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# **CITY OF ALBUQUERQUE**

# Albuquerque, New Mexico Planning Department

Mayor Timothy M. Keller

### **INTER-OFFICE MEMORANDUM**

February 14, 2022

**TO:** Isaac Benton, President, City Council

FROM: Alan Varela, Interim Planning Director

Alan Varela
Alan Varela (Feb 14, 2022 09:03 MST)

SUBJECT: AC-21-17, PR-2021-005442, SI-2021-01714: Modrall Sperling Law Firm, agent for Columbus Pacific Properties Ltd., appeals the decision of the Development Review Board (DRB) to approve an EPC Site Plan Final Sign-Off for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

# **REQUEST**

This is an appeal of the DRB decision to approve an EPC Site Plan Final Sign-off for the above referenced property, approximately 7.12-acre site located on Eagle Ranch Road between Paradise Boulevard and Irving Boulevard NW. The subject site is zoned MX-M, Mixed Use-Medium Intensity Zone District.

The appeal was timely received within the 15-day appeal period on December 2nd, 2021.

The applicant proposes to amend the prior approved site development plan by developing a portion of the 7.12-acre subject property with a multi-family residential development consisting of 218 multi-family residential dwelling units on Eagle Ranch Road instead of the 71,800 square feet of office space that had been previously approved.

# **BACKGROUND**

On November 19, 1987, per Project #1005516, the EPC approved a Site Development Plan for approximately 74-acres consisting of Tracts 1, 2A 2B, D & L-1 of the Eagle Ranch Subdivision. The Site Development Plan includes the 7.12-acres of the subject property that is the subject of this appeal. The appellant is the owner of parcels adjacent and west of the subject property. The parcels are connected by a local access road that traverses the steep topography between Eagle Ranch Road and the parking area for the western parcels of the shopping center. The applicant and appellant are parties to the original Site Development Plan approved by the EPC on November 19, 1987.

The DRB signed off on the Site Development Plan in 1989 creating the Plan shown below. The access road (highlighted in yellow) was built as part of Phase I of the development and connects the subject parcel (top) to the appellant's parcel (bottom).

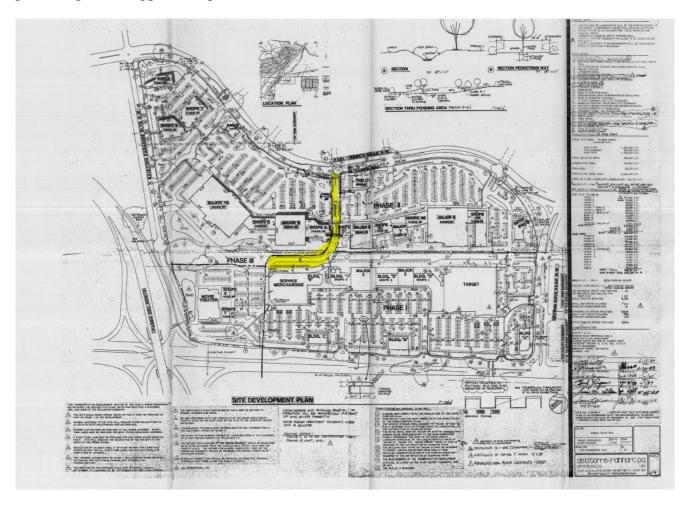


Figure 2. Site Plan approved for the 75-acre site approved in 1987 and annotated to highlight local access road. (Record, p. 151)

On June 27, 2007, an Administrative Amendment was approved for the original Site Development Plan to permit 71,800 square feet of office space on the 7.12-acre subject property. (Record, p. 147)

On August 19, 2021, the EPC approved a Major Amendment to Site Plan – EPC (PR-2021-005442 / SI-2021-00569) to develop the 7.12- acre site with 218 multi-family residential dwelling units in place of the 71,800 square feet of office space. Condition #1 of the Notice of Decision for the Major Amendment to Site Plan – EPC delegated final sign-off authority to the DRB to ensure all technical issues are resolved. Condition #7 required the DRB to fully consider the transportation issues in the vicinity of the subject property including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access. (Record, p. 234-243)

The DRB subsequently received the application for an EPC Site Plan Sign-off. The first meeting was held on October 20, 2021, and a decision was deferred. Subsequent meetings were held on November 3, 2021, November 10, 2021, and November 17, 2021. Throughout the four DRB meetings there was discussion about the access road, the fact that the EPC- approved Site Plan kept the access road open, and that any change to the access road being open would trigger a return to the EPC for a site plan amendment.

During the second DRB meeting on November 3, 2021, the DRB Chair pointed out to the applicant's agent that this was a Final Signoff of an EPC site plan and that the access road would need to follow what was determined by the EPC (Record, p. 92; DRB Minutes, 11/3/21, p. 8) The applicant's agent also maintained that the EPC Site Plan that was approved showed the access road would remain open (Record, p. 93; DRB Minutes, 11/3/21, p. 9), and that the owner's main objection was to formalize the shared access agreement, particularly when the owner to the west would not have an agreement in place. The City Engineer gave the applicant the assurance that the easement language could include provisions to change the access arrangements for problems related to cut-through traffic, delivery vehicle traffic, or security problems. (Record, p. 94; DRB Minutes, 11/3/21, p. 10)

In the November 10, 2021 DRB meeting, the agent's architect reassured a member of the public that the access road will remain open. (Record, p. 69: DRB Minutes 11/10/21, p. 3, Santi). Later in the meeting, the owner and agent expressed concerns about not being able to limit use at a future point in time if cut through traffic or other problems arose (Record, p. 75-76; DRB Minutes 11/10/21, p. 9-10, Davis/Strozier). The staff and the agent team concurred that if the access road would ever be limited in who could use it, then that would constitute a 'major amendment' that would need to be reviewed by the EPC. (Record, p. 76-77; DRB Minutes 11/10/21, p. 10-11, Wolfley/Gould/Strozier). The Chair pointed out that the way the agent would write the access agreement language, to allow public access to the road or not, would determine whether there would be a major amendment and a need to return to the EPC. (Record, p. 78-79, 82; DRB Minutes 11/10/21, p. 12-13, 16 Wolfley). During November, an access agreement was being drawn up by the applicant team and the City staff.

At the November 17, 2021 meeting of the DRB, the appellant's attorney appeared and objected to any changes to the road and expressed concern about not being notified of the DRB proceedings. (Record, p. 46-47; DRB Minutes 11/17/21, p. 3-4, James). The traffic engineer and the applicant's agent agreed that traffic calming or speed limits would be minor amendments, which are approved by the DRB; but any closing or gating of the road would be considered a major amendment. (Record, p. 57; DRB Minutes 11/17/21, p. 16, Wolfenbarger, Strozier). The City Engineer indicated that if they are proposing a major amendment to the easement, that change would need to go through the EPC. (Record, p. 60; DRB Minutes 11/17/21, p. 19, Biazar).

# **DRB DECISION**

At the fourth and final meeting on November 17, 2021, the DRB voted to approve the EPC Site Plan Final Sign-Off. The approval included several delegations, including the finalization of the Access Agreement for the access road. The Access Agreement was drafted at that time but not finalized. The Transportation DRB member accepted delegation for finalization of that Access Agreement and testimony was clear in the various DRB meetings that any major change to the use of the road would need to return to the EPC for review.

# **APPEAL**

The appeal procedures are found in IDO  $\S6-4(V)$ . The appellant is the adjacent property owner to the east and has standing pursuant to IDO  $\S6-4(V)(2)(a)$ . The IDO states the criteria for appeal below:

The criteria for review of an appeal shall be whether the decision-making body made one of the following errors:

6-4(V)(4)(a) The decision-making body or the prior appeal body acted fraudulently,

6-4(V)(4)(b) The decision being appealed is not supported by substantial evidence.

6-4(V)(4)(c) The decision-making body or the prior appeal body erred in applying the requirements of this IDO (or a plan, policy, or regulation referenced in the review and decision-making criteria for the type of decision being appealed).

# **Staff Response**:

1. The appellant states that the DRB acted arbitrarily or capriciously in approving the EPC Site Plan Final Sign-Off because the DRB did not have authority to establish a shared access easement on the site.

The local access road was established when the entire site plan of 75-acres was approved by the EPC in 1987. The access road was part of Phase I development of the site plan. The access road was established and has been in place and used for about 40 years.

The IDO §1-7(A)(1) requires new applications for the use of land conform to the IDO and DPM:

No person shall develop or use any land, building, or structure within the City in violation of this IDO, regulations authorized under this IDO, including but not limited to those regulations in the Development Process Manual (DPM), or the terms and conditions of permits or approvals issued under this IDO.

When EPC Site Plan Final Sign-Off application was received, transportation engineering determined that an access agreement had never been executed and was needed to meet current IDO/DPM standards. They further analyzed that the new site plan approved by the EPC for the multifamily project had turned the local access road (shown in yellow in the figure below) into more of a drive aisle with parking on the south side (shown in blue in the figure below). Users of those parking spaces would need to cross the access road to get to their cars, and therefore, traffic calming measures were needed if parking was included on the south side of the access road.

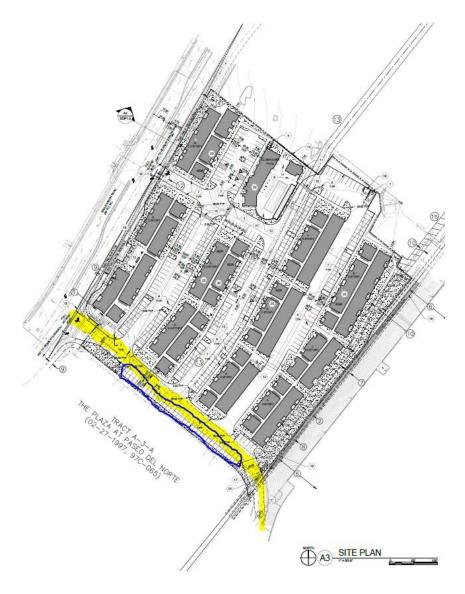


Figure 2. Site Plan PR 2021-5442 approved by the EPC in 2021 annotated to highlight local access road and parking south of access road. (Record, p. 159)

IDO §6-2(D) assigns the DRB with the responsibility 'to ensure that technical standards, including....transportation, have been met.' The DRB is the body that establishes shared access easements for properties.

IDO §5-3(E)(1)(f) assigns the DRB responsibility for establishing privateways<sup>1</sup> by setting the

# **Private Way**

A lot or easement that is not public right-of-way and that contains a street or alley providing access between a public right-of-way and one or more lots. The term may include easements for public and private infrastructure when such are established through a suitable legal document, along with the access rights.

<sup>&</sup>lt;sup>1</sup> Effective IDO July 2021, Definitions:

conditions under which the DRB establishes the appropriateness of a private way and giving the DRB the authority to require public or private utility easements.

The Design Process Manual Chapter 7-4(B)(2) provides further clarification of the role of the DRB to require necessary access easements:

- 5. Shared Site Access Points: driveways that straddle property lines, or are entirely on 1 property but are to be used by another property, shall have an **access easement**. (emphasis added).
- 2. The appellant asserts that the provisions of the shared access easement constitute a Major Amendment per the IDO that must be considered by the Environmental Planning Commission.

The DRB Notice of Decision of November 12, 2021 states:

Final sign-off is delegated to Planning for cross access easement language modifications that meet both applicant and City needs as discussed at the November 17, 2021 hearing; for traffic calming measures within the new easement; clarification of dimensioning of the site; the establishment of separate bike rack locations; for additional curb ramp call-outs; and for the recorded IIA. (emphasis added)

The finalization of the Shared Access Agreement is a condition of approval of the EPC Site Plan Final Sign-Off. The DRB Transportation Member and Chair will not sign the site plan until the Shared Access Agreement is deemed satisfactory.

The appellant has pointed out provisions of the access agreement that could constitute a 'major amendment' per IDO §6-4(Z)(1)(b) and that "major amendments shall be reviewed and decided by the decision-making body that issued the permit or approval being amended." The EPC is the decision-making body that previously approved the site plan in 1987.

During the DRB meetings, the provisions of this access agreement related to cut through traffic and truck use were discussed as potential elements of the access agreement. However, upon further review and analysis by DRB staff, the Planning Department agrees that the following provisions of the 'Draft' Access Agreement determine who can use the access road. Because the road access is currently unrestricted, and has been since it was built, changes to who can use the

## **Access**

A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

# **Easement**

A legal right to use another's land for a specific, limited purpose, typically within private ways. The purpose may include, but is not limited to, installing and maintaining stormwater drainage, water and sanitary sewer lines, fire hydrants, landscaping, and other infrastructure improvements. Easements may also be granted for open space, view protection, or other specific uses. See also *Private Way*.

access road **would** constitute 'any change affecting an easement' and would be a 'major amendment' that would need to be decided by the EPC per IDO §6-4(Z)(1)(b)(2)(b). (See 'Draft Access Agreement' items b, d, and e below):

- 2. Limitations on Use of the Easement Area. The Easement is limited as follows:
- (b) In order to discourage non-permitted cut-through traffic, Declarant may post signs indicating that cut-through traffic is not permitted.
- (d) Commercial trucks are prohibited. Declarant may post signs indicating no commercial vehicles are permitted.
- (e) Hours of use of the Easement Area may be limited to normal business hours only. Declarant may post signs indicating permitted hours of use (e.g. 7 AM to 10 PM).
- (Draft Access Agreement, see Record p. 154)

Items (b), (d), and (e) above would need to be removed from the Access Agreement before the DRB Transportation Member and Chair would sign the final Site Plan.

Staff has determined that the following items could remain in the shared access agreement and would not constitute a 'major amendment' or 'any change of easement'. This is because they are common measures on roadways to allow for safe travel, i.e., reducing traffic speeds and disallowing parking. (See a, c, and f below). Traffic calming occurs on many roads in the City when unsafe conditions warrant features to slow traffic down. Items (a), (c), and (f) below could remain in the Access Agreement without triggering a new Major Amendment:

- 2. Limitations on Use of the Easement Area. The Easement is limited as follows:
- (a) The speed limit for all vehicles is 15 miles per hour. Declarant may post signs indicating the speed limit.
- (c) Traffic calming measures, including but not limited to speed humps, speed table, and textured paving, may be installed by Declarant at any time.
- (f) No vehicular parking is permitted.
- (Draft Access Agreement, see Record p. 154)
- 3. The appellant asserts that the action before the DRB was a major amendment, and therefore, the appellant did not receive required notice for the action being considered by the DRB.

The action before the DRB was the EPC Site Plan Final Sign-Off. The public notice for the Site Plan occurs at the EPC level, and the DRB treats the 'Signoff' as a minor case that is noticed on the agenda only. IDO §6-6(J)(2)(e) states: "The EPC may delegate authority to the DRB to determine technical review of compliance with conditions of approval and DPM standards." The EPC delegation was clearly identified in Condition #1 and #7 of the EPC Notice of Decision for the Site Plan case. The IDO Procedures Summary Table 6-1-1 does not list EPC Site Plan Final Sign-off as a procedure that requires notice.

The DRB Members repeated throughout the various DRB meetings that any closing or gating of the access road would require a return to the EPC for a site plan major amendment. However,

DRB staff now acknowledges that three provisions in the Draft Access Agreement prepared for this project would constitute a 'major amendment' by restricting use of the access road, and therefore, would require a different process and different notice.

4. The appellant asserts that the Shared Access Easement agreement is, in effect, a modification to the Site Plan that constitutes a Major Amendment.

Staff acknowledges that the Draft Access Agreement provisions that restrict use of the access road would constitute a major amendment that would need to be reviewed by the EPC. Please note that the Access Agreement has not been signed by the City Engineer, therefore the agreement is not in effect. The delegation item regarding the access agreement is not complete, and the DRB Transportation Member and Chair have not signed the Site Plan.

# **CONCLUSION**

The DRB action to create a Shared Access Agreement where no access agreement had previously been created was not arbitrary or capricious. It is the responsibility and common practice of the DRB to make sure that new site plans follow all the requirements of the IDO and DPM. The proposed site plan with a Shared Access Agreement will guarantee that the terms of access for the affected property owners and the public are clear. The 'Draft Access Agreement' that sought to limit use of the Access Road was beyond the scope of a 'EPC Site Plan Final Sign-Off,' particularly when there was clear direction from the EPC to keep the Access Road 'open.' Removal of the provisions of the Access Agreement that limit use would bring the document and the related DRB decision into conformance with the application for a 'EPC Site Plan Final Sign-Off.'

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

# OFFICIAL NOTIFICATION OF DECISION

Robert Gibson, Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque, NM 87113

Project# PR-2021-005442
Application#
SI-2021-01714 EPC SITE PLAN FINAL SIGN-OFF

#### **LEGAL DESCRIPTION:**

All or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning for the EPC Site Plan Final Sign-off, based on the following Findings:

- 1. The EPC approved this project on August 19, 2021 per SI-2021-00569.
- 2. The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- 3. The request proposal includes the construction of 218 multi-family residential dwellings on the site.
- 4. The proper notice was given as required by the IDO in Table 6-1-1.
- 5. <u>Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan EPC shall be approved if it meets all of the following criteria:</u>

a. 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan as amended.

The Site Plan is consistent with the ABC Comp Plan as amended.

b. <u>6-6(H)(3)(b)</u> The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The site is zoned MX-M, future development must be consistent with the underlying zoning.

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

The features and improvements depicted on the Site Plan must meet the 2019 IDO requirements.

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

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was required and submitted, and the recommended mitigation measures were added to the Infrastructure List and approved with the Site Plan. The site has an approved Grading and Drainage Plan.

e.  $\underline{6-6(H)(3)(e)}$  The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.

The Landscape Plan complies with 5-6(D)(1)(c) of the IDO regarding street trees, and provides landscaping that complies with 5-6(D) of the IDO regarding street frontage landscaping.

6. An Infrastructure List was approved with the Site Plan. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.

Official Notice of Decision
Project # PR-2021-005442 Application# SI-2021-01714
Page 3 of 3

## **Conditions:**

- 1. Final sign-off is delegated to ABCWUA for changes and revisions to the Utility Plan as cited in the ABCWUA comments and discussed in the November 17, 2021 hearing regarding encroachments and updates to the Utility Plan.
- 2. Final sign-off is delegated to Planning for cross access easement language modifications that meet both applicant and City needs as discussed at the November 17, 2021 hearing; for traffic calming measures within the new easement; clarification of dimensioning of the site; the establishment of separate bike rack locations; for additional curb ramp call-outs; and for the recorded IIA.
- 3. The applicant will obtain final sign off from ABCWUA and Planning by February 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 2, 2021.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to <a href="PLNDRS@CABQ.GOV">PLNDRS@CABQ.GOV</a> (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Jolene Wolfley DRB Chair

JW/jr

Anthony Santi, Dekker/Perich/Sabatini, 7601 Jefferson St. Suite 100, ABQ, NM 87109





# **DEVELOPMENT REVIEW BOARD APPLICATION**

Effective 8/12/2021

Please check the appropriate box(es) and of application.	refer to supplem	ental fo	orms for submittal requi	rement	s. All fees must be	paid at the time	
SUBDIVISIONS	☐ Final Sign off of	EPC Sit	te Plan(s) <i>(Form P2A)</i>	□ Exte	☐ Extension of IIA: Temp. Def. of S/W (Form V2)		
☐ Major – Preliminary Plat (Form S1)	☐ Amendment to Site Plan (Form P2)			☐ Vacation of Public Right-of-way (Form V)			
☐ Major – Bulk Land Plat (Form S1)	MISCELLANEOUS	S APPLI	CATIONS	□ Vacation of Public Easement(s) DRB (Form V)			
☐ Extension of Preliminary Plat (Form S1)	☐ Extension of Inf	rastructu	ure List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)			
☐ Minor Amendment - Preliminary Plat (Form S2)	☐ Minor Amendme	ent to Inf	frastructure List (Form S2)	PRE-APPLICATIONS			
☐ Minor - Final Plat (Form S2)	☐ Temporary Defe	erral of S	S/W (Form V2)	☐ Ske	☐ Sketch Plat Review and Comment (Form S2)		
☐ Minor – Preliminary/Final Plat (Form S2)	☐ Sidewalk Waive	er (Form	V2)				
SITE PLANS	☐ Waiver to IDO (	Form V2	?)	APPE	APPEAL		
□ DRB Site Plan (Form P2)	☐ Waiver to DPM	(Form V	(2)	íX Dec	☑ Decision of DRB (Form A)		
BRIEF DESCRIPTION OF REQUEST	L						
This is an appeal of the Development Revi	ew Board decision	regardi	ing Project Number PR-2	021-005	44, Application numb	oer SI-2021-01714.	
APPLICATION INFORMATION							
Applicant: Columbus Pacific Properties, Ltd.  Address: 23632 Calabasas Road Suite 107				Ph Em	Phone: 310-508-7888  Email: rick@ columbuspacific.com		
City: Calabasas			State: CA	Zip	<sub>ip:</sub> 91302		
Professional/Agent (if any): Modrall Sperling ar	d/or Rodey Law F	irm		Phone: 505-848-1864			
Address: 500 4th Street NW Suite 1000			1	Email: rej@modrall.com			
City: Albuquerque			State: NM	Zip	<sup>Zip:</sup> 87102		
Proprietary Interest in Site: Adjacent property o			List <u>al</u> l owners: Sedona V				
SITE INFORMATION (Accuracy of the existing	egal description is	<u>crucial</u> !	-				
Lot or Tract No.: Lot A-2-A-A	Block:			Unit:			
Subdivision/Addition: The Plaza at Paseo Del	· · · · · · · · · · · · · · · · · · ·		'	UPC Code:			
Zone Atlas Page(s): # of Existing Lots:	Existing Zoning: MX-M  # of Proposed Lots:			Proposed Zoning  Total Area of Site (Acres): 7.12			
LOCATION OF PROPERTY BY STREETS						7.12	
Site Address/Street: Between: 1 and:							
CASE HISTORY (List any current or prior proje	ct and case number	r(s) that	may be relevant to your re	quest.)			
See above.							
I certify that the information I have included here a	nd sent in the requir	ed notice	e was complete, true, and ac	curate to	the extent of my know	vledge.	
Signature: Robin E. Januar			Date: 12/2/2021				
Printed Name: Robin James □ Applicant or ☒ Agent							
FOR OFFICIAL USE ONLY							
Case Numbers Action	n Fee	s	Case Numbers		Action	Fees	
Meeting Date:				Fe	Le Total:	<u> </u>	
Staff Signature: Date:				Project #			

# **FORM A: Appeals**

Complete applications for appeals will only be accepted within 15 consecutive days, excluding holidays, after the decision being appealed was made.

	APPEAL OF A DECISION OF CITY PLANNING STAFF (HISTORIC PRESERVATION PLANNER) ON A HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR TO THE LANDMARKS COMMISSION (LC)
	APPEAL OF A DECISION OF CITY PLANNING STAFF ON AN IMPACT FEE ASSESSMENT TO THE ENVIRONMENTAL PLANNING COMMISSION (EPC)
X	APPEAL TO CITY COUNCIL THROUGH THE LAND USE HEARING OFFICER (LUHO)
	_X Interpreter Needed for Hearing? No_if yes, indicate language:
	X A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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 <a href="mailto:shall be organized">shall be organized</a> with the Development Review Application and this Form A at the front followed by the remaining documents <a href="mailto:in the order provided on this form.">in the order provided on this form.</a>
	X Project number of the case being appealed, if applicable: PR-2021-005442
	X Application number of the case being appealed, ifapplicable: SI-2021-01714
	X Type of decision being appealed: DRB's EPC Site Plan Final Sign-Off
	X Letter of authorization from the appellant if appeal is submitted by an agent
	$\underline{X}$ Appellant's basis of standing in accordance with IDO Section 14-16-6-4(V)(2)
	X Reason for the appeal identifying the section of the IDO, other City regulation, or condition attached to a decision that has not been interpreted or applied correctly, and further addressing the criteria in IDO Section 14-16-6-4(V)(4)
	X Copy of the Official Notice of Decision regarding the matter being appealed

l, the applicant or agent, acknowledge that if any re scheduled for a public meeting or hearing, if requi		
Signature: Robin E. James		Date: 12/2/2021
Printed Name: Robin James		☐ Applicant or ☒ Agent
FOR OFFICIAL USE ONLY		
Case Numbers:	Project Number:	
Staff Signature: Date:		MEXIL

013 Revised 12/2/20

December 2, 2021

To Whom It May Concern,

I, Rick Margolis, Principal of Columbus Pacific Properties Ltd., hereby authorize Modrall Sperling Law Firm and/or Rodey Law Firm to submit an appeal regarding Project Number PR-2021-005442, Application number SI-2021-01714 on my behalf and to act as my agent in this matter.

