



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

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (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)	<b>MISCELLANEOUS APPLICATIONS</b>		
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<b>APPEAL</b>	
<input checked="" type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<input type="checkbox"/> Waiver to DPM (Form V2)			
<b>BRIEF DESCRIPTION OF REQUEST</b>			
DRB Site Plan			

<b>APPLICATION INFORMATION</b>		
Applicant: Contractors Leasing LLC/ Larry R. Gutierrez		Phone: 505-345-8591
Address: 2906 Broadway Blvd NE		Email: rick.marquardt@jaynescorp.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2 LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101505514525430415 101505519726930412
Zone Atlas Page(s): M-15-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 10.7 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 2900 Transport	Between: Flightway Ave	and: Woodward Rd
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
1009573, 1009090, 1007017		

Signature:	Date: 8/6/2021
Printed Name: Ronald R. Bohannan	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

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

**FORM P2: SITE PLAN – DRB**

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. 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**

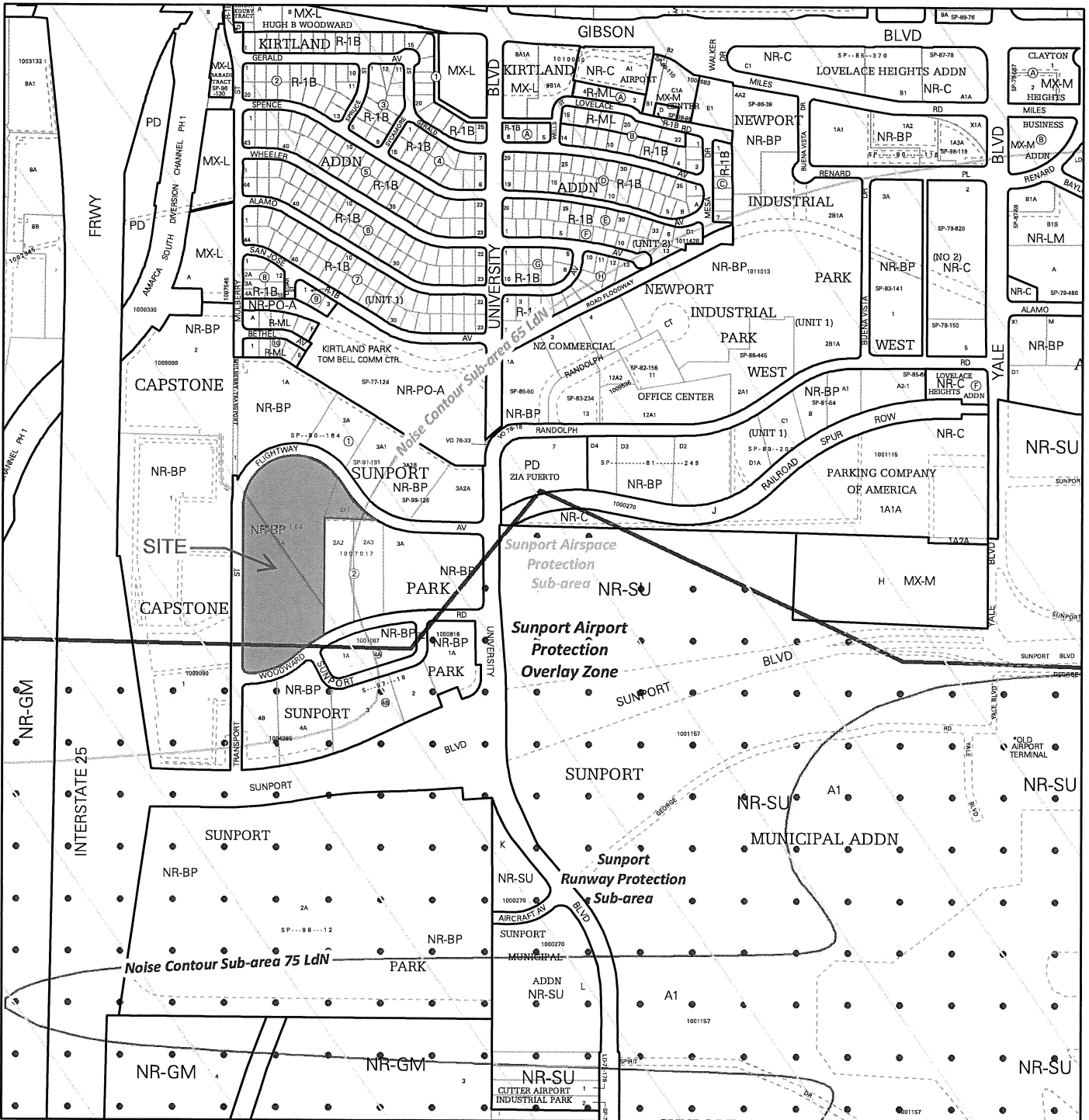
- N/A Interpreter Needed for Hearing? \_\_\_\_ if yes, indicate language: \_\_\_\_\_
- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (not required for Extension)
- Signed Traffic Impact Study (TIS) Form
- Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information (not required for Extension)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(G)(3)
- Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(O)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (not required for Extension)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (not required for extension)
- N/A Office of Neighborhood Coordination neighborhood meeting inquiry response
- N/A Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
- N/A If a meeting was requested or held, copy of sign-in sheet and meeting notes
- Sign Posting Agreement
- Required notices with content per IDO Section 14-16-6-4(K)(6) (not required for extension)
- N/A Office of Neighborhood Coordination notice inquiry response
- N/A Copy of notification letter and proof of first-class mailing
- N/A 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
- N/A 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

<b>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.</b>	
Signature:	Date: 08/06/2021
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	






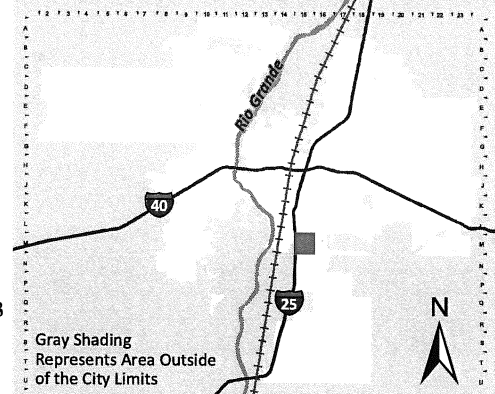
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



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

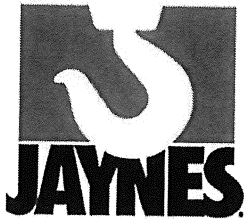


Gray Shading Represents Area Outside of the City Limits

**Zone Atlas Page:**  
**M-15-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

0 250 500 1,000 Feet



January 11, 2021

JAYNES CORPORATION  
GENERAL CONTRACTORS  
2906 Broadway NE  
Albuquerque, NM 87107  
p 505.345.8591  
f 505.345.8598  
jaynescorp.com

FARMINGTON  
900 Resource Avenue  
Farmington, NM 87401  
p 505.326.3354  
f 505.325.6399

LAS CRUCES  
1447 Certified Place  
Suite B-3  
Las Cruces, NM 88007  
p 575.526.6400  
f 575.526.1495

DURANGO  
65 Mercado Street  
Ste 125  
Durango, CO 81301  
p 970.247.1831  
f 970.247.0338

TEXAS  
221 N. Kansas Street  
Suite 700  
El Paso, TX 79901  
p 915.320.3739

Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

RE: **AGENT AUTHORIZATION LETTER  
LOT 1-A, BLOCK 2 SUNPORT PARK  
ZONE ATLAS MAP: M-15-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of Contractors Leasing, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

RICK MARQUARDT  
Print Name

Rick Marquardt  
Signature

CEO + MANAGING MEMBER OF  
Title CONTRACTORS LEASING

1/11/2021  
Date

March 2, 2021

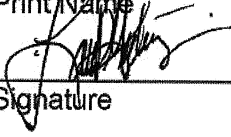
Ms. Jolene Wolfley, Chair  
Development Review Board  
City of Albuquerque  
600 Second Street, NW  
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION LETTER  
LOT 2-A-1, BLOCK 2 SUNPORT PARK  
ZONE ATLAS MAP: M-15-Z

Dear Ms. Wolfley:

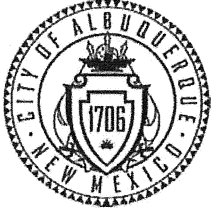
The purpose of this letter is to authorize Tierra West, LLC to act as agent on behalf of Larry Gutierrez pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

LARRY GUTIERREZ  
Print Name

  
Signature

Owner  
Title

3/2/21  
Date



**Tim Keller, Mayor**  
**Sarita Nair, CAO**

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

**DATE:** July 20, 2021

**SUBJECT:** Albuquerque Archaeological Ordinance - Compliance Documentation

**Case Number(s):** PR-2021-005766  
**Agent:** Tierra West, LLC  
**Applicant:** Contractors Leasing LLC, Larry Gutierrez  
**Legal Description:** Lot 1A Blk2 Sunport Park Repl of LTS 1, 2, &3 BLK 2 Lt 2-A-1, 2-A-2, 2-A-3 BLk 2  
**Zoning:** NP-BP  
**Acreage:** 10.6914  
**Zone Atlas Page(s):** M-15-Z

**CERTIFICATE OF NO EFFECT:**  Yes  No

**CERTIFICATE OF APPROVAL:**  Yes  No

**SUPPORTING DOCUMENTATION:**

Historic Google Earth Images, NMCRIS records

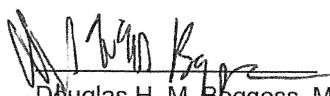
**SITE VISIT:** N/A

**RECOMMENDATIONS:**

The property to have have 80 percent to 90 percent disturbed by surrounding development activities since 1991. Therefore:

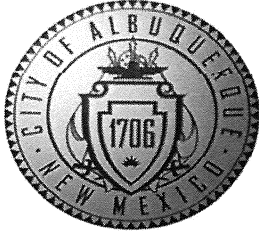
CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

**SUBMITTED BY:**

 7-20-21  
Douglas H. M. Boggess, MA, RPA Date  
Senior Principal Investigator  
Acting City Archaeologist  
Lone Mountain Archaeological Services, Inc.

**SUBMITTED TO:**

Russell Brito, Planning Manager  
City of Albuquerque Planning Department



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Transport Housing Apartments Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: \_\_\_\_\_ DRB#: PR-2021-005459 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Lots 1-A and 2-A-1, Block 2, Sunport Park  
City Address: 2900 Transport St SE, Albuquerque, NM 87106

**Applicant:** Tierra West, LLC Contact: Ron Bohannon, PE  
Address: 5571 Midway Park Pl. NE, Albuquerque, NM 87109  
Phone#: 505-858-3100 Fax#: \_\_\_\_\_ E-mail: rrb@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2022 Current/Proposed Zoning: NR-BP w/ Pre-IDO SUP for Multi-Family Use

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 Construction on a vacant tract of land for a multi-family apartment complex, including 7 resident buildings (one of which includes underground parking), 4 garage buildings, and a clubhouse w/ pool.

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Bldg 100=10,200 sf / Bldg 200=11,009 sf / Bldg 300=10,220 sf / Bldg 400=34,682 sf / Bldg 500=7,165 sf  
Bldg 600=10,220 sf / Bldg 700=7,165 sf / Clubhouse = 3,331 sf / Garage Bldgs = 1,681 sf each

Building Size (sq. ft.): Total Sum of Bldgs = 100,716 sf

Number of Residential Units: 222 Total Units

Number of Commercial Units: 0

### Traffic Considerations

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

Expected Number of Employees (if known):\* unknown

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

Trip Generations during PM/AM Peak Hour (if known):\* AM = 68 Trips (18 enter, 50 exit)  
PM = 85 Trips (51 enter, 34 exit)

Driveway(s) Located on: Street Name 2 on Flightway Ave. , 1 on Woodward Rd.

ITE Land Use Code # 221 Multifamily Housing Mid-Rise, 222 Units. AM 75 trips PM 95 trips
--

Adjacent Roadway(s) Posted Speed: Street Name Transport St. Posted Speed 30 mph

Street Name Flightway Ave. Posted Speed 30 mph

Woodward Rd. 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: Transport, Flightway, and Woodward are considered "Local"  
(arterial, collector, local, main street)

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

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: MRCOG Not available through Volume-to-Capacity Ratio: MRCOG Not available through  
(if applicable)

Adjacent Transit Service(s): Bus Route 222 on University Blvd Nearest Transit Stop(s): on Randolph Rd, west of Buena Vista Dr 2800' from site as the crow flies

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Flightway Ave - San Jose Lateral Trail (proposed) - paved trail  
Transport St - Sunport Interchange Con SE (existing) - cars & bicycles share the street  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed 6' sidewalk along entire frontage of site

**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](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  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes:

*M.P. P.E.*

5/21/2021

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 the City Traffic Engineer [mgrush@cabq.gov](mailto: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 v/c ratio on this form.

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.


**PROJECT NAME:** Transport Housing

**AGIS MAP #** M-15-Z

**LEGAL DESCRIPTIONS:** LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 05/20/21 (date).

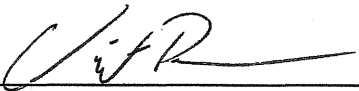
  
Applicant/Agent 7/14/21  
Date

Ernest Armijo  
Hydrology Division Representative 7/14/2021  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2<sup>nd</sup>/Ground floor, Plaza del Sol) on 1/18/2021 (date).

  
Applicant/Agent 7/14/21  
Date

Edwin Bergeron  
ABCWUA Representative 7/14/2021  
Date

Statement #210113 - Executed on 02/24/2021

**PROJECT #** \_\_\_\_\_



# TIERRA WEST, LLC

August 6, 2021

Ms. Jolene Wolfley  
Development Review Board  
600 Second NW  
Albuquerque, NM 87102

**RE: DRB SITE PLAN  
2900 TRANSPORT ST SE  
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1,2 & 3 BLK 2 ,  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK  
ZONE ATLAS PAGE: M-15-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Larry Gutierrez and Contractors Leasing LLC, requests approval of a DRB Site Plan for the above referenced tracts of land with NR-BP zoning. The request intention is to develop and construct a Multi-family Apartment Complex.

**Site Location & Development Description**

This site is located at 2900 Transport Street, West of University Blvd and between Woodward Road and Flightway Avenue, totaling 10.70 acres +/- across two existing vacant tracts of land. The site is zoned Non-Residential Business Park (NR-BP) and has a previous site development plan that was approved for Multi-Family as a permissive use prior to the City's adoption of the Integrated Development Ordinance. Included with this letter are the Certificate of Zoning and the previously approved site development plan. The existing terrain of the site is fairly steep, with a vertical drop of 38 feet from the east property line to the west property line.

The development will consist of seven (7) multi-story apartment buildings with a total of 256 dwelling units, four (4) garage buildings, and one (1) clubhouse building. On-site amenities will include an outdoor pool, basketball court, dog park, two (2) playgrounds, and underground parking for the northernmost building.

Access to the site will come from Flightway Avenue on the north side of the site and Woodward Road on the south side of the site. The northernmost building (Building 400) will have an underground parking structure that can be accessed from Flightway Avenue. The existing terrain is very steep and has a fall of 38 vertical feet from the east property line to the west property line. Due to the steep existing terrain of the site, this project qualifies for a deviation of the maximum building height. A maximum building height bonus of 12 feet can also be applied to Building 400 per the definitions on page 511 of the IDO for "Structured Parking Bonus".

**Context /Request**

*The justification presented below addresses the Site Plan for DRB request requirements pursuant to IDO Section 6-6(l)(3).*

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.

**Response: The site is zoned NR-BP, however has a previously approved Site Development Plan for Subdivision that allows multi-family use for the property. This approved plan is included with this application for reference and the proposed Site Plan follows the Design Standards**

5571 Midway Park Place NE Albuquerque, NM 87109  
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com

**within the approved plan. The DPM requirements for site design layout have also been followed. An approval of a Fire 1 Plan from the City Fire Marshal's office shows that the plan complies with the fire code requirements.**

6-6(l)(3)(b) The City's existing infrastructure and public improvements, including but not limited to its streets, 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.

**Response: The development has been discussed with City Transportation (including a completed traffic scoping form) to show that the adjacent public roadways have the capacity for the proposed development and that no traffic study is required. The site does not have any existing sidewalks along the frontage of the property, so an infrastructure list is being included to capture this item to be constructed.**

**A Water & Sewer Availability statement from the Albuquerque-Bernalillo County Water Utility Authority has shown that the existing water and sanitary sewer facilities within the adjacent roads have the capacity to service the proposed development and supply fire protection.**

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.

**Response: The site lies within the Sunport Park Phase 1 Master Drainage Plan, the conceptual grading & drainage plan has been produced to follow the standards within this master plan. As previously mentioned this site also has a pre-IDO approved Site Plan for Subdivision, known as SotoGrande Housing, which is also being met for the design standards set within the plan for multi-family developments.**

In conclusion, we are requesting approval for a DRB Site Plan for the property referenced above for a Multi-Family Development. The site plan has been produced to follow the design standards set in a previously-approved site development plan for the proposed use.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Peter Gineris, CBRE  
Zack Snyder, Snyder Construction

JN: 2020072  
RRB/vp/kw





# TIERRA WEST, LLC

August 6, 2021

Ms. Jolene Wolfley  
Development Review Board  
600 Second NW  
Albuquerque, NM 87102

**RE: DRB SITE PLAN – DEVIATION TO MAXIMUM BUILDING HEIGHT  
2900 TRANSPORT ST. SE  
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2 ,  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK  
ZONE ATLAS PAGE: M-15-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Larry Gutierrez and Contractors Leasing LLC, requests approval of a deviation to the maximum building height of the subject site and project. The subject site currently has an approved pre-IDO Site Plan for Subdivision with Multi-Family design standards to be followed per the R-2 zoning designation of the old Albuquerque Zoning Code. Per the IDO, any previously zoned R-2 designation shall follow the R-ML zoning design requirements. This would give a maximum allowable building height of 38 feet. We are requesting a 10 percent deviation to this 38-foot maximum building height requirement, a deviation of 3.8 feet (or 3-feet, 10 inches).

### **IDO Justification**

Per the IDO Section 6-4(P)(3), the relevant decision-making body identified in Table 6-1-1 may approve a requested deviation that is within the limits listed in Table 6-4-1 if that decision making body determines that all of the following requirements are met. Responses to each requirement can be seen in bold:

6-4(P)(3)(a) The applicant's site is subject to site constraints not generally shared by surrounding properties or the site was plated or developed in an unusual pattern when compared to abutting properties (e.g. the property was developed with orientation or access facing a different street than abutting lots) that would prevent the development of a permissive land use in a type of structure generally found on sites of a similar size in the surrounding area.

**Response: The subject site sits on two vacant tracts of land that have 38 feet of fall from the east property lines to the west property lines. All other surrounding tracts do not share the same existing or developed terrain of that magnitude of steepness.**

6-4(P)(3)(b) The site constraints were not created by the actions of the property owner or another interested party.

**Response: The site is undeveloped and is in a natural state with steep slopes. The steepness of the existing terrain was created due to the public roadways (Transport St., Flightway Ave, and Woodward Rd) being constructed prior to any of the current developer's ownership of the land.**

6-4(P)(3)(c) The request is for a single site and is not part of a pattern of similar requests for adjacent properties or for nearby sites by the same property owner or within the same subdivision, Framework Plan area, or Master Development Plan area.

**Response: This request is only for the subject site of this DRB submittal. The property owner and developer do not own any property in this immediate area nor have they requested any similar deviations within any development plan for this site.**

6-4(P)(3)(d) The approval of the requested deviations will not cause material adverse impacts on surrounding properties.

**Response: This request will not adversely impact any of the surrounding properties, materially. The property sits around other properties with uses for hotels, warehouses, and student housing, so any view obstructions due to an increase in building height should not impact these adjacent properties' uses. In fact, many of the hotel sites surrounding the property currently have heights that exceed what this building height deviation would allow on the subject site.**

6-4(P)(3)(e) The requested deviation is not for an Overlay zone standard, and the approval of any requested deviation will not result in a violation of any Overlay zone standard.

**Response: The subject site does not sit within any overlay zone, so therefore no overlay zone standards would be violated.**

As previously states, we are requesting DRB approval of a 10 percent deviation to the maximum building height, which meets all the criteria set forth in the IDO and would benefit a site that is greatly constrained due to the existing steep terrain of the site. The total deviation height of 10 percent would be equivalent to 3.8 feet, or 3-feet and 10-inches. This site is in an area where view protections are not greatly required due to again, the existing terrain as well as the existing surrounding properties' uses.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Peter Gineris, CBRE  
Zack Snyder, Snyder Construction

JN: 2020072  
RRB/vp/kw

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-190 Date: 10/22/20 Time: N/A (sent via email to vperea@tierrawestllc.com)

Address: 2900 Transport St & Flightway Ave

### AGENCY REPRESENTATIVES

Planning: Linda Rumpf (lrumpf@cabq.gov)

Zoning/Code Enforcement: Marcelo Ibarra (marceloibarra@cabq.gov)

Fire Marshal: Bob Nevárez (rnevarez@cabq.gov) or call 505-924-3611 (if needed)

Transportation: Nilo Salgado (nsalgado-fernandez@cabq.gov)

### PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY!

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

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

**REQUEST:** We are working to design, plan, and develop two vacant tracts of land for Multi-Family Apartments. Requesting to identify the City entitlement process to obtain a building permit.

### SITE INFORMATION:

Zone: NR-BP

Size: 10.6914 acres

Use: Vacant

Overlay zone: (APO) - Airport Protection Overlay Zone  
(3-3)-(Airport) Air Space Protection Sub-area

Comp Plan Area of: Change

Comp Plan Corridor: x

Comp Plan Center: x

MPOS or Sensitive Lands: x

Parking: 5-5

MR Area: x

Landscaping: 5-6

Street Trees: 5-6(D)(1)

Use Specific Standards: Allowable Uses, Table 4-2-1

Dimensional Standards: Table 5-1-3: Non-residential Zone District Dimensional Standards

\*Neighborhood Organization/s: Contact ONC

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

### PROCESS:

Type of Action: Site PLAN – DRB 6-6(G)

Review and Approval Body: DRB Is this a PRT requirement? Yes

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-190 Date: 10/22/20 Time: N/A (sent via email)

Address: 2900 Transport St & Flightway Ave

### **NOTES:**

See the **Integrated Development Ordinance**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

### **Records requests**

To request a site plan and/or Notice of Decision, please use ABQ Records web page:

<https://www.cabq.gov/clerk/public-records>

Please include the site's address and the Case Tracking #s (see Zoning Comments) in your request.

### **Requests to Inspect Public Records**

Any person may submit their request to inspect public records to the Office of the City Clerk by clicking on the following link to request records using our ABQ Records portal. <https://cabq.nextrequest.com/>

This enables us to respond to requests in the order in which they are received. Plus, it's a better way to share large files.

- Linda Rumpf, [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)

### **File Submittal**

For Administrative Amendments, DRB, EPC, hydrology and traffic submittals, e-mail electronic files to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). For questions about an application submittal or the submittal process itself, please contact Jay Rodenbeck at [jrodenbeck@cabq.gov](mailto:jrodenbeck@cabq.gov) and/or to Maggie Gould at [mgould@cabq.gov](mailto:mgould@cabq.gov).

For other questions, please contact the Planning representative at the top of the PRT Notes.

For Building Safety Plan Review, contact Building Safety at 924-3963. Website:

<https://www.cabq.gov/planning/building-safety-permits>

### **Current Planning Comments**

Master Development Plan

Name: SUNPORT PARK

Case Number: Z-85-98-1

### **Zoning Comments**

Location: 2900 Transport St

Lot: 1A, Block: 2, Subdivision: Sunport Park

Project – Multi-Family Apartments; City entitlements to obtain Building Permit

Current Zoning – NR-BP

Area of Change

(Airport) Air Space Protection Sub-Area

## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-190 Date: 10/22/20 Time: N/A (sent via email)

Address: 2900 Transport St & Flightway Ave

Landfill Buffer

Previous Zoning – SU-1

Reference case history → 1009573, 1009090

APO

Dwelling, Multi-family - A building, located on a single lot, containing 3 or more dwelling units, each of which is designed for or occupied by one family only, with separate housekeeping and cooking facilities for each, and that does not meet the definition of a townhouse dwelling. See also Development, Multi-family

Approved Site Development Plan in place (1009573) applies for design guidelines; such approval is for Multi-Family Development

Contact Paul Olsen with Environmental Health at 505-768-2633 (L/F)

A to Q3 Design guidelines would have to change if Townhome Concept Development is proposed

Referrals to commenting Agencies IDO section 6-4(I) REFERRALS TO COMMENTING AGENCIES  
KAFB influence area. Contact Ms. Malak Hakim, 505-853-2747, [malak.hakim.ctr@us.af.mil](mailto:malak.hakim.ctr@us.af.mil)

### Process:

Site PLAN – DRB 6-6(G)

*As always, if the applicant has specific questions pertaining to zoning and/or the development standards they are encouraged to reach out to the zoning counter at 505-924-3857 option 1*

### Transportation Development comments

For additional information contact Jeanne Wolfenbarger (924-3991)

**\*Please contact Jeanne Wolfenbarger directly for any input/discussion for any proposed changes to existing Site Plan.**

**\*General comments below (If applicable):**

#### Curb Cuts

- Follow DPM guidelines for residential and commercial curb cuts.
- Residential curb cut requirements – (12 feet to 22 feet wide for residential, 30 feet only if there is a 3-car garage or parking for RV)
- Location of drive with respect to intersection depends on classification of the street. (See attached table.) Classification of street is according to the Long Range Master Plan developed by MRCOG.

#### Clear Sight Triangle at Access Points and Intersections

- Clear sight triangle (See attached hand-outs.) Nothing opaque should be in the triangle.



## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-190 Date: 10/22/20 Time: N/A (sent via email)

Address: 2900 Transport St & Flightway Ave

### Private Site and Parking Lot Design

- **Follow DPM and IDO Guidelines for Site and Parking Lot Design. Current ADA standards must be followed including required number of handicapped parking spaces and drive aisles, ADA access to public right-of-way, and ADA access to on-site buildings.**
- See the Traffic Circulation Layout (TCL) Checklist. A TCL is required for any change or addition to a building > 500 sq. ft. or if the parking or circulation is changed. (This includes a repaving of parking lot.) Drawing must be stamped by a registered engineer or architect.
- When developing a parking lot layout, include all dimensioning for construction purposes. Also include all curb, curb ramp and signage details.
- Parking Calculations must be provided and per the requirements in the IDO. Number of vehicular spaces, motorcycle spaces, and bicycle spaces shall be specified and follow IDO requirements.
- and pavement markings.
- Shared access/parking agreement is required if access/parking is shared with parking lot adjacent to site. (This can be established on a plat if submittal of a plat is required or by an agreement.)
- Existing driveways that are not being used are required to be removed and replaced with standard curb and sidewalk to match existing.

### Traffic Studies

1. See the Traffic Impact Study (TIS) thresholds. In general, a minimum combination of 100 vehicles entering and exiting in the peak hour warrants a Traffic Impact Study. Visit with Traffic Engineer for determination, and fill out a TIS Form that states whether one is warranted. In some cases, a trip generation may be requested for determination.
2. A proposed new traffic signal needs to A) follow guidelines for traffic signal spacing, B) meet the requirements for a traffic signal warrant study to be in operation and C) be approved by both Planning and by Traffic Operations.

### Platting and Public Infrastructure Requirements for Roadways

1. When submitting to DRB, all public roadway improvements that are required shall be shown on an infrastructure list. Public improvements must be included on a public work order set of drawings.
2. All public roadway facilities must be within public right-of-way including the entire width of the public sidewalk, all public curb ramps, overhead utilities, traffic signals and lighting, etc.
3. Curb and sidewalk is required along entire frontage of property. Follow IDO/DPM for specific width requirements.
4. There is a Bikeway Master Plan that is prepared MRCOG which lays out proposed bicycle facilities including bicycle trails, bike lanes, and bike routes. The site would be required to provide such facilities

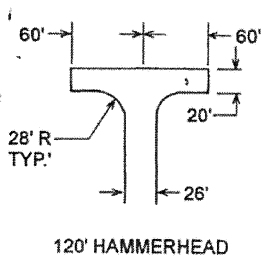
## PRE-APPLICATION REVIEW TEAM (PRT) MEETING NOTES

PA# 20-190 Date: 10/22/20 Time: N/A (sent via email)

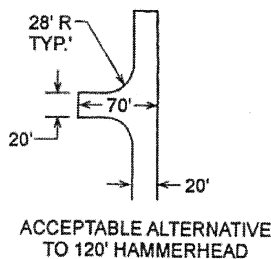
Address: 2900 Transport St & Flightway Ave

along the site frontage if they have not been constructed yet. Right-of-way dedication would likely be required.

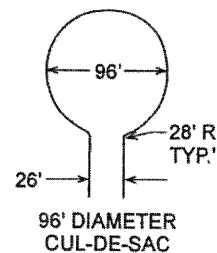
- Depending on site's use of an adjacent alleyway and on type of use for proposed site, alleyway improvements are required. This would include paving and/or proper right-of-way dedication to meet current width standards.
- Follow DPM and MRCOG's Long Range Master Plan for roadway width requirements. Provide roadway cross-section. (New roadway requirements and roadway widening is also coordinated with Department of Municipal Development, depending on what plans or projects they may have on a specific roadway.)
- If private road is over 150' long, the turnaround shall be per fire code dimensions. Fire Marshall Approval and Solid Waste Approval is required on all site layouts. For dead-ends, see options below for space dedicated to turn-arounds:



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE TO 120' HAMMERHEAD



96' DIAMETER CUL-DE-SAC

- For any private access easements on plats, all beneficiaries and maintenance responsibilities must be listed.
- Due to sight distance concerns and to construct sufficient curb ramps, right-of-way dedication is required to add curves to corners of properties at intersections if they are not already developed. See Table 23.3 of the DPM.
- Any private structures that are located within public right-of-way such as fences and walls shall either be removed or else a revocable permit with the City is required in which an annual fee is paid per year, based on square footage of the encroachment.**

*If you would have additional questions or would like to schedule a follow-up conference call meeting please contact Linda Rumpf at [lrumpf@cabq.gov](mailto:lrumpf@cabq.gov)*

---

**Kristl Walker**

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Tuesday, July 13, 2021 3:22 PM  
**To:** Kristl Walker  
**Subject:** 2900 Transport Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_M-15-Z.PDF

Dear Applicant:

As of July 13, 2021, there are NO neighborhood associations to contact.

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

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

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

If your application 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.

If you have questions about what type of notification is required for your particular project or meetings that might be required, 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>

Thanks,



Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2, LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK  
SUNPORT PARK

Physical address of subject site:

2900 Transport

Subject site cross streets:

woodward and flightway

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z

# SIGN POSTING AGREEMENT

## REQUIREMENTS

### POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

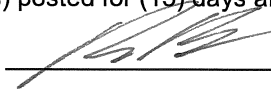
4. TIME

Signs must be posted from \_\_\_\_\_ To \_\_\_\_\_

5. REMOVAL

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

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

  
\_\_\_\_\_  
(Applicant or Agent)

8/5/2001  
\_\_\_\_\_  
(Date)

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

**PROJECT NUMBER:** \_\_\_\_\_



**Kristl Walker**

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Monday, August 2, 2021 12:03 PM  
**To:** Kristl Walker  
**Subject:** 2900 Transport Public Notice Inquiry  
**Attachments:** IDOZoneAtlasPage\_M-15-Z.PDF

Dear Applicant:

As of today August 2, 2021, there are NO ASSOCIATIONS TO BE NOTIFIED. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

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

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

If you have questions about what type of notification is required for your particular project or meetings that might be required, 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>

Thanks,



*Dalaina L. Carmona*  
Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://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) [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)  
**Sent:** Monday, August 02, 2021 9:22 AM  
**To:** Office of Neighborhood Coordination <[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto: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  
Kristl Walker  
Telephone Number  
15058583100  
Email Address  
[kwalker@tierrawestllc.com](mailto:kwalker@tierrawestllc.com)  
Company Name  
Tierra West LLC  
Company Address  
5571 Midway Park PI NE  
City  
Albuquerque  
State  
NM  
ZIP

87109

Legal description of the subject site for this project:

LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2, LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK  
SUNPORT PARK

Physical address of subject site:

2900 Transport

Subject site cross streets:

woodward and flightway

Other subject site identifiers:

This site is located on the following zone atlas page:

M-15-Z

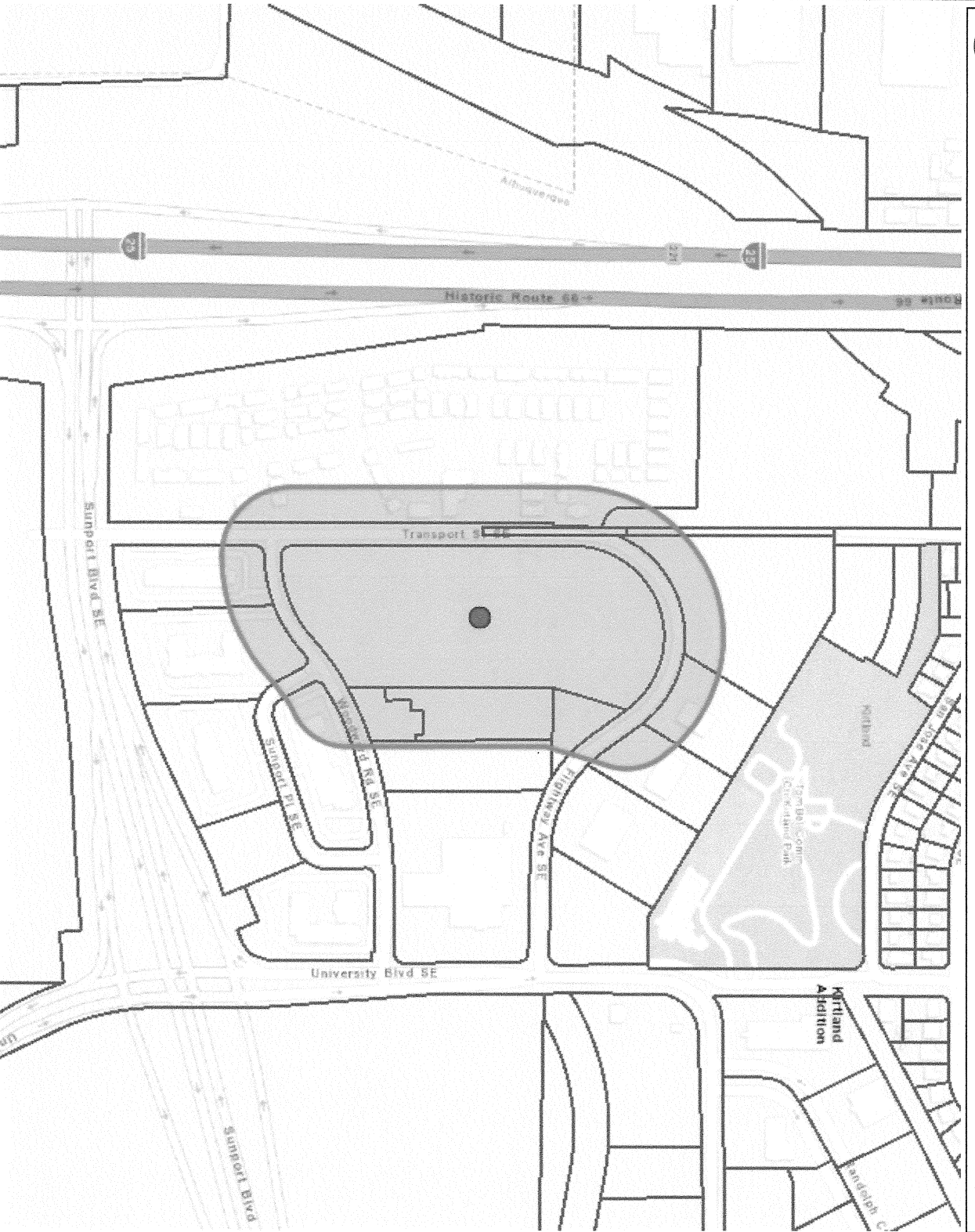


# 2900 Transport SE



## Legend

- Bernalillo County Parcels



871 0 436 871 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
7/14/2021 @ City of Albuquerque

1: 5,227

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

## Notes

Buffer: 175 Ft.  
ROW Transport: 75 Ft.

SANKHU LLC C/O SANTOSH MODY  
5817 SIGNAL AVE NE  
ALBUQUERQUE NM 87113-1902

GARCIA JAMES P & ROSEMARIE  
1341 FLIGHTWAY AVE SE  
ALBUQUERQUE NM 87106-5618

ABQ HOTEL GROUP LLC  
PO BOX 351979  
WESTMINSTER CO 80035-1979

QUATRO CHAVEZ LLC  
1361 FLIGHTWAY AVE SE  
ALBUQUERQUE NM 87106-5618

CONTRACTORS LEASING LLC  
2906 BROADWAY BLVD NE  
ALBUQUERQUE NM 87107

SUNPORT LODGING LLC  
1441 WOODWARD RD SE  
ALBUQUERQUE NM 87106-0000

LAXMI MANAGEMENT LLC  
817 CENTRAL AVE NE  
ALBUQUERQUE NM 87102

1321 FLIGHTWAY LLC  
817 CENTRAL AVE NE  
ALBUQUERQUE NM 87102-3605

ALBUQUERQUE APL MP LLC C/O  
KANYE ANDERSON REAL EST ADVISOR  
LLC  
1 TOWN CENTER RD SUITE 300  
BOCA RATON FL 33486-1014

CCC-NEW MEXICO LLC  
431 OFFICE PARK DR  
BIRMINGHAM AL 35223

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

SUNPORT PARK HOSPITALITY LLC  
3304 W HWY 66  
GALLUP NM 87301-8841

SUNPORT PARK HOSPITALITY LLC  
3304 W HWY 66  
GALLUP NM 87301-8841

[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\*: August 6, 2021

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\*: ABQ HOTEL GROUP LLC

Mailing Address\*: PO BOX 351979, WESTMINSTER CO 80035-1979

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

**Summary of project/request<sup>1\*</sup>:**

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
4. Center or Corridor Area [if applicable] \_\_\_\_\_

Current Land Use(s) [vacant, if none] Vacant

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**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](mailto: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>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>



[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\*: August 6, 2021

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\*: CCC-NEW MEXICO LLC

Mailing Address\*: 431 OFFICE PARK DR, BIRMINGHAM AL 35223

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

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

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

Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- 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.\*

<sup>2</sup> Physical address or Zoom link  
<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant  
<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

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

**IDO Interactive Map**  
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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: CITY OF ALBUQUERQUE

Mailing Address\*: PO BOX 2248, ALBUQUERQUE NM 87103-2248

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

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

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

Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above

- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

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- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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- 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**  
<https://ido.abc-zone.com/>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: CONTRACTORS LEASING LLC

Mailing Address\*: 2906 BROADWAY BLVD NE, ALBUQUERQUE NM 87107

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

**Summary of project/request<sup>1</sup>\*:**

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: 1321 FLIGHTWAY LLC

Mailing Address\*: 817 CENTRAL AVE NE, ALBUQUERQUE NM 87102-3605

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: GARCIA JAMES P & ROSEMARIE

Mailing Address\*: 1341 FLIGHTWAY AVE SE, ALBUQUERQUE NM 87106-5618

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
4. Center or Corridor Area [if applicable] \_\_\_\_\_

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.

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: ALBUQUERQUE APL MP LLC C/O KANYE ANDERSON REAL EST ADVISORS LLC

Mailing Address\*: 1 TOWN CENTER RD SUITE 300, BOCA RATON FL 33486-1014

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
2. IDO Zone District NR-BP
3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
4. Center or Corridor Area [if applicable] \_\_\_\_\_

Current Land Use(s) [vacant, if none] Vacant

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[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\*: August 6, 2021

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\*: LAXMI MANAGEMENT LLC

Mailing Address\*: 817 CENTRAL AVE NE, ALBUQUERQUE NM 87102

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

**Summary of project/request<sup>1</sup>∗:**

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

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

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

Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*<sup>3</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto: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>

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<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: QUATRO CHAVEZ LLC

Mailing Address\*: 1361 FLIGHTWAY AVE SE, ALBUQUERQUE NM 87106-5618

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
Location Description LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>\*:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

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

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

Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

- 1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto: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>

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



[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\*: August 6, 2021

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\*: SANKHU LLC C/O SANTOSH MODY

Mailing Address\*: 5817 SIGNAL AVE NE, ALBUQUERQUE NM 87113-1902

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>∗:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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)

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

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

Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

<sup>4</sup> Available online here: <http://data.cabq.gov/business/zoneatlas/>

[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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**  
<https://ido.abc-zone.com/>

**IDO Interactive Map**  
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<sup>5</sup> Available here: <https://tinurl.com/idozoningmap>

[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\*: August 6, 2021

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\*: SUNPORT LODGING LLC

Mailing Address\*: 1441 WOODWARD RD SE, ALBUQUERQUE NM 87106-0000

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
Location Description LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1</sup>∗:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

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

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Date/Time\*: September 1, 2021 @ 9:00am

Location\*<sup>2</sup>: Zoom Meeting

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found\*<sup>3</sup>:  
Vinny Perea 505-858-3100

**Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):**

1. Zone Atlas Page(s)\*<sup>4</sup> M-15-Z
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant\*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project\*:

Deviation(s)       Variance(s)       Waiver(s)      N/A

Explanation\*:

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4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1:  Yes     No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

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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.\*

<sup>2</sup> Physical address or Zoom link

<sup>3</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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- 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
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- 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](mailto:devhelp@cabq.gov) or 505-924-3955.

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**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\*: August 6, 2021

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\*: SUNPORT PARK HOSPITALITY LLC

Mailing Address\*: 3304 W HWY 66, GALLUP NM 87301-8841

**Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)**

1. Subject Property Address\* 2900 Transport / Flightway  
Location Description LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1, 2 & 3 BLK 2  
LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK
2. Property Owner\* Contractors Leasing LLC / Gutierrez Larry R
3. Agent/Applicant\* [if applicable] Tierra West, LLC
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 Major Preliminary Plat (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>1\*</sup>:

Preparing to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue,

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  - Zoning Hearing Examiner (ZHE)
  - Development Review Board (DRB)
  - Landmarks Commission (LC)
  - Environmental Planning Commission (EPC)

<sup>1</sup> 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 Map<sup>5</sup>:

1. Area of Property [typically in acres] 10.6914
  2. IDO Zone District NR-BP
  3. Overlay Zone(s) [if applicable] APO Airport protection Overlay Zone
  4. Center or Corridor Area [if applicable] \_\_\_\_\_
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**IDO Interactive Map**  
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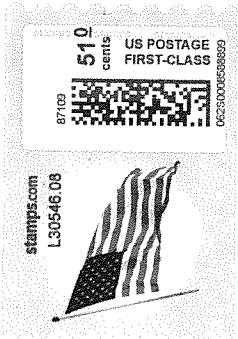
<sup>5</sup> Available here: <https://tinyurl.com/idozoningmap>

*Sant*

5571 Midway Park Place NE  
Albuquerque, NM 87109

TIERRA WEST, LLC

SUNPORT LODGING LLC  
1441 WOODWARD RD SE  
ALBUQUERQUE NM 87106-0000

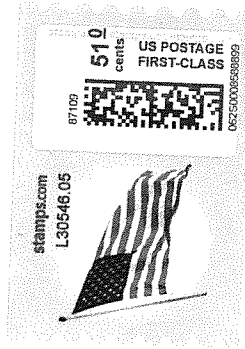


*Sant*

5571 Midway Park Place NE  
Albuquerque, NM 87109

TIERRA WEST, LLC

SANKHU LLC C/O SANTOSH MODY  
5817 SIGNAL AVE NE  
ALBUQUERQUE NM 87113-1902



gall



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

CCC-NEW MEXICO LLC  
431 OFFICE PARK DR  
BIRMINGHAM AL 35223

✓

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US POSTAGE  
FIRST-CLASS  
0625000888899

gall



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

ABQ HOTEL GROUP LLC  
PO BOX 351979  
WESTMINSTER CO 80035-1979

✓

stamps.com  
L30546.04



87109  
510 cents  
US POSTAGE  
FIRST-CLASS  
0625000888899

*Bob*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

CONTRACTORS LEASING LLC  
2906 BROADWAY BLVD NE  
ALBUQUERQUE NM 87107



510 cents  
US POSTAGE  
FIRST-CLASS



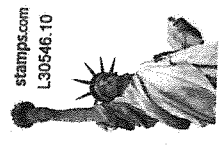
*Bob*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

1321 FLIGHTWAY LLC  
817 CENTRAL AVE NE  
ALBUQUERQUE NM 87102-3605



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US POSTAGE  
FIRST-CLASS



*gaw*



TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

GARCIA JAMES P & ROSEMARIE  
1341 FLIGHTWAY AVE SE  
ALBUQUERQUE NM 87106-5618

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TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

ALBUQUERQUE APL MP LLC C/O  
KANYE ANDERSON REAL EST ADVISORS  
LLC  
1 TOWN CENTER RD SUITE 300  
BOCA RATON FL 33486-1014

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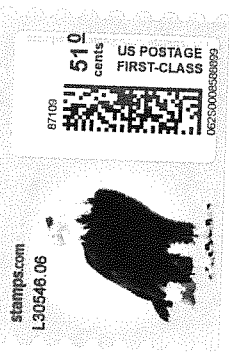
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062500095899

*gaw*

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

LAXMI MANAGEMENT LLC  
817 CENTRAL AVE NE  
ALBUQUERQUE NM 87102

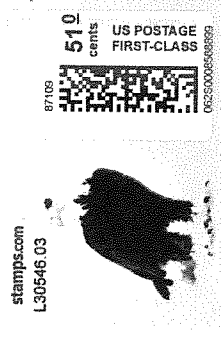


*gaw*

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

QUATRO CHAVEZ LLC  
1361 FLIGHTWAY AVE SE  
ALBUQUERQUE NM 87106-5618



5009

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

SUNPORT PARK HOSPITALITY LLC  
3304 W HWY 66  
GALLUP NM 87301-8841

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US POSTAGE  
FIRST-CLASS  
062500085899

5009

TIERRA WEST, LLC

5571 Midway Park Place NE  
Albuquerque, NM 87109

CITY OF ALBUQUERQUE  
PO BOX 2248  
ALBUQUERQUE NM 87103-2248

stamps.com  
L30546.11



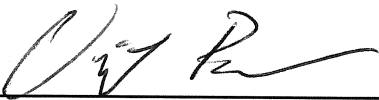
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510 cents  
US POSTAGE  
FIRST-CLASS  
062500085899

# SITE PLAN CHECKLIST

Project #: \_\_\_\_\_ 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.***

 8/6/21  
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 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 . . .
- N/A 9. Planting Beds, indicating square footage of each bed
- N/A 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)

## SHEET #5 - BUILDING AND STRUCTURE ELEVATIONS

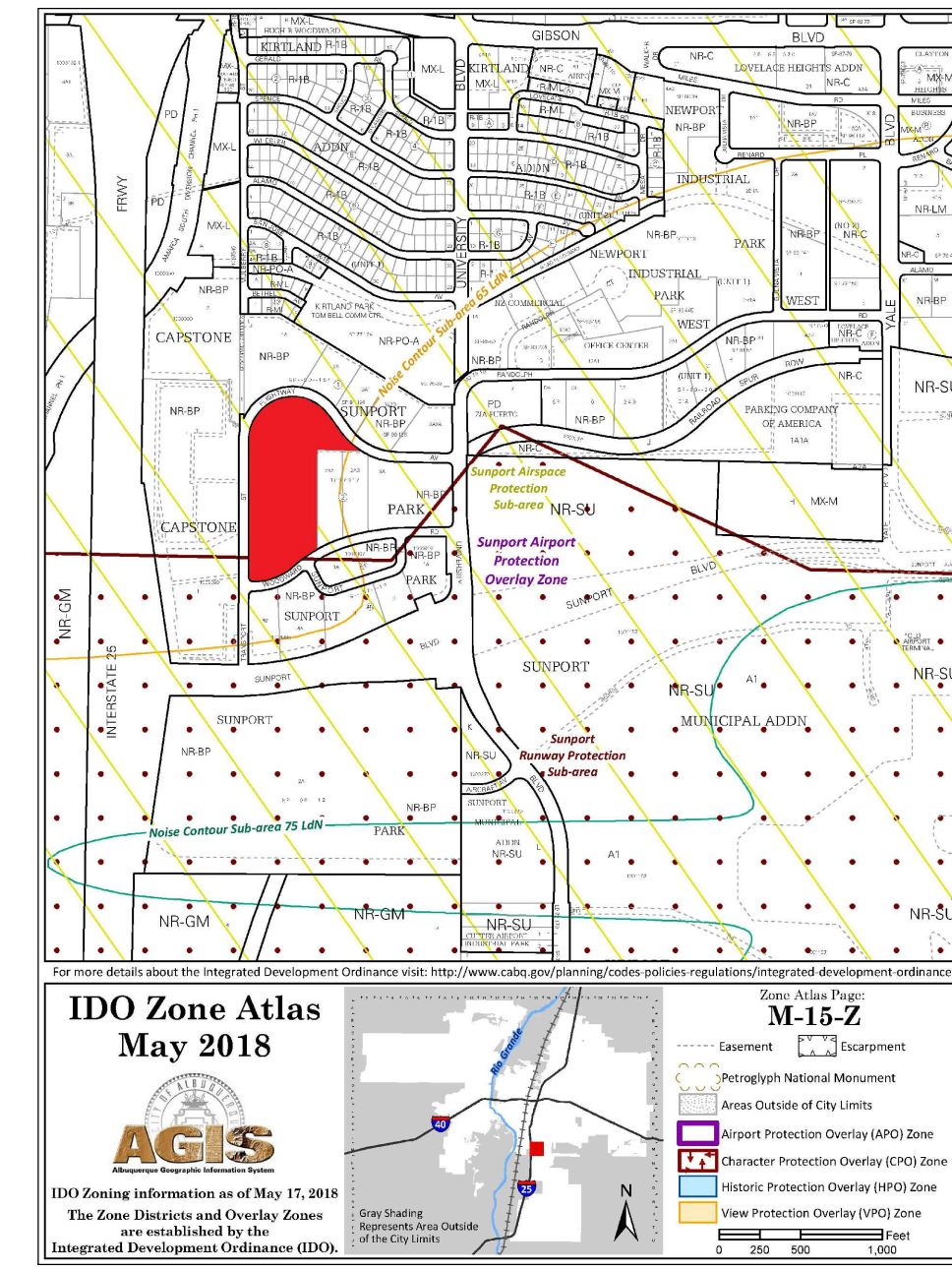
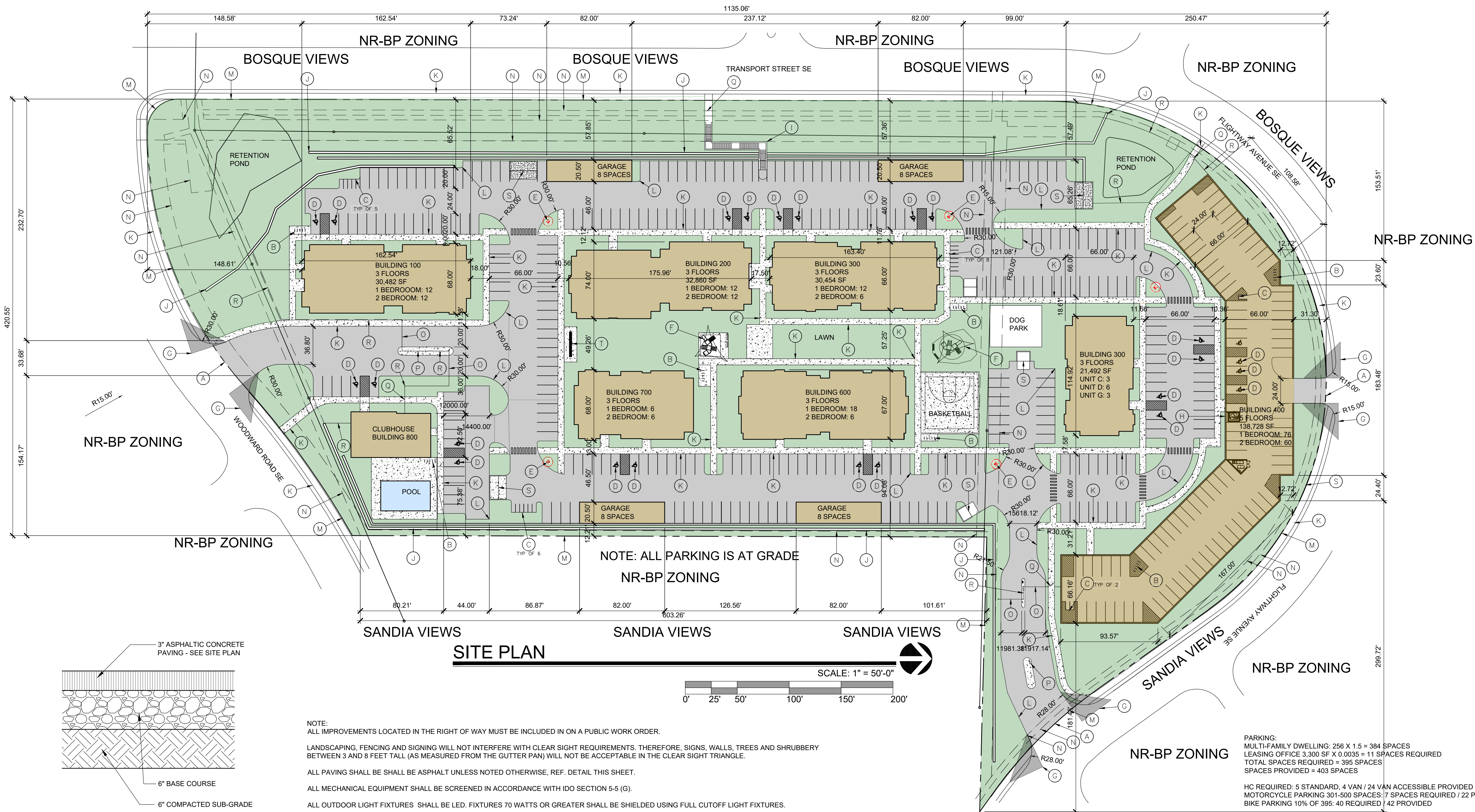
### A. General Information

- 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)

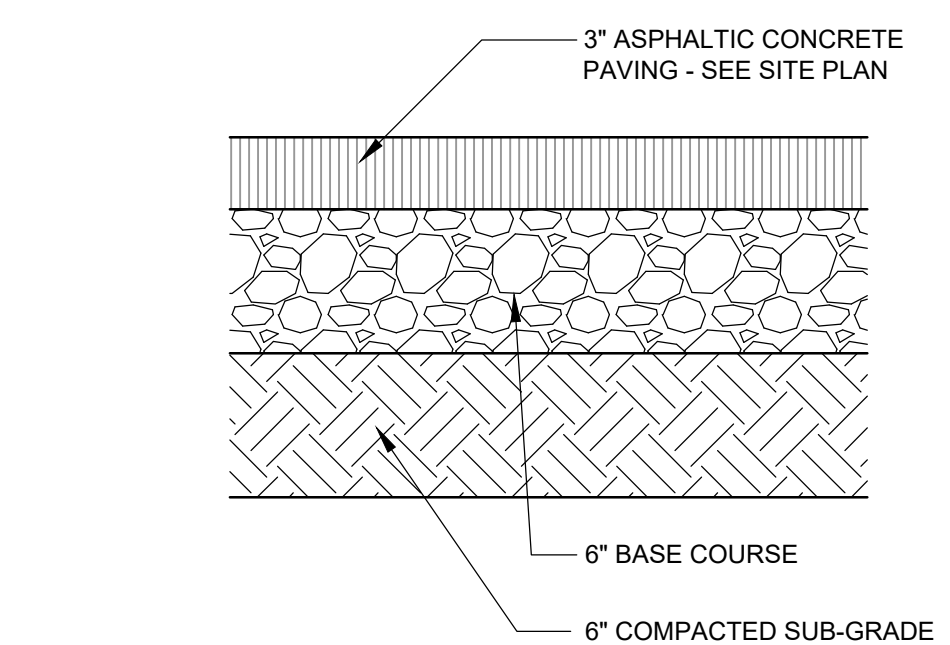
### B. Building Mounted Signage

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

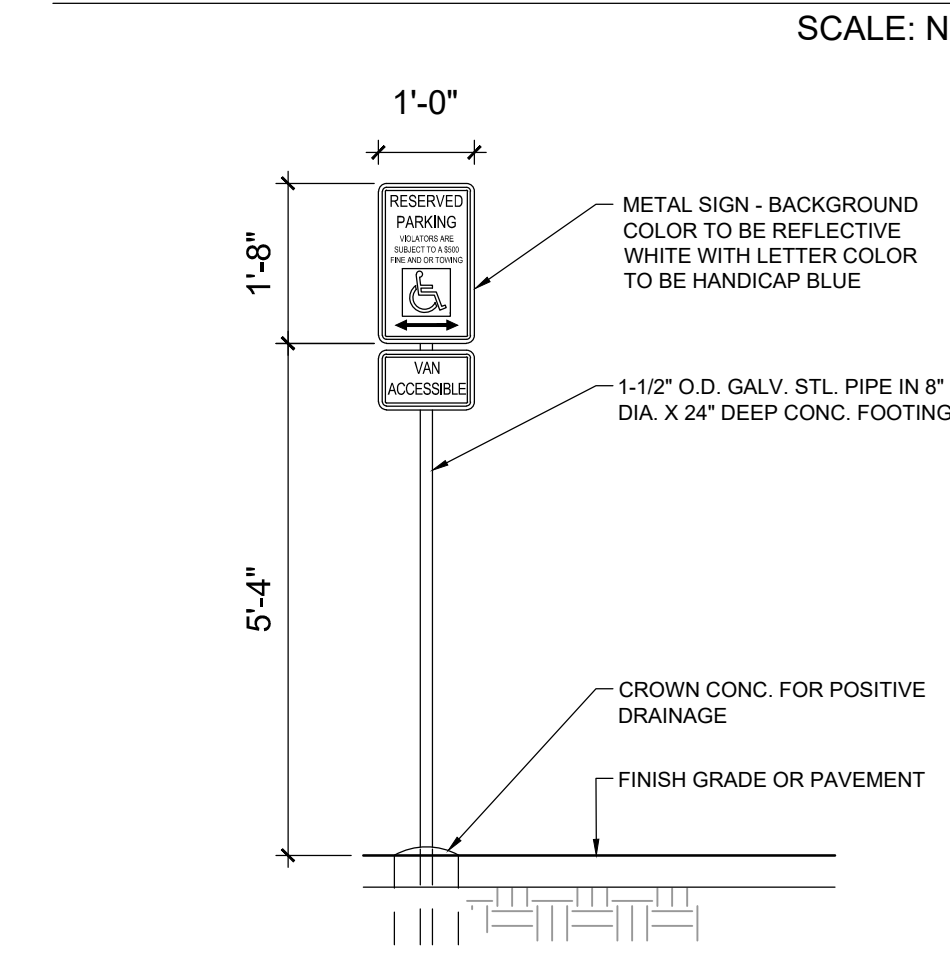




- KEYED NOTES**
- A. NEW DRIVE CUT REF CITY OF ALBUQUERQUE STANDARD DETAIL 2426 FOLLOW PARALLEL RAMP DETAIL, NOTE DETAIL 2448 FOR DETECTABLE WARNING SURFACE
  - B. 6 SPACE BIKE RACK, REF DETAIL THIS SHEET
  - C. MOTORCYCLE PARKING SIGN REF DETAIL THIS SHEET
  - D. H.C. PARKING SPACE WITH PAVEMENT MARKING & SIGN, REF DETAIL ON THIS SHEET
  - E. NEW FIRE HYDRANT
  - F. PLAYGROUND EQUIPMENT
  - G. CLEAR SIGHT TRIANGLE. LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FT TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLES
  - H. FIRE DEPT. CONNECTION
  - I. STAIRS
  - J. CMU WALL
  - K. NEW 6" SIDEWALK, 2% MAX CROSS SLOPE, 1.5% PREFERRED CROSS SLOPE, REFERENCE CITY OF ALBUQUERQUE STANDARD DETAIL 2430E
  - L. HEADER CURB, REF DETAIL THIS SHEET
  - M. PROPERTY LINE
  - N. EASEMENT
  - O. VEHICULAR GATE
  - P. KNOX BOX
  - Q. 4 PERSONNEL GATE
  - R. SECURITY FENCE
  - S. REFUSE ENCLOSURE, REF DETAIL THIS SHEET
  - T. MAILBOXES

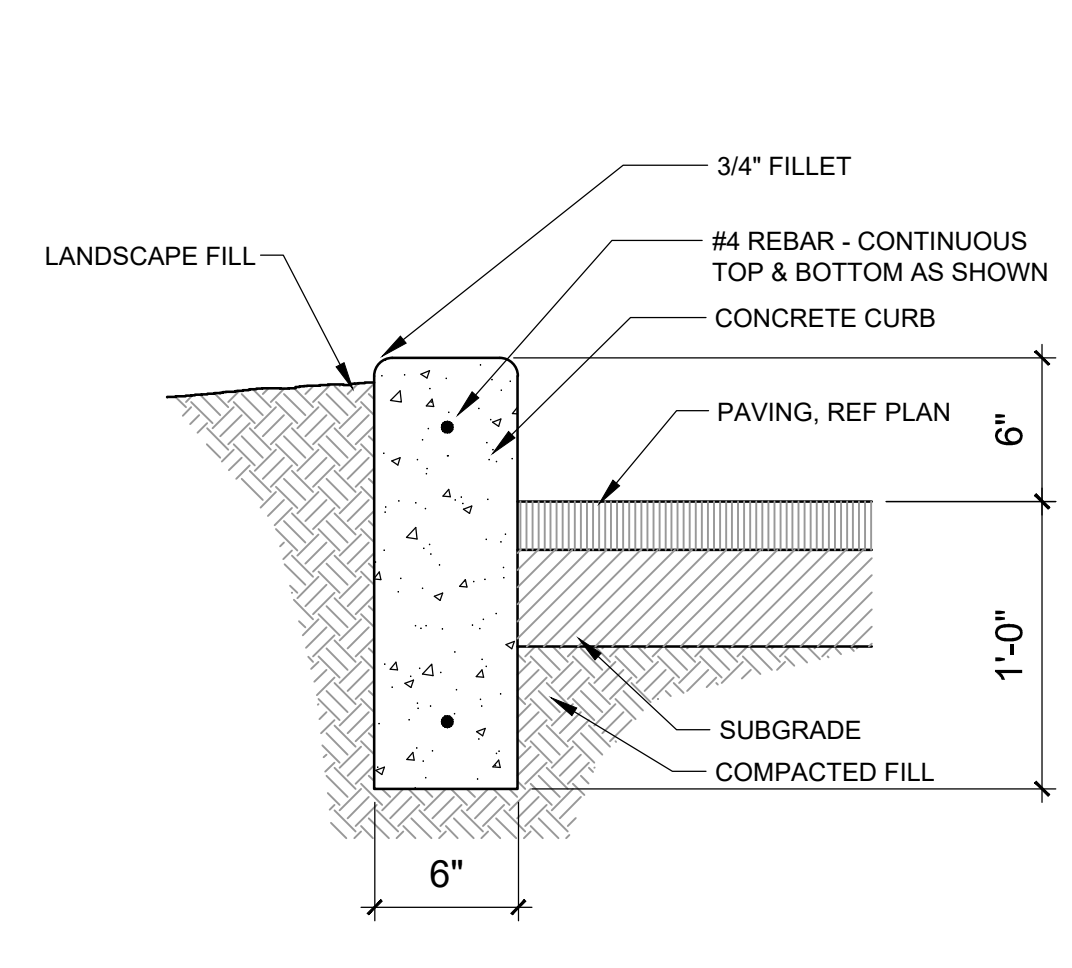


**PAVING SECTION**

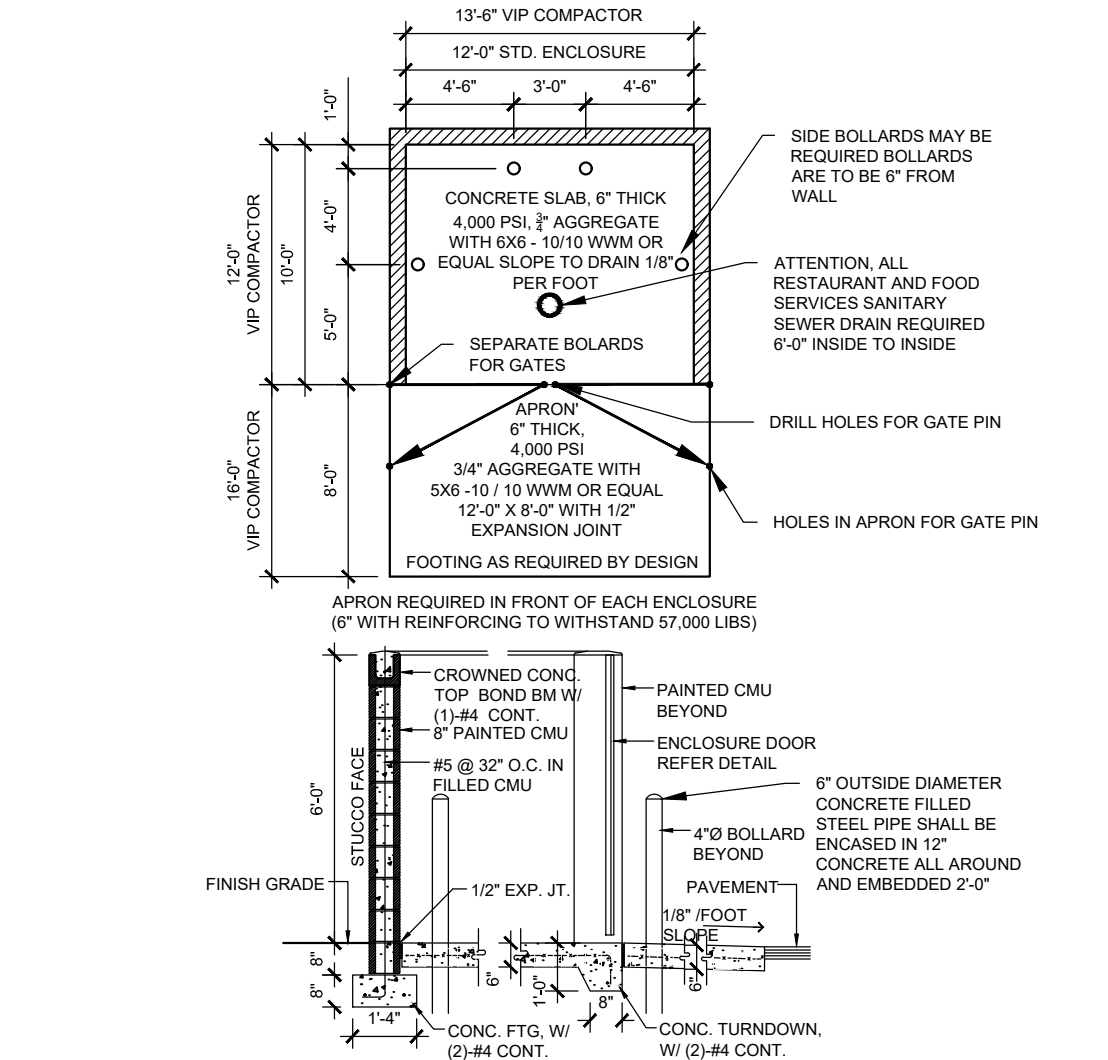


**HC SIGN**  
SCALE: NTS

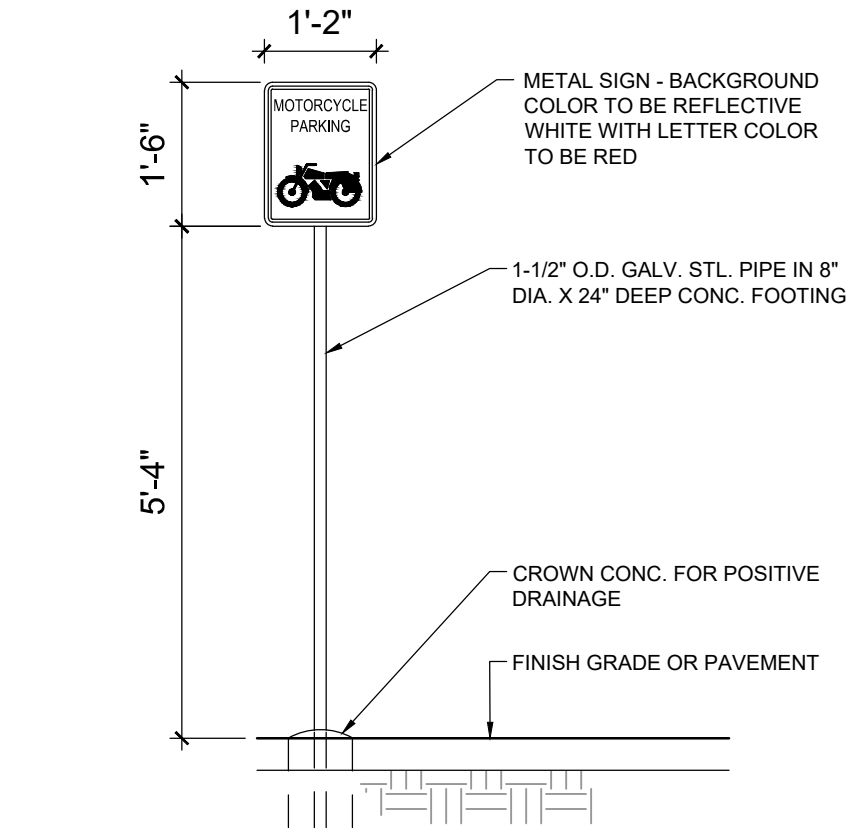
**NOTE:**  
ALL IMPROVEMENTS LOCATED IN THE RIGHT OF WAY MUST BE INCLUDED IN ON A PUBLIC WORK ORDER.  
LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.  
ALL PAVING SHALL BE ASPHALT UNLESS NOTED OTHERWISE, REF. DETAIL THIS SHEET.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH IDO SECTION 5-5 (G).  
ALL OUTDOOR LIGHT FIXTURES SHALL BE LED. FIXTURES 70 WATTS OR GREATER SHALL BE SHIELDED USING FULL CUTOFF LIGHT FIXTURES.  
BUILDING MOUNTED SIGNS SHALL BE EXTERNALLY ILLUMINATED AND SHALL NOT EXTEND MORE THAN 2 FEET ABOVE THE EXTERIOR WALLS OF THE BUILDING.



