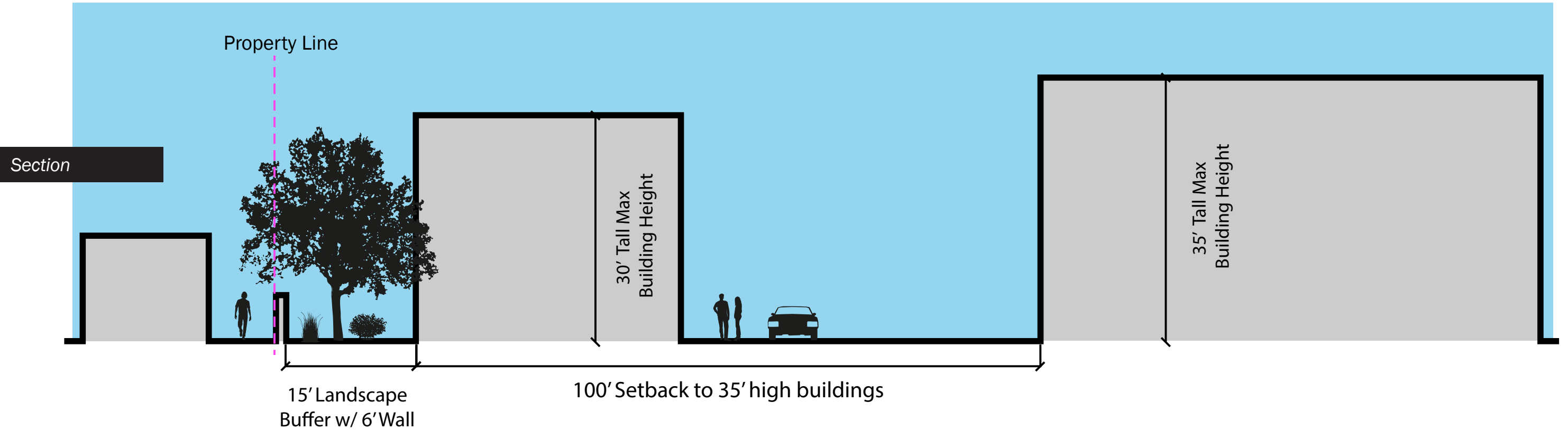
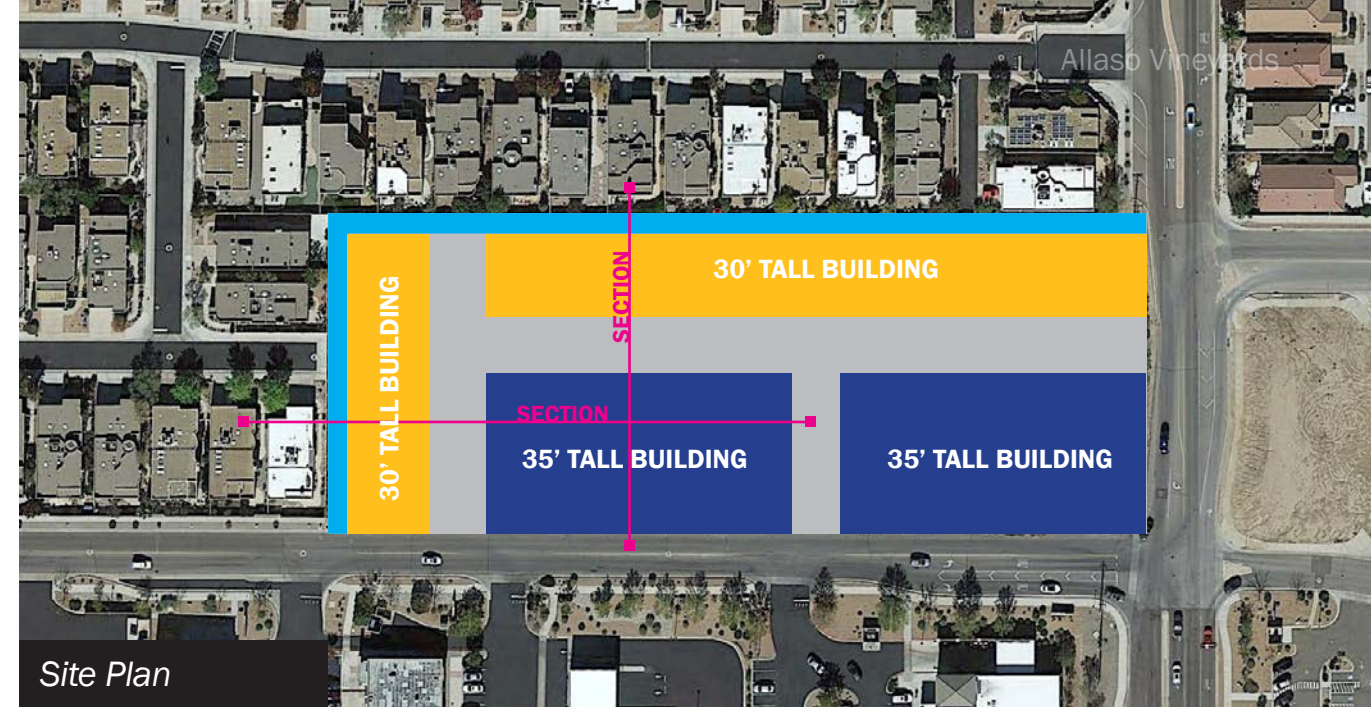
Building Height Maximum - 38 Ft