Sincerely,

Rick Margolis, Principal of Columbus Pacific

#### **Basis for Standing**

Columbus has standing based on Section 14-16-6-4(V)(2)(4) of the IDO as Columbus's property rights along with its legal right to due process have been specially and adversely affected by the DRB's decision. Specifically, Columbus was a party to the original site plan and relied on this site plan as drafted in pursing its development. Additionally, Columbus is a neighboring property owner and was entitled notice of the EPC hearing in this matter and therefore has standing for this appeal. Columbus also has standing based on Section 14-16-6-4(V)(2)(5) of the IDO based on the proximity of Columbus's parcel to the subject property. Additionally, Columbus, through its agent Modrall Sperling, submitted written comments with all required information before the EPC hearing in this matter and appeared at such hearing and made verbal comments at the hearing. Columbus also, through its agent Modrall Sperling, made verbal comments at the DRB meeting in this matter although notice of this meeting was not received by Columbus.



December 2, 2021

Via Electronic Mail

City of Albuquerque Planning Department Development Services Division Attn: Planning Director 600 2nd Street NW, Ground Floor Albuquerque, NM 87102 Email: plndrs@cabq.gov

Re: Appeal of Development Review Board ("DRB") decision regarding Project Number PR-2021-005442, Application number SI-2021-01714, EPC Site Plan Final Sign-Off

To Whom It May Concern:

This letter provides Columbus Pacific Properties' ("Columbus") reasons and grounds for appeal of the above referenced decision (including all criteria addressed in the City of Albuquerque's Integrated Development Ordinance ("IDO"), Section 14-16-6-4(V)(4)). This mater was heard at a public meeting before the DRB on November 17, 2021. Columbus's specific grounds and reasons for appeal, along with some background on this matter are provided in detail below.

# I. Background

Columbus is the owner of the parcel adjacent to the original applicant's parcel and is a party to the original site plan for which amendment was sought. This matter was heard before the Environmental Planning Commission ("EPC") on August 19, 2021 at which time the EPC approved the site plan and delegated final sign off authority to the DRB. Columbus appeared at this and public hearing objected changes to any two-way access road running from Eagle Ranch Road to its adjacent shopping center off of Coors Boulevard as shown on the original site plan (the "Access Road") that would in any way affect or change the two-way vehicular access to its parcel (See Exhibit A). The EPC approved the site plan with the Access Road left open. The applicant had originally proposed closing the Access Road

Modrall Sperling Roehl Harris & Sisk P.A.

Robin E. James Tel: 505.848.1864

Cell: 505.280.1405 Robin.James@modrall.com

500 Fourth Street NW Suite 1000 Albuquerque, New Mexico 87102

PO Box 2168 Albuquerque, New Mexico 87103-2168

Tel: 505.848.1800 www.modrall.com and this change was made by the applicant in order to receive EPC approval. The EPC heard several comments regarding the Access Road at the hearing.

The DRB then held a public meeting on this matter, without public notice, and ultimately signed off on the final site plan; however, in doing so, the DRB created and/or permitted additional restrictions to be made to the Access Road which were not addressed by the EPC and authorized the recording of a cross access easement (the "Easement") memorializing these changes. A copy of the Easement as presented at the DRB public meeting is attached hereto as Exhibit B.<sup>2</sup>

# II. Reasons and Grounds for Appeal

- 1. The DRB acted arbitrarily and capriciously in allowing for and/or requiring the Easement to be recorded with language that modifies the Access Road without following the procedures required to modify the Access Road pursuant to the IDO.
- 2. The DRB erred in applying the requirements of the IDO and the EPC's decision in allowing for and/or requiring the Easement to be recorded with language that modifies the Access Road without following the procedures required to modify the Access Road pursuant to the IDO.
  - a. The access road cannot be modified without going before the EPC again with proper notice.

Although the DRB stated that public notice was not required for the public meeting in this matter, public notice is required for a major amendment to a site plan and this must be done before the EPC in this case. See 14-16-6-4(Z)(1)(b) and table 6-1-1; see also EPC decision dated August 19, 2021, Project Number 2021-005442, SI-2021-00569, also attached as Exhibit C (stating that the amendment at issue "exceeds the threshold found in IDO table 6-4-4 . . . [and] therefore is classified as a Major Amendment pursuant to IDO section 14-

<sup>&</sup>lt;sup>1</sup> The Easement includes many changes to the Access Road, including but not limited to the right for the applicant to post signs indicating that cut-through traffic is not permitted; the right to post hours of use for the Access Road, which may be limited to normal business hours; the right to impose additional limitations for the safety and/or security of residents and occupants of the applicant's project; and the right to terminate the Easement (which is contrary to the IDO requirements in and of itself).

<sup>&</sup>lt;sup>2</sup> Final sign-off of the Easement language was delegated to Planning and to Columbus's knowledge has not been received to date.

16-6-4(Z)(1)(b)"). This process was originally followed and the EPC approved the site plan with the Access Road left open after hearing public comments on the matter; however, the DRB decision has the effect of further modifying the site plan by making changes to the Access Road without public notice which is not allowed under the IDO.

b. The DRB exceeded its authority in allowing for and/or requiring the Easement to be entered.

The DRB exceeded the authority delegated to it by the EPC. The EPC's decision specially stated the following:

"The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:

- 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
- 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area."

The DRB was not authorized to make changes to the Access Road that would further restrict the road and in doing do exceeded its authority. Had the EPC delegated this authority, Columbus would have appealed the EPC decision previously.

c. Proper notice was not given.

As referenced above, notice for the DRB public meeting was not given. While the DRB stated that notice was not required for this matter, because major changes to the site plan

were made and the Access Road was modified, notice was in fact required pursuant to table 6-1-1 of the IDO.

### III. Additional Issues

In addition and notwithstanding the foregoing, it is Columbus's position that the recording of the Easement cannot change the site plan approved by the EPC and that such Easement is unenforceable. As stated above, in order to amend the Access Road (and in doing so, amend the site plan), EPC approval is required. The applicant's agent agreed to this point at the public meeting.

# IV. Conclusion

The DRB acted arbitrarily and capriciously and erred in applying the requirements of the IDO and the EPC's decision and therefore the decision to enter and record the Easement should be reversed. No changes that would further restrict the Access Road as approved by the EPC should be permitted without going before the EPC again, as required by the IDO.

Please feel free to contact me if you have any questions or if there is any additional information that I can provide.

Sincerely,

Robin E. James

Robin E. James

cc: Anthony Santi, Dekker/Perich/Sabatini; Rick Davis, Sedona West LLC

#### Exhibit A

#### Robin E. James

From: Robin E, James

Monday, August 16, 2021 4:34 PM Sent:

'Bolivar, Silvia A.' To:

Cc: 'CLehner@cabq.gov'; Meg L. Meister

Subject: Objections to Project #PR-2021-005442 (Sedona West Apartments), Proposed Major

Amendment to Site Plan

#### Silvia.

Below are written objections with regard to the above referenced matter. Please confirm receipt of this email at your earliest convenience. Thank you.

We are submitting the following objections on behalf of Columbus Pacific ("Columbus"), owner of the parcel adjacent to the subject parcel located at Eagle Ranch Road NW, between Paradise Boulevard NW and Irving Boulevard NW (the "Subject Parcel"), and party to the original site plan to which amendment is being sought. Columbus's objections are as

- 1. Notice. Columbus did not receive proper notice of the initial hearing (or current hearing) on this matter as required by the Integrated Development Ordinance (IDO). Columbus also did not receive notice of the facilitated meetings or pre-neighborhood meetings on this matter. Columbus objects to any changes made prior to receiving proper notice as required under the IDO and is hereby reserving the right to make such claim, despite the fact that Columbus is submitting additional objections at this time.
- 2. Site Plan, Columbus is a party to the original site plan sought to be amended. Although Columbus's specific tract is not being changed by this proposed amendment, the access road that runs through the site is being altered. Columbus relied on the original site plan as drafted in pursuing its development. Specifically, Columbus relied on the two-way access road running from Eagle Ranch Road to its parcel as shown on the current site plan (the "Access Road") and has vested rights in this plan. Columbus also relied on the grading and drainage plan for the entire site plan area, along with the sewage and fire safety plans in place. Columbus has vested rights in all such prior approvals and agreements for the entire site plan area. Columbus has not given consent to change the site plan and hereby objects to any changes without its prior consent.
- 3. Vehicular Access. As stated in the Supplemental Staff Report on this matter, the original proposed new site plan for the Subject Parcel showed that the Access Road was to be closed. The report notes that the proposed site plan has been amended to leave the Access Road open, but notes that parking provided along the western boundary could still conflict with access. While the report references the western boundary of the Subject Parcel, Columbus is concerned with the parking now shown along the Access Road on the southern portion of the Subject Parcel. Columbus believes that this could affect access to its property. Columbus objects to the amended site plan as currently drafted with parking along the Access Road and to any changes to the Access Road that would in any way affect or change the two-way vehicular access to its shopping center.
- 4. Technical Objections (Infrastructure). Columbus objects to any technical findings or recommendations by the EPC that would have any effect on Columbus's parcel or change Columbus's parcel in any way and further requests specific conditions to approval stating that that no changes to or approvals for the Subject Parcel are to affect or change Columbus's parcel in any way. Columbus also makes the following specific technical objections and requests for conditions to approval:
  - a. Drainage. As noted in the Supplemental Staff Report, the new project on the Subject Parcel will result in an increase in developed storm water runoff generated due to the new impervious areas. The Supplemental Staff Report goes on to the state the following: "Due to the general slope of the site from west to east, and coordination compromises to the site development with the neighboring

property owners, the site as fully developed will not be able to include ponding improvements necessary to comply with the City of Albuquerque DPM and Current Stormwater Quality Ordinance Requirements to capture and treat the 0.42 inch storm event generated by the site. Calculations included in the Conceptual Grading Plan (CG-101) demonstrate that the required stormwater quality volume generated by the developed site to be 8,510 CF, as such, a Variance is requested for the developer to utilize the alternative 'payment-in-lieu' option noted in the City of Albuquerque DPM Section 6-12(C)(1), to be coordinated with the City Hydrology Engineer. The findings for the Grading and Drainage Plan [will] be discussed at DRB." Columbus objects to the amendment to the site plan to the extent that the drainage from the Subject Parcel will affect or change its parcel in any way. Columbus also objects to any variance granted for the Subject Parcel, any arrangement for the payment-in-lieu option noted above, and any other changes to or approvals for the Subject Parcel that would in any way affect or change Columbus's parcel in any way. Columbus specifically requests that the EPC require as a condition to the DRB approval that any drainage, including any granted variance or other plan, not affect or change Columbus's parcel in any way.

- b. Transportation. The Supplemental Staff Report states the following: "the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer." Columbus objects to the amendment to the site plan to the extent that access to its parcel will be affected or changed in any way and requests that the EPC require as a condition to the DRB approval that Columbus's access not be affected or changed.
- c. Paved Trail. As noted in the Supplemental Staff Report, there is a proposed paved trail that would border the Subject Parcel. This also borders Columbus's property. The staff report states that "an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB." Columbus supports this condition to approval and objects to any change that would eliminate this requirement.
- d. Fire Plan. The original Staff Report states that no information has been shown with regard to a fire plan. The amended site plan originally submitted in this matter cut off access to the fire hydrant located on the Access Road. Columbus objects to the amendment to the site plan to the extent that fire access and safety for its parcel will be affected or changed in any way and requests that the EPC require as a condition to the DRB approval that fire access and safety for Columbus's parcel not be affected or changed.
- e. Sewer System and Other Utilities. The current site plan did not contemplate a residential apartment complex. Columbus objects to the amendment to the site plan to the extent that the current sewer system or other utilities will be affected or changed in any way and requests that the EPC require as a condition to the DRB approval that any changes cannot affect or change Columbus's parcel in any way.

Columbus also objects to the EPC approving the amendment to the site plan without any of the above requested conditions included.

- 5. Findings. At this time, Columbus's understanding is that the Access Road is going to remain open to two-way traffic. This is integral to the entire development and original goals of the larger development that makes up the current site plan to which amendment is being sought. Because the original amended site plan submitted for the Subject Parcel showed that the Access Road was to be closed, many of the findings in the original Staff Report conflict with the overall goals and policies stated therein. Columbus hereby objects to the portions of the Supplemental Staff Report that indicate that certain goals and policies with regard to interconnectivity, access, and walkability will be met, unless it is made clear that the reason these goal and policies are being met is due to the Access Road being left open to two-way traffic. These goals and policies include, but are not limited to the following:
  - Subpolicy 5.1.1(a): create walkable places that provide opportunities to live, work, learn, shop and play.

- Subpolicy 5.1.1(h): encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.
- c. Policy 5.1.6 Activity Centers: foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.
- Subpolicy 5.1.6(a): incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.
- Goal 5.2 Complete Communities: foster communities where residents can live, work, learn, shop and play together.
- f. Goal 5.2.1 Land Uses: create healthy, sustainable, and distinct communities with a mix of uses that
  are conveniently accessible from surrounding neighborhoods.
- g. Goal 5.3 Efficient Development Patterns: promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

Columbus also requests that as a condition to EPC approval, a specific finding be entered that the Access Road is an integral part of the Subject Parcel and surrounding areas, including the entire area that is subject to the original site plan, and that the Access Road must be left open. Columbus objects to the EPC approving the amendment to the site plan without this finding.



Robin James
Associate Attorney | Modrall Sperling | www.modrall.com

P.O. Box 2168 | Albuquerque, NM 87103-2168 500 4th St. NW, Ste. 1000 | Albuquerque, NM 87102 D: 505.848.1864 | O: 505.848.1800 | C: 505.280.1405

#### Exhibit B

RECORDING REQUESTED BY AND AFTER RECORDING RETURN TO:

Stoel Rives LLP 600 University St. Ste. 3600 Seattle, WA 98101 Attn: Sallie Lin

#### DECLARATION OF ACCESS EASEMENT

THIS DECLARATION OF ACCESS EASEMENT ("Declaration") is made as of \_\_\_\_\_\_\_, 2021 (the "Effective Date"), by Sedona West, LLC, a New Mexico limited liability company ("Declarant").

#### RECITALS

- A. Declarant is the owner of a parcel of real property in Bernalillo County, New Mexico, which real property is legally described on the attached Exhibit A (the "Property").
- B. Declarant intends to construct a multi-family residential project (the "Project") on the Property. For the purposes of this Declaration, the Project includes any revisions or modifications to the Project.
- C. Declarant intends to declare a vehicular access easement over and across a portion of the Property (the "Access Drive"), as more particularly described herein. After completion of construction of the Access Drive and the Project, the general public and emergency vehicles shall be permitted to use the Access Drive for the limited purposes described herein, subject to the terms and conditions herein.

#### DECLARATION

NOW, THEREFORE, Declarant covenants and agrees, on behalf of itself and its heirs, successors, and assigns, as follows:

1. Grant of Easement. Declarant hereby declares a non-exclusive ingress and egress access easement (the "Easement") over, upon, and across the Access Drive, as legally described in the attached as Exhibit B ("Easement Area"), subject to the terms, conditions, and limitations contained herein. The Easement may only be used by (a) emergency vehicles, (b) vehicles of the general public that are accessing the shopping center located on Coors Boulevard (the "Easement Users"). Pedestrians are not permitted to use the Access Drive. Use of the Easement is subject to the rights of any other users and permittees of the Easement Area, including but not limited to the residents and occupants of the Project.

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- <u>Limitations on Use of the Easement Area</u>. The Easement is limited as follows:
- (a) The speed limit for all vehicles is 15 miles per hour. Declarant may post signs indicating the speed limit.
- (b) In order to discourage non-permitted cut-through traffic, Declarant may post signs indicating that cut-through traffic is not permitted.
- (c) Traffic calming measures, including but not limited to speed humps, speed table, and textured paving, may be installed by Declarant at any time.
- (d) Commercial trucks are prohibited. Declarant may post signs indicating no commercial vehicles are permitted.
- (e) Hours of use of the Easement Area may be limited to normal business hours only. Declarant may post signs indicating permitted hours of use (e.g. 7 AM to 10 PM).
  - (f) No vehicular parking is permitted.

Declarant reserves the right to impose additional limitations on the use of the Easement Area, as may be needed to avoid adverse impacts to the condition of the Access Drive or the safety and/or security of residents and occupants of the Project.

- 3. <u>Covenants Running with Land.</u> The Easement and the restrictions hereby imposed shall be deemed easements, restrictions and covenants running with the land and shall inure to the benefit of and be binding upon, Declarant and its successors and assigns; provided, however, and notwithstanding the foregoing, the Easement and rights granted hereunder may be terminated by Declarant and its successors and assigns, pursuant to any misuse, expansion of use, adverse use, or overburdening of, the Easement Area, as determined in the sole discretion of Declarant, and its successors and assigns, including, without limitation, pursuant to limitations of the Easement described in Section 2 above.
- 4. <u>Assumption of Risk; No Warranty.</u> Declarant is providing the Easement Area AS-IS, WHERE-IS and WITHOUT WARRANTY. The use of the Easement shall be limited to the uses set forth in this Declaration, and the Easement User's rights under this Declaration shall not be exercised in any manner which (exigent circumstances, to the extent necessary, excepted), unreasonably interferes with (i) any other purposes for which the Property is being, or will be, used, or (ii) with any and all existing rights and easements relating to Declarant or the Property or any part thereof. Any use of the Easement Area is at the Easement Users sole risk.
- Term. This Declaration shall commence on the date of its recording.
- 6. Access During Construction. The Project and the Access Drive have not yet been constructed on the Property. During construction of the Project and the Access Drive, any rights to use the Easement Area shall be subject to the requirements of the construction of the Project and the Access Drive. After the completion of the construction of the Project and the Access Drive. Declarant may record an update to this Declaration to provide the as-built location of the Access Drive to the extent reconstructed or modified in the Easement Area.

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- Governing Law. This Declaration shall be governed by and construed in accordance with the internal laws of the State of New Mexico.
- 8. Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property, the Easement Area, or the Access Drive to the general public or for any public purposes whatsoever, it being the intention of the Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed. The right of the public or any person to make any use whatsoever of the Easements, or any portion thereof (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) is by permission, and subject to the control of the owner of the affected Property in accordance in this Declaration. This Declaration does not create any rights in any third party.

[No further text.]

written.	claration is exe	ecuted on the day and year first above
DECLARANT:		
Sedona West, LLC, a New Mexico limited liability company		
By: Name: Title:		
STATE OF NEW MEXICO		
COUNTY OF BERNILILLO		
This record was acknowledged before, as	ore me on	, 2021, by of Sedona West, LLC, a
New Mexico limited liability company.		
		e for the State of New Mexico

### EXHIBIT A

### Legal Description of the Property

The land referred to herein below is situated in the County of Bernalillo, State of NM, and is described as follows:

Tract A-2-A-A, of The Plaza at Paseo Del Norte, City of Albuquerque, Town of Alameda Grant, Bernalillo County, New Mexico, as shown on the Plat of Tracts A-2-A-A & B-1-A The Plaza at Paseo Del Norte, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 18, 2007, in Plat Book 2007C, Page 347, as Document No. 2007169358.

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# EXHIBIT B Legal Description of Easement Area

[to be attached]



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#### Exhibit C

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



#### OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Robert Gibson Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque NM, 87113 Project #2021-005442 SI-2021-00569 - Site Improvement Major Amendment to Site Plan

#### LEGAL DESCRIPTION:

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)
Staff Planner: Silvia Bolivar

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005442, SI-2021-00569, a Major Amendment to a Site Plan-EPC, based on the following Findings:

- The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
- 2. The applicant proposes to amend the prior approved site development plan in the following manner:
  - Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
- The subject site is zoned MX-M (Mixed Use Medium Intensity). The purpose of the MX-M zone
  district is to provide for a wide array of moderate-intensity retail, commercial, institutional and
  moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and
  Corridors. Allowable uses are shown in IDO Table 4-2-1.

OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 2 of 10

- 4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
- The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Pasco del Norte Activity Center.
- 6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
- The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.
  - Policy 4.2.2 Community Engagement Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

- The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.
  - A. Goal 5.1: Centers and Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Pasco del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.

B. <u>Subpolicy 5.1.1(a)</u>: Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 3 of 10

C. <u>Subpolicy 5.1.1(c)</u>: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multi-family apartment community.

D. <u>Subpolicy 5.1.1(f):</u> Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Pasco del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

E. <u>Subpolicy 5.1.1(h)</u>: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

F. <u>Policy 5.1.2 – Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is near Coors Boulevard and within the Coors/Pasco del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

G. <u>Policy 5.1.6- Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses. OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 4 of 10

> The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

H. <u>Subpolicy 5.1.6(a):</u> Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

- 10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.
  - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

B. Goal 5.2.1 – Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

C. <u>Subpolicy 5.2.1(d)</u>: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. <u>Subpolicy 5.2.1(f)</u>: Encourage higher density housing as an appropriate use in the following situations:
  - i. Within designated Centers and Corridors;
  - ii. In areas with good street connectivity and convenient access to transit;
  - In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

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The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

- 11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.
  - A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

B. Policy 5.3.1 – Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

C. Goal 5.6- City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

D. <u>Policy 5.6.2 - Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelop Areas where change is encouraged.

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.
  - A. Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

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> The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

B. <u>Subpolicy 9.3.2(a)</u>: Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

- The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
  - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.
  - 14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(c), the Site Plan-EPC can be approved it if mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.

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- 15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
- 16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
- 17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.
- 18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
- 19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
- 20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.
- 21. The EPC acknowledges the enormous amount of public comments and major community concerns regarding traffic on Eagle Ranch Road and the surrounding area, and therefore supports Condition #7. The public is also concerned about parking in the area and potential parking spill-over into the neighborhood.

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#### CONDITIONS OF APPROVAL - SI-2021-00569

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 4. Walls & Security
  - A. A detail for the proposed retaining wall shall be provided.
  - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - A. Indicate where the proposed amenities will be located throughout the development.
  - B. If shade structures and gazebos are to be included, provide details for these structures.
- Signage
  - The location of the proposed monument if proposed shall be indicated.
  - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

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<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely.

Digitally signed by James M. Aranda DN: cn=James M. Aranda. o=Gity of Albuquerque, ou=Planning Department.

Department,
 email-invaranda@cabq.gov, c=US
 Date: 2021.08.23 10:14:19-06:00\*

for Alan M. Varela, Planning Director

AV/SB

cc

Robert Gibson c/o Sedona West LLC, rgibson@pacificap.com

Dekker/Perich/Sabatini, anthonys@dpsdesign.org

Vista Montecito HOA, Carol Nelson, 7654@gmail.com

Vista Montecito HOA, Diane Exline, dianexline@gmail.com

Westside Coalition of Neighbohood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comeast.net

Paradise Hills Civic Association, Tom Anderson, taa@msn.com

Paradise Hills Civic Association, Maria Warren, samralphroxy@yahoo.com

Shari Munson Munson CS @aol.com

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EPC file

PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946

### OFFICIAL NOTIFICATION OF DECISION

Robert Gibson, Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque, NM 87113

Project# PR-2021-005442
Application#
SI-2021-01714 EPC SITE PLAN FINAL SIGN-OFF

#### **LEGAL DESCRIPTION:**

All or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

On November 17, 2021, the Development Review Board (DRB) held a public meeting concerning the above referenced application and approved the request, with delegation to ABCWUA and Planning for the EPC Site Plan Final Sign-off, based on the following Findings:

- 1. The EPC approved this project on August 19, 2021 per SI-2021-00569.
- 2. The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- 3. The request proposal includes the construction of 218 multi-family residential dwellings on the site.
- 4. The proper notice was given as required by the IDO in Table 6-1-1.
- 5. <u>Pursuant to 6-6(H)(3) Review and Decision Criteria An application for a Site Plan EPC shall be approved if it meets all of the following criteria:</u>

a. 6-6(H)(3)(a) The Site Plan is consistent with the ABC Comp Plan as amended.