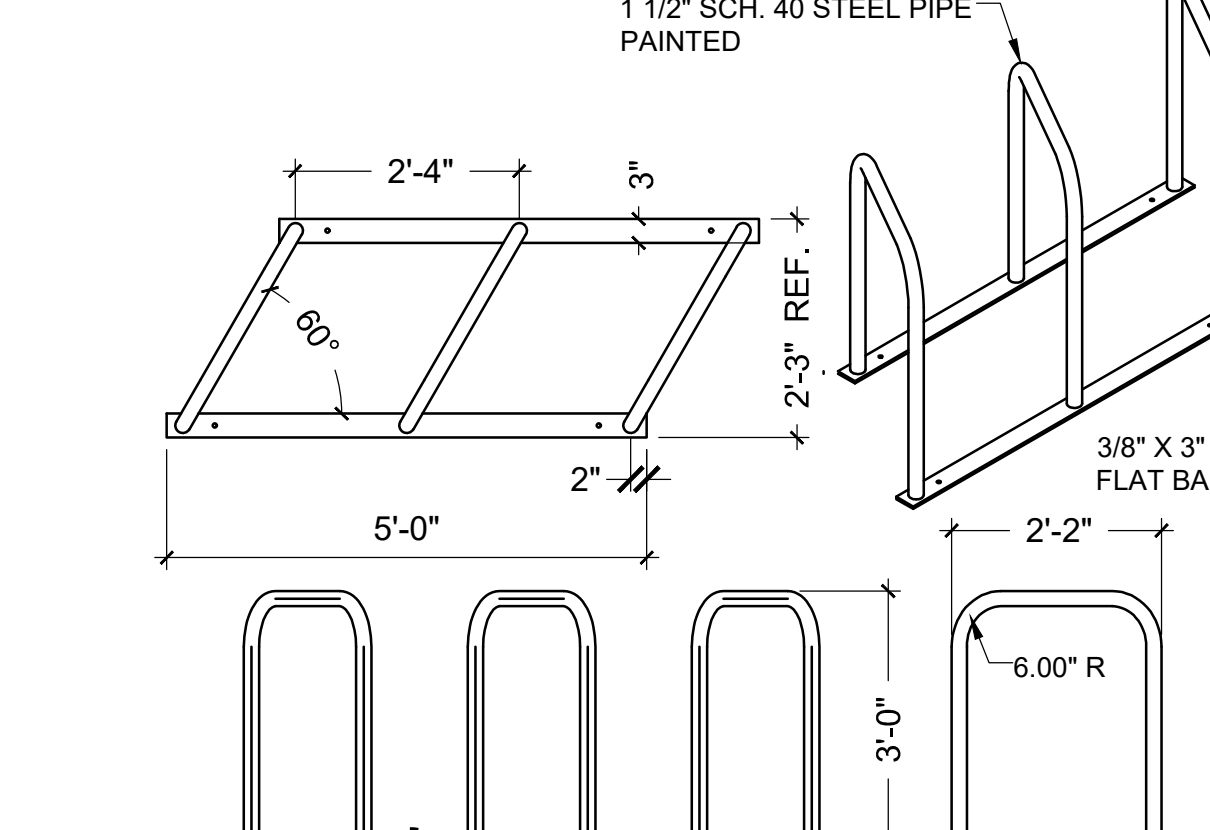
**CURB DETAIL**  
SCALE: NTS



**REFUSE ENCLOSURE**  
SCALE: 1/8" = 1'-0"

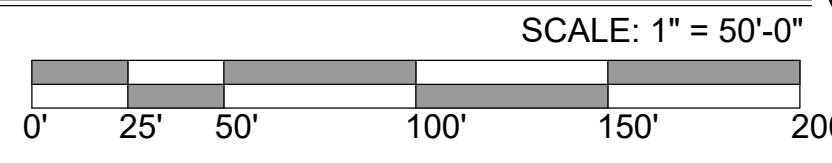


**MOTORCYCLE SIGN**  
SCALE: 1/2" = 1'-0"



**BIKE CORRAL**  
SCALE: 1/2" = 1'-0"

**NOTE: ALL PARKING IS AT GRADE**  
NR-BP ZONING



**SITE PLAN**

PROJECT NUMBER: 2021-  
APPLICATION NUMBER: SI-2021-  
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_ and the Findings and Conditions in the Official Notification of Decision are satisfied.  
Is and Infrastructure List required ( ) Yes ( ) No. If Yes, then a set of approved 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 Engineer, Transportation Division	Date
Water Utility Department	Date
Parks & Recreation Department	Date
City Engineer	Date
Environmental Health	Date
Solid Waste Management	Date
Code Enforcement	Date
Albuquerque Metropolitan Flood Control Authority	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	Date

**PARKING:**  
MULTI-FAMILY DWELLING: 256 X 1.5 = 384 SPACES  
LEASING OFFICE 3,300 SF X 0.0035 = 11 SPACES REQUIRED  
TOTAL SPACES REQUIRED = 395 SPACES  
SPACES PROVIDED = 403 SPACES  
HC REQUIRED: 5 STANDARD, 4 VAN / 24 VAN ACCESSIBLE PROVIDED  
MOTORCYCLE PARKING 301-500 SPACES / 7 SPACES REQUIRED / 22 PROVIDED  
BIKE PARKING 10% OF 395: 40 REQUIRED / 42 PROVIDED

NET LOT AREA = 465,830 SF  
BUILDING FOOTPRINT = 100,706 SF  
NET LOT AREA = 365,124 SF  
REQUIRED LANDSCAPE AREA @ 15% = 54,768 SF / 104,771 SF PROVIDED

UPC: 101505514525430415  
LEGAL: LOT 1A, BLOCK 2, SUNPORT PARK  
ZONING: NR-BP  
ZONE ATLAS PAGE: M15

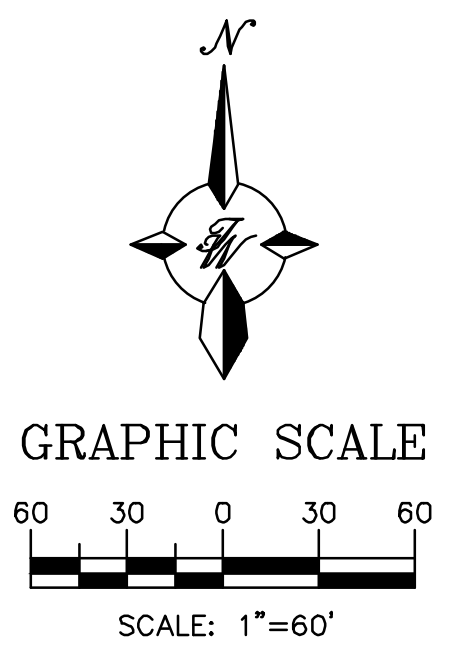
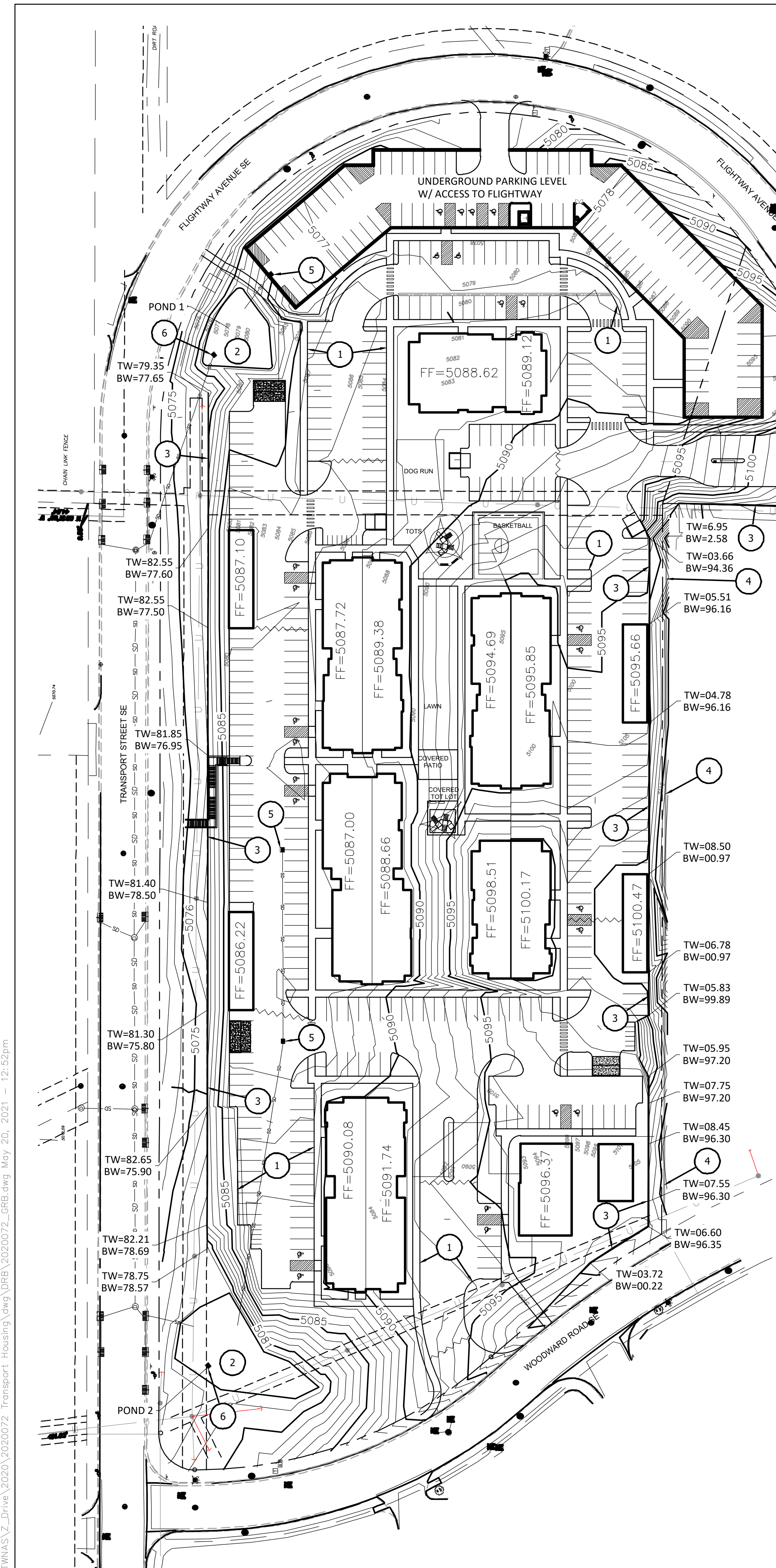
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7604 RIO PENASCO, NW  
ALBUQUERQUE, NM 87129  
505.401.7575

**TRANSPORT APARTMENTS**  
3000 TRANSPORT ST SE  
ALBUQUERQUE, NM 87106

**DRAWING TITLE**  
**SITE PLAN**

DESIGNED	PROJECT NO.
DRAWN	SCALE
CHECKED	DRAWING NO.
REVIEWED	<b>A-001</b>
DATE: 7/26/2021	OF





**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	STORM DRAIN
	RETAINING WALL
	CONTOUR MAJOR
	CONTOUR MINOR
	SPOT ELEVATION
	FLOW ARROW
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING CONTOUR MAJOR
	EXISTING CONTOUR MINOR
	EXISTING SPOT ELEVATION

- KEYED NOTES**
- ① 6" CURB & GUTTER
  - ② POND FOR STORMWATER DETENTION AND WQ RETENTION
  - ③ RETAINING WALLS
  - ④ EXISTING RETAINING WALL @ PROPERTY LINE
  - ⑤ DRAINAGE DROP INLET
  - ⑥ RAISED POND OUTFALL FOR WQ RETENTION

**DPM Weighted E Method**  
 Precipitation Zone 2  
 2900 Transport St SE  
 Transport Housing Apartments  
 twllc Date 5/18/2021

**Existing Conditions**

Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
E1	26,491.41	0.608	0.00095	90%	0.547	10%	0.061	0%	0.000	0%	0.000	0.555	0.028	0.99	0.145	0.007	0.27
E2	152,243.04	3.495	0.00546	90%	3.146	10%	0.350	0%	0.000	0%	0.000	0.555	0.162	5.70	0.145	0.042	1.53
E3	41,028.39	0.942	0.00147	95%	0.895	5%	0.047	0%	0.000	0%	0.000	0.543	0.043	1.50	0.138	0.011	0.38
E4	26,606.93	0.611	0.00095	100%	0.611	0%	0.000	0%	0.000	0%	0.000	0.530	0.027	0.95	0.130	0.007	0.23
E5	36,409.55	0.836	0.00131	90%	0.752	10%	0.084	0%	0.000	0%	0.000	0.555	0.039	1.36	0.145	0.010	0.37
E6	156,161.07	3.585	0.00560	95%	3.406	5%	0.179	0%	0.000	0%	0.000	0.543	0.162	5.72	0.138	0.041	1.46
E7	49,495.29	1.136	0.00178	85%	0.966	15%	0.170	0%	0.000	0%	0.000	0.568	0.054	1.90	0.153	0.014	0.53
<b>Total</b>	<b>488,435.68</b>	<b>11.213</b>	<b>0.01752</b>	<b>0.000</b>	<b>0.891</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.514</b>	<b>18.13</b>	<b>0.133</b>	<b>4.77</b>				

**Proposed Conditions**

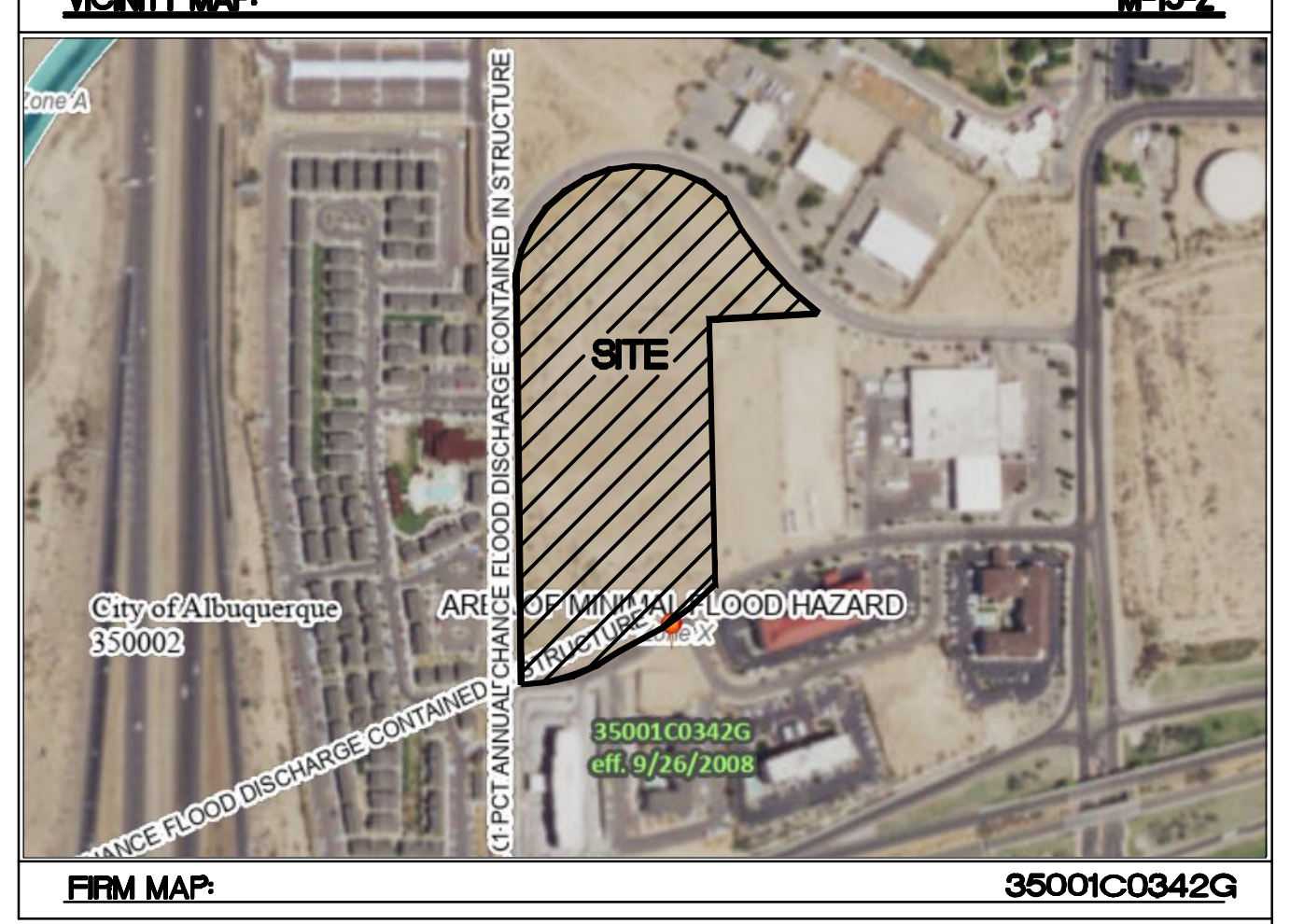
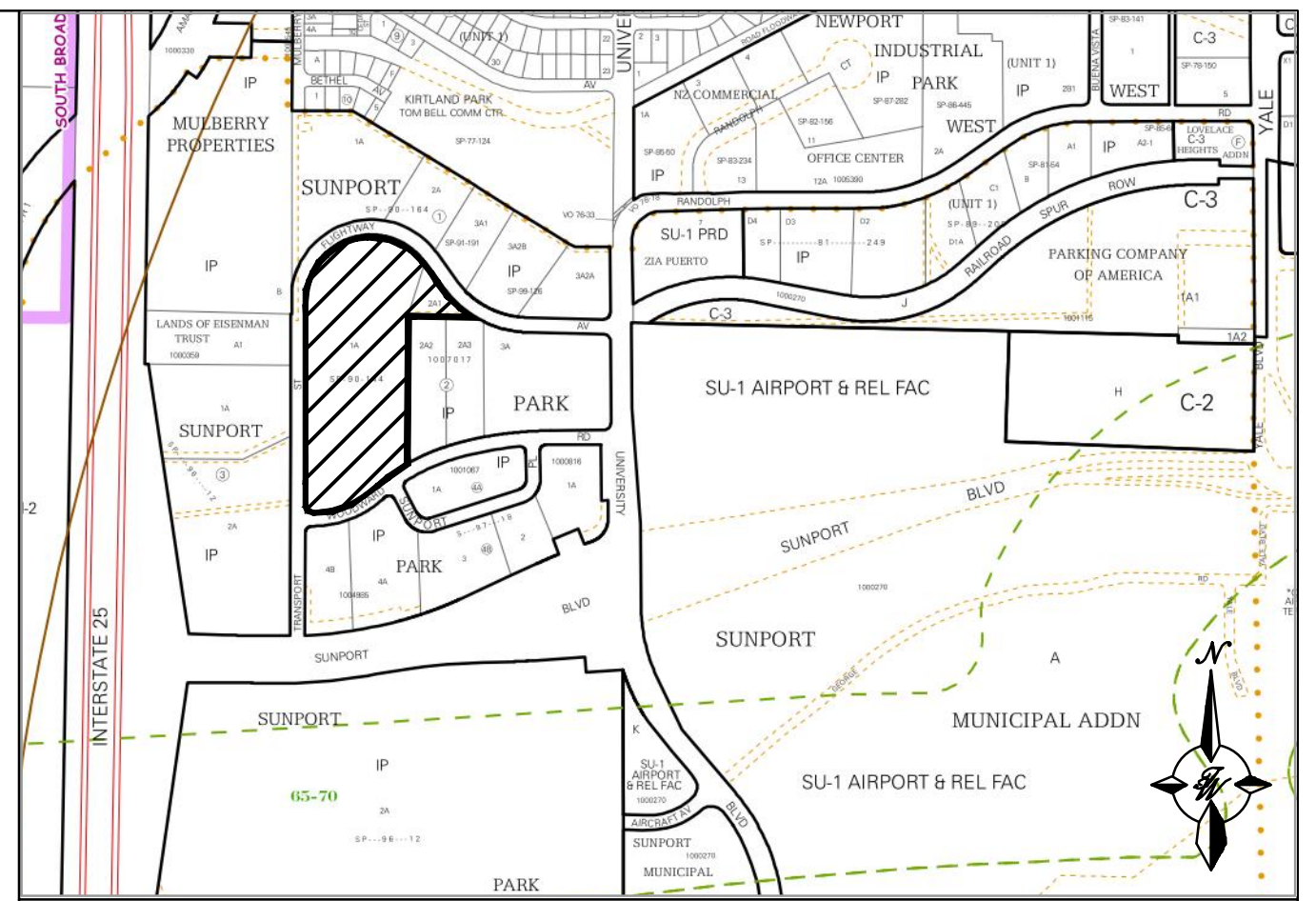
Basin ID	Area (sf)	Area (acres)	Area (sq miles)	Basin Descriptions				100-Year, 6-Hr			10-Year, 6-Hr						
				Treatment A %	Treatment B %	Treatment C %	Treatment D %	Weighted E (in)	Volume (ac-ft)	Flow cfs	Weighted E (in)	Volume (ac-ft)	Flow cfs				
P1	148,847.12	3.417	0.00534	0%	0.000	14%	0.478	7%	0.239	79%	2.699	1.863	0.531	14.53	1.134	0.323	9.34
P2	14,638.50	0.336	0.00053	0%	0.000	41%	0.138	0%	0.000	59%	0.198	1.571	0.044	1.25	0.905	0.025	0.75
P3	31,571.95	0.725	0.00113	0%	0.000	25%	0.181	0%	0.000	75%	0.544	1.785	0.108	2.97	1.075	0.065	1.88
P4	2,774.82	0.064	0.00010	0%	0.000	50%	0.032	50%	0.032	0%	0.000	0.955	0.005	0.17	0.400	0.002	0.08
P5	61,526.72	1.412	0.00221	0%	0.000	25%	0.353	0%	0.000	75%	1.059	1.785	0.210	5.78	1.075	0.127	3.66
P6	84,021.44	1.929	0.00301	0%	0.000	15%	0.289	5%	0.096	80%	1.543	1.870	0.301	8.22	1.140	0.183	5.29
P7	25,038.00	0.575	0.00090	0%	0.000	15%	0.086	10%	0.057	75%	0.431	1.820	0.087	2.40	1.099	0.053	1.53
P8	22,870.87	0.525	0.00082	0%	0.000	50%	0.263	50%	0.263	0%	0.000	0.955	0.042	1.42	0.400	0.018	0.70
P9	6,817.39	0.157	0.00024	0%	0.000	50%	0.078	50%	0.078	0%	0.000	0.955	0.012	0.42	0.400	0.005	0.21
P10	17,641.85	0.405	0.00063	0%	0.000	25%	0.101	75%	0.304	0%	0.000	1.043	0.035	1.18	0.460	0.016	0.62
P11	12,913.84	0.296	0.00046	0%	0.000	20%	0.059	70%	0.208	10%	0.030	1.159	0.029	0.93	0.554	0.014	0.50
P12	42,363.26	0.973	0.00152	0%	0.000	22%	0.214	70%	0.681	8%	0.078	1.132	0.092	2.99	0.533	0.043	1.61
<b>Total</b>	<b>471,025.76</b>	<b>10.813</b>	<b>0.01690</b>	<b>0.000</b>	<b>0.000</b>	<b>2.273</b>	<b>0.000</b>	<b>0.000</b>	<b>6.582</b>	<b>1.495</b>	<b>42.27</b>	<b>0.873</b>	<b>26.18</b>				

**Pond 1 Water Quality Volume:**  
 Contributing Basins = P1-P4  
 Contributing Basins Impervious Area = 3.441 Acres = 149,889.96 SF  
 Water Quality Volume to be Retained = 149,889.96 SF x 0.42' / 12" = 5,247 CF

**Pond 2 Water Quality Volume:**  
 Contributing Basins = P5 - P8  
 Contributing Basins Impervious Area = 3.034 Acres = 132,161.04 SF  
 Water Quality Volume to be Retained = 132,161.04 SF x 0.42' / 12" = 4,625 CF

- NOTICE TO CONTRACTORS**
1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
  4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  5. BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
  7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**CAUTION:**  
 ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



**EXISTING DRAINAGE:**  
 AS SHOWN BY THE VICINITY MAP, THIS SITE IS BOUNDED BY WOODWARD ROAD TO THE SOUTH, TRANSPORT STREET TO THE WEST, FLIGHTWAY AVENUE TO THE NORTH AND A RETAINING WALL TO THE EAST THAT HOLDS THE ADJACENT COMFORT SUITES HOTEL SITE ABOVE THIS PROPERTY. THE SITE CONSISTS OF TWO LOTS, WHICH WILL BE REPLATTED TO BE COMBINED INTO ONE LOT. LOT 1-A, BLOCK 2, SUNPORT PARK IS THE LARGER PARCEL CONSISTING OF 10.1 ACRES. THE SMALLER PARCEL IS LOT 2-A-1, BLOCK 2, SUNPORT PARK AND CONSISTS OF 0.69 ACRES. THE TOTAL OF THE TWO LOTS TO BE COMBINED IS 10.69 ACRES. SHOWN BY THE FEMA FIRM MAP, THE SITE DOES NOT LIE WITHIN ANY FLOODPLAIN.

THE SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF DRAINAGE FLOW FROM EAST TO WEST TOWARDS TRANSPORT STREET. THE GROUND COVER CONSISTS OF NATIVE GRASSES AND WEEDS AND IS RELATIVELY STEEP, WITH SLOPES RANGING BETWEEN 10% TO 20% AND WITH SOME AREAS EXCEEDING 20%. THERE ARE NO UPDRAIN OFFSITE FLOWS THAT PASS THROUGH THE SITE, AS THE HOTEL DIRECTLY TO THE EAST HAS BEEN RECENTLY DEVELOPED TO ALLEVIATE PREVIOUS OFFSITE FLOWS THAT PASSED THROUGH. BASINS E1 THROUGH E6 CONVEY RUNOFF TO THE EXISTING STORM DRAIN CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET. BASIN E7 CAPTURES AND RETAINS FLOWS ONSITE, AS THIS BASIN CONTAINS A LOW POINT THAT DOES NOT ALLOW FLOWS TO MAKE ITS WAY TO THE TRANSPORT STREET STORM DRAIN SYSTEM.

THE SITE LIES WITHIN A MASTER DRAINAGE PLAN KNOWN AS SUNPORT PARK - PHASE 1 DATED 12/6/1996 (HYDROLOGY FILE M15-D023). PER THIS DRAINAGE MASTER PLAN, THE SITE LIES WITHIN BASINS A-4, A-5, A-9, AND A SMALL PORTION OF A-2 WITH ALL OF THESE BASINS INTENDED TO DISCHARGE INTO THE TRANSPORT STREET STORM DRAIN. DRAINAGE BASINS A-2, A-4, AND A-5 ALLOW A 100-YR, 6-HR DISCHARGE RATE OF 3.4 CFS/ACRE WHILE BASIN A-9 ALLOWS A DISCHARGE RATE OF 3.85 CFS/ACRE. APPROXIMATELY 31% OF THE SITE LIES WITHIN DRAINAGE BASIN A-9 WHILE 69% LIES WITHIN THE REMAINING BASINS MENTIONED. THIS WEIGHS OUT TO AN AVERAGE OF 3.54 CFS/ACRE FOR ALLOWABLE 100-YR, 6-HR DISCHARGE RATE OF THE ENTIRE SITE.

**PROPOSED DRAINAGE:**  
 THE PROPOSED DEVELOPMENT WILL BE AN APARTMENT COMPLEX WITH 7 3-STORY RESIDENT BUILDINGS, 4 GARAGE BUILDINGS, A CLUBHOUSE AND VARIOUS TYPICAL APARTMENT AMENITIES. DUE TO STEEP EXISTING GRADES OF THE SITE, THERE WILL BE NEW RETAINING WALLS ALONG THE EAST AND WEST PROPERTY LINES. THE SITE WILL PREDOMINANTLY DRAIN TOWARDS POND 1 (NW QUADRANT OF PROPERTY) AND POND 2 (SW QUADRANT OF PROPERTY). BASINS P1-P3 WILL DRAIN VIA SURFACE FLOW TOWARDS BASIN P4, WHICH IS POND 1. BASINS P5-P7 WILL DRAIN BY A COMBINATION OF SURFACE FLOW AND ONSITE STORM DRAIN TOWARDS BASIN P8, WHICH IS POND 2. EACH POND WILL HAVE RAISED OUTFALLS FOR RETAINING THE REQUIRED WATER QUALITY VOLUME FROM THEIR RESPECTIVE CONTRIBUTING BASINS AND ALSO ATTENUATE THE REMAINING RUNOFF TO A MAXIMUM DISCHARGE RATE OF 3.54 CFS/ACRE. THESE OUTFALLS IN THESE PONDS WILL CONNECT TO THE BACK OF THE EXISTING CURB INLETS ALONG THE EAST SIDE OF TRANSPORT STREET.

THE REMAINING DRAINAGE BASINS P9-P12 CONSIST OF THE SLOPE THE AREAS ALONG THE STREET-FRONTED PERIMETER OF THE PROPERTY. THESE BASINS ARE NOT IMPERVIOUS EXCEPT FOR THE DRIVEWAYS, WHICH ARE SLOPED TO CREATE WATER BLOCKS BETWEEN THE STREET DRAINAGE AND PRIVATE DRAINAGE. THESE BASINS WILL ALSO CONVEY FLOW TO THE EXISTING CURB INLETS IN TRANSPORT STREET HOWEVER FLOW CANNOT BE ATTENUATED FROM THESE BASINS. DUE TO THESE CONDITIONS, THE ACREAGE OF BASIN P12 WILL BE ACCOUNTED FOR IN THE 3.54 CFS/ACRE DISCHARGE RATE IN THE POND 1 OUTFALL FLOW AND THE ACREAGE OF BASINS P9-11 WILL BE ACCOUNTED FOR IN THE DISCHARGE RATE IN THE POND 2 OUTFALL FLOW.

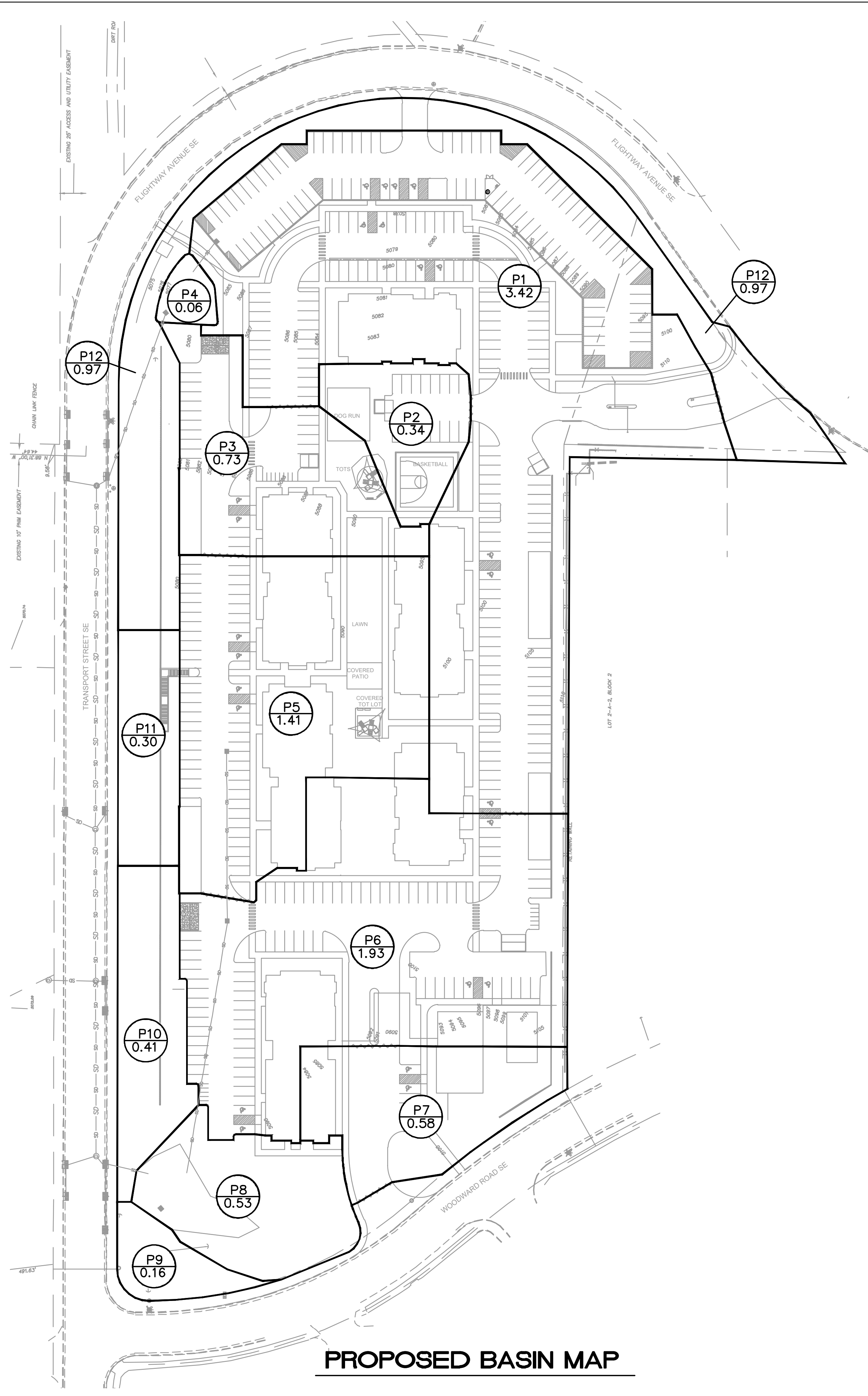
THE NORTHERNMOST RESIDENT BUILDING ALONG FLIGHTWAY AVENUE WILL INCLUDE AN UNDERGROUND PARKING STRUCTURE, WITH VEHICLE INGRESS/EGRESS TO THE STRUCTURE COMING FROM FLIGHTWAY AVENUE. THE FIRST FLOOR ABOVE THIS STRUCTURE WILL BE AT GRADE WITH THE ONSITE PARKING/DRIVE AISLE DIRECTLY SOUTH OF THE BUILDING. THE PARKING STRUCTURE WILL HAVE SOME SLIGHT GRADE FROM EAST TO WEST FOR POSITIVE DRAINAGE ASSURANCE, WITH A DRAINAGE INLET PLACED AT THE WESTERN EDGE OF THE PARKING STRUCTURE, HOWEVER THERE IS NOT AN ANTICIPATED LARGE AMOUNT OF RUNOFF WITHIN THE STRUCTURE DUE TO A RAINFALL FROM A STORM EVENT BEING CAPTURED ON THE ROOF ABOVE AND ALREADY BEING ACCOUNTED FOR IN BASIN P1.

THE TOTAL 100-YR 6-HR FLOW FOR THE ENTIRE SITE IS 42.27 CFS OVER 10.813 ACRES. FOLLOWING THE ALLOWABLE DISCHARGE RATE OF 3.54 CFS/ACRE, THE ENTIRE DEVELOPMENT WILL BE LIMITED TO AN ULTIMATE DISCHARGE RATE OF 38.28 CFS TO THE DRAINAGE INLETS IN TRANSPORT STREET.

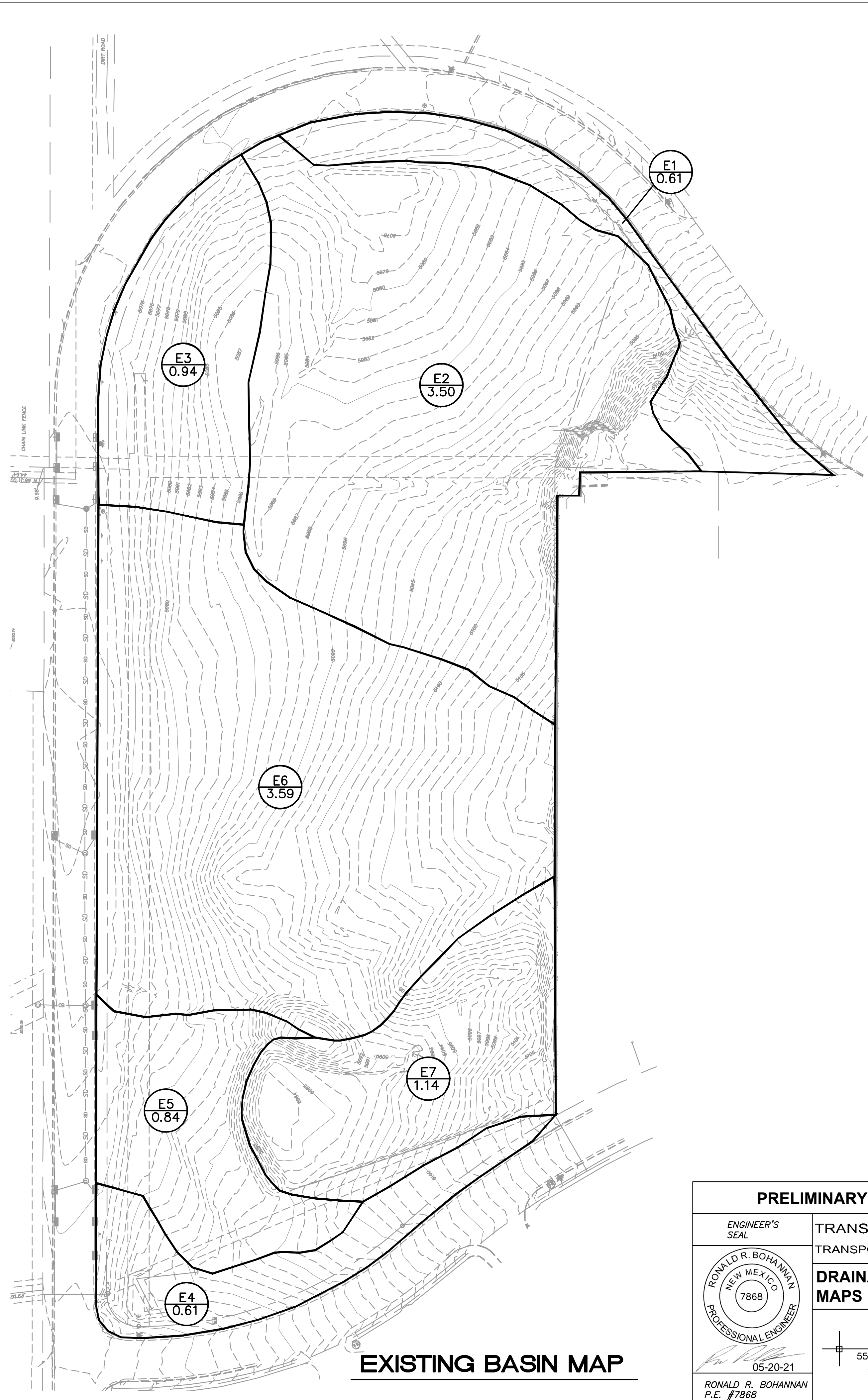
**PRELIMINARY - NOT FOR CONSTRUCTION**

ENGINEER'S SEAL 	TRANSPORT HOUSING TRANSPORT ST & FLIGHTWAY AVE <b>CONCEPTUAL GRADING &amp; DRAINAGE PLAN</b>	DRAWN BY BF DATE 5/20/2021 2020072-GRB
RONALD R. BOHANNAN P.E. #7868	 TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	SHEET # <b>C2.1</b> JOB # 2020072





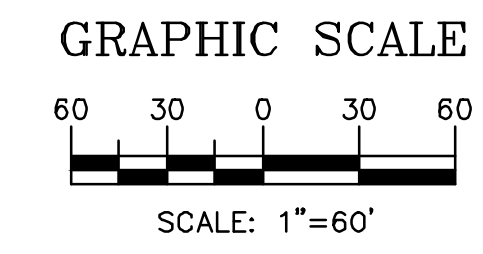
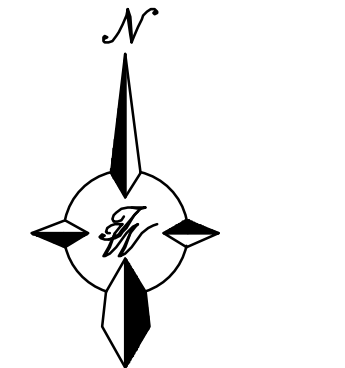
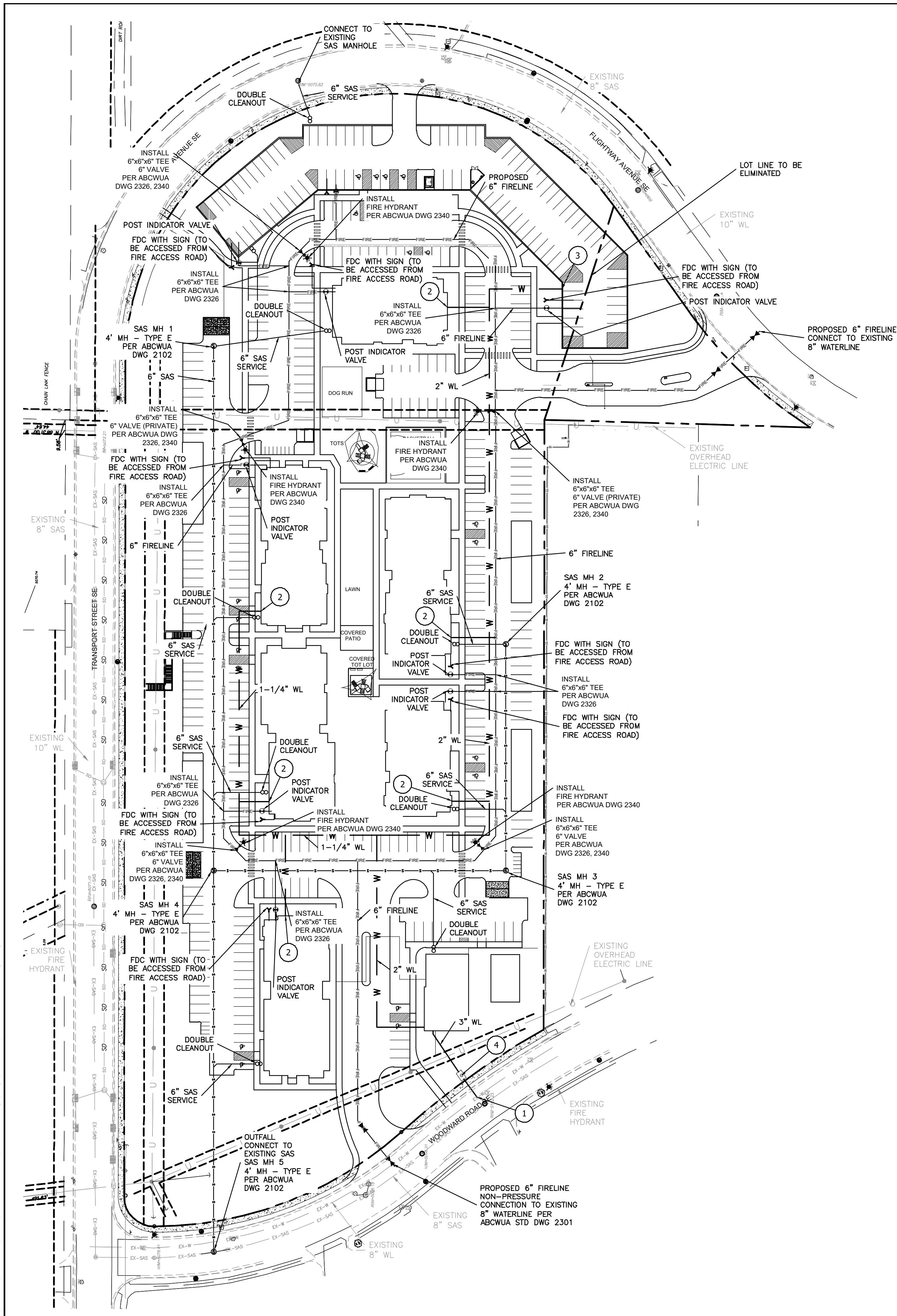
**PROPOSED BASIN MAP**



**EXISTING BASIN MAP**

<b>PRELIMINARY - NOT FOR CONSTRUCTION</b>		
ENGINEER'S SEAL	TRANSPORT HOUSING TRANSPORT ST & FLIGHTWAY AVE	DRAWN BY BF
	<b>DRAINAGE BASIN MAPS</b>	DATE 5/20/2021
		2020072_GRB
	 <small>TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com</small>	SHEET # <b>C2.2</b>
		JOB # 2020072





**LEGEND**

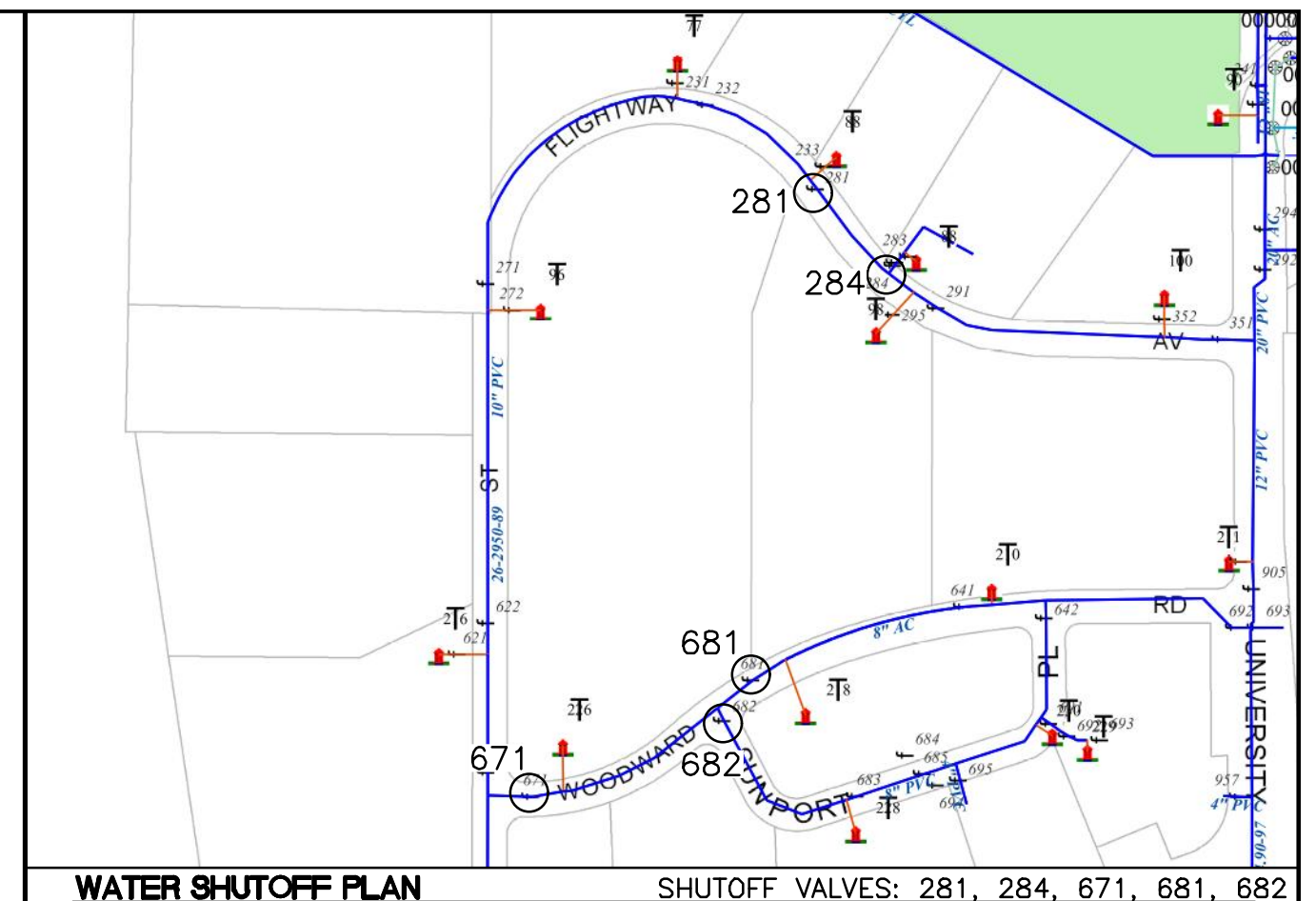
- CURB & GUTTER
- - - BOUNDARY LINE
- - - EASEMENT
- ▭ BUILDING
- ▭ SIDEWALK
- STORM DRAIN
- WATER LINE
- 6" FIRE LINE
- SANITARY SEWER
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER W/ HOTBOX
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- - - EXISTING CURB & GUTTER
- SINGLE CLEAN OUT
- DOUBLE CLEAN OUT
- EXISTING SD MANHOLE
- EXISTING SS MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING GAS VALVE
- - - EXISTING OVERHEAD UTILITIES
- - - EXISTING SANITARY SEWER LINE
- - - EXISTING WATER LINE

**KEYED NOTES**

- ① 3" DOMESTIC WL NON-PRESSURIZED CONNECTION TO EXISTING MAIN WL
- ② 1-1/4" DOMESTIC WL CONNECTION TO BUILDING
- ③ 2" DOMESTIC WL CONNECTION TO BUILDING
- ④ 3" WATER METER PER ABCWUA STD DWG 2370

**GENERAL UTILITY NOTES**

1. ALL WATER AND SEWER UTILITY WORK TO BE DONE IN ACCORDANCE WITH CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC UTILITY CONSTRUCTION, 1986 EDITION (UPDATE NO 8) INCLUDING AMENDMENT NO 1.
2. 4' MINIMUM BURY REQUIRED FOR ALL UTILITIES UNLESS OTHERWISE NOTED.
3. REFERENCE ARCHITECTURAL PLANS FOR WATER LINE RISER LOCATIONS.
4. CLEAN OUTS ARE TO BE BUILT PER UNIFORM PLUMBING CODE STANDARDS.
5. ALL PLUMBING PIPE MATERIAL TO BE USED PER UPC.
6. IRRIGATION AND DOMESTIC WATERLINE MUST HAVE BACKFLOW PREVENTORS PER UPC. IF BACKFLOW PREVENTOR IS INSTALLED EXTERIOR OF BUILDING A HOT BOX SHALL BE INSTALLED AND USED.
7. ALL EXCAVATION, TRENCHING AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART P.
8. ALL UTILITY DISTANCES SHOWN ARE FOR REFERENCE ONLY.
9. PNM WILL REVIEW ALL TECHNICAL NEEDS, ISSUES AND SAFETY CLEARANCES FOR ITS ELECTRIC POWER SYSTEMS. ANY EXISTING AND PROPOSED PUBLIC UTILITY EASEMENTS SHALL BE INDICATED ON THE SITE PLAN UTILITY SHEET PRIOR TO DRB REVIEW. PNM'S STANDARD FOR PUBLIC UTILITY EASEMENTS IS 10 FEET IN WIDTH TO ENSURE ADEQUATE, SAFE CLEARANCES.
10. ALL ONSITE FIRE HYDRANTS ARE PRIVATE AND PAINTED "SAFETY ORANGE"



**WATER SHUTOFF NOTES**

THE CONTRACTOR SHALL COORDINATE WITH THE WATER AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF WELL COLLECTORS, TRANSMISSION LINES OR FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT [HTTP://WWW.ABCWUA.ORG/WATER\\_SHUT\\_OFF\\_AND\\_TURN\\_ON\\_PROCEDURES.ASPX](http://www.abcwua.org/water_shut_off_and_turn_on_procedures.aspx).