Setbacks

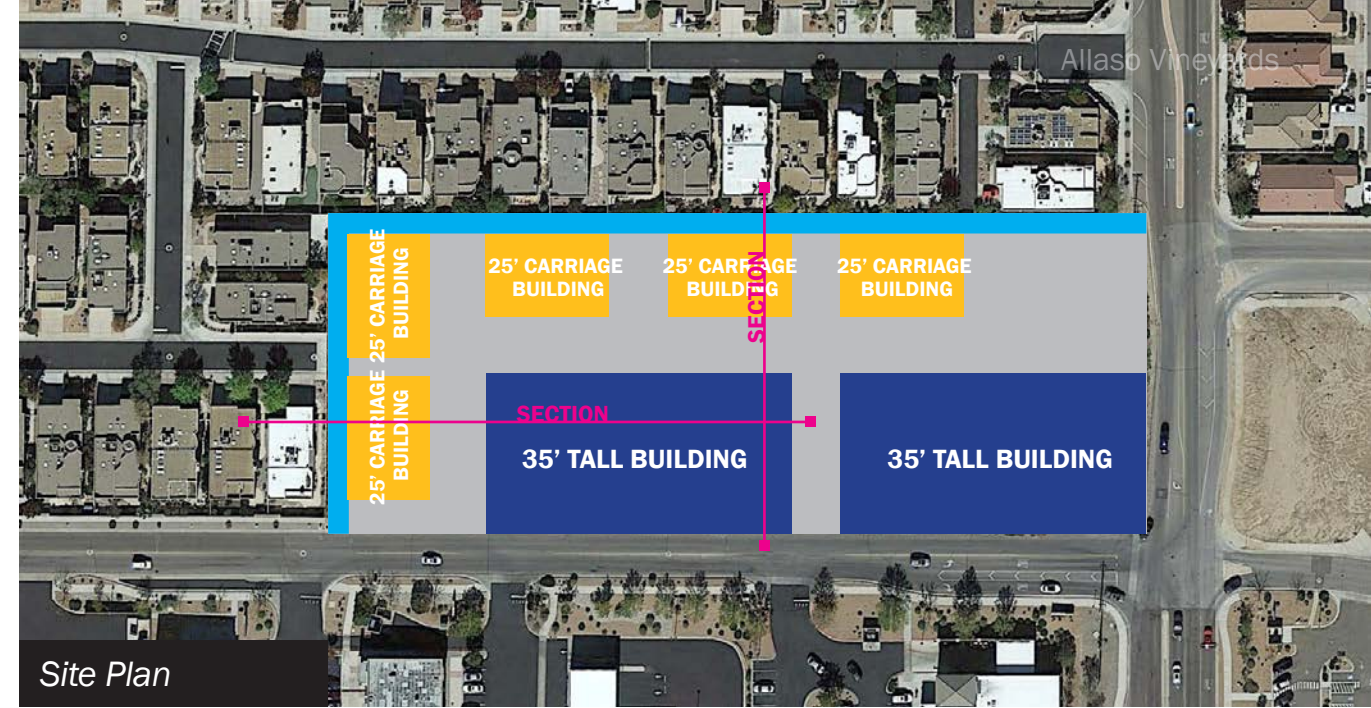
- i. Front - 5 Ft
- ii. Side adjacent to a Street - 5 Ft
- iii. Rear - 15 Ft

Neighborhood Edges Apply - Building height is limited to 30 feet within 100 feet of a Protected Lot (Low Density Residential Development)