The Site Plan is consistent with the ABC Comp Plan as amended.

b. <u>6-6(H)(3)(b)</u> The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The site is zoned MX-M, future development must be consistent with the underlying zoning.

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

The features and improvements depicted on the Site Plan must meet the 2019 IDO requirements.

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

The site has access to a full range of urban services including utilities, roads and emergency services. A Traffic Impact Study was required and submitted, and the recommended mitigation measures were added to the Infrastructure List and approved with the Site Plan. The site has an approved Grading and Drainage Plan.

e.  $\underline{6-6(H)(3)(e)}$  The application mitigates any significant adverse impacts on the surrounding area to the maximum extent possible.

The Landscape Plan complies with 5-6(D)(1)(c) of the IDO regarding street trees, and provides landscaping that complies with 5-6(D) of the IDO regarding street frontage landscaping.

6. An Infrastructure List was approved with the Site Plan. A Financial Guaranty/Infrastructure Improvements Agreement (IIA) must be approved and recorded.

Official Notice of Decision
Project # PR-2021-005442 Application# SI-2021-01714
Page 3 of 3

#### **Conditions:**

- 1. Final sign-off is delegated to ABCWUA for changes and revisions to the Utility Plan as cited in the ABCWUA comments and discussed in the November 17, 2021 hearing regarding encroachments and updates to the Utility Plan.
- 2. Final sign-off is delegated to Planning for cross access easement language modifications that meet both applicant and City needs as discussed at the November 17, 2021 hearing; for traffic calming measures within the new easement; clarification of dimensioning of the site; the establishment of separate bike rack locations; for additional curb ramp call-outs; and for the recorded IIA.
- 3. The applicant will obtain final sign off from ABCWUA and Planning by February 16, 2021 or the case may be scheduled for the next DRB hearing and could be denied per the DRB Rules of Procedure.

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 2, 2021.** The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to <a href="PLNDRS@CABQ.GOV">PLNDRS@CABQ.GOV</a> (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to <a href="PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,

Jolene Wolfley DRB Chair

JW/jr

Anthony Santi, Dekker/Perich/Sabatini, 7601 Jefferson St. Suite 100, ABQ, NM 87109

CITY OF ALBUQUERQUE

DESIGN REVIEW BOARD

MINUTES

November 17, 2021

Agenda Item 17 Project Number PR-2021-005442 SI-2021-01714 - EPC SITE PLAN SIGN-OFF

### BOARD MEMBERS:

Jolene Wolfley, Chair Jeanne Wolfenbarger, Transportation Chris Cadena, Water Authority Ernest Armijo, Hydrology Robert Webb, Code Enforcement Cheryl Somerfeldt, Parks and Rec

### STAFF:

Maggie Gould, Planning Manager Jay Rodenbeck, Senior Planner Shahab Biazar, City Engineer Angela Gomez, Hearing Monitor

CHAIR WOLFLEY: Okay. Next up is Item 17, PR-2021-5442, EPC site plan sign-off, SI-2021-1714 for Sedona West, LLC, at Eagle Ranch Road between Paradise and Irving.

And Dekker/Perich/Sabatini is the agent. And is that you, Mr. Santi?

MR. SANTI: Yes.

CHAIR WOLFLEY: All right.

MR. SANTI: And -- and Mr. Strozier.

CHAIR WOLFLEY: And Mr. Strozier. All right.

Go ahead, Mr. Santi, and introduce yourself for the record with your address.

MR. SANTI: Yes. And any Santi, Dekker/Perich/Sabatini Architects, 7601 Jefferson Street Northeast.

(Witness sworn.)

CHAIR WOLFLEY: Thank you. And while we're at it, let's go ahead and get Mr. Strozier introduced.

MR, STROZIER: Okay. Jim Strozier, principal with Consensus Planning, 302 8th Street, Northwest, 87102.

(Witness sworn.)

CHAIR WOLFLEY: Okay. I'm eager to hear your update, gentlemen.

MR. SANTI: I'll -- I'll start us off, and then let Jim handle the hard questions.

I think we've addressed most, if not all, of the comments. Since our last meeting, we've -- we've added the trail -- or the crosswalk at the south end of the trail, connecting the north and south sides.

We've added the various notes water authority wanted a note for at the dog park for if any -- if they had to modify their line or work on it, that they wouldn't be responsible for the artificial turf and other site elements that could be damaged.

So as far as all those minor comments go, I think we've picked those up. And I think the one larger item was with regard to the access easement. And when we go through the comments, I'm sure we'll have some discussion around that.

CHAIR WOLFLEY: Okay. Thank you. You're not going to -- you're not going to play your hand just yet, huh?

MR. SANTI: Well, I just -- I just figure it's going to take a few minutes.

CHAIR WOLFLEY: Okay.

MR. SANTI: Maybe not.

CHAIR WOLFLEY: All right. Well, we'll -- I guess we'll get to that when we get to transportation, unless you want to introduce anything now.

MR, STROZIER: I would -- Madam Chair, this is Jim Strozier with Consensus Planning.

And I would just say that, you know, we certainly appreciate all the effort on the city staff side to try and work with us to get this easement issue and some questions resolved regarding that easement. I think we made a lot of progress on that and to see if we are at a point where there is agreement in principle on how this easement could move forward. And I think -- I think we're there, but would be interested in hearing transportation, any comments from the city engineer on that as we move forward. Thank you

CHAIR WOLFLEY: Okay. Thank you.

Is there any member of the public that wishes to speak on Item 17 on Eagle Ranch between Paradise and Irving? You can raise your hand now.

Okay. I see, first up is Karla Coronel, I believe. Could you give us your name and address, please.

MS. CORONEL: Yes. My name is Karla Coronel. My address is 4508 Agate Hills Road, Northwest, Albuquerque, 87114.

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead with your comments.

MS. CORONEL: Okay. Thank you. I -- this is my first time joining one of these DRB calls, so I'm not sure how the process works. I know that I've been in attendance to some of the previous calls that we've had with regard to this project.

And I know that there was a traffic study done. I'm not sure if this was already discussed, but if there's any way to just get a recap of what that traffic study indicated.

I am one of the neighbors in the neighborhood that across the street from where this development is planning to be built and so traffic is -- is something that's very important to me. And I know with regard to that connecting street from east to west that we just spoke about, I know that the developers had mentioned that they were going to leave that open for the neighborhood, and then on the last call, it was mentioned that they could possibly close it up. So I just kind of wanted to follow up on that.

CHAIR WOLFLEY: Okay. Thank you, Ms. Coronel. I'm not handling your name well, but thank you.

And we're going to have the agent team respond to all the public comment at one time. And anything that might linger into something a DRB member can address will come up when we do DRB comments. So that's how we'll handle that. And you'll have a chance for follow-up question, if you need it.

And let me now go to REJ.

MS. JAMES: Hi, everyone. Yes, my name is Robin James, and this is my first time, as well. I'm actually here from Modrall Sperling on behalf of Columbus Pacific. Columbus is the owner of the parcel that's adjacent to the area where the proposed apartments will be built, and party to the original site plan. We appeared at the EPC hearing on this matter.

And our concern revolves -- revolves around that access road, as well. And I guess I'm just going to kind of submit our formal objections.

I realize that we -- we didn't have notice of this previously, so I realize that it looks -- I mean, we've reviewed that access easement, and it looks as though -- sounds as though we may be getting some more information following these comments. But I'm just going to go forward and submit our objections.

So as I mentioned, we didn't receive -- or Columbus didn't receive notice of this meeting. To the extent relevant, we just want to object based on that and based on the fact that they weren't involved in the original application to amend the site plan.

But as I mentioned, our primary concern is with regard to how this development will affect its parcel in the surrounding area, which includes the effect it might have on the access to and from Columbus' parcel via the access road running from Eagle Ranch Road to its parcel, which was a part of the original site plan.

From our quick review, it looks as though an easement is being granted over this road, however, Columbus is concerned about and objects to any changes of the road at as it currently stands. And then specifically, also objects to the right of termination that's drafted in Paragraph 3 of the declaration of easement as written that we pulled up before this meeting ahead of time.

And if it's -- if it's going to be finalized, Columbus is requesting that termination language be removed, and if not removed, at least modified, because it's very broad the way it's written right now, basically giving the right to terminate the easement at any time.

Columbus relied on this access road being open when it was planning its development. And then, just more broadly, Columbus is also just concerned and objects to any technical approvals that would have any effect and its parcel or change its parcel in any way, and just wants to note that Columbus has not had a chance to review this in detail.

So thank you for your time, and I'm happy to answer any follow-up questions once all public comments are received.

CHAIR WOLFLEY: Okay. Thank you, Ms. James.

Can you tell me where the properties you're representing -- I think you said adjacent, but I just want to know I know exactly where

MS. JAMES: Yeah. So we're off of -- or I should say their, their parcel is off of Coors Road. The -- the Target there and everything else in that -- in that -- in that shopping center.

CHAIR WOLFLEY: Okay.

MS. JAMES: Yeah, exactly where you're -- where you're indicating right now. And I can give you -- I can get the tax parcel ID number. I'll put that in the chat, just so that it's very clear.

CHAIR WOLFLEY: Okay. Ms. James, question for you.

What are you claiming you didn't receive notice with regard? Because what we've had before us in the past was a plat, and then this is an EPC site plan sign-off. So this -- this has gone

through the EPC and we're just doing the sign-off of the EPC action on this case.

So there was an EPC site plan case that you should have gotten notified of. And then I don't know if the EPC site plan sign-off requires notice. And then the plat, you would have -- would have required notice, as far as I can...

MS. JAMES: So they have -- Columbus and also we, on behalf of Columbus, didn't receive notice of any of that. However, we did appear at the EPC just on our own due diligence, looking to whether or not that was happening. But we were never mailed notice with regard to that. And we did object to that at the EPC hearing, and then we weren't provided a copy of the site plan as is, as it -- as it stands, either.

CHAIR WOLFLEY: Okay. And I'll have the agent respond with that.

And, Ms. Gould, if you'll just double-check for this action today if there was a notice requirement. And --

MS. JAMES: And that's what -- yeah, and we just -- oh, sorry. I didn't mean to interrupt. I just -- we also wanted, to the extent relevant, did want to also object to that; if there was a notice requirement for today's meeting, they did not receive notice for that either.

MS. GOULD: So, Madam Chair, this is Maggie Gould.

There's not a notice requirement for the DRB to EPC sign-off, because all of the notice and substantial decisions have occurred during the EPC process prior to arriving at DRB.

CHAIR WOLFLEY: Okay. Thank you, Ms. Gould.

MS. JAMES: Thank you.

CHAIR WOLFLEY: What we're going to do is keep working our way through public comment. And then I'll have the agent team respond to all the public comment at one time.

I'd next like to go to telephone number ending in 6802. Can you identify yourself with your address.

MS. ALLISON: Mindy Allison, 4500 Agate Hills Road, Northwest

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead with your comments.

MS. ALLISON: I just wanted to say that I am also objecting to this if there is any change to the original agreement in August, as far as the access road, height of the buildings, all that was agreed upon, because that's what they agreed upon. So changing this access road is huge to the neighborhood. So I just want that to be known, that I hope they're not planning on sealing that off, after they said they would leave it open.

**CHAIR WOLFLEY:** Okay. Thank you, Ms. Allison.

And is there anyone else from the public that would like to speak this application, 17, at Eagle Ranch?

Let's see. Rene Horvath.

MS. HORVATH: Yes. I -- I did -- I'm with the west side

coalition, and I did receive --

CHAIR WOLFLEY: Ms. Horvath, I need your name and address, and I'll swear you in. And then you can give us your comments. Thank you

MS. HORVATH: Okay. I live at 5515 Palomino Drive, Northwest. And my --

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead with your comments.

MS. HORVATH: Yeah. I did attend the first -- one of the facilitated meetings in July, and I thought the comments -- the meeting -- the comments from the community were very good. And I thought the applicant was trying to address those issues.

And now I just want to make sure what they agreed to is adhered to; namely, in the height of the buildings, because the views were very important to the residents. And the access road was very important to them.

And also, I did submit a quick comment yesterday. In looking at the submittal, I -- I had some questions about the colors of the building, because I saw red, yellow and orange. And I wasn't -- I was trying to call the -- the staff planners to make sure I understood what the colors were going to be, because I know that if the -- I've seen problems on 4th Street with another apartment building using bright yellows, bright blues, colorful color scheme didn't work well, and they got a lot of complaints from the residents. So that was a question I wanted to ask the staff planners, but I was not able to reach them yesterday.

So I'm questioning what is the colors, because I want the -- the buildings to look architecturally pleasing and compliment the area, especially with the color scheme.

So those are my comments, is to adhere to, you know, what was agreed to with the -- the neighbors, and to make sure that the -- these apartments compliment the area. Thank you.

CHAIR WOLFLEY: Okay. And is there anyone else from the public that wishes to speak on Item 17 on Eagle Ranch?

MR. BOLAND: Yes. Can you hear me?

CHAIR WOLFLEY: Michael, yes --

MR. BOLAND: Yes.

CHAIR WOLFLEY: -- I can now.

MR. BOLAND: Okay.

**CHAIR WOLFLEY:** Please give us your name, address, and I'll swear you in, Michael.

MR. BOLAND: Michael Boland, 9716 Benson Street. And it's for Paula Boland, too. She's not here. She's teaching. But I'm just going myself, then.

CHAIR WOLFLEY: Excuse me, sir.

MR. BOLAND: Yes.

CHAIR WOLFLEY: Could you give us your last name one more time.

MR. BOLAND: Boland, B-o-l-a-n-d.

CHAIR WOLFLEY: Okay.

MR. BOLAND: Michael Boland.

(Witness sworn.)

CHAIR WOLFLEY: Okay. Please go ahead with your comments now.

MR. BOLAND: Yes, I just want to reiterate what every one else has said. I support the objections. We need the access road.

We need to know what went on with this traffic study, because it went up a few days before the EPC hearing, and from -- I think from people noting that hey, where's the traffic study on this, all of a sudden, these -- these poles went up, and then they came down about a day or two after the EPC railroaded this through. And so I want to know about the traffic studies. Certainly that access road needs to be kept open.

And, again, this is -- this is a travesty, what they're putting in there. This is going to be a nightmare, and unsafe for all the people involved, all the residents, all the people part of this complex. It's going to be a disaster. And it's -- and this will all be on the EPC, which they won't take any responsibility for, but I just want to say that.

Thank you very much.

CHAIR WOLFLEY: Okay. Thank you, Mr. Boland.

Anybody else? Last call for public comment. And staff, help me if I'm overlooking anyone. But I think I've got everybody.

Okay. At this point in time, we go back to our applicant team and ask them -- whoops. I see a phone Number 7014.

Do you wish to speak now? And if so, I need your name and address and I'll swear you in. 7014.

MS. DIASSIE: Hi, this is --

CHAIR WOLFLEY: There we go.

MS. DIASSIE: Hi. This is Berta DiAssie, 4500 Agate Road.

CHAIR WOLFLEY: Would you say your name one more time.

MS. DIASSIE: Berta DiAssie.

CHAIR WOLFLEY: Okay. And your address?

MS. DIASSIE: 4500 Agate Hills Road, Northwest. And I --

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead. Thank you.

MS. DIASSIE: And I'm following up here to double-check with the traffic study, as well. It's a major concern in our area. And, again, I think this traffic study went up a day or two and it fairly came back down quickly. And so I don't think that was long enough of a traffic study to -- to -- you know, to review.

So that was one of my -- my concern and that's what I wanted to follow up on today.

Thank you.

CHAIR WOLFLEY: Okay. Thank you, ma'am.

And anyone else? Okay. I'm not seeing any more hands up. Thank you, everyone, for using the Zoom feature. That really helped.

Let me go back now to Mr. Santi and Mr. Strozier to respond to public comment.

MR, STROZIER: Anthony, you want me to take a stab at this and --

MR. SANTI: Yes.

MR, STROZIER: And you can -- I'll leave the color conversation to you.

MR. SANTI: Thank you.

MR, STROZIER: So I just -- just to be -- I'll try and respond to the comments.

So there was a lot of public testimony at the EPC hearing about and a clear desire to keep that roadway. That was expressed, actually, I think in the facilitated meetings from the neighborhood. And the developer has agreed to keep that access that's on the south side of the property open, and the site plan clearly reflects that that is remaining open as a part of this.

There has -- following the EPC hearing, there was a request made by the city to establish an easement over that portion of -- of the property for that access road in addition to the site plan that -- that shows that roadway remaining open.

So I just want to be clear to anyone that there is not any proposal to close or gate that access.

The access is shown on the site plan and that is -- and that is consistent with what was shown to the EPC and that's what we're moving forward with.

There has -- we have been going back and forth on the specific language in the easement, and we will be addressing that I think later in the meeting.

The traffic study was -- was scoped through the city process and the city basically establishes that scope. The traffic engineer did that study in accordance with the scope, and that has been reviewed, comments addressed, and it's been -- and I believe that traffic study has been approved. And -- and probably Ms. Wolfenbarger can address the public comments as well on how that process works.

And the improvements that are required as a result of that traffic study are being incorporated into the project as a part of -- of moving this forward.

And I think that that covers most of the comments. Oh, just, you know, obviously there were also some questions to make sure that the building elevations and the height of the buildings is also consistent with what the EPC approved, and the answer to that is yes.

CHAIR WOLFLEY: Okay. And, Mr. Strozier, if you know, can you address any -- we know that there's not notice requirement for the EPC site plan sign-off. But I wouldn't mind if you could address notice to the property owner directly to your east, if that notice was provided for the plat and EPC site plan.

MR. SANTI: So this -- Madam Chair, this is Anthony. And I can maybe help answer that one, because we were the ones that sent out the notifications.

We obviously get that list of required people that we need to notice through the ONC, and those -- everyone on that list was mailed a notification prior to EPC.

I did have a couple of conversations with Ms. James on the phone after they received that notification for EPC, so -- and -- and then, again, as she stated, they were involved in the EPC hearing.

I think their primary concern, again, was that road being closed off. And I think there was some confusion around that. And as Jim said, we are -- the road will remain open. And that's reflected in the site plan.

CHAIR WOLFLEY: Okay. Thank you.

And, Mr. Santi, did you want to address other issues related to color or heights.

MR. SANTI: Sure. This is Anthony.

So the building heights have not changed. We're still that 12-foot height that we indicated at EPC. The colors were also there at EPC. I'll note with the colors, the only place we have accent colors are in recessed kind of balcony areas. They're -- they obviously provide some visual interest to the architecture, but they're also a way of identifying those buildings and sort of a way finding as -- because they change depending on which building they're on.

But, again, they're not going to -- they're not the main feature, if you will, or the primary color of every facade. They're just accent colors.

CHAIR WOLFLEY: Correct. And, Mr. Santi, I think you had a different project where you had the -- more of the 3-D. You had a similar project that had that. It wasn't this one, right, where you had the 3-D images?

MR. SANTI: Yeah, sorry, it was -- it was as different project.

CHAIR WOLFLEY: Yeah, I -- this is Chair Wolfley.

I just wanted to note that Mr. Santi, on a different project, had something slightly similar, where there was an accent color in the recessed area, and that showed that that accent color was just sort of truly an accent and visually really was very nice. Even though the colors were bright, it was actually a very nice treatment for that project, as well, so...

Okay. Now let's go to board member comment. Water authority.

MR. CADENA: Hello. Chris Cadena, with the water authority. So with regard to the project, there's a serviceability letter that has been issued, and it's 210734, that provides the conditions of service.

The property is outside the adopted service area and you have received a board-approved service connection agreement, C-2119. Pro rata is not owed.

Now, to the utility plan, I had a question if the existing public sanitary -- if the existing sanitary sewer is centered within the proposed public sanitary sewer easement along the eastern property line. The graphics seem to show the public sewer outside of the proposed easement.

MR. SANTI: This is Anthony. I'm sorry.

So the -- the sanitary sewer on the east, were you talking about --

MR. CADENA: Correct.

MR. SANTI: -- on the east property line? There's -- so that should have been shown as I believe part of the platting action. But we are dedicating -- or there is existing easements over there. And I believe all of the -- the lines are within their respective easements.

MR. CADENA: When I was looking at the util- -- this is Chris Cadena with the water authority.

When I was looking at the actual utility plan, it seemed that there seemed to be some sewer that was outside of the proposed easement. So if you can just confirm -- is your civil on the call?

MR. SANTI: I'm sorry, they're not.

MR. CADENA: Okay. Well, that's something you could coordinate -- Chris Cadena, with the water authority.

That's something you can coordinate outside this meeting.

Additionally, I have a question. Are there encroachments within the sanitary sewer line or public sanitary sewer easement near the northwest -- I meant northeast. My comments say northwest, but I meant northeast corner of the site.

Per the DPM, we can't have any curb, gutter, sidewalk, trees, any obstructions within water authority easements. So you need to be sure that any improvements are outside of the water and/or sewer easements.

Also, the provided planting plan needs to be updated per the prior issues with trees within the existing water proposed sewer easement along the eastern property line.

Note 23 provides the required AstroTurf note. Prior comment on November 10th indicates that the landscape plan depicts three trees, sidewalk AstroTruf field over the southeast water and sewer mains. The trees and sidewalk should be shifted outside of the existing and proposed easements.

A note is requiring -- a note is required stating that the water authority is not responsible for the cost or procedure to replace the AstroTurf placed over existing water and sewer mains if damaged during required maintenance.

Continuing with landscaping. The proposed landscape islands conflict with the water main that runs through the center of the

site. Please adjust the landscape islands. There was an update comment that this is not reflected on the utility plan. Please replot the landscape plan with this modification.

And as I was listening in and looking at the utility plan a little bit more, other comments, have your civil label the on-site private -- I'm sorry -- hydrants as being private.

Also, the waterline bisecting site is shown as a 12-inch, but our records indicate it is an 8-inch line.

And lastly, have your civil confirm with the city fire marshal to understand if it is indeed allowed if the fire line is metered. The southwest corner is showing a fire line and domestic water coming from one meter. And typically, the fire marshal doesn't really like that, because if service or meter is removed for, say, for not paying of -- not paying of their bill, what have you, the fire protection is essentially eliminated.

That's all that I have. Thank you.

MR. SANTI: Thank you. This is Anthony.

Just -- I will absolutely confirm all of these questions with our civil. I don't -- unfortunately, I'm -- the majority, I don't have the answer immediately.

With regard to the northeast corner and the water easement, what we're showing up there is a dog park, and there's -- there's very small sections of sidewalk, too. It -- you know, in order to access the dog park, to get to that, that would have to, I think cross the easement at a certain point.

Would it not be the same situation where if the line needs to be worked on, that the -- you know, I listed in the note that any site feature would not be -- you wouldn't be responsible for -- for repair or replacing that if it were damaged.

MR. CADENA: The note -- Chris Cadena with the water authority.

The notes help, and that usually helps all the parties involved understand the requirements after the work is done. But while the work is being done, crews are left with having to deal with obstructions that just hinder the maintenance and operation of the facilities. So we just want to -- we just want to make sure that these corridors are completely accessible by our crews.

MR. SANTI: Okay. Thank you.

CHAIR WOLFLEY: Okay. Thank you.

Let's go to code enforcement.

MR. WEBB: Robert Webb, code enforcement. No additional comments at this time.