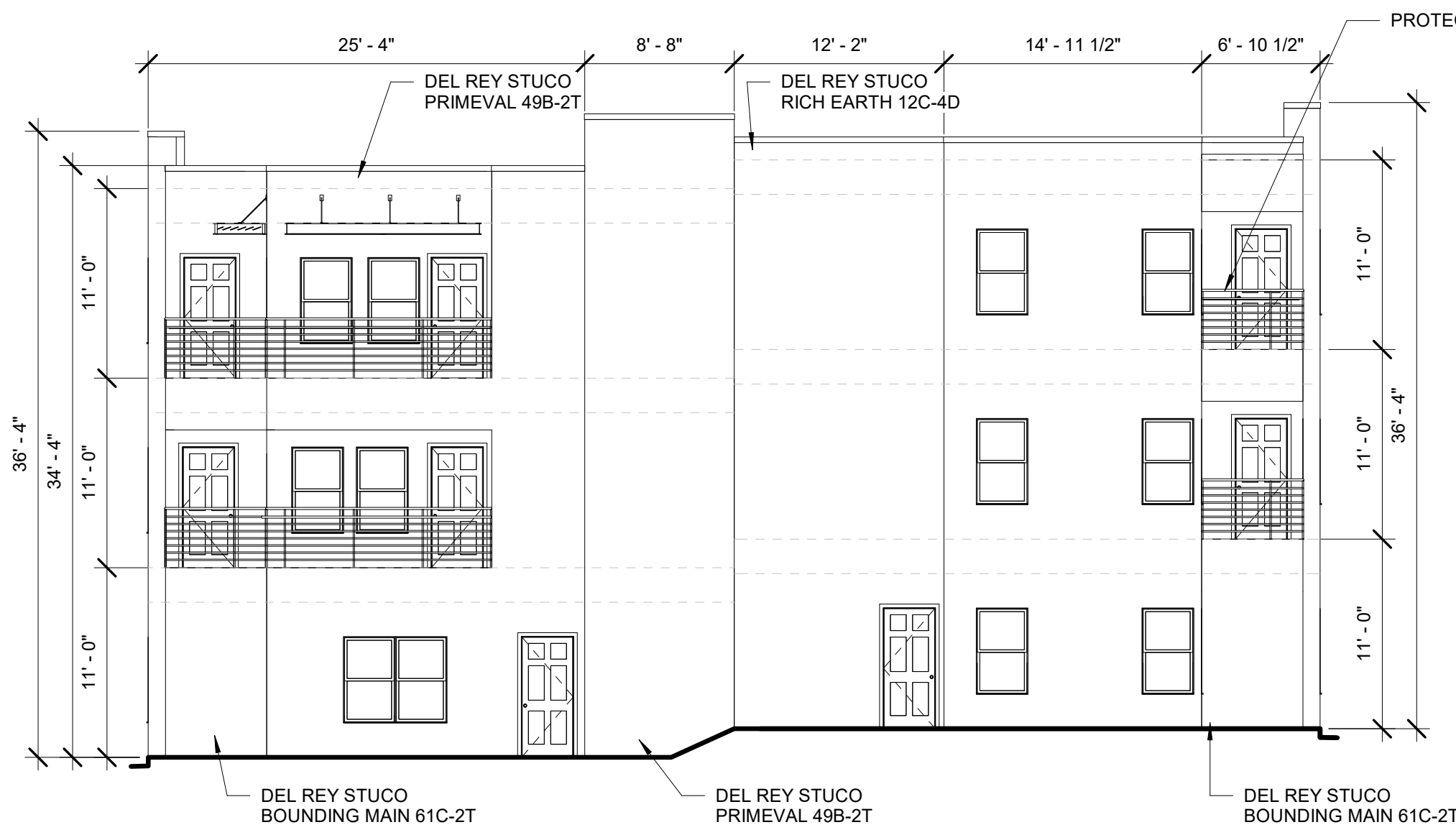
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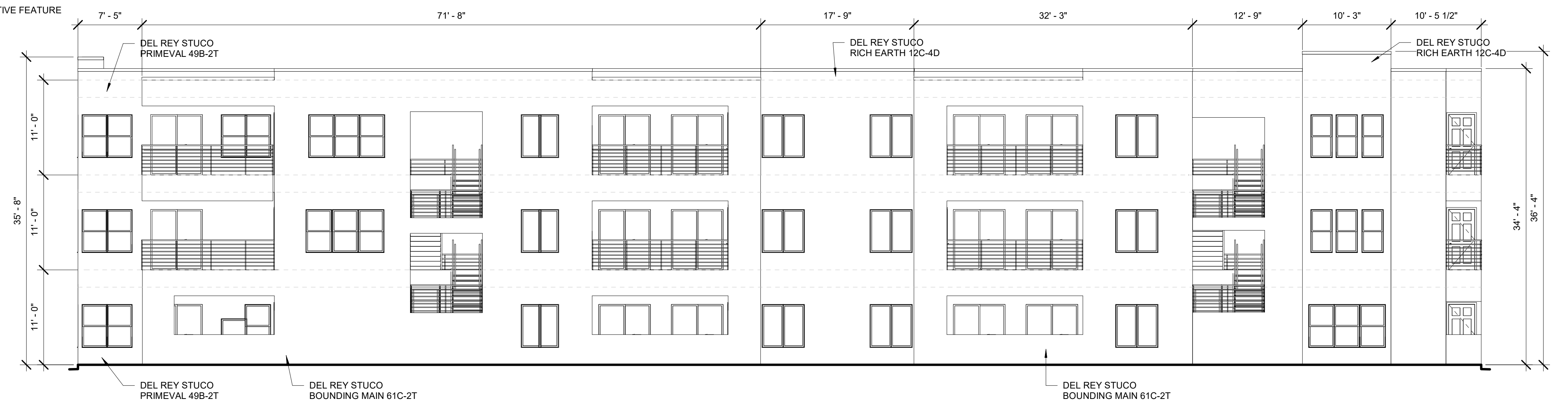
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	TRANSPORT ST & FLIGHTWAY AVE	DATE 8/3/2021	2020072_MUB
		<b>MASTER UTILITY PLAN</b>	SHEET # <b>C3</b>
			JOB # 2020072
RONALD R. BOHANNAN P.E. #7868 08-06-21		5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.terrawestllc.com	





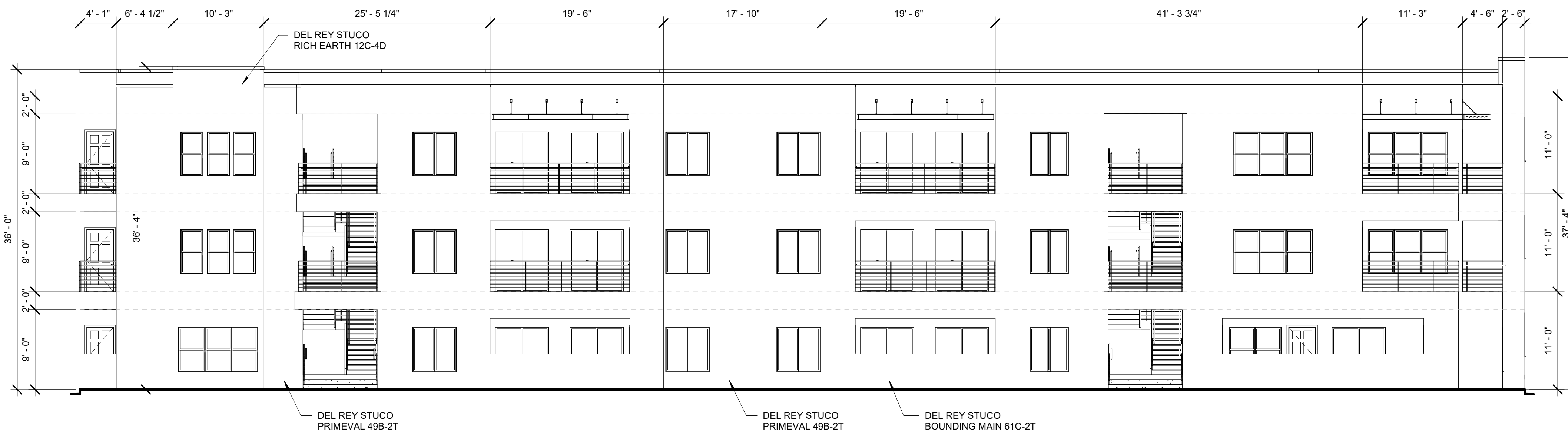
**BUILDING 100 SOUTH ELEVATION**

1/8" = 1'-0"



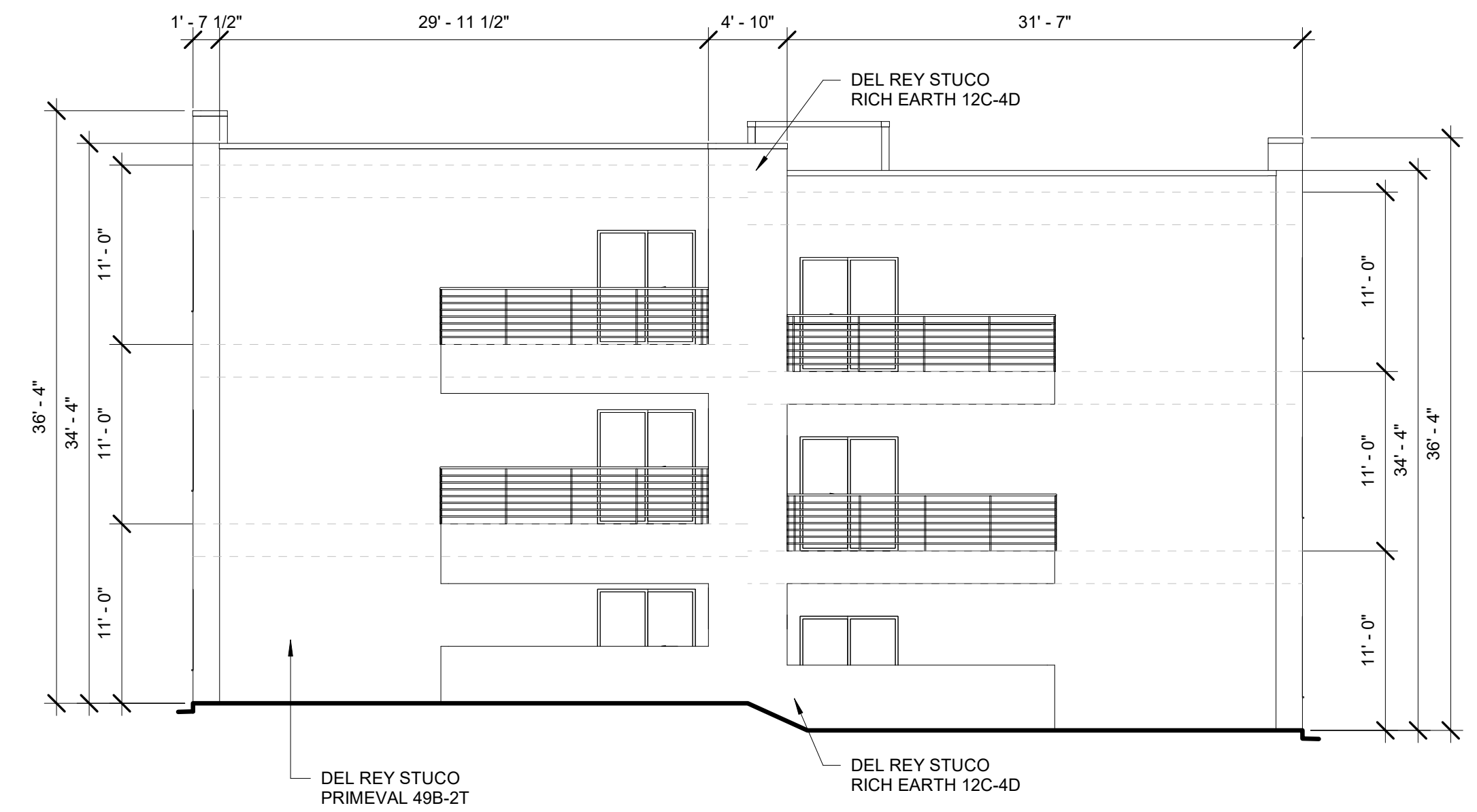
**BUILDING 100 EAST ELEVATION**

1/8" = 1'-0"



**BUILDING 100 WEST ELEVATION**

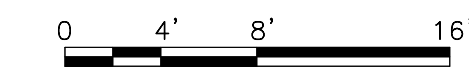
1/8" = 1'-0"



**BUILDING 100 NORTH ELEVATION**

1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



**SCOTT C. ANDERSON**  
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albuquerque, nm 87120  
505.401.7575

**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

DRAWING TITLE  
**BUILDING 100 ELEVATIONS**

	DESIGNED S.C.A.	PROJECT NO 19-008
	DRAWN J.Q.	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Checker	<b>A-201</b>
DATE 08/05/2021		



**BUILDING 100 SOUTH COLOR ELEVATION**

**BUILDING 100 EAST COLOIR ELEVATION**

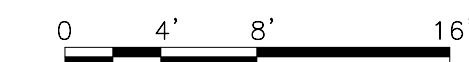


**BUILDING 100 WEST COLOR ELEVATION**

**BUILDING 100 NORTH COLOR ELEVATION**

1/8" = 1'-0"

1/8" = 1'-0"



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

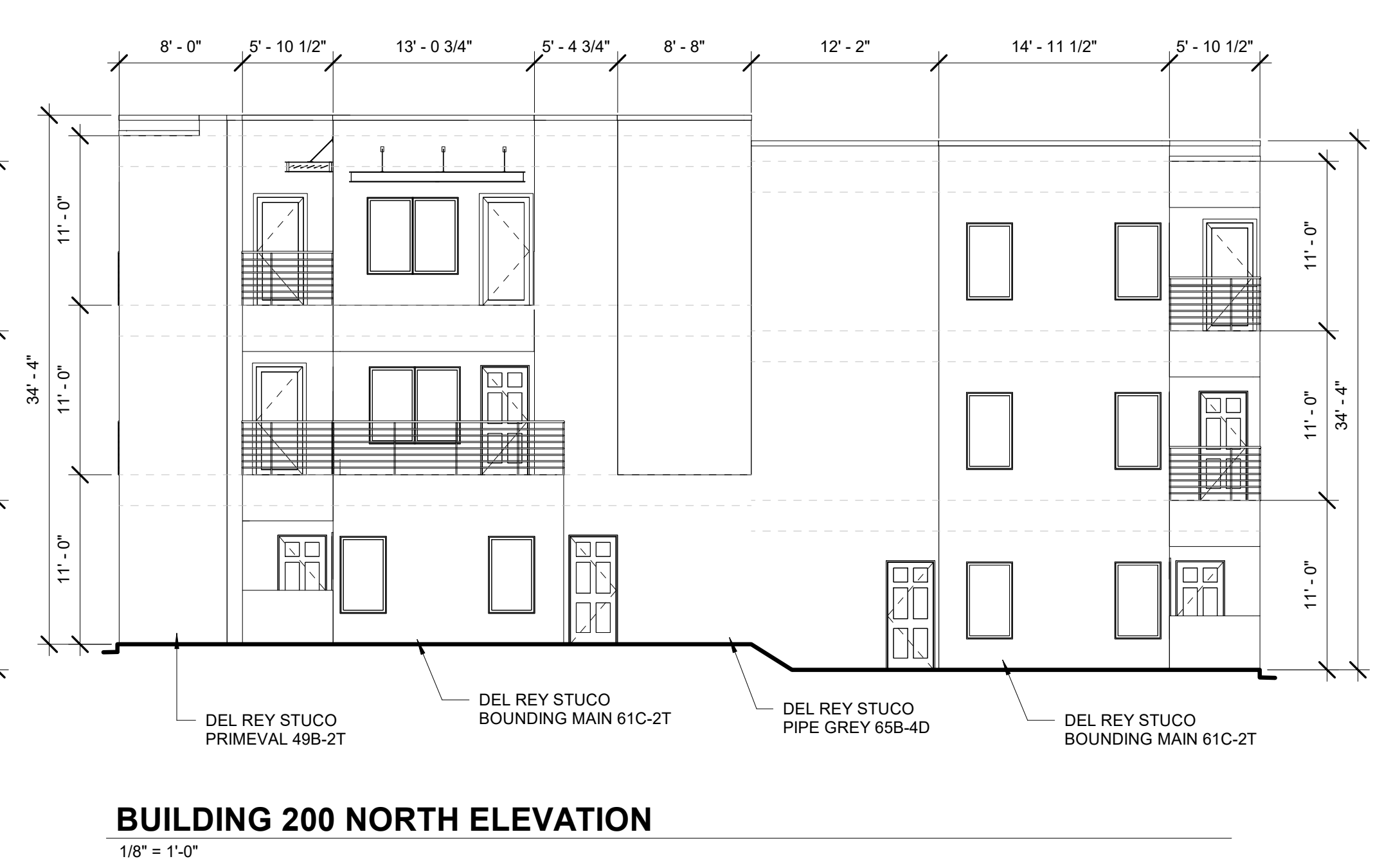
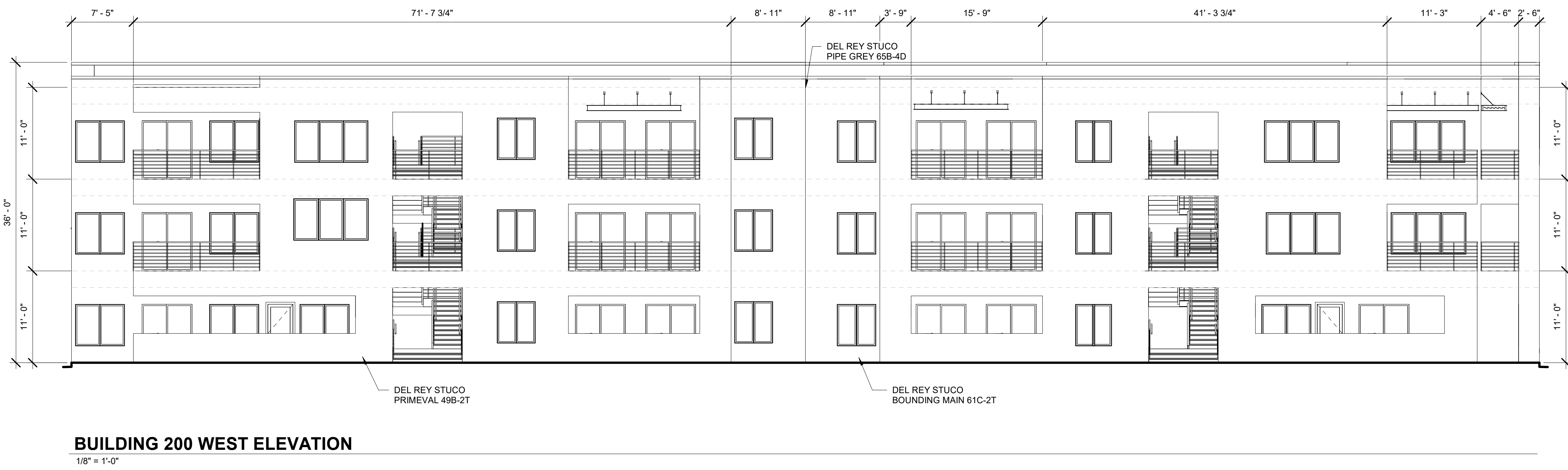
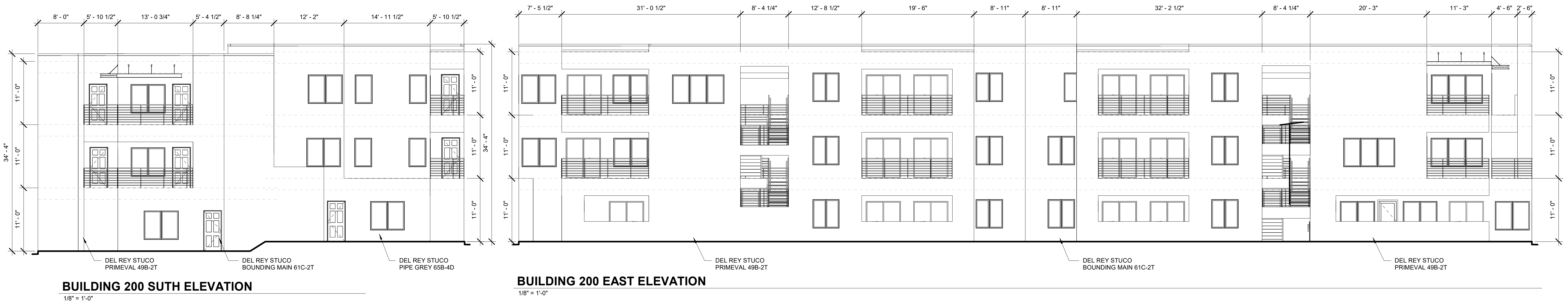
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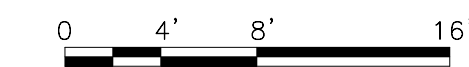
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	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	<b>A-201</b>
	REVIEWED	Checker		<b>C</b>
	DATE	08/05/2021		





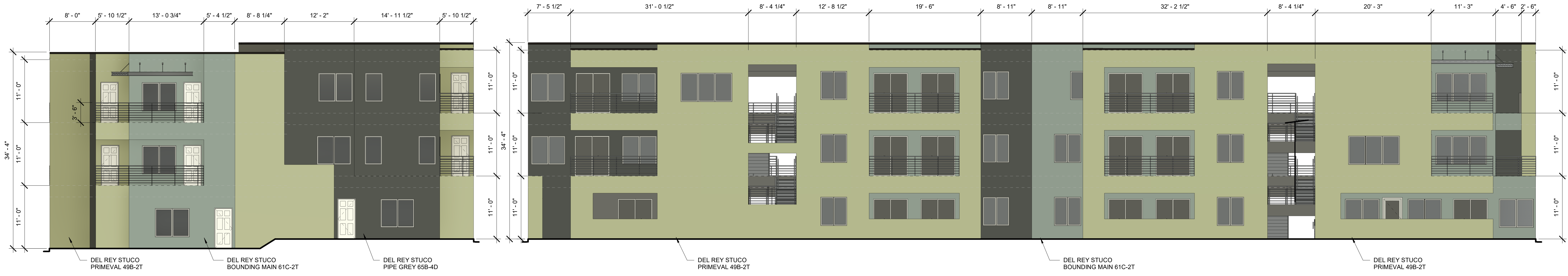
NOTE:  
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OR PROVIDE 2" FRAME



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DRAWING TITLE		<b>BUILDING 200 ELEVATIONS</b>	
	DESIGNED	Designer	PROJECT NO. 19-008
	DRAWN	JQ.	SCALE 1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO.
	REVIEWED	Checker	<b>A-202</b>
	DATE	08/05/2021	

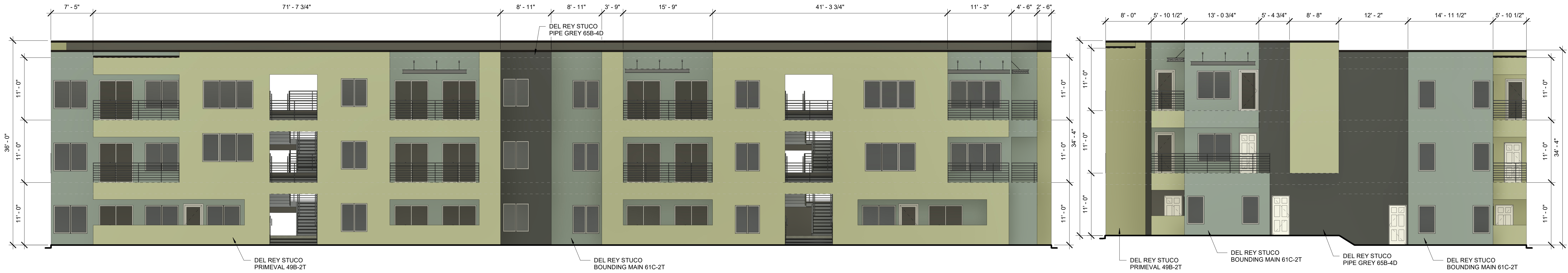


**BUILDING 200 SUTH COLOR ELEVATION**

1/8" = 1'-0"

**BUILDING 200 EAST COLOR ELEVATION**

1/8" = 1'-0"

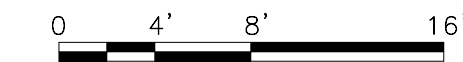


**BUILDING 200 WEST COLOR ELEVATION**

1/8" = 1'-0"

**BUILDING 200 NORTH COLOR ELEVATION**

1/8" = 1'-0"



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

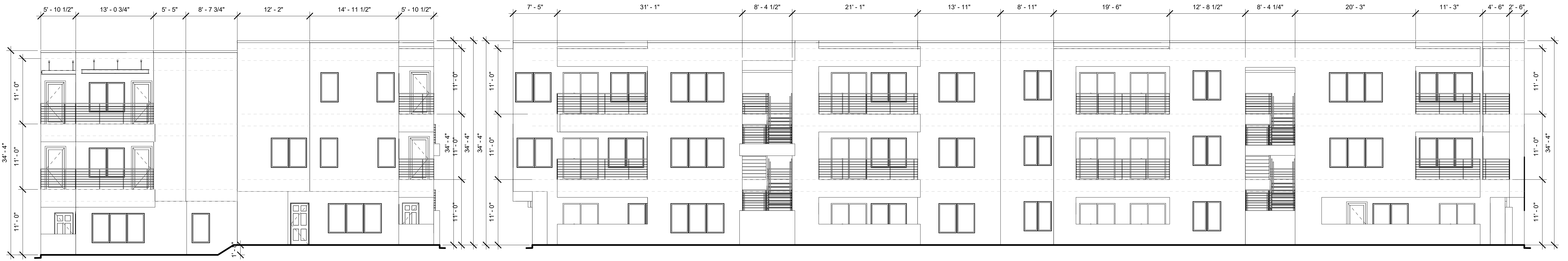
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**TRANSPORT APARTMENTS**  
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DRAWING TITLE  
**BUILDING 200 COLOR ELEVATIONS**

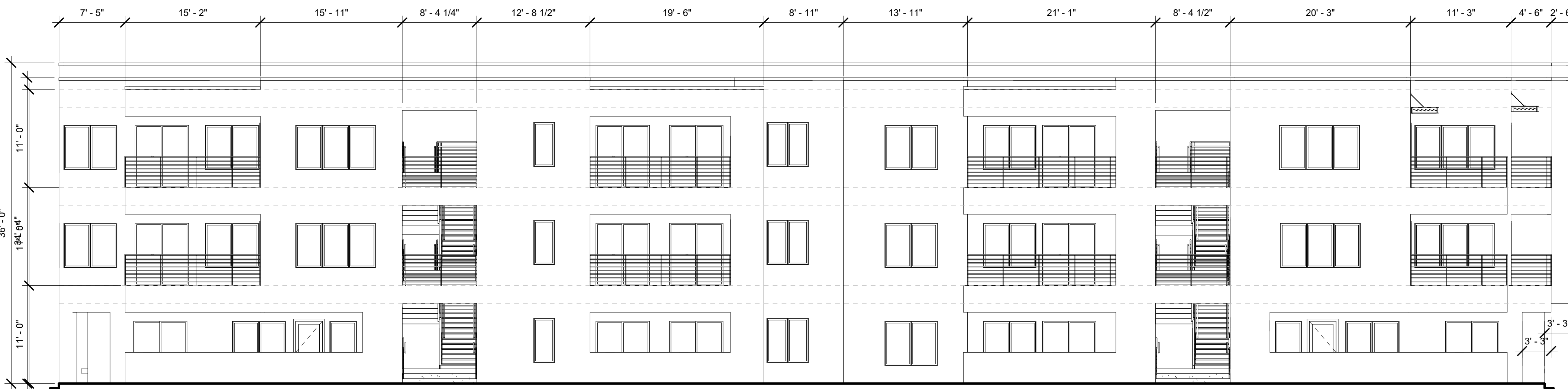
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	DRAWN Author	SCALE 1/8" = 1'-0"
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	REVIEWED Checker	<b>C</b>
	DATE 08/05/2021	



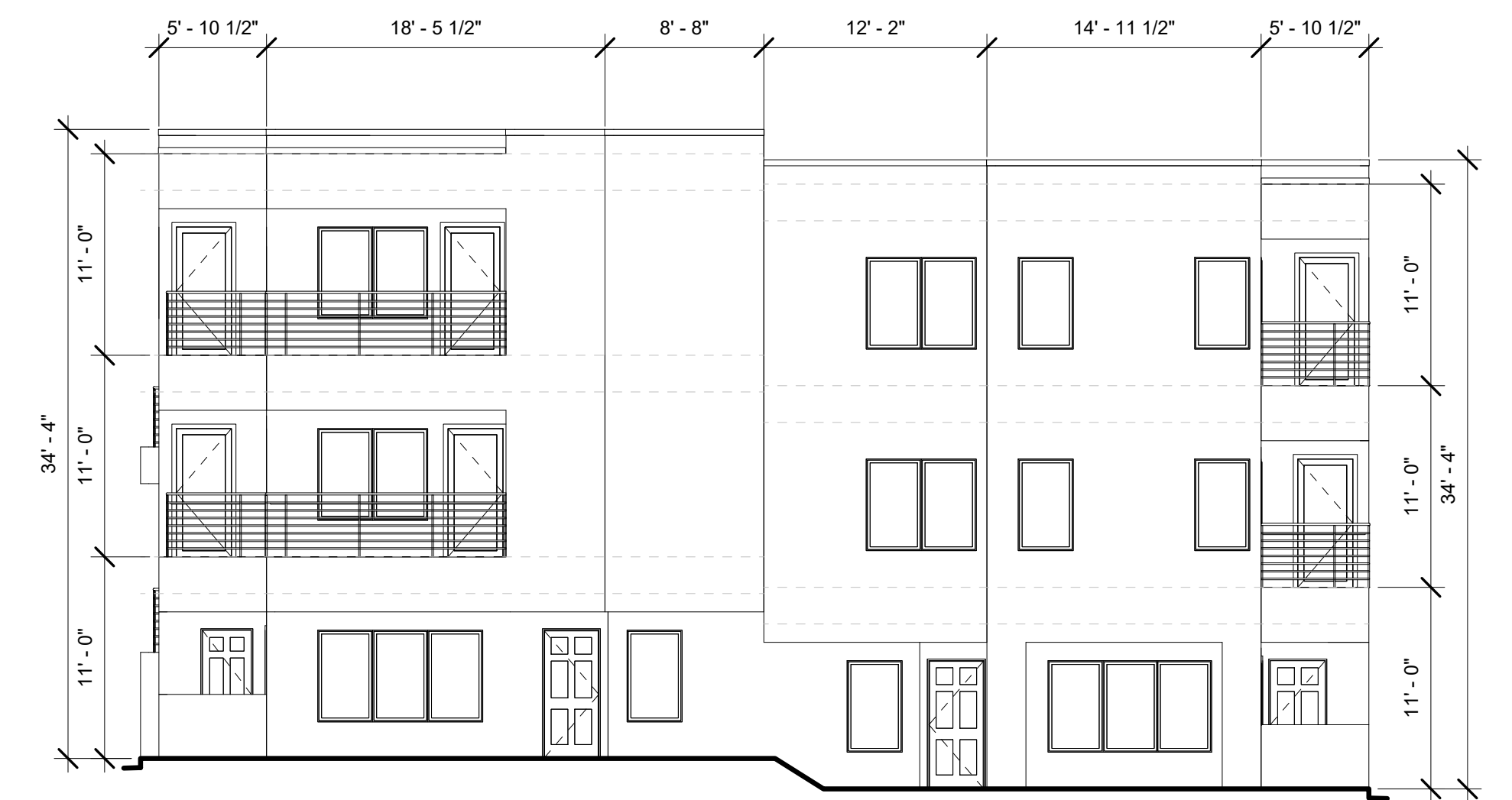


**BUILDING 300 SOUTH ELEVATION**  
1/8" = 1'-0"

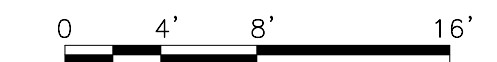
**BUILDING 300 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 300 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 300 NORTH ELEVATION**  
1/8" = 1'-0"



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

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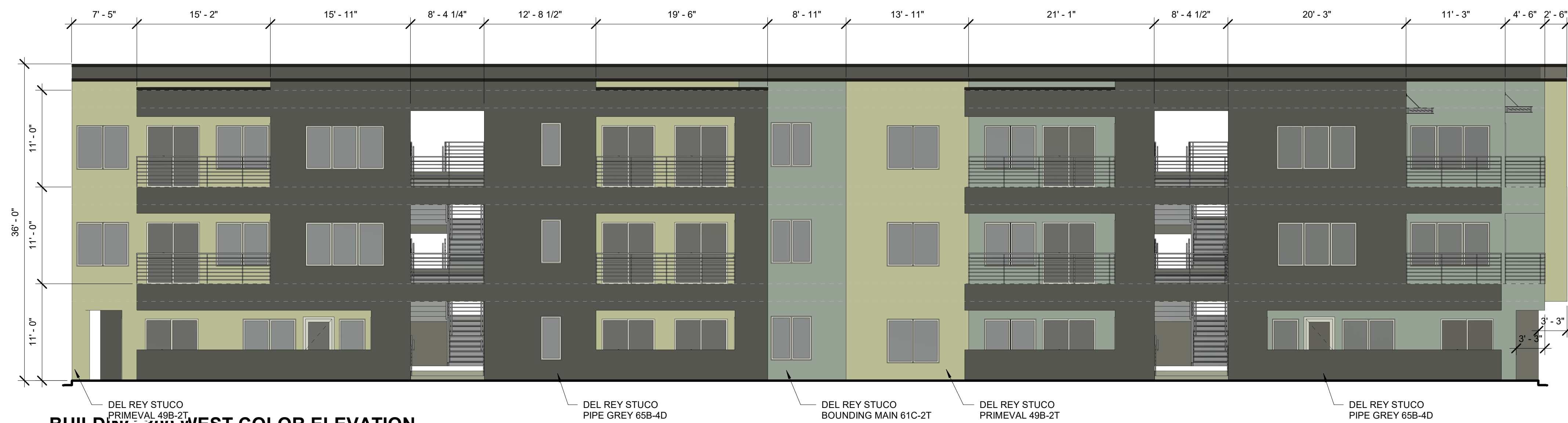
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	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Designer	<b>A-203</b>
DATE 08/05/2021		



**BUILDING 300 SOUTH COLOR ELEVATION**  
1/8" = 1'-0"

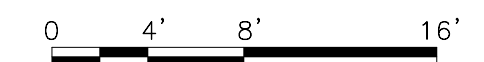
**BUILDING 300 EAST COLOR ELEVATION**  
1/8" = 1'-0"



**BUILDING 300 WEST COLOR ELEVATION**  
1/8" = 1'-0"



**BUILDING 300 NORTH COLOR ELEVATION**  
1/8" = 1'-0"



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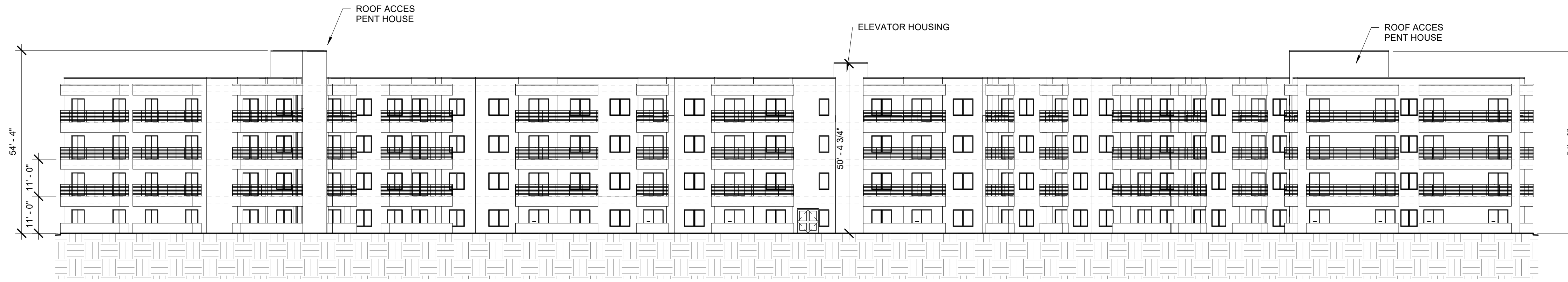
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**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

DRAWING TITLE  
**BUILDING 300 COLOR ELEVATION**

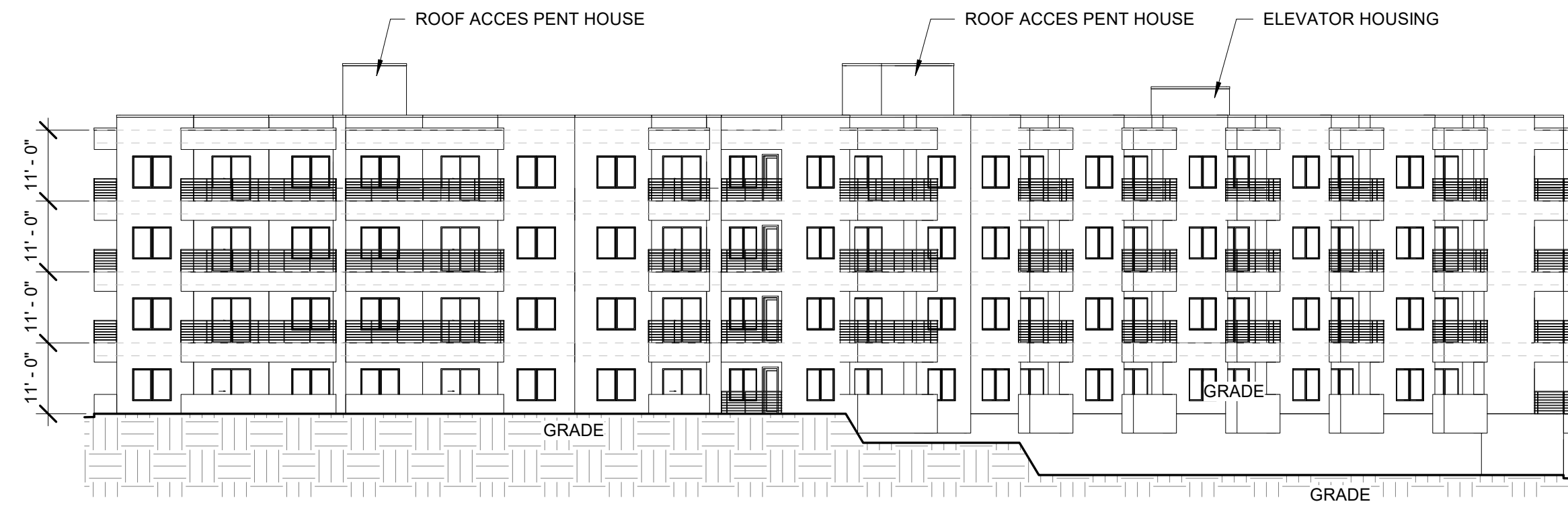
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DATE 08/05/2021		





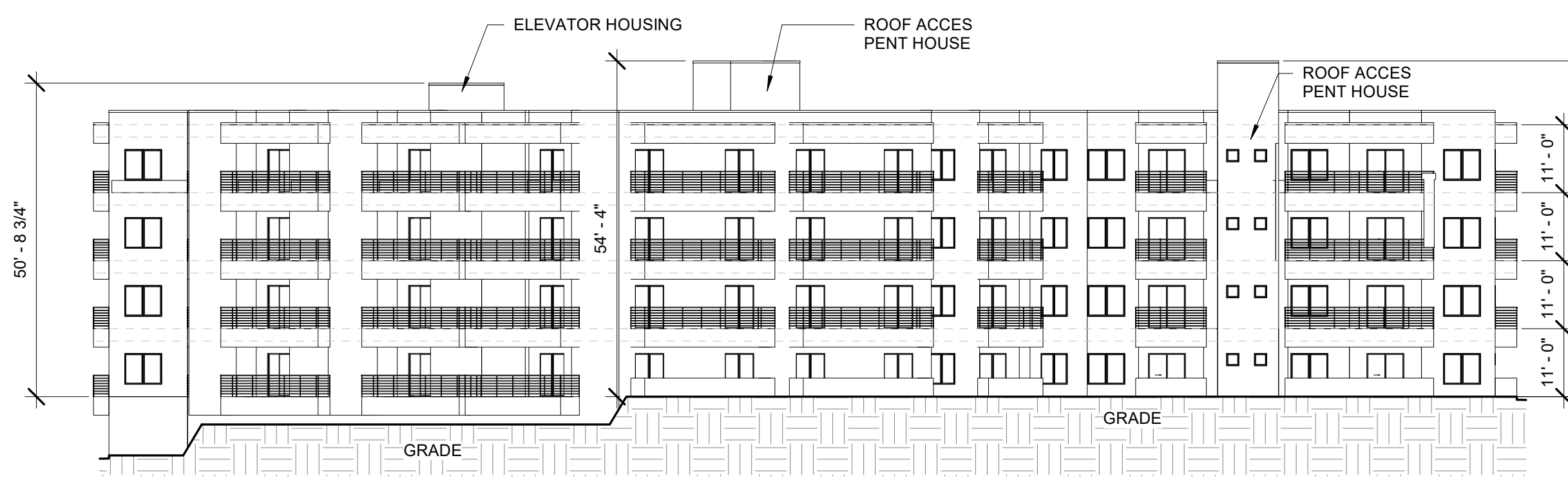
**BUILDING 400 SOUTH ELEVATION**

1" = 20'-0"



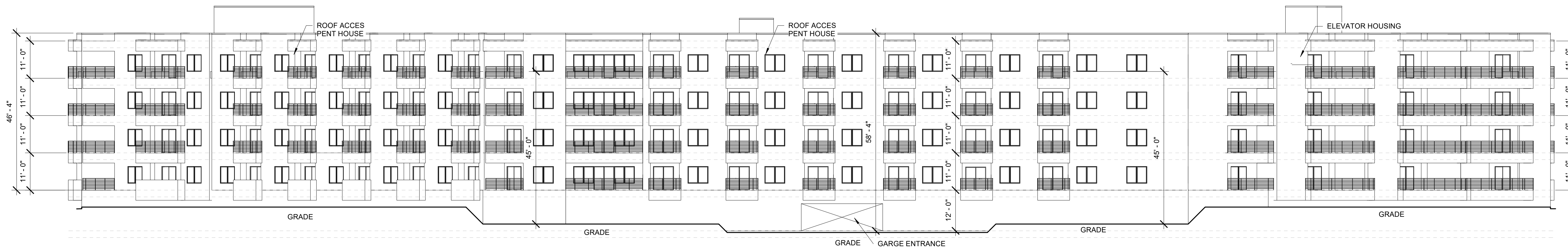
**BUILDING 400 EAST ELEVATION**

1" = 20'-0"



**BUILDING 400 WEST ELEVATION**

1" = 20'-0"



**BUILDING 400 NORTH ELEVATION**

1/16" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

0 4' 8' 16'

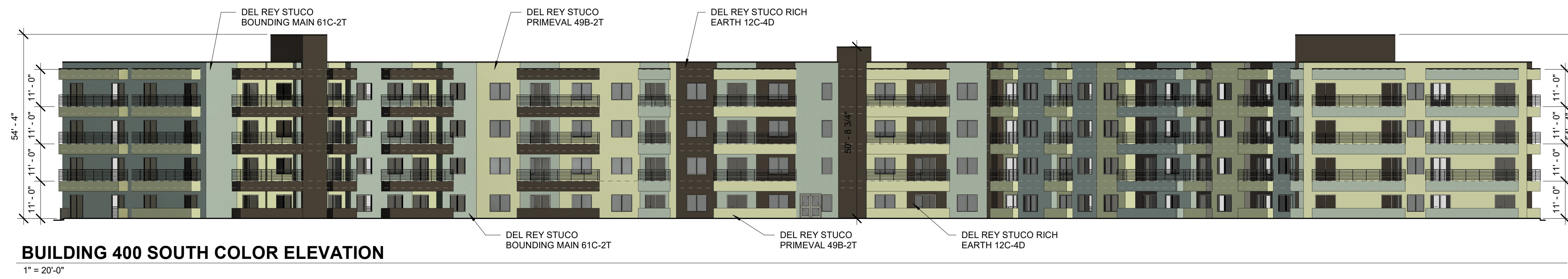


**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

DRAWING TITLE  
**BUILDING 400 ELEVATIONS**

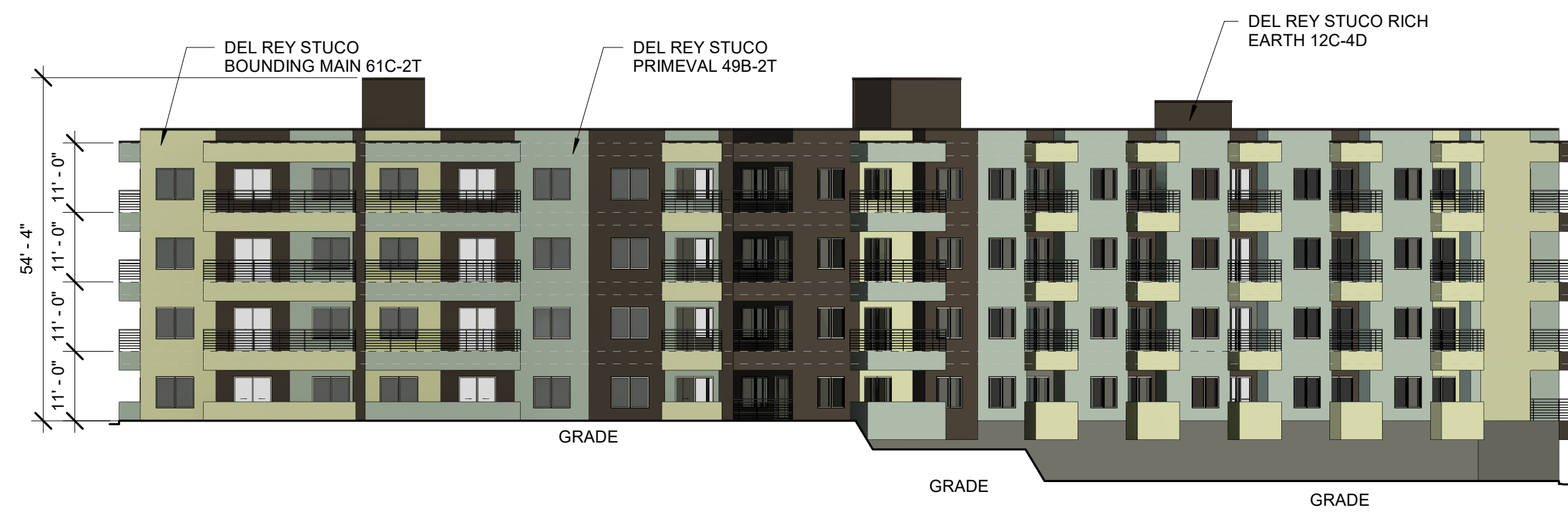
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	CHECKED Checker	DRAWING NO.
	REVIEWED Designer	<b>A-204</b>
DATE 08/05/2021		





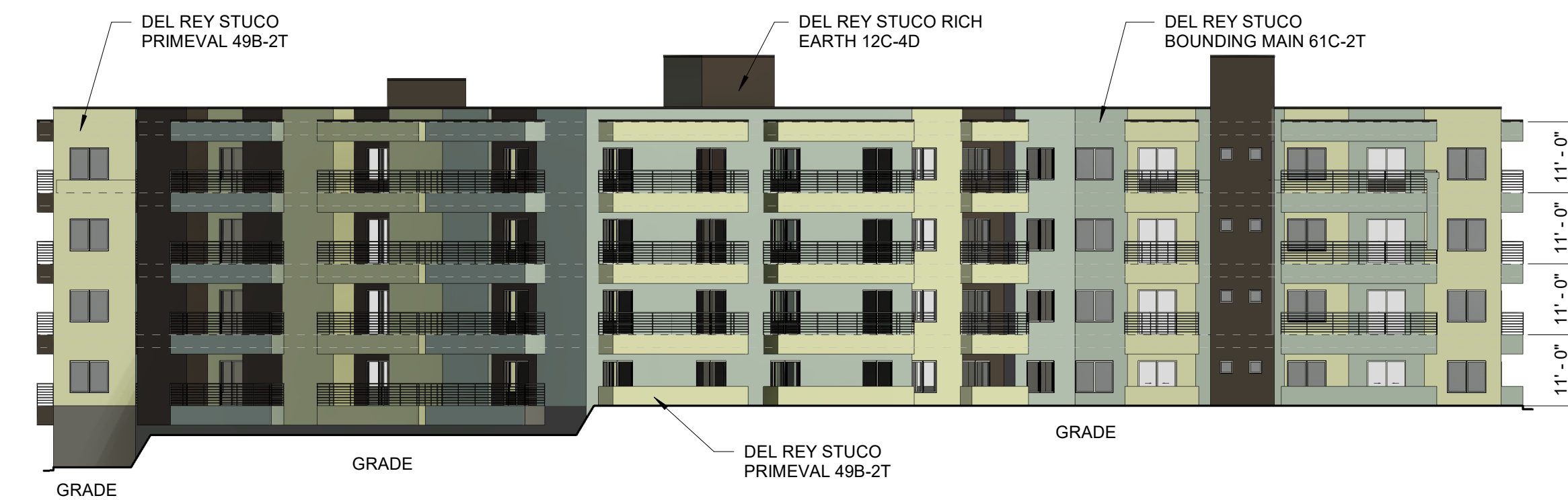
**BUILDING 400 SOUTH COLOR ELEVATION**

1" = 20'-0"



**BUILDING 400 EAST COLOR ELEVATION**

1" = 20'-0"



**BUILDING 400 WEST COLOR ELEVATION**

1" = 20'-0"



**BUILDING 400 NORTH COLOR ELEVATION**

1/16" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

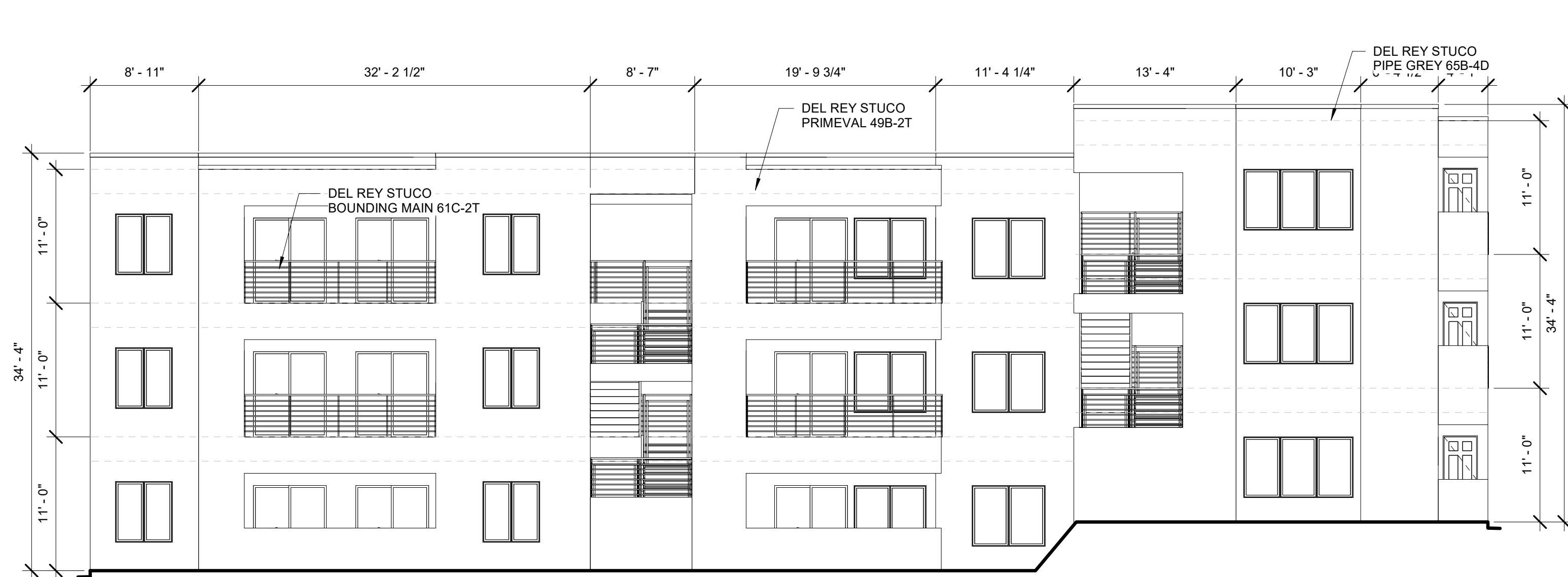
**SCOTT C. ANDERSON**  
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scott@scottcanderson.com  
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**TRANSPORT APARTMENTS**  
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DRAWING TITLE  
**BUILDING 400 COLOR ELEVATIONS**

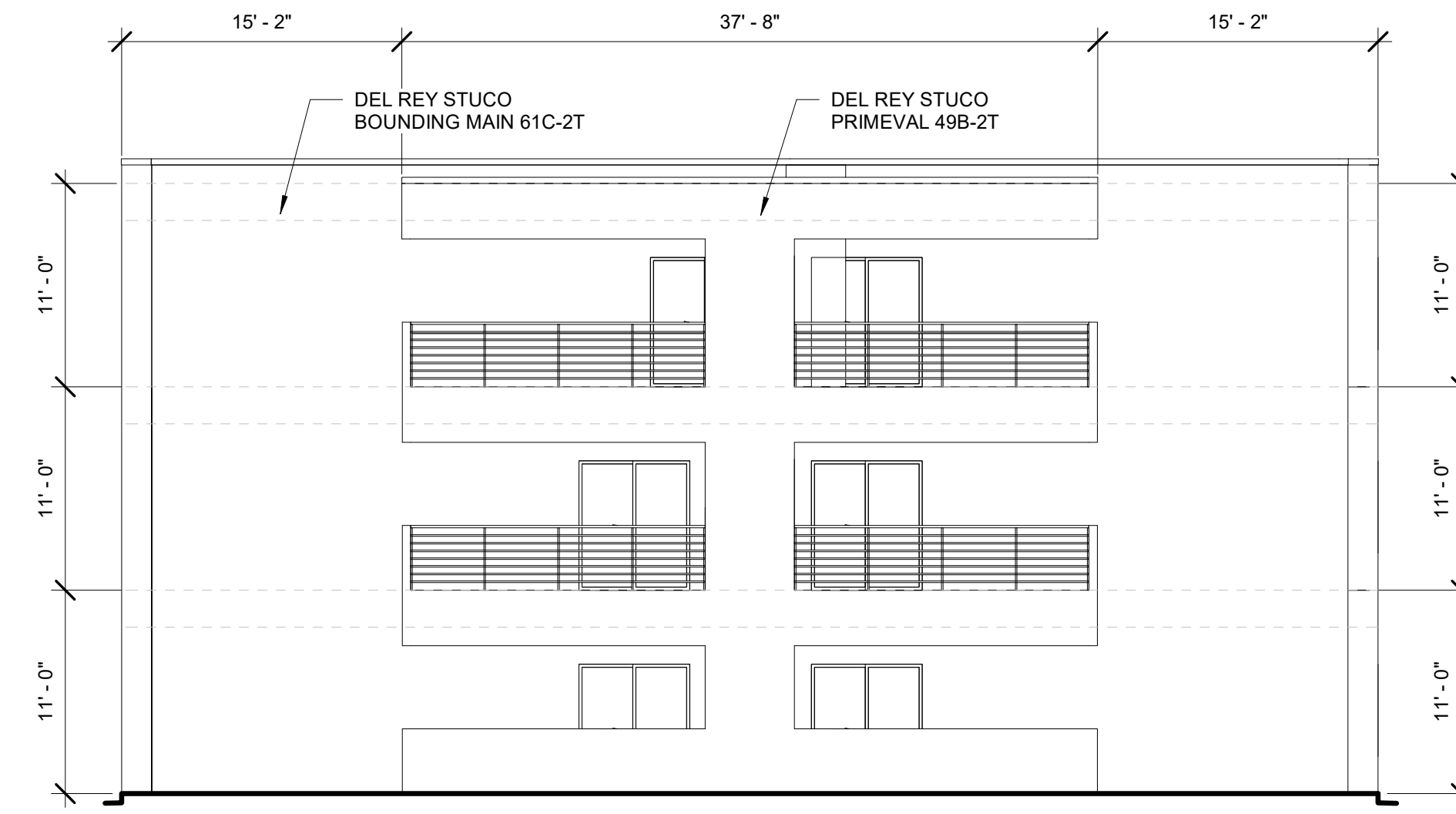
	DESIGNED	Designer	PROJECT NO	19-008
	DRAWN	Author	SCALE	As indicated
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Checker		<b>A-204</b>
	DATE	08/05/2021		<b>C</b>





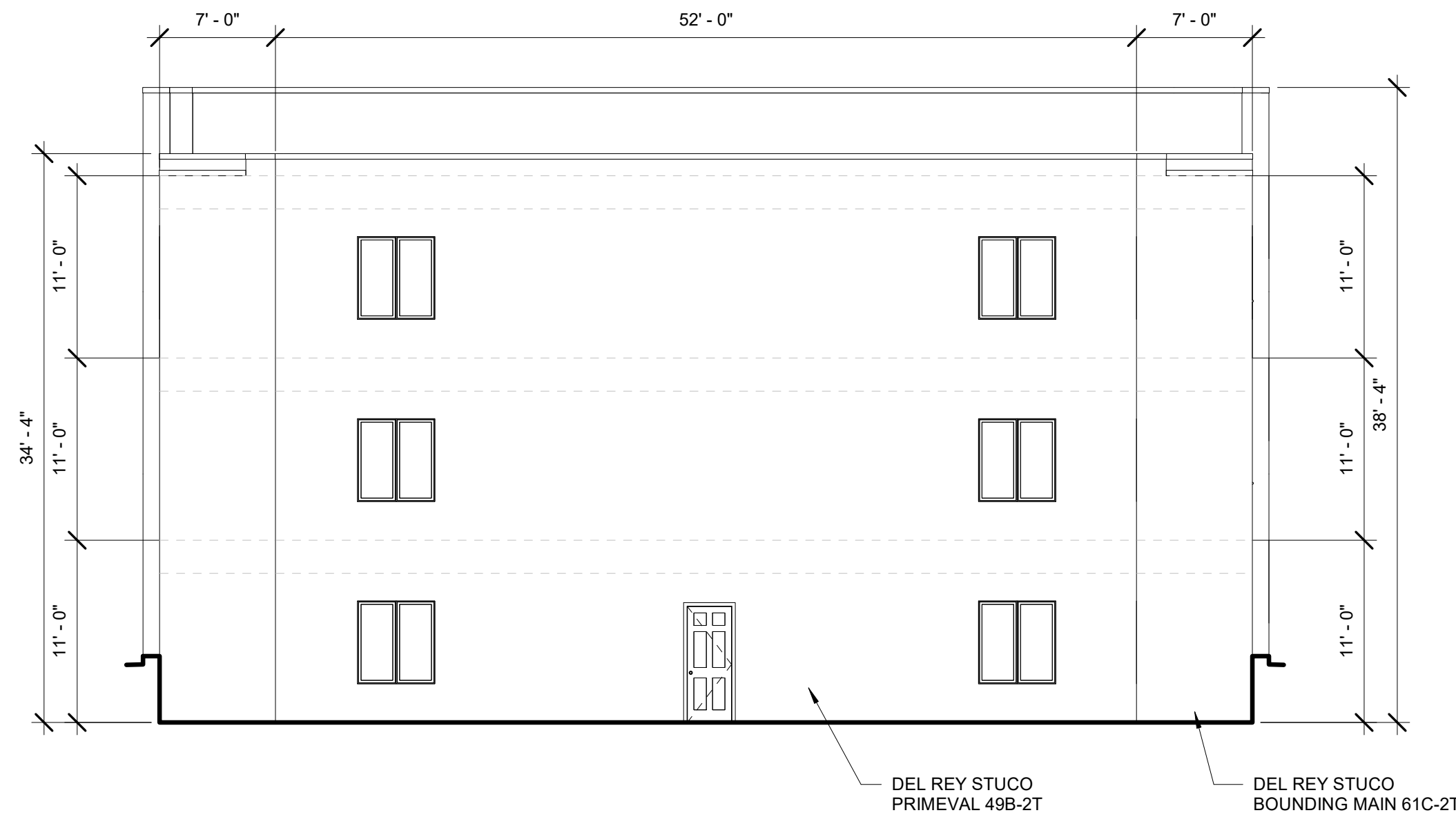
**BUILDING 500 SOUTH ELEVATION**

1/8" = 1'-0"



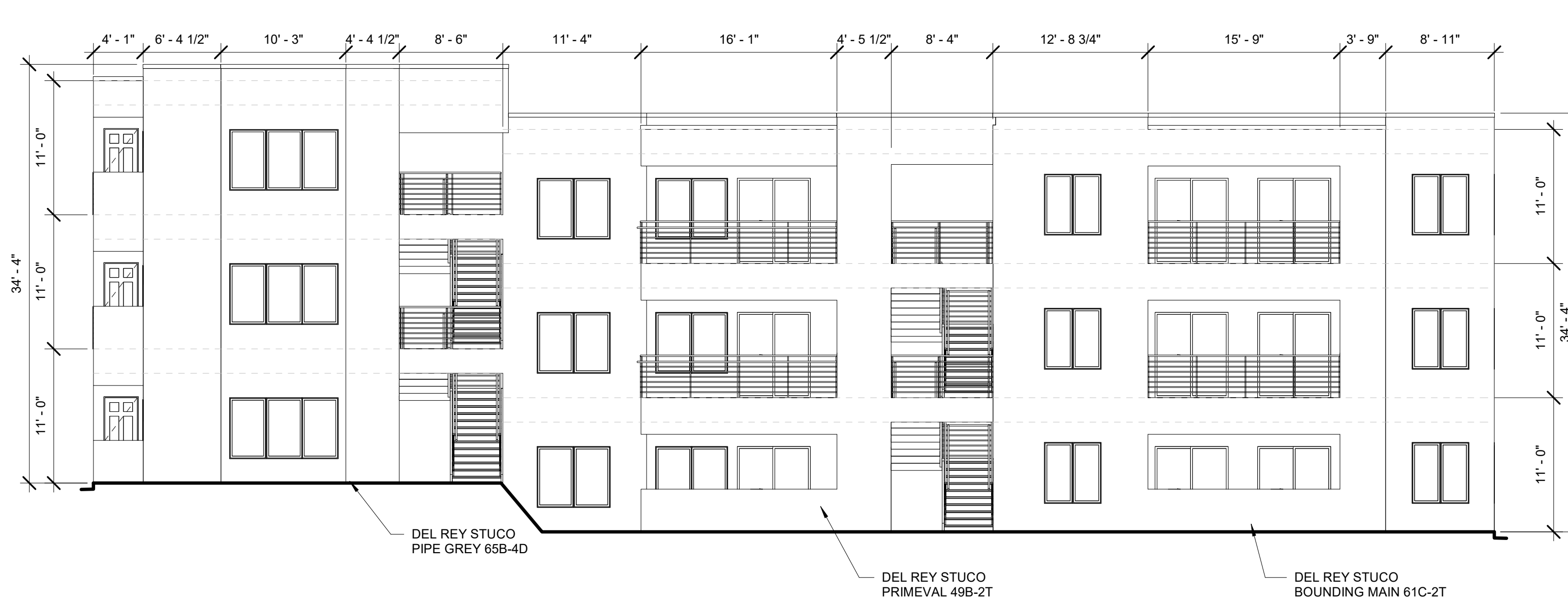
**BUILDING 500 EAST ELEVATION**

1/8" = 1'-0"



**BUILDING 500 WEST ELEVATION**

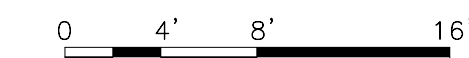
1/8" = 1'-0"



**BUILDING 500 NORTH ELEVATION**

1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

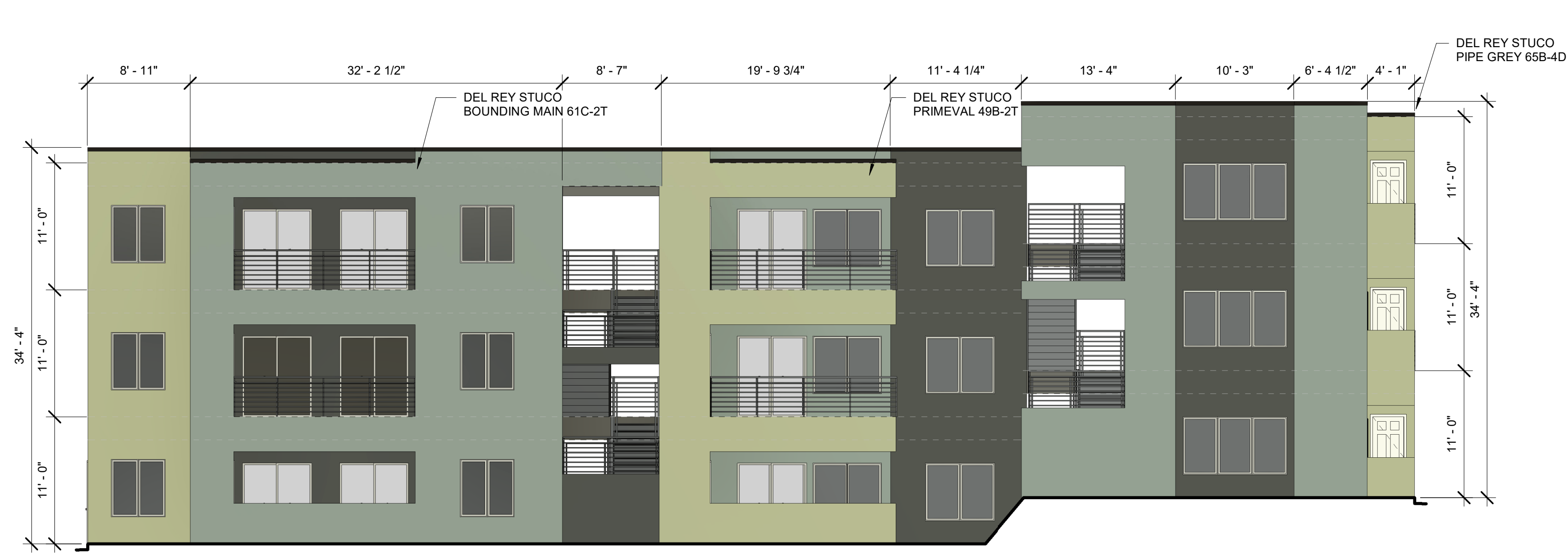


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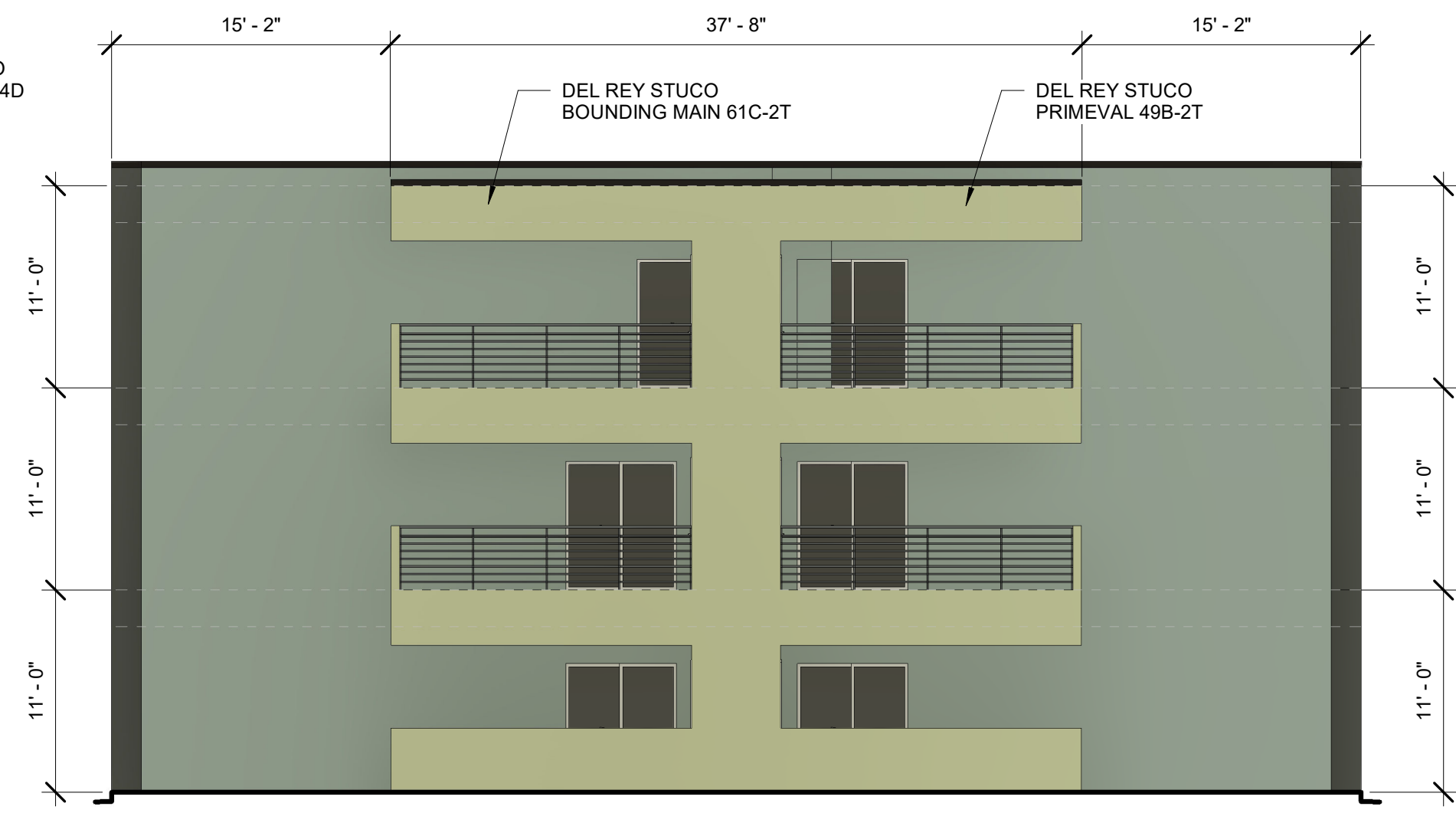
DRAWING TITLE  
**BUILDING 500 ELEVATIONS**

	DESIGNED Designer	PROJECT NO. 19-008
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO.
	REVIEWED Designer	<b>A-205</b>
DATE 08/05/2021		



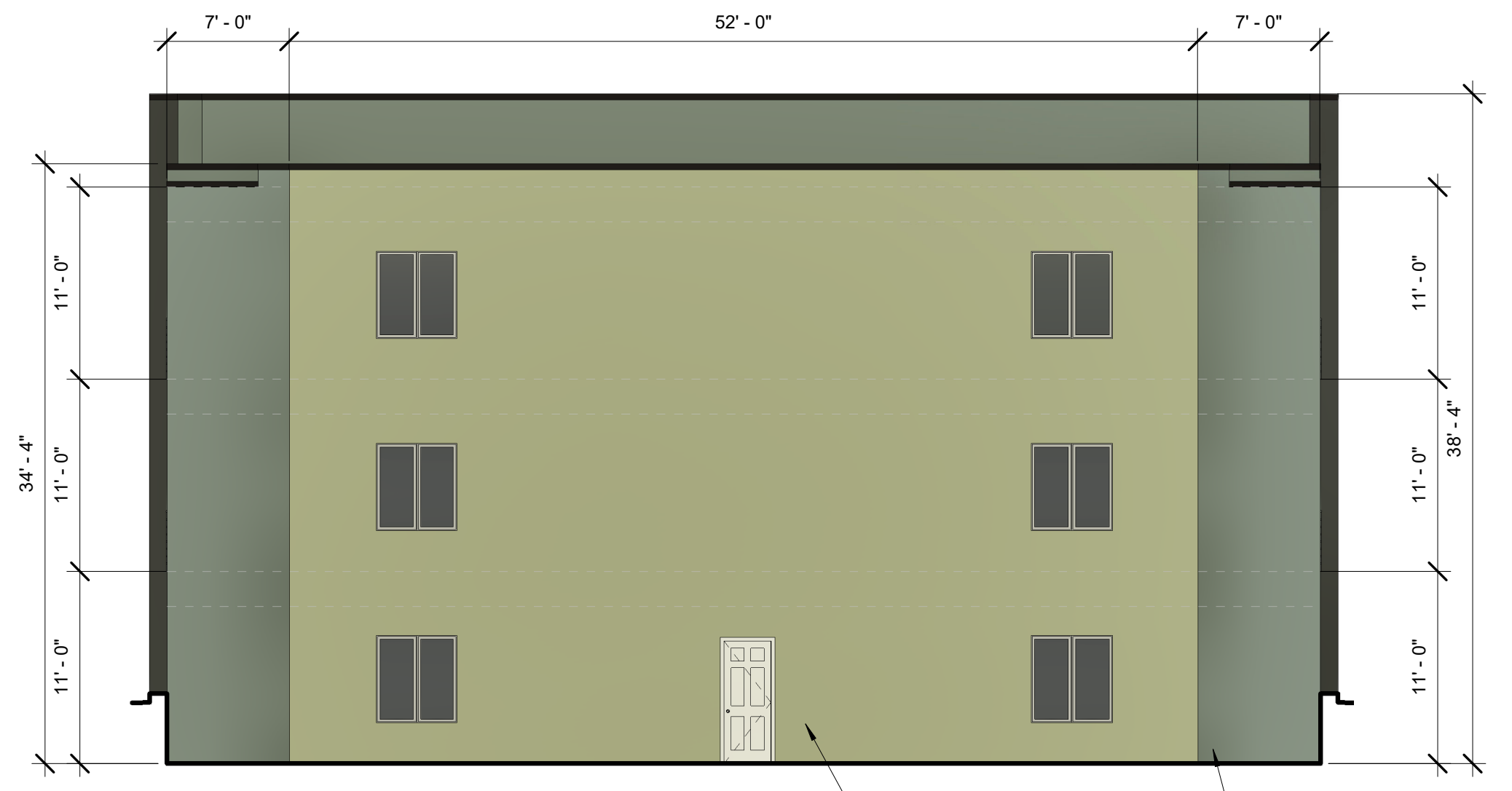
**BUILDING 500 SOUTH COLOR ELEVATION**

1/8" = 1'-0"