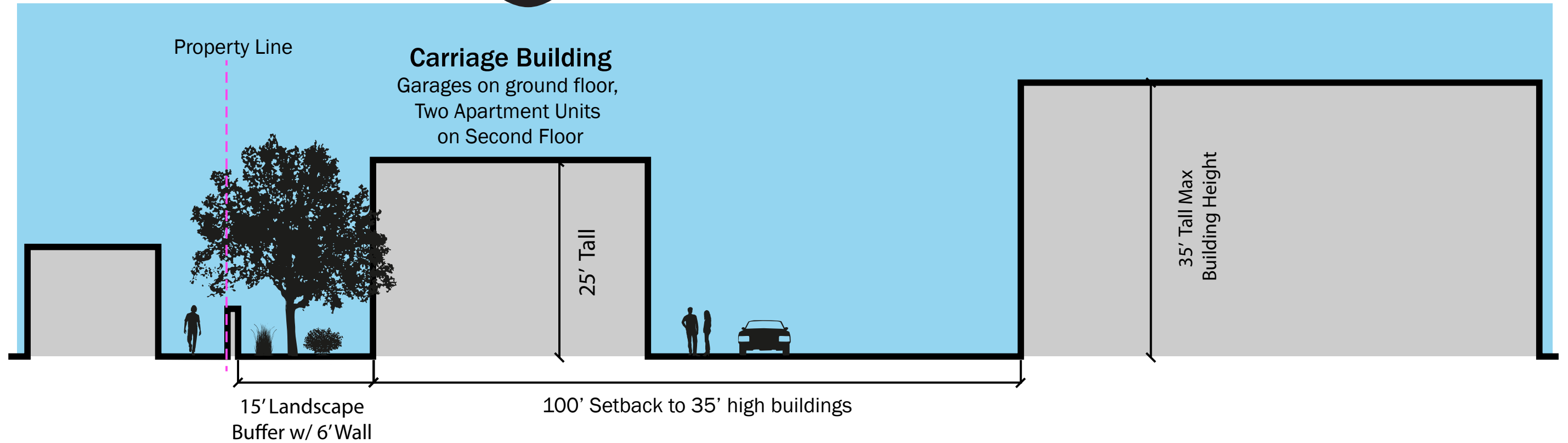
Allowable Heights & Setbacks by Code



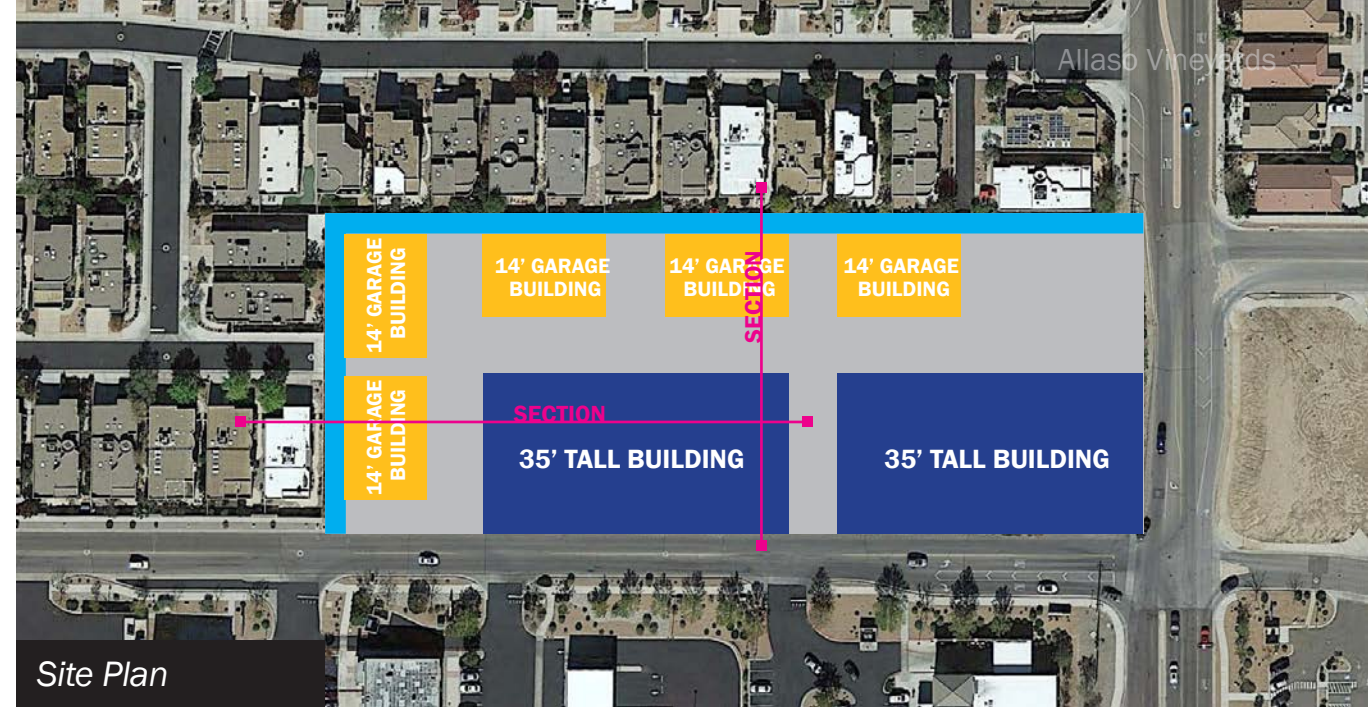
Option 1 Carriage Buildings



Section

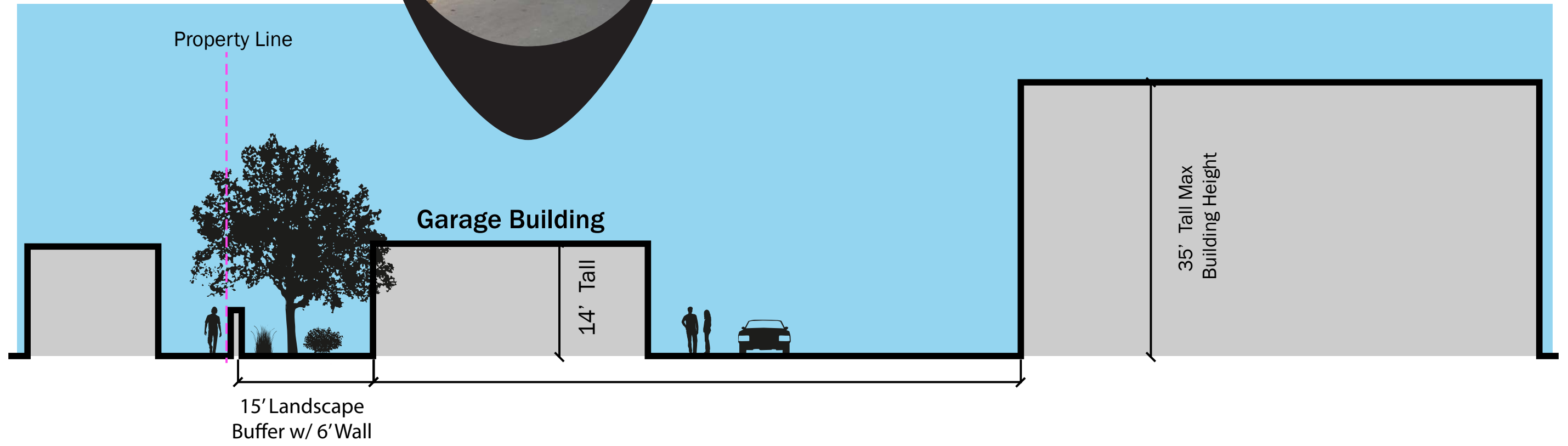


Option 2 Garage Buildings



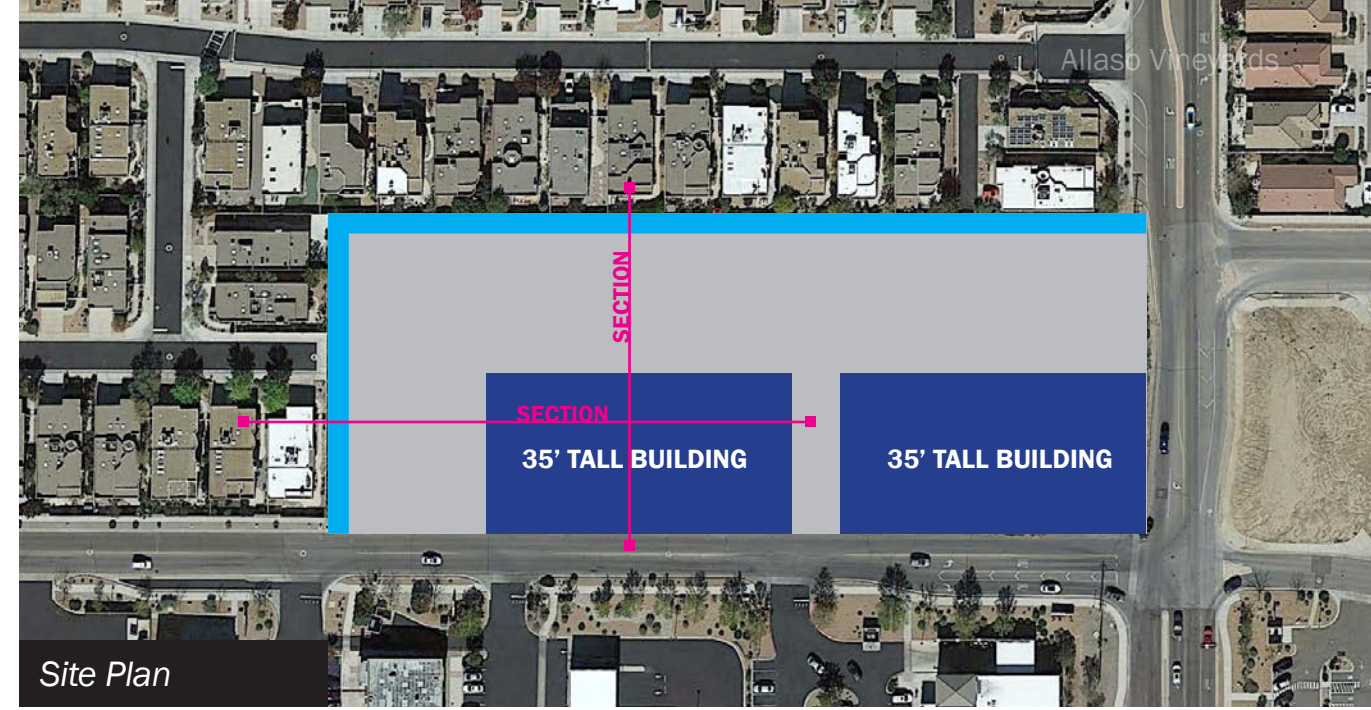
Site Plan

Section

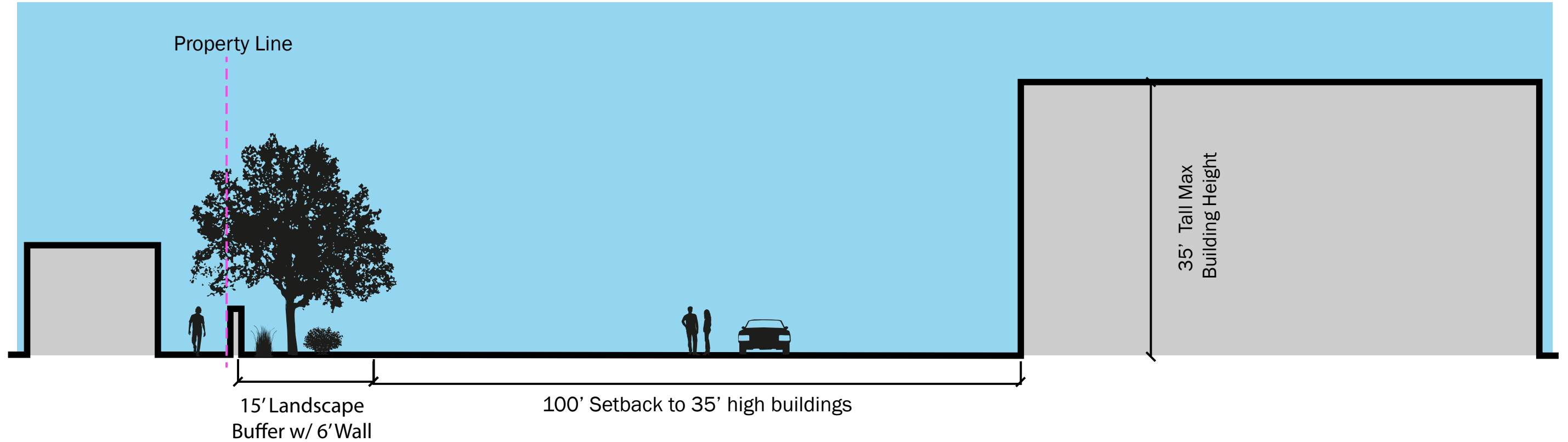


Option 3

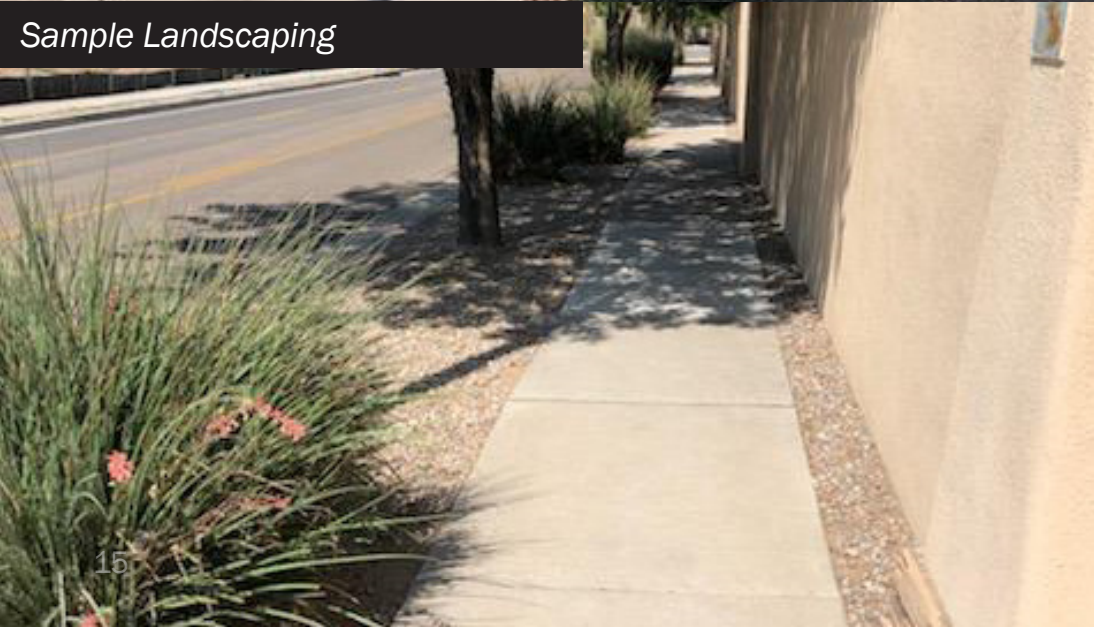
No Carriage or Garage Buildings



Section



Proposed Roadway & Sidewalk Improvements



Site Plan