CHAIR WOLFLEY: Okay. And I just want to mention, because I saw something in the chat, I want to mention two things, that anyone who has spoken does have the chance to ask a follow-up question. The chat is part of the record of the hearing, but it's not officially public comment. And so any comments you put in the chat are not necessarily under consideration by the DRB.

Let's go to parks and recreation.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and

recreation.

So in the past, we asked the -- or they -- the applicant agreed to do the repaving. That was noted. The connection to the access drive and the striping and all that is there. And notes with that maintain a 5-foot clearance from the edge of the trail to any vegetation.

I guess the one other thing would be if there were to be a fence in the future, it would need to be a minimum of 3 -- you know, up to, like, about 5 feet is preferred from the trail, also.

But since that's not proposed right now, I think they've met all the comments from the past. So thank you.

MR. SANTI: This is Anthony with DPS. There is a proposed fence along the west side of the trail. And it is at least 3 feet, if not more in some cases, off of the edge of the trail.

MS. SOMERFELDT: Okay. Sorry, I missed that. Thank you.

MR. SANTI: Sure.

CHAIR WOLFLEY: And hydrology.

MR. ARMIJO: Ernest Armijo, hydrology.

Hydrology has an approved conceptual grading and drainage plan with engineer stamp date of 9/27/2021. We have no objection.

CHAIR WOLFLEY: Transportation.

MS. WOLFENBARGER: Good afternoon. Jeanne Wolfenbarger with transportation.

First of all, I would like to point out that the traffic impact study had been completed and approved by my senior engineer. And there were no additional traffic lanes that were needed as part of that study, which is based on the development's impact on the system. However, we do have some improvement as far as pedestrian traffic on-site.

I think we have a transit shelter; is that correct, Anthony?

MR. SANTI: Yes. This is Anthony. Yes.

MS. WOLFENBARGER: And an improvement to the bicycle trail in back, as well. And so we've also identified that there's enough room to also put in a bike lane in the future within Eagle Ranch at the time that they put the -- extend it through that corridor.

So, Mr. Strozier, I just have a lot of questions, I guess, with regard to the cross access easement, because we are planning on keeping it open.

Just for clarification to the public, we are (inaudible) to provide an easement there on-site to allow that to remain open. It was clear to us, after looking back at EPC records, that that was to remain in place. That was part of the site plan approval.

So if that were to be modified or closed, it would have to go back to EPC for -- for review and approval. So -- so anyway, we have to move forward with that action.

So anyway, with that being said, are you in a -- are you in agreement with the language that was proposed by our attorneys?

MR, STROZIER: Madam Chair and Ms. Wolfenbarger, this is Jim Strozier with Consensus Planning.

I believe -- I believe the answer to that is no. And -- but it -- and I believe that I had a conversation with Mr. Biazar, the city engineer, regarding a couple of the items that were requested by the -- by Ms. -- I believe it was Ms. Sanchez that provided those comments. And I -- if he is on the call, I think he's probably better to respond to that question at this point.

But the -- the issue was -- I think there were two issues. One was that those comments had changed the sort of laundry list, if you will, of potential traffic-calming measures along that access road to all be required.

And I don't think that that is consistent with the EPC's approval and that those were things that the property owner wanted to be able to look at in the future and obviously coordinate with city transportation on installation of those items that included a variety of signage and potential for speed humps, speed tables or textured paving. This might be appropriate to try and slow down traffic through that area.

There -- while the plan clearly shows that this access is being maintained as a connection from Eagle Ranch through this property to the property adjacent to the east, there are -- it is also acknowledged that there is no easement on the property to the east allowing for either residents, future residents of this property, nor the neighbors to the west to -- to use their property. So there is -- there is no existing easement on the property adjacent to the east that allows public use of that -- of that -- that roadway.

And so we have -- we have provided some comments back on that. And I think, once again, if Mr. Biazar is on the call, I think he could speak to that.

CHAIR WOLFLEY: Mr. Biazar.

MR. BIAZAR: Yes, I'm here. Sorry. I was on another line with a phone call. I apologize. If you could repeat the question, I appreciate it.

MR, STROZIER: Hi. This is Jim Strozier, again, with Consensus Planning.

And the question was whether or not we were in agreement with the proposed changes that had been sent to us. And I indicated that you and I have had a conversation and looked at making some modifications to that.

And if you could speak to that and where we are relative to that easement, I think that would be --

MR. BIAZAR: Yeah, I think we were in agreement with the changes made. I think there was some language regarding the signage, and that was something that you guys were going to provide, that that wasn't required.

And you were going to change the language to "may add additional signage." And the other one was, like, requiring signature from adjacent property owner, which wasn't really -- you guys are providing that easement, so you don't need to get signatures from anybody else. That was something, you know, we were requiring you to provide easements over your property, access easement.

And so we just need the owner's signature, which is, you know, your developer.

CHAIR WOLFLEY: Just one second.

Mr. Biazar, this is Chair Wolfley. I just wanted to point out to you, I'm not sure if you're aware, but the adjacent property owner has an attorney representing them in this meeting. And part of me wonders if the -- if there's any hang-ups about agreements being on both properties. This would be an interesting time to bring up solutions that could help the situation. But I just want to make you aware of that.

MR. BIAZAR: Oh, yeah. If you have any concerns, you know, we could definitely talk about that now.

MR, STROZIER: This is Jim Strozier with Consensus Planning again.

Shahab, I think the other item that we discussed, and I think you were going to check -- check on this, is whether or not the city, since this is an access for the public, whether or not the city needed to be a signator on the -- on the easement, and -- and I just --

MR. BIAZAR: Yeah, unfortunately, I haven't been able to get that answer. But that's something that could be, you know, looked at when we're (inaudible) signing the document. That could be like a delegation item.

MR, STROZIER: Okay. That's -- and that's -- that's fine with us. We appreciate your looking into that.

MR. BIAZAR: Sure.

CHAIR WOLFLEY: Okay. And to clarify, Mr. Strozier, would your owner that you're representing, have more comfort level if there was a -- an agreement on the adjoining parcel with regard to the access road?

MR, STROZIER: Madam Chair and -- and this is Jim Strozier again, with Consensus Planning.

I believe Mr. Davis is on the call, so -- but I'll take a stab at that.

I guess the one comment, and this was part of the conversation with the city engineer, is that, you know, this is a site plan controlled property. The EPC -- as part of the EPC approved plan, this roadway is -- is open.

And I think that this easement has been a complicating factor that was not anticipated. We -- I think we came into this thinking that the site plan was the governing regulatory basis for this -- this particular development, and if that site plan shows it as being open, if we wanted to change that in the future, we would have to go through the process of amending it.

This easement was added as a part of the DRB process and has complicated things. I'll just say that. We're trying to work through it. I think we're very close.

Adding an additional prop- -- an adjacent property owner and either their having to sign our easement and they're having to create another easement on their property that our property owner would be a signator on, sounds like it's making things even more

complicated.

And so I certainly don't -- I -- we would like to move forward with this. I think we've been trying to work through these issues to make sure that this easement works for the property owner on this. And as well as the city and the public.

And I just don't -- I would be hesitant to make it more complicated by adding another party and another easement to the equation.

CHAIR WOLFLEY: Okay. Thank you, Mr. Strozier. This is Chair Wolfley.

And I wasn't necessarily intending to imply that it would be added to your process, but could be a -- a parallel process to try to secure things.

And I just want to note that I don't think the DRB complicated things as much as I think the owner expressed to DRB that they potentially might want to close this access easement. And I think that's when things became more complicated. And so just to kind of make that clear.

All right. So where are we at, then, Ms. Wolfenbarger, with reviewing this EPC site plan sign-off and transportation? We still have -- we still have to complete the access agreements?

MS. WOLFENBARGER: This is Jeanne with transportation.

The access agreement, yeah, is paramount to final approval. I think -- I did want to ask, too -- I mean, there were a bunch -- I know -- I know the comments that were disagreed upon, and I understand that with discussions with the city engineer yesterday. But with regard to the other comments that the attorneys made, because there was a lot of language within there, have you had a chance to review that and see whether or not that is agreeable?

MR, STROZIER: Madam Chair and Ms. Wolfenbarger, this is Jim Strozier again.

I believe -- I believe that those -- I may have provided some minor tweaks to that language and some clarifying comments. But I think we were in agreement with the spirit of those -- those changes.

MS. WOLFENBARGER: This is Jeanne with transportation.

So I also did want to point out one thing, is that, again, and I know I said this before, but any -- any change to this would have to go back to EPC. And I think that's the language that Shahab wanted that I forwarded this morning in the agreement. I don't know if you saw that in the e-mail this morning. I sent it yesterday and today.

MR, STROZIER: I don't believe that I saw that. But I think -- I think, recognizing that if -- I guess my only concern, this is Jim Strozier again with Consensus Planning.

My only concern is that a blanket statement that any change has to go back to the EPC, I understand, and there are criteria within the IDO that clearly  $-\mbox{-}$ 

MS. WOLFENBARGER: Right.

- MR, STROZIER: -- indicate what would require a major amendment. And -- and obviously, closing or putting up a gate --
- MS. WOLFENBARGER: Yes.
- MR, STROZIER: -- I would consider any of those things to be major amendments, because they impact the circulation of the site.
- MS. WOLFENBARGER: Correct.
- MR, STROZIER: And I just -- I just wanted to make sure that that language was clear that it didn't in some way not allow something that would be considered a minor amendment to proceed under those rules, recognizing that any major amendment would have to go back to the EPC.
- And I think we're in -- we're in agreement with that.
- MS. WOLFENBARGER: That's -- that's understood. I just wanted to make that -- that really clear, since I haven't seen that in the updates yet. I mean, that was something major that we wanted in there.
- Also, I mean, with regard to any future possible traffic coming and speed limits, as we talked about under Section 2, if you -- if you are doing that, that would go -- that would tend to go through a minor amendment through -- through us.
- MR, STROZIER: Right.
- MS. WOLFENBARGER: So that has to -- I think that language should be added to that, as well.
- So I had other just super minor comments.
- MR, STROZIER: And we're -- and we're in agreement. Once again, this is Jim Strozier.
- I think we're in agreement with the spirit of what you just said about minor versus major amendments.
- MS. WOLFENBARGER: Yes, yes. Yeah, and I think it needs to be identified in this agreement, as well. That's critical.
- So anyway, so just as far as my minor comments, on the cross section for existing bike trail and proposed repairs, just show the easement limits on the cross-section. On the connection to Paradise Boulevard, provide a detail for a ramp. It did say ADA accessibility, but there was no -- no other detail provided, unless of course that plans to go through work order drawings.
- MR, STROZIER: Maybe -- this is Jim Strozier with Consensus Planning. Can you clarify where that connection -- I believe that the improvements to the bike trail on the east side of the property are limited to the portion adjacent
- MS. WOLFENBARGER: Oh, I -- I apologize. I listed the wrong -- the wrong road.
- MR. STROZIER: Okay. .
- MS. WOLFENBARGER: I meant the road connection that we're speaking of, the cross access.
- MR. STROZIER: Oh, ok.

MS. WOLFENBARGER: And I misspoke. Excuse me, I'm sorry.

MR, STROZIER: Okay. Good. I just wanted to clarify that. Thank you.

MS. WOLFENBARGER: Yeah. Sorry about that.

I didn't see all the curb radii labels. I mean, obviously, if, you know, you have typical curb radii, you could call out typical, but specifically, we need to add more notes to that effect. They're needing to be shown southeast of the clubhouse/pool area. I just noted some dimensioning that needed to be adjusted. These are all, obviously, very minor comments. Curb ramps need to be called out at the end of the crosswalks designated by Keynote 10.

And then we talked about, you know, bike rack locations, possibly adding more bike racks, because you just had them all in one spot. I just wanted to also make sure that you -- you've met all your bicycle rack requirements for the project.

Also, Anthony, you and I talked yesterday about possibly adding -- as a traffic-calming measure for now, adding in some textured pavement, along with some signs. Is that something you're still amenable to?

MR. SANTI: This is Anthony.

No, I think that conversation, what I was -- was with regard to the language again in that easement about adding traffic-calming measures.

And I didn't know if those -- I thought we were just talking whether or not whatever measure needed to be approved for the site plan, I think I just determined that that may not be the case. But I think that would be something that would be added later if -- if it became necessary.

MS. WOLFENBARGER: And I was thinking that, you know, for the site plan, because that roadway is so -- is so long, and then you do have the parking spaces along there for -- you know, the DPM does state that, you know, if you have something over 1200 feet long, for instance, that you would look at measures to help slow -- help slow traffic down.

And I thought we talked about just adding some textured pavement, since you weren't amenable to speed bumps.

MR. SANTI: I'm sorry. I must have -- this is Anthony again.

And I -- I must have misunderstood. But I'd need to have -- I think I need to have that conversation with, certainly, the owner to see which method they would prefer and be willing to put in there, whether it be textured pavement or -- or speed bumps or other mitigation. I'd need to talk to them.

MS. WOLFENBARGER: Well, that concludes my comments.

CHAIR WOLFLEY: Thank you, Ms. Wolfenbarger.

Planning comments.

MS. GOULD: This is Maggie Gould. Planning has no additional comments on this one.

CHAIR WOLFLEY: Okay. It looks like we need to -- well, let me stop myself. At this point in time, any member of the public who has given public comments would have the right to ask a clarifying question about testimony that they've heard. And so if you would raise your hand now if you want to take that opportunity to ask a question.

MR. BOLAND: Madam Chair, I -- sorry. I don't know how to raise my hand. And (inaudible) just spoke.

CHAIR WOLFLEY: Okay. Mr. Boland.

MR. BOLAND: Yes. Yeah. Hearing from the transportation person, it sounds like there's some --

CHAIR WOLFLEY: Mr. Boland.

MR. BOLAND: Oh, yes, I'm sorry.

CHAIR WOLFLEY: Yeah. In our rules of procedure, what this allows you is an opportunity to ask questions. It's not an opportunity to add to your own comments. So if you have a question regarding the testimony you've heard, and direct it to the person you want to ask the question of.

MR. BOLAND: Sure, sure.

Yes, I'd like to know more about why -- why, when we're at this point where this thing could be approved, we don't know if we're doing speed bumps or other things to control the -- the high velocity traffic that's on Eagle Ranch.

Because the people who are going to be coming out of this project, this -- these apartments, are going to be in the crossfires of people going --  $\frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2} \left( \frac{1}{2} \int_{-\infty}^{\infty} \frac{1}{2} \left( \frac{1}{2}$ 

CHAIR WOLFLEY: Remember, this is a question, Mr. Boland.

MR. BOLAND: Yes. And so that's -- I need to know, it's like, what are we doing about the safety of -- of the people here if we don't know if we're doing speed bumps or anything at all?

CHAIR WOLFLEY: Okay. I think we've got your question.

Mr. Strozier.

MR. SANTI: Well, and this is Anthony.

CHAIR WOLFLEY: Or, Mr. Santi.

MR. SANTI: Let me clarify. The discussion Jeanne and I were just having is with regard to the east/west road connecting to the adjacent parcel through the parking lot, essentially, where we were talking about speed bumps or other mitigation.

Along, Eagle Ranch Road, that was all part of the traffic study, it was not recommended that those -- that speed bumps or textured pavement or otherwise be -- be added to that road.

CHAIR WOLFLEY: Mr. Boland, do you have any other question?

MR. BOLAND: I don't.

CHAIR WOLFLEY: Okay. Thank you, sir.

Let me go to Ms. Coronel, I believe it is. Did you have a

question?

MS. CORONEL: No. No additional question. Thank you.

CHAIR WOLFLEY: Okay. And, Ms. James, do you have a question?

MS. JAMES: Thank you.

Yes, so I guess -- I mentioned it initially, but I guess I'll just pose it as a direct question, what we would like, and what we're wondering, if this is a possibility, and I understand maybe this access easement is still being amended a little bit, but in Paragraph 3 of the access easement, the specific language granting declarant the right to terminate the easement, we were wondering if that can be removed.

It specifically says: The easement and rights granted hereunder may be terminated by declarant and its successors (inaudible), pursuant to any misuse, expansion of use, adverse use or overburdening of the easement area as determined at the sole discretion of easement -- of declarant and its successors (inaudible), including without limitation, pursuant to the limitations of the easement described in Section 2.

We agree that this would have to go --

CHAIR WOLFLEY: Ms. James.

MS. JAMES: -- to close the road, it would have to go before EPC, so we're wondering if considering that -- sorry, can you hear me? We're wondering if that can be removed.

MR. BIAZAR: Madam Chair, this is Shahab. Let me answer that.

We -- we did add a --

**CHAIR WOLFLEY:** Go ahead.

MR. BIAZAR: We did add a language following that that, you know, basically, if -- you know, if there's going to be any changes to that easement, that this would have to go in front of EPC. And they know if they're basically vacating that easement, it has to go through DRB, as well. And basically, if you're changing the easement, it will be an amendment through EPC.

So if there's any party that will have objection to that, will have a chance to go in front of EPC and talk about it.

MS. JAMES: Thank you.

CHAIR WOLFLEY: Okay. Mr. Strozier, do you have any (inaudible)?

MR, STROZIER: Madam Chair, Jim Strozier with Consensus Planning. I would agree with the comments from the city engineer, that I think that we're addressing the concern expressed with these changes to the easement agreement.

CHAIR WOLFLEY: Okay. Thank you.

And phone 7014, I don't know if your hand was still raised from public comment or if you have a follow-up question, questions only, about the testimony you've heard.

Okay. I'm not hearing anything, so let's circle back to our agent team and how to proceed forward. Do you have any suggestions?

MR, STROZIER: Madam Chair, Jim Strozier. I'll speak to part of that.

It seems like we're in agreement with the spirit of the changes for the easement and the agreement related to that. And I -- it would be -- it would be great if transportation could take delegation on -- based on finalizing that agreement based on the comments that we've had today and the additional back and forth on that.

And then it seems like the other -- that the other comments that Ms. Wolfenbarger had on the site plan were extremely minor and could be -- could be addressed moving forward.

And I believe that the only other outstanding item is if Mr. Cadena was -- is comfortable with -- with us moving forward, as well.

CHAIR WOLFLEY: Okay. Let's start with Mr. Cadena.

MR. CADENA: (Inaudible).

CHAIR WOLFLEY: We can't hear you now, Chris. I think something unplugged.

MR. CADENA: Oh. How about now?

CHAIR WOLFLEY: Yes.

MR. CADENA: Chris Cadena with the water authority.

Jim, was your comment or question relating to the water authority's comfort level for allowing this to be a delegation item?

MR, STROZIER: Jim Strozier with Consensus Planning.

Yes, I believe that was my -- this was my question.

MR. CADENA: Yeah. So Chris Cadena, water authority.

So there are some issues that might require some rework given the encroachments. I know your civil is not on the call today. I think it is something we can work outside, as long as it doesn't create or result in any actions that might bring in other disciplines here on the DRB.

CHAIR WOLFLEY: Okay. And, Mr. Biazar, do you have any recommendations about how settled the agreement is?

MR. BIAZAR: I mean, the easement language?

CHAIR WOLFLEY: The access easement language.

MR. BIAZAR: I mean, I think, if -- you know, where there's a, like, minor tweaking that might be involved, but that could be, like, a delegated item and work -- I mean, I just want to -- I just want to go to legal to just take a final look at this and make sure that they -- they -- there's some stuff that I disagreed with legal that I didn't think was needed. But I just want them to look at the final product and make sure everybody's okay with all the changes. But I think you are very close and we could be delegated out, if the board choose to.

CHAIR WOLFLEY: And, Ms. Wolfenbarger, that rests with you.

MS. WOLFENBARGER: This is Jeanne with transportation.

Before I answer that question, I'd like to hear from Nicole Sanchez.

MS. SANCHEZ: Hello. This is Nicole.

CHAIR WOLFLEY: I think you need to pose a question, Ms. Wolfenbarger.

MS. WOLFENBARGER: So, Nicole, I think you -- have you been hearing the last -- all the discussions about the easement language in the last half-hour or so?

MS. SANCHEZ: Yes.

MS. WOLFENBARGER: Okay. Are you in agreement, that based on the conversations and what Jim Strozier has mentioned, as well as the city engineer, that we can move forward to delegation on this item?

 ${\tt MS.}$   ${\tt SANCHEZ:}$  Yes, absolutely. I think we can resolve that through a delegation item.

CHAIR WOLFLEY: Okay. Let's then see where we might be.

I will ask each board member to vote to approve or deny the application for an EPC site plan sign-off. And go ahead and --well, wait just a second. Wait a second here.

Ms. Gould, we don't -- can we do delegations on these sign-offs?

MS. GOULD: I believe so. (Inaudible.)

CHAIR WOLFLEY: Sometimes it just gets a little thick in here. My mind goes a little mushy and -- so, okay.

MS. GOULD: No, because it's similar to our process --

CHAIR WOLFLEY: It seems like for a site plan, we should be able to, yeah.

MS. GOULD: Yeah. It similar to our process with the DRB site plan.

CHAIR WOLFLEY: Yes. Okay. So I will ask each board member to vote to approve or deny the application for an EPC site plan sign-off. If you're accepting delegation, please summarize that delegation and the time needed.

MR. CADENA: Chris Cadena, water authority.

I approve the delegation to the water authority for changes revisions to the utility plan as cited in the comments and during the meeting. In summary, it's encroachments and updates to the utility plan. Thank you.

CHAIR WOLFLEY: Mr. Webb.

MR. WEBB: Robert Webb, code enforcement. I approve.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.

MR. ARMIJO: Ernest Armijo, hydrology. I approve.

MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation.

I approve and will assign delegation to planning to have the cross access easement language modified to meet both the applicant's needs and the city needs as discussed in this meeting to work on some sort of traffic-calming measures within the new -- new easement to clear up some of the dimensioning through the site, and as well as establish bike -- separate bike rack locations. And then for additional curb rack callouts. Thank you.

CHAIR WOLFLEY: Okay. And this is Jolene Wolfley, DRB chair. I approve and accept the delegation that transportation has just outlined.

MR. RODENBECK: Madam Chair, this is Jay Rodenbeck. There is an infrastructure list included with this site plan, so we would need a --

CHAIR WOLFLEY: Okay.

MR. RODENBECK: -- recorded IIA. And just need to confirm, too, I believe we've already confirmed this, but they don't have a solid waste signature on the site -- on the latest iteration of the site plan. Can you just please confirm that there has been solid waste approval for this. I believe we've gotten it, but...

MR. SANTI: This is Anthony. And yes, we have solid waste approval.

MR. RODENBECK: Got it.

Final thing I'll note, too, the latest infrastructure list, I don't -- it does not have a signature on it, and I'll share the screen with you here. We're missing the signature on the latest iteration, on the infrastructure list.

MR. SANTI: This is Anthony, again. And I'll make sure that signature is added. I didn't realize that it had been missed.

MR. RODENBECK: If you can get that to me, Anthony, before we conclude our meeting, I can get this distributed to the DRB members for their signatures.

MR. SANTI: Yes.

MR. RODENBECK: Thank you.

MR. SANTI: Okay. Yes.

CHAIR WOLFLEY: Okay. Thank you, Mr. Rodenbeck. We're going to need to rescind that vote, because it wasn't complete. I didn't realize that we hadn't approved -- I didn't remember that we hadn't approved the infrastructure list with the plat.

So, Ms. Sanchez, do I need to make a motion for the board to rescind this last vote so we can clean it up?

MR. BIAZAR: Madam Chair --

CHAIR WOLFLEY: Because it didn't include -- it didn't include the infrastructure list.

MS. SANCHEZ: Sanchez. You can -- someone can make a motion to amend the approval.