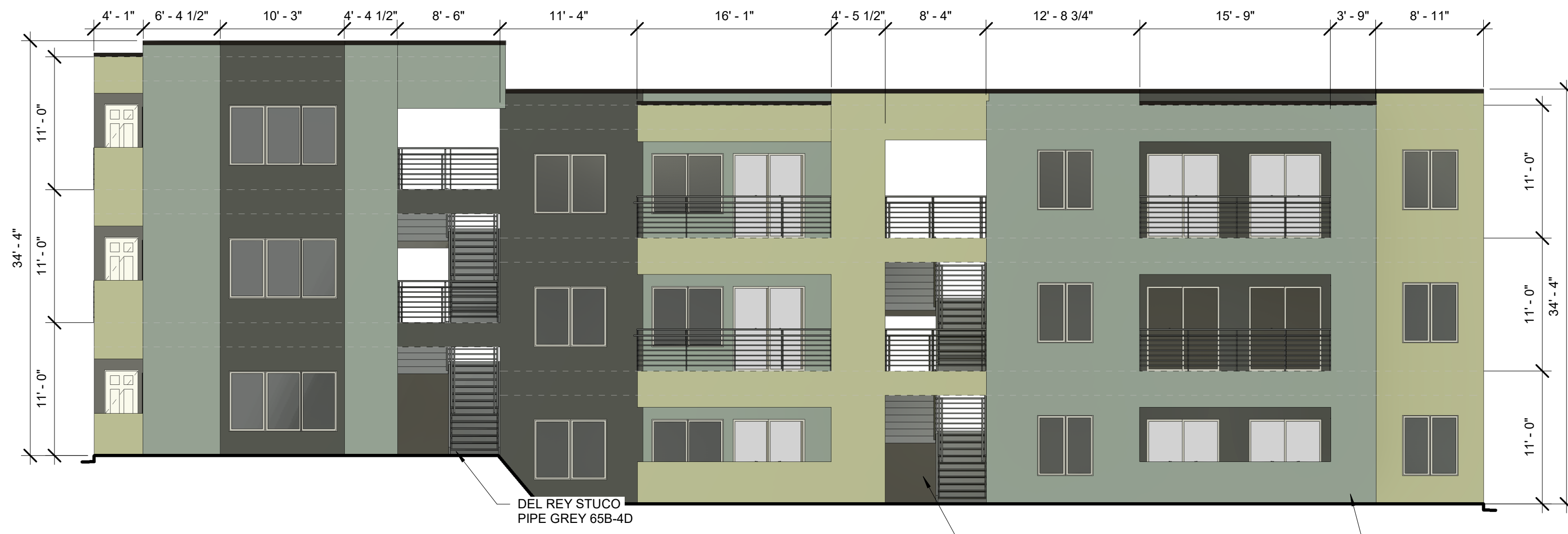
**BUILDING 500 EAST COLOR ELEVATION**

1/8" = 1'-0"



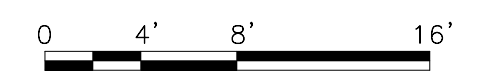
**BUILDING 500 WEST COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 500 NORTH COLOR ELEVATION**

1/8" = 1'-0"



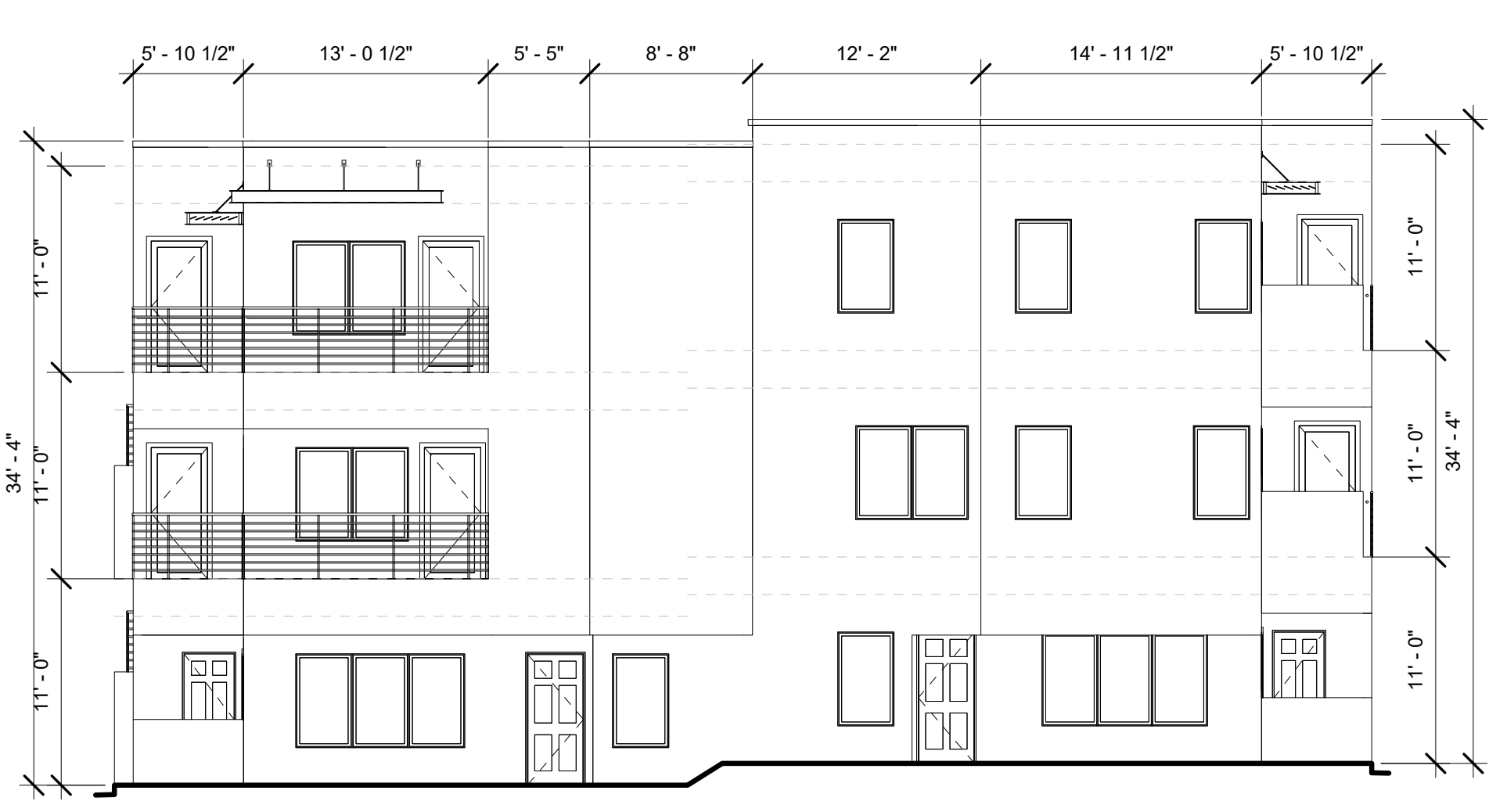
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

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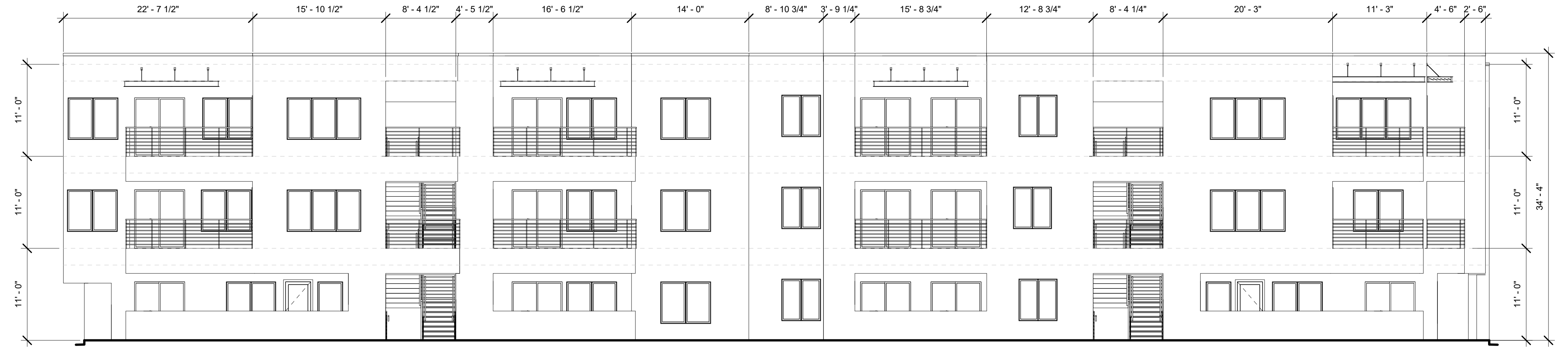
**TRANSPORT APARTMENTS**  
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DRAWING TITLE  
**BUILDING 500 COLOR ELEVATION**

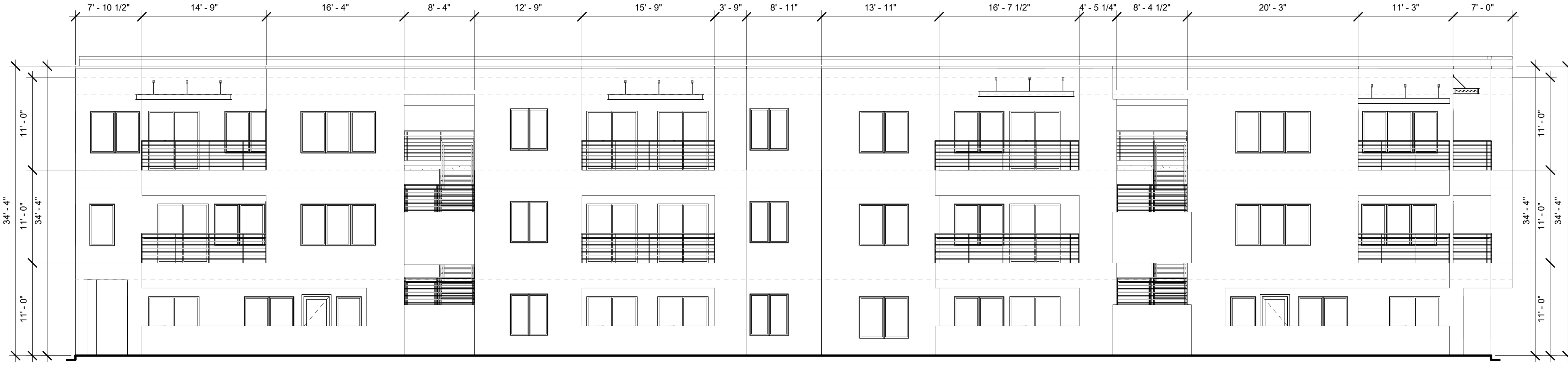
	DESIGNED Designer	PROJECT NO. 19-008
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO.
	REVIEWED Checker	<b>A-205</b>
	DATE 08/05/2021	<b>C</b>



**BUILDING 600 SOUTH ELEVATION**  
1/8" = 1'-0"



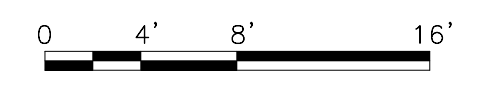
**BUILDING 600 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 600 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 600 NORTH ELEVATION**  
1/8" = 1'-0"



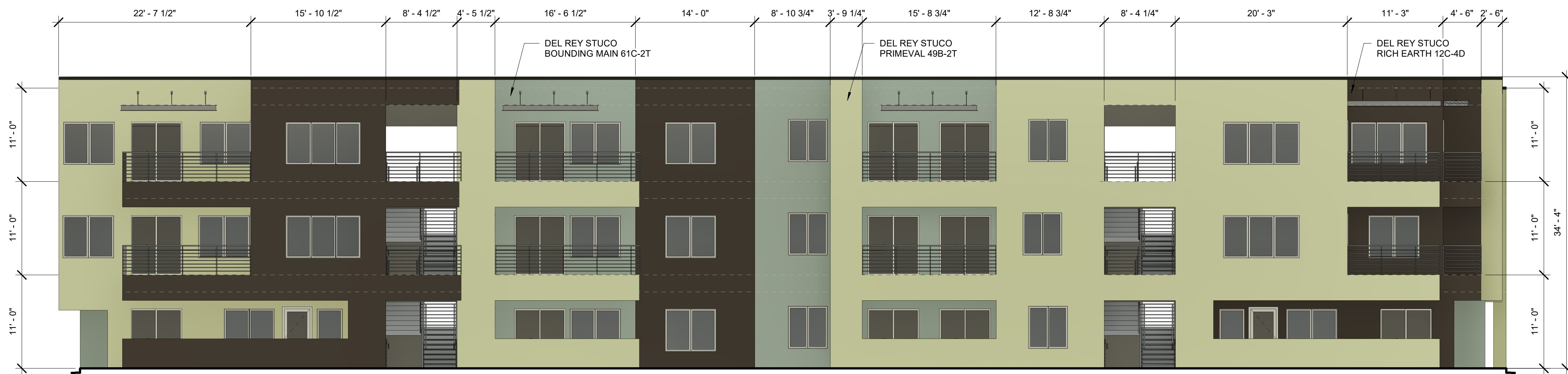
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

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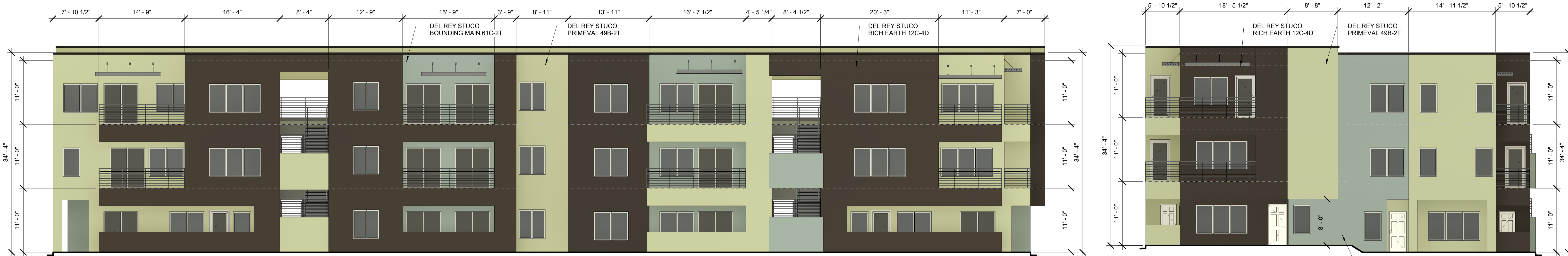
DRAWING TITLE		<b>BUILDING 600 ELEVATIONS</b>	
	DESIGNED	Designer	PROJECT NO. 19-008
	DRAWN	Author	SCALE 1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO.
	REVIEWED	Checker	<b>A-206</b>
	DATE	08/05/2021	





**BUILDING 600 EAST COLOR ELEVATION**

1/8" = 1'-0"

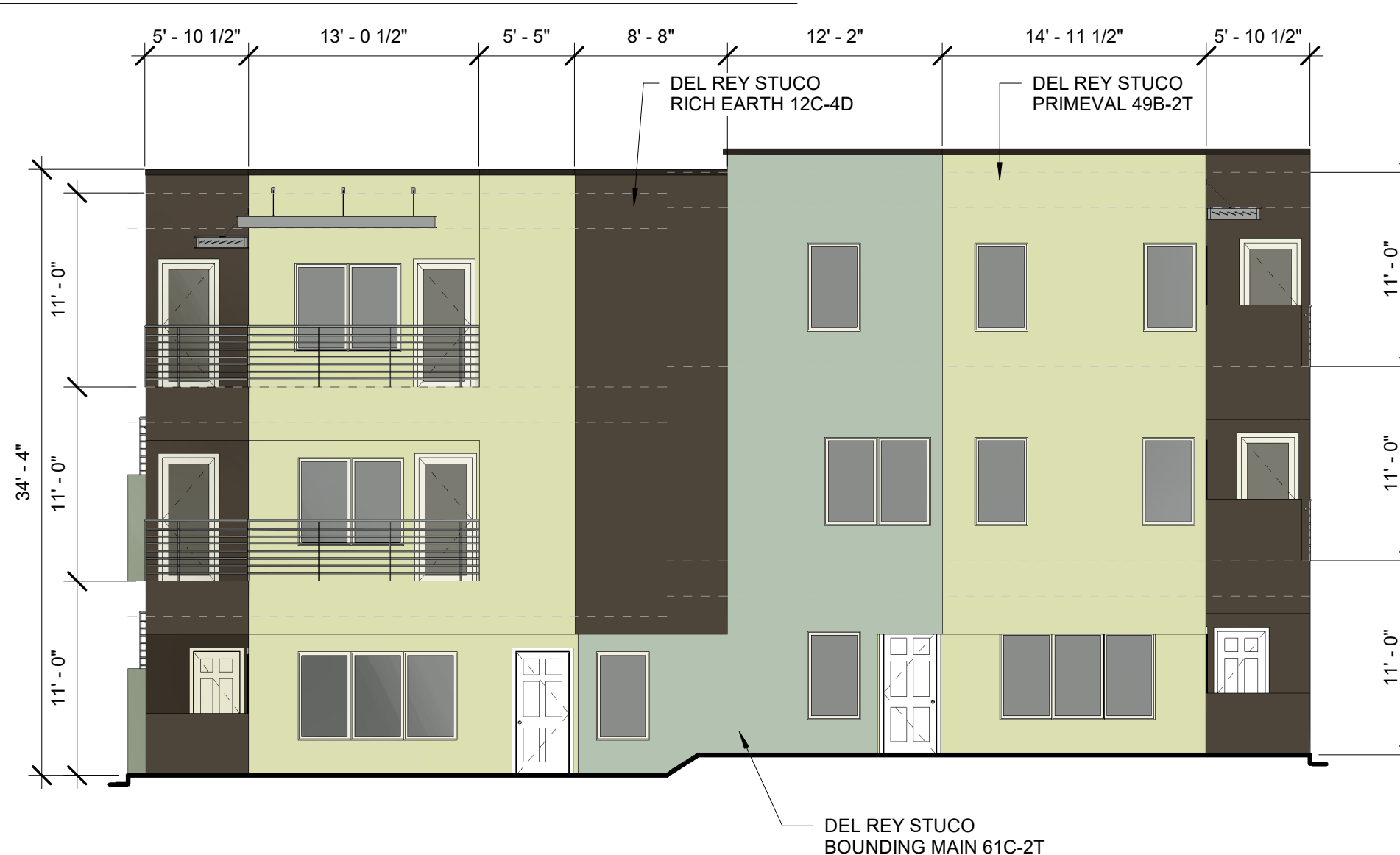


**BUILDING 600 WEST COLOR ELEVATION**

1/8" = 1'-0"

**BUILDING 600 NORTH COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 600 SOUTH COLOR ELEVATION**

1/8" = 1'-0"



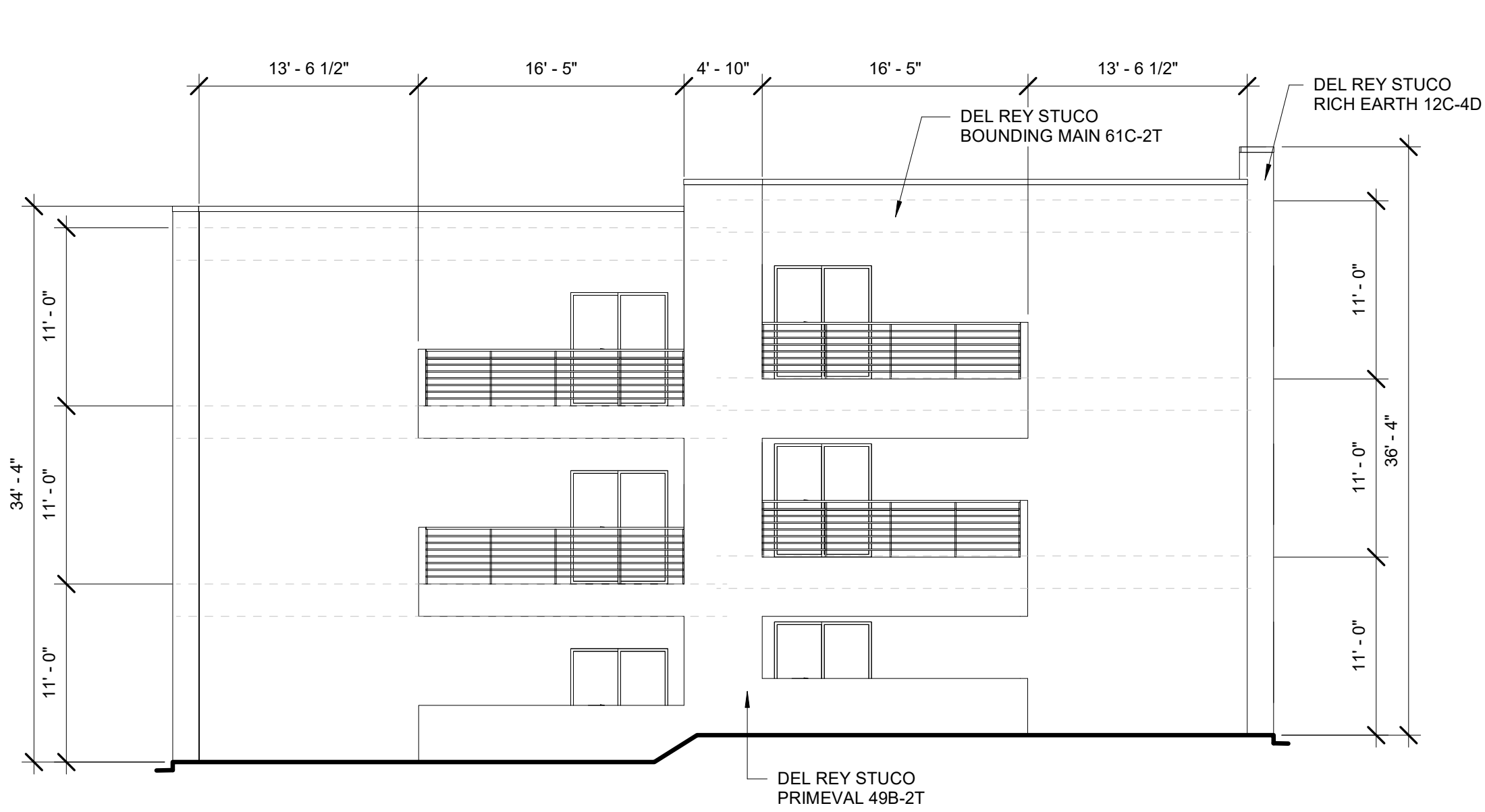
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

DRAWING TITLE  
**BUILDING 600 COLOR ELEVATION**

	DESIGNED <b>Designer</b>	PROJECT NO <b>19-008</b>
	DRAWN <b>Author</b>	SCALE <b>1/8" = 1'-0"</b>
	CHECKED <b>Checker</b>	DRAWING NO <b>A-206</b>
	REVIEWED <b>Checker</b>	DATE <b>08/05/2021</b>



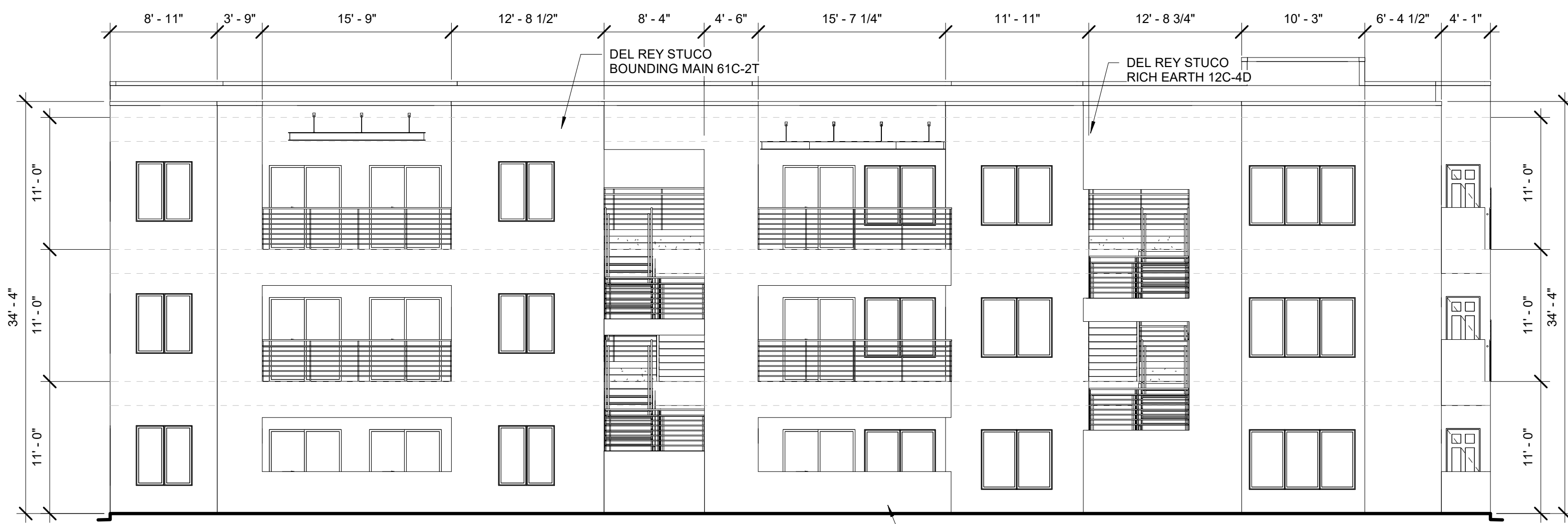
**BUILDING 700 SOUTH ELEVATION**

1/8" = 1'-0"



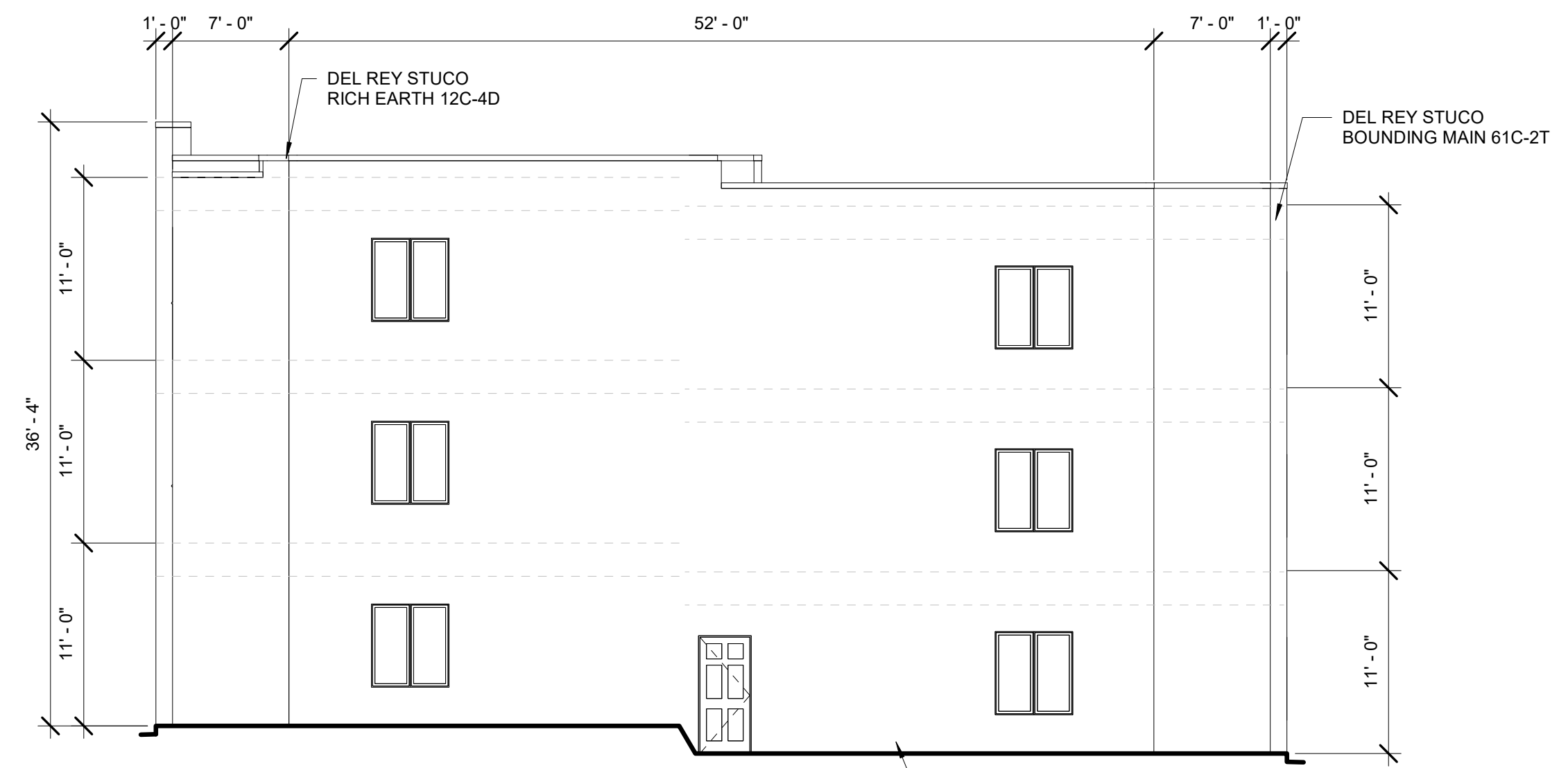
**BUILDING 700 EAST ELEVATION**

1/8" = 1'-0"



**BUILDING 700 WEST ELEVATION**

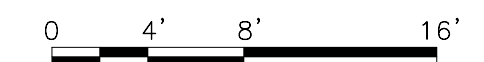
1/8" = 1'-0"



**BUILDING 700 NORTH ELEVATION**

1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



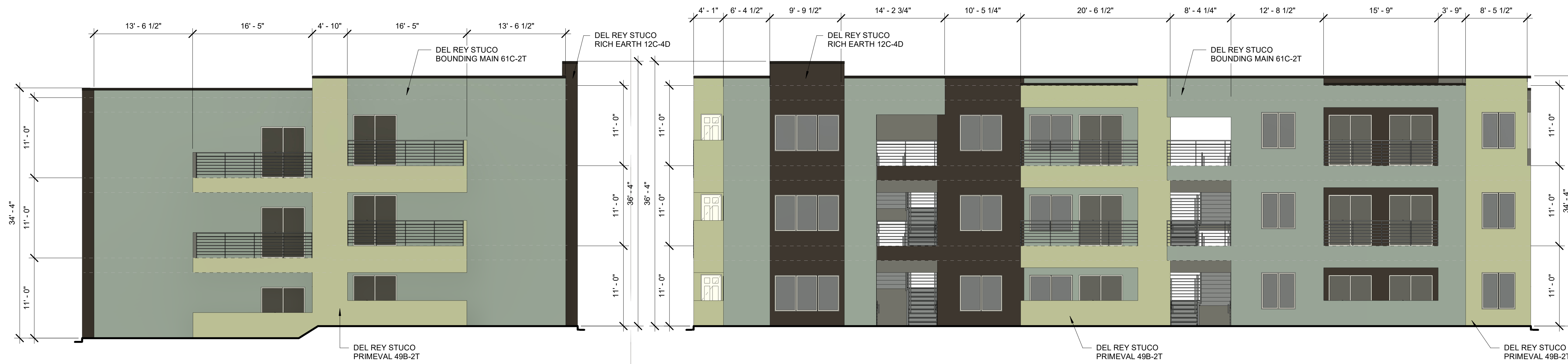
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DRAWING TITLE  
**BUILDING 700 ELEVATIONS**

	DESIGNED	Designer	PROJECT NO	19-008
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		
	DATE	08/05/2021		<b>A-207</b>



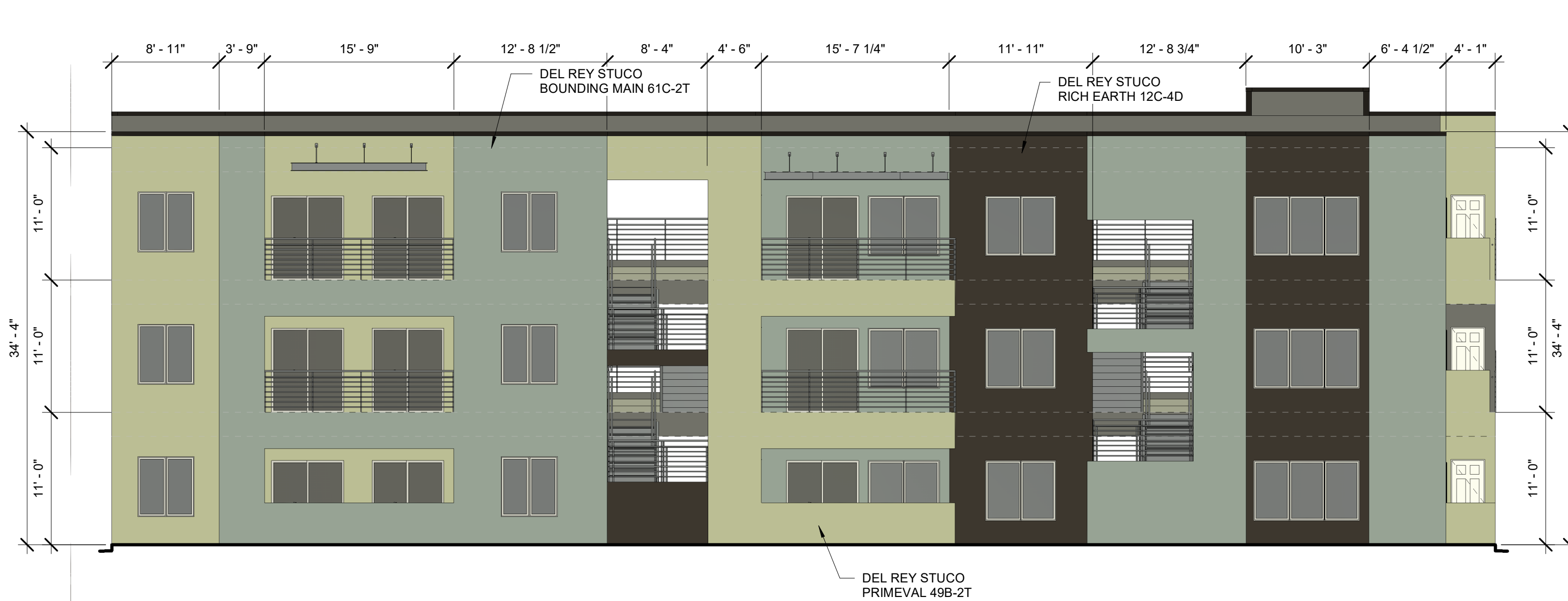


**BUILDING 700 EAST COLOR ELEVATION**

1/8" = 1'-0"

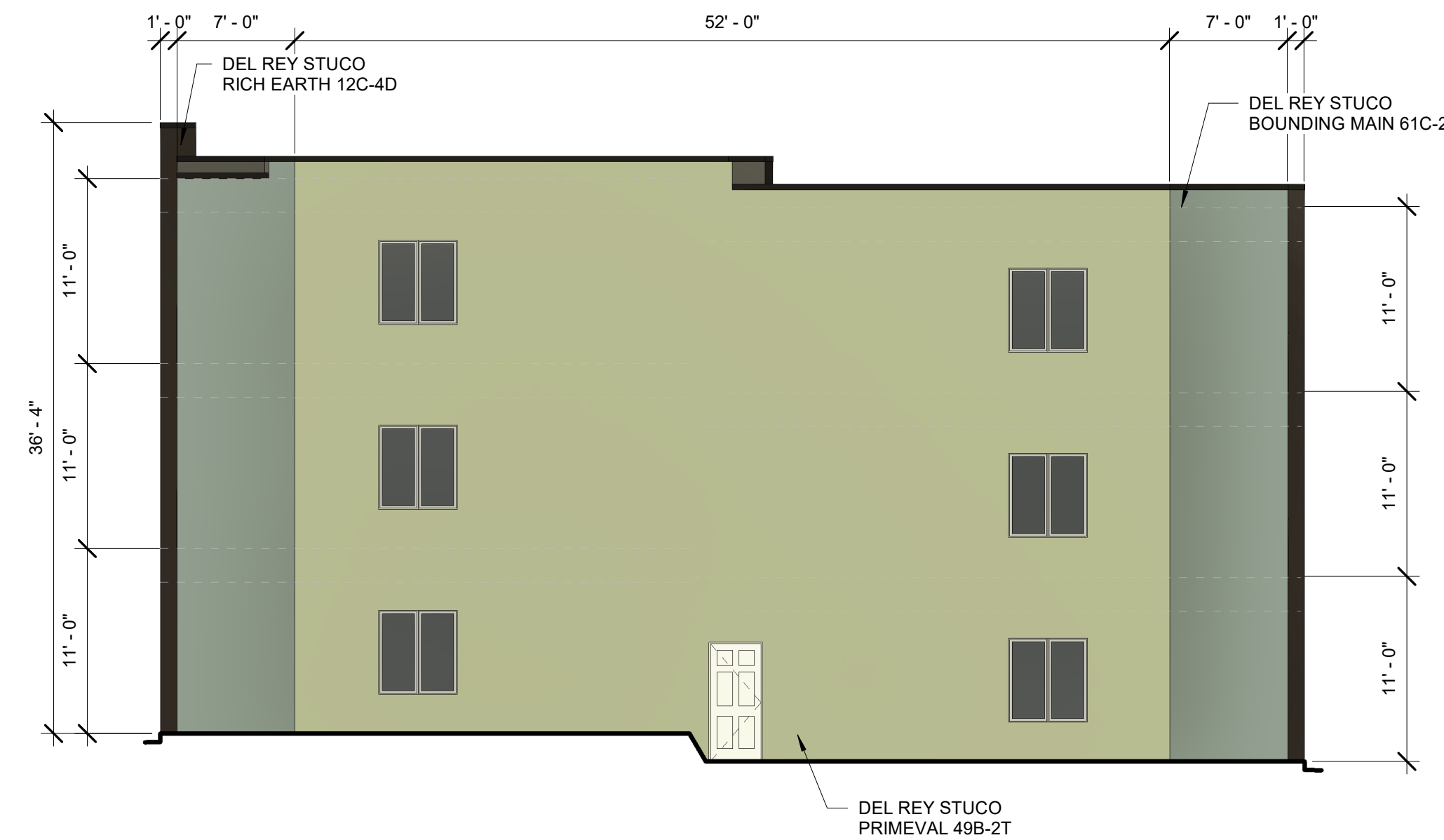
**BUILDING 700 SOUTH COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 700 WEST COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 700 NORTH COLOR ELEVATION**

1/8" = 1'-0"



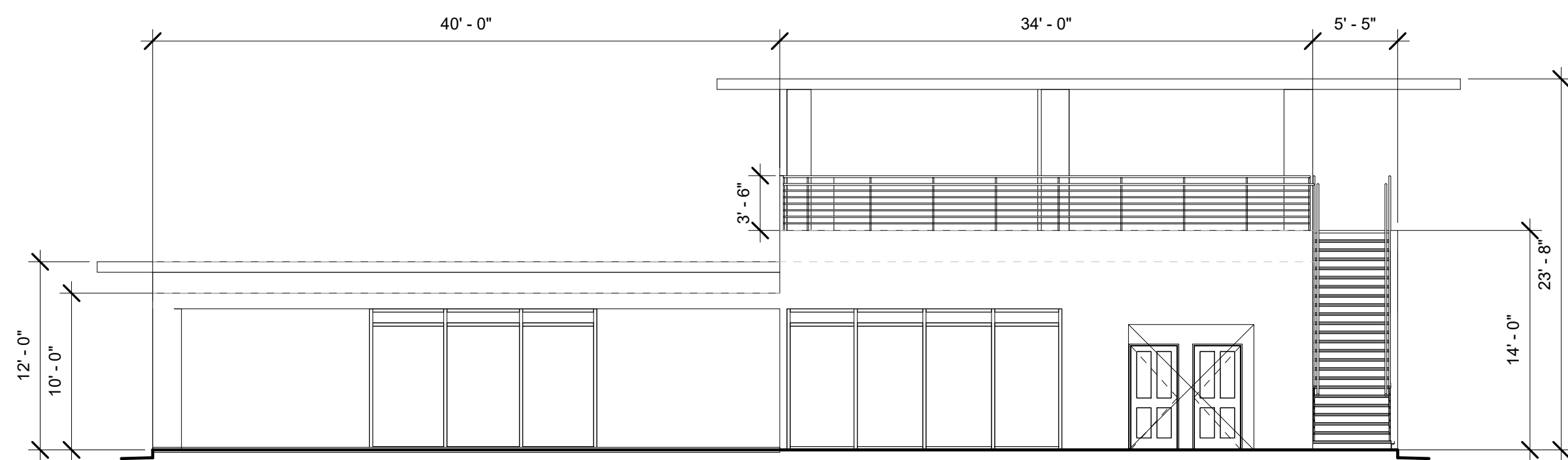
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

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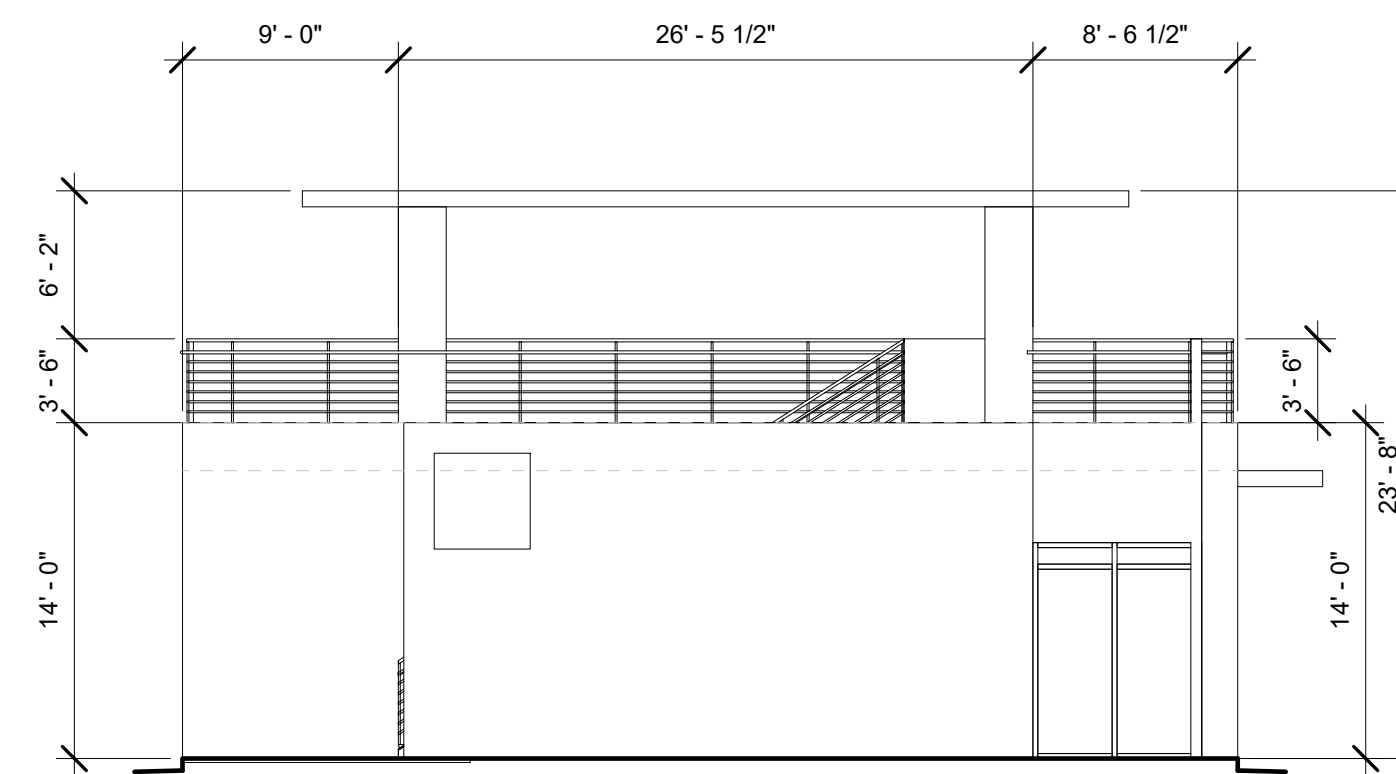
DRAWING TITLE  
**BUILDING 700 COLOR ELEVATION**

	DESIGNED Designer	PROJECT NO 19-008
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO <b>A-207</b>
	REVIEWED Checker	<b>C</b>
DATE 08/05/2021		



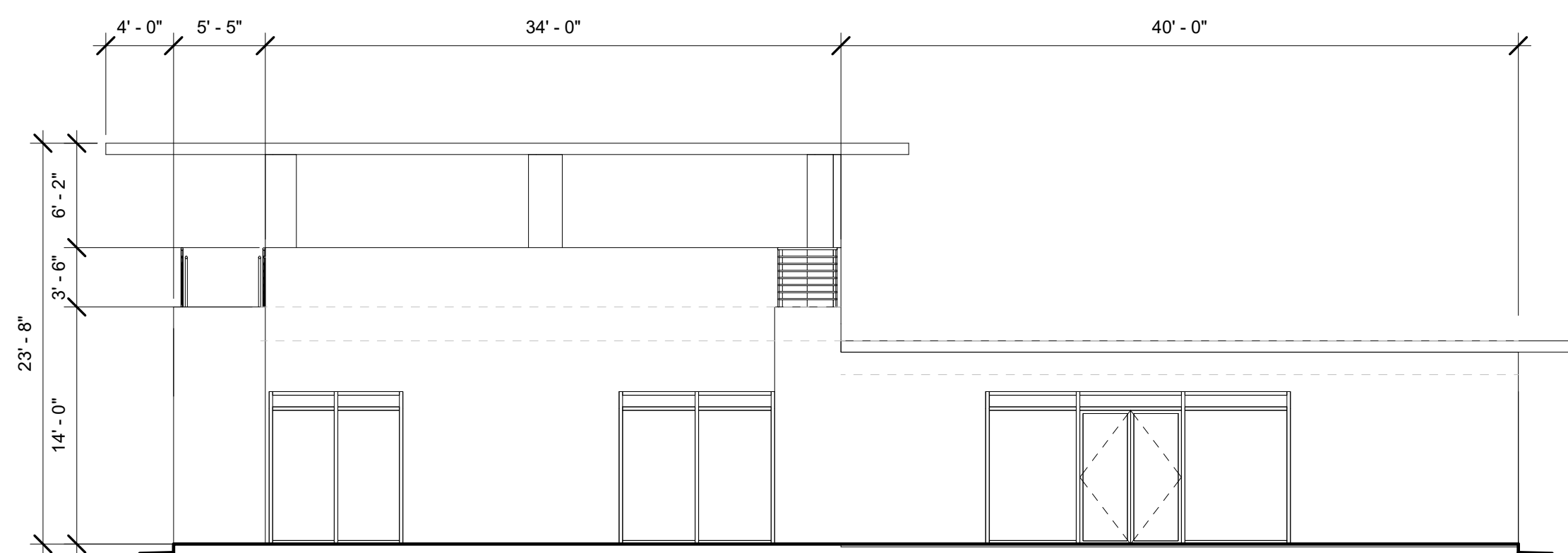
**BUILDING 800 EAST ELEVATION**

1/8" = 1'-0"



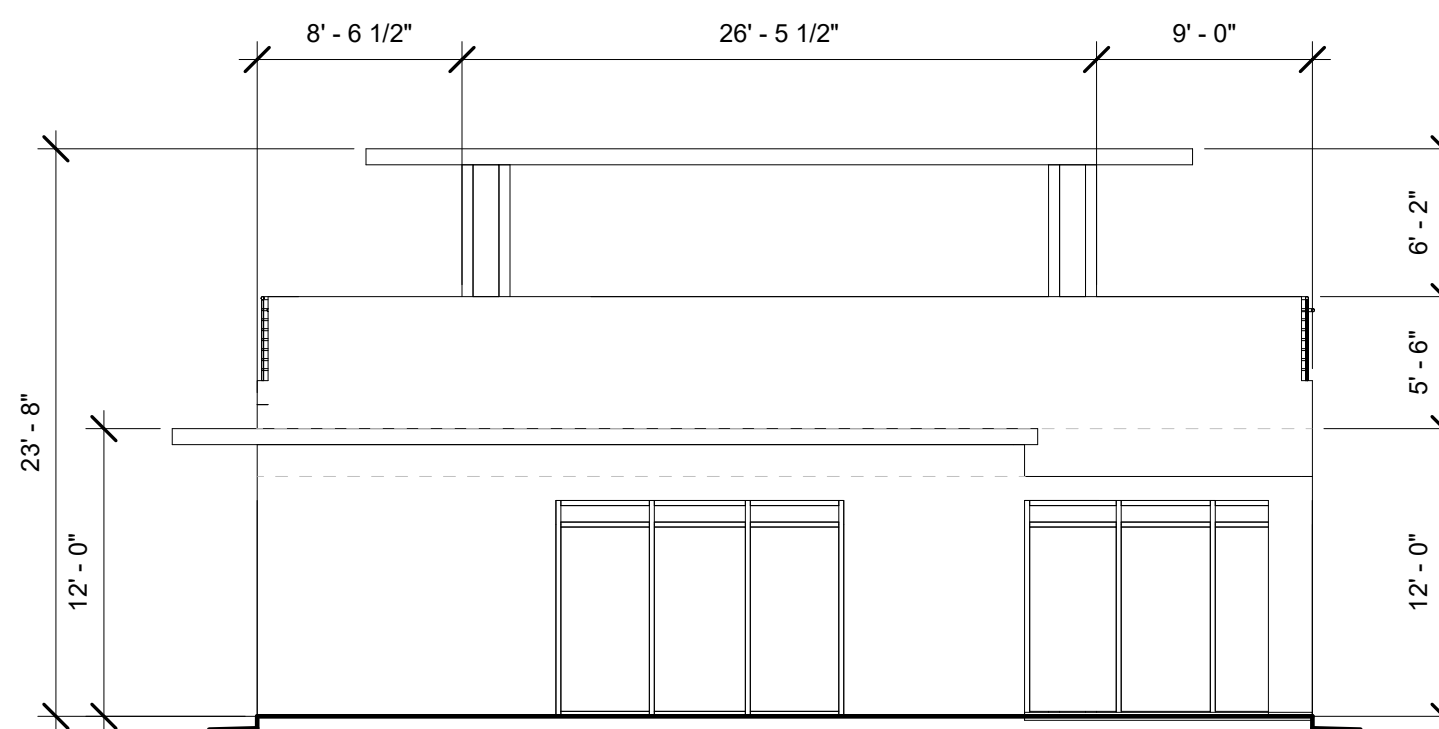
**BUILDING 800 NOTRH ELEVATION**

1/8" = 1'-0"



**BUILDING 800 WEST ELEVATION**

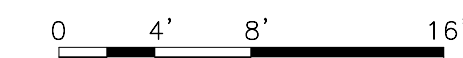
1/8" = 1'-0"



**BUILDING 800 SOUTH ELEVATION**

1/8" = 1'-0"

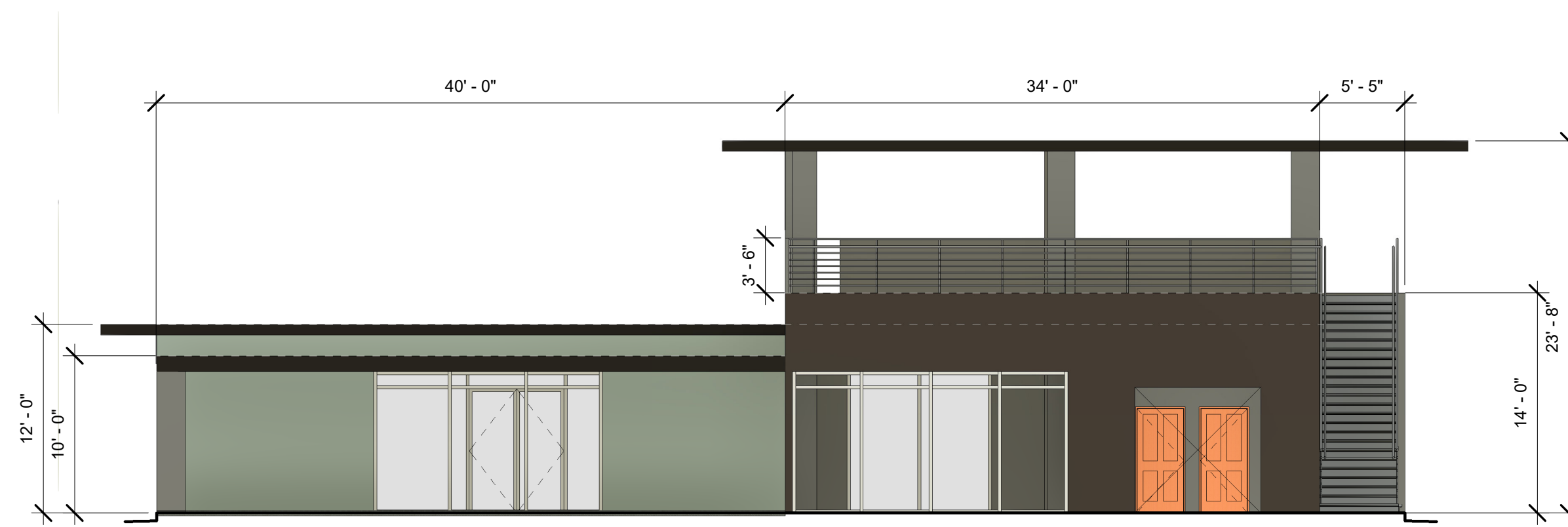
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

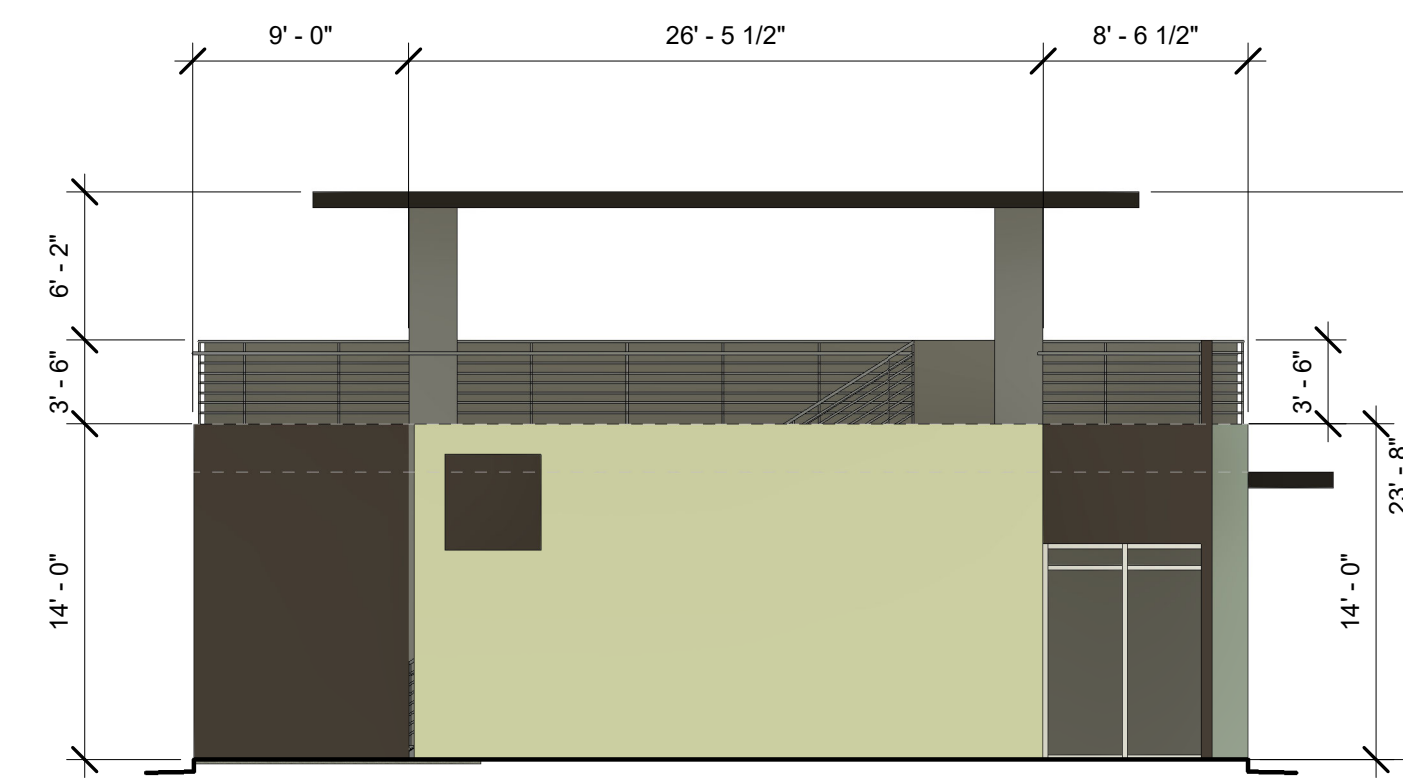
DRAWING  
TITLE  
**BUILDING 800 ELEVATIONS**

	DESIGNED <b>Designer</b>	PROJECT NO. <b>19-008</b>
	DRAWN <b>Author</b>	SCALE <b>1/8" = 1'-0"</b>
	CHECKED <b>Checker</b>	DRAWING NO.
	REVIEWED <b>Designer</b>	<b>A-208</b>
	DATE <b>08/05/2021</b>	



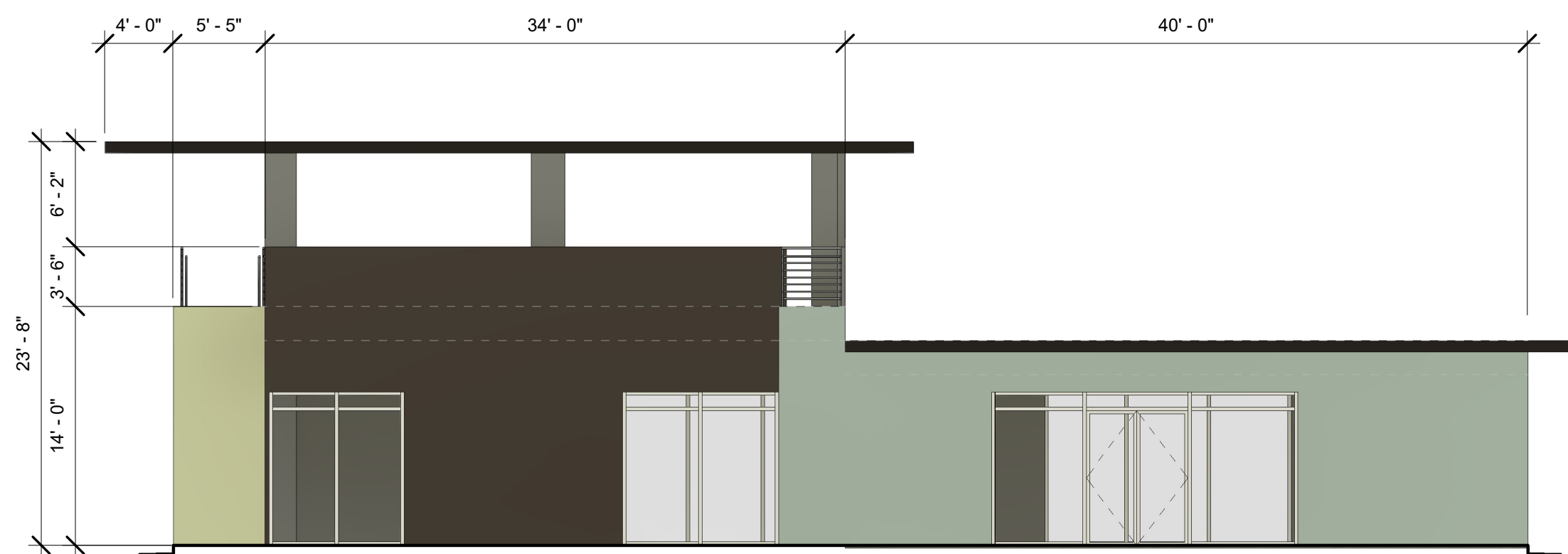
**BUILDING 800 EAST COLOR ELEVATION**

1/8" = 1'-0"



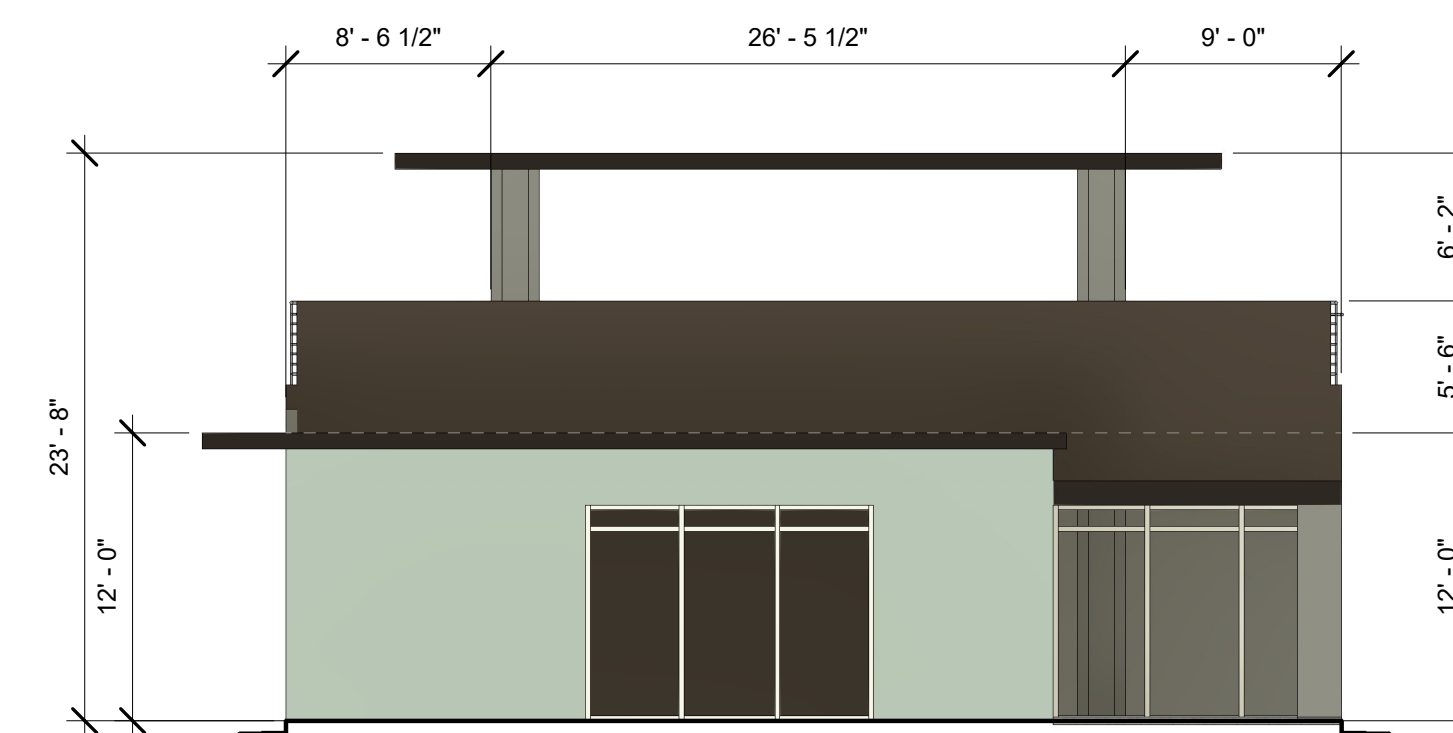
**BUILDING 800 NOTRH COLOR ELEVATION**

1/8" = 1'-0"



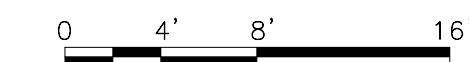
**BUILDING 800 WEST COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 800 SOUTH COLOR ELEVATION**

1/8" = 1'-0"



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

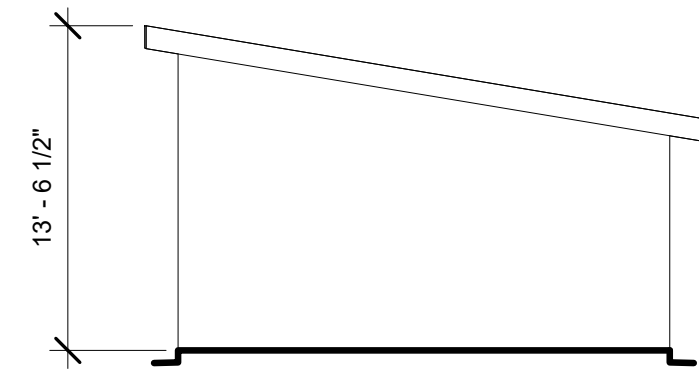
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**TRANSPORT APARTMENTS  
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DRAWING  
TITLE  
**BUILDING 800 COLOR ELEVATIONS**

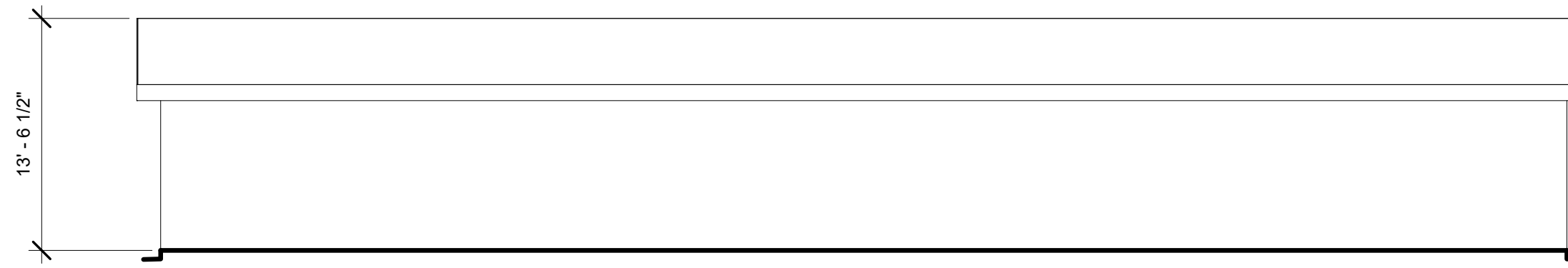
	DESIGNED <b>Designer</b>	PROJECT NO <b>19-008</b>
	DRAWN <b>Author</b>	SCALE <b>1/8" = 1'-0"</b>
	CHECKED <b>Checker</b>	DRAWING NO <b>A-208</b>
	REVIEWED <b>Checker</b>	<b>C</b>
	DATE <b>08/05/2021</b>	