Traffic Study

Traffic Impact Study (TIS) is being coordinated with the City of Albuquerque and the NMDOT.

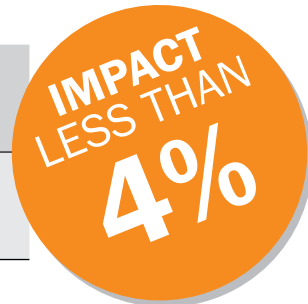
1. Trip Generation Data (ITE Trip Generation Manual - 10th Edition)

Multifamily Housing (Mid-Rise) - 112 Units

24-HR VOLUME	AM PEAK HOUR		PM PEAK HOUR	
	Enter	Exit	Enter	Exit
Gross	10	28	30	19
608				

3. Impact at Ventura/Holly

AM PEAK HOUR	PM PEAK HOUR
27	37

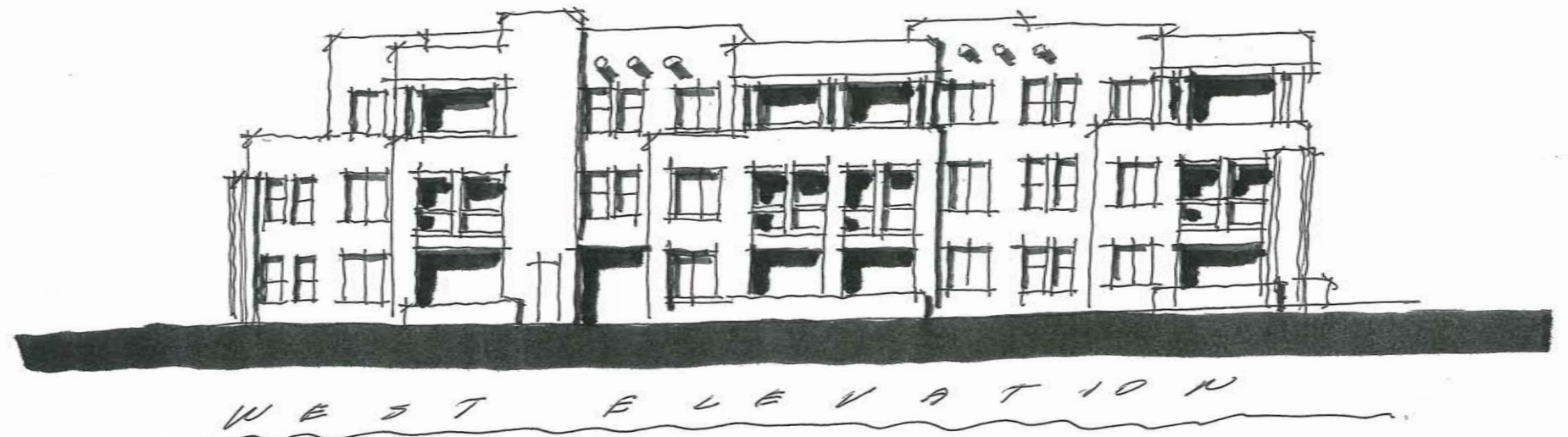
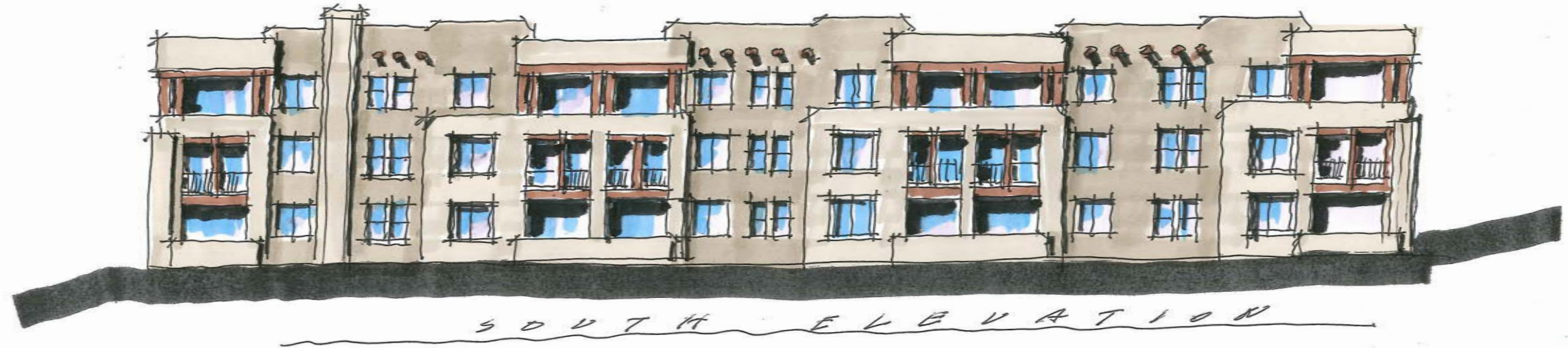