- CHAIR WOLFLEY: Okay. There someone who would make a motion to amend the approval to include the infrastructure list? And we want that, again, back up on the screen so the board knows that's part of what they're approving.
- So I need a board member to move to amend the approval to include the infrastructure list.
- MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation. So moved.
- MS. SOMERFELDT: Cheryl Somerfeldt with parks and rec. I second.
- CHAIR WOLFLEY: Thank you. And so I'm going to have you revote on the amended approval, which would include the infrastructure list. And if you are -- if you stated a delegation, you can just say the delegation previously stated. Or if you need to clean it up in any way, you can do that.
- So is -- are we proceeding correctly, Ms. Sanchez, or do we need to vote on the amendment, or can the -- can we just vote now to approve with the amendment? Because we voted to approve, but we didn't have this amendment.
- MS. SANCHEZ: Nicole Sanchez. Yes, you need to vote on the amendment.
- CHAIR WOLFLEY: And then vote to approve?
- MS. SANCHEZ: Yes, ma'am.
- CHAIR WOLFLEY: Okay. So first vote is to approve the amendment to add the infrastructure list to the approval. So you're just voting on the amendment to add the infrastructure list.
- MR. CADENA: Chris Cadena, water authority. I approve the motion.
- MR. WEBB: Robert Webb, code enforcement. I approve.
- MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.
- MR. ARMIJO: Ernest Armijo, hydrology. I approve.
- MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation. I approve.
- CHAIR WOLFLEY: And Jolene Wolfley, DRB chair, approves.
- There's a consensus vote of the DRB to amend the approval before the DRB to include the EPC site plan sign-off with the associated infrastructure list.
- And so now, Ms. Sanchez, we need to go and vote on approving the site plan.
- Ms. Sanchez, are we able to -- there was some fairly lengthy delegations. Do those need to be restated, or can they refer to their previous delegation entered into the record?
- MS. SANCHEZ: This is Nicole Sanchez. I think it would be fine to refer to the previously stated delegation.
- CHAIR WOLFLEY: Okay. So let's -- I will ask each board member to vote to approve or deny the application for an EPC site plan

sign-off and the associated infrastructure list. If you're accepting delegation, please summarize that delegation and the time needed

MR. CADENA: Chris Cadena, water authority.

I approve a delegation to the water authority for addressing comments specific to the utility plan, specifically encroachments into public water and sewer easements, as well as other items regarding existing infrastructure.

That's all that I have. Thank you.

- MR. WEBB: Robert Webb, code enforcement. I approve.
- MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.
- MR. ARMIJO: Ernest Armijo, hydrology. I approve.
- MS. WOLFENBARGER: Jeanne Wolfenbarger, with transportation.

Transportation approves the infrastructure list. And transportation approves the site plan and assigns delegation to planning for the items previously stated.

CHAIR WOLFLEY: Okay. And this is Chair Wolfley. I approve with delegation to accept the transportation items previously stated for the solid waste signature or the -- the recorded infrastructure improvement agreement.

Did I miss anything, staff? No. Okay. And that will be for 12 weeks.

There is a consensus vote to approve Item 17, PR-2021-5442, and Project Number SI-2021-1714, and the infrastructure listed dated today because the application meets all the applicable requirements of the IDO and DPM, with delegation to water authority and planning, for 12 weeks to address the issues just stated. Okay.

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE DRB MEETING MINUTES OF NOVEMBER 17, 2021, AGENDA ITEM 17

#### TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

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IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 14th day January 2022.

/S/

Kelli A. Gallegos

CITY OF ALBUQUERQUE

DESIGN REVIEW BOARD

MINUTES

November 10, 2021

Agenda Item 10 Project Number PR-2021-005442 SI-2021-01714 - EPC SITE PLAN SIGN-OFF

### BOARD MEMBERS:

Jolene Wolfley, Chair Jeanne Wolfenbarger, Transportation Blaine Carter, Water Authority Ernest Armijo, Hydrology Robert Webb, Code Enforcement Cheryl Somerfeldt, Parks and Rec

### STAFF:

Maggie Gould, Planning Manager Shahab Biazar, City Engineer Angela Gomez, Hearing Monitor

CHAIR WOLFLEY: Okay. The DRB is resuming its meeting of November 10th, 2021.

We are on Item 10, and it is associated with Item 11. Item 10 is Project Number PR-2021-5442, EPC sign-off application 2021-1714. And Item 11 is Project Number PR-2021-6129, SD-2021-200, preliminary final plat.

And all of this is for the Sedona West, LLC, on the east side of Eagle Ranch, between Paradise and Irving Boulevard.

Okay. And Mr. Santi is here with the site plan. Do you want to go ahead and address yourself with your firm and address.

MR. SANTI: Yes, my name is Anthony Santi, with Dekker/Perich/Sabatini Architects, 7601 Jefferson Street, Suite 100.

(Witness sworn.)

CHAIR WOLFLEY: Thank you, Mr. Santi. Do you want to go ahead and give us an update on the site plan portion, and then I'll move over to the plat and that agent.

MR. SANTI: Sure. I believe we have addressed all of the comments from the -- the previous two hearings. Some of the larger changes were providing notes to construct a new transit shelter along Eagle Ranch road. That's been added.

We've -- we've gone ahead and highlighted the existing trail on the's side of the property to make it more clear in the drawings, and added notes that -- to resurface that trail per the city standards, and, again, just adjacent to our property.

I think those were the larger items. And -- and, like I said, we -- we addressed all of the smaller ones, so with that, I can turn it out to Mr. Aldrich, I think to update us on the plat.

CHAIR WOLFLEY: Okay. Mr. Aldrich, can you give us your name, firm and address.

I saw Mr. Aldrich here earlier.

Let's get you unmuted.

MR. ALDRICH: I'm sorry. Sorry, I --

CHAIR WOLFLEY: I want to hear that story you were just telling, Tim. Oh, well, let's get your name, firm and address.

MR. ALDRICH: Okay. Tim Aldrich, Aldrich Land Surveying, P.O. Box 30701, Albuquerque, New Mexico, agent for Sedona West and Mossman WS 2012.

**CHAIR WOLFLEY:** Okay. Thank you. And do you have any updates for the plat?

MR. ALDRICH: Yes, Madam Chair. Tim Aldrich here.

So I went through, I did a resubmittal a week ago. And everyone received the information. I've discussed -- I believe I have taken care of all comments by all departments. We have one -- one item left, which is an easement agreement, which I sent a preliminary draft copy to Ms. Wolfenbarger last night. And I think that's where we stand. I think we're pretty much -- have this taken care of.

CHAIR WOLFLEY: Okay. Thank you.

All right. And -- okay. Let's go from there to public comment. Is there any member of the public that wishes to speak on either Item 11 or 12, which are all for the project -- I'm sorry, 10 or 11, which are all for the project at Eagle Ranch road?

I see one hand raised. Can you go ahead and unmute? If your phone number ends in 3643, if you --

MS. ALLISON: Yes.

CHAIR WOLFLEY: I think you're there. Can you go ahead and give us your name and address.

MS. ALLISON: Mindy Allison, 4500 Agate Hills Road, Northwest.

CHAIR WOLFLEY: What was your last name, again?

MS. ALLISON: Allison, A-l-l-i-s-o-n.

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead with your comments.

MS. ALLISON: I'm speaking on behalf of the Cactus Hills Neighborhood. We're kind of tag-teaming these meetings, since it's during work hours.

I just want to, first of all, thank you guys for this process. It's much different than an EPC hearing, where it seems a little more personal. But I appreciate everything.

One thing that they're concerned about, they wanted to make sure, if this does go through, which I want to voice again, we are all adamantly opposed to. However, I do feel like it is going to go through.

Their concerns, they wanted to ensure that all -- everything agreed on at the August meeting is still in place regarding types of buildings and the access road and all those things

CHAIR WOLFLEY: Okay. Thank you for that.

Now, let me see if there's any other public comments, and then I'm going to have the agent team address all the comments at one time.

Is there any other member of the public comment that wishes to speak on Item 10 or 11 on Eagle Ranch Road? Okay. And this is the last call for comments. Okay. I don't see anyone.

I'll let anyone on the agent team that would like to address Allison's comments.

MR. SANTI: Sure. This is Anthony with Dekker/Perich/Sabatini.

Yes, everything that was agreed to at EPC, including building heights and the access road has not changed at this time. The access road is still open. Building heights are still at that 12-foot height.

MS. ALLISON: And the lower ones are to the front so that we're not getting stared at from across the street with the high buildings?

MR. SANTI: Yes, that's correct. Absolutely. The street-facing buildings are the single-story units facing the residential.

MS. ALLISON: Okay. Thank you.

CHAIR WOLFLEY: Okay. And Ms. --

MS. ALLISON: I just wanted -- I just wanted to express, because we had a meeting, and unfortunately, people work during the day, but people are still very, very opposed to this. We're not opposed to development. We just have hundreds of apartments around us already, thousands, actually. So that's -- just want to say that one last time.

CHAIR WOLFLEY: Okay. Ms. Allison, you're welcome to stand by. We'll go to DRB comments. If you have a question about anything. I think there will be some discussion about that access road that you might be interested in of the

MS. ALLISON: Okay

CHAIR WOLFLEY: And you would be able to ask a question at that time.

MS. ALLISON: Thank you

CHAIR WOLFLEY: Okay. Let's go the board member comments, starting with water authority.

MR. CARTER: Madam Chair, this is Blaine --

CHAIR WOLFLEY: And this is for both the site plan and the preliminary final plat.

MR. CARTER: Thank you. This is Blaine for the water authority.

I'm going to start with plat. I've had some communications with Tim Aldrich regarding this, and it's essentially seeking to confirm the location of the proposed public waterline easement down the middle of the property being located over the central line of that existing water pipe.

And as well, I had one comment which I'm going to ask, for the record. If the existing and proposed sewer easements on the southeast property line cover both the pipes all the way to the property line?

And I think,  $\operatorname{Tim}$ , you've answered that, but just for the record, if you could confirm that

MR. ALDRICH: This is Tim Aldrich, Aldrich Land Surveying.

Mr. Carter, yeah, as discussed that easement does go all the way to the property line and actually goes past the property line. Thank you.

MR. CARTER: This is Blaine for the water authority.

Thank you for that. That would -- I have no other comments on plat, itself.

On the site plan, there's two comments. One we've had (inaudible) on the existing waterline going down the middle of the site. There's been some revisions to the landscape islands on several of the plans to depict that, you know, no longer

conflicting.

The utility plan has not been reprinted to reflect those changes, so you need to have that. You know, we printed to match the landscape plan as far as the extent of those landscape islands. It's the utility plan that needs to be reprinted.

On the site plan, itself, there's a lot going on on the east property line with the (inaudible) structure and what proposed --actually, three main things that are conflicts that need to be addressed.

The first is trees. There's three trees shown within the easement. Those need to be moved to the outside easement, outside the public water, public sewer easement.

The second is a sidewalk which is running parallel to the main, shifted west, sideways, so it's outside that easement.

And the last one is like an AstroTurf dog walk, I think it is. I need a note on the site plan that says if the water authority is doing maintenance on one of our pipes within the easement. We're not going to be responsible for replacing the AstroTurf.

I think those three items, if we can address those three, will be good to go (inaudible).

MR. SANTI: Thank you, Blaine, this is Anthony.

The -- I do have an updated utility plan that has been reprinted. So I will send that out immediately showing the -- the new landscape islands.

Regarding the landscaping on the east side, we can move the landscaping to the west -- I mean, I haven't had -- is that just trees that's the concern, or are the shrubs also a concern for being in that easement?

MR. CARTER: This is Blaine --

MR. SANTI: I haven't had that come up before.

MR. CARTER: Trees are specifically prohibited, so it's the trees, the three trees.

 ${\tt MR.\ SANTI:}$  Okay. So we'll -- we'll look at that and make sure they're out of the easement.

And -- and I'm also not -- with regard to the sidewalks, is -- you're asking that those also be located outside the easement?

MR. CARTER: This is Blaine for the water authority. (Inaudible).

MR. SANTI: Okay.

MR. CARTER: This is Blaine for the water authority again. It's primarily up by the -- the dog-walk area, where it's -- you know, the easements going one way, the sidewalk is going the other way. That's where (inaudible) can be made to just parallel that so (inaudible) dig up that sidewalk (inaudible).

MR. SANTI: I understand. I see the conflict you're referencing. And we can -- I think we'll be able to adjust those to address that. No problem.

CHAIR WOLFLEY: Okay. Thank you.

Code enforcement.

MR. WEBB: Robert Webb, code enforcement.

Most of the previous comments were already addressed, just had a question, needed clarification on the wall or fence height from grade in the different areas.

I was looking through the different notes and I could have missed it on the supplemental plans that you -- that you have here. So just one clarification on that for the height.

And then just a future development notice on lighting information in the plan and, of course, those are left -- meet IDO Section 5-8 in the notes. But primarily, just need a clarification for the site plan on the wall and fence height.

MR. SANTI: Thank you. This is Anthony.

The wall and fence height, we added a detail. If you're referencing the patio walls at grade along the street frontage in particular, there's a new detail on the site detail sheet that indicates that to not exceed 36 inches.

 ${\tt MR.~WEBB:}$  That's perfect. That's all we needed. Thank you very much. Just let us know if there's any other questions.

MR. SANTI: Thank you.

CHAIR WOLFLEY: Parks and recreation.

MS. SOMERFELDT: Cheryl Somerfeldt with parks and recreation.

So I see that you added the repaving and the extension to the infrastructure list. And I think there was just confusion on how that would be in the plan in relation to what's shown on the landscape plan, because there appears to be maybe some trees and shrubs in that location, and then if it's to cross that roadway, we were thinking it would be striped, to show a crossing.

And then there was that connection to the plat. I was able to speak with Mr. Aldrich outside of this meeting. And we were looking at that bubble on the plat. And unfortunately, I'm sorry, I wasn't able to conduct you, Mr. Santi. But if we want to talk about this outside of the meeting, it would be fine. But there is like a little bubble diagram detail on the plat that seems to show it going around the existing guardrail, which, I'm assuming -- is that an easement for parks access in order to maintain the trail? I just wanted to get that clarified.

MR. SANTI: I believe -- this is Anthony.

That easement is created because we had to jog the trail, again, around that guardrail you were mentioning. And so in order to keep the trail within -- within the 12-foot easement, it had to be modified to include that, that access point.

There's access to the trail, I mean, on -- on both the north and south ends of all of these properties already for maintenance.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

Is that -- so is that bubble the access easement bubbling out?

MR. SANTI: This is Anthony.

Tim, can you -- or is the plat up to where I can see it. Maybe Tim can speak to the bubble on the plat. I'm not sure.

MR. ALDRICH: This is Tim Aldrich, Aldrich Land Surveying.

Yes, the -- the -- what we did is to go around -- have the easement, itself, go around the guardrail, which is in the way and can't be -- I don't believe can be moved presently. We added that little bit of easement to -- so the trail could get around that area. That's the sole purpose of that additional section of the trail easement.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

Can you add the trail, actual trail to the landscape plan?

MR. SANTI: This is Anthony.

Yes. It's in the landscape plan. It wasn't very clear. And I've since had -- I have it on my screen if you want to see it. But we did the same thing, highlighted it with the solid gray color to clearly indicate it, and we're showing that the landscaping is all outside of the trail area.

MS. GOULD: This is Maggie Gould. Anthony, you have screen-sharing privileges.

MR. SANTI: Okay. So, again, with the -- the gray hatched area that you're seeing running along our property line is the expanse of the trail. And so we have some shrubs that, you know, are on the south end. But all the trees and (inaudible) we've moved further away to make sure there's no conflicts.

MS. SOMERFELDT: So can you zoom into that -- that corner. Yeah, just in there.

So I'm thinking the trail -- I mean, you're having it go around the guardrail here. Is that the hatch?

MR. SANTI: So that's this -- that's what -- we differentiated the hatch to show the new connection that shows up on the site plan as well and is noted. But yes, these gray lines are the guardrail that curve around, that we're having to get around, get outside of.

MS. SOMERFELDT: Okay. And then would there be striping across the driveway?

MR. SANTI: I believe if there -- if there needed to be painted striping, it could be added. We have not shown that at this point.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

And then there's that tree right there. That seems to be where it would connect to the other property.

MR. SANTI: Yes, that's correct. There's existing trail here.

 ${\tt MS.}$   ${\tt SOMERFELDT:}$  So it seems like that tree wouldn't be able to be located there

MR. SANTI: Oh, I'm sorry. The -- where you see the jog here, there's an existing sort of ramp that gets them up to the trail.

The trail's further south over here. The trail runs -- well, sorry, having computer issues. But the trail runs in this location, outside of the -- the tree would be outside of it.

MS. SOMERFELDT: Not to be overly detailed, but I think that tree is a little close.

MR. SANTI: Okay.

MS. SOMERFELDT: Is there a reason that we need that, or that you need that?

MR. SANTI: No. I can definitely talk to our landscape person and see if that tree can be located elsewhere on-site, or if it -- or if it needs to be there.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

And I -- I like the way that you drew those red lines. I don't know if that can be added just to be clear on this plan on how it connects to the other side. Can we just add that before this is signed off?

MR. SANTI: Yeah. Just to more clearly indicate the trail on that side?

MS. SOMERFELDT: Yes, please. Thank you.

MR. SANTI: Yes.

MS. SOMERFELDT: Thank you

CHAIR WOLFLEY: Okay. Thank you. Let's go to hydrology.

MR. ARMIJO: Ernest Armijo, hydrology.

Hydrology has an approved conceptual grading and drainage plan with engineer stamp date of 9/27/2021. We have no objections.

CHAIR WOLFLEY: Thank you.

And transportation.

MS. WOLFENBARGER: Good morning. Jeanne Wolfenbarger with transportation.

On the plat, it appears that everything is addressed, with the exception of the cross access easement, which will be handled by paper easement rather than by plat. So comments on the cross access easement would be tied to the EPC site plan, rather than to the plat.

I did receive a draft of the cross access easement last night. I had some discussions also with the city engineer about it this morning. I did want to ask one question.

In reading it, it appears that the only people that are allowed to use it, according the language, says project (inaudible) and emergency vehicles. Does that mean that the only people per this agreement are the apartment users?

MR. ALDRICH: This the Tim Aldrich, Aldrich Land Surveying.

I think if Mr. Davis is on, he may be able to answer that clearly.

CHAIR WOLFLEY: Okay. Tim, we're having a little hard time hearing you, but I guess you said Rick Davis?

MR. ALDRICH: Yes.

CHAIR WOLFLEY: And I need -- if Rick Davis is going to speak, I need him to give his name, firm and address.

MR. DAVIS: My name is Rick Davis, R. Davis Companies. My address is 8220 Louisiana, Northeast, Suite B.

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead with your comments

MR. DAVIS: Yes. The -- the easement is for -- is for the residents of the apartment project. When we agreed -- we originally wanted to abandon the road, but when we agreed to leave it open, it was in response to the issue regarding the neighborhood wanted to have -- wanted to ensure that there was an auxiliary access so they were dumping -- or placing less traffic on Eagle Ranch Road. And so we drew the easement accordingly

MS. WOLFENBARGER: This is Jeanne with transportation. So one of the comments we had in discussion with the city engineer this morning was that we want -- I think, you know, typically, with these types of cross access easements, it would be a two-way street. In other words, people from the other side would also be allowed to use it, as well.

MR. DAVIS: There is no -- currently, there is no agreement between the two properties. That driveway was legacy from a plat -- from actions that was done decades ago, and we have -- so we have no agreement with them now, and there's not -- one would have to be created. And we would be -- that's not our -- that's not our preference -- or we don't want to do that, because it's just -- we don't -- we don't see having the public, whoever, coming through our property and all the issues that that could cause.

CHAIR WOLFLEY: This is Chair -- this is Chair Wolfley. There -- there's a bit of an issue here, and I'm actually going to ask if Mr. Strozier might weigh in.

Because if the EPC approved a site plan that shows that access, the DRB can't just eliminate it, because it seemed that it was part of the -- and the case planner weighed into us this past week, as well, saying that that was part of the site plan that was approved by the EPC and that -- and so I'm going to ask Mr. Strozier, who gave testimony on this last time we reviewed the case.

Mr. Strozier, do you mind giving your name, address.

MR. STROZIER: Jim Strozier, 302 8th Street, Northwest.

(Witness sworn.)

CHAIR WOLFLEY: Okay.

MR. STROZIER: All right.

CHAIR WOLFLEY: Representing this application team, can you also comment about the site plan the EPC approved with regard to this access?

MR. STROZIER: Sure. Thank you, Madam Chair.

And we did -- we did meet with the team and the city engineer to discuss this. And I think there's -- there's kind of two aspects to this. One is that the EPC approval required that that access remain open, as Mr. Davis indicated originally, in the original submittal, that was going to be closed off. And so that's the way the site plan is -- is currently showing it, and I believe that is consistent with the EPC's approval.

I think a second and different part of this conversation was the request to create a cross access easement across this property, and that -- that is a separate issue and involves a property right. And -- and I believe that's where Mr. Davis and his team have drafted up a proposed -- some proposed easement language that deals with the easement aspect of it.

And just to let you all know, that part of that conversation that we had with Ms. Wolfenbarger and the city engineer was that it's important that we have the ability that if at some point because of delivery vehicles or, you know, excess in cut-through traffic, that we would have the ability to revisit this issue and potentially amend the site plan. And if that easement were in place and did not have any ability to make those changes in the future, that would tie the property owner's hands. And -- and that didn't seem acceptable to do that.

So -- so we're sort of confusing, I think, two issues. One is the site plan as it currently exists and being requested for approval, which shows that roadway being open, consistent with what the EPC approved. And then this separate request for an easement and making sure that we get that language done in such a way that -- that is acceptable to the property owner as it relates to their property -- property rights.

Would that -- is that helpful?

CHAIR WOLFLEY: That's helpful. This is Chair Wolfley.

I'm just going to share the e-mail that we got from the case planner, which is what we specifically rely on at DRB to help us know what happened at EPC and what -- how we should treat something that's an EPC site plan sign-off.

So Sylvia Bolivar was the case planner, and she responded that --that it was left at EPC that the road would remain open. And then she has here in some of the updates, two major design modifications have been introduced that consist of reducing the apartment level from two-story to one-story along Eagle Ranch and keeping the east access driveway, so --

MR. STROZIER: And, Madam Chair, this is -- this is Jim Strozier. I think that's consistent with -- with my testimony, that -- and I think it's also consistent with the site plan as it is before you at this point. I think that's consistent with the EPC's approval and what we agreed to, which is to show that road remaining open

CHAIR WOLFLEY: And, Ms. Gould, if you can weigh in here.

But it would be my understanding that something that is this specifically addressed in the EPC site plan and in the case history, that if the owner would always have the right to ask to close that, but the process would likely be back through the EPC. And that also --

MS. GOULD: This is Maggie Gould -- yeah.

CHAIR WOLFLEY: -- falls in the major amendment criteria of a site plan if it affects -- you know, has major effects on circulation. So, Ms. Gould.

MS. GOULD: Yeah, I would agree with that. And I think because you've come back and checked in with the planner and those conditions seemed like they were very clear, you know, and -- and, again, although the DRB is delegated the responsibility of technical review, to me, that -- like on this case, that would be something more like, you know, making sure that the road itself functions correctly, the sidewalks are correct, the radii correct, all of that stuff.

So I think completely getting rid of that condition, we'd have to go back to the EPC.

MR. STROZIER: Madam Chair, this is Jim Strozier. And I would -- I would agree, but just wanted to be clear that there -- that while it was part of the EPC's review and approval, there was not a specific condition placed on this. And that was -- that was really because we had already addressed it with the updated site plan that was before them. So just to be clear about that.

But I agree, if -- if at some point in the future, there became an issue and the property owner wanted to revisit it, that would most likely be considered a major amendment and have to go back to the EPC.

CHAIR WOLFLEY: Okay. Mr. Davis, do you have any questions or comments with regard to that? It looks like you're representing the client's interest in -- in this regard.

MR. DAVIS: I would then -- the access road is open. It's doing what was intended to be. We're not asking the road to be closed. But the easement, I think, represents what our agreement was with the neighborhood, and -- and with the intent of the -- leaving the road open.

So starting to -- to create easements to other properties is -- and also just simply saying the road -- this driveway in our property is open to the general public is not what we -- not what I believe the intent was, and not what we -- not what our understanding was of the decision of the EPC.

CHAIR WOLFLEY: Ms. Wolfenbarger.