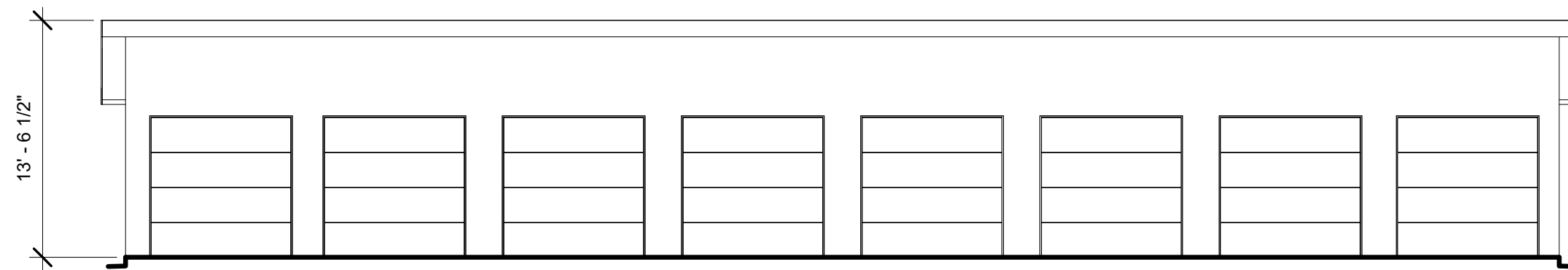
**BUILDING 900 SOUTH ELEVATION**

1/8" = 1'-0"



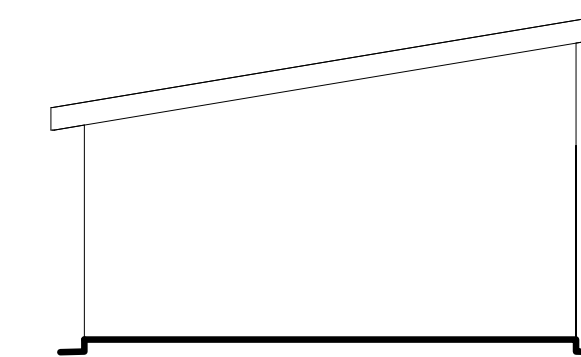
**BUILDING 900 EAST ELEVATION**

1/8" = 1'-0"



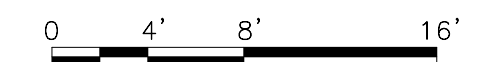
**BUILDING 900 WEST ELEVATION**

1/8" = 1'-0"



**BUILDING 900 NORTH ELEVATION**

1/8" = 1'-0"



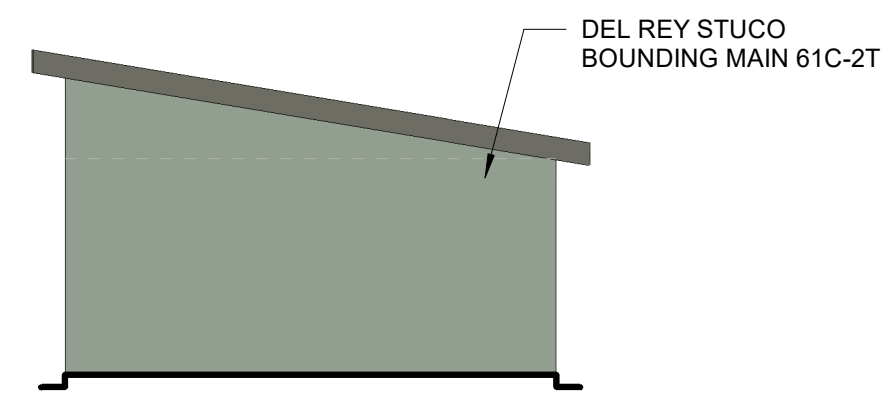
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

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DRAWING  
TITLE  
**BUILDING 900 ELEVATIONS**

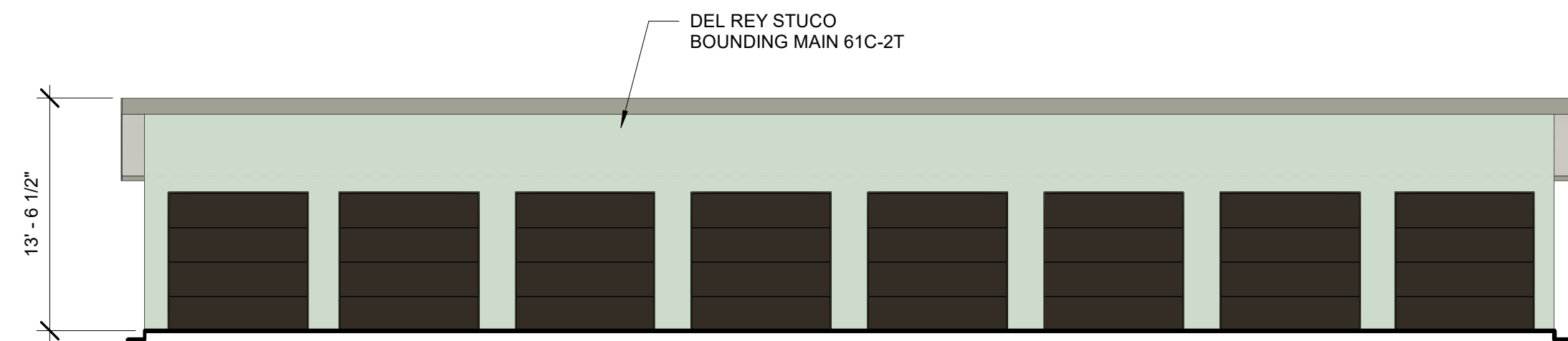
	DESIGNED	Designer	PROJECT NO	19-008
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	
	REVIEWED	Designer		<b>A-209</b>
	DATE	08/05/2021		



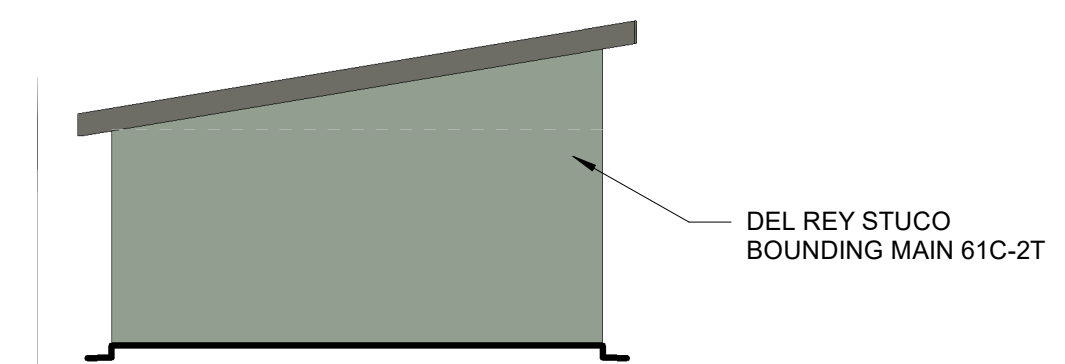
**BUILDING 900 SOUTH COLOR ELEVATION**  
1/8" = 1'-0"



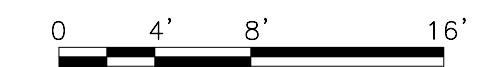
**BUILDING 900 EAST COLOR ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 WEST COLOR ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 NORTH COLOR ELEVATION**  
1/8" = 1'-0"

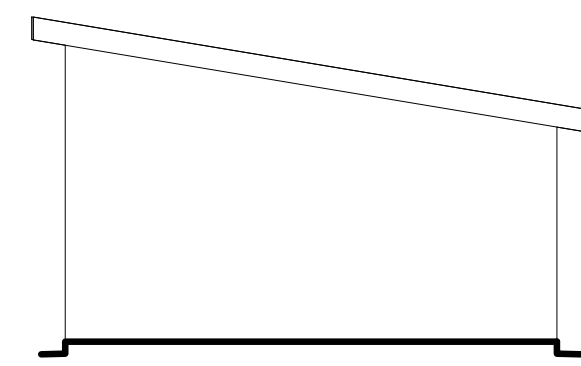


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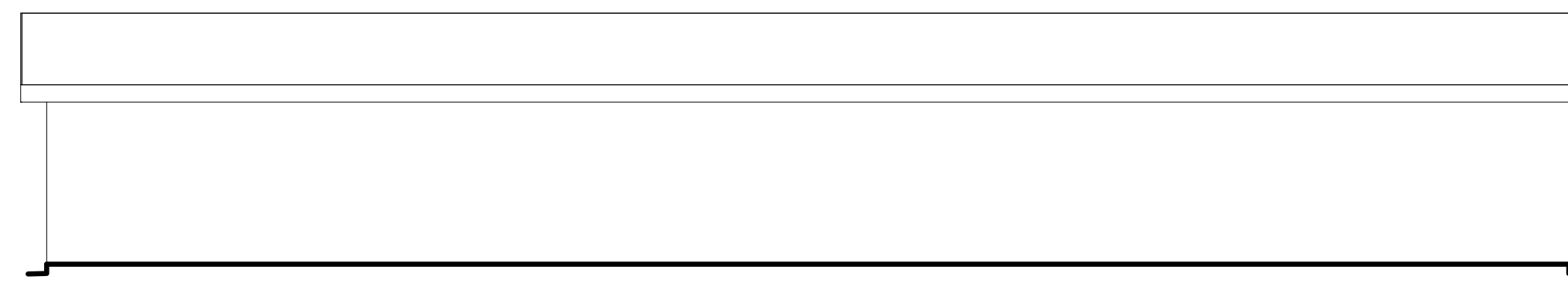
**TRANSPORT APARTMENTS**  
**ALBUQUERQUE, NM 87106**

DRAWING TITLE  
**BUILDING 900 COLOR ELEVATIONS**

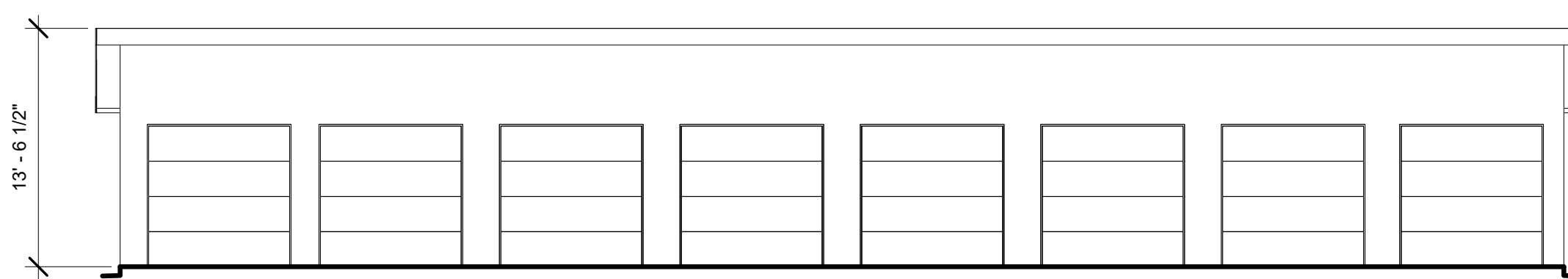
	DESIGNED Designer	PROJECT NO
	DRAWN Author	SCALE 1/8" = 1'-0"
	CHECKED Checker	DRAWING NO
	REVIEWED Checker	<b>A-209</b>
	DATE 08/05/2021	<b>C</b>



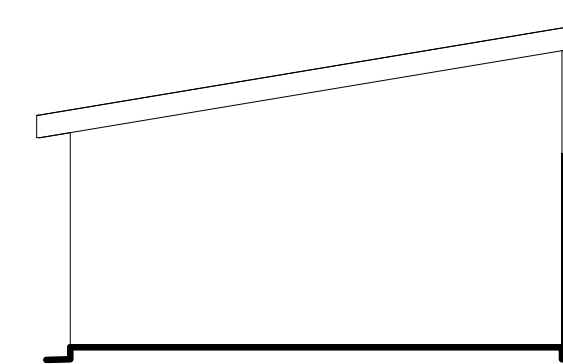
**BUILDING 1000 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 1000 EAST ELEVATION**  
1/8" = 1'-0"

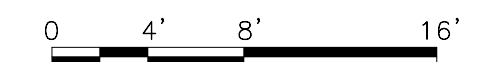


**BUILDING 1000 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 1000 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

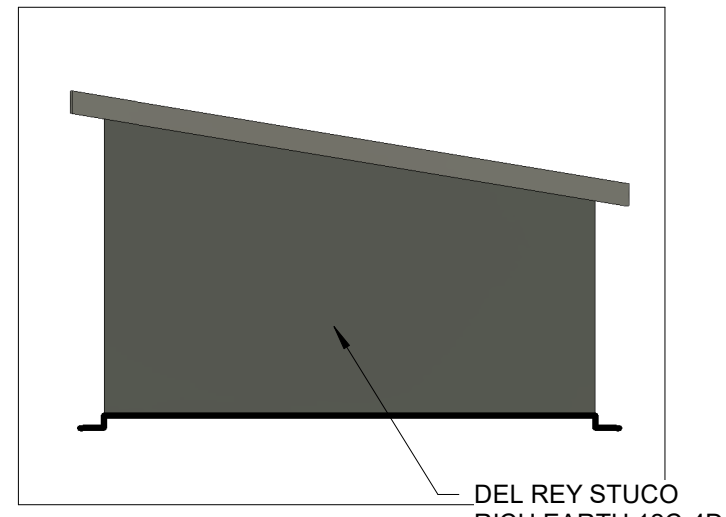


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505.401.7575

**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

DRAWING  
TITLE  
**BUILDING 1000 ELEVATIONS**

	DESIGNED	Designer	PROJECT NO.	19-008
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO.	
	REVIEWED	Designer		<b>A-210</b>
	DATE	08/05/2021		



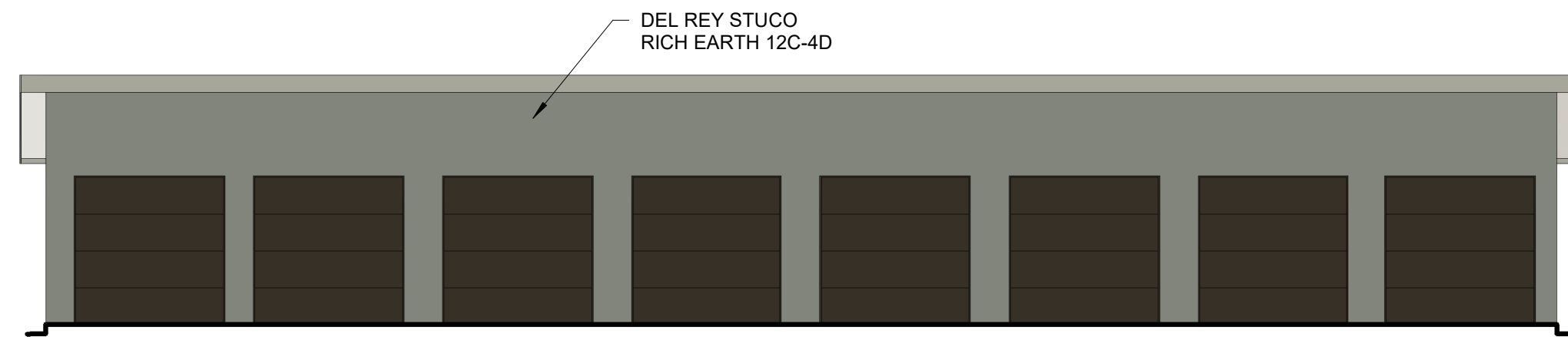
**BUILDING 1000 SOUTH COLOR ELEVATION**

1/8" = 1'-0"



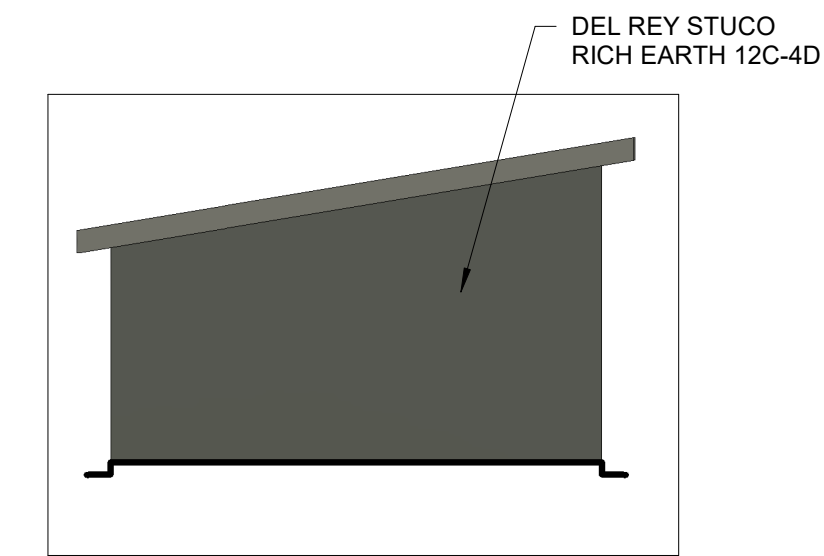
**BUILDING 1000 EAST COLOR ELEVATION**

1/8" = 1'-0"



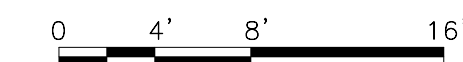
**BUILDING 1000 WEST COLOR ELEVATION**

1/8" = 1'-0"



**BUILDING 1000 NORTH COLOR ELEVATION**

1/8" = 1'-0"



**SCOTT C. ANDERSON**  
 & associates architects  
 7604 rio penasco n.w.  
 albuquerque, nm 87120  
 scott@scottanderson.com  
 505.401.7575

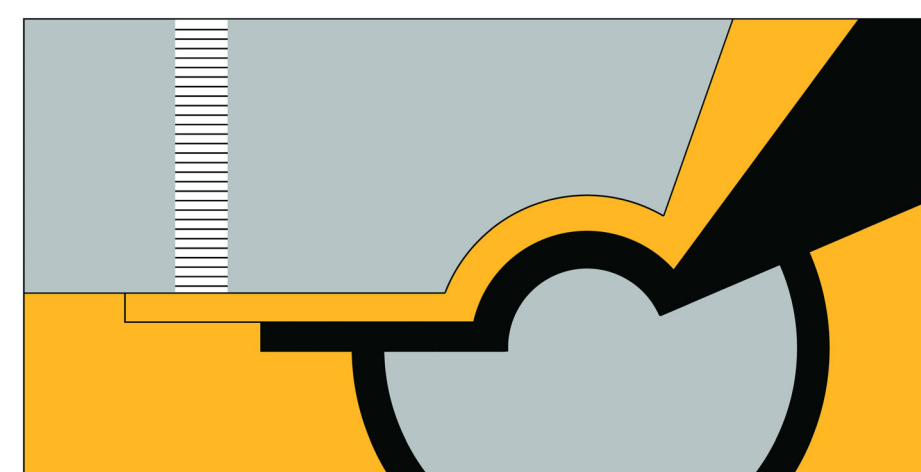
**TRANSPORT APARTMENTS  
 ALBUQUERQUE, NM 87106**

DRAWING TITLE  
**BUILDING 1000 COLOR ELEVATION**

	DESIGNED	Designer	PROJECT NO	19-008
	DRAWN	Author	SCALE	1/8" = 1'-0"
	CHECKED	Checker	DRAWING NO	<b>A-210</b>
	REVIEWED	Checker		<b>C</b>
	DATE	08/05/2021		



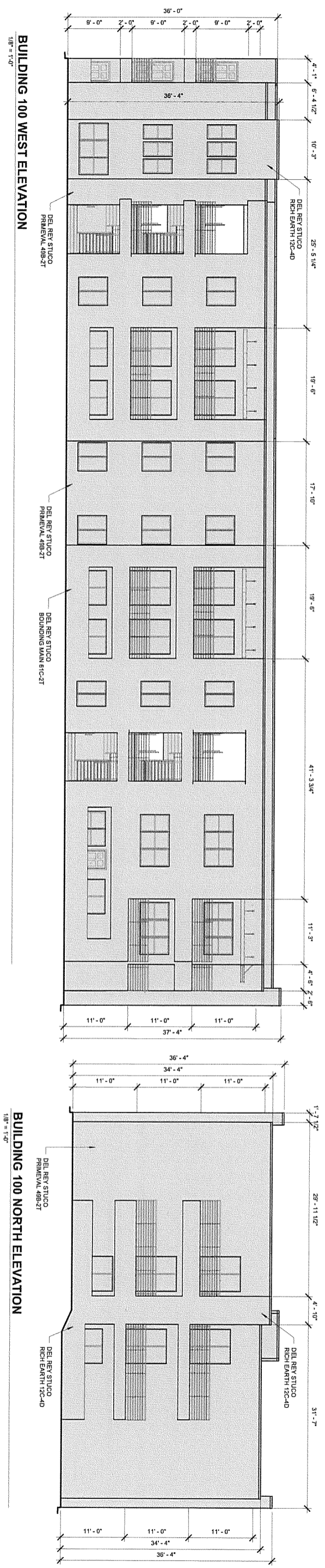
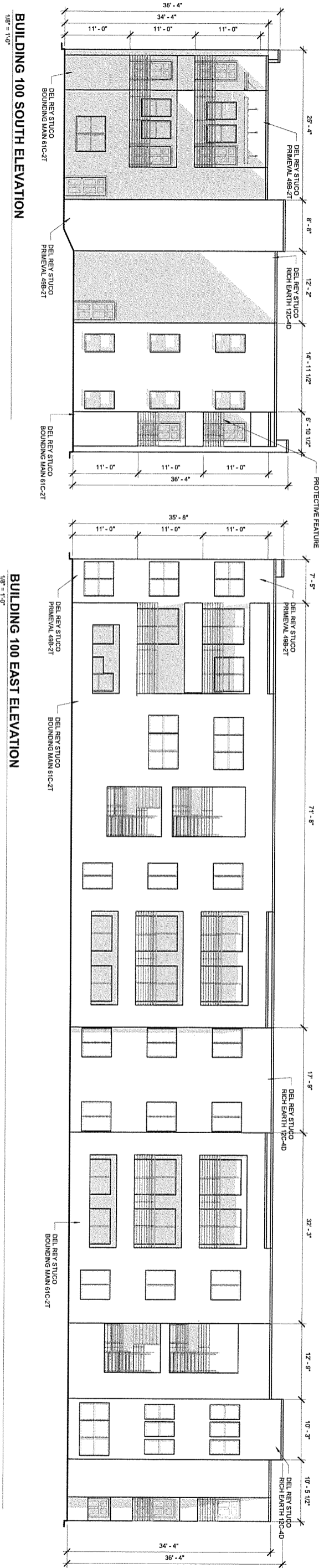
# TRANSPORT APARTMENTS ALBUQUERQUE NM, 87106



SCOTT C. ANDERSON  
& associates architects  
albuquerque







NOTE:  
 UNFINISHED WINDOWS?  
 OR PROVIDE 2" FRAME



MAY 21, 9:00 AM

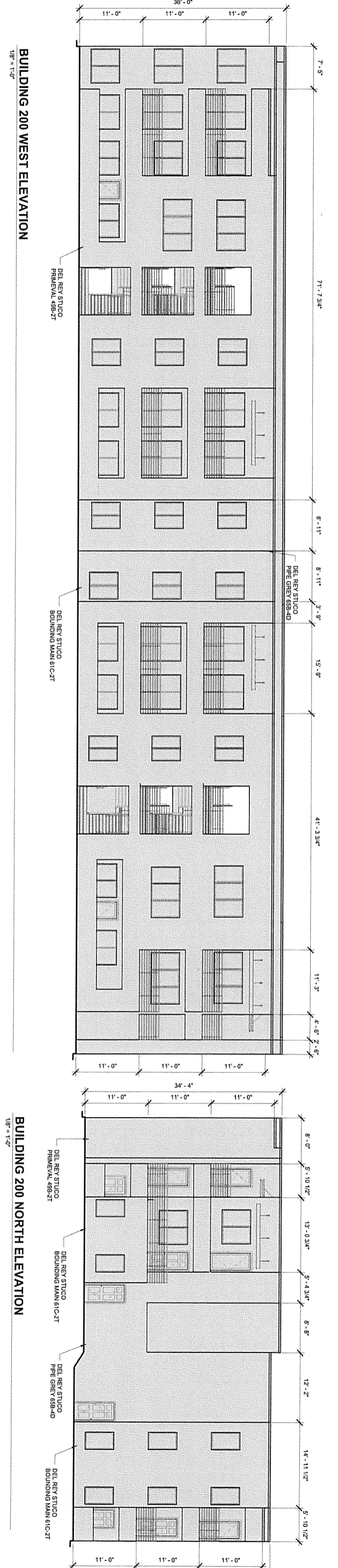
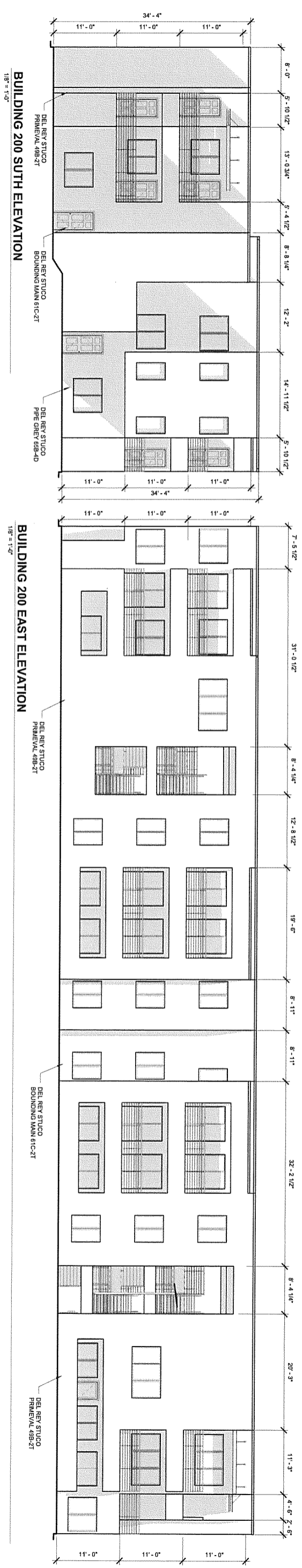
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 704 5th Street, Suite 87120  
 Albuquerque, NM 87120  
 505.861.7575

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

**BUILDING 100 ELEVATIONS**

DESIGNED BY	SCOTT C. ANDERSON
CHECKED BY	J.D.
DATE	08/05/2021
SCALE	1/8" = 1'-0"
TITLE	A-201

STATE OF NEW MEXICO  
 ARCHITECT  
 NO. 4341  
 08/05/2021



NOTE  
RECESSED WINDOWS?  
OR PROVIDE 2" FINISH



MAY 21, 9:00 AM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 4100 University Blvd. NE  
 Albuquerque, NM 87120  
 Phone: (505) 261-7575  
 Fax: (505) 261-7576

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

**BUILDING 200 ELEVATIONS**

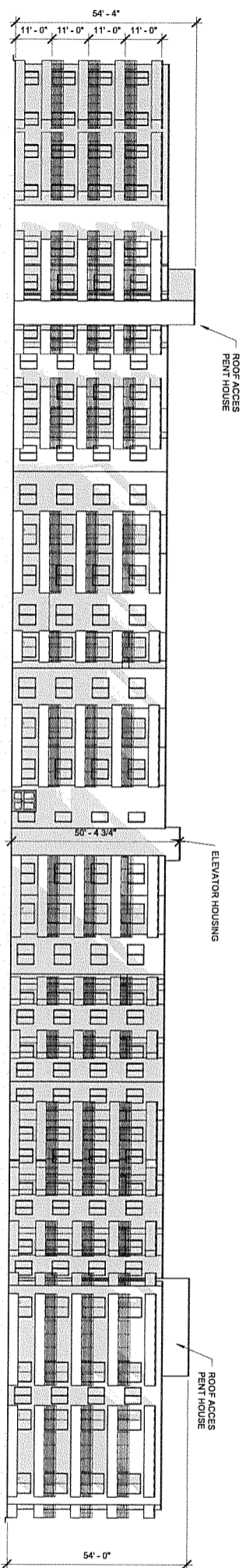
DESIGNED BY	SCOTT C. ANDERSON
CHECKED BY	SCOTT C. ANDERSON
DATE	08/05/2021
PROJECT NO.	19-008
SCALE	1/8" = 1'-0"
DRAWING NO.	A-202

STATE OF NEW MEXICO  
 SCOTT C. ANDERSON  
 ARCHITECT  
 NO. 4341  
 08/05/2021

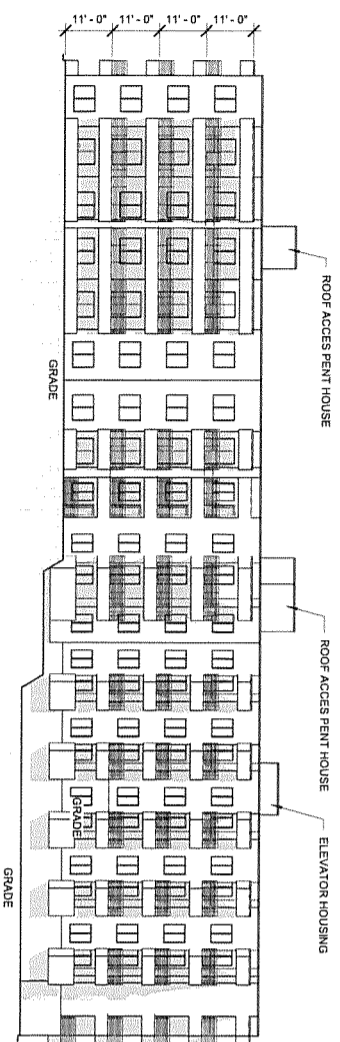




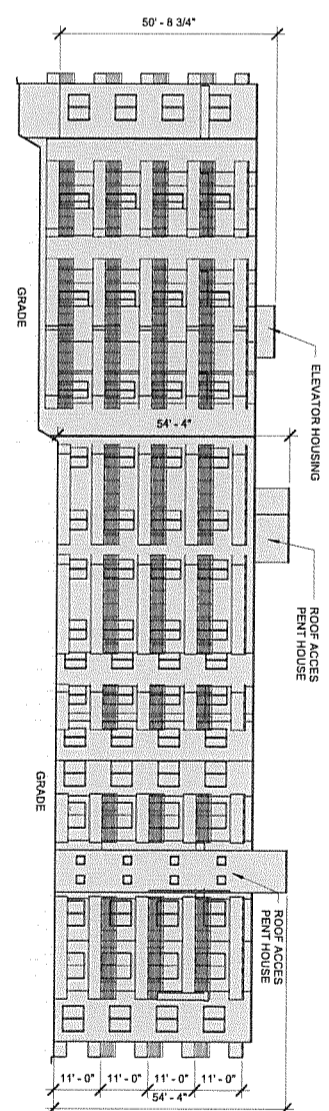




**BUILDING 400 SOUTH ELEVATION**  
1" = 20'-0"



**BUILDING 400 EAST ELEVATION**  
1" = 20'-0"



**BUILDING 400 WEST ELEVATION**  
1" = 20'-0"



**BUILDING 400 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
UNFINISHED WINDOWS 2"  
OR PROVIDED 2" FRAME

**MAY 21, 9:00 AM**



**SCOTT C. ANDERSON & ASSOCIATES architects**  
764 Rio Pinar NW  
Albuquerque, NM 87126  
505.401.7375

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

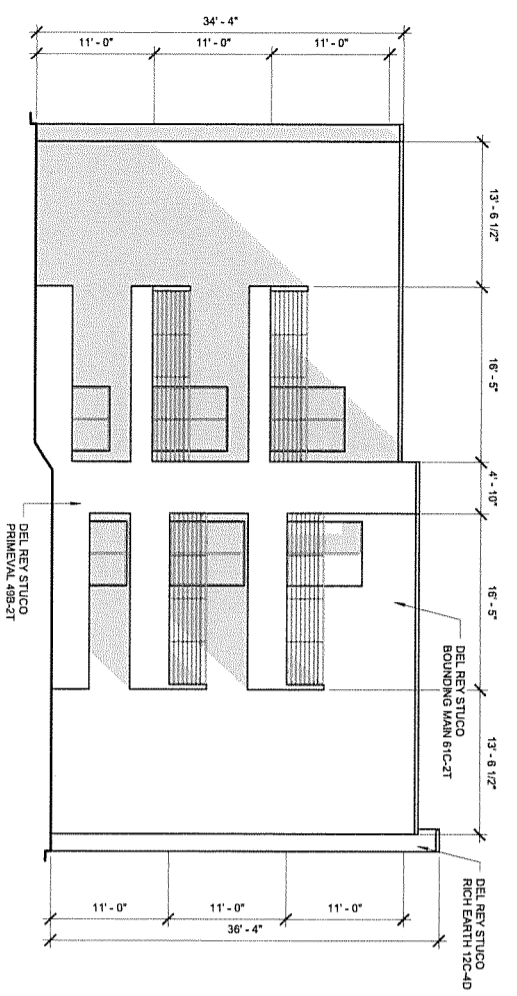
**BUILDING 400 ELEVATIONS**

STATE OF NEW MEXICO REGISTERED ARCHITECT SCOTT C. ANDERSON NO. 4341 08/05/2021	PROJECT NO. 19-008
DESIGNED BY: SCOTT C. ANDERSON	SCALE: As Indicated
DRAWN BY: [Name]	DATE: 08/05/2021
CHECKED BY: [Name]	
DATE: 08/05/2021	<b>A-204</b>

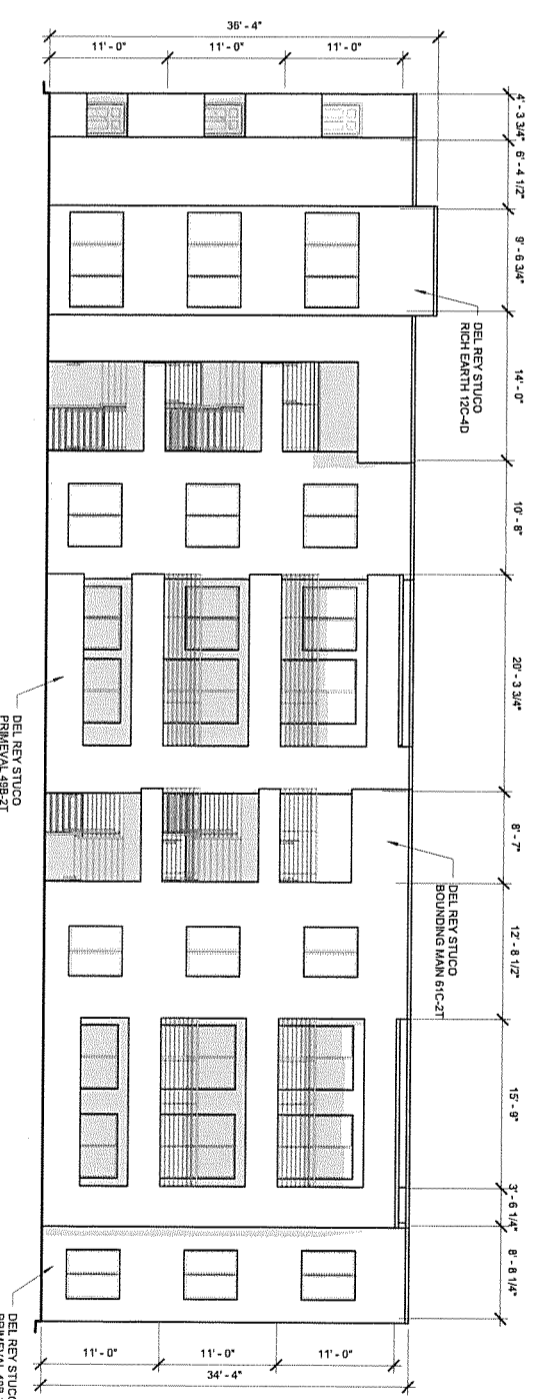




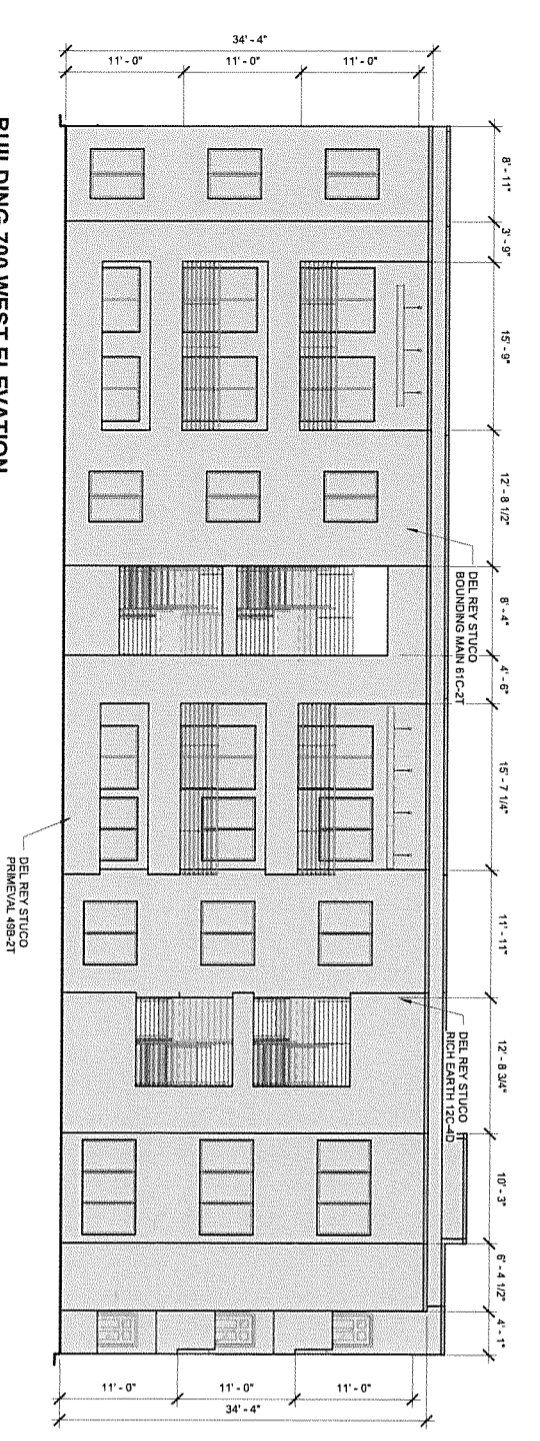




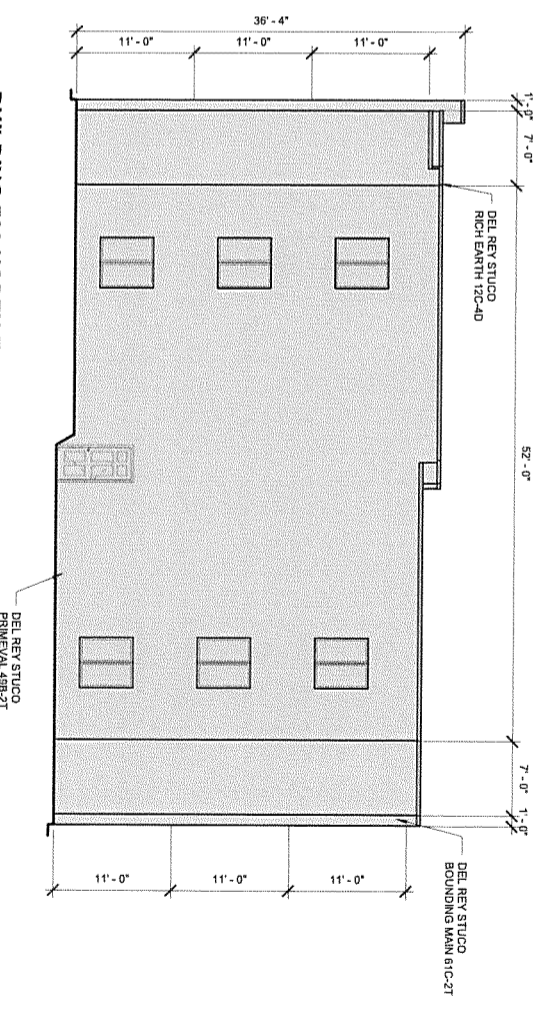
BUILDING 700 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 700 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 700 WEST ELEVATION  
1/8" = 1'-0"

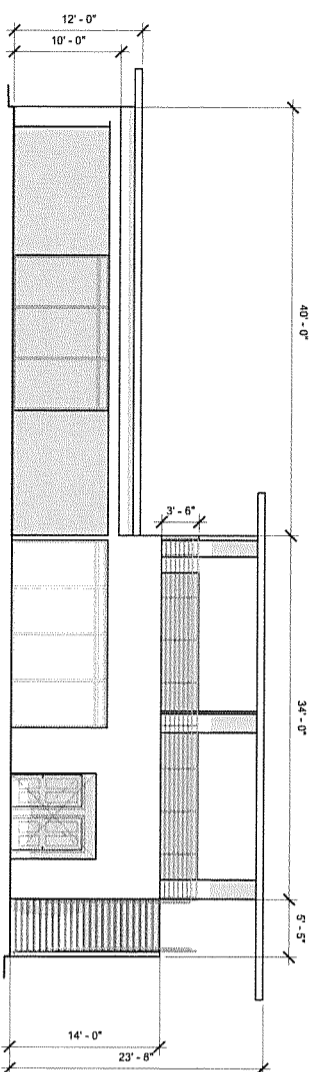


BUILDING 700 NORTH ELEVATION  
1/8" = 1'-0"

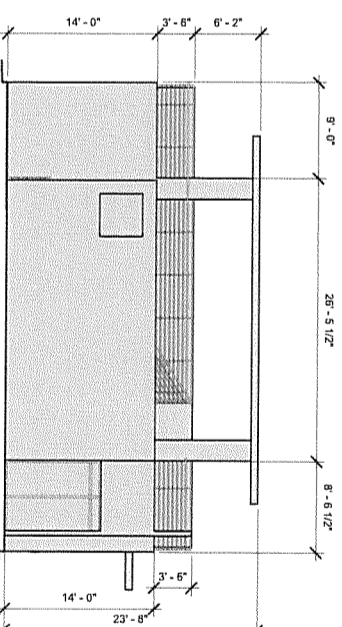
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

MAY 21, 9:00 AM

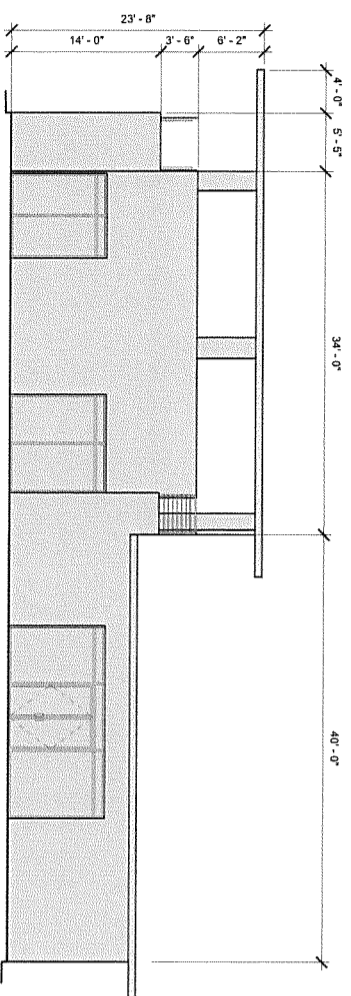
<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 764 Chicago Ave. NE Albuquerque, NM 87120 505.461.1775</p>		<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>	
<p><b>BUILDING 700 ELEVATIONS</b></p>			
DESIGNED	DESIGNER	NO. 19-008	REVISION
DRAWN	AUTHOR	SCALE 1/8" = 1'-0"	
CHECKED	CHECKER		
REVIEWED	DESIGNER		
DATE			
08/08/2021			<b>A-207</b>



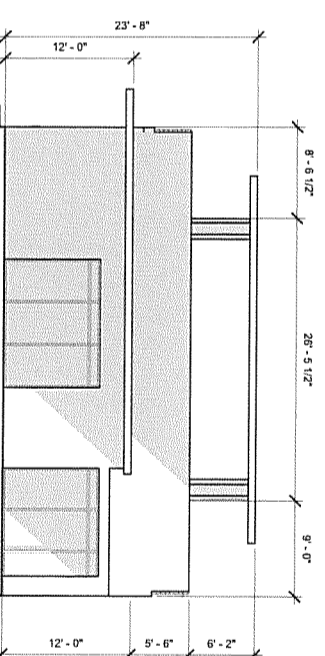
**BUILDING 800 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 NOTRH ELEVATION**  
1/8" = 1'-0"

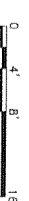


**BUILDING 800 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 SOUTH ELEVATION**  
1/8" = 1'-0"

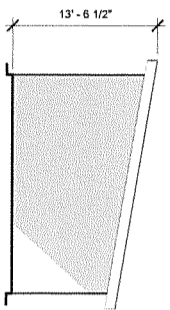
NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



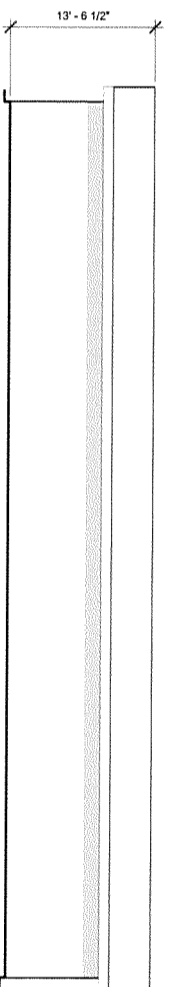
**MAY 21, 9:00 AM**

		<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES</b> A/C ARCHITECTS ALBUQUERQUE, NM 87120 505.461.7175</p>	
<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>			
<p><b>BUILDING 800 ELEVATIONS</b></p>			
SCALE	PROJECT NO.	DESIGNED BY	PROJECT
1/8" = 1'-0"	19-008	Author	
		Checker	
		Reviewer	
		Date	
		Designer	<b>A-208</b>

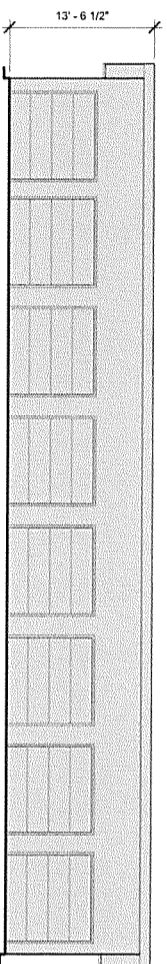




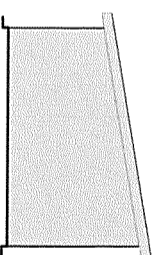
BUILDING 900 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 900 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 900 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 900 NORTH ELEVATION  
1/8" = 1'-0"

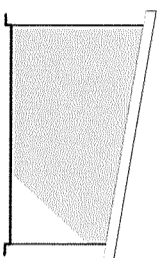


NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

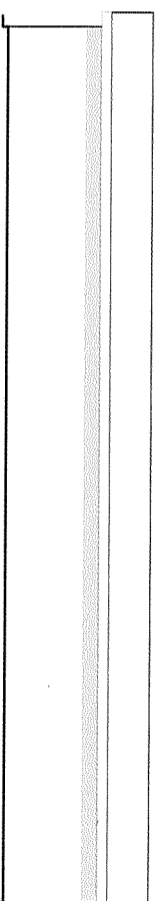
MAY 21, 9:00 AM

<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES</b> ARCHITECTS 704 ALBUQUERQUE, NM 87120 ALBUQUERQUE, NM 87120 505.261.1775</p>		<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>	
<p><b>BUILDING 900 ELEVATIONS</b></p>			
DESIGNED	DESIGNER	PROJECT NO.	19-008
DRAWN	ADDER	SCALE	1/8" = 1'-0"
CHECKED	CHECKER	DATE	
REVIEWED	DESIGNER		
DATE			
08/09/2021			<b>A-209</b>

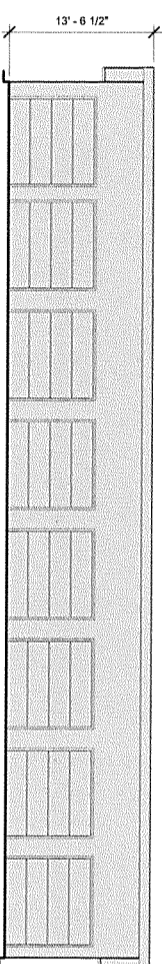




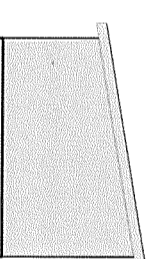
BUILDING 1000 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 1000 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 NORTH ELEVATION  
1/8" = 1'-0"



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

MAY 21, 9:00 AM

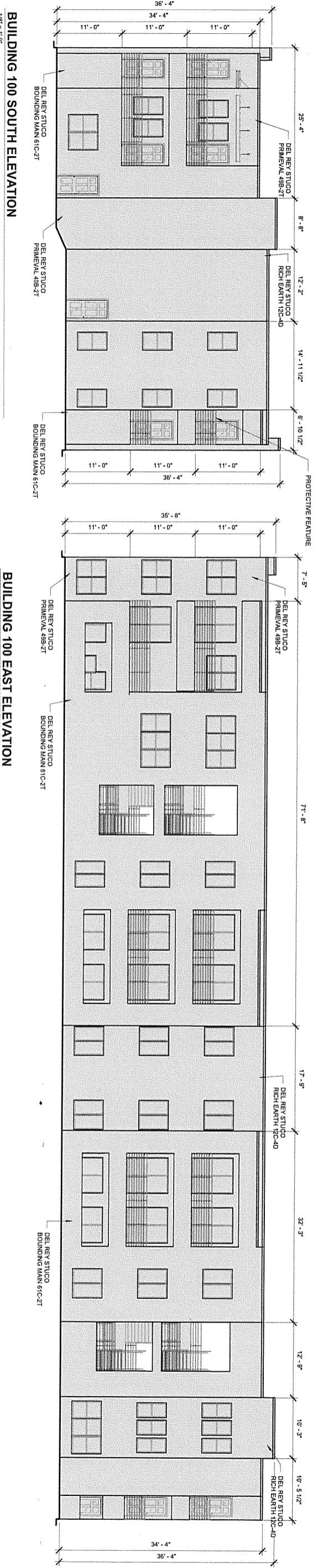
**SCOTT C. ANDERSON**  
ARCHITECTS  
247 CHILDES  
ALBUQUERQUE, NM 87120  
PHONE: 505.401.2725  
FAX: 505.401.2725

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

TITLE  
BUILDING 1000 ELEVATIONS

DESIGNED	DESIGNER	PROJECT NO.
DRAWN	AUTHOR	19-008
CHECKED	CHECKER	SCALE 1/8" = 1'-0"
REVIEWED	DESIGNER	
DATE		A-210
08/09/2021		



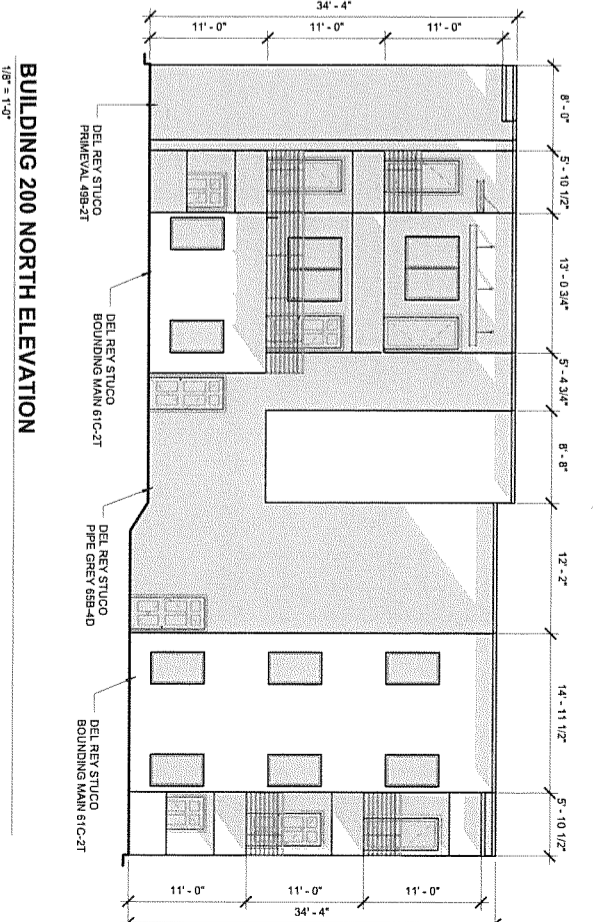
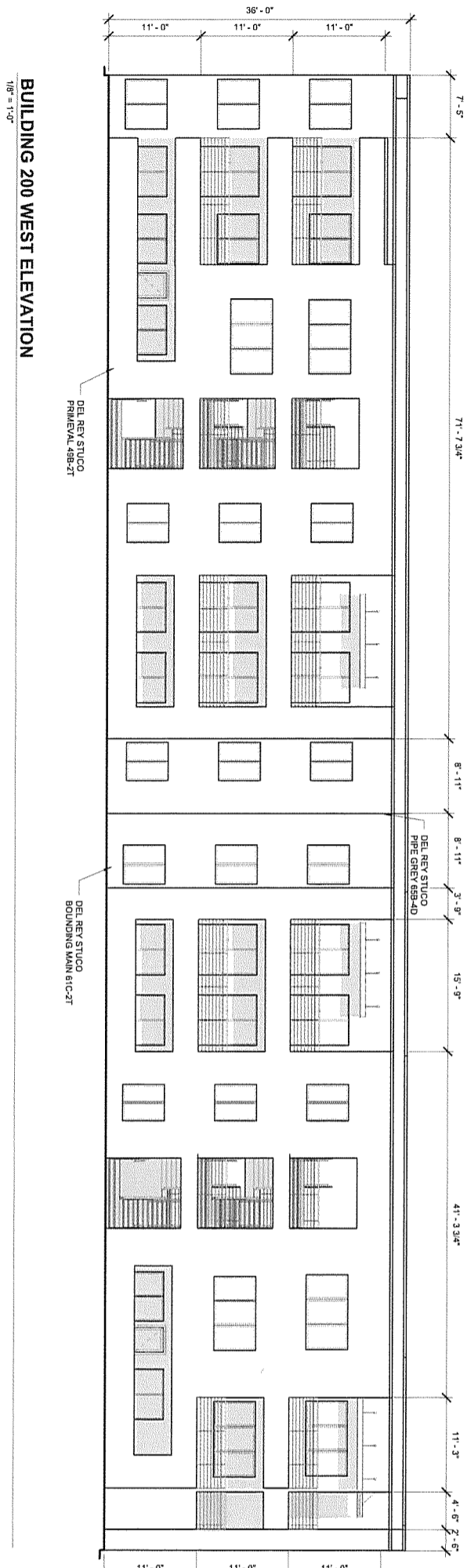
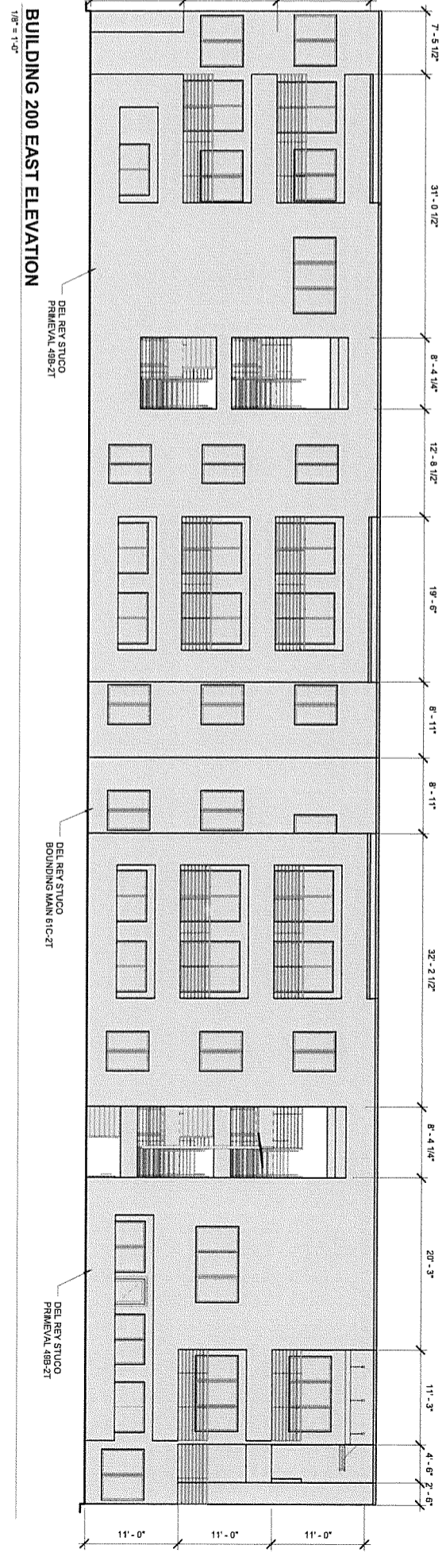
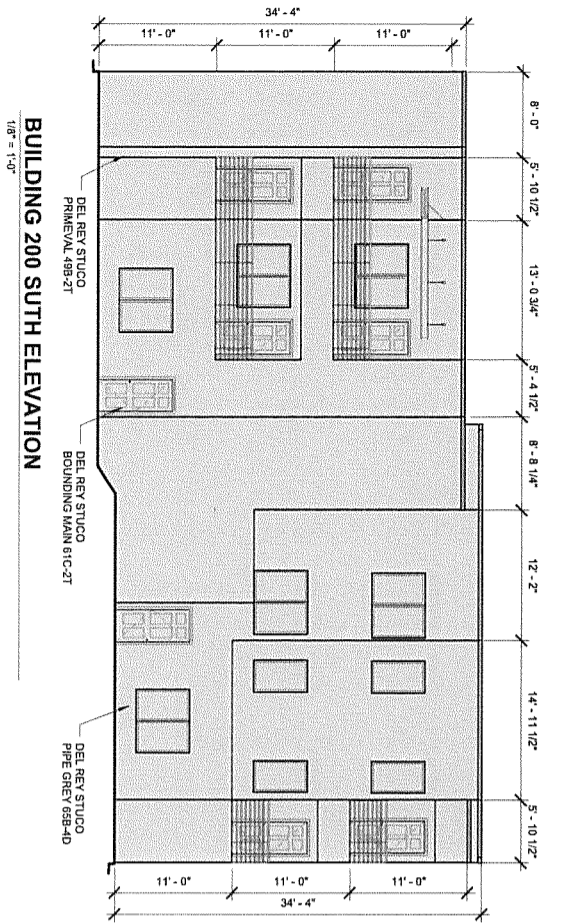


NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



MAY 21, 4:00 PM

<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 7604 150 PENNSA, NE ALBUQUERQUE, NM 87125 505.481.7575</p>		<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>	
<p><b>BUILDING 100 ELEVATIONS</b></p>			
<p>STATE OF NEW MEXICO REGISTERED ARCHITECT SCOTT C. ANDERSON NO. 4341 08092021</p>	<p>DESIGNED BY S.C.A.</p>	<p>PROJECT NO. 19-408</p>	<p>DATE 08/09/2021</p>
<p>DRAWN BY J.D.</p>	<p>CHECKED BY J.D.</p>	<p>SCALE 1/8" = 1'-0"</p>	<p>REVIEWED BY J.D.</p>
<p>APPROVED BY J.D.</p>			<p>TITLE A-201</p>



NOTE  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



MAY 21, 4:00 PM

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

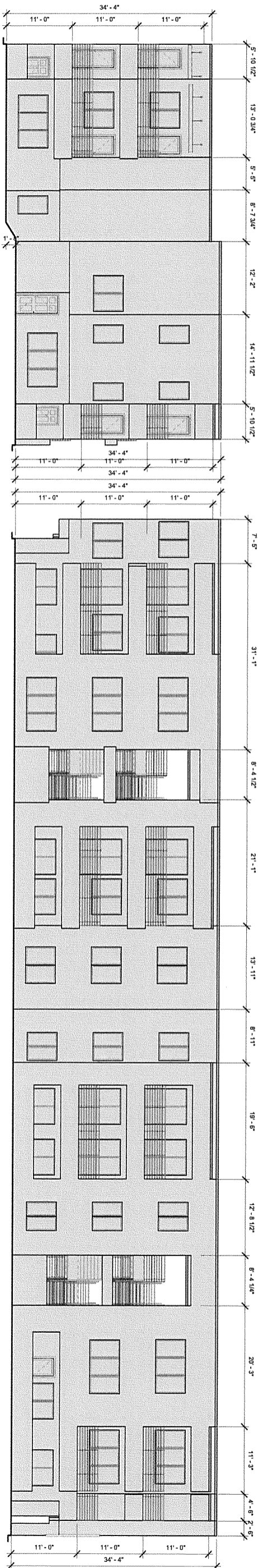
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7644 RIO PINAROS, NE  
ALBUQUERQUE, NM 87110  
505.401.7575

**BUILDING 200 ELEVATIONS**

DESIGNED	Designer	PROJECT	NO
DRAWN	J.D.	SCALE	1/8" = 1'-0"
CHECKED	Checker	DATE	05/19/2021
APPROVED	Checker	TITLE	A-202

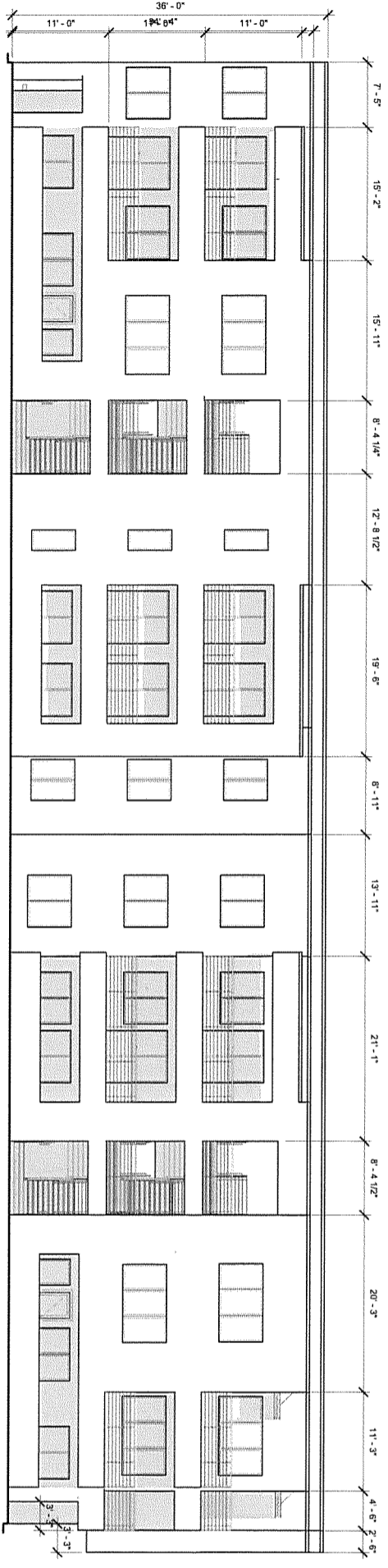
STATE OF NEW MEXICO  
SCOTT C. ANDERSON  
ARCHITECT  
NO. 4341  
08/05/2021  
REGISTERED ARCHITECT





BUILDING 300 SOUTH ELEVATION  
1/8" = 1'-0"

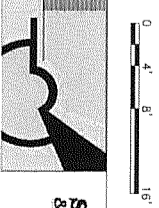
BUILDING 300 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 300 WEST ELEVATION  
1/8" = 1'-0"

BUILDING 300 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS #  
OR PROVIDE 2" FRAME