2. Impact at Paseo del Norte/Ventura



LEG	AM PEAK HOUR			PM PEAK HOUR		
	Trips Added	Approx. Volume	%	Trips Added	Approx. Volume	%
EB	5	1041	0.48%	16	1865	0.86%
WB	1	1752	0.06%	3	967	0.31%
NB	1	484	0.21%	3	469	0.64%
SB	21	562	3.74%	14	683	2.05%
TOT	28	3839	0.73%	36	3985	0.90%

Building Design* Elevation Sketches

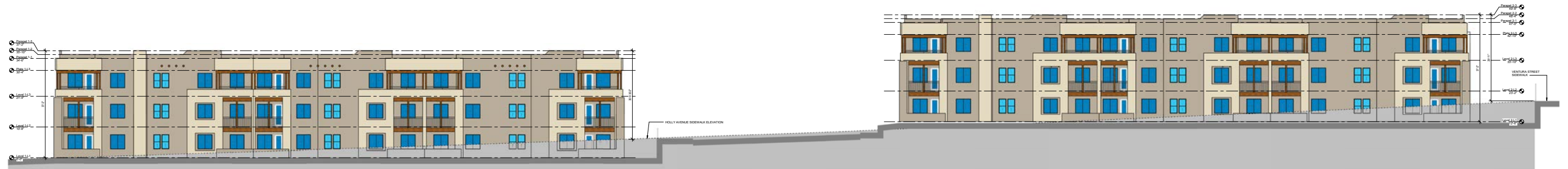


*colors still to be decided

ALLASO VINEYARDS PRELIMINARY
1/16/20 10/20/2020 17-227

Building Design*

Conceptual Elevations



**colors still to be decided*

Q/A



TITAN
DEVELOPMENT

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 HOLLY AV NE Public Notice Inquiry
Date: Thursday, December 17, 2020 2:41:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_C-20-7-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122		5058048806
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	

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: <http://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: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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
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@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, December 16, 2020 6:49 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:

Development Review Board

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

Contact Name

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:

Lots 17 thru 20, Block 9, North Albuquerque Acres, Tract 3, Unit 3 and Parcel 4, Subdivision Plat of Desert Ridge Place Unit 1.

Physical address of subject site:

99999 HOLLY AV NE

Subject site cross streets:

Holly Ave and Ventura Street NE

Other subject site identifiers:

NW corner of the referenced intersection

This site is located on the following zone atlas page:

C-20

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

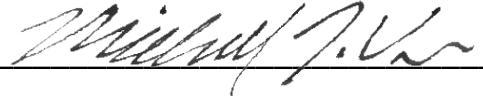


**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - DRB	
Decision-making Body: Development Review Board (DRB)	
Pre-Application meeting required:	X Yes <input type="checkbox"/> No
Neighborhood meeting required:	X Yes <input type="checkbox"/> No
Mailed Notice required:	X Yes <input type="checkbox"/> No
Electronic Mail required:	X Yes <input type="checkbox"/> No
Is this a Site Plan Application:	X Yes <input type="checkbox"/> No Note: if yes, see second page
PART II – DETAILS OF REQUEST	
Address of property listed in application: 99999 Holly Ave NE (Northwest corner of Holly Ave and Ventura St)	
Name of property owner: Trustees of Rowe RVT and Trust B RVT	
Name of applicant: Titan Development (Agent: Consensus Planning, Inc.)	
Date, time, and place of public meeting or hearing, if applicable: January 13, 2021 at 9:00 AM via Zoom	
See second page for Zoom information.	
Address, phone number, or website for additional information: Contact Michael Vos at (505) 764-9801 or vos@consensusplanning.com or Josh Rogers at (505) 998-0163 or jrogers@titan-development.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
X Zone Atlas page indicating subject property.	
X Drawings, elevations, or other illustrations of this request.	
X Summary of pre-submittal neighborhood meeting, if applicable.	
X Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

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.

 (Applicant signature) 12/18/20 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



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



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

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

X a. Location of proposed buildings and landscape areas.

X b. Access and circulation for vehicles and pedestrians.

X c. Maximum height of any proposed structures, with building elevations.

X d. For residential development: Maximum number of proposed dwelling units.

X e. For non-residential development:

N/A Total gross floor area of proposed project.

N/A Gross floor area for each proposed use.

A copy of the Facilitated Meeting Report, Site Plan, Landscape Plan, and Building Elevations can be downloaded here: <https://www.dropbox.com/t/QpafoA5bzC6WD5kf>

January 13, 2021 DRB Zoom Meeting Information

Join Zoom Meeting: <https://cabq.zoom.us/j/92615746961>

Meeting ID: 926 1574 6961

By Phone +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/ad0gSQL1An>

From: [Michael Vos](#)
To: ["djesmeek@comcast.net"](#); ["zarecki@aol.com"](#); ["Dan & Liz Regan"](#); [mgriffie@noreste.org](#)
Cc: [Josh Rogers](#)
Subject: Public Notice for Site Plan - DRB at Holly and Ventura
Date: Friday, December 18, 2020 10:11:00 AM
Attachments: [CABO Official Public Notice Form.pdf](#)
[Public Notice Project Information.pdf](#)
[IDOZoneAtlasPage_C-20-Z-Site.pdf](#)

Dear Neighbors,

This email is notice that Consensus Planning has submitted a Site Plan – DRB application for a 111 unit multi-family residential development at the northwest corner of Holly Avenue NE and Ventura Street NE on behalf of Titan Development. We appreciate being able to meet with you and discuss this project at the facilitated meeting on December 7th.