MS. WOLFENBARGER: This is Jeanne with transcription.

I -- you know, I had mentioned before -- I did have a discussion with the city engineer this morning. I mean, generally, when we create cross access easement, it's typical that both sides would be allowed to use that easement. This is a very unusual condition. It's very one-sided.

And when I spoke with the city engineer about this this morning. His recommendation was that we can't -- we can't really go forward in that direction. If it is wished to close off the access to other public users, he mentioned going back to -- to the EPC to get that addressed.

**CHAIR WOLFLEY:** Okay. I'm going to let -- do you have any questions about that, anyone from the team?

Mr. Strozier.

MR. STROZIER: Thank you, Madam Chair. Jim Strozier.

It seems like maybe we could -- we should have a follow-up conversation or meeting with Jeanne and the -- and the city engineer on this. Because I really don't see that anything that we have before the DRB relative to the site plan is inconsistent with what this EPC approved.

I think the question is -- is related to the city's request now that the property owner provide -- give up a property right in the form of this easement to an adjoining property owner, with which there's no agreement currently. And there's no -- there's no easement from the adjacent property owner to this property owner that allows them to drive across their property.

I understand that -- that the city engineer and Ms. Wolfenbarger see this as an issue that needs to be cleaned up, but I don't think that it really relates directly to the site plan that is before this body. And I would like to, you know, suggest that we could continue that conversation outside of this -- of this meeting. And as was described or put forth in our last meeting, it was agreed to that this could be done as a separate paper easement.

And maybe that's something that the chair could take delegation on to make sure that that easement gets finalized prior to --prior to final sign-off of the site plan.

CHAIR WOLFLEY: Okay. So I'm going to let you all think about that a little bit while we move to planning, but -- this is Chair Wolfley.

I wouldn't be comfortable taking delegation for that. I think that the ripple that's new this morning is that the language in the easement for the paper easement restricts the usage of that road to just the -- the property residents -- or the apartment residents. And that's sort of the wrinkle this morning. So I'm going to let that sit for just a minute.

And I want to go to planning for comments.

MS. GOULD: This is Maggie Gould. So I don't believe planning has any additional comments on this.

CHAIR WOLFLEY: Okay. All right. Let me go to Ms. Allison. Do you have any follow-up questions?

This isn't an opportunity to add your testimony -- or add to your testimony, but it's a right to be able to ask questions to clarify the testimony that you've heard.

MS. ALLISON: Yes, (inaudible) --

CHAIR WOLFLEY: So it's in the form of questions and questions to the people who have given testimony.

MS. ALLISON: Yes, this is Mindy Allison. If this does go back to the EPC, then does it come back to you guys for development review also, to decide? Because this feels a little like bait and switch, from what we were told.

CHAIR WOLFLEY: I guess I'll take that question.

So it depends on what the agent team decides to do. If they conform to what the city is asking now, which is for a paper

easement that allows public access, then they wouldn't go back to the EPC unless they wanted to close off that access at some point in the future to the public.

If they want to try to kind of retalk this through about exactly who would have access to that easement right now, at this point in time, in order for this project to go through, they would need to go back to the EPC and then they would come back to DRB.

MS. ALLISON: Okay. Thank you.

CHAIR WOLFLEY: All right. I'm going to kind of -- Mr. Strozier, it looks like the best course is probably a deferral in order for this to get resettled. It seems close to being settled, but it doesn't seem that way right now.

And you also need -- like, I'm looking at the plat, and the plat also needs some work related to shifting of things that Mr. Carter was talking about. But we also know that --  $\,$ 

MR. ALDRICH: Madam Chair.

CHAIR WOLFLEY: -- you know, you have needs, as well, so...

MR. ALDRICH: Madam Chair, this is Tim Aldrich, Aldrich Land Surveying.

CHAIR WOLFLEY: Yes.

MR. ALDRICH: Pertaining to the plat and Mr. Carter, I thought we addressed all issues that -- that (inaudible) that he had.

MR. CARTER: This is Blaine for the water authority. I don't have any issues on the plat. My issues were on the site plan.

CHAIR WOLFLEY: Okay.

Ms. Wolfenbarger, does this -- does this matter of the access way affect the plat?

MS. WOLFENBARGER: This is Jeanne with transportation.

Because this is a paper easement, I'm tying it to the EPC site plan, so I have no issues with the plat, itself.

CHAIR WOLFLEY: Okay. It -- do -- I'll just ask the team that's representing this owner. Do you want -- do you want us to look at approving or denying the plat today? I don't think the site plan can go forward today.

MR. ALDRICH: Madam Chair, Tim Aldrich, Aldrich Land Surveying.

Yes, we were hoping to get the plat approved.

CHAIR WOLFLEY: Okay. And the plat has an infrastructure list tied to it, correct?

MR. ALDRICH: No. There is no infrastructure list with this plat.

CHAIR WOLFLEY: Okay. The trail construction, I thought Ms. Somerfeldt had mentioned that for the infrastructure list.

MR. STROZIER: Madam Chair, this is -- this is Jim Strozier.

I believe that the infrastructure list is tied to the site plan.

CHAIR WOLFLEY: It's -- yes and no. It's usually tied to the first thing to go.

Mr. Biazar, are you there?

MR. BIAZAR: Madam Chair, I'm here. This is Shahab Biazar. I'll leave it up to the board to decide how they want to handle that

MR. ALDRICH: This is Tim Aldrich, Aldrich Land Surveying.

Just to point out concerning the plat, the plat is fairly basic, fairly simple. Most of the purpose of it was just to make a minor adjustment to the adjoining lot line between the two tracts. And I think we've addressed all the issues the city has -- has brought forth concerning the plat issue.

MR. STROZIER: Madam Chair, Jim Strozier once again.

I think in this case and in light of the comments Mr. Aldrich just made, I think it is appropriate that that infrastructure list does get tied to the site plan. That is -- that's the direct connection between the infrastructure necessary to allow this project to go forward, is really tied directly to the site plan, itself. And so I would offer that friendly suggestion to the board.

CHAIR WOLFLEY: Thank you.

Mr. Biazar.

MR. BIAZAR: Madam Chair, I don't see a problem with --

CHAIR WOLFLEY: Okay.

MR. BIAZAR: -- you know, the infrastructure being tied to the site plan.

**CHAIR WOLFLEY:** On that note, Ms. Gould, do we have everything on the plat that we need? Are there any signatures missing or application numbers missing --

MS. GOULD: Let me check.

CHAIR WOLFLEY: -- DXF file kind of thing?

MS. GOULD: I don't think (inaudible).

**CHAIR WOLFLEY:** And we can always just put that on the delegation --

MS. GOULD: Yeah.

CHAIR WOLFLEY: -- if they're there, that they're there already --

MS. GOULD: I think if we --

CHAIR WOLFLEY: -- if you don't have it at the tip of your fingerprints.

MS. GOULD: Yeah. And I think if we just add the standard conditions to that. If we already have them, we're great. If we don't already have them, we'll get them.

CHAIR WOLFLEY: Okay. Sounds good. Ms. Gould is trying to do

about three jobs this week, so we --

MR. ALDRICH: Madam Chair, Jim Aldrich here.

I believe --

CHAIR WOLFLEY: Go ahead, Mr. Aldrich

MR. ALDRICH: Yes, concerning the signatures, I believe we have all the signatures except for the board signatures and AMAFCA. And the AGIS approval of the DXF file was sent last week. You should have been copied on that. I think everything else is in place.

CHAIR WOLFLEY: Okay. Thank you.

And I might put it in the delegation just because that reminds us to verify it, Mr. Aldrich. But it's not a challenge to what you just said.

MR. ALDRICH: Yes, ma'am.

CHAIR WOLFLEY: Okay. Thank you.

With that, I will ask each board member to vote to approve or deny the application for preliminary final plat, and if you're accepting delegation, please summarize that delegation and the time needed.

MR. CARTER: This is Blaine Carter for the water authority. I move for approval of the plat.

MR. WEBB: Robert Webb, code enforcement. I approve.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approved.

MR. ARMIJO: Ernest Armijo, hydrology. I approve.

MS. WOLFENBARGER: This is Jeanne Wolfenbarger, with transportation. I approval.

CHAIR WOLFLEY: And Jolene Wolfley, DRB chair, approves, with delegation for the AMAFCA signature, utility signatures and the AGIS DXF file. And that will be for eight weeks.

There's a consensus vote of the DRB to approve Item 11, PR-2021-6129, application SD 2021-200. Because the application meets all the applicable requirements of the IDO and DPM, the delegation to planning for eight weeks to address the issues just stated.

Okay. And that gave us a little moment to pause and think about what we want to do with the site plan.

I would feel most comfortable with a week deferral, at least, on that.

Mr. Santi, I guess. You're the lead on this one.

MR. SANTI: Sorry about that. Yes, this is Anthony.

If -- if the paper easement can't be delegated based on what Mr. Strozier was trying to say and that it seems to be a separate issue, then one week deferral would -- would be what we request.

CHAIR WOLFLEY: And part of the reason -- this is Chair Wolfley again.

Part of the reason I'll requesting that is because I don't feel your team is talking from the same point of view with regard to that. And as long as the owner -- well, as long as the owner still has questions and as long as the easement agreement language was questionable to staff about meeting the site plan, that's why we need to keep working on it. And if nothing were to resolve and people continued to be in disagreement, it would be hard to have a site plan approved that didn't have a fairly major feature resolved.

And so that's where I feel uncomfortable taking delegation on it. But I'm also uncomfortable holding you up anymore. Do you see -- do you see where I'm coming from?

MR. SANTI: I understand where --

CHAIR WOLFLEY: I don't know how much --

MR. SANTI: -- you're coming from.

CHAIR WOLFLEY: And I don't know how much a week -- a difference a week makes in terms of your project and how you need to move forward.

This looks resolvable, but there's enough things that are kind of uncomfortable with regard to what the EPC intended that I'm just not wanting to get too far ahead of ourselves here.

MR. SANTI: I think the week deferral gives us time to meet with Jeanne again and the engineer and work on the language of the paper easement.

CHAIR WOLFLEY: Yes, and I think your owner needs to be clear about what their willing to do. And if they're not willing to allow the public access, they need to consider going back to EPC. Because you know, no amount of wordsmithing can bridge an intention gap, and there appears to be a gap in what people intend to have happen here, so...

Okay. I think I heard a week deferral is agreeable to the applicant, so is there a motion to defer Item 10 to November 17th?

MR. CARTER: Blaine Carter, water authority, so moved.

MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation. I second.

CHAIR WOLFLEY: Please vote.

MR. CARTER: Blaine Carter, water authority. I approve the motion.

MR. WEBB: Robert Webb, code enforcement. I approve.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.

MR. ARMIJO: Ernest Armijo, hydrology. I approve.

MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation. I approve.

CHAIR WOLFLEY: And Jolene Wolfley, DRB chair, approves.

There's a consensus vote of the DRB to defer Item 10 to November 17th.  $\,$ 

Okay. Thank you, everyone.

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE DRB MEETING MINUTES OF NOVEMBER 10, 2021, AGENDA ITEM 10

#### TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 10th day January 2022.

/S/

Kelli A. Gallegos

CITY OF ALBUQUERQUE

DESIGN REVIEW BOARD

MINUTES

November 3, 2021

Agenda Item 11 Project Number PR-2021-005442 SI-2021-01714 - EPC SITE PLAN SIGN-OFF

### BOARD MEMBERS:

Jolene Wolfley, Chair Jeanne Wolfenbarger, Transportation Blaine Carter, Water Authority Ernest Armijo, Hydrology Robert Webb, Code Enforcement Cheryl Somerfeldt, Parks and Rec

### STAFF:

Maggie Gould, Planning Manager Shahab Biazar, City Engineer Angela Gomez, Hearing Monitor

CHAIR WOLFLEY: We are now on minor cases. The first one up is Item 11 PR 5442, for Robert -- for Sedona West, LLC, at Eagle Ranch Road between Paradise and Irving. This is an EPC site plan sign-off, SI-2021-1714. And Dekker/Perich/Sabatini is the agent.

There's Mr. Santi. Good morning. Go ahead and introduce yourself.

MR. SANTI: Hi. Good morning. My name is Anthony Santi, with Dekker/Perich/Sabatini Architects, 7601 Jefferson Street, Northeast, Suite 100.

(Witness sworn.)

CHAIR WOLFLEY: Thank you. Why don't you go ahead and give us an update.

MR. SANTI: Okay. This is for the multi-family housing project on Eagle Ranch Road between Irving and Paradise. It's to amend a prior approval that was previously offices to accommodate the multi-family housing.

We have received -- we are still working on addressing some of the previous comments. And we received some additional comments this go-round, so I think we can get into what we've updated as we go through the comments, if that works.

CHAIR WOLFLEY: Yes, absolutely. That's often a good way to do it.

Let's go to the public commenters, is there anyone from the public that wishes to speak on Item 11, which is at Eagle Ranch, between Paradise and Irving? Please raise your hand or press star 9 if you're on the phone.

I'm not seeing anyone. Let's go to water authority for comments.

MR. CARTER: Okay. Madam Chair, this is Blaine Carter for the water authority. So on this particular project, I think our only outstanding comments are the meeting of the easements relating to the plat.

On the site plan, itself, the only comment was the landscape islands stemming from the project. And I can see on this screen here very faintly that those have been adjusted. I think as long as that adjustment is carried through on the utility plan, I think we're good to go on that particular comment. The latest I saw did not have that. So as long as that's adjusted on their sheets, I think we're good to go on the site plan. Thank you.

CHAIR WOLFLEY: Thank you.

And, Ms. Gould, I wouldn't mind if you zoomed in on the actual site plan itself there. Thank you.

And let's go to code enforcement.

MR. WEBB: Robert Webb, code enforcement.

Didn't have any additional comments, but needed to reference previous comments. I couldn't quite tell from the additional information that was sent if everything was addressed.

So they indicate the location of transit shelter being used in the 5 percent parking credit, and the site plan had the existing bus stop marked. I didn't know if that was changing or if there

was some other reference to it.

Also for parking --

MR. SANTI: This is Anthony --

MR. WEBB: Go ahead. I'm sorry.

 ${\tt MR.\ SANTI:}\ \ {\tt I}\ {\tt can\ wait\ till\ the\ end\ or\ do\ you\ want\ me\ to\ --\ {\tt I}\ {\tt can\ --}$ 

MR. WEBB: No. Go ahead.

MR. SANTI: Okay. Thank you. This is Anthony.

So we have added just a note. We're -- we're constructing a new bus stop shelter at that existing bus stop. There's not a shelter there now. So I think it's Note 16 on here, we're -- no. Yeah, so Note 16 will -- will be to put a new shelter there. And I'll have to -- I don't know if we need to provide details for that now. I know there's city standards for those.

MR. WEBB: Yes, whatever you can provide on there as it goes through the process.

MR. SANTI: Okay.

MR. WEBB: Let's see. Provide parking calculations of required and provided motorcycle parking. I saw other parking calculations, but I didn't see if there was motorcycle parking also on there.

MR. SANTI: This is Anthony. There's not a requirement for motorcycle parking on residential development, as far as I know.

CHAIR WOLFLEY: I -- this is Chair Wolfley.

I think that might have changed in the last IDO update. We'll have to look for that real quick.

MR. SANTI: We're in 2019 for this project.

CHAIR WOLFLEY: Oh, you're in 2019?

MR. SANTI: Yes.

CHAIR WOLFLEY: Okay.

MR. SANTI: Okay.

**CHAIR WOLFLEY:** Then I think -- I think you might have missed that requirement. Okay.

MR. WEBB: Yeah, I was referencing the -- the current one. So let's see.

And provide wall detail to meet the EPC Condition Number 4. That was one of the previous comments.

MR. SANTI: And this is Anthony again. There's been a detail provided on SDP 5.2. Is that the wall detail for where we were retaining?

MR. WEBB: There wasn't much information on -- on the previous ones -- done on previous conversations, previous comments that -- that you had.

I had noticed that the front yard area, the perimeter fencing appears to be over 36 inches. So I didn't know if that dealt with that or if you guys where are needing a variance for any of the walls and the fences that you had proposed.

MR. SANTI: Let me verify it -- this is Anthony again.

Let me verify the height of the front patio walls. I think we can make sure that those comply at 36 inches. And I'll make sure we dimension that for you.

And then, again, we did provide the detail for -- it's Keynote 14 on this sheet for a small section of retaining wall on the north edge of the property.

MR. WEBB: Okay. And then yeah, the retaining wall looked fine. It just looked like above grade there. It was just over the 36 inches for the perimeter fencing. So just take a look at that.

MR. SANTI: Okay.

MR. WEBB: And the last note that we had is -- some of it I saw the note that was addressed on the elevation, but part of it I didn't. So building design is subject to all 5-11(D)

And then I saw a note on there that mentioned 5-11(E)(2)(b) for the activity center designation. But I wasn't sure if you were referencing all of it or if there was another sheet that was missed or already in there.

MR. SANTI: This is Anthony.

The elevations reference the specific -- because -- ways in which we're complying with those facade design requirements. So we listed the -- the items that we're complying with, and then added dimensions and labels, I believe, to the elevations to show compliance.

MR. WEBB: Okay. And I saw the note regarding 5-11(E). I just didn't see 5-11(D), or if you have -- if there was another note on there. So I just wanted to make sure you were aware.

MR. SANTI: I will go back and verify it. I know that we certainly complied with 5-11(D). That's the general -- that's multi-family housing facade design. I will make sure that it is noted.

MR. WEBB: Okay. Thank you. Let us know if there's any other questions.

MR. SANTI: Thank you.

CHAIR WOLFLEY: Okay. Let's go to parks and rec.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

We -- I still have the same comments that I did the last time we saw this and wasn't able to find the -- any revisions related to the trail connection, new constructed connection, and then a repavement of the existing portion and -- and the changing of that tree, is the issues.

MR. SANTI: Yes, this is Anthony.

The -- we have shown on the site plan the new trail connection on the south edge of the property, and noted that.

Initially, I thought the agreement was the repair the trail as required. However, I will say we did have someone go out and take a look at that this past week, finally. And I will add a note to actually resurface the entire trail along our frontage. Because I think there's enough cracking and damage existing in that trail to warrant resurfacing it, per your comment. So I'll have to add that note.

MS. SOMERFELDT: Thank you. Can you show me the connection you were speaking of?

MR. SANTI: So this does not look like the most recent landscape plan, for some reason. But if you go up to site plan, one more up, I believe, or a few more sheets up, SDP 1.1.

CHAIR WOLFLEY: Ms. Gould, go up one sheet where you're (inaudible) --

MR. SANTI: To the -- to the site plan, SDP 1.1. It's the first -- first sheet.

On the very south edge of the -- right there, where your cursor just was, at the south edge of the property, there's a keynote Number 17, and we're showing this -- this small section of -- of new pavement to connect the driveway. That's the easement notes -- up one more -- note block.

MS. SOMERFELDT: Okay. Cheryl Somerfeldt, parks and rec.

Thank you. I didn't -- couldn't find that. But I'll look for that in the set and make -- just make sure it's -- it's all okay for approval. But it looks good from here. Thank you.

MR. SANTI: Thank you.

CHAIR WOLFLEY: Okay. Thanks for those efforts, that resurfacing the existing trail. That's awesome.

Let's go to hydrology.

MR. ARMIJO: Ernest Armijo, hydrology.

Hydrology has an approved conceptual grading and drainage plan with engineer stamp date of 9/27/21. We have no objection.

CHAIR WOLFLEY: Transportation.

MS. WOLFENBARGER: Good morning. Jeanne Wolfenbarger with transportation.

We had met with the applicant last week to cover some of these comments, and I believe they're still working on them, as he mentioned earlier. So I'll just try to go through them briefly.

Provide a cross section of Eagle Ranch Road which can incorporate a future bike lane, and that's what might effect right-of-way dedication along Eagle Ranch Road.

There -- I know there was extensive discussion about the bike trail. Still would like to see a cross section of that, make sure it's staying within the existing easement.

Also, on the site plan, provide more curb radii of intersections and landscape islands for clarification on what will be with built.

And additional curb ramp detail is needed in situations where you have two sidewalks intersecting at a van accessible aisle. I was speaking specifically of buildings B and D, where you have sidewalk in three directions from the van-accessible aisle. Just more detail is needed on that to ramps in three directions, I believe.

When showing clear-sight-distance triangles, base it on intersection sight distance when exiting on to Eagle Ranch. Include more detail for the bike rack, which shows spacing in between bike racks following the requirements of the DPM. Also show where the bike racks are distributed throughout the site, ease of access to the buildings. I only noted one location on the plan. Indicate electrical charge stations on the plan.

And if the intent is to have an emergency access gate in lieu of public access, since the cross -- since it was stated that the cross access easement wasn't willing to be provided for that, that's fine. In that case, we would have to have an emergency access gate at the back of the southeast corner of the site. However, in that case, we would still need some type of cross access agreement on the plat or, you know, as part of that platting action.

Right-of-way to be dedicated to the bus shelter that's now shown, as well. And the bus shelter should also be provided on the infrastructure list.

MR. SANTI: Thank you, Ms. Wolfenbarger. This is Anthony.

So there's only, I think, two things I want to comment on. I'll address all of your comments here. I just had a couple quick questions.

First one of these, on the bus shelter, there's already right-of-way dedicated for that. It can be seen on the site plan jogging around the location of the bus shelter. That's been in existence for --

MS. WOLFENBARGER: Oh, okay. So it's already in place, then, is what you're saying?

MR. SANTI: It is, correct.

MS. WOLFENBARGER: Okay. Thank you.

MR. SANTI: And then regarding the access easement, I think -- and I know we met last week, and I think it was -- it was complicated, a little confusing.

The intent is not to put in -- immediately put in an access gate for this drive or emergency access only. The intent is to leave it open. However, if there becomes an issue with security, which I could see happening, because this drive that comes down to the south is really going back out into an alley, I mean, it would be a great escape route, if you will, I think then we certainly want the option to secure our property if it becomes required, if it becomes an issue.

And so that's why we're both not willing to provide that access easement, because it would not allow us to do that. But, again, not -- not to close it off immediately, either.

- MS. WOLFENBARGER: This is Jeanne with transportation.
- So I realize that there's not, you know, the existing road conditions, in effect, that there's not an easement in place, and I know that was the nature of our discussion last week.

But whenever we do have -- we have access from one property to another, whenever there's physical access established, an easement does need to be provided. That's part of our standard requirements. And I even did discuss that with the city engineer after our meeting.

MR. SANTI: I think -- and I understand that. This is Anthony again.

I think just one of the -- an additional issue with doing that is there's no access easement on the adjacent property either. So I don't know if that -- providing this access easement is benefiting anyone. I mean, they could certainly block off --

- MS. WOLFENBARGER: And I understand --
- MR. SANTI: -- access at any time.
- MS. WOLFENBARGER: Yes, this is Jeanne. And I understand that's it's not established, yeah. But the thing is, is we're trying to update to meet the requirements that it should. So if there's still an issue with that, I mean, we probably need to discuss it more outside of the meeting.
- I thought one of the solutions you had was to just create emergency access, only.
- MR. SANTI: Yeah, I think -- we can finish it -- we can have another discussion outside the meeting. I think it's a longer discussion.
- MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.
- I just wanted to say, if you were to gate the whole development, how would you treat the trail, because there would -- would it just be outside of the gate the entire time?
- MR. SANTI: It would be.
- MS. SOMERFELDT: Okay. Thank you.
- CHAIR WOLFLEY: So -- this is Chair Wolfley.
- Mr. Santi, are you talking about at some point a consideration that there would not be a connection between your site and the property to the west, if you found that to be problematic?
- MR. SANTI: It if became problematic, yes. We want to keep that as an option.

The intent began because in neighborhood meetings at EPC, the concern was that our traffic from this new development would all be funneled out into Eagle Ranch Road. And so leaving this back access point open gave them another route so that there wasn't as much traffic going out onto Eagle Ranch. But it was never an intention to leave it open for -- you know, as a public thoroughfare. It's more traffic mitigation, if you will.