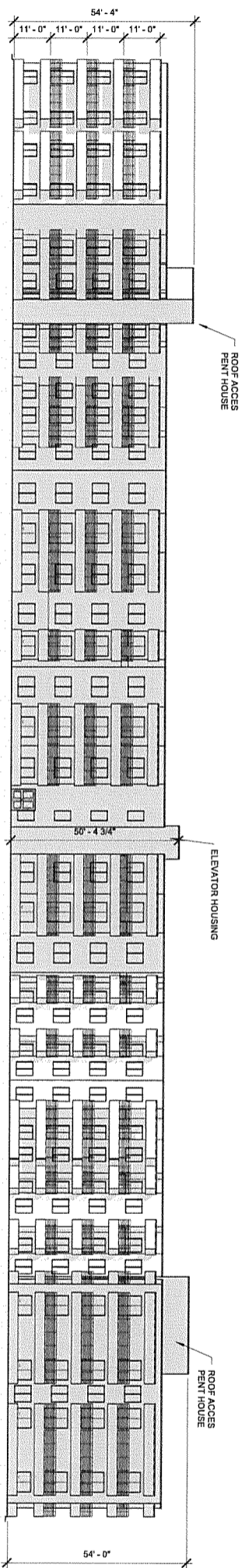


MAY 21, 4:00 PM

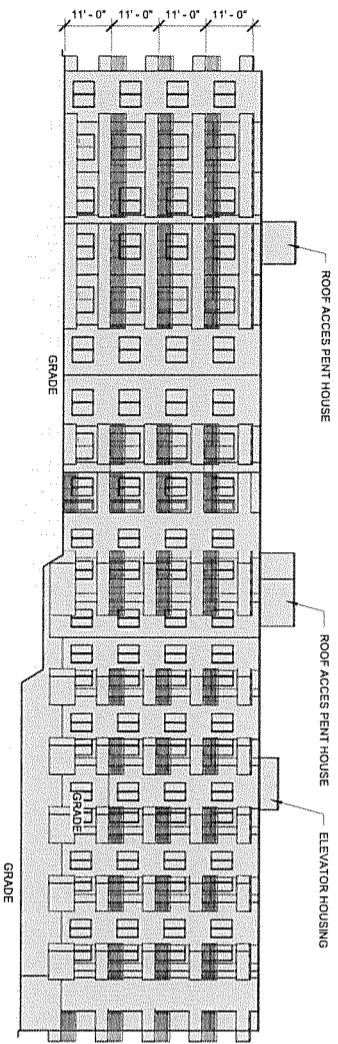
<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 764 1st Avenue Albuquerque, NM 87120 505.401.7375</p>		<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>	
<p><b>BUILDING 300 ELEVATIONS</b></p>			
DESIGNED	DESIGNER	PROJECT NO.	19-008
DRAWN	AUTHOR	SCALE	1/8" = 1'-0"
CHECKED	CHECKER	ISSUES	
REVIEWED	DESIGNER		
DATE			
		<p><b>A-203</b></p>	



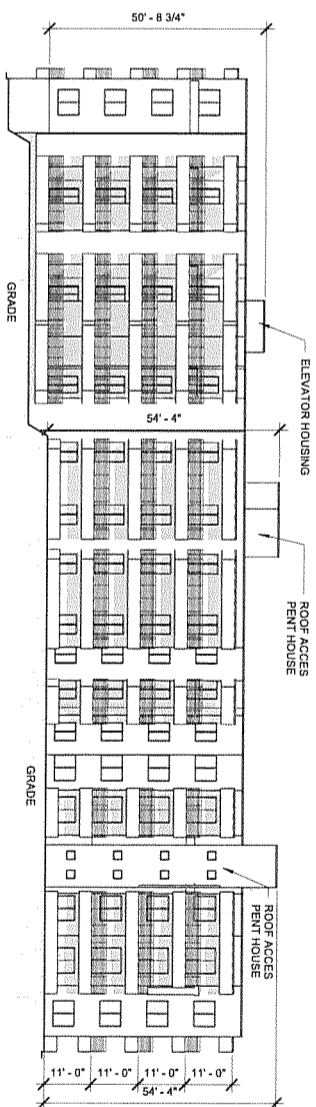




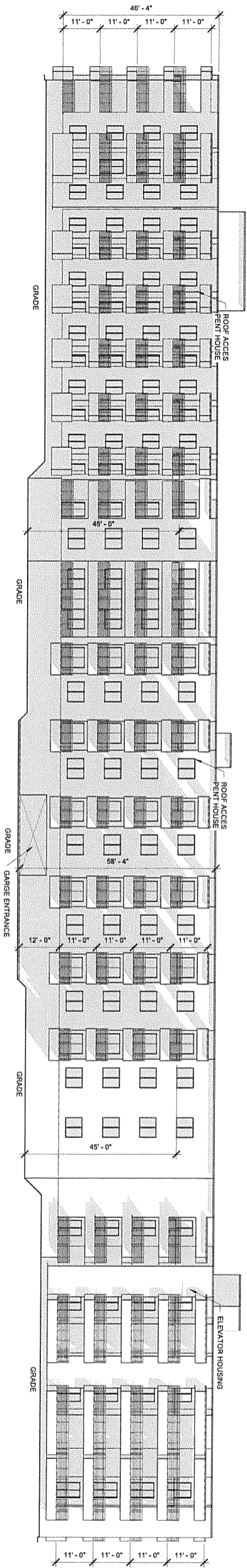
BUILDING 400 SOUTH ELEVATION  
1" = 20'-0"



BUILDING 400 EAST ELEVATION  
1" = 20'-0"



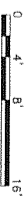
BUILDING 400 WEST ELEVATION  
1" = 20'-0"



BUILDING 400 NORTH ELEVATION  
1/16" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

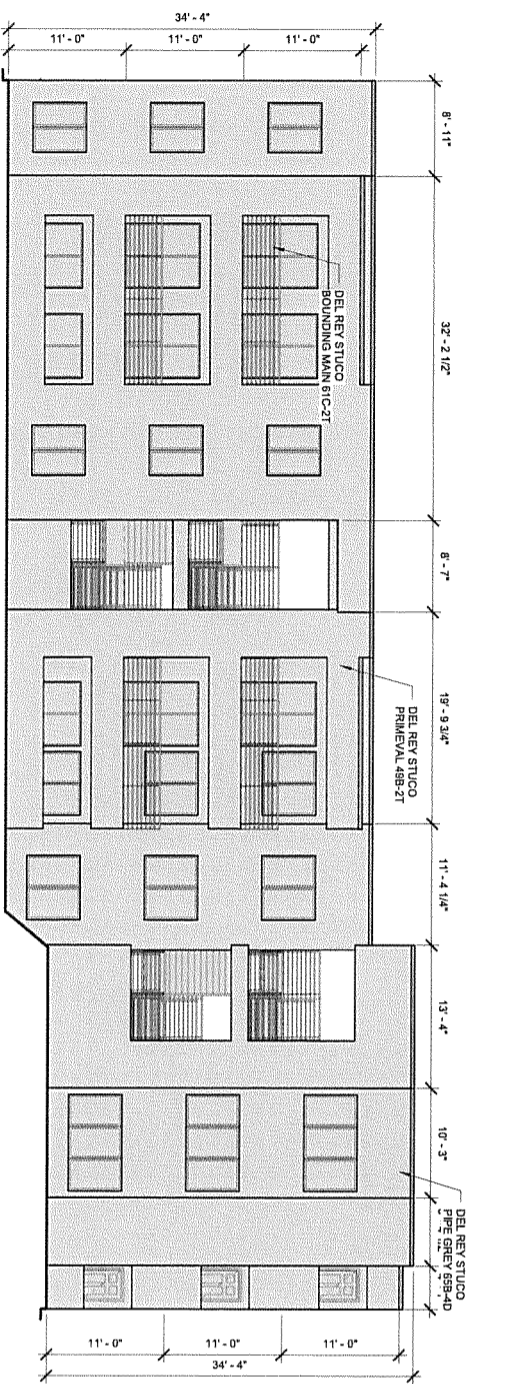
MAY 21, 4:00 PM



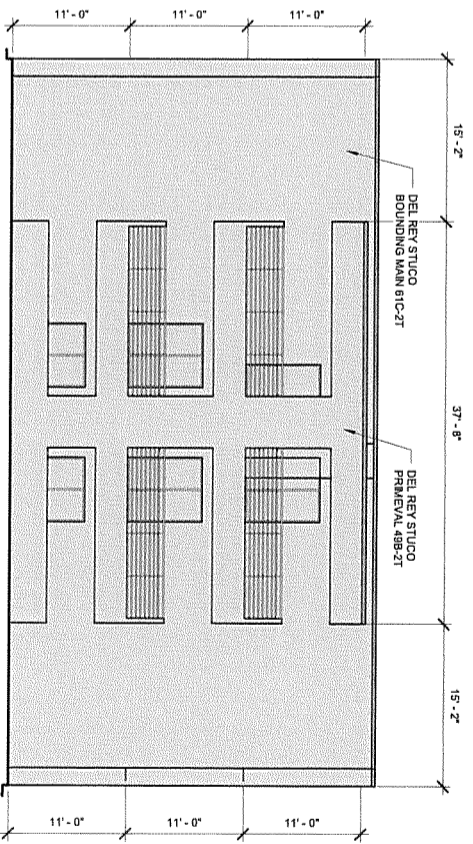
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 3000 PARKWAY DRIVE  
 ALBUQUERQUE, NM 87106  
 505.261.1775

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

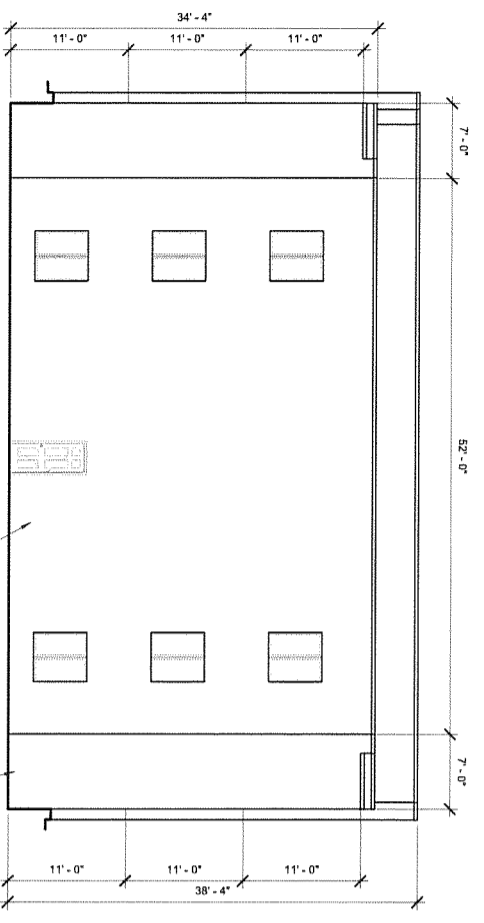
		<b>BUILDING 400 ELEVATIONS</b>	
DESIGNED BY	SCOTT C. ANDERSON	PROJECT NO.	19-008
DRAWN BY	Author	SCALE	As Indicated
CHECKED BY	Checker	DATE	08/05/2021
DATE	08/05/2021	NO.	A-204



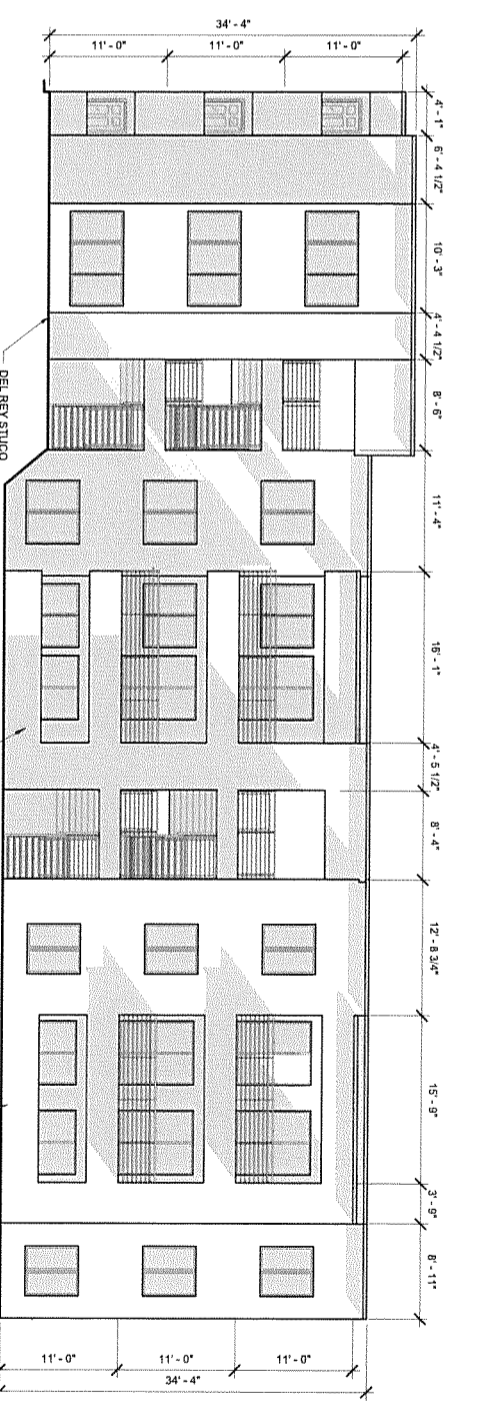
**BUILDING 500 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
UNFINISHED WINDOWS?  
OR PROVIDE 2" FRAME



**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
1604 15th STREET, SUITE 100  
ALBUQUERQUE, NM 87106  
505.401.7575

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

**BUILDING 500 ELEVATIONS**

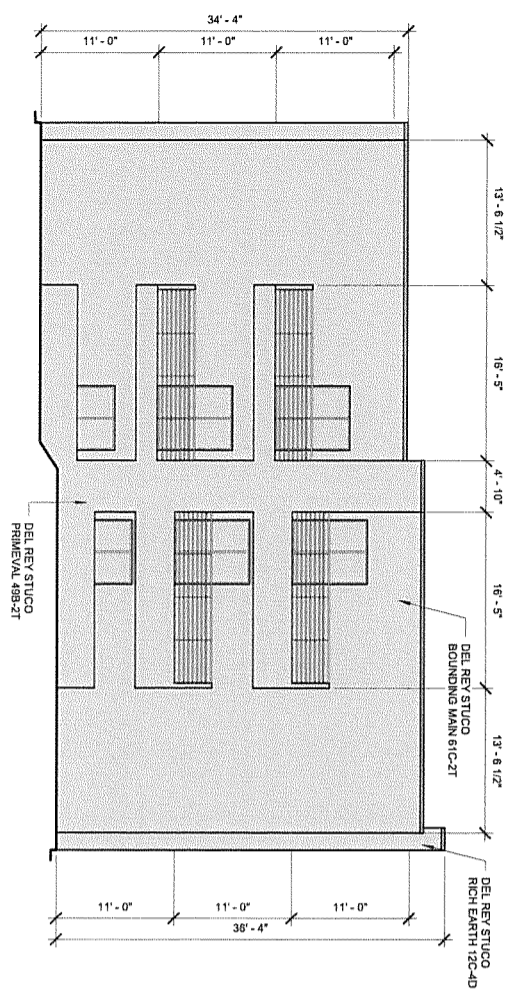
DATE: 08/05/2021

DESIGNED BY	SCOTT C. ANDERSON	PROJECT NO.	19-008
DRAWN BY	ANDERSON	SCALE	1/8" = 1'-0"
CHECKED BY	ANDERSON	DATE	08/05/2021
APPROVED BY	ANDERSON		
DATE	08/05/2021		
PROJECT TITLE		A-205	

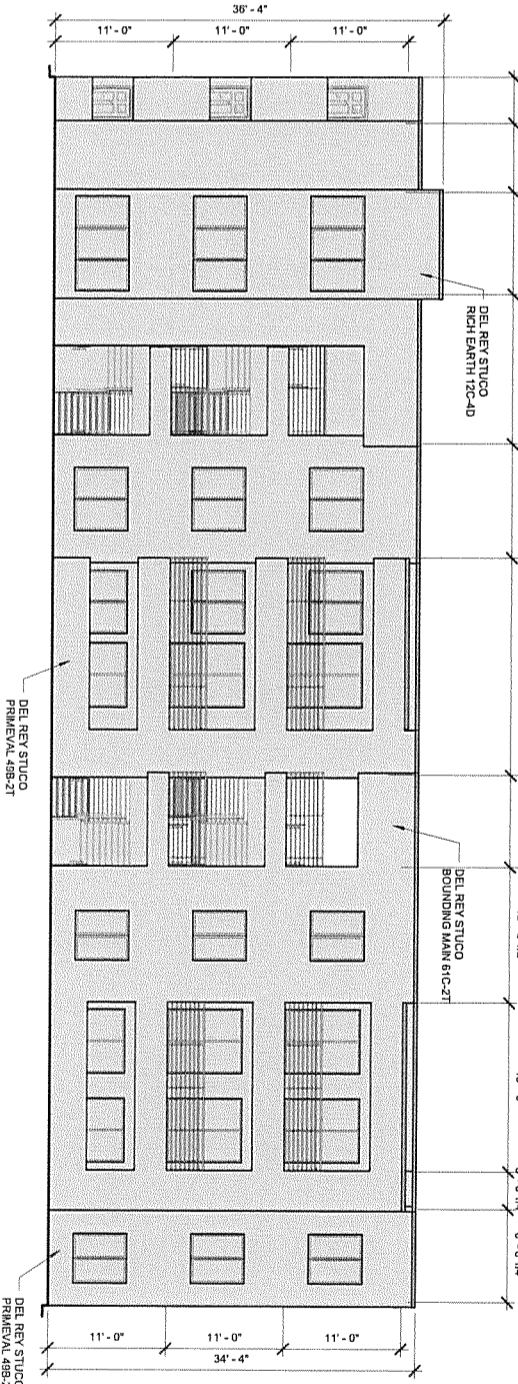
**MAY 21, 4:00 PM**



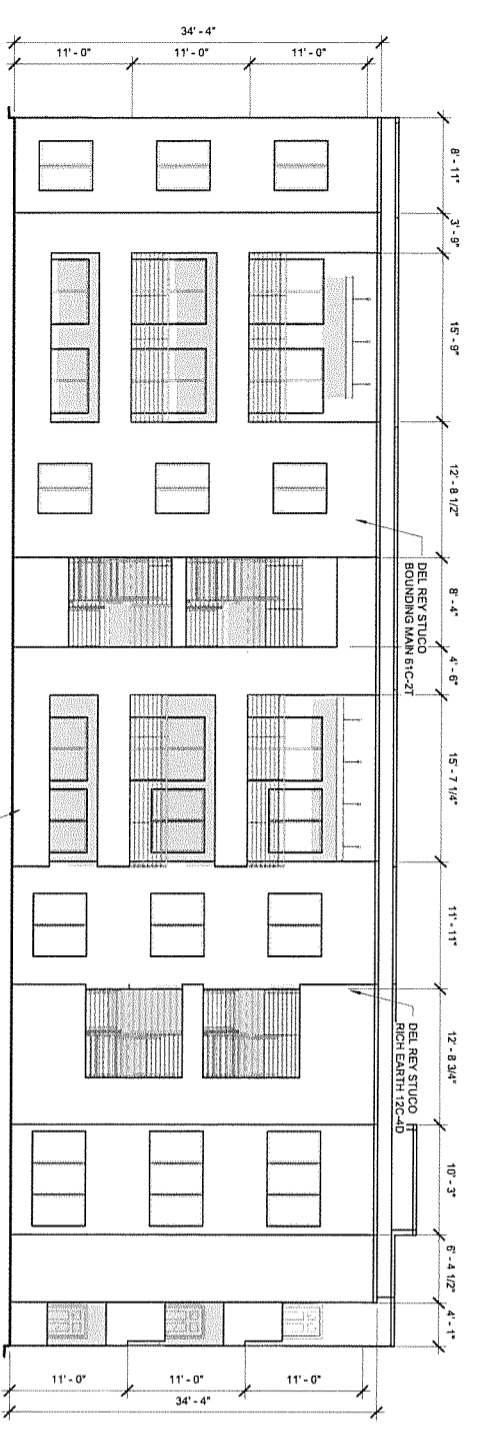




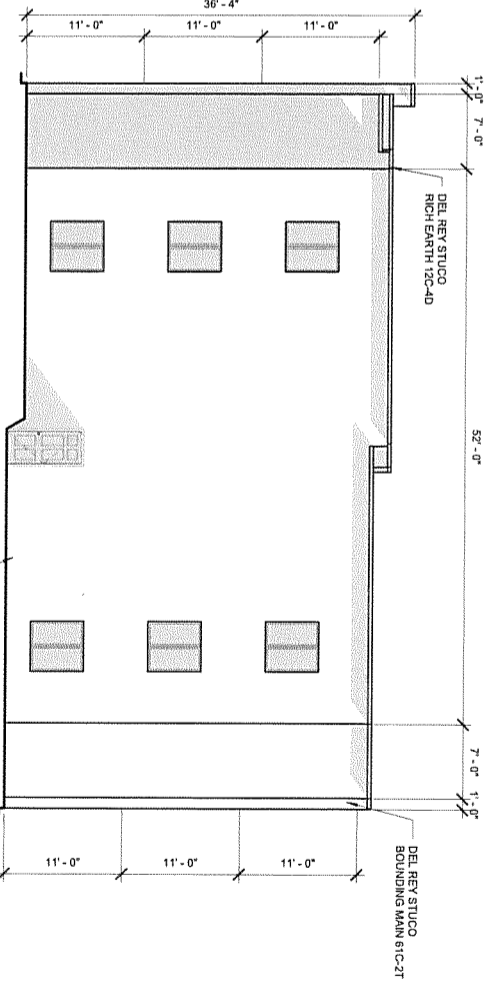
BUILDING 700 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 700 EAST ELEVATION  
1/8" = 1'-0"

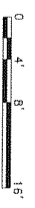


BUILDING 700 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 700 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RELEASED WINDOWS 2"  
OR PROVIDE 2" FRAME



**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 15000 PERA DRIVE, SUITE 1100  
 ALBUQUERQUE, NM 87106  
 505.261.1179

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

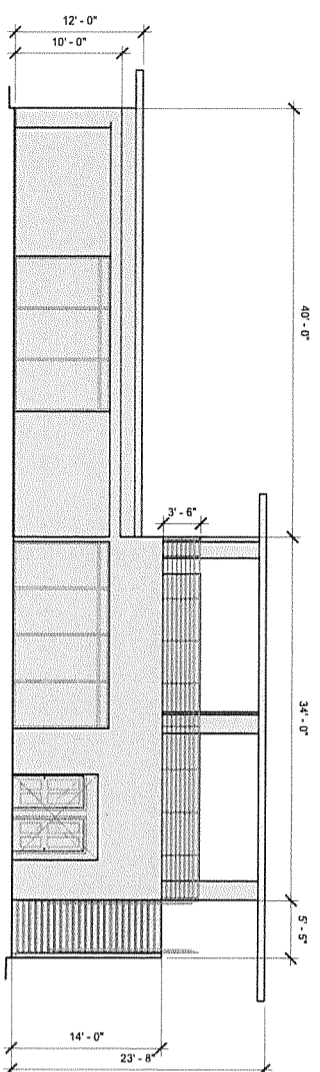
MAY 21, 4:00 PM

DESIGNED		CHECKED		DATE	
Designer	Author	Checked	Designer	08/09/2021	08/09/2021
Designer	Author	Checked	Designer	08/09/2021	08/09/2021

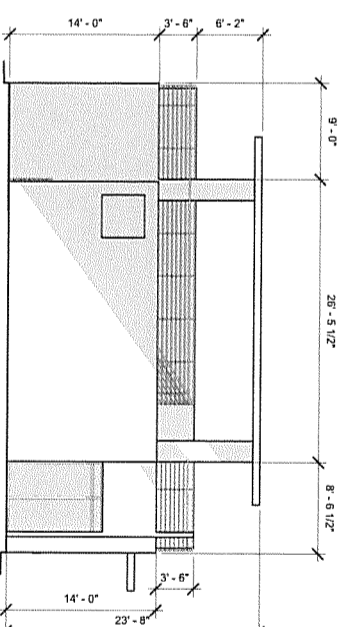
**BUILDING 700 ELEVATIONS**

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

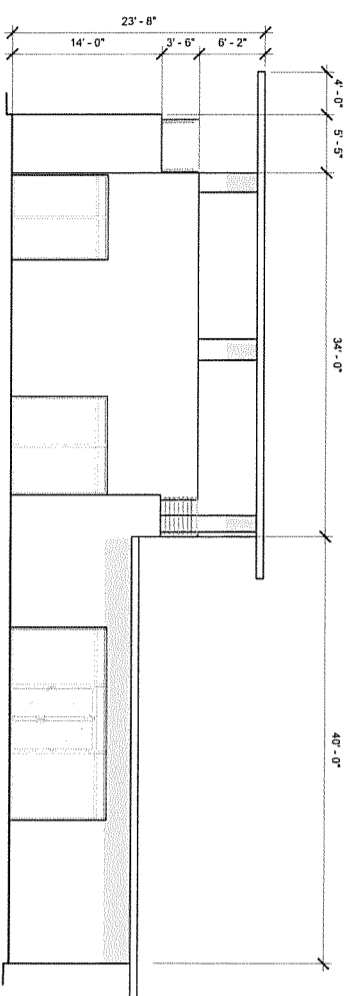
**A-207**



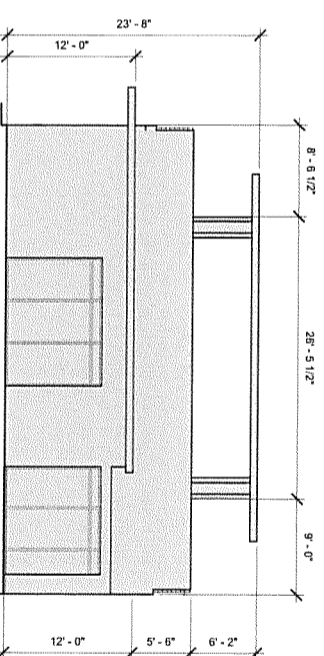
**BUILDING 800 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 NORTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 SOUTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RENDERED UNIFORMS 2"  
OR PROVIDE 2" FRAME



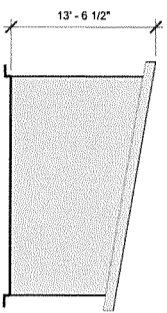
**SCOTT C. ANDERSON  
& ASSOCIATES ARCHITECTS**  
704 HIGGINS DRIVE  
ALBUQUERQUE, NM 87106  
505.401.7575

**BUILDING 800 ELEVATIONS**

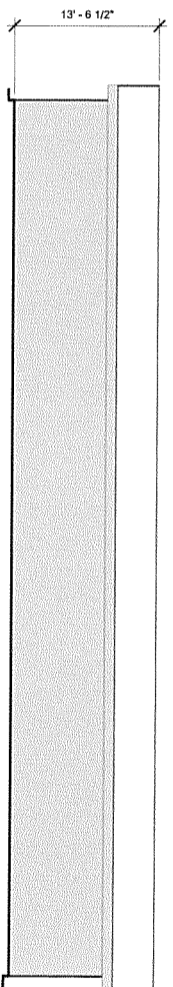
DESIGNED BY <b>SCOTT C. ANDERSON</b> No. 4341 08/08/2021 REGISTERED ARCHITECT	PROJECT NO. <b>19-008</b>
DRAWN BY <b>Author</b>	SCALE 1/8" = 1'-0"
CHECKED BY <b>Checker</b>	REVISIONS
DATE 08/08/2021	<b>A-208</b>

**MAY 21, 4:00 PM**

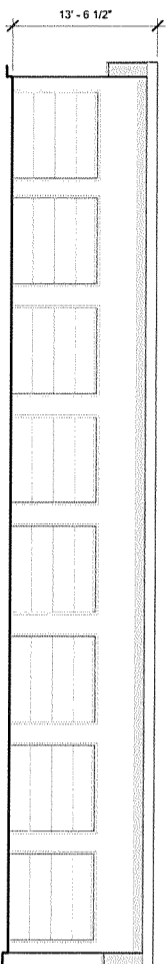




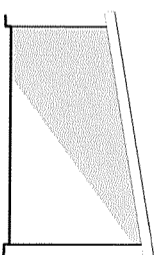
BUILDING 900 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 900 EAST ELEVATION  
1/8" = 1'-0"

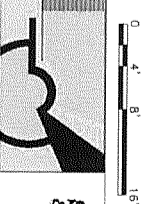


BUILDING 900 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 900 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RENDERED UNUSING 2  
OR PROVIDE 2 FRAME



**SCOTT C. ANDERSON**  
ARCHITECTS  
7604 HO PERALDO DR  
ALBUQUERQUE, NM 87106  
505.401.7575

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

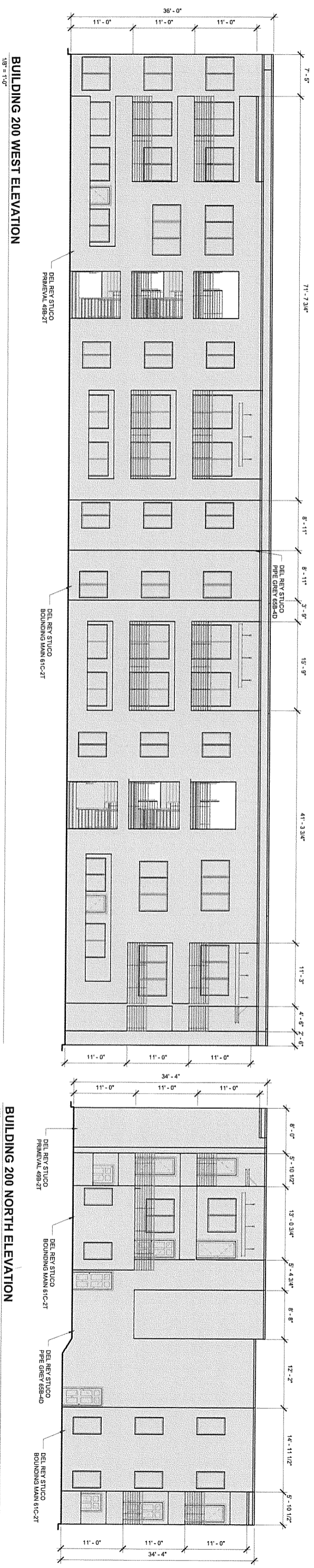
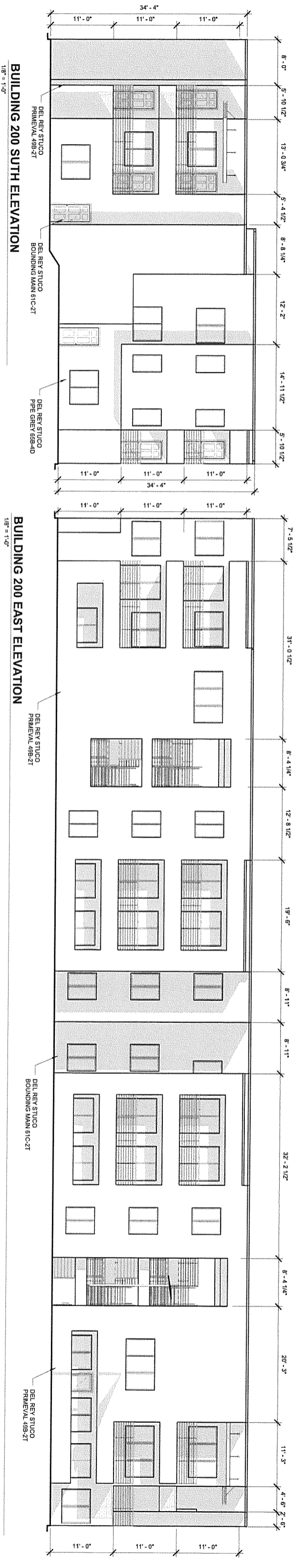
BUILDING 900 ELEVATIONS

MAY 21, 4:00 PM

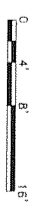
DESIGNED	DESIGNER	PROJECT NO.	19-008
DRAWN	AUTHOR	SCALE	1/8" = 1'-0"
CHECKED	CHECKER	DATE	08/05/2021
REVIEWED	DESIGNER		A-209







NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



NOVEMBER 21, 9:00 AM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
604 150 PARKWAY, SUITE 1100  
ALBUQUERQUE, NM 87106  
360.501.1575

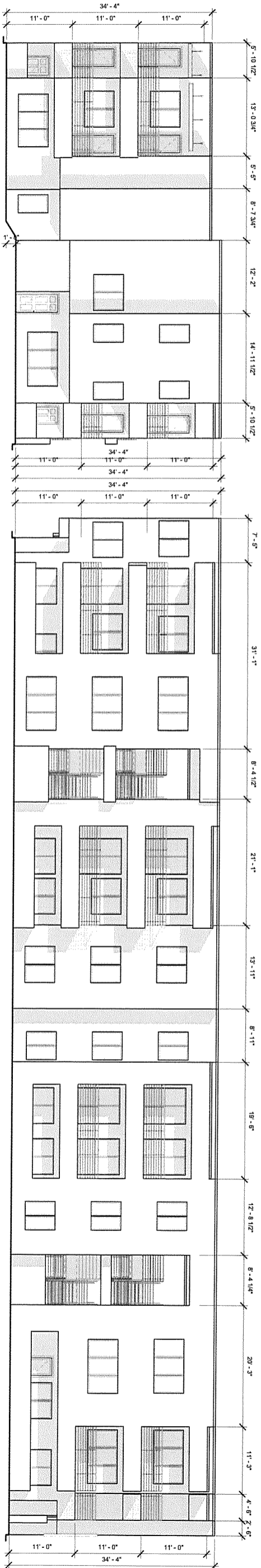
**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

**BUILDING 200 ELEVATIONS**

DESIGNED BY	DESIGNER	PROJECT NO.	SCALE
JOE ANDERSON	JOE ANDERSON	19-008	1/8" = 1'-0"
CHECKED BY	CHECKER	DRAWING NO.	
JOE ANDERSON	JOE ANDERSON	A-202	
DATE			
08/05/2021			

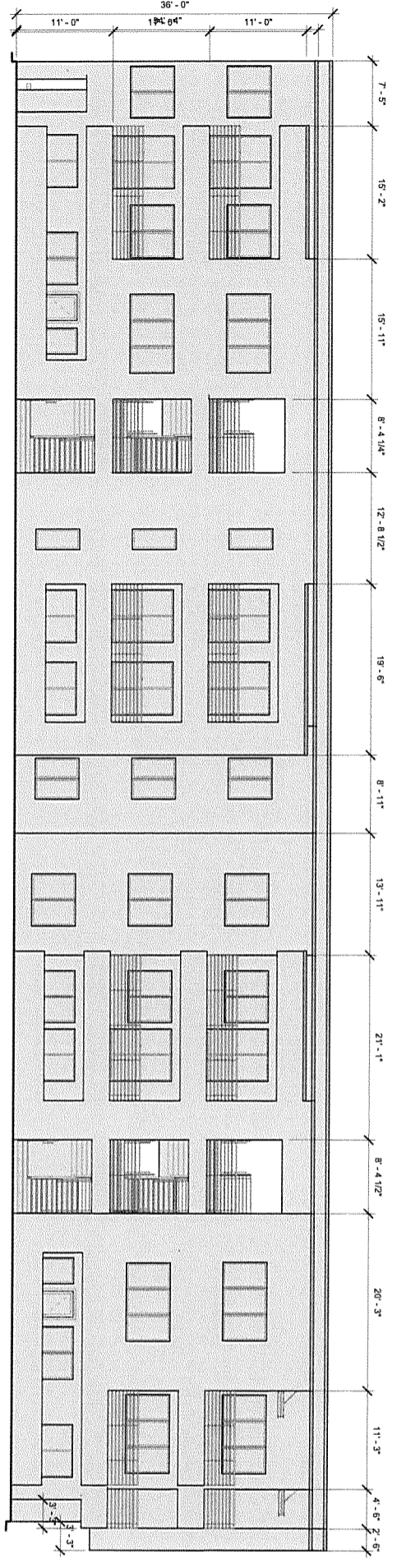
REGISTERED ARCHITECT  
STATE OF NEW MEXICO  
NO. 4341  
08/05/2021



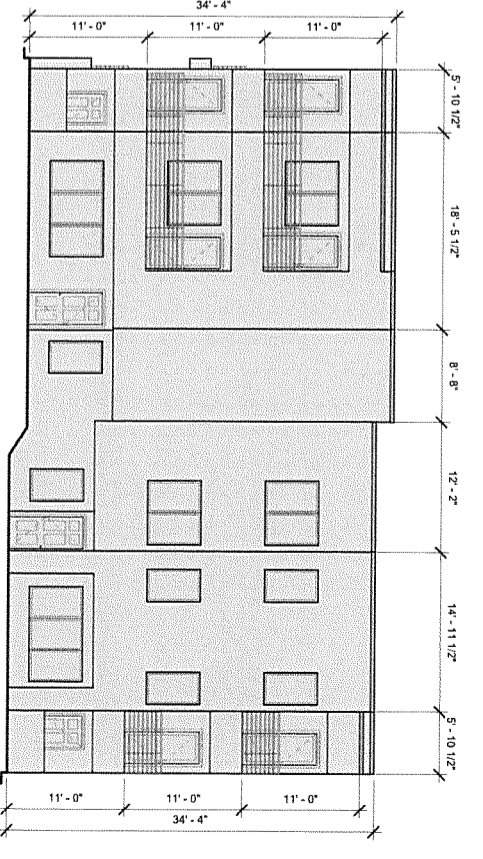


BUILDING 300 SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING 300 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 300 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 300 NORTH ELEVATION  
1/8" = 1'-0"



NOTE  
NECESSED WINDOWS 2'  
OR PROVIDE 2' FISHBONE

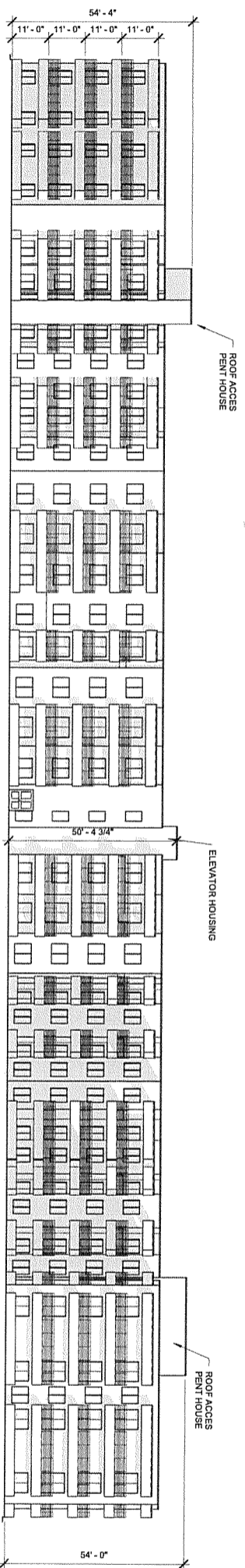
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7604 10th PARKWAY NE  
ALBUQUERQUE, NM 87106  
505.261.7575

NOVEMBER 21, 9:00 AM

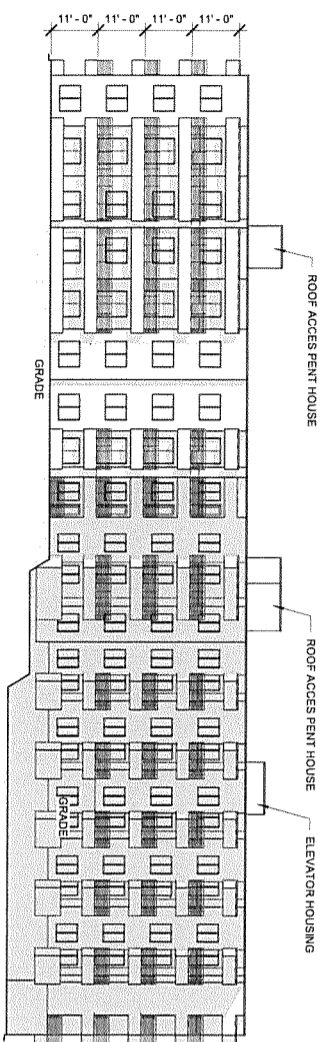
		<b>PROJECT</b> No. 19-008 Scale 1/8" = 1'-0" DRAWING No.
<b>DESIGNED</b> Designer	<b>PROJECT</b> No. 19-008	<b>A-203</b>
<b>PLANNED</b> Author	<b>PROJECT</b> No. 19-008	
<b>CHECKED</b> Checker	<b>PROJECT</b> No. 19-008	<b>DATE</b> 08/05/2021
<b>APPROVED</b> Designer	<b>PROJECT</b> No. 19-008	<b>DATE</b> 08/05/2021

**TRANSPORT APARTMENTS**  
**ALBUQUERQUE, NM 87106**  
**BUILDING 300 ELEVATIONS**

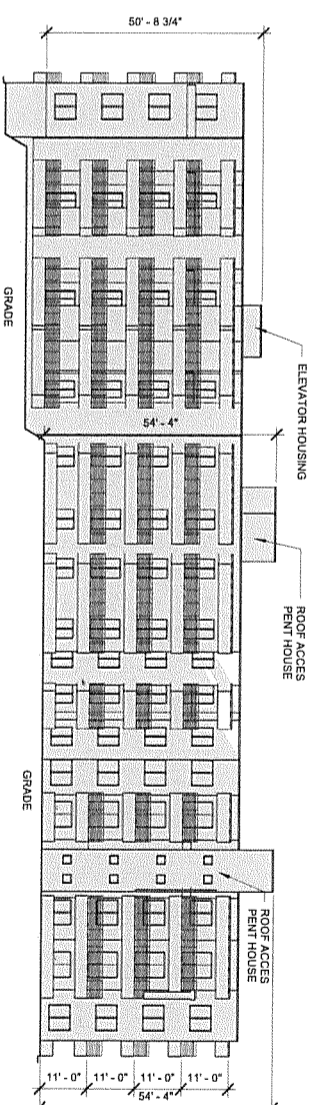




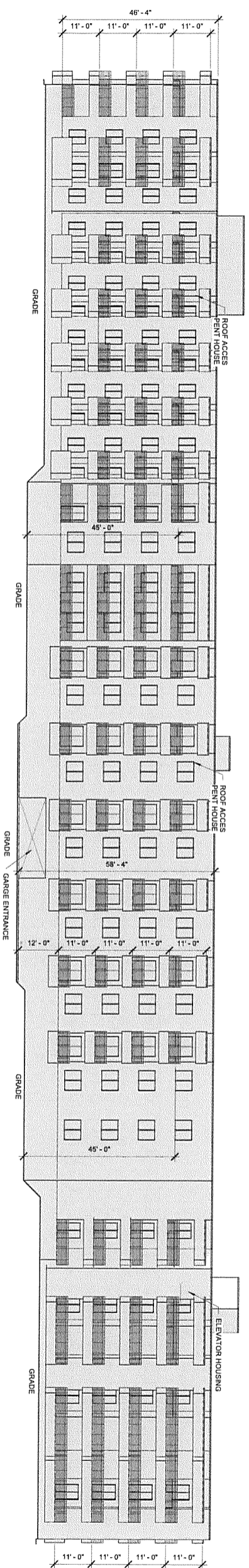
**BUILDING 400 SOUTH ELEVATION**  
1" = 20'-0"



**BUILDING 400 EAST ELEVATION**  
1" = 20'-0"



**BUILDING 400 WEST ELEVATION**  
1" = 20'-0"



**BUILDING 400 NORTH ELEVATION**  
1" = 1'-0"

**NOVEMBER 21, 9:20 AM**

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

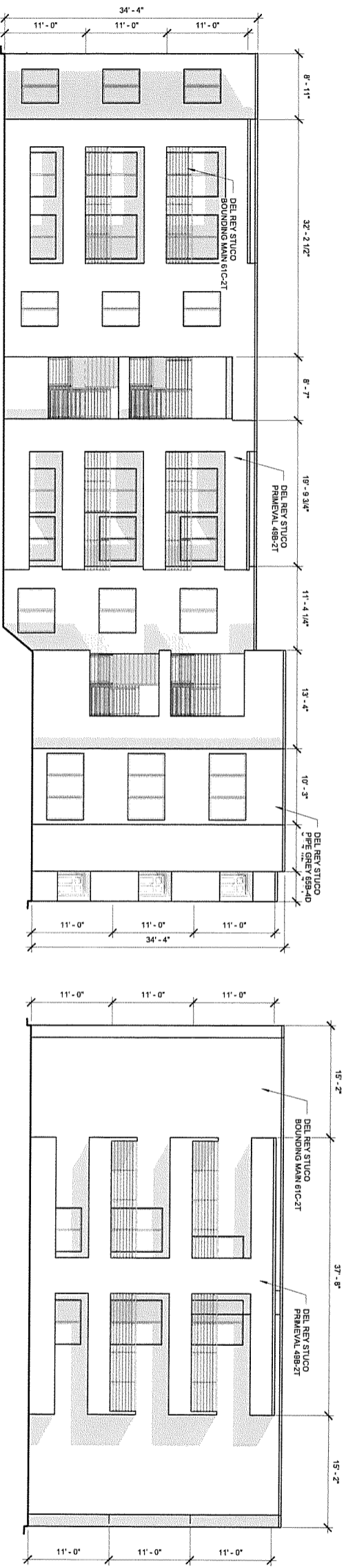


**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7404 1st FLOOR NW  
ALBUQUERQUE, NM 87106  
505.401.7375

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

**BUILDING 400 ELEVATIONS**

SCALE	PROJECT NO	13-408
DATE	DESIGNER	SCOTT C. ANDERSON
08/05/2021	AUTHOR	AS INDICATED
	CHECKED	SKM/KMC
	DESIGNED	SCOTT C. ANDERSON
	DATE	08/05/2021
	TITLE	<b>A-204</b>

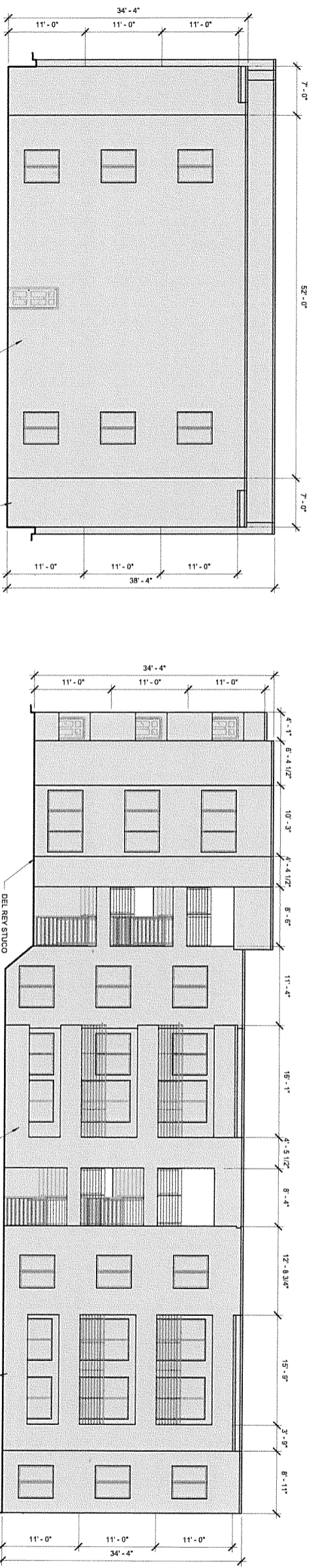


BUILDING 500 SOUTH ELEVATION

1/8" = 1'-0"

BUILDING 500 EAST ELEVATION

1/8" = 1'-0"



BUILDING 500 WEST ELEVATION

1/8" = 1'-0"

BUILDING 500 NORTH ELEVATION

1/8" = 1'-0"

NOTE:  
REVERSED WINDOWS 2'  
OR PROVIDE 2' FRAME

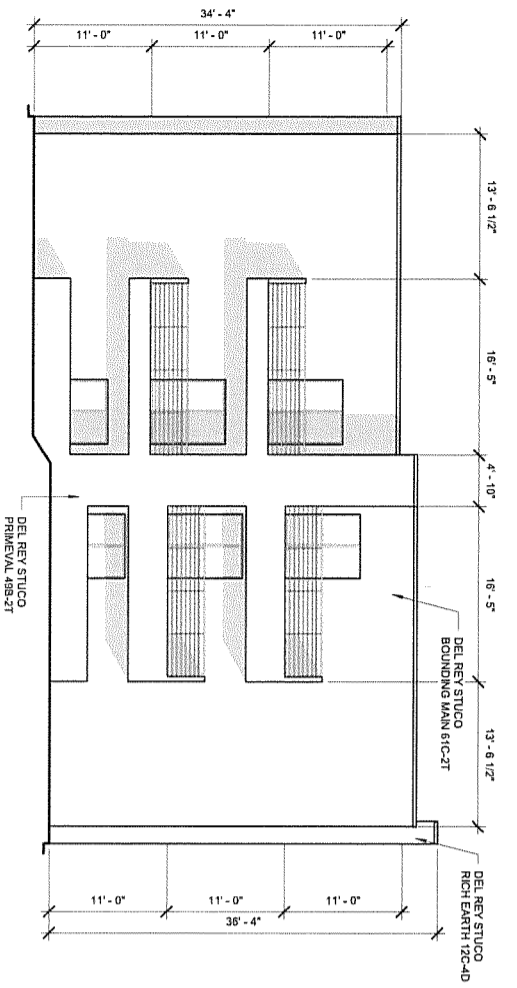


NOVEMBER 21, 9:00 AM

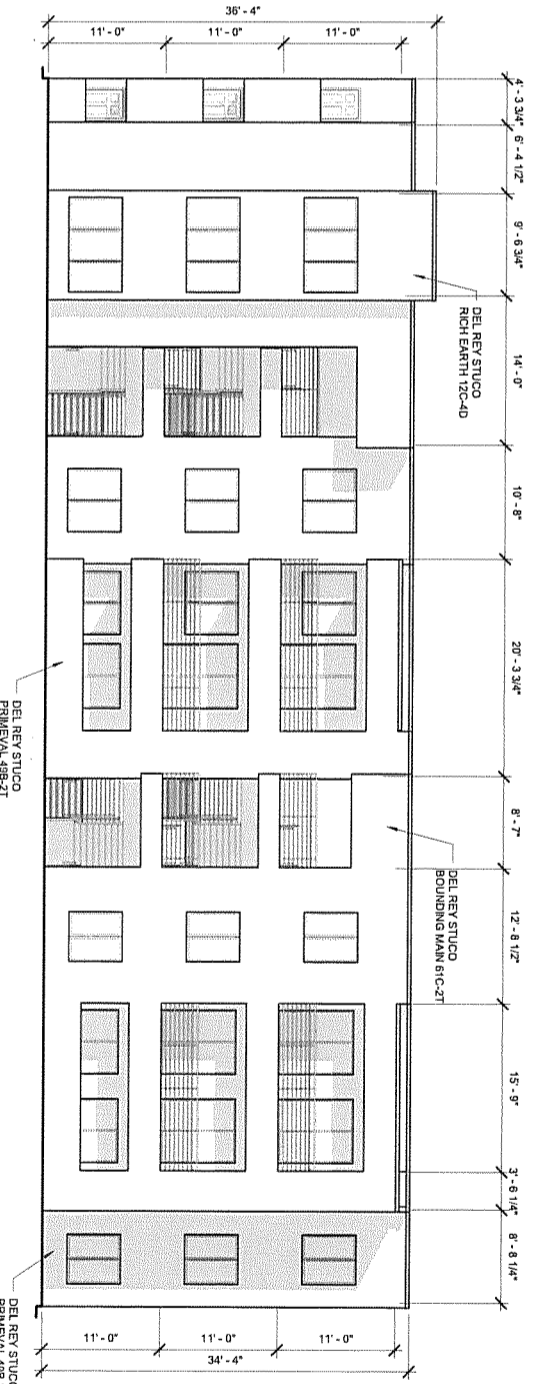
		<b>SCOTT C. ANDERSON</b> & ASSOCIATES ARCHITECTS 1500 12th Street, Suite 1120 Albuquerque, NM 87106 505.263.1515	
<b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106			
<b>BUILDING 500 ELEVATIONS</b>			
DESIGNED BY	DESIGNER	NO. 19-008	REVISION
DRAWN BY	AUTHOR	SCALE 1/8" = 1'-0"	
CHECKED BY	CHECKER		
REVISED BY	DESIGNER		
DATE 08/05/2021			<b>A-205</b>



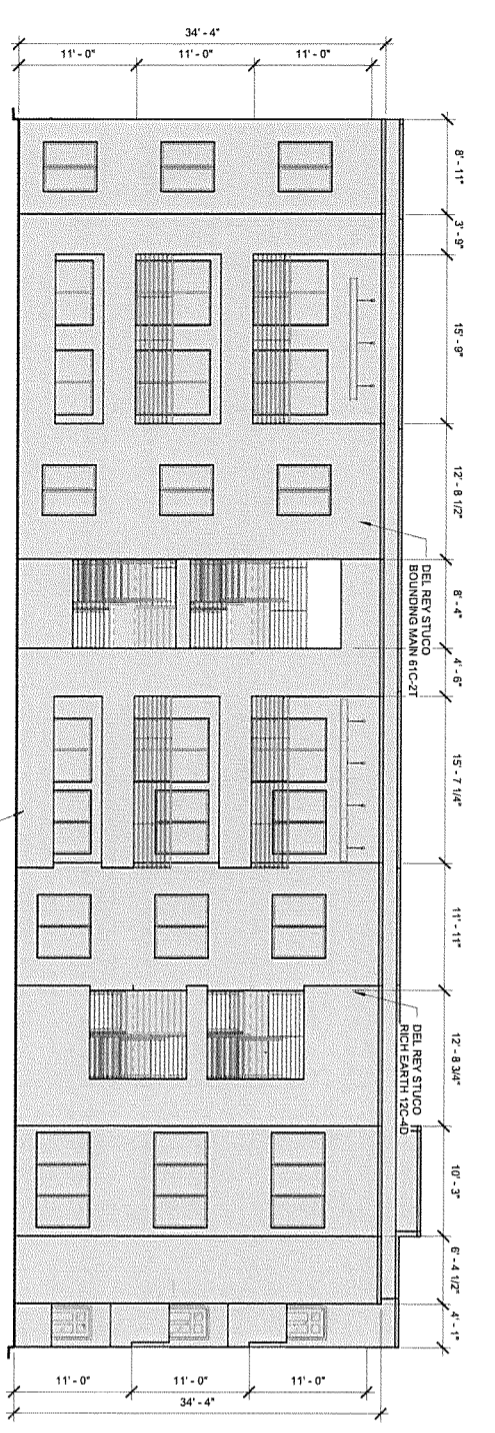




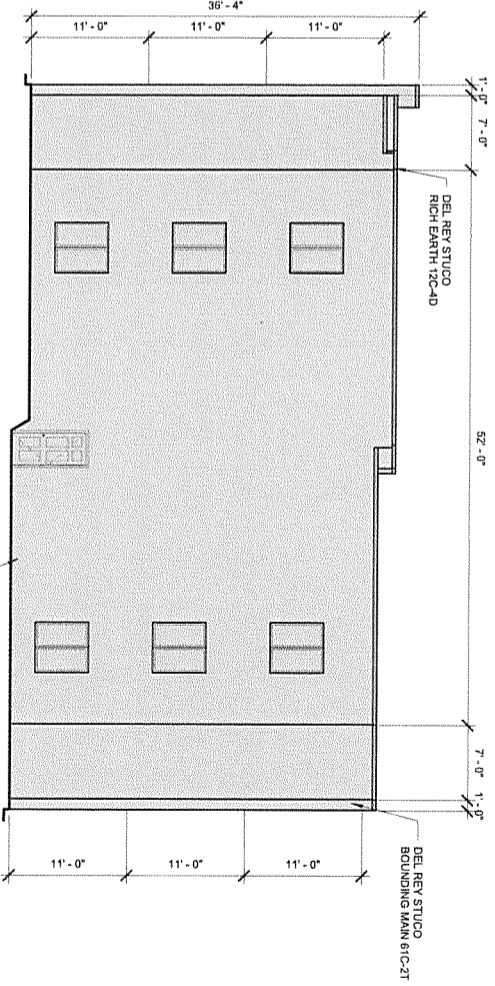
**BUILDING 700 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 700 EAST ELEVATION**  
1/8" = 1'-0"



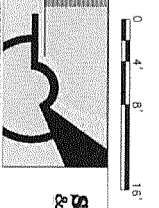
**BUILDING 700 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 700 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS Z'  
OR PROVIDE Z' FRAME

**NOVEMBER 21, 9:00 AM**



**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7604 RIO PLAZA NW  
ALBUQUERQUE, NM 87120  
505-261-7375

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

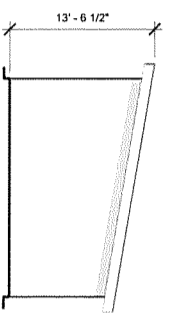
**BUILDING 700 ELEVATIONS**

DESIGNED	Author	SCALE	1/8" = 1'-0"
CHECKED	Checker	DATE	08/05/2021
REVIEWED	Designer	PROJECT	19-008
DATE	08/05/2021	TITLE	<b>A-207</b>

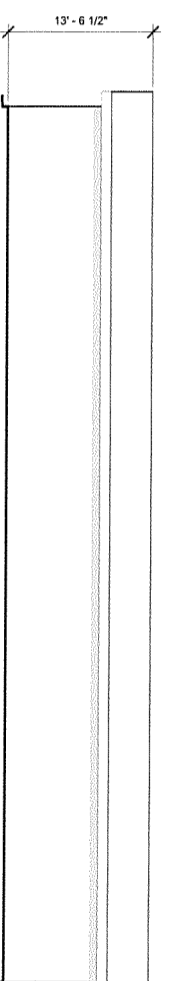




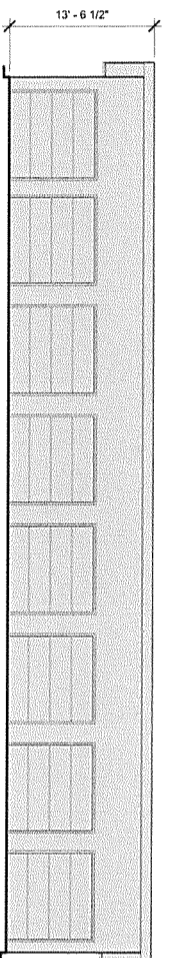




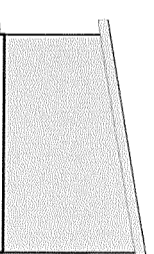
**BUILDING 900 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
UNLESS INDICATED OTHERWISE,  
ALL WINDOWS 2' FRAME

**NOVEMBER 21, 9:00 AM**

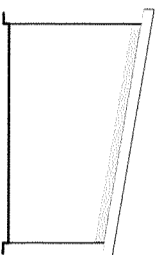


**SCOTT C. ANDERSON  
& ASSOCIATES ARCHITECTS**  
5500 PRIMA ST. N.W.  
ALBUQUERQUE, NM 87106  
PHONE: 505.261.1122  
FAX: 505.261.1123

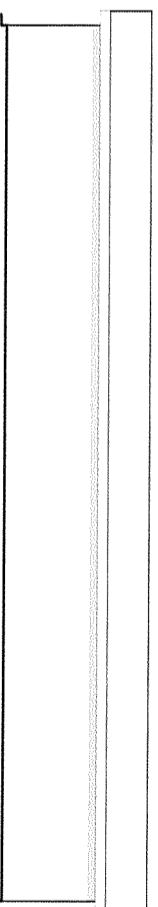
**TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106**

**BUILDING 900 ELEVATIONS**

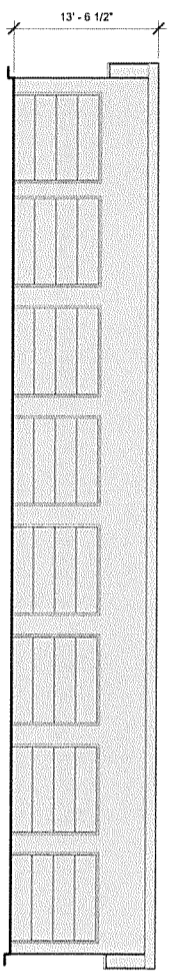
		DRAWING NO.	<b>A-209</b>
DESIGNED BY CHECKED REVIEWED DATE	DESIGNER AUTHOR CHECKER DESIGNER	PROJECT NO. SCALE 1/8" = 1'-0"	



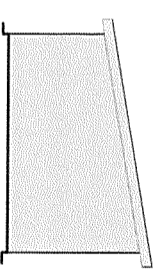
BUILDING 1000 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 1000 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 WEST ELEVATION  
1/8" = 1'-0"



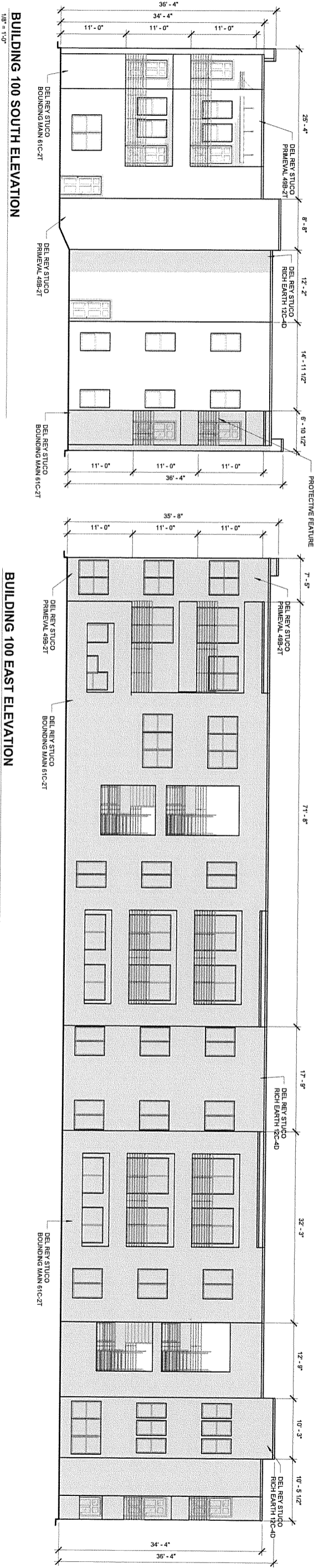
BUILDING 1000 NORTH ELEVATION  
1/8" = 1'-0"



NOTE:  
NOT TO BE USED UNLESS  
OR PROVIDED 2" FRAME

NOVEMBER 21, 9:00 AM

		<b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> <small>204 100 PRIMA CT, NE          ALBUQUERQUE, NM 87106          505.261.1515</small>	
<b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106			
<b>BUILDING 1000 ELEVATIONS</b>		PROJECT NO. 19-008 SCALE 1/8" = 1'-0" DRAWING NO. A-210	
DESIGNED BY	DESIGNER	CHECKED BY	DATE
SCOTT C. ANDERSON	SCOTT C. ANDERSON	SCOTT C. ANDERSON	08/05/2021
DRAWN BY	AUTHOR	CHECKED BY	DATE
SCOTT C. ANDERSON	SCOTT C. ANDERSON	SCOTT C. ANDERSON	08/05/2021