Attached you will find the required notice forms and information for this project. The site plan, landscape plan, and building elevations as well as a copy of the facilitated meeting report can be downloaded here: <https://www.dropbox.com/t/QpafoA5bzC6WD5kf>

The DRB meeting for this project will be on Wednesday, January 13, 2021 at 9:00 AM via Zoom. The Zoom information is as follows:

Join Zoom Meeting: <https://cabq.zoom.us/j/92615746961>

Meeting ID: 926 1574 6961

By Phone +1 312 626 6799

Find your local number: <https://cabq.zoom.us/u/ad0gSQL1An>

If you have any questions please do not hesitate to contact me with the information below, or contact Josh Rogers with Titan Development at (505) 998-0163 or jrogers@titan-development.com.

Sincerely,

Michael Vos, AICP

CONSENSUS PLANNING, INC.

302 Eighth Street NW

Albuquerque, NM 87102

phone (505) 764-9801

vos@consensusplanning.com

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed/Emailed to a Neighborhood Association

Date of Notice*: December 18, 2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: Vineyard Estates Neighborhood Association and District 4 Coalition

Name of NA Representative*: Elizabeth Meek, David Zarecki, Daniel Regan, and Mildred Griffiee

Email Address* or Mailing Address* of NA Representative¹: See Attached

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Holly Avenue NE
Location Description Northwest corner of Holly Avenue and Ventura Street
2. Property Owner* Trustees of Rowe RVT and Trust B RVT
3. Agent/Applicant* *[if applicable]* Consensus Planning / Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - X Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*:

Site Plan approval for a multi-family residential development containing 111 dwelling units in two 3-story buildings (37 feet, 2 inches tall). Entrance on Holly Avenue and exit only gate to Ventura.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] approximately 3.5 acres
 2. IDO Zone District MX-L: Mixed-use Low Intensity
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: Vineyard Estates Neighborhood Association [Other Neighborhood Associations, if any]
District 4 Coalition

⁶ Available here: <https://tinurl.com/idozoningmap>

From: [Carmona, Dalaina L.](#)
To: [Michael Vos](#)
Subject: 99999 HOLLY AV NE Public Notice Inquiry
Date: Thursday, December 17, 2020 2:41:10 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image007.png](#)
[IDOZoneAtlasPage_C-20-7-Site.pdf](#)

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Vineyard Estates NA	David	Zarecki	zarecki@aol.com	8405 Vintage Drive NE	Albuquerque	NM	87122		5058048806
Vineyard Estates NA	Elizabeth	Meek	djesmeek@comcast.net	8301 Mendocino Drive NE	Albuquerque	NM	87122		5055080806
District 4 Coalition of Neighborhood Associations	Daniel	Regan	dlreganabq@gmail.com	4109 Chama Street NE	Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffiee	mgriffiee@noreste.org	PO Box 90986	Albuquerque	NM	87199	5052800082	

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: <http://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: <https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

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
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@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, December 16, 2020 6:49 PM
To: Office of Neighborhood Coordination <vos@consensusplanning.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>



100-Foot Property Owner Buffer Map

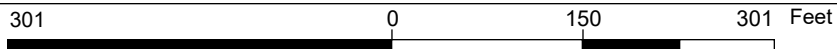


Legend

- Bernalillo County Parcels
- Primary Streets**
 - Freeway
 - Principal Arterial
 - Minor Arterial
 - Local Streets
- BN and SF Railroad
- Other Streets
- Municipal Limits**
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
- World Street Map