And -- and, again, yeah, we'd like to reserve the option to close it if we have to. It would be a break-away gate, at the most, so fire access and, you know, emergency vehicles could still access.

CHAIR WOLFLEY: Okay. And what I'm thinking -- this is Chair Wolfley -- is that we need to go back to the EPC case and see what the findings and conditions were before we would allow that. We just need to make sure what was determined at the EPC. We're doing an EPC sign-off, and so if that was a pertinent part of the EPC case, we just need to check that and check with the planner to make sure we're not deviating from what was decided by the EPC with regard to that access.

MR. SANTI: Yes. This is Anthony.

And I can confirm -- yes, we can go back and take a look at that. But there are no conditions in the -- or findings in the EPC case and the notice of decision regarding that access.

CHAIR WOLFLEY: Okay.

And let's see, Ms. Wolfenbarger, are you -- are you -- well, let's stop here for a second. Let me first go to Mr. Biazar, our city engineer.

MR. BIAZAR: This is Shahab Biazar, city engineer. So where we have the emergency access to the back, we have access easement to be able to use that emergency access to the back?

MR. SANTI: No. This is Anthony. There's not an easement in place on either this property or the adjacent property.

MR. BIAZAR: So how are you going to use it for emergency access if you're not allowed to use it -- I mean, if you can't go across someone else's property, you cannot have an emergency access through there. I don't see how that could be a proposed solution for your emergency access.

MR. SANTI: Well, I don't think it's a required emergency access. It's just -- if that was something that would, you know, benefit either property for emergency access, then we could provide it that way, with just a gate. But it would prevent, again, other security issues.

MR. BIAZAR: I mean, I -- I would say that you're not allowed to have any kind of access through there. That should be closed off, because there's no access easement through there.

MR. SANTI: Agreed.

MR. BIAZAR: Yeah.

CHAIR WOLFLEY: Okay. Let me turn to Jim Strozier. And I need to have you enter the case with your name, firm and address.

MR, STROZIER: Sure. Thank you, Chair Wolfley. Jim Strozier, Consensus Planning, 302 8th Street, Northwest. And I swear to tell the truth.

CHAIR WOLFLEY: Thank you. Go ahead.

MR, STROZIER: I was just going to maybe, you know, add to this comment, so -- and, Mr. Biazar, as part of the EPC process, as -- as Mr. Santi mentioned, there was a request that was made to -- because the original site plan that was proposed had this blocked off. There was a request made by the neighborhood that that

be -- remain open, like it is today. And acknowledging that there are no easements for that roadway in the current condition.

So I just want to be clear that this site plan and what we presented to the EPC showed that that -- that roadway connection would remain open.

I think what -- what Anthony is -- is really speaking to is this -- this request -- and there were no findings or conditions relative to this, and that may be because we agreed and show it on the site plan as remaining open.

I think the concern from the property owner is that there has been -- now there's a request that we establish an easement on this property that benefits the adjacent property. And when there's no easement on the adjacent property to connect to.

And so what the property owner -- if there's a problem in the future, whether it's security or delivery trucks or, you know, 18-wheelers using this road to get to the back of the shopping center, he wants to maintain his ability to control the access. And if that means coming back and doing an amendment to the site plan or whatever that might be, he doesn't want to tie his hands in the future from if -- if a problem exists.

So right now, just to be clear, right now the site plan shows, as was requested, that that -- that that existing drive aisle, if you will, remains open. And we have -- and there's nothing that we're proposing now that would change that.

But -- but this recent request from transportation is that we establish an easement that would not then allow -- the property owner feels that that would tie his hands in the future. If a problem were to arise, he would not be able to deal with that.

And so that's really the issue. It's -- this site plan, I think consistent with what the EPC approved shows it open. The question is -- and the push back from the property owner is this request to create an easement that would basically be him giving up a property right that he has today.

MR. BIAZAR: Madam Chair, this is Shahab Biazar, if I may.

So I think, since it was agreed to keep that open for access, that means that you have to provide access easements. If that's what the owner -- the owner doesn't want to do it, in my opinion, you have to amend the decision or amend that decision to not provide any access.

MS. GOULD: Madam Chair, this is Maggie Gould. I have the EPC findings and conditions of approval, if you want those shared.

CHAIR WOLFLEY: Well, Ms. Gould, thank you. I think Mr. Strozier just established that it's on the site plan. And so --

MS. GOULD: Okay.

CHAIR WOLFLEY: -- it didn't necessarily need to be conditioned because it's shown on the site plan.

MS. GOULD: Sure.

CHAIR WOLFLEY: And they acknowledge that it would need to be an amendment to the site plan if it were taken off. But their -- their concern, I think, is having it become an easement --

MS. GOULD: Right, right.

CHAIR WOLFLEY: -- (inaudible) easement.

So -- so I think we're going to need to discuss this some more, or -- or, you know, Mr. Biazar is being pretty clear. But I understand your difficulty with the other property not having the easement, as well. So --

MR, STROZIER: And if I might, just -- and I agree, this probably is part of a bigger conversation. But maybe just a quick question for Mr. Biazar.

Do you think that there's a way to create an easement that allows this property owner to, in the future, amend the site plan and modify the access in the future if those problems arise?

And what he's worried about is, all of a sudden this cut-through traffic becomes a problem, delivery vehicles and things that are trying to get a back-door access to the shopping center create a traffic problem for his residents. And then as Anthony also mentioned, if it becomes a security -- I mean, one of the realities of our world today is that we've got, you know, property crimes and auto theft, and all those things are -- like it or not, they're real-world consideration.

And so I guess that's -- that's what I would request, that if prior to us meeting again, if you could consider that there are ways that an easement could be done that would allow some flexibility for the property owner in the future if those concerns become untenable.

MR. BIAZAR: Madam Chair, this is Shahab Biazar. I don't see a problem adding extra language in that easement, if, you know, like you mentioned, something happens or there are issues with that easement.

And I would -- I would propose that we do a paper easement. This way, if you want to vacate it, it would be a lot easier. You know, this way, you won't have to go through a platting action. Just do a paper easement and add the necessary language.

And I don't -- I don't see an issue adding language and conditions that would allow you to vacate it if there are security issues or, you know, cut-through issues. And with that, that where you will amend it, the site plan, and then vacate the right of away -- I mean, that easement at the same time

MR, STROZIER: Okay. Thank you very much. I think that -- I think that will go a long way to appease the property owner of his concerns.

CHAIR WOLFLEY: Okay. Thank you. And this is Chair Wolfley.

And I think there's a lot of -- because this is such a large block of land that is part of the shopping center and the growing apartments, just allowing people to move between the shopping areas and residential areas without having to go out to the larger street system. So that's kind of -- a plus that I think is beneficial in that area.

So okay, it looks like we might have a -- a handle on a solution here. And we will -- Ms. Wolfenbarger, did you finish?

MS. WOLFENBARGER: This is Jeanne, with transportation.

I think that solution sounds very good. Thank you.

CHAIR WOLFLEY: Okay. That's a good finish.

Planning department.

MS. GOULD: This is Maggie Gould. So our -- our comments, I believe, have been addressed. And we did have the memo from the planner stating the conditions had been met.

We just need to make sure that the application number gets added to the site plan before it gets sent out for DRB signatures, and that the solid waste signature is obtained before it goes our for final DRB signatures.

And then I -- anyway, we'll -- we'll -- anyway, there's another, but we're good.

CHAIR WOLFLEY: Now we're all curious, Ms. Gould. Okay.

MS. GOULD: I -- Condition Number 7 -- I was looking at the findings and conditions again for this one, and there is a Finding Number 21 that says: The EPC acknowledges the enormous amount of public comment and major community concerns regarding traffic on Eagle Ranch and the surrounding area and, therefore, supports Condition Number 7. The public is also concerned about parking in the area and spill-over parking.

And Condition Number 7 is an insanely broad condition which says: At the time of the development review board submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site, including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation and access; and that the mitigation measures to improve safety and walkability be implemented in coordination with the city engineer.

So I don't know if that makes things differently confusing. But that -- to me, that gives the DRB a fairly large amount of latitude in -- in changes that would address any of those issues.

### CHAIR WOLFLEY: Okay.

Mr. Strozier, was the traffic-impact study available at the time of the EPC deliberations?

MR, STROZIER: I don't -- I don't believe it was. That traffic study was in process at the time of the EPC, and it was -- and it has since been finalized. But it was -- I don't believe that it was available at the time of the EPC hearing.

And that probably relates to the broad nature of that condition that the EPC ended up putting in place with the approval.

There was a lot of discussion just, you know -- I won't take too much time. But there was a lot of discussion about the relationship with parking and the traffic on Eagle Ranch and the transit stop, the school bus stop, the sidewalk configuration through there and the trail connection, as Ms. Somerfeldt had brought that up in her comments prior to EPC.

And so all of those things were discussed by the EPC, and I think they just wanted to kind of have a catchall condition that we make sure we consider all those aspects.

CHAIR WOLFLEY: Okay. Thank you.

I'm now considering where we're at. Where are we at, Mr. Santi? I'm thinking I heard a deferral. I'm not 100 percent sure.

MR. SANTI: I think -- I mean, I -- Jim, jump in here, if you like. But yeah, this is Anthony. I think the -- you know, I think the deferral -- our plat is still to be heard next week, as well.

CHAIR WOLFLEY: Okay. That helps me. Because I was wondering about your plat and that if -- like we're talking about an infrastructure list and tying into that.

So the plat is up next week?

MR. SANTI: Yes.

CHAIR WOLFLEY: Then I would recommend we defer this to next week and we're able to clean up these items from the sign-off of the site plan and then the plat. And hopefully, it all looks together next week.

MR. SANTI: I think that --

CHAIR WOLFLEY: Does that sound okay?

MR. SANTI: That sounds good to me, yes.

CHAIR WOLFLEY: All right. Is there a motion to defer Item 11 to November 10th?

MR. CARTER: Blaine Carter, water authority, so moved.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec, seconds.

CHAIR WOLFLEY: Please vote.

MR. CARTER: Blaine Carter, water authority. I approve the motion.

MR. WEBB: Robert Webb, code enforcement. I approve.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.

MR. ARMIJO: Ernest Armijo, hydrology. I approve.

MS. WOLFENBARGER: Jeanne Wolfenbarger with transportation. I approve.

CHAIR WOLFLEY: And Jolene Wolfley, DRB chair, approves.

There's a consensus vote of the DRB to defer Item 11, PR-2021-5442 and EPC site plan sign-off SI-2021-1714 to November 10th.

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE DRB MEETING MINUTES OF NOVEMBER 3, 2021, AGENDA ITEM 11

### TRANSCRIPTIONIST'S AFFIRMATION

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DATED this 10th day January 2022.

/S/

Kelli A. Gallegos

CITY OF ALBUQUERQUE

DESIGN REVIEW BOARD

MINUTES

October 20, 2021

Agenda Item 14
Project Number PR-2021-005442
SI-2021-01714 - EPC SITE PLAN SIGN-OFF

### BOARD MEMBERS:

Jolene Wolfley, Chair Jeanne Wolfenbarger, Transportation Blaine Carter, Water Authority Ernest Armijo, Hydrology Charles Maestas, Code Enforcement Cheryl Somerfeldt, Parks and Rec

### STAFF:

Maggie Gould, Planning Manager Jay Rodenbeck, Senior Planner Angela Gomez, Hearing Monitor

CHAIR WOLFLEY: Ms. Gomez, are you ready?

Okay. We are resuming the October 2021 meeting of the development review board. We are on Item 14, PR-2021-05442, SI-2021-1714, EPC site plan sign-off. And this is for Sedona west, LLC, at Eagle Ranch Road, between Paradise and Irving Boulevard. And the agent is Dekker/Perich/Sabatini.

Let's see. Oh, Anthony Santi. Okay.

Welcome. Go ahead and introduce yourself with your name, firm and address.

MR. SANTI: All right. Thank you, Madam Chair. My name is Anthony Santi. I'm with Dekker/Perich/Sabatini Architects, 7601 Jefferson Street Northeast, Suite 100, Albuquerque, New Mexico.

(Witness sworn.)

CHAIR WOLFLEY: Okay. Go ahead and introduce this project to us.

MR. SANTI: Okay. If I may -- may I -- this is our first DRB. I can do a quick with presentation if I can share my screen. Is that --

CHAIR WOLFLEY: Yes, that's very -- yes. Let's make that happen.

Ms. Gould, I think you need to do that. I can't.

MR. SANTI: Yeah, she's just --

MS. GOULD: Yes.

MR. SANTI: She's got it.

MS. GOULD: This is Maggie. But Mr. Santi now has sharing privileges.

CHAIR WOLFLEY: Okay. Perfect.

MR. SANTI: Okay. So this project is located on Eagle Ranch Road between Irving Boulevard and Paradise Boulevard, just west of Coors Boulevard. This is -- just to the east of us is the existing Target shopping center.

The request is for a major amendment to a prior approved site development plan. That prior approval, our site is shown here in the darker gray color, was for a 12-building office complex. And we are asking to amend that approval to accommodate multi-family housing.

This project will consist of 218 market-rate apartment units. Those are a mix of one-, two- and three-bedroom units. There's multiple amenities on-site, including three outdoor grilling areas, and then outdoor seat/respite area.

There's a clubhouse. The clubhouse includes a mail center, fitness room, outdoor yoga deck, a party casita, another outdoor grilling area. There's a full-sized lap pool and pool-side cabanas. And as you can see, landscaped throughout.

The design of the elevations is a contemporary design. It has various materials, including a stone veneer at the base, fiber cement siding and stucco finishes, with neutral and accent colors.

The design -- the elevation you're seeing here in the middle is of the building directly adjacent to Eagle Ranch Road. The design intent was to keep these buildings at a single story and have them get taller has they step down the hill. Our site slopes from the west to the east, so this design intent was to minimize the height of the buildings to help preserve views of the Sandias for the neighbors to the west. And that's also why there's the flat roofs with parapets that conceal rooftop mechanical equipment.

As part of the EPC process, it was requested that we conduct a traffic-impact study. That study has been conducted and we analyzed the five intersections shown here in red. That has been submitted to the engineer and is in its second round of review. And we anticipate approval of that very soon.

So with that, I will stand for any questions.

CHAIR WOLFLEY: Okay. I'm thinking, Mr. Santi. We'll go through that. We -- what we'll do next is go to the public, and then after that, we go through each DRB member in their subject area and go through comments and questions at that time.

So I think we're ready to go to the public. Is there any member of the public that wishes to speak on Item 14 at Eagle Ranch between Paradise and Irving?

And I see Jeremiah Hill. Can you go ahead and unmute yourself? Jeremiah, can you give us your name and address.

MR. HILL: Yes. Good morning. My name is Jeremiah Hill. My address the 4515 Agate Hills, 87114.

(Witness sworn.)

CHAIR WOLFLEY: And go ahead with your comments. If you're representing anyone else in your comments, let us know that.

MR. HILL: I'm primarily representing myself --

CHAIR WOLFLEY: Okay.

MR. HILL: -- but many members of the neighborhood have similar concerns to me.

CHAIR WOLFLEY: Okay. Go ahead --

MR. HILL: When we --

CHAIR WOLFLEY: -- with your comments.

MR. HILL: Okay. Yes, when we were in the EPC meeting, the majority of the neighborhood was opposed to this project. Our primary concern now that they have addressed our concerns with privacy and the views by lowering the buildings along Eagle Ranch Road, which we do very much appreciate, is the impacts to traffic and the traffic patterns and parking in the neighborhood.

The study that Mr. Santi referenced, we only saw traffic counters out there for three days during the middle of the week, so we're not -- I mean, that's -- it's such a small amount of time, how does that study actually tell us the true traffic patterns in this neighborhood? Especially considering the reduced traffic that the pandemic has right now.

So the infrastructure in this area is already overwhelmed with commuter traffic, as we're right next to Coors Boulevard and Paseo del Norte. We're concerned that adding a complex with this population (inaudible) is going to create a hazard at the intersection of Agate Hills and Eagle Ranch. One of the new driveways that they're going to add in the development will be competing directly with neighborhood traffic.

Agate Hills road is already used as a cut-through to bypass busy intersections in the area to access Congress Avenue and Golf Course Road. We've got cars speeding through here all hours of the day and night. And we're concerned that the development is going to increase the amount of traffic cutting through the neighborhood and congestion at this intersection.

Also the project has the bare-minimum parking allowance plan. The vacant lot that they are wanting to develop is currently used as parking over throw for the neighboring apartment complexes and the two fitness centers. So we're afraid that all that overflow parking is going to be pushed up into our neighborhood, as well.

So that concludes my comments. I thank you all for your time and consideration.

CHAIR WOLFLEY: Okay. Thank you, Mr. Hill. You were very succinct and clear. Appreciate that.

And let's see if there's any other member of the public that is here to speak.

And thanks for your patience in waiting for this case to come up. We do appreciate that.

Okay. Last call for anyone from the public that wishes to speak on this multi-family project on Eagle Ranch Road.

Okay. At this time, I'll turn it back to Mr. Santi. If you would like to respond to the public comment that you've heard.

MR. SANTI: Sure. Thank you, Jeremiah.

So a couple things. You know, we'll get the traffic study back and -- and that'll determine -- you know, the scope of work for a traffic study is put together by the city's traffic engineer, so the duration they were out there conducting that study was based on what they had requested. And I would assume -- I would hope it was at the busier times of the day. But like I said, that study will be available soon.

I can answer -- I know that the existing apartment complex to the south does use the driveway just to the north as overflow parking. It's not really overflow, it's my understanding. I did meet with them. They have parking on-site to accommodate. It's mostly folks that are parking there for convenience to those apartments on the north. So they really need to be parking back on their -- on their property.

And sorry, I -- as far as -- I think all the comments were mostly about traffic, and we really need to see that traffic study and what its recommendations are.

Is there anything else that -- that I missed?

CHAIR WOLFLEY: Okay. Thank you. Mr. Santi, you might just want to address the Chuze Fitness the way that you did the apartments to the south.

MR. SANTI: Yeah, I hadn't heard that Chuze Fitness was using that. That's a pretty good walk to get over there. That's a new one for me. Chuze Fitness has an abundance of parking out there. I mean, in that aerial, it doesn't look nearly full.

I know that they get quite a bit of traffic, but, again, this development is all private property, including that driveway. That's not a public road that you're referencing that people are parking on. This is private property, part of our complex, so...

CHAIR WOLFLEY: Okay. And I imagine, do you have -- this is Chair Wolfley. Do you have walls or fences on your north and south property lines?

MR. SANTI: We will. We did agree -- initially, for the south property line, we were -- they were originally proposing to close off that -- that driveway that connects down to the east of the Target shopping center, thinking that that might help mitigate some of the traffic concerns. The neighbors actually preferred us to leave that open, as they use it to get to and from the shopping center.

So there will be access through there. But we are putting up a new fence along the apartments, so there will be no longer any access directly from that road into the apartments.

Same with the north side. That will be fenced off, so there will be no direct access to Chuze.

CHAIR WOLFLEY: Okay. Thank you.

Let's go now to public comment, water authority. I mean to board comments, water authority. And, Mr. Santi, this is kind of a dialogue between you and the DRB member. But let's start with water authority comments.

MR. CARTER: Thank you, Madam Chair. This is Blaine Carter for the water authority. For this particular project, we have issued a serviceability letter, 210734. I believe that was requested by the High Mesa Consulting group.

As well, we have a service connection agreement that's been executed. That's C-21-19. That is a board approval for us to sell service to this lot.

There were no utility infrastructure required to develop this lot. There's a (inaudible) on Eagle Ranch, the private road to the southwest and along the corridor on the southeast, as well as through the access road that runs through the middle of the property.

It's my understanding there's currently on the site plan the water main that's existing to the northern property is under what is proposed to be a landscape island. Typically, those are going to include trees. They'll include curb perpendicular to the -- the main. And that is typically not allowed. (Inaudible) main within the -- sort of the center of the drive-out in the middle of the pavement. If it's going to be within a private access easement, or a private or -- a public easement on private property is required to be within the (inaudible) of the drive-out.

So I think for the engineer, there was a thought either to relocate the main, possibly, or to relocate, you know, the way those islands are working. We're open to either of those

solutions. But we can't have the trees over the main.

As well, there's some separation requirements between the water and sewer, as I'm sure you're aware. We do not want private water and sewer lines within our easement. Now, the preference on our easements and what's required is that they be exclusive so there's no other utilities when we go to dig up the water main that we're digging through.

I think, as shown, that's met. But, again, maybe we have an issue with the trees over the water pipes. So that -- that needs to be resolved one way or the other.

We have some additional detail comments in terms of required easements that are provided for reference in terms of widths and in the exclusivity portion of it.

But just - if the water main is going to be relocated, we would really like to see that on the infrastructure list. If it's not going to be relocated, (inaudible).

But that is all I have for you. If you have any questions, I'd be happy to answer them.

MR. SANTI: Yes, thank you, Mr. Carter. I can -- so the plan is not to relocate the water main that's existing out there. I can pull back the landscape islands to move them away from that -- that line and easement. So I can definitely make that -- make that change and make sure there's no trees or landscaping or curbs over that line.

And it was my understanding -- so there is a platting action that is also being heard and this that will dedicate that -- that 20-foot-wide easement for the waterline.

MR. CARTER: Thank you. Just going (inaudible), I think that (inaudible). Thank you.

MR. SANTI: Okay.

CHAIR WOLFLEY: Okay. Mr. Santi, this is Chair Wolfley. You can help me out a little bit.

So are you planning -- so you are doing a platting action that will go with this site plan area; is that correct?

MR. SANTI: That's correct. We needed the platting --

**CHAIR WOLFLEY:** Okay.

MR. SANTI: -- action for the easement.

CHAIR WOLFLEY: Okay. Correct.

MR. SANTI: They -- I tried to get it in to be heard today, as well. I think they just missed the deadline, so they're -- I think they're on the agenda for next week.

CHAIR WOLFLEY: Okay. And when things go through the EPC first, we do consider the site plan sign-off ahead of the plat if we need to, so...

MR. SANTI: Okay.

CHAIR WOLFLEY: Let's go to code enforcement.

MR. MAESTAS: This is Charles Maestas with code enforcement.

So a couple things noted here. First, I need to see the dimensions indicated from structures to property lines, something indicating that setbacks are being met.

You've indicated a credit, a 5 percent parking credit, for the transit shelter, and so I need to have you indicate the location of that transit shelter. I notice that there's a bus stop indicated, but the credit indicates that -- per the IDO, that the transit shelter is going to be platted at the expense of the property owner. So if you would indicate that transit shelter location.

We need to see the parking calculations of the required and provided motorcycle parking for the site.

In the notice of decision from EPC, there was a Condition Number 4 for calls and security talking about the -- a requirement to provide detail of the retaining wall. And the response says that it was provided at sheet SDP 1.2, but I didn't see any detail for an actual retaining wall. And also, if that can be indicated exactly where that's located on the site plan, as well.

Then also, within the elevations, I noted that there's CMU patio walls indicated at (inaudible) note Number 15 on various buildings. And if we could see the height of those CMU patio walls indicated.

And as far as building design, you had a note that building design would be subject to IDO Section 5-11-2, and in actuality, what you've got here is kind of twofold. The building design is subject to all of IDO Section 5-11(D), as well as 5-11(E)(2)(b) because of the activity center designation.

So something that would be really helpful would be providing notes indicating which requirements are going to be provided. And if there's anything specifically that's not able to be met as far as a requirement, say glazing or something along those lines, that, you know, if variances have been applied for, the notice of decision is indicating approval to have less.

But if you are -- if there's a specific glazing requirement, that you provide the -- a note indicating the calculated area to show, you know, how much glazing is actually being provided. And it's specific to building A and B because those are the two street-facing buildings, so they have the street-facing facades, so there's definitely going to be some specific requirements for those two buildings.

And I believe that's all the comments I had. If you have in the questions, I'd be happy to answer.