NOTE:  
 RECESSED WINDOWS 2"  
 OR PROVIDE 2" FRAME



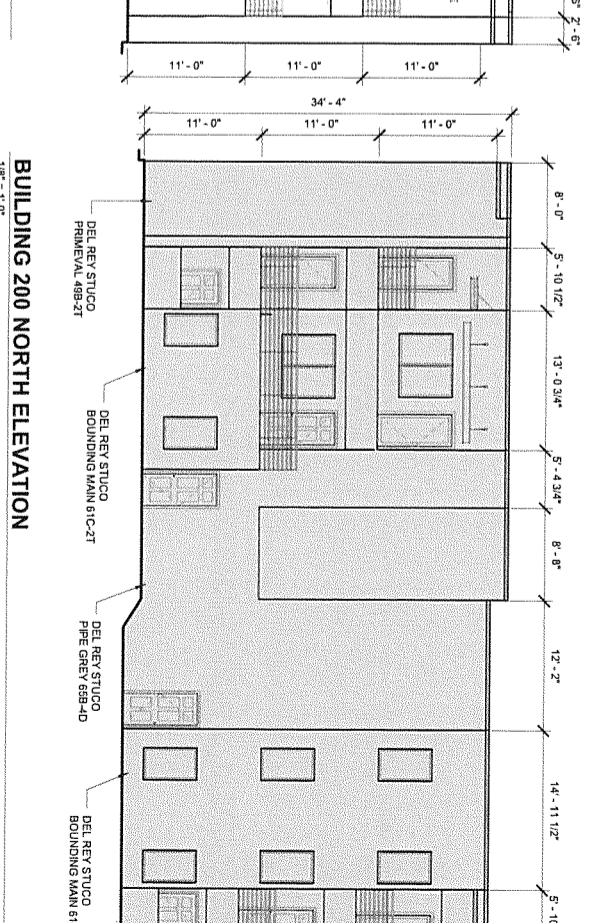
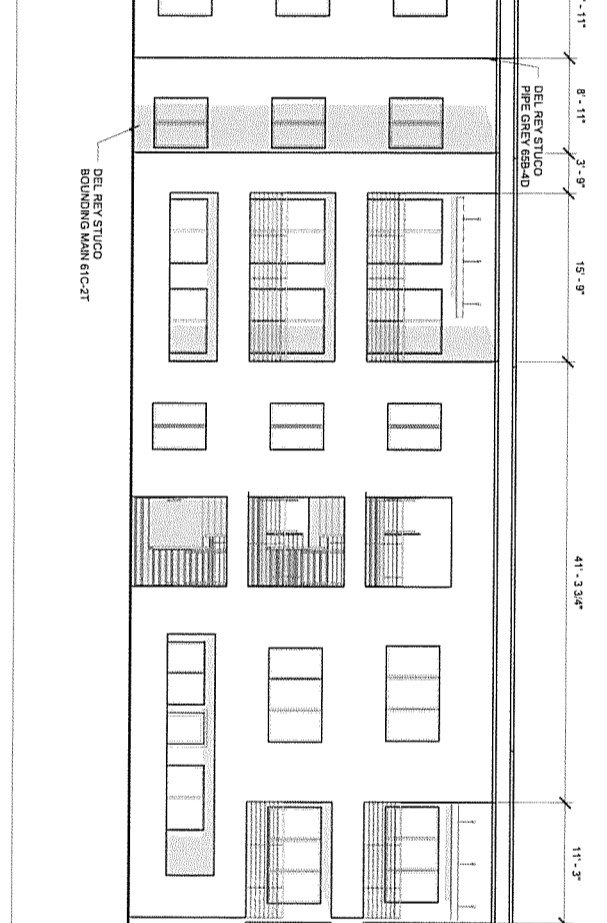
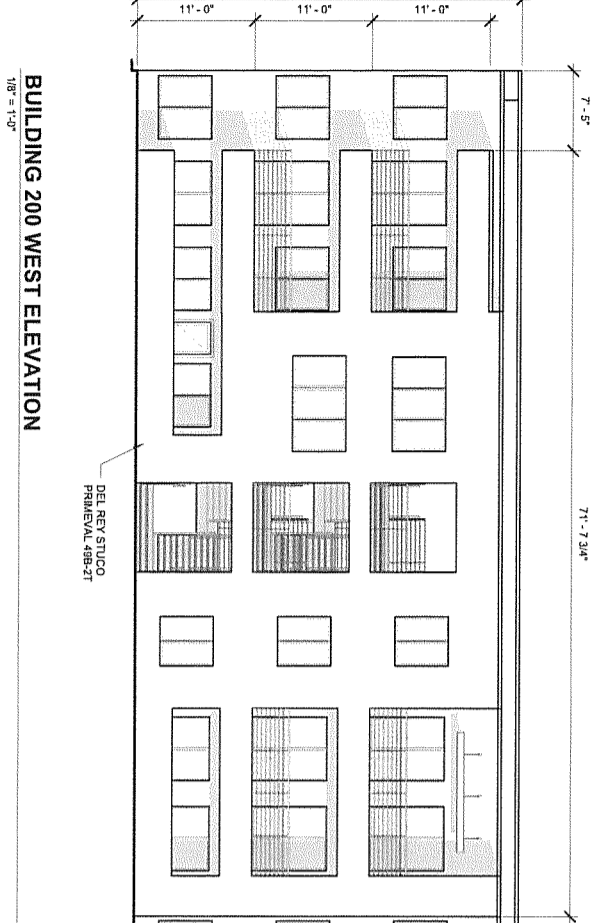
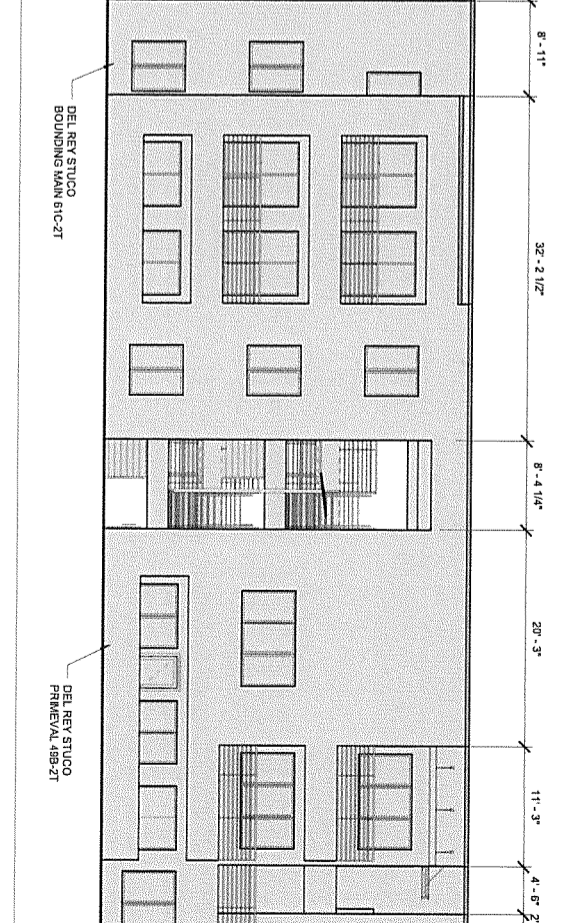
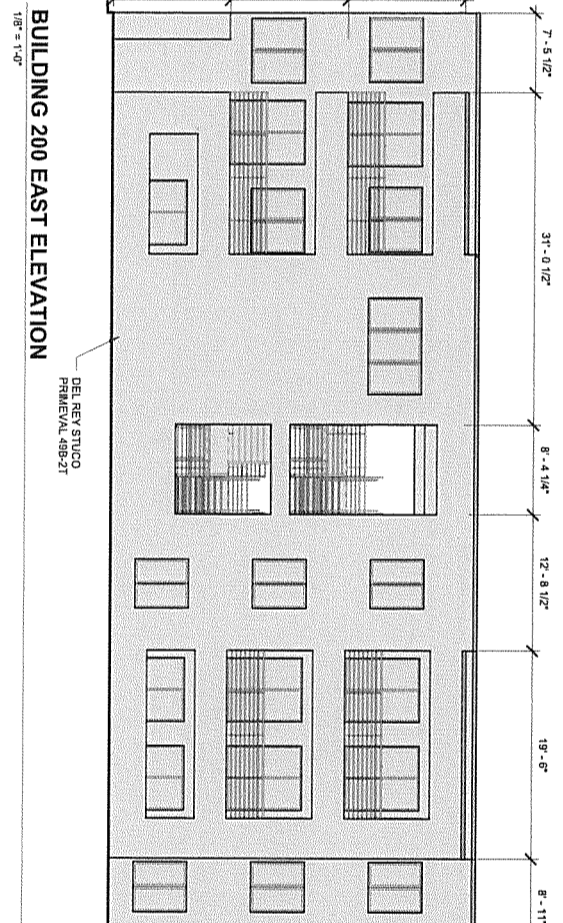
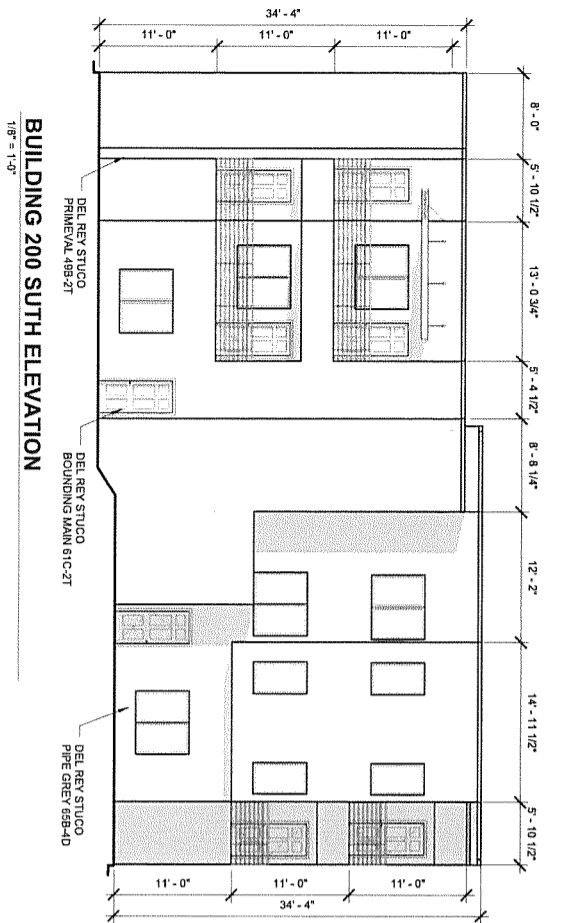
NOVEMBER 21, 4:00 PM

**SCOTT C. ANDERSON & Associates architects**  
 1604 Rio Grande NE  
 Albuquerque, NM 87132  
 505.401.7375

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

		<b>BUILDING 100 ELEVATIONS</b>	
DATE	08/05/2021	SCALE	1/8" = 1'-0"
REVIEWED	Checker	PROJECT NO.	19-008
CHECKED	Checker	SCALE	1/8" = 1'-0"
DRAWN	J.D.	DATE	08/05/2021
DESIGNED	S.C.A.	PROJECT	NO. 19-008
A-201			





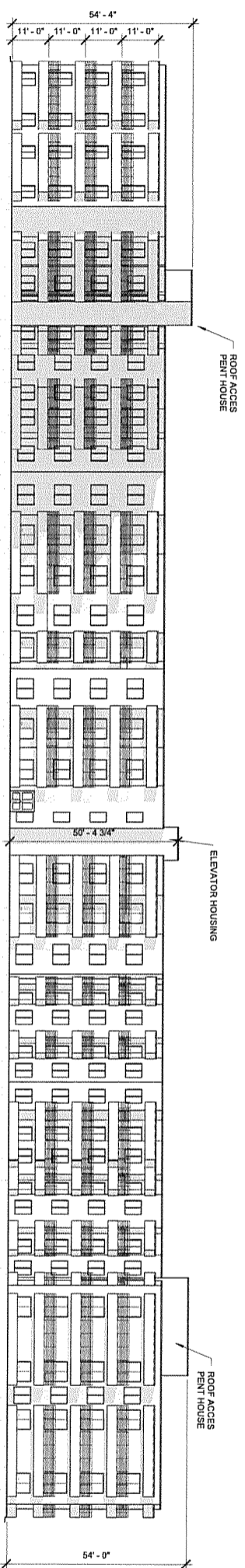
NOTE  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



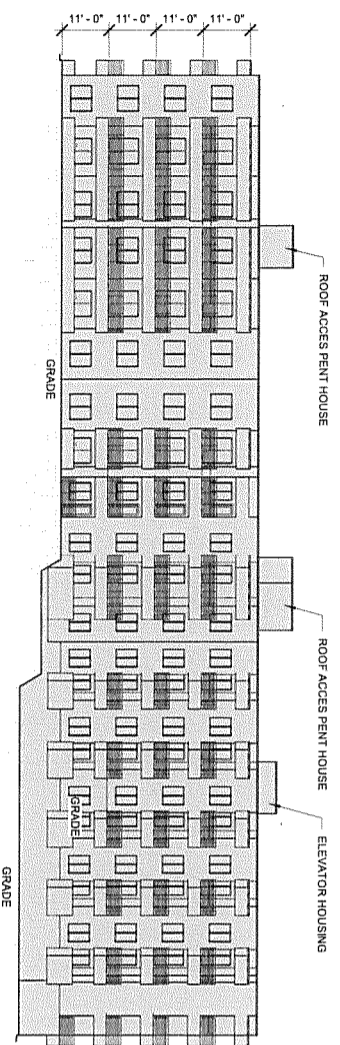
NOVEMBER 21, 4:00 PM

		<b>SCOTT C. ANDERSON</b> & ASSOCIATES ARCHITECTS 2604 RIO PUEBLO SW ALBUQUERQUE, NM 87106 505.801.3753
<b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106		
<b>BUILDING 200 ELEVATIONS</b>		
DRAWING TITLE <b>BUILDING 200 ELEVATIONS</b>	PROJECT NO. <b>19-008</b>	SCALE <b>1/8" = 1'-0"</b>
DESIGNED BY Designer	CHECKED BY J.O.	DRAWING NO. <b>A-202</b>
APPROVED BY Checker	DATE <b>08/05/2021</b>	

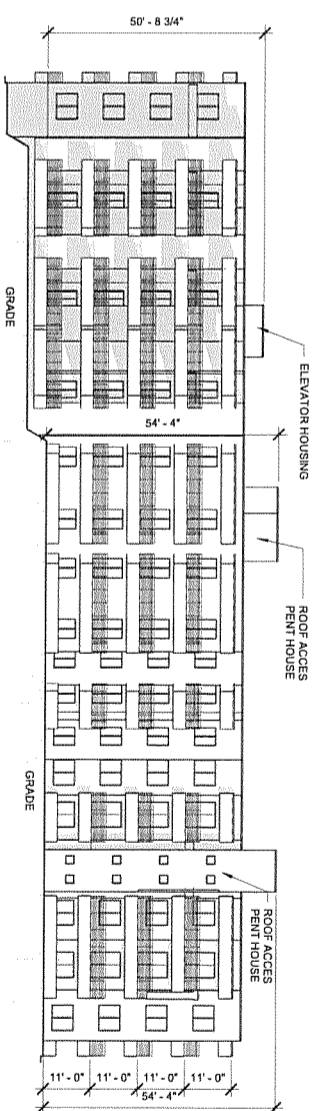




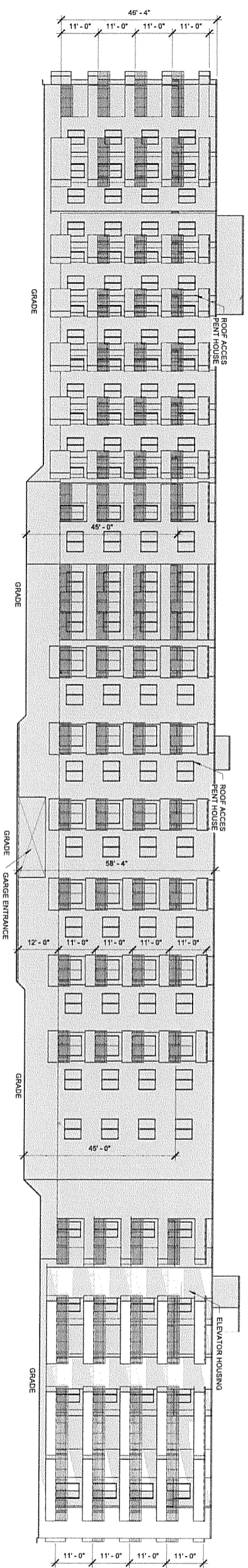
BUILDING 400 SOUTH ELEVATION  
1" = 20'-0"



BUILDING 400 EAST ELEVATION  
1" = 20'-0"



BUILDING 400 WEST ELEVATION  
1" = 20'-0"



BUILDING 400 NORTH ELEVATION  
1/16" = 1'-0"

NOVEMBER 21, 4:00 PM

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 604 150 PARKWAY, SUITE 1150  
 ALBUQUERQUE, NEW MEXICO 87102  
 505.261.1515

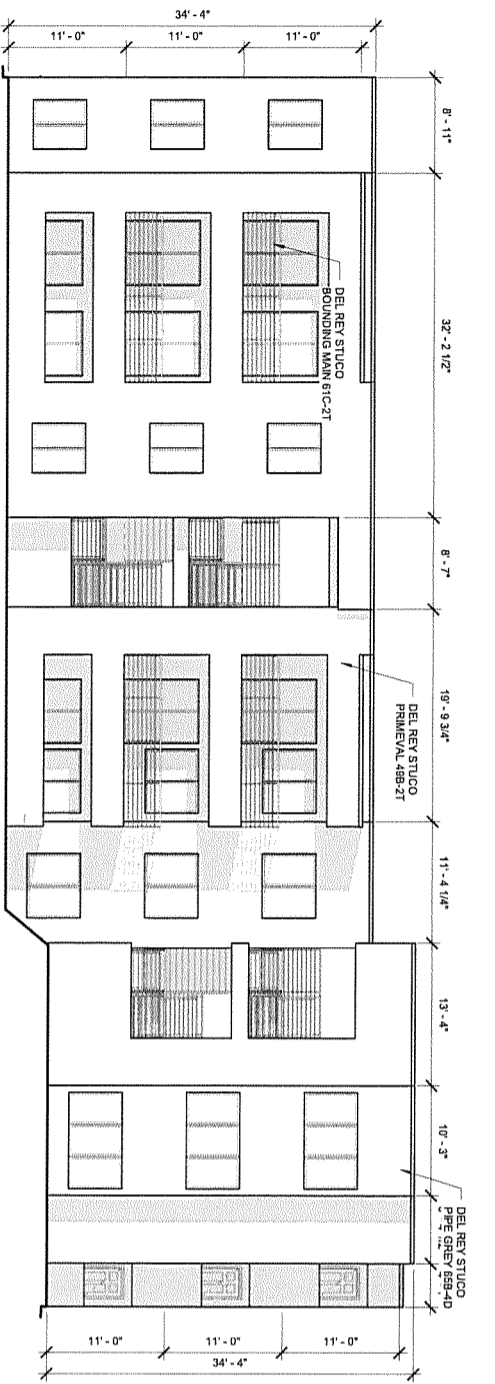
TRANSPORT APARTMENTS  
 ALBUQUERQUE, NM 87106

BUILDING 400 ELEVATIONS

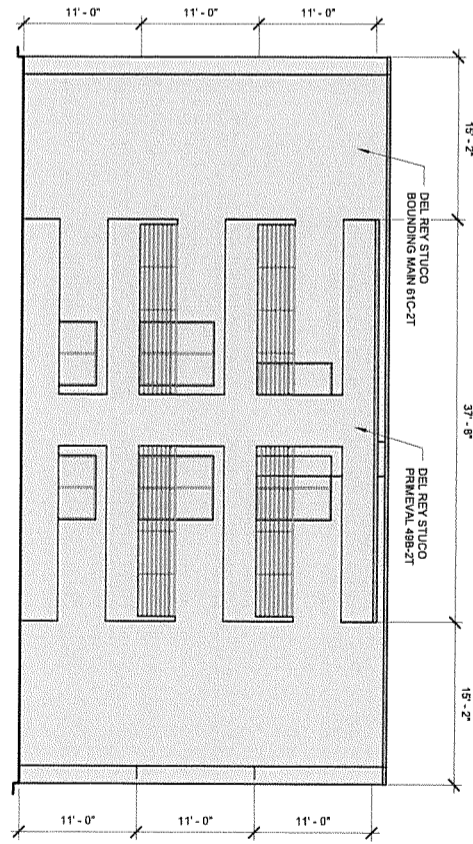
DESIGNED BY	PROJECT NO.
DRAWN BY	19-008
CHECKED BY	SCALE
APPROVED BY	As Indicated
DATE	NO. DRAWING
08/05/2021	A-204



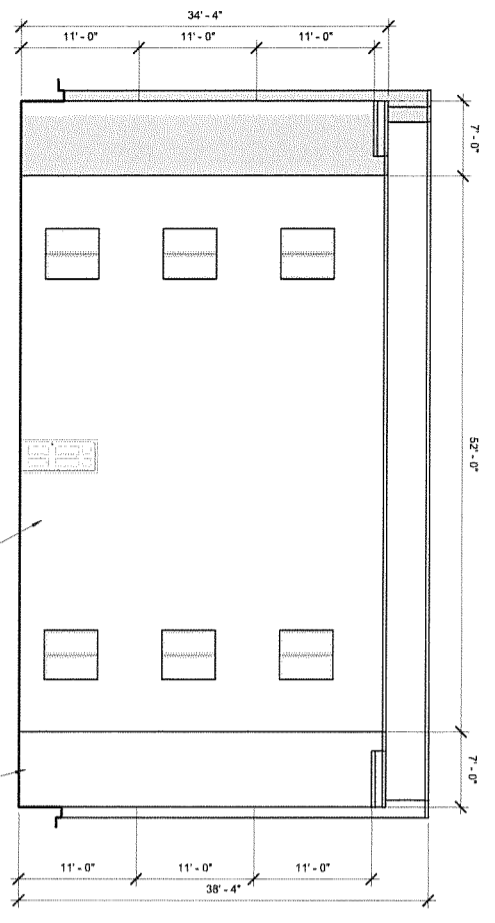




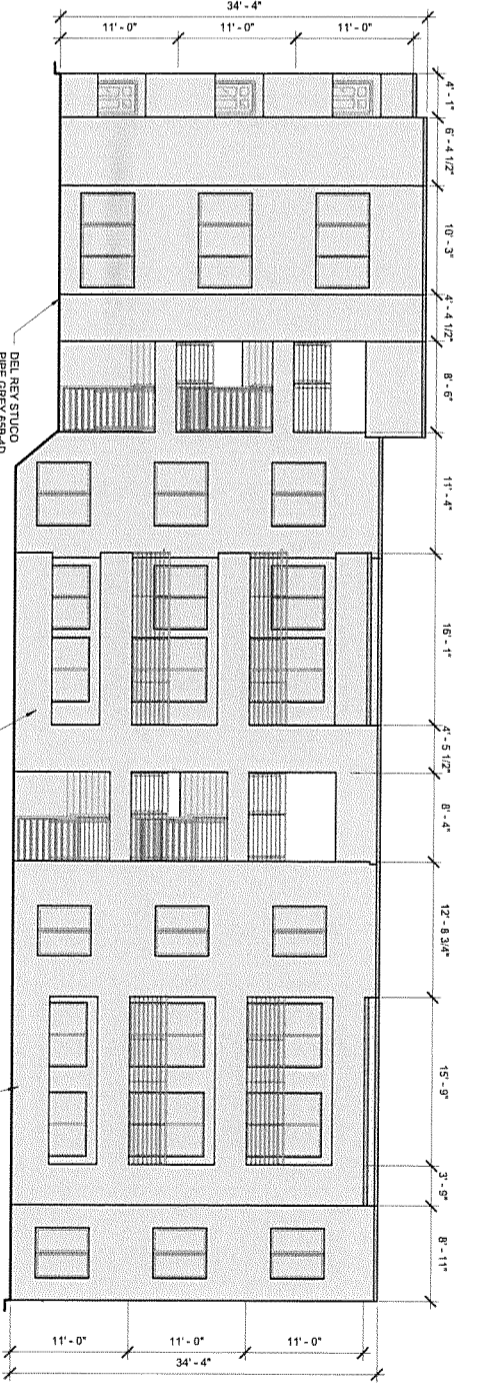
BUILDING 500 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 500 EAST ELEVATION  
1/8" = 1'-0"

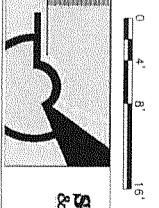


BUILDING 500 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 500 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



NOVEMBER 21, 4:00 PM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7604 RIO GRANDE, NE  
ALBUQUERQUE, NM 87125  
PHONE: 505.261.7375

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

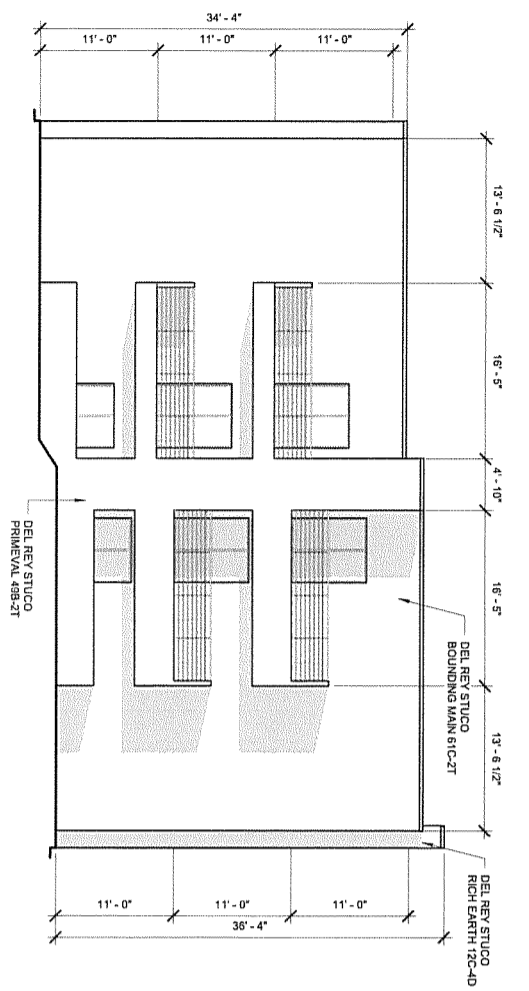
**BUILDING 500 ELEVATIONS**

DESIGNED BY	PROJECT NO.	SCALE
SCOTT C. ANDERSON ARCHITECTS NO. 4341 08092/2021	19-008	1/8" = 1'-0"
CHECKED BY	DATE	
DESIGNER	08/05/2021	
<b>A-205</b>		

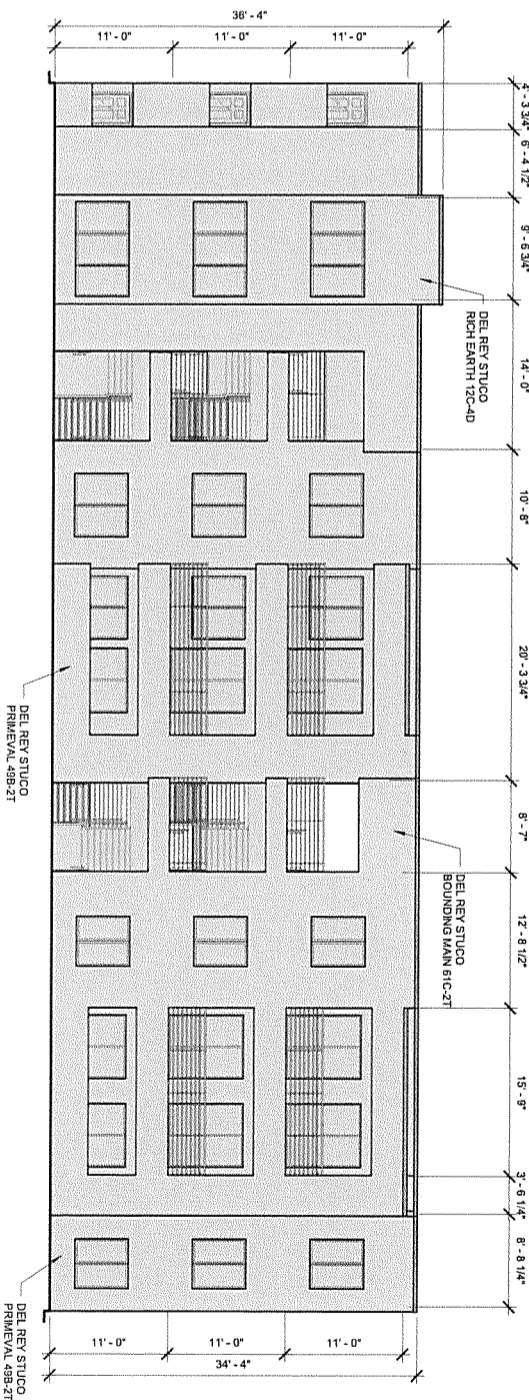
STATE OF NEW MEXICO  
REGISTERED ARCHITECT  
SCOTT C. ANDERSON  
NO. 4341  
08092/2021



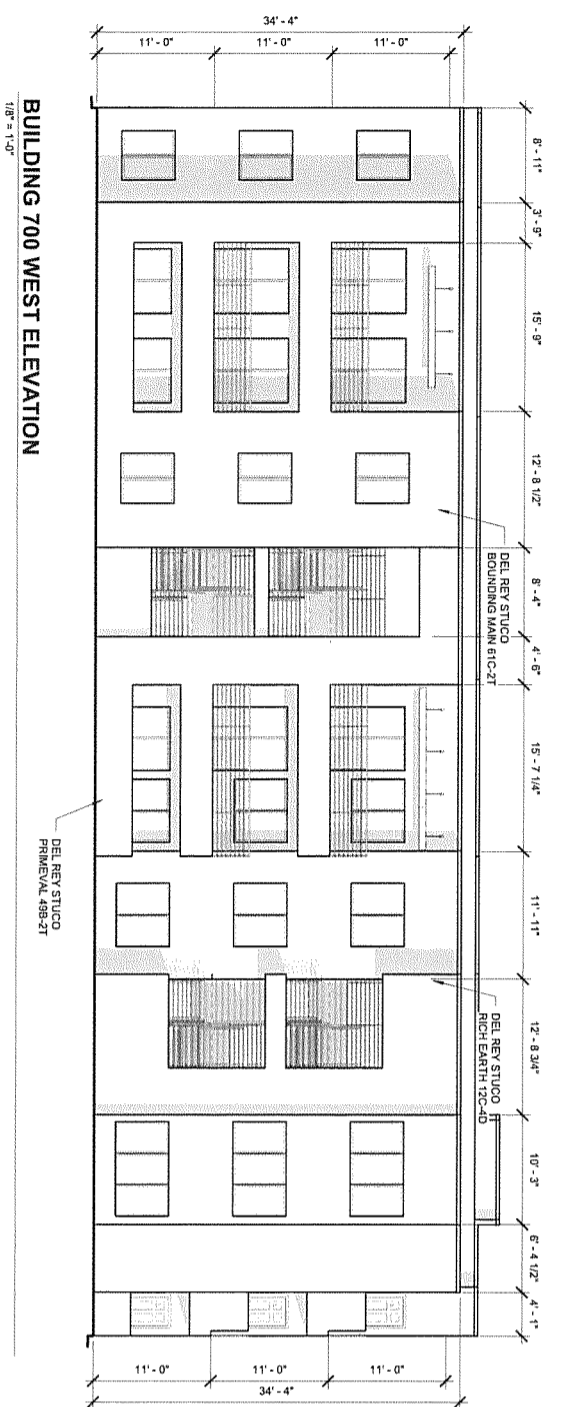




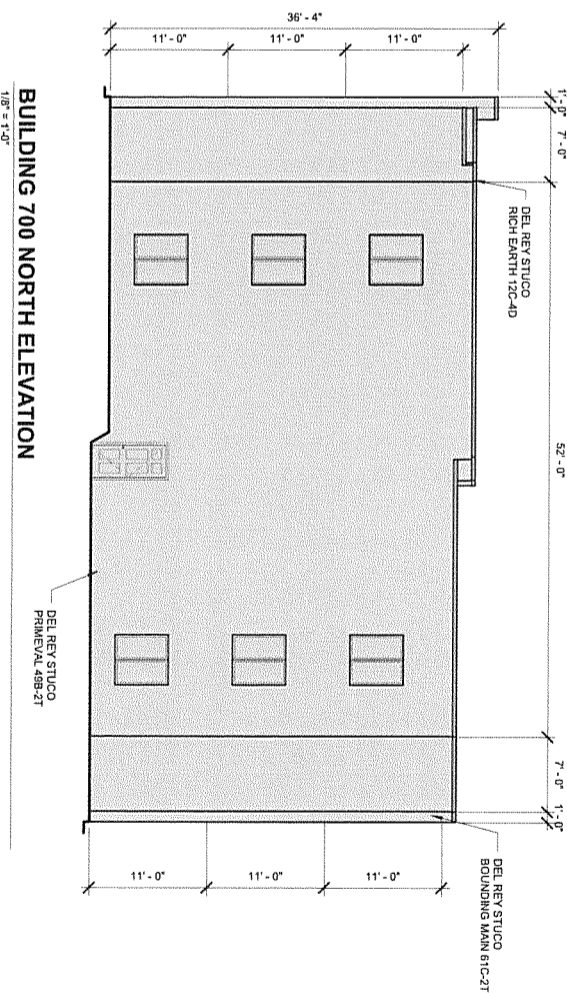
BUILDING 700 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 700 EAST ELEVATION  
1/8" = 1'-0"



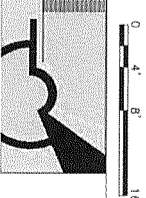
BUILDING 700 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 700 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
UNFINISHED WINDOWS 2'  
OR PROVIDED 2" FRAME

NOVEMBER 21, 4:00 PM



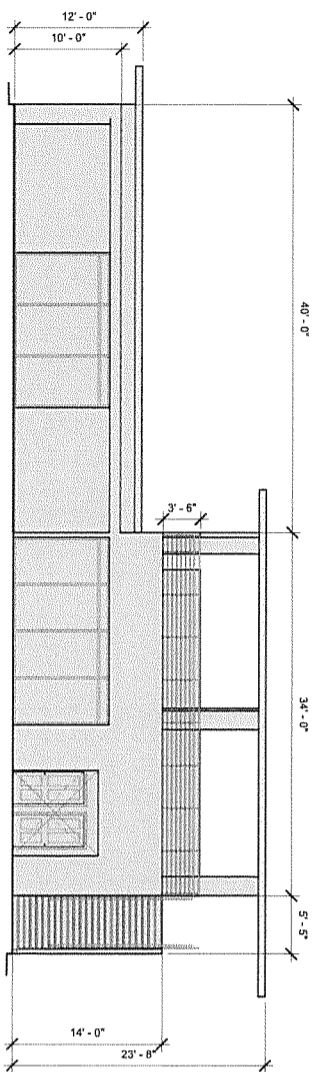
SCOTT C. ANDERSON  
& ASSOCIATES ARCHITECTS  
ALBUQUERQUE, NM 87106

SCOTT C. ANDERSON  
& ASSOCIATES ARCHITECTS  
ALBUQUERQUE, NM 87106  
505.261.1710  
505.261.1715

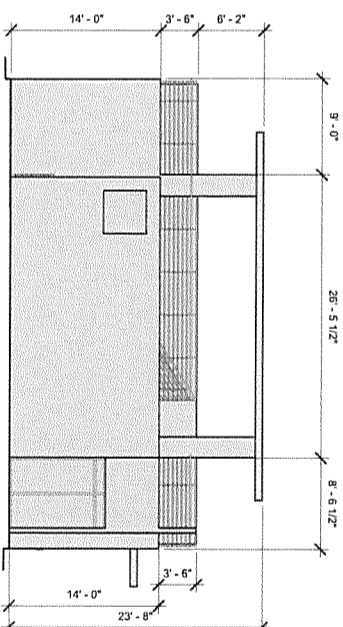
BUILDING 700 ELEVATIONS

DESIGNED	DESIGNER	NO.	PROJECT
SCOTT C. ANDERSON	SCOTT C. ANDERSON	19-008	BUILDING 700 ELEVATIONS
CHECKED	AUTHOR	SCALE	
SCOTT C. ANDERSON	SCOTT C. ANDERSON	1/8" = 1'-0"	
DATE	REVISIONS	NO.	
08/05/2021	DESIGNER		A-207

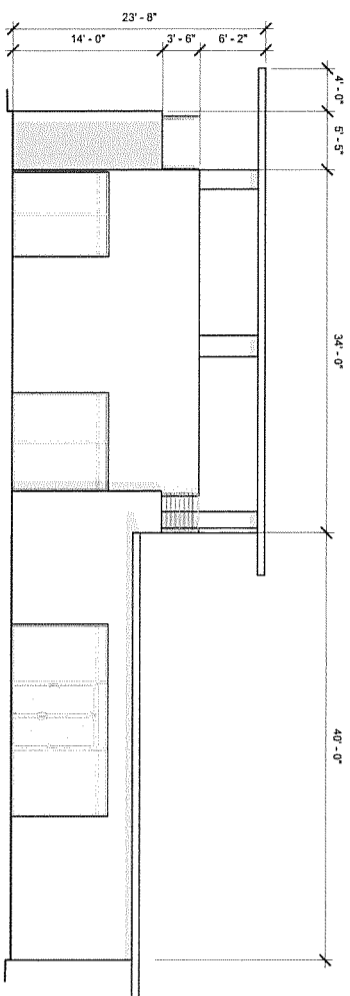




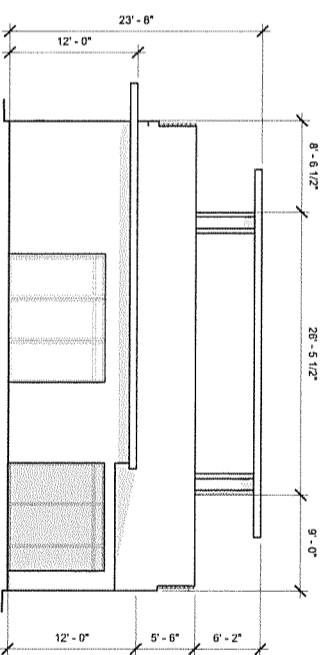
**BUILDING 800 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 NOTRH ELEVATION**  
1/8" = 1'-0"

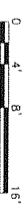


**BUILDING 800 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 SOUTH ELEVATION**  
1/8" = 1'-0"

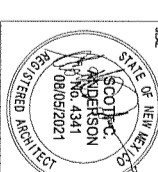
NOTE:  
RECESSED WINDOWS?  
OR PROVIDE 2 FRAME



**SCOTT C. ANDERSON  
& ASSOCIATES ARCHITECTS**  
1604 11th Street, NE  
Albuquerque, NM 87106  
505.261.7575

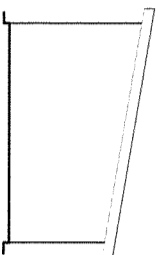
**NOVEMBER 21, 4:00 PM**

<p>PROJECT <b>BUILDING 800 ELEVATIONS</b></p>		<p>SCALE 1/8" = 1'-0"</p>	
DESIGNED BY	DESIGNER	DATE	NO. OF SHEETS
DRAWN BY	AUTHOR	CHECKED BY	REVIEWED BY
CHECKED BY	DESIGNER	DATE	
<p>PROJECT <b>TRANSPORT APARTMENTS ALBUQUERQUE, NM 87106</b></p>		<p>SCALE 1/8" = 1'-0"</p>	
<p>PROJECT <b>BUILDING 800 ELEVATIONS</b></p>		<p>NO. OF SHEETS <b>A-208</b></p>	

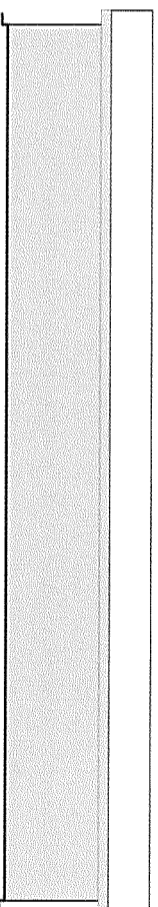




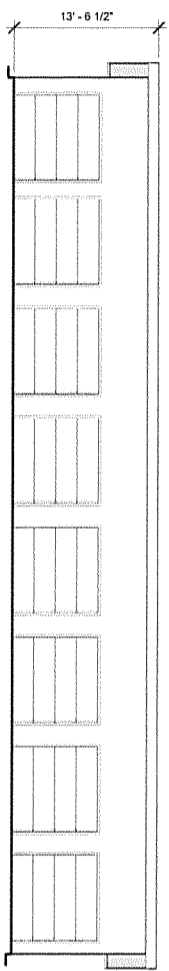




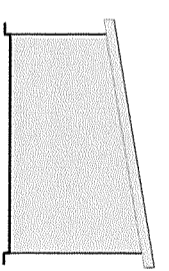
BUILDING 1000 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 1000 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

NOVEMBER 21, 4:00 PM

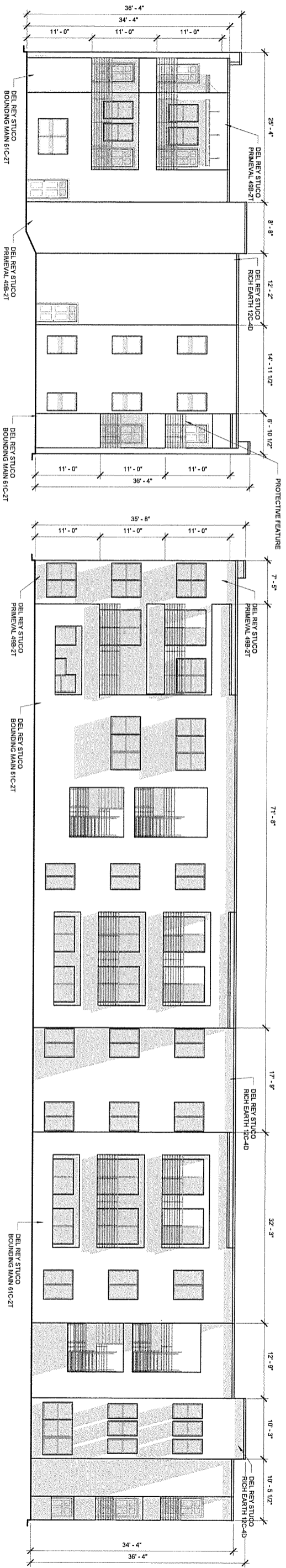
**SCOTT C. ANDERSON**  
& associates  
Architects  
7404 Rio Grande NE  
Albuquerque, NM 87120  
505.861.7575

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

BUILDING 1000 ELEVATIONS

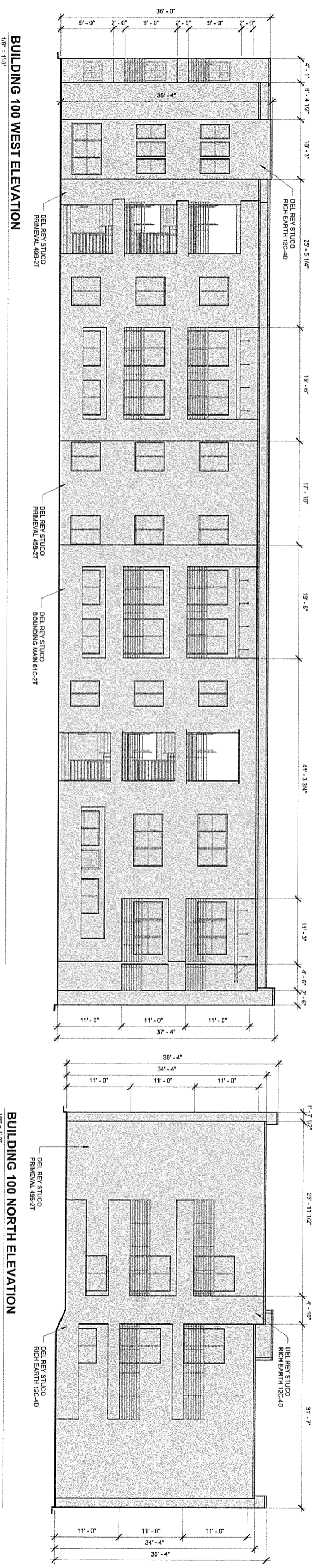
DESIGNED BY	SCOTT C. ANDERSON ARCHITECTS	PROJECT NO.	19-008
CHECKED BY	SCOTT C. ANDERSON	SCALE	1/8" = 1'-0"
DATE	08/09/2021	TITLE	BUILDING 1000 ELEVATIONS
DESIGNED BY	SCOTT C. ANDERSON	PROJECT NO.	19-008
CHECKED BY	SCOTT C. ANDERSON	SCALE	1/8" = 1'-0"
DATE	08/09/2021	TITLE	BUILDING 1000 ELEVATIONS





**BUILDING 100 SOUTH ELEVATION**  
1/8" = 1'-0"

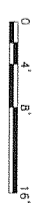
**BUILDING 100 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 100 WEST ELEVATION**  
1/8" = 1'-0"

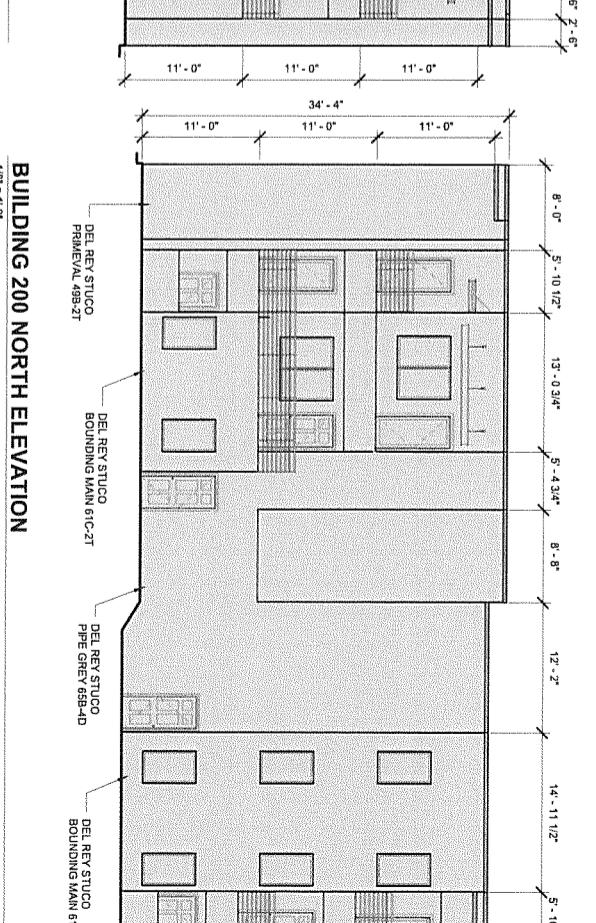
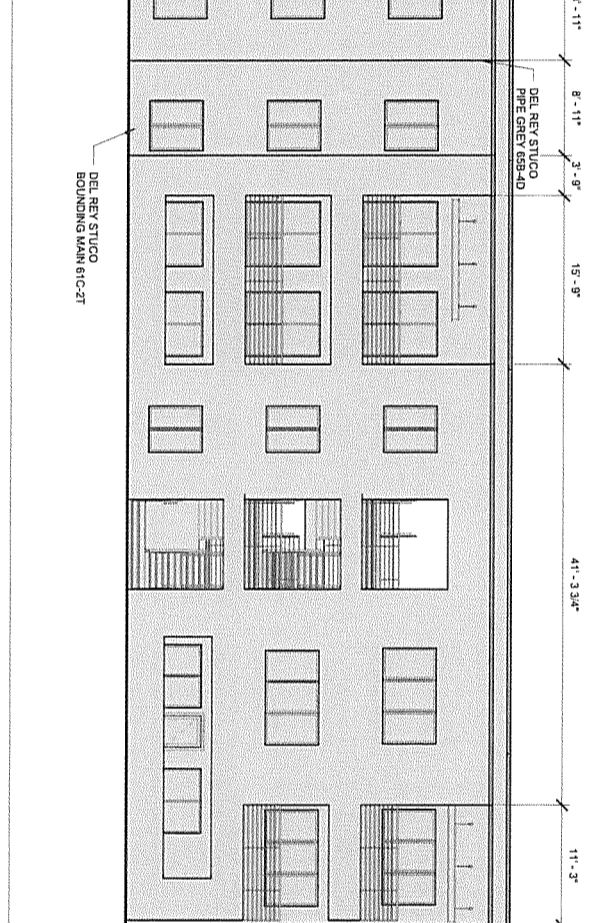
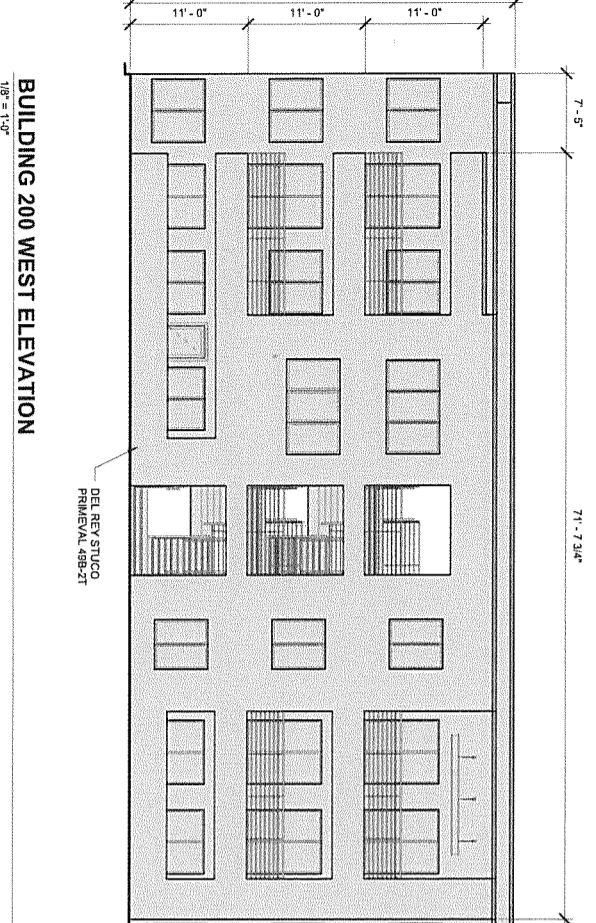
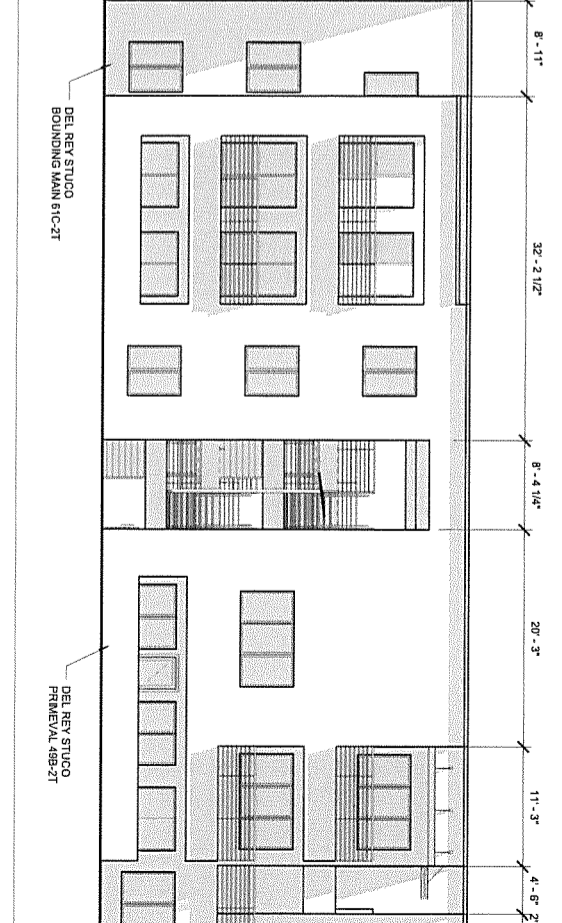
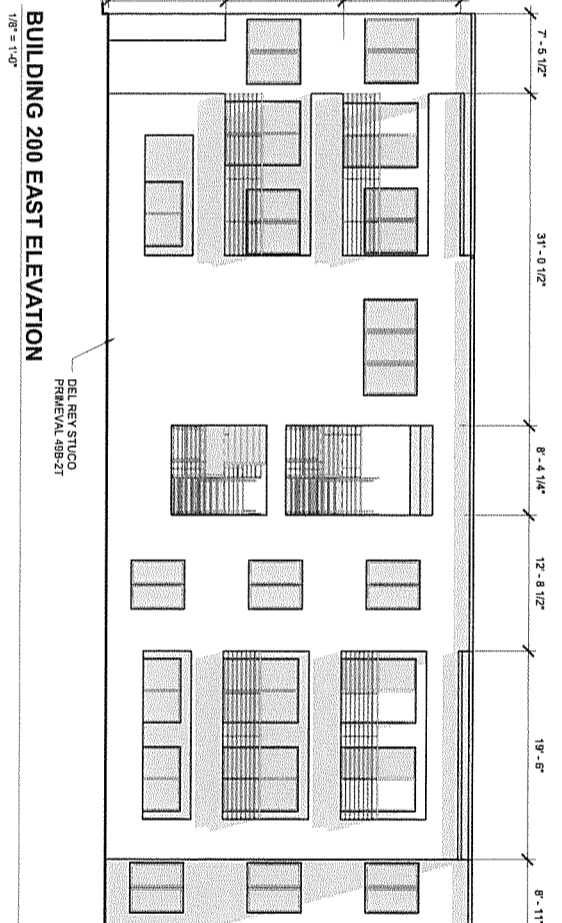
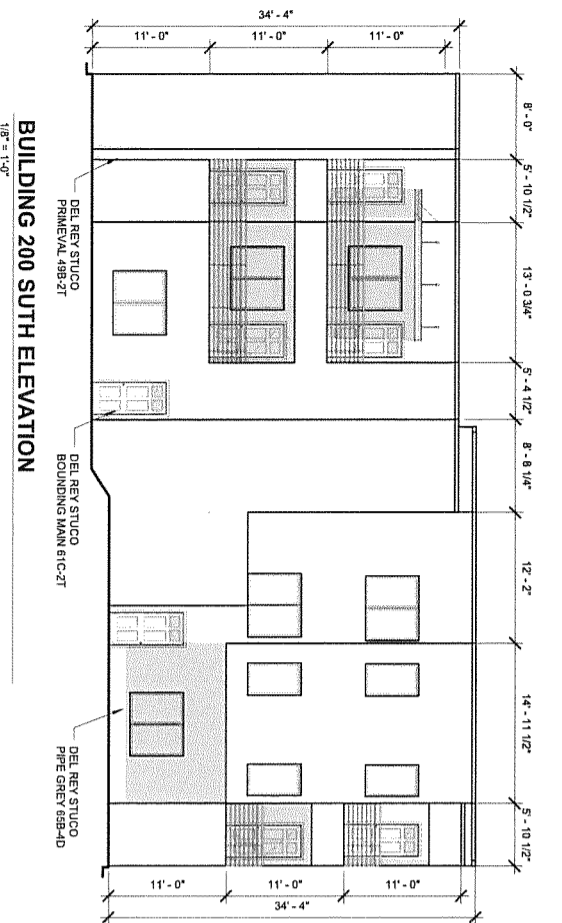
**BUILDING 100 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE  
RECESSED WINDOWS 2"  
ON FINISH SIDE FRAME



MAY 21, 12:00 PM

<p><b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 1000 University Blvd. NE Albuquerque, NM 87130 Tel: 505.261.2725 Fax: 505.261.2725</p>		<p><b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106</p>	
<p><b>BUILDING 100 ELEVATIONS</b></p>			
<p>DATE: 08/05/2021</p>	<p>REVISIONS: [Blank]</p>	<p>CHECKED BY: [Blank]</p>	<p>PROJECT: 19-008</p>
<p>CHECKER: [Blank]</p>	<p>CHECKER: [Blank]</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>DATE: 08/05/2021</p>
<p>STATE OF NEW MEXICO SCOTT C. ANDERSON No. 4341 08/05/2021 REGISTERED ARCHITECT</p>		<p><b>A-201</b></p>	



NOTE:  
 1. UNFINISHED WINDOWS 2"  
 OR FINISHED 2" FINISH



MAY 21, 12:00 PM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 511 CHILCIES  
 ALBUQUERQUE, NM 87110  
 505.401.1575

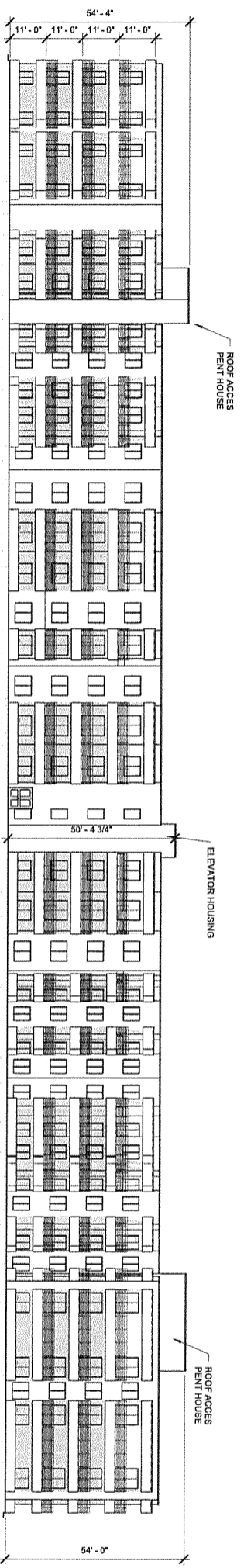
**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

PROJECT		BUILDING 200 ELEVATIONS	
DESIGNED BY	DESIGNER	NO. 19-008	
DRAWN BY	SCALE	1/8" = 1'-0"	
CHECKED BY	CHECKER		
REVIEWED BY	CHECKER		
DATE			
A-202			

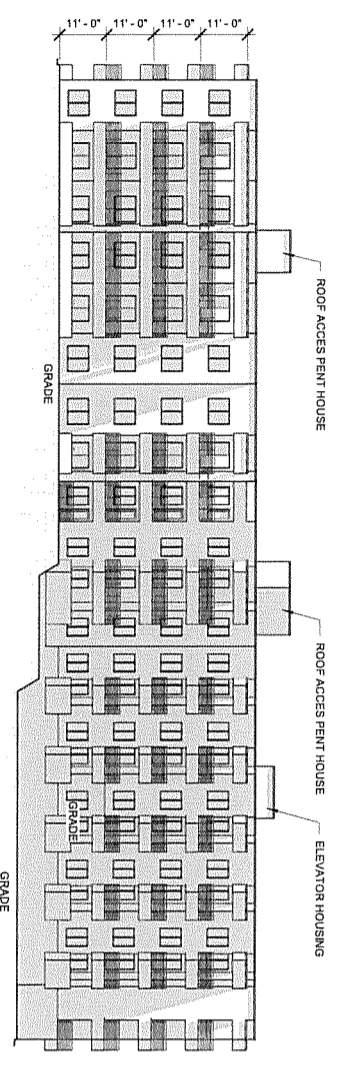




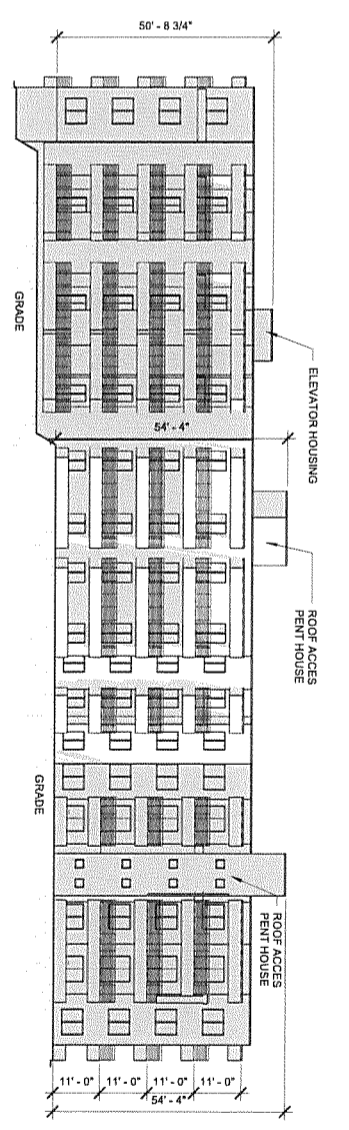




**BUILDING 400 SOUTH ELEVATION**  
1" = 20'-0"



**BUILDING 400 EAST ELEVATION**  
1" = 20'-0"



**BUILDING 400 WEST ELEVATION**  
1" = 20'-0"



**BUILDING 400 NORTH ELEVATION**  
1/16" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

**MAY 21, 12:00 PM**

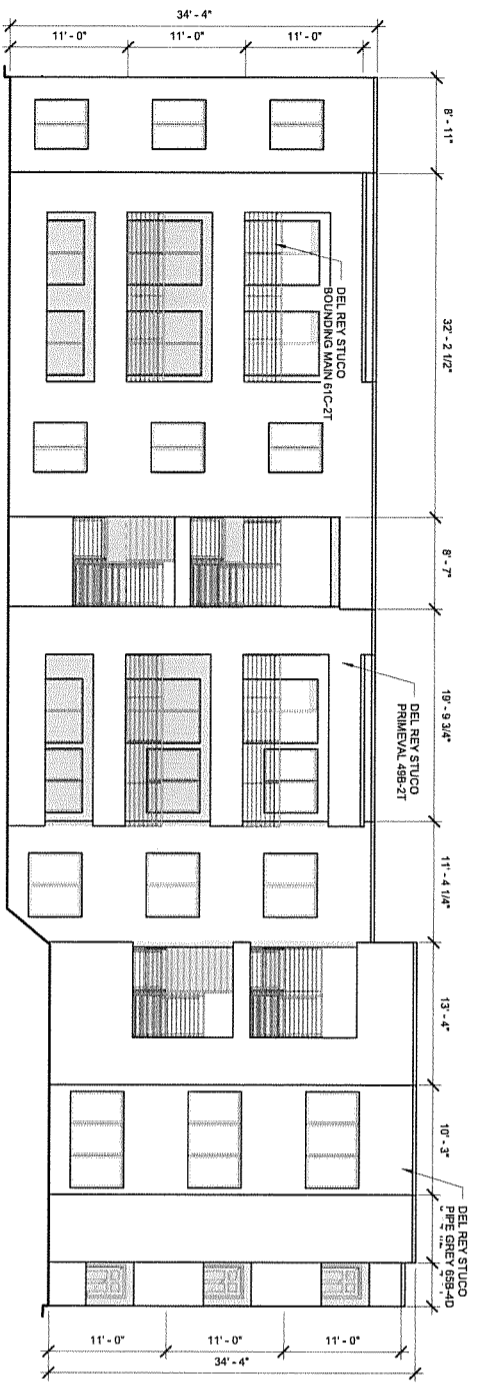


**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
204 TORREY PARK DR. STE. 100  
ALBUQUERQUE, NM 87106  
PHONE: 505.263.1100  
FAX: 505.263.1753

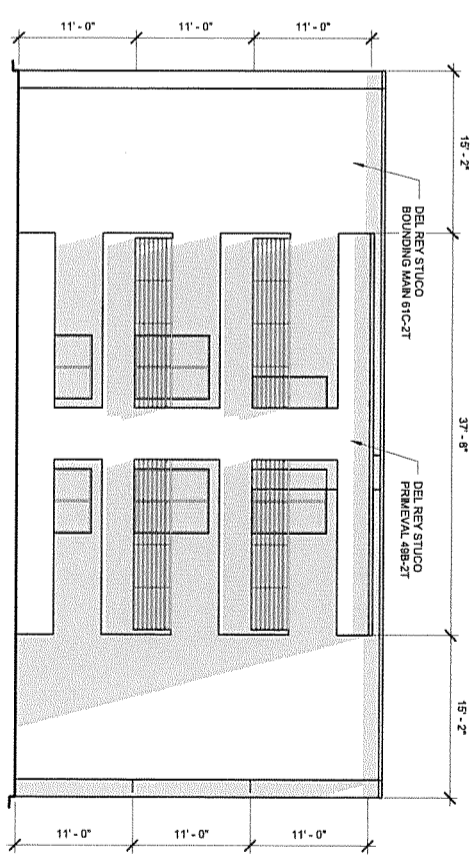
**TRANSPORT APARTMENTS**  
**ALBUQUERQUE, NM 87106**

**BUILDING 400 ELEVATIONS**

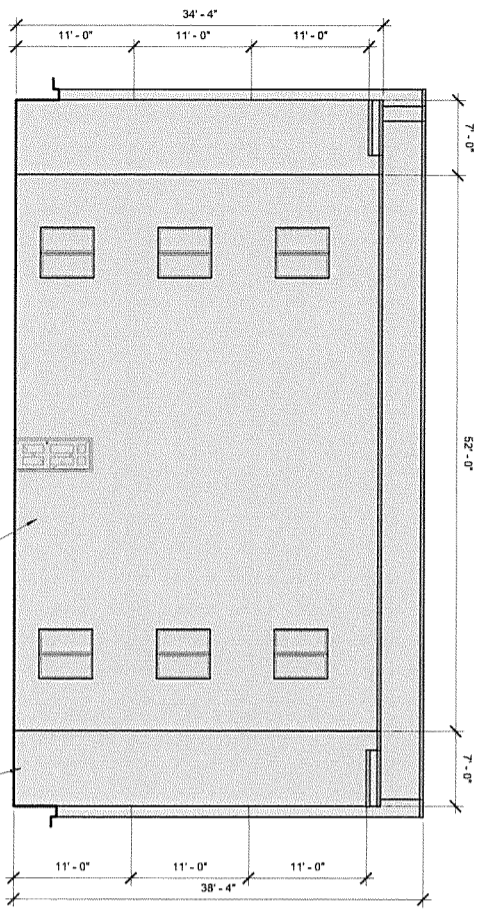
DESIGNED BY	SCOTT C. ANDERSON	PROJECT NO.	19-008
DRAWN BY	ANDERSON	SCALE	As Indicated
CHECKED BY	ANDERSON	DATE	08/05/2021
DATE	08/05/2021	PROJECT	A-204



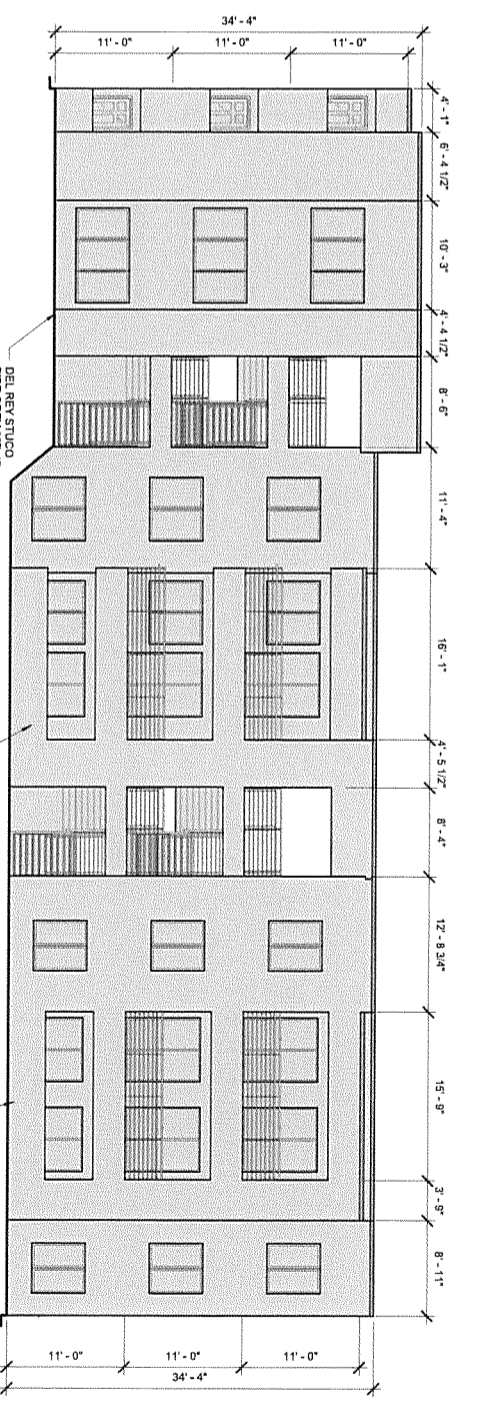
**BUILDING 500 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 EAST ELEVATION**  
1/8" = 1'-0"