Notes

Prepared by Consensus Planning
12/17/20



WGS_1984_Web_Mercator_Auxiliary_Sphere
12/17/2020 © City of Albuquerque

1: 1,803

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description	Acres
102006417002830121	ARCP MT ALBUQUERQUE NM LLC C/O RYAN LLC - PTS	PO BOX 460389 DEPT 250	HOUSTON TX 77056-8389	8900 HOLLY AVE NE	ALBUQUERQUE NM 87122	LT 3-A PLAT OF LOTS 2-A AND 3-A VENTURA PLACECONT 4.4407 AC	4.4407
102006422308130229	BRANUM-IRWIN BIDDYE J	8916 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8916 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 15-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006418509331210	CLEM TANA R	8856 DESERT FINCH LN NE	ALBUQUERQUE NM 87122-3652	8856 DESERT FINCH LN NE	ALBUQUERQUE NM 87122	LT 2-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1105 AC	0.1105
102006423608130232	DEROSIER KAROLYN P	8928 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8928 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 12-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006415708931501	DESERT RIDGE DEVELOPMENT LLC	8300 CARMEL AVE NE SUITE 601	ALBUQUERQUE NM 87122-3125	ALBUQUERQUE NM 87122	ALBUQUERQUE NM 87122	PARCEL 1 ROW SUBDIVISION PLAT OF DESERT RIDGE PLACEUNIT 1 & 2 CONT 2.1669 AC	2.1669
102006421808130228	FEASTER JANETTE B	8912 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8912 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 16-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006428004140131	FIRST AMERICAN BANK	303 W MAIN ST	ARTESIA NM 88211-2133	8110 VENTURA ST NE	ALBUQUERQUE NM 87122	TR E-1 BLK 19 PLAT OF TRACT E-1 BLK 19 NORTH ALBUQUERQUEACRES CONT 1.0824 AC	1.0824
102006418009331209	GARDNER MARY S	8852 DESERT FINCH LN NE	ALBUQUERQUE NM 87122	8852 DESERT FINCH LN NE	ALBUQUERQUE NM 87122	LT 3-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1105 AC	0.1105
102006419311630222	GORDON CLIFFORD & MELISSA	8860 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3647	8860 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 39-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1102 AC	0.1102
102006418909331211	GREENE JEFFERY C & KRISHAWN	8860 DESERT FINCH LN NE	ALBUQUERQUE NM 87122-3652	8860 DESERT FINCH LN NE	ALBUQUERQUE NM 87122	LT 1-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1105 AC	0.1105
102006424507730233	HILLMAN GLENDA MAE	8932 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8932 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 11-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1481 AC	0.1481
102006418610430218	KORNEMANN BRUCE EVAN	8200 MOON RIDGE TRL NE	ALBUQUERQUE NM 87122-3651	8200 MOON RIDGE TRL NE	ALBUQUERQUE NM 87122	LT 43-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1197 AC	0.1197
102006426907741105	LAPPO KARMEN NOEL	9016 VILLAGE AVE NE	ALBUQUERQUE NM 87122	9016 VILLAGE AV NE	ALBUQUERQUE NM 87122	LT 5-A-P1 PLAT OF LOT 5-A-P1 AND LOT 6-A-P1 VENTURA VILLAGESUBDIVISION CONT .1411 AC	0.1411
102006420908130226	LEE JUNHO & YOUNG SOOK	8904 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8904 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 18-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006427306240101	LIMERICK LLC	8212 LOUISIANA BLVD NE SUITE A	ALBUQUERQUE NM 87113-2552	8100 VENTURA ST NE	ALBUQUERQUE NM 87122	TRACT B BLOCK 19 PLAT OF TRACTS A,B,C,D,E AND F, BLOCK 19TRACT 3 UNIT 3 NORTH ALBUQUERQUE ACRES CONT .6230 AC	0.623
102006421408130227	LOYD PHILLIP T & SHARON K	8908 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8908 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 17-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006426608541103	MCKENNEY BRIDGET L TRUSTEE MCKENNEY FAMILY LVT	9008 VILLAGE AVE NE	ALBUQUERQUE NM 87122-2601	9008 VILLAGE AVE NE	ALBUQUERQUE NM 87122	LT 3-P1 AMENDED PLAT OF VENTURA VILLAGE SUBDIVISION AREPLAT OF LOTS 1 THROUGH 6 BLOCK 19 TRACT 3 UNIT 3 NORTHAL	0.1032
102006418610930219	MERRITT BERYL L & PERLMAN SHARON & MERRITT CARL R	8204 MOON RIDGE TRL NE	ALBUQUERQUE NM 87122-3651	8204 MOON RIDGE TRL NE	ALBUQUERQUE NM 87122	LT 42-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1060 AC	0.106
102006418811730221	MITCHIE DAVID C & CONNIE L	8856 DESERT FOX WAY NE	ALBUQUERQUE NM 87112-3647	8856 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 40-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1121 AC	0.1121
102006424508230234	MORI TAKEKO MIYOSHI	8936 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8936 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 10-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1526 AC	0.1526
102006423208130231	MUCCI JOSEPH A & MARY A	1229 ELDERFLOWER DR	NICEVILLE FL 32578-3426	8924 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 13-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006419811630223	PATEL KETAN K	8864 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3647	8864 DESERT FOX NE	ALBUQUERQUE NM 87122	LT 38-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1102 AC	0.1102
102006422206730214	ROWE FRANK A & CATHERINE F TRUSTEES ROWE RVT	1414 SAN CARLOS RD SW APT 3	ALBUQUERQUE NM 87104-1001	HOLLY AVE NE	ALBUQUERQUE NM 87122	* 019 009NORTH ALBUQ ACRES UN3 TR3	0.8864
102006420211630224	ROYBAL BENNY & ELIZABETH H	8868 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3647	8868 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 37-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1102 AC	0.1102
102006418411730220	SANCHEZ ARCHIE E & FLORA B	8852 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3647	8852 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 41-P1 SUBDIVISION PLAT OF DESERT RIDGE PLACE UNIT 1CONT .1390 AC	0.139
102006420902930119	SANDIA LABORATORY FEDERAL CREDIT UNION	3707 JUAN TABO BLVD NE	ALBUQUERQUE NM 87111	8920 HOLLY	ALBUQUERQUE NM 87122	LT 4 PLAT OF LOTS 1 THRU 6 VENTURA PLACE CONT 1.7500 AC	1.75
102006423303130118	SPENCER CHRISTOPHER C	P.O BOX 9296	LAGUNA BEACH CA 92652-7261	8928 HOLLY AVE NE	ALBUQUERQUE NM 87122	LT 5 PLAT OF LOTS 1 THRU 6 VENTURA PLACE CONT 1.7500 AC	1.75
102006422708130230	SU CHE PING	8920 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8920 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 14-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102
102006426608041104	TRUIJILLO REUBEN & AMY	9012 VILLAGE AVE NE	ALBUQUERQUE NM 87122-2601	9012 VILLAGE AV NE	ALBUQUERQUE NM 87122	LT 4-P1 AMENDED PLAT OF VENTURA VILLAGE SUBDIVISION AREPLAT OF LOTS 1 THROUGH 6 BLOCK 19 TRACT 3 UNIT 3 NORTHAL	0.1031
102006420508130225	VACEK JENNY E	8900 DESERT FOX WAY NE	ALBUQUERQUE NM 87122-3650	8900 DESERT FOX WAY NE	ALBUQUERQUE NM 87122	LT 19-P1 SUBDIVISION PLAT OF LOTS 1-P1 THROUGH 19-P1 ANDPARCEL 1 DESERT RIDGE PLACE UNIT 2 CONT .1102 AC	0.1102

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: December 18, 2020

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* 99999 Holly Avenue NE
Location Description Northwest corner of Holly Avenue and Ventura Street
2. Property Owner* Trustees of Rowe RVT and Trust B RVT
3. Agent/Applicant* *[if applicable]* Consensus Planning / Titan Development
4. Application(s) Type* per IDO [Table 6-1-1](#) *[mark all that apply]*
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision _____ (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request^{1*}:

Site Plan approval for a multi-family residential development containing 111 dwelling units in two 3-story buildings (37 feet, 2 inches tall). Entrance on Holly Avenue and exit only gate to Ventura. The proposed buildings are setback over 60 feet from the adjacent lots and building height is less than 30 feet (2-stories) within 100 feet of the single-family residential.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] approximately 3.5 acres
 2. IDO Zone District MX-L: Mixed-use Low Intensity
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

ARCP MT ALBUQUERQUE NM LLC C/O
RYAN LLC - PTS
PO BOX 460389 DEPT 250
HOUSTON TX 77056-8389

BRANUM-IRWIN BIDDYE J
8916 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

CLEM TANA R
8856 DESERT FINCH LN NE
ALBUQUERQUE NM 87122-3652

DEROSIER KAROLYN P
8928 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

DESERT RIDGE DEVELOPMENT LLC
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122-3125

FEASTER JANETTE B
8912 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

FIRST AMERICAN BANK
303 W MAIN ST
ARTESIA NM 88211-2133

GARDNER MARY S
8852 DESERT FINCH LN NE
ALBUQUERQUE NM 87122

GORDON CLIFFORD & MELISSA
8860 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

GREENE JEFFERY C & KRISHAWN
8860 DESERT FINCH LN NE
ALBUQUERQUE NM 87122-3652

HILLMAN GLENDA MAE
8932 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

KORNEMANN BRUCE EVAN
8200 MOON RIDGE TRL NE
ALBUQUERQUE NM 87122-3651

LAPPO KARMEN NOEL
9016 VILLAGE AVE NE
ALBUQUERQUE NM 87122

LEE JUNHO & YOUNG SOOK
8904 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