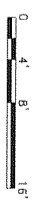


**BUILDING 500 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

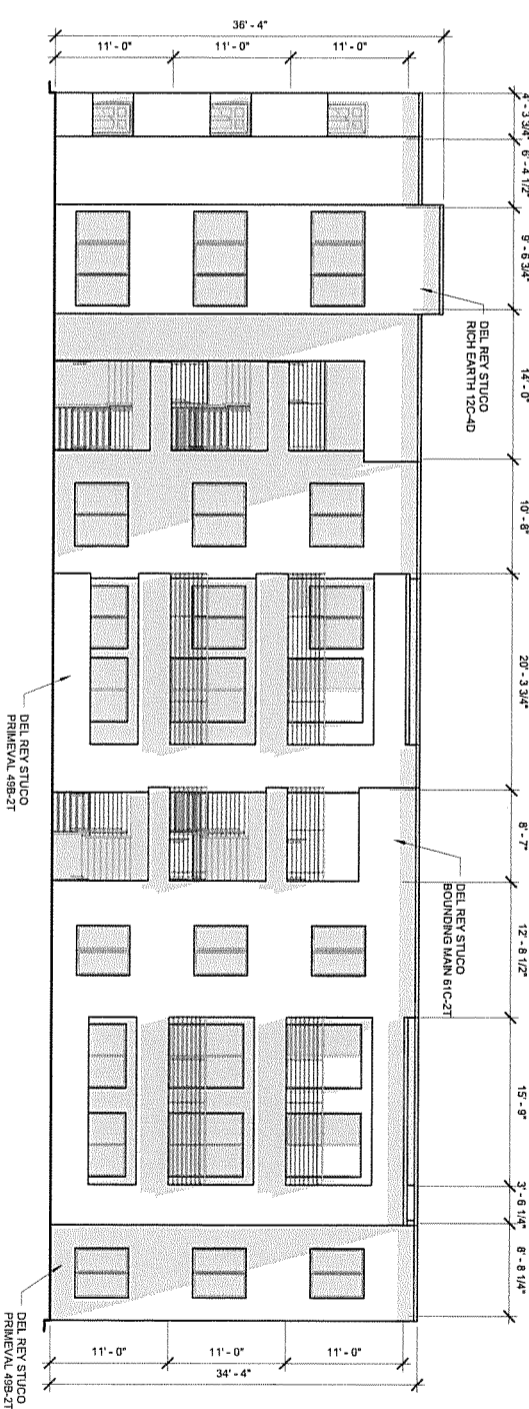
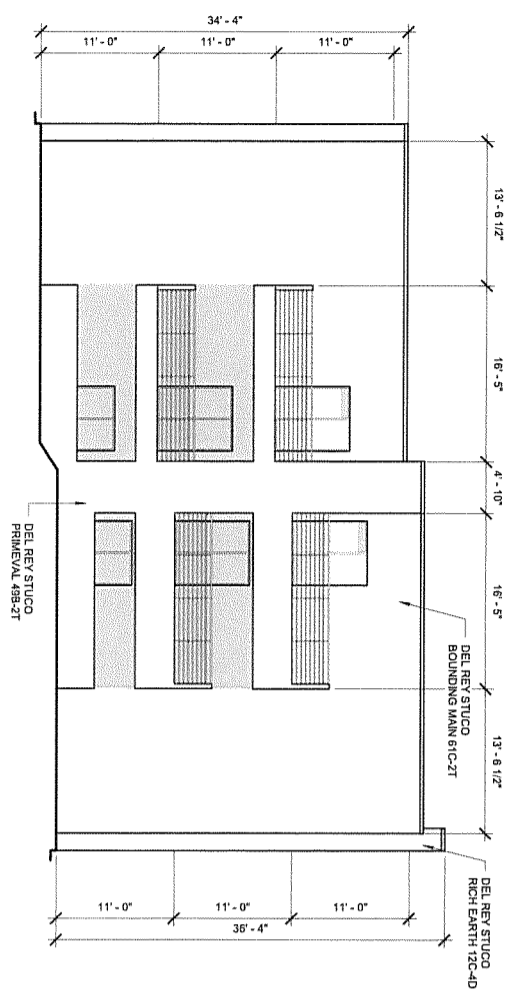


**MAY 21, 12:00 PM**

		<b>SCOTT C. ANDERSON &amp; ASSOCIATES ARCHITECTS</b> 7604 RIO GRANDE ALBUQUERQUE, NM 87125 505.261.7575	
<b>TRANSPORT APARTMENTS</b> ALBUQUERQUE, NM 87106		<b>PROJECT TITLE</b> <b>BUILDING 500 ELEVATIONS</b>	
DESIGNED BY	DESIGNER	NO. 19-008	SCALE 1/8" = 1'-0"
DRAWN BY	AUTHOR		
CHECKED BY	CHECKER		
REVIEWED BY	DESIGNER		
DATE			
08/05/2021			<b>A-205</b>

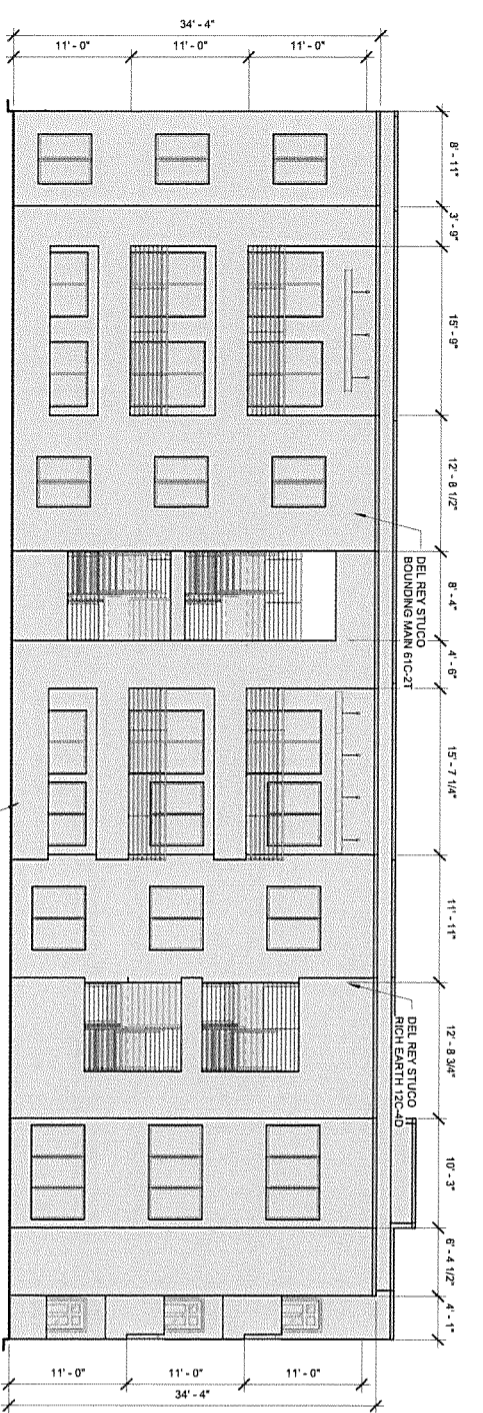




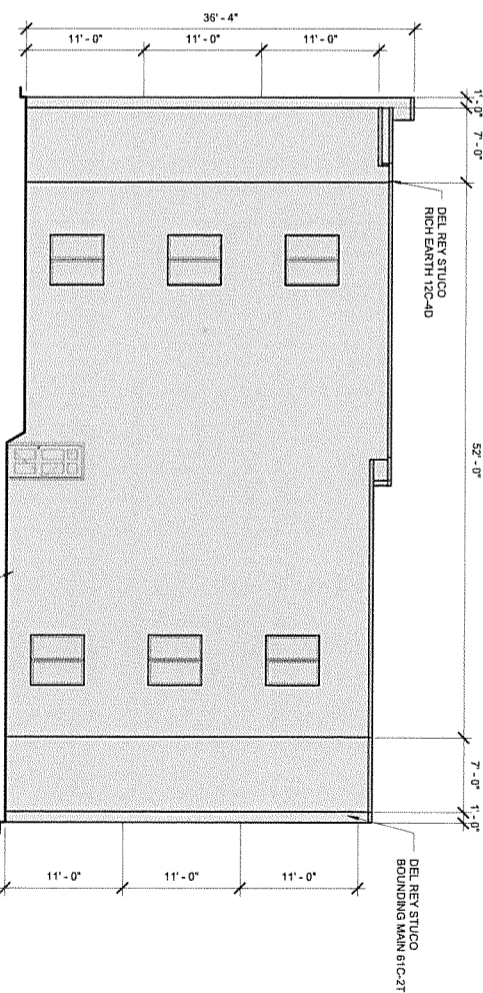


BUILDING 700 SOUTH ELEVATION  
1/8" = 1'-0"

BUILDING 700 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 700 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 700 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
PROPOSED WINDOWS 2"  
OR PROVIDE 2" FRAME

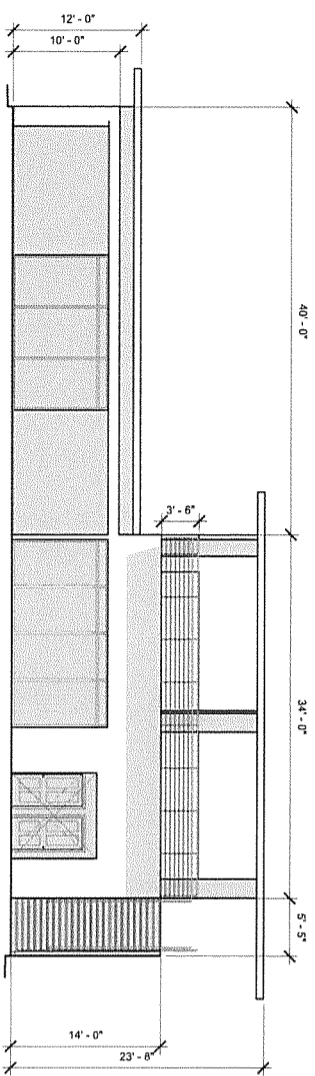
**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 1500 10TH STREET, SUITE 1120  
 ALBUQUERQUE, NM 87102  
 505.261.1915

**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

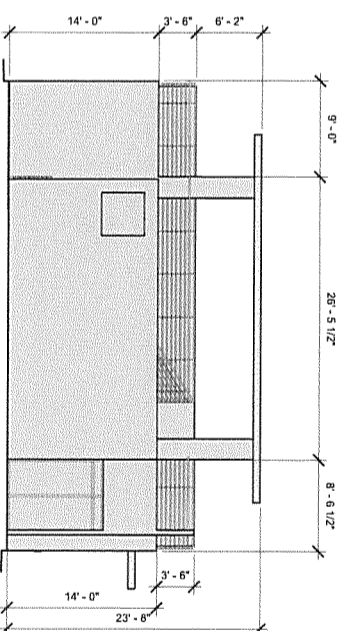
**MAY 21, 12:00 PM**

		<b>BUILDING 700 ELEVATIONS</b>	
DESIGNED	DESIGNER	PROJECT NO.	19-008
DRAWN	AUTHOR	SCALE	1/8" = 1'-0"
CHECKED	CHECKER	DATE	08/05/2021
REVIEWED	DESIGNER	<b>A-207</b>	

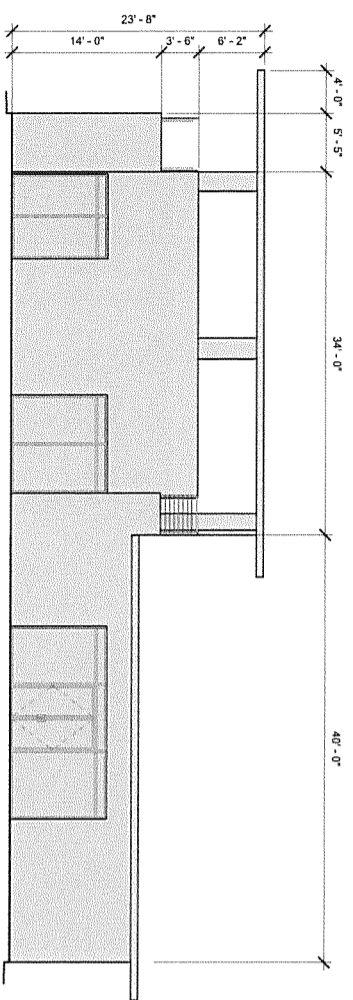




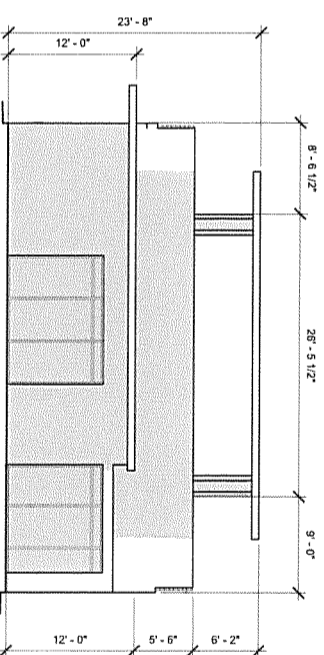
**BUILDING 800 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 NOTRH ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 800 SOUTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



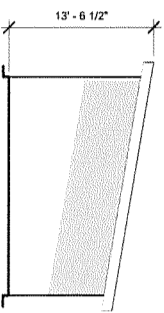
**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7604 ITO PARKWAY, N.E.  
ALBUQUERQUE, NM 87109  
505.461.7373

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

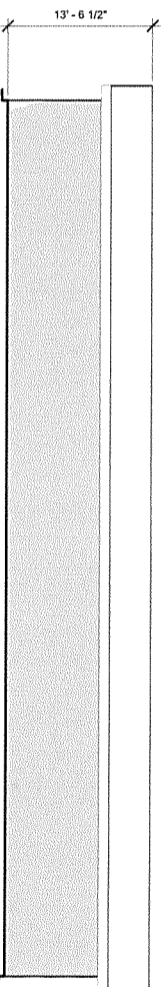
**BUILDING 800 ELEVATIONS**

SCALE	PROJECT NO.	19-008
DRAWN BY	DESIGNER	SCOTT C. ANDERSON
CHECKED BY	AUTHOR	SCOTT C. ANDERSON
DATE	DATE	08/05/2021
PROJECT TITLE		<b>BUILDING 800 ELEVATIONS</b>
DRAWING TITLE		<b>A-208</b>

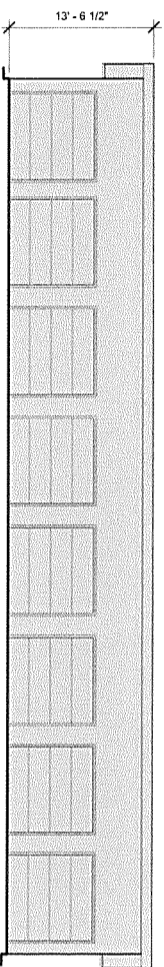
**MAY 21, 12:00 PM**



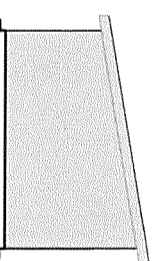
**BUILDING 900 SOUTH ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 WEST ELEVATION**  
1/8" = 1'-0"



**BUILDING 900 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
NECESSARY WINDOWS &  
OR PROVIDE FRAME



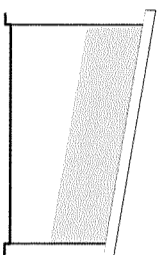
**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
2604 RIO GRANDE BLVD  
ALBUQUERQUE, NM 87106  
PHONE: 505.401.7575  
FAX: 505.401.7575

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

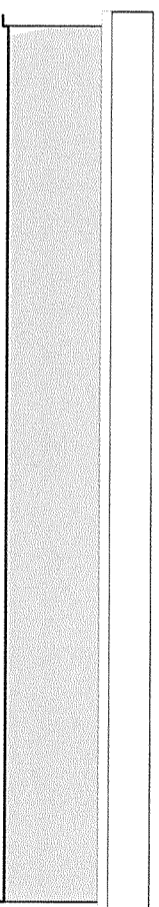
**MAY 21, 12:00 PM**

**BUILDING 900 ELEVATIONS**

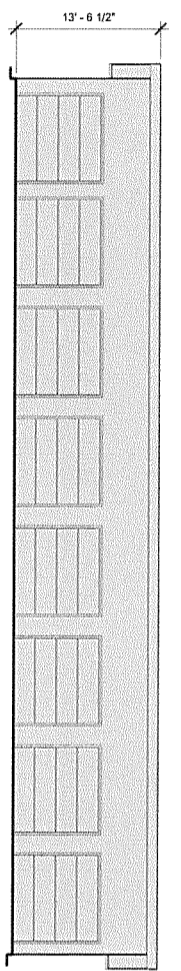
DESIGNED BY	DESIGNER	PROJECT NO.
DRAWN BY	AUTHOR	19-408
CHECKED BY	CHECKER	SCALE
DATE	DATE	1/8" = 1'-0"
	DESIGNER	DRAWING NO.
		<b>A-209</b>



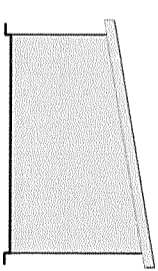
BUILDING 1000 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 1000 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 NORTH ELEVATION  
1/8" = 1'-0"

NOTE  
RECESSED WINDOWS 2'  
OR PROVIDE 2" FRAME

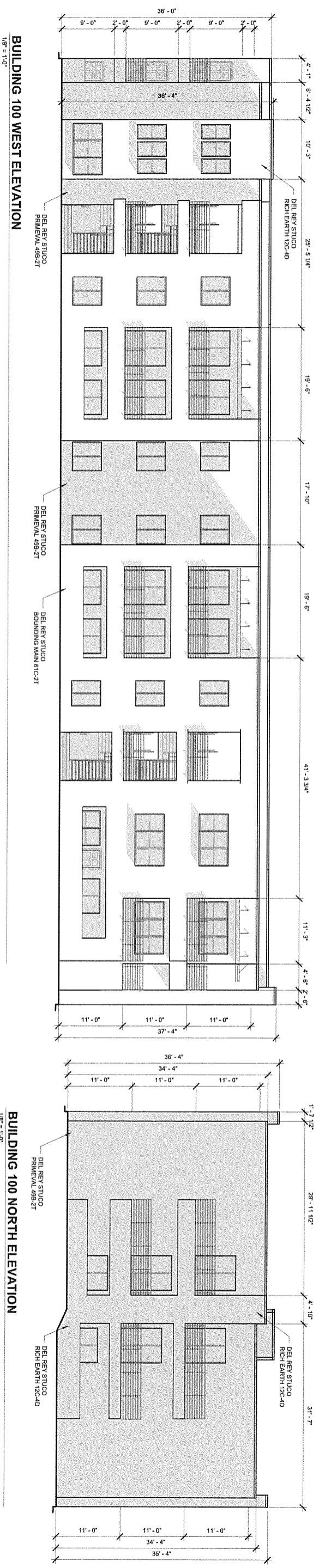
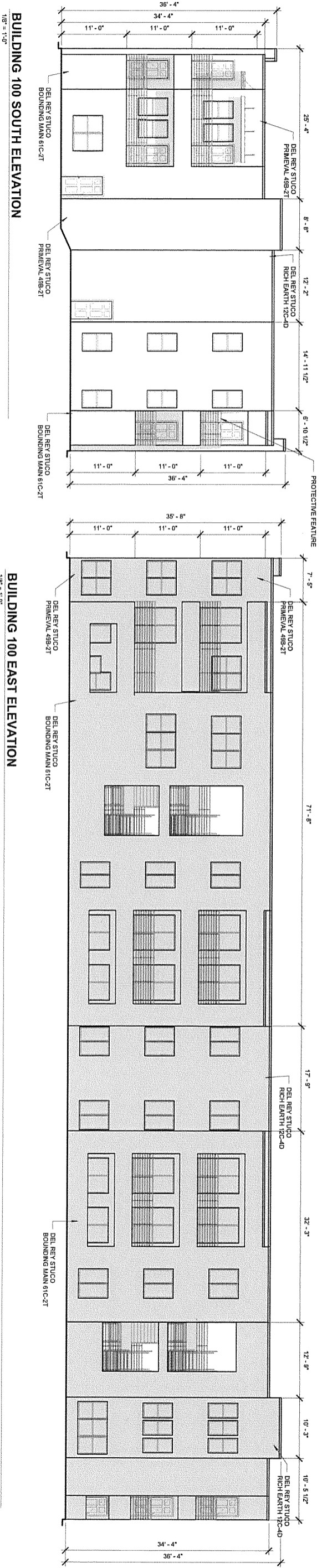
**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7604 104th AVENUE, N.W.  
ALBUQUERQUE, NM 87110  
505.261.7575

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

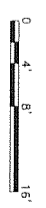
BUILDING 1000 ELEVATIONS

MAY 21, 12:00 PM

SCALE	PROJECT NO.	PROJECT NAME
1/8" = 1'-0"	19-008	BUILDING 1000 ELEVATIONS
DESIGNED BY	DRAWN BY	CHECKED BY
SCOTT C. ANDERSON	SCOTT C. ANDERSON	SCOTT C. ANDERSON
DATE	DATE	DATE
08/09/2021	08/09/2021	08/09/2021



NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



NOVEMBER 21, 12:00 PM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
7604 1st PARKWAY, NE  
ALBUQUERQUE, NM 87106  
505.501.7575

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

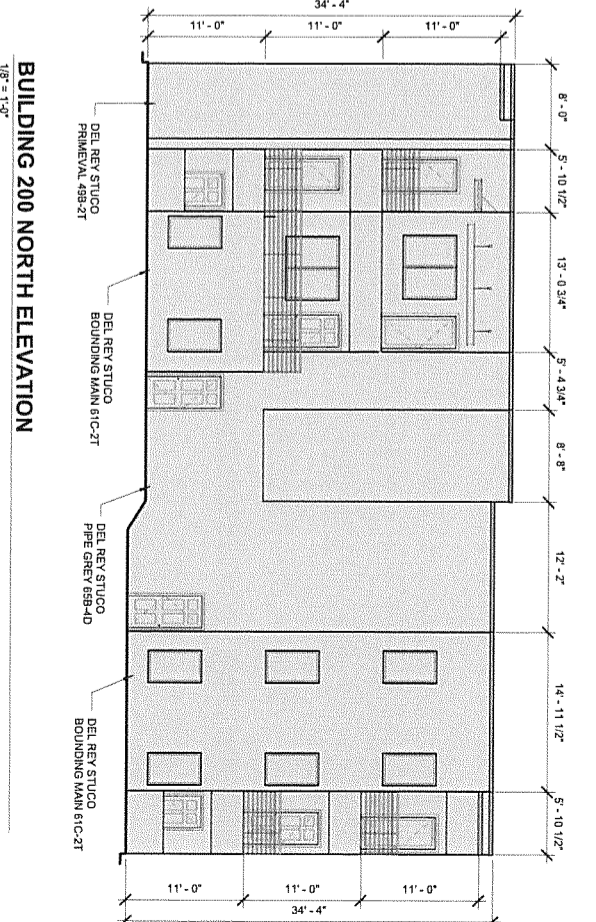
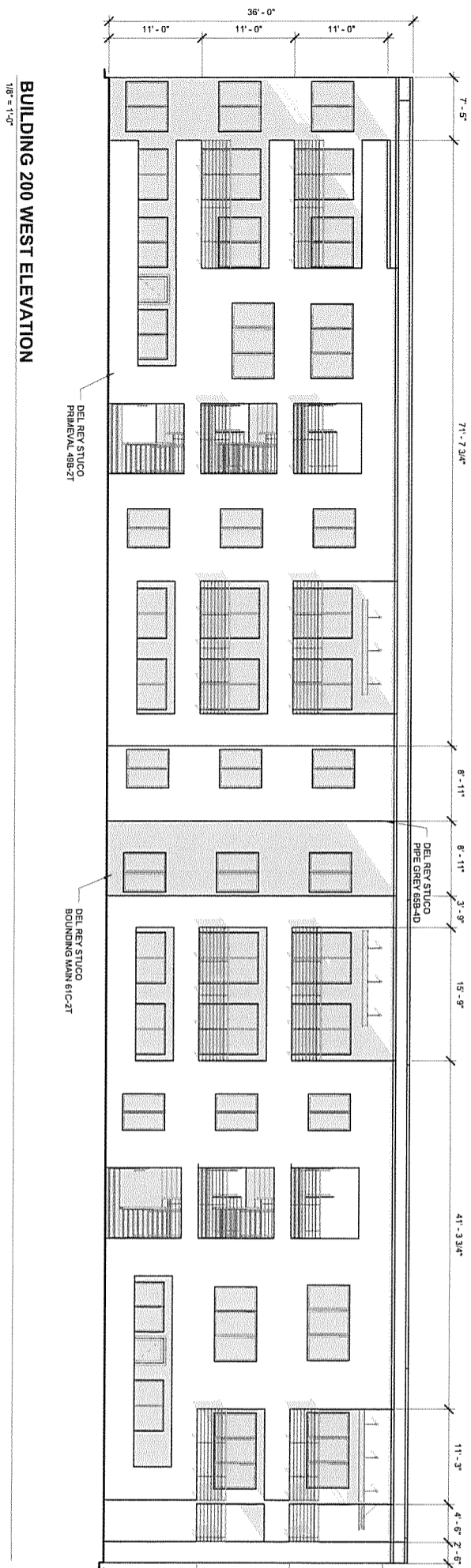
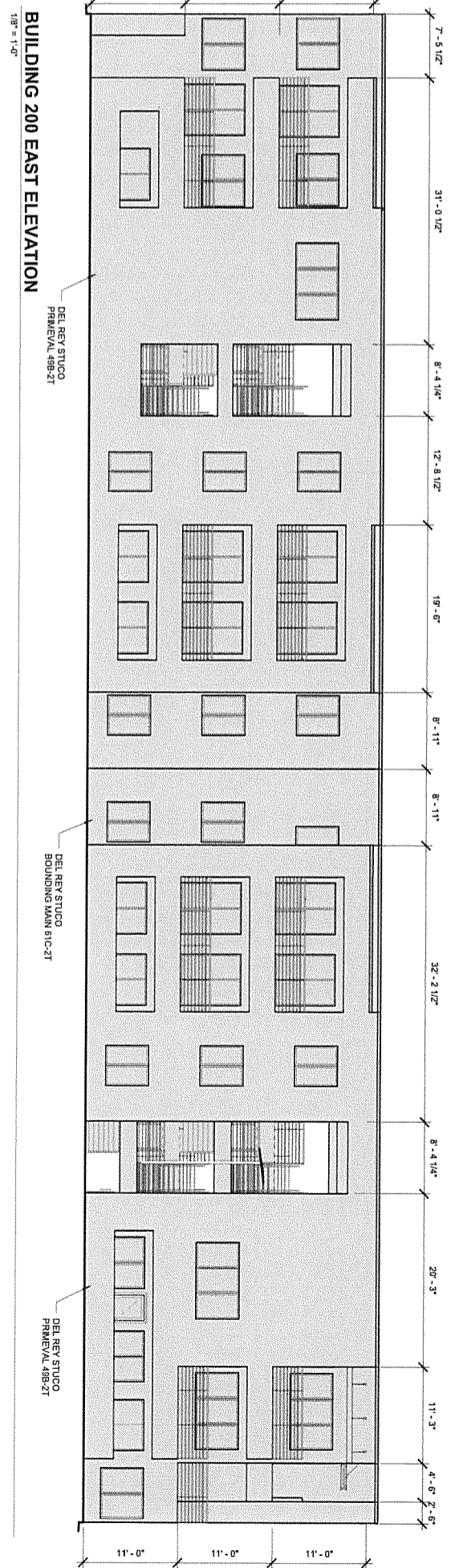
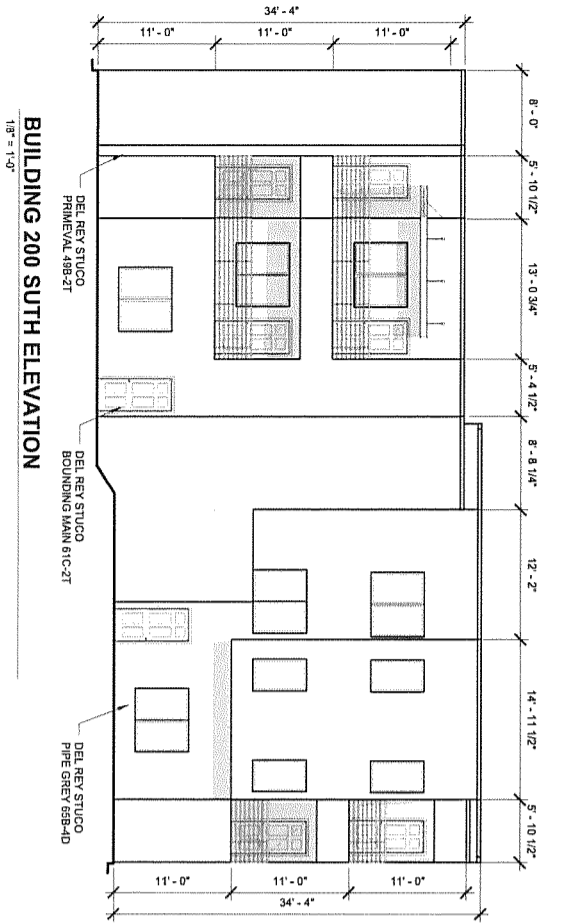
**BUILDING 100 ELEVATIONS**

DATE: 08/09/2021

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

**A-201**





NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



NOVEMBER 21, 12:00 PM

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

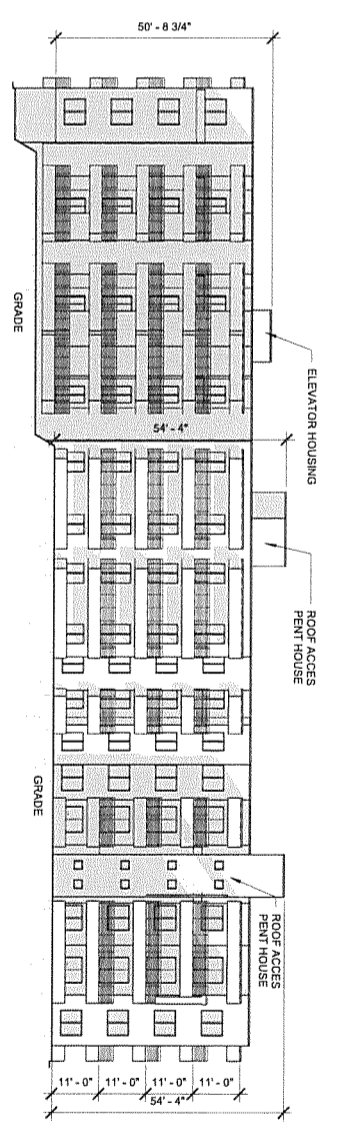
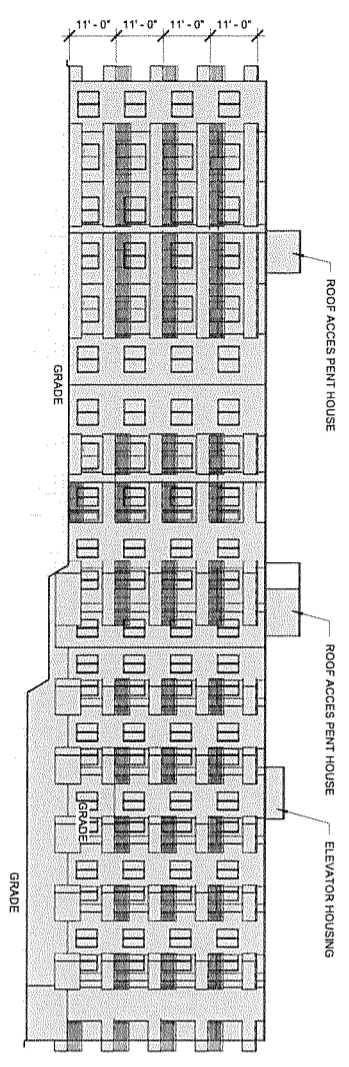
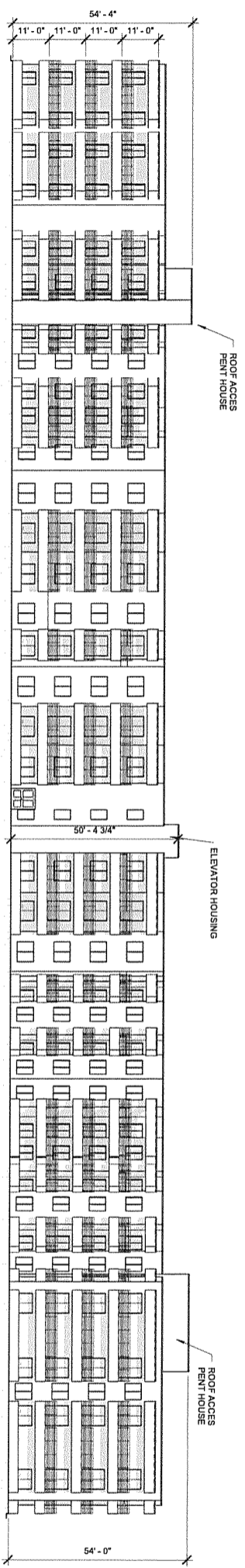
BUILDING 200 ELEVATIONS

		DESIGNER Designer ID: 19408 SCALE: 1/8" = 1'-0"
DRAWN J.D. CHECKED J.D. REVIEWED J.D. DATE 08/09/2021	DESIGNER Designer ID: 19408 SCALE: 1/8" = 1'-0"	PROJECT 19-008 DRAWING A-202

**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7604 10th Street, NE  
Albuquerque, NM 87109  
505.261.3753







BUILDING 400 NORTH ELEVATION  
1/16" = 1'-0"

BUILDING 400 EAST ELEVATION  
1" = 20'-0"

BUILDING 400 WEST ELEVATION  
1" = 20'-0"

BUILDING 400 SOUTH ELEVATION  
1" = 20'-0"

NOVEMBER 21, 12:00 PM

NOTE:  
RECESSED WINDOW 2"  
GARAGE ENTRANCE 2' PINKLINE

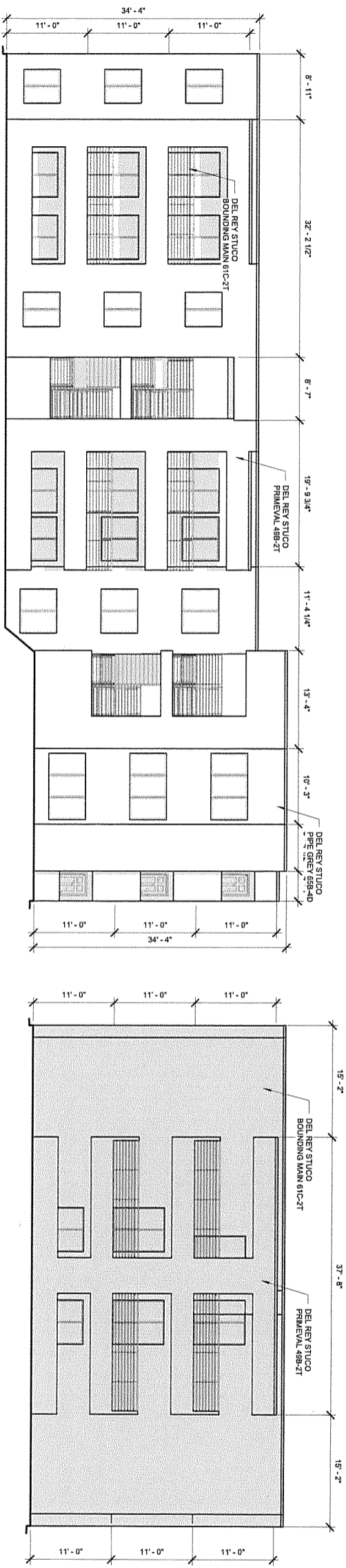


**SCOTT C. ANDERSON**  
& associates ARCHITECTS  
7604 RIO GRANDE NW  
ALBUQUERQUE, NM 87126  
505.261.7575

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

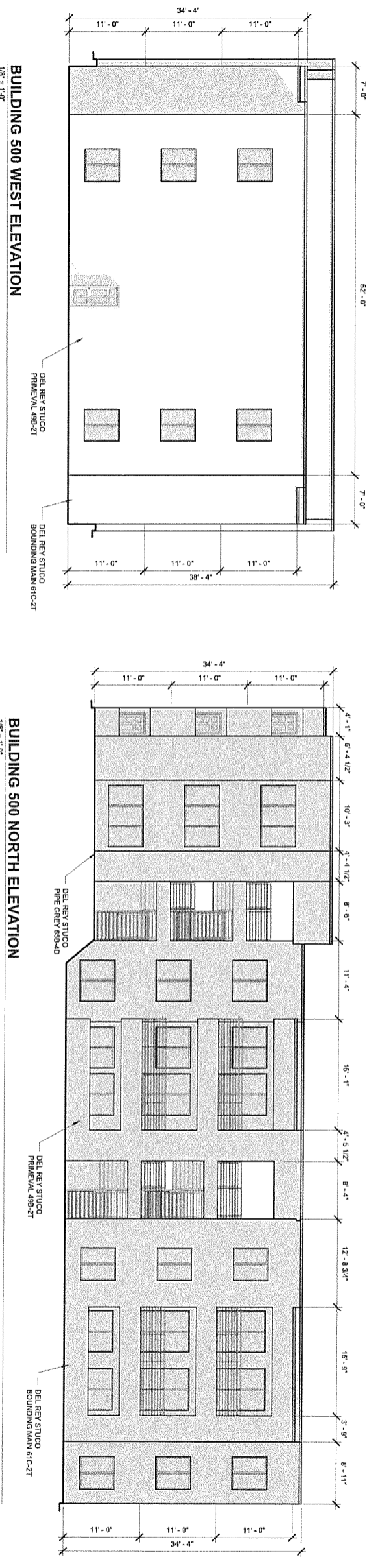
DRAWING TITLE	BUILDING 400 ELEVATIONS		
DESIGNED	PROJECT NO.	PROJECT	SCALE
BY: Designer	19-008		As Indicated
CHECKED			
BY: Checker			
DATE			
08/09/2021			

SCOTT C. ANDERSON  
REGISTERED ARCHITECT  
NO. 08092021  
STATE OF NEW MEXICO



**BUILDING 500 SOUTH ELEVATION**  
1/8" = 1'-0"

**BUILDING 500 EAST ELEVATION**  
1/8" = 1'-0"



**BUILDING 500 WEST ELEVATION**  
1/8" = 1'-0"

**BUILDING 500 NORTH ELEVATION**  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS ?  
OR PROVIDE ? FRAME

**NOVEMBER 21, 12:00 PM**

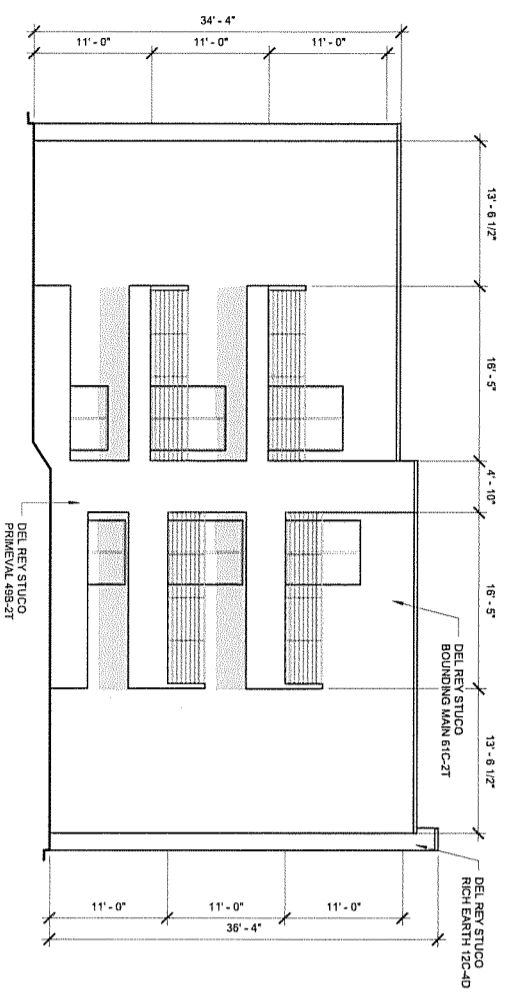
**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7604 15th Avenue NE  
Albuquerque, NM 87120  
505.901.7375

**TRANSPORT APARTMENTS**  
ALBUQUERQUE, NM 87106

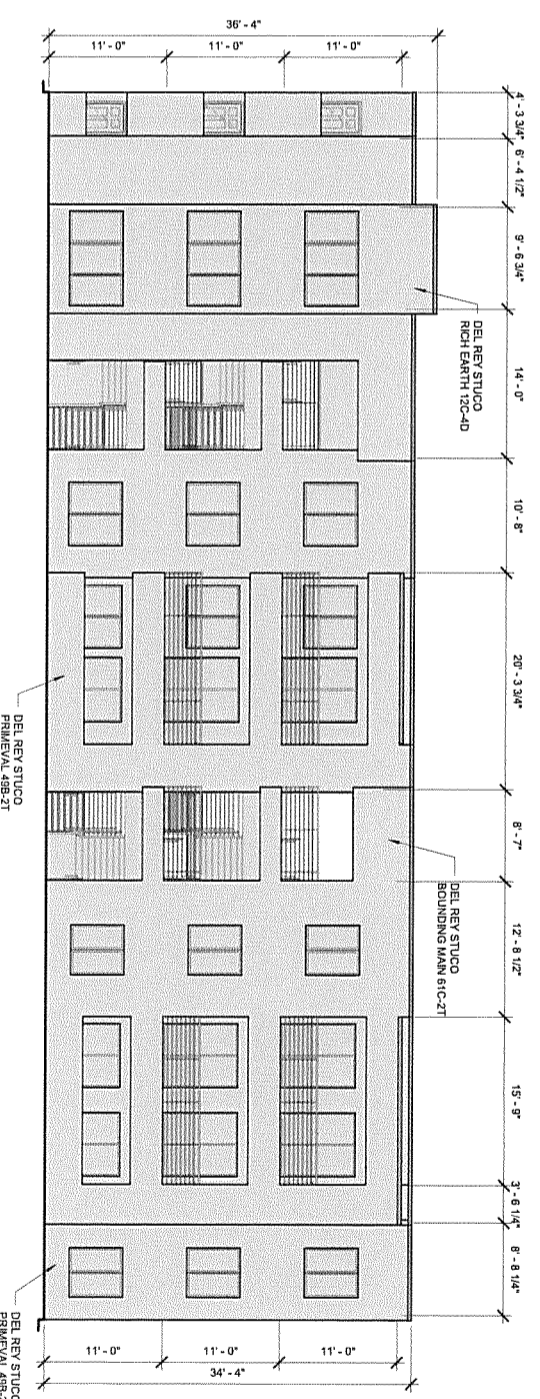
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DESIGNED	DESIGNER	NO.	PROJECT
DRAWN	AUTHOR	SCALE	
CHECKED	CHECKER	DATE	
REVIEWED	DESIGNER	<b>A-205</b>	
DATE			



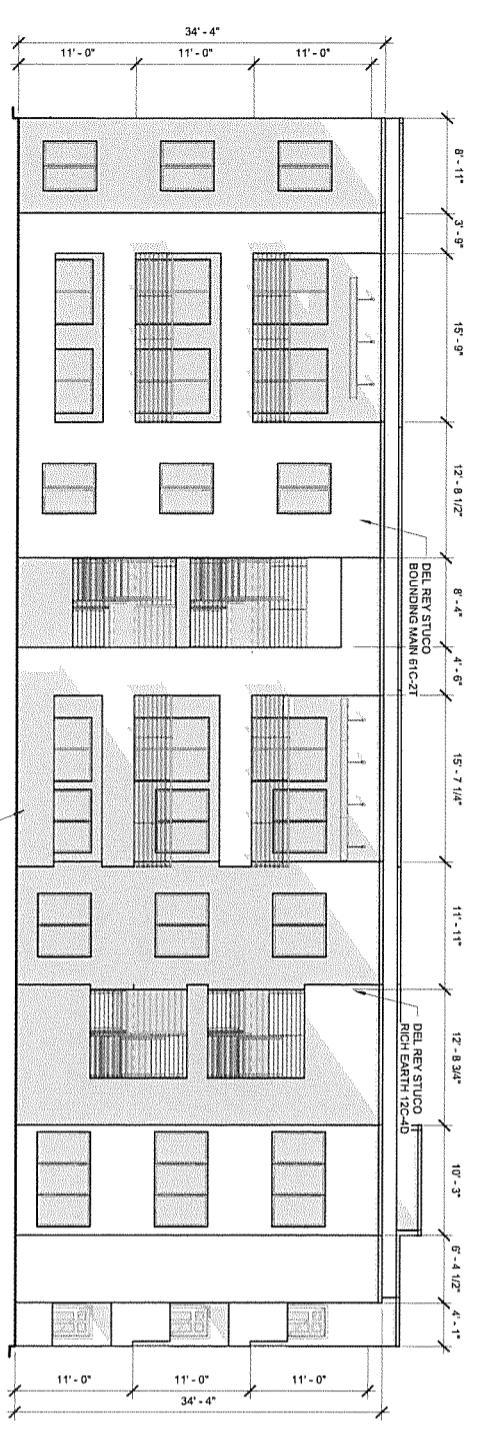




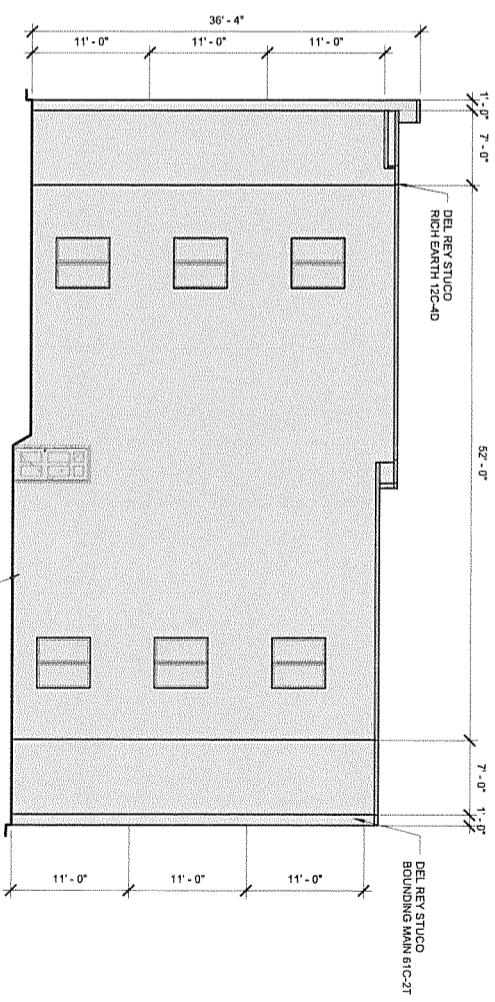
BUILDING 700 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 700 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 700 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 700 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME

NOVEMBER 21, 12:00 PM

0 4' 8'  
1"

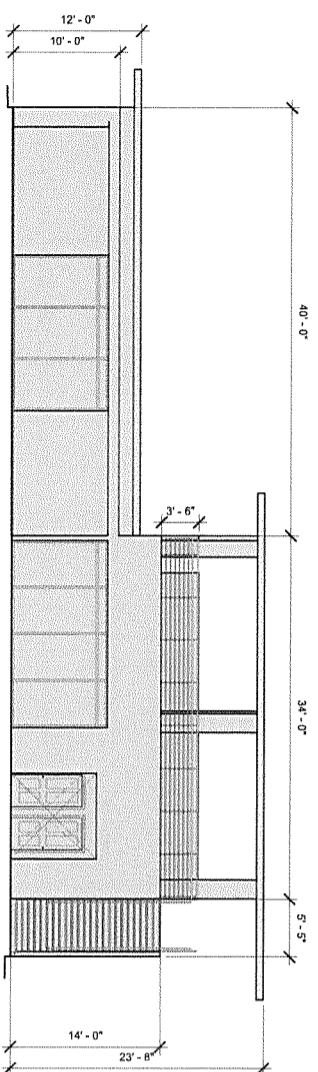
**SCOTT C. ANDERSON**  
& ASSOCIATES ARCHITECTS  
7404 1st AVENUE, N.W.  
ALBUQUERQUE, NM 87126  
505.261.7575

TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

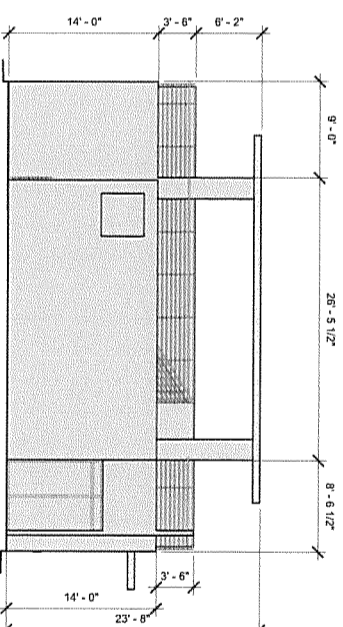
BUILDING 700 ELEVATIONS

DESIGNED BY	SCOTT C. ANDERSON	PROJECT NO.	19-008
DRAWN BY	ADRIAN	SCALE	1/8" = 1'-0"
CHECKED BY	SCOTT C. ANDERSON	DATE	08/09/2021
DATE	08/09/2021	TITLE	A-207

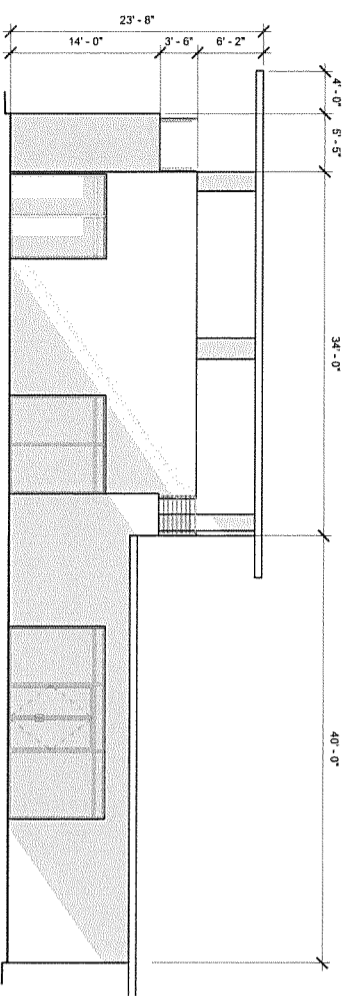




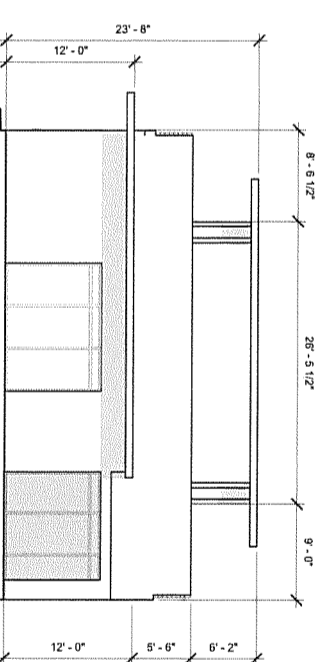
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1/8" = 1'-0"



BUILDING 800 NORTH ELEVATION  
1/8" = 1'-0"



BUILDING 800 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 800 SOUTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS 2"  
OR PROVIDE 2" FRAME



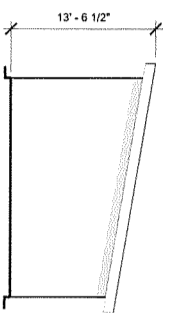
NOVEMBER 21, 12:00 PM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 2411 ILLICIES  
 ALBUQUERQUE, NM 87120  
 505.261.3772

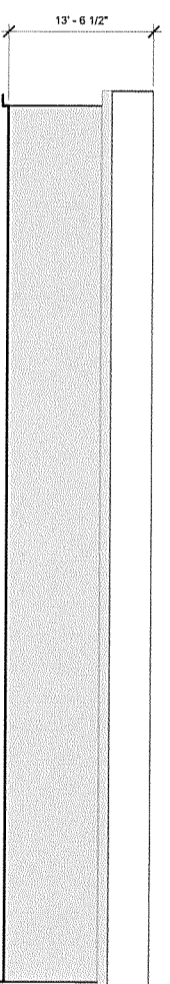
TRANSPORT APARTMENTS  
 ALBUQUERQUE, NM 87106

BUILDING 800 ELEVATIONS

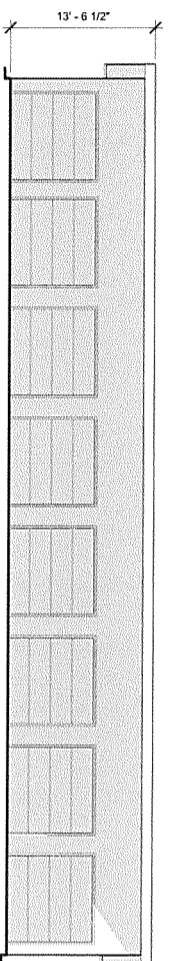
DESIGNED BY	DATE	SCALE	TITLE
SCOTT C. ANDERSON NO. 4341 08/05/2021	08/05/2021	1/8" = 1'-0"	BUILDING 800 ELEVATIONS
DESIGNED BY	DATE	SCALE	TITLE
Author	08/05/2021	1/8" = 1'-0"	BUILDING 800 ELEVATIONS
Checked			
Reviewed			
DATE	DESIGNER		
08/05/2021	Designer		
			A-208



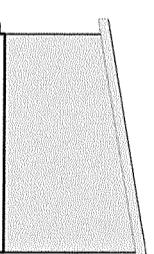
BUILDING 900 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 900 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 900 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 900 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
REFLECTED WINDOWS 2"  
OR PROVIDE 2" FRAME

NOVEMBER 21, 12:00 PM

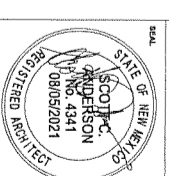


**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
 2111 ALBUQUERQUE BLVD. N.W.  
 ALBUQUERQUE, NM 87120  
 PHONE: 505.261.1130  
 FAX: 505.261.1130

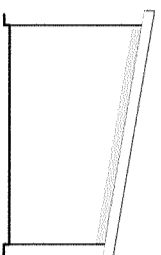
**TRANSPORT APARTMENTS**  
 ALBUQUERQUE, NM 87106

**BUILDING 900 ELEVATIONS**

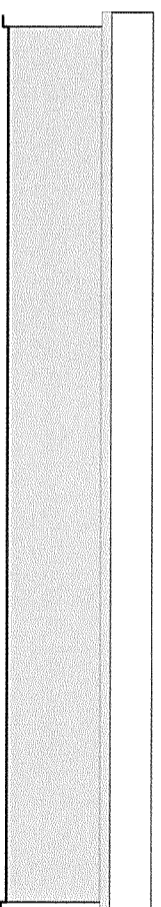
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DESIGNER	SCALE 1/8" = 1'-0"
DRAWN	AUTHOR
CHECKED	CHECKER
KEYWORD	DATE
DATE	DESIGNER
08/05/2021	Designer
<b>A-209</b>	



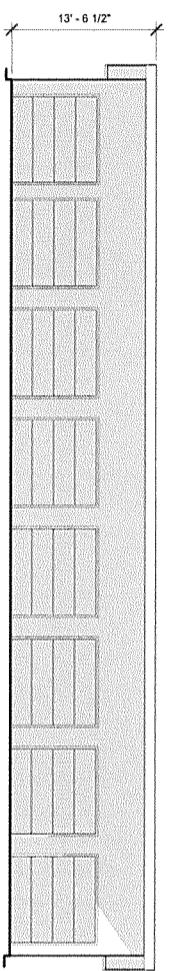




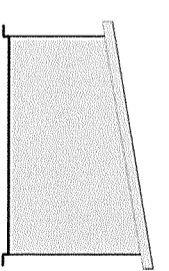
BUILDING 1000 SOUTH ELEVATION  
1/8" = 1'-0"



BUILDING 1000 EAST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 WEST ELEVATION  
1/8" = 1'-0"



BUILDING 1000 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
RECESSED WINDOWS &  
OR PROVIDE 2" FRAME

NOVEMBER 21, 12:00 PM

**SCOTT C. ANDERSON & ASSOCIATES ARCHITECTS**  
764 Rio Pecos NE  
Albuquerque, NM 87125  
505.401.7575

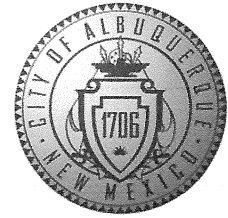
TRANSPORT APARTMENTS  
ALBUQUERQUE, NM 87106

BUILDING 1000 ELEVATIONS

DESIGNED BY	PROJECT NO.	19-008
DRAWN BY	SCALE	1/8" = 1'-0"
CHECKED BY	DATE	08/05/2021
REVIEWED BY		
DATE		
		A-210



# CITY OF ALBUQUERQUE



July 27, 2021

**Subject Property:**

Transport Housing Project  
2900 Transport St SE  
Albuquerque, NM 87106

Mr. Kraemer,

This letter serves as approval for the landfill gas assessment and mitigation requirements for the development at 2900 Transport St SE, Albuquerque NM 87106. Please attach this approval letter for landfill gas assessment and mitigation requirements to all applications to the Planning Department. This approval is for site plan as well as building permits.

Approval is based on the assessment submitted by Tierra West dated 7/23/2021 with a engineer stamp date of 7/27/2021 by Ronald R. Bohannon, PE.

Thank you,

Signature on file

Paul Olson, PE  
Environmental Health ESD  
505/331-6677 cell  
505/768-2633 office

PO Box 1293

Albuquerque

NM 87103

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

# Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. ***The project architect and landscape architect must complete the evaluation and sign the end of this form.***

The City of Albuquerque design philosophy promotes building performance: buildings that are sustainable and that promote the health and well-being of its citizens. This design philosophy will result in architecture that is unique to Albuquerque and fosters a sense of place and identity.

The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

## **Design Considerations for Compliance with IDO Section 5-2 (D)**

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.*

### **Section A.**

#### **General Site Arrangement and Building Orientation:**

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B*.  
Achieved     Achieved in part     Not evaluated
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.  
Achieved     Achieved in part     Not evaluated
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.  
Achieved     Achieved in part     Not evaluated





15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Yes  No  Not Applicable

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Yes  No  Not Applicable

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

Yes  No  Not Applicable

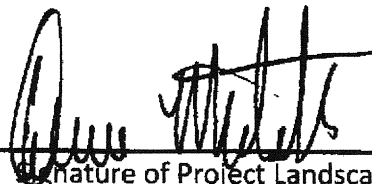
Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Yes  No  Not Applicable

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project \_\_\_\_\_ and Application No \_\_\_\_\_.

\_\_\_\_\_  
Signature of Project Architect/License No.



LA 239

\_\_\_\_\_  
Signature of Project Landscape Architect/License No.

## **Section B.**

### **Sun and Shade Analysis requirements in compliance with 5-2(D)(1):**

A solar shading analysis shall be submitted with all site plan submittals, except for industrial development and multi-family residential development containing less than 25 units.

The desired outcome is that **summer sun** be shaded at least 50% or more on transparent windows and doors at three peak times on each facade.

The desired outcome is that 75% of **winter sun** should reach transparent windows and doors at noon on each facade.

**The submittal shall include sun and shade analysis on elevations of all primary facades with a minimum of four elevations.** Screen shots from a program like SketchUp are acceptable.

#### **Summer Sun Analysis**

1. Show the effects of summer sun on windows on the following date and times:
  - a. May 21<sup>st</sup> analysis:
    - 9:00 AM
    - Noon
    - 4:00 PM
  - b. The shading study for May should show the percentage of shading of transparent windows and doors at 9 am and 4 pm. **The desired outcome is that 50% or more of the transparent windows and doors be shaded at 9 am and 4 pm on each façade.**
  - c. The shading study for May should show the percentage of shading of transparent windows and doors at noon. **The desired outcome is for 90% or more of transparent windows and doors be shaded at noon on each façade.**
  - d. Plantings may be modeled and included in the shading analysis. Use the mature size of trees and large shrubs according to the Albuquerque Plant List.
  - e. If no sun is influencing a façade at any of the above times, the graphic should simple state “no solar effect.”

#### **Winter Sun Analysis**

2. Show the effects of winter sun on windows on the following date and time:
  - a. November 21st analysis:
    - Noon
  - b. The shading study for November will show the amount of sun reaching the transparent windows or doors and not shaded. **The desired outcome is for 75% of available sun to reach the windows or doors on each facade.**

PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## CERTIFICATE OF ZONING

January 23, 2018

Thomas Development Company  
413 W. Idaho, Suite 200  
Boise, ID 83702

**Project Number 1009573/16EPC-40076**

**FINAL ACTION:** January 17, 2018

**LEGAL DESCRIPTION:**

Lots 1A and 2A1, Block 2, Sunport Park

Staff Planner: Michael Vos

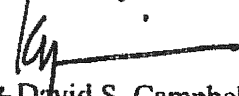
THE POSSIBLE APPEAL PERIOD HAVING EXPIRED, THE ZONING ON THE ABOVE REFERENCED PROPERTY IS NOW CHANGED AS FOLLOWS:

**FROM:** *IP*

**TO:** *SU-1 for IP Permissive Uses and Multi-Family Residential Development*

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site development plans and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission (EPC), the Development Review Board (DRB), the Design Review Committee (DRC) and/or the Building and Safety Division as applicable, and as required by the site's zoning, before a building permit can be issued.

Sincerely,

  
ref David S. Campbell  
Planning Director

SL/MV

cc: Tierra West LLC, 5571 Midway Park Place NE, ABQ, NM 87109  
Code Enforcement Division  
Michelle Gricius, AGIS Division  
File

# Albuquerque Site & Building Design Considerations

This form should be submitted with all commercial and multifamily site plans, except if the development is industrial or the multifamily is less than 25 units. *The project architect and landscape architect must complete the evaluation and sign the end of this form.*

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The most important aspect of a building is the building's ability to function well in response to its surroundings and the unique environmental constraints and opportunities of its specific location. They include bio-climate (winter and summer), solar access and impact, and views of Albuquerque's prominent geographic features. Albuquerque has compelling environmental forces--the daily and seasonal position of the sun, and a very unique force, the dramatic views to the Sandia mountains and other physical features. These are not subjective forces but rather tangible and timeless forces. They are physical properties that can be measured and documented. When architects and landscape architects acknowledge and respond to these forces, the resulting design is unique to Albuquerque in its aesthetic expression and its function.

## Design Considerations for Compliance with IDO Section 5-2 (D)

*In Albuquerque, building and site design must consider summer and winter climate zones in combination due to our high desert location. Albuquerque also has dramatic views of the Sandia mountains and other physical features that can be captured in windows, patios, and balconies. Identify by checking the box that you have achieved, achieved in part, or evaluated only the following design principles in your site and building layout and building design.*

### Section A.

#### General Site Arrangement and Building Orientation:

1. The building design should account for sun and shadow in a sun and shade analysis. The design should allow for heat loss during the summer months and heat gain during the winter months. Specific submittal requirements for the sun and shade analysis are in *Section B.*  
Achieved       Achieved in Part       Evaluated Only
2. The building shapes should account for strong solar radiation effects on the east and west sides of the building and may encourage consideration of a slender elongation. Building wings extending on the east-west axis are preferable.  
Achieved       Achieved in Part       Evaluated Only
3. Buildings oriented slightly east of south are preferable to secure balanced heat distribution.  
Achieved       Achieved in Part       Evaluated Only



4. Design should allow for winter sun penetration and may inform depths of interiors so as not be excessive.

Achieved  Achieved in Part  Evaluated Only

5. Design should allow for natural ventilation as much as possible.

Achieved  Achieved in Part  Evaluated Only

#### Building Entries and Windows:

6. Building windows to the south and southeastern sides are preferable. South facing windows are easy to shade from the summer sun with simple horizontal overhangs, projections, or plantings.

Achieved  Achieved in Part  Evaluated Only

7. North facing entries should be carefully considered because they receive no direct sunlight during much of the winter and increase the need for snow and ice removal.

Achieved  Achieved in Part  Evaluated Only

8. North facing windows are encouraged as they require little to no shading.

Achieved  Achieved in Part  Evaluated Only

9. Any west facing building entries and windows should mitigate solar effects.

Achieved  Achieved in Part  Evaluated Only

#### Outdoor Elements (Integration):

10. Site plan design should spatially connect outdoor and indoor areas.

Achieved  Achieved in Part  Evaluated Only

11. Buildings arranged around landscape vegetated areas are preferred to use evaporative cooling effects and heat radiation losses at night.

Achieved  Achieved in Part  Evaluated Only

12. Buildings should be shaded by trees on all sun-exposed sides, especially the east and west exposures.

Achieved  Achieved in Part  Evaluated Only

13. Trees placement should be in combinations of two-thirds deciduous to one-third evergreen. Trees selection should have three or more tree types to avoid loss of species due to disease.

Achieved  Achieved in Part  Evaluated Only

14. Preservation or restoration of vegetation that is indigenous to Albuquerque is preferred.

Achieved  Achieved in Part  Evaluated Only

15. Glare from direct sunlight through windows can be effectively diffused by tree canopies. Deciduous trees planted in small or large groups are preferred.

Achieved  Achieved in Part  Evaluated Only

16. Outdoor residential living areas should be designed to take advantage of sun in winter months and shading in summer months. Patios and balconies should have a thoughtful solar orientation and a close relationship to nature.

Achieved  Achieved in Part  Evaluated Only

17. Paving should be used discriminately and, where used, efforts should be made to shade the paving.

Achieved  Achieved in Part  Evaluated Only

Views:

18. Where the site has view potential, capture views of prominent visual forms--the Sandia mountains and foothills, the Bosque Rio Grande, Volcanos and escarpment--in windows, balconies, and patios. (Please note on the site layout and/or elevations where views are captured.)

Achieved  Achieved in Part  Evaluated Only

By checking the boxes of the Design Considerations and signing, I verify that the items have been thoroughly evaluated in the design of Project \_\_\_\_\_ and Application No \_\_\_\_\_.

 4341

Signature of Project Architect/License No.

Signature of Project Landscape Architect/License No.