LIMERICK LLC
8212 LOUISIANA BLVD NE SUITE A
ALBUQUERQUE NM 87113-2552

LOYD PHILLIP T & SHARON K
8908 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

MCKENNEY BRIDGET L TRUSTEE
MCKENNEY FAMILY LVT
9008 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2601

MERRITT BERYL L & PERLMAN SHARON
& MERRITT CARL R TRUSTEES MERRITT
RVT
8204 MOON RIDGE TRL NE
ALBUQUERQUE NM 87122-3651

MITCHIE DAVID C & CONNIE L
8856 DESERT FOX WAY NE
ALBUQUERQUE NM 87112-3647

MORI TAKEKO MIYOSHI
8936 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

MUCCI JOSEPH A & MARY A
1229 ELDERFLOWER DR
NICEVILLE FL 32578-3426

PATEL KETAN K
8864 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

ROWE FRANK A & CATHERINE F
TRUSTEES ROWE RVT
1414 SAN CARLOS RD SW APT 3
ALBUQUERQUE NM 87104-1001

ROYBAL BENNY & ELIZABETH H
8868 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

SANCHEZ ARCHIE E & FLORA B
8852 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

SANDIA LABORATORY FEDERAL CREDIT
UNION
3707 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111

SPENCER CHRISTOPHER C
P.O BOX 9296
LAGUNA BEACH CA 92652-7261

SU CHE PING
8920 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

TRUJILLO REUBEN & AMY
9012 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2601

VACEK JENNY E
8900 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

Planning
eet NW
NM 87102

FIRST-CLASS



CLEM TANA R
8856 DESERT FINCH LN NE
ALBUQUERQUE NM 87122-3652

us Planning
' Street NW
ue, NM 87102

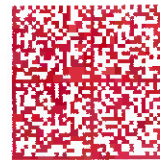
FIRST-CLASS



FEASTER JANETTE B
8912 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

us Planning
Street NW
ic, NM 87102

FIRST-CLASS



GORDON CLIFFORD & MELISSA
8860 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

et NW
IM 87102

FIRST-CLASS



US POSTAGE
\$ 000.50⁰
02 1P
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

KORNEMANN BRUCE EVAN
8200 MOON RIDGE TRL NE
ALBUQUERQUE NM 87122-3651

anning
t NW
M 87102

FIRST-CLASS



US POSTAGE
\$ 000.50⁰
02 1P
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

LIMERICK LLC
8212 LOUISIANA BLVD NE SUITE A
ALBUQUERQUE NM 87113-2552

lanning
et NW
IM 87102

FIRST-CLASS



US POSTAGE
\$ 000.50⁰
02 1P
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

MERRITT BERYL L & PERLMAN SHARON
& MERRITT CARL R TRUSTEES MERRITT
RVT
8204 MOON RIDGE TRL NE
ALBUQUERQUE NM 87122-3651

et NW
JM 87102

FIRST-CLASS

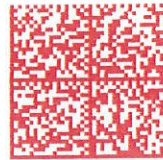


PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

MUCCI JOSEPH A & MARY A
1229 ELDERFLOWER DR
NICEVILLE FL 32578-3426

Planning
et NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

ROYBAL BENNY & ELIZABETH H
8868 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

Planning
et NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

SPENCER CHRISTOPHER C
P.O BOX 9296
LAGUNA BEACH CA 92652-7261

set NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

VACEK JENNY E
8900 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

lanning
et NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

MCKENNEY BRIDGET L TRUSTEE
MCKENNEY FAMILY LVT
9008 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2601

anning
t NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

MORI TAKEKO MIYOSHI
8936 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

NW
A 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

ROWE FRANK A & CATHERINE F
TRUSTEES ROWE RVT
1414 SAN CARLOS RD SW APT 3
ALBUQUERQUE NM 87104-1001

Planning
et NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

TRUJILLO REUBEN & AMY
9012 VILLAGE AVE NE
ALBUQUERQUE NM 87122-2601

anning
t NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

ARCP MT ALBUQUERQUE NM LLC C/O
RYAN LLC - PTS
PO BOX 460389 DEPT 250
HOUSTON TX 77056-8389

et NW
NM 87102

DESERT RIDGE DEVELOPMENT LLC
8300 CARMEL AVE NE SUITE 601
ALBUQUERQUE NM 87122-3125

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

Planning
et NW
NM 87102

GARDNER MARY S
8852 DESERT FINCH LN NE
ALBUQUERQUE NM 87122

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

Planning
et NW
NM 87102

HILLMAN GLENDA MAE
8932 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

anning
t NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

LEE JUNHO & YOUNG SOOK
8904 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

anning
NW
1 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

SANDIA LABORATORY FEDERAL CREDIT
UNION
3707 JUAN TABO BLVD NE
ALBUQUERQUE NM 87111

Planning
eet NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

DEROSIER KAROLYN P
8928 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

NW
87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

FIRST AMERICAN BANK
303 W MAIN ST
ARTESIA NM 88211-2133

Planning
et NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

GREENE JEFFERY C & KRISHAWN
8860 DESERT FINCH LN NE
ALBUQUERQUE NM 87122-3652

anning
t NW
M 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
0002118651 DEC 18 2020
MAILED FROM ZIP CODE 87102

LAPPO KARMEN NOEL
9016 VILLAGE AVE NE
ALBUQUERQUE NM 87122

ret NW
NM 87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

LOYD PHILLIP T & SHARON K
8908 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

ning
NW
87102

FIRST-CLASS

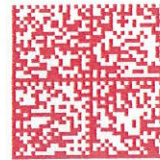


PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

MITCHIE DAVID C & CONNIE L
8856 DESERT FOX WAY NE
ALBUQUERQUE NM 87112-3647

ning
NW
87102

FIRST-CLASS



PITNEY BOWES
US POSTAGE
02 1P \$ 000.50⁰
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

PATEL KETAN K
8864 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

NM 87102

FIRST-CLASS



*** PIT. **US POSTAGE**
02 1P **\$ 000.50⁰**
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

SANCHEZ ARCHIE E & FLORA B
8852 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3647

anning
st NW
M 87102

FIRST-CLASS



*** PITNEY BOWES ***
US POSTAGE
02 1P **\$ 000.50⁰**
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

SU CHE PING
8920 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

Planning
set NW
NM 87102

FIRST-CLASS



*** PITNEY BOWES ***
US POSTAGE
02 1P **\$ 000.50⁰**
000211 8651 DEC 18 2020
MAILED FROM ZIP CODE 87102

BRANUM-IRWIN BIDDYE J
8916 DESERT FOX WAY NE
ALBUQUERQUE NM 87122-3650

SITE PLAN CHECKLIST

Project #: PR-2020-004604 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.

 12/18/20
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

- 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