MR. SANTI: Thank you: No, I don't have any questions. I received the comments last night, and we've already begun addressing many of them, so we will, in our supplemental submittal address your comments. Thank you

MR. MAESTAS: Okay. Thank you.

CHAIR WOLFLEY: Okay. Let's go the parks and recreation.

MS. SOMERFELDT: This is Cheryl Somerfeldt with the parks and recreation department.

We reviewed this for the EPC case, which was a major amendment to the entire shopping center. And the -- Mr. -- or the MRMPO long range bikeway system map showed a proposed multipurpose trail along that east side through the shopping center.

So we looked at that existing trail and it hadn't really been maintained. So we are -- we had a meeting with the applicant to discuss what could potentially be improved with this project. And some of the options that were discussed was a connection from the trail to the side street that runs along the south side of this property, and then a resurfacing of the existing trail.

That was an ex parte meeting, just to put that on the record.

And in the response letter, I saw that -- that you were intending to do something like that, but I think there needs to be -- I didn't see the note, and there needs to be more clarification, paragraphs a detail. And also, the connection should be ADA compliant.

And then your second comment was about the tree palette. There was one tree on there, the Urbanite ash, that is not recommended, but it could be replaced with any of the other trees that are on your list. So that should be not a difficult change.

Did you want to make any comments about that trail?

MR. SANTI: Okay. Yes. And thank you.

I will add the -- an enlarged detail of the connection for the trail. You're right, we agreed that we would -- there's no connection to the trail now to the street to the south. So I can provide a detail with that.

I can also provide a paving section. I don't know if our conversation was to repave the entire trail. I mean, I think large portions of it are still in pretty good shape, but more to address areas that -- that have been damaged or worn; is that correct? And also that we would -- we're just talking about the frontage of our site, as well, right?

MS. SOMERFELDT: Yes. My understanding was that it was going to be resurfaced. So if there were only patches that you were expecting to provide, I guess we would need more information on that, and then, you know, we would need that presented. Because I would have to consult the other members of, you know, people in parks.

And if you -- I don't know if there's certain -- if you had photos of those areas, or if you just want to resurface the whole thing, I think that would be preferable.

MR. SANTI: I will meet with the owners again and discuss with them. We may go out there and take some for photos and really analyze it to see. It may be better just to resurface the entire thing. I don't know for sure myself.

So let me take a look at that and I will make sure we have adequate details in the supplemental submittal. And if I have any questions, I will -- I can reach out to you prior to the next hearing to go over what we plan on doing

MS. SOMERFELDT: Yes. (Inaudible).

MR. SANTI: Okay.

MS. SOMERFELDT: This is Cheryl Somerfeldt with parks and rec.

I also wanted to ask about the easements that was mentioned by the water authority. I -- I -- did you provide a plat with this package? It seemed like there was something, yes. So I felt like it could be somehow clearer as to how those align. Because -- is the easement completely on your property and then the trail is on the adjacent property? I know there was like a section of the trail that was on this property.

MR. SANTI: No. The majority of the easement is on the adjacent property. There's -- a few feet of that easement extends on to our property. And the trail, itself, I think -- again, the majority of the trail is on the adjacent property, as well. I want to say it's maybe two or three max of the total width of the trail on the easement that's on our property

MS. SOMERFELDT: Are they overlapping, the water authority easement and the trail easement?

MR. SANTI: Oh, I'm sorry. Yes, I believe they would be overlapping. But those easements are all already existing on that side of the property. The only easement we're adding are the ones in the -- there's a center drive-out right in the middle, running north/south. And that was the easement we're adding for the water authority.

MS. SOMERFELDT: Okay. Thank you.

CHAIR WOLFLEY: Hydrology.

MR. ARMIJO: Ernest Armijo, hydrology. Hydrology has an approved conceptual grading and drainage plan with an engineer stamp date of September 27, 2021. We have no objection.

CHAIR WOLFLEY: Transportation.

MS. WOLFENBARGER: Good morning, this is Jeanne Wolfenbarger with transportation.

First and foremost, the traffic study has to be approved prior to my sign-off. And any recommendations as part of the study would have to be incorporated onto an infrastructure list.

Just for clarification, counts in front of the site are taken during peak hours, so that should be incorporated into the study. We'll be studying levels of service in front of the -- along the site to see any impacts this development has on the adjacent network roadway to determine if any additional off-site improvements should be made.

The public's traffic comments are noted. My senior engineer is reviewing this. And the step -- the traffic counts should incorporate the impact of the pandemic as far as, you know, dip in the current traffic -- traffic counts.

So with that, I'm going to go ahead and read the rest of my comments.

I wanted a copy of the referenced encroachment agreement, along with the application for the access way from the shopping center that goes to Eagle Ranch. Just include a copy of that with the application. I believe you already have.

Provide a cross-section of Eagle Ranch Road which can incorporate a future bike lane, because this is showed on the master plan for

MRCOG. This could affect right-of-way dedication along Eagle Ranch Road.

Also, address parks and rec's comments with regard to the existing bike trail to the east as providing, you know, detailed cross-sections, proposed repairs, and provide the missing connection to Paradise Boulevard that we discussed in the prior meeting. And also show the easements to make sure the easements are in place for that trail, as well, along with whatever proposed limits of improvements you intend to make.

Show width of north access way off of Eagle Ranch Road; just, you know, going ahead and labeling all of the rest of the dimensions for -- that are needed on that site.

Pull out curb with a keynote and provide all curb radii throughout the site, following DPM requirements to allow for turning movements.

Looks like we need additional curb ramp details. Until situations where you have two sidewalks intersecting at the van-accessible aisle in order to provide accessibility in all directions from that van-accessible aisle.

And ADA space appears to be needed by buildings E and J for ease of accessibility.

Show clear site triangles on both the site plan and landscaping plan based on intersection sight distance and add the following note -- standard note on a landscape height restrictions on both the site plan and on the landscape plan.

Include more detail for bike racks. Show spacing in between bike racks, following the requirements of the DPM on spacing. Show where bike racks are distributed throughout the site for ease of access to the buildings. And show how the bike rack requirements are being met.

Indicate electrical charge stations on the plan. Bus shelter was already mentioned by code enforcement. That's also one of my comments. Coordinate with transit is as needed on that detail, specifically Andrew de Garmo.

And also, because it was discussed to continue that access way from the shopping center to Eagle Ranch, if that's going to be kept in place, we noted that there's some parking spaces that are shown along that access way, for people to back up into that access way. And so the concern is safety there. Due to the volume of traffic in combination with, you know, the length of that access way being a total of over 1200 feet, we would be looking at probably some traffic calming measures through there. And it should also be addressed as part of the traffic study.

MR. SANTI: Okay. Thank you, Ms. Wolfenbarger.

So I received the comments. Again, we're working on addressing all of those comments. Thank you for that.

I had a couple just quick questions. I think regarding the bike lane in Eagle Ranch, the -- I guess I can provide a cross section. The intent would be that there's -- I believe there's sufficient right-of-way out there to accommodate a 5-foot wide bike path, which I believe is the required width on that type of a street. So if that's possible -- I mean, I would assume if there's sufficient right-of-way, then we wouldn't be needing to do any right-of-way dedication, correct?

MS. WOLFENBARGER: This is Jeanne Wolfenbarger with transportation. You'd have to provide me a cross section, showing how it would meet the minimum requirements of the DPM. I believe in this section of road, the minimum bike lane width is 6 feet. It's labeled -- it's labeled in the elements, cross-sectional elements in the DPM. You know, it's part -- I guess one of the first one or two sections of the transportation chapter.

But you're correct, if you're able to fit it, you know, with minimal effort, we can take a look at that. If setback requirements are an issue with you, for any reason, you know, we can also look at sidewalk easements, if that's one of your concerns.

Because we wouldn't be building anything if there's nothing to tie into. We just want to make sure that that is reserved for the future, you know, when they decide to go ahead and build that bike lane per the master plan.

MR. SANTI: Understood. Thank you.

And you had mentioned an encroachment agreement, and that is for the private drive on the south side of the property, or...

MS. WOLFENBARGER: Correct. I think you had made a reference to it. I just wanted to -- since that was such a key component for the site plan approval, I just wanted to make sure we had that for the record.

MR. SANTI: Okay. Okay. I don't think I have any other questions. I will work on addressing all of your other comments in our supplemental submittal. Thank you.

MS. WOLFENBARGER: Thank you.

CHAIR WOLFLEY: Okay. Thank you.

This is Chair Wolfley. And I just want to ask a couple questions related to the IDO.

We have on the agenda that this is IDO 2020. I'm not sure that's correct. When did you submit your EPC application?

MR. SANTI: Let me look that up.

CHAIR WOLFLEY: And . . .

MR. SANTI: Okay. Sorry. The EPC application was submitted in May of 2021.

CHAIR WOLFLEY: Okay. So that -- gosh, I'm all confused for a second here. May. And I think the 2020 IDO became effective August of 2021. There's always this --

MS. GOULD: This is Maggie Gould --

CHAIR WOLFLEY: -- laq.

MS. GOULD: That's correct.

CHAIR WOLFLEY: Okay. So you are technically subject to the 2019 IDO.

I just want to get that clarified on the agenda, Ms. Gomez.

Then that relates back to Mr. Maestas' comments about facades in the 2019 IDO. And I think the only section you're subject to is the 5-11(E), which, because your zoning is mixed use, then you follow the facade requirements for multi-family in the mixed-use zone, and not 5-11(D), which is multi-family zoning.

But I think also the EPC planners reviewed your facade requirements, as well, during that review period, correct?

MR. SANTI: Yes, I believe -- I mean, absolutely reviewed the facade.

**CHAIR WOLFLEY:** Yeah, they -- they approved -- the EPC approved these particular facades?

MR. SANTI: That's correct, yes.

CHAIR WOLFLEY: Okay. So there -- yeah, there might be some little minor details here and there. But I just wanted to kind of clarify the record that that was part of your EPC approval and that you were subject to the 2019 IDO. Because the facade standards did change a fair amount between those two IDOs. I was kind of behind some of that, and that's why I'm clear about it.

MR. SANTI: Okay.

CHAIR WOLFLEY: Okay.

MR. SANTI: Thank you for that. I can -- I'll note on the elevations that Section 5-11(E) of the 2019 IDO and try to make it clear as to how we're meeting those standards.

CHAIR WOLFLEY: Okay. And then let's go to my other planning colleagues for the remainder of planning comments

MR. RODENBECK: This is Jay Rodenbeck. I just note that the EPC approved this project on August 19th, 2021.

The site plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request, and EPC staff provided a memo stating the conditions were addressed.

The application number, I just note -- and I can pull up the site plan here to point out where this goes. But the -- I'll just note that there, you have the project number there. Add a -- I'll add this, too. Add a PR-2021-005442. And then you're going to need to note the project number -- sorry, not -- the application number, as well, which is SI -2021-01714. It's a separate application number than the one for the (inaudible) EPC site plan, but you need to have that there.

And I'll note that a solid waste signature needs to be obtained prior to distribution of the site plan for DRB signatures. I'll give you the same speech I gave previously, which is, we strongly recommend that you get that signature before the DRB approves the site plan to avoid any issues with, you know, solid waste required amendment of the site plan after DRB approval and requiring -- possibly requiring a major amendment and requiring to come back to us. So please get that solid waste signature prior to DRB approval, preferably.

And I'm going to have an additional comment here that's not on our memo, because it sounds like we're going to have an infrastructure list requirement. Therefore, we're going to need you to get a recorded infrastructure improvements agreement

approved and recorded and the recorded copy submitted to us before the final sign-off of the site plan would be possible from planning.

And that concludes planning's comments, I believe.

CHAIR WOLFLEY: Okay. This is Chair Wolfley.

Mr. Santi, did you -- I imagine you probably got a solid waste approval at the EPC?

MR. SANTI: This is Anthony. No, I don't have those --

CHAIR WOLFLEY: No.

MR. SANTI: -- not from solid waste, but they do --

CHAIR WOLFLEY: Okay.

MR. SANTI: It is in review with them.

CHAIR WOLFLEY: Okay.

MR. SANTI: Yes, so I -- we're working on that signature now.

CHAIR WOLFLEY: Okay. And then let me go to Ms. Gould. I just want to make sure we give you the best information. So will their infrastructure list be tied to their plat in this case? And the recording IAA.

MS. GOULD: This is Maggie Gould. We can do that either way. We can tie it to the plat or we can tie it to the infrastructure list -- I mean, we can tie it to the site plan. Our preference is always to tie it to the plat.

MR. SANTI: This is Anthony, just --

MS. GOULD: But -- go ahead.

MR. SANTI: The infrastructure list, is that just for the trail improvements, or what -- what would be on the infrastructure list?

MR. RODENBECK: This is Jay Rodenbeck. I thought transportation had some comments which required an infrastructure list, but maybe I'm wrong. Or water authority or both. I thought I heard --

MS. GOULD: Yeah. And this is --

MR. RODENBECK: I thought I heard that requirement.

MS. GOULD: -- Maggie Gould. One more -- sorry, Jay. Go ahead.

MR. RODENBECK: No, I just -- I thought I heard that requirement from the DRB comments, that someone required an infrastructure list. That's why I brought it up.

MS. GOULD: And -- and just to clarify, Mr. Santi, was the -- the plat you are submitting, is that a major plat or a minor plat?

MR. SANTI: Minor.

MS. GOULD: Minor. In that case, we should probably tie the infrastructure to the site plan.

CHAIR WOLFLEY: Okay. Mr. Carter, do you have any infrastructure list items.

MR. CARTER: This is Blaine with the water authority.

Based on discussions here today, we do not. Thank you.

CHAIR WOLFLEY: Ms. Wolfenbarger, do you have infrastructure items --

MS. WOLFENBARGER: This is Jeanne, with --

CHAIR WOLFLEY: -- you --

MS. WOLFENBARGER: This is --

**CHAIR WOLFLEY:** -- anticipate?

MS. WOLFENBARGER: This is Jeanne with transportation. So based on parks' comment and my comment, the bike trail would be one of them. That should be on the infrastructure list.

CHAIR WOLFLEY: Okay.

MS. WOLFENBARGER: And just depending on what comes out as far as the traffic study -- I'm sorry. I had an interruption. Excuse me. It depends, depending on what comes out on the traffic study. You know, that might need to be on the infrastructure list, as well. I don't know the details of that.

CHAIR WOLFLEY: Okay. And then I don't know about the bus shelter.

 ${\tt MS.\ WOLFENBARGER:}$  The bus shelter, yes. The bus shelter should be on there, as well. Thank you for that.

CHAIR WOLFLEY: Okay. So I -- I think that's kind of something to sort of process. And Ms. Gould can help you if you have questions about the major/minor plat situation.

Okay. So it looks like we need to defer this to go over -- get some of those -- oh, before we do that, Mr. Hill, are you still here? Jeremiah?

MR. HILL: Yes, ma'am, I am.

CHAIR WOLFLEY: Okay. Mr. Hill, you have an opportunity at this point to ask any questions that would clarify testimony that you've heard. This isn't a time to give your additional comments, but if there's something about the testimony that you would like to clarify or have corrected, this is your chance to ask questions only.

MR. HILL: I have no further questions at this time. Thank you.

CHAIR WOLFLEY: Okay. Thank you, sir.

Now we can look at a deferral date with Mr. Santi. And it looks like he -- you know, the main things are that water authority work and the traffic-impact study.

Ms. Wolfenbarger, do you have any comments about when your staff will be able to clear review of that study?

MS. WOLFENBARGER: This is Jeanne with transportation. I -- I believe it's in -- it's in the consultant's hand.

Is that correct, Anthony?

MR. SANTI: No. It was resubmitted for a second -- we responded to a couple questions that the engineer had and it has already been resubmitted. Should be back in the city's hands.

MS. WOLFENBARGER: Okay. So yeah, just allow two weeks time from the time you submitted it for my senior engineer to review it and see --

MR. SANTI: So that puts us --

MS. WOLFENBARGER: -- whether or not it's approvable.

MR. SANTI: Thank you. This is Anthony again.

And that's what I was expecting. We submitted just over a week ago, so I think this week is the second week it will be in review. So we were --

CHAIR WOLFLEY: Okay.

MR. SANTI: -- anticipating something by next week.

CHAIR WOLFLEY: Mr. Santi, do you know the date of your plat, when your plat is going to -- have you submitted your plat application yet?

MR. SANTI: The plat was submitted this week. So there -- it's to be -- it will be heard next Wednesday.

CHAIR WOLFLEY: Next Wednesday. Okay. I guess we can be optimistic and defer this to next Wednesday, too, and see if some of these things are cleared by then.

MR. SANTI: I think we need two weeks.

CHAIR WOLFLEY: Two, okay.

MR. SANTI: Would probably be -- be a little bit better --

CHAIR WOLFLEY: Okay.

MR. SANTI: -- to make sure -- yeah.

CHAIR WOLFLEY: All right. So let's do that, then for November 3rd.

MR. SANTI: That works for me. Thank you.

**CHAIR WOLFLEY:** Okay. Is there a motion to defer Item 14 to November 3rd?

MR. CARTER: Blaine Carter, water authority, so moved.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec, seconds.

CHAIR WOLFLEY: Please vote.

MR. CARTER: Blaine Carter, water authority. I approve the motion.

MR. MAESTAS: Charles Maestas with code enforcement. I approve.

MS. SOMERFELDT: Cheryl Somerfeldt, parks and rec. I approve.

MR. ARMIJO: Ernest Armijo, hydrology. I approve.

MS. WOLFENBARGER: Wolfenbarger with transportation. I approve.

CHAIR WOLFLEY: And Jolene Wolfley, DRB chair, approves.

There's a consensus vote of the DRB to defer Item 14, PR-2021-5442, and EPC site plan sign-off SI-2021-1714 to November 3rd.

(Conclusion of partial transcript of proceedings.)

RE: CITY OF ALBUQUERQUE DRB MEETING MINUTES OF OCTOBER 20, 2021, AGENDA ITEM 14

#### TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 10th day January 2022.

/S/

Kelli A. Gallegos

#### **Code Enforcement Comments**

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

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

505-924-3838 <u>cagarcia@cabq.gov</u> **DATE:** 11/17/2021

#### **AGENDA ITEM NO:** 17

#### **DRB PROJECT NUMBER:**

PR-2021-005442 IDO 2019

<u>SI-2021-01714</u> – EPC SITE PLAN

**SIGN-OFF** 

#### **PROJECT NAME:**

**DEKKER, PERICH, SABATINI** agent for **ROBERT GIBSON SEDONA WEST, LLC** requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21, 11/3/21, 11/10/21]

#### **REQUEST:**

FINAL SIGN OFF OF EPC SITE PLAN

#### **COMMENTS:** No additional comments or objections.

- Indicate dimensions from structure/s to property lines. MX-M setback standards.
- Indicate the location of the transit shelter being used in the 5% parking credit.
  Site Plan has existing bus stop marked. Is that changing?
- Provide parking calculations of required and provided motorcycle parking.
- Provide wall detail to meet EPC Condition #4. Front yard area perimeter fencing appears to be over the 36in limit.
- Indicate the height of the CMU patio walls (keynote #15). Walls/Fences per 5-7-D.
- Building Design is subject to all of 5-11(D) and also to 5-11(E)(2)(b) due to the Activity Center designation. Provide notes indicating which requirements are being provided and/or variances if needed.
   Specifically Buildings A & B are both street-facing and will have additional requirements.
- Development note for lighting per IDO section 5-8.

#### TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005442 AGENDA ITEM NO: 10

SUBJECT: EPC Site Plan Sign-off

#### **ENGINEERING COMMENTS:**

- 1. The cross-access easement language needs to be addressed per COA's comments.
- 2. On cross-section for existing bike trail and proposed repairs along frontage of site, show the easement. On the connection to Paradise Boulevard, provide a detail for a ramp unless done by work order drawings.
- 3. Curb radii should be labeled southeast of the Clubhouse Pool.
- 4. Parking space dimensioning needs to line up with handicapped spaces at Building D.
- 5. Curb ramps need to be called out at the end of crosswalks designated by Keyed Note 10.
- 6. Include more detail for bike racks. Show spacing in between bike racks, following details of the DPM. Show where bike racks are distributed throughout the site for ease of access to the buildings and demonstrate how the bicycle rack requirements are being met.
- 7. If keeping the cross access between lots, traffic calming should be established on the driving aisle along the south side of the site.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E. DATE: November 17, 2021

**Transportation Development** 

505-924-3991 or jwolfenbarger@cabq.gov

#### TRANSPORTATION DEVELOPMENT

ACTION:	
APPROVED; DENIED _	_; DEFERRED; COMMENTS PROVIDED; WITHDRAWN
DELEGATED:	TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION** Ernest Armijo, P.E., Principal Engineer | 505-924-3986 <a href="mailto:earmijo@cabq.gov">earmijo@cabq.gov</a>

DRB Project Number:	2021-005442		Hearing	g Date:	11-17-2021	
Project:	Plaza at Paseo del Nor Sedona West	te	Agenda Iter	m No:	17	
☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary	Plat	☐ Final	Plat	
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☑ Site Plan EF		☐ Bulk	Land Plat	
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Easement	Public		tion of Public t of Way	
<ul> <li>Hydrology has an a</li> </ul>	<ul> <li>Easement Right of Way</li> <li>ENGINEERING COMMENTS:</li> <li>Hydrology has an approved Conceptual Grading and Drainage plan (C13D001) with engineers stamp date of 9/27/21.</li> </ul>					
RESOLUTION/COMM	ENTS:					
Water:						
Code:						
Parks & Rec.:						
Transportation:						
Planning:						
□ DENIED □	DELEGATED TO:   TRAN Delegated For: SIGNED:  I.L.  SPSD DEFERRED TO		□ WUA	□ PRKS PLAT	□ PLNG	

# Development Review Board (DRB) Review Comments Utility Development Section Reviewer: Blaine Carter, P.E.

Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2021-005442	11/17/2021	#17
Zone Atlas Page:	Legal Description: Lot(s) LO	T A-2-A-A, THE PLAZA AT
	PASEO DEL N	ORTE
C-13		
	<b>Location: Located on EAGEL F</b>	RANCH RD between PARADISE
	BLVD AND IRVING BLVD NW	
Request For: SI-2021-01714 -	- EPC SITE PLAN SIGN-OFF	

#### **ABCWUA Comment:**

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

- 1. Serviceability Letter #210734 has been issued and provides the conditions for service.
- 2. This project is outside of the adopted service area. Service Connection Agreement C-21-19 provides Board approval for this project. No further Board approvals are required at this time.
- 3. Pro rata is not owed for this property.
- 4. Utility Plan:
  - a. Is the existing public sanitary sewer centered within the proposed public sanitary sewer easement along the eastern property line? The graphics seem to show the public sanitary sewer outside of the proposed easement.
    - i. Are there encroachments within this sanitary sewer line/public sanitary sewer easement near the northwest corner of the site?
  - b. UPDATE: The provided planting plan needs to be updated per the prior issues with the trees within the existing water and proposed sewer easement along the eastern boundary. Note 23 provides the required astroturf note. PRIOR COMMENT 11/10/21: The landscape plan depicts 3

UTILITY DEVELOPMENT

- trees, a sidewalk, and a astroturf field over the southeastern water and sewer mains. The trees and sidewalk should be shifted outside of the existing/proposed easements. A note is required stating that the WUA is not to be responsible for the cost or procedure to replace astroturf placed over existing water and sewer mains if damaged during required maintenance.
- c. The proposed landscape islands conflict with the water main that runs through the center of the site. Please adjust the landscape islands. UPDATE: This is not reflected on the utility plan, it is adjust on the landscape plan. Please replot the landscape plan with this modification.



#### Parks and Recreation Department

PR-2021-005442 IDO 2020

SI-2021-01714 - EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

PROPERTY OWNERS: SEDONA WEST, LLC REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

#### 10-20-2021

Please indicate which keyed note references the trail as mentioned in the EPC Conditions Response Letter. Is there a detail for the new trail connection to the access drive?

The Official Albuquerque Plant Palette comments regarding the Urbanite Ash are "Existing population of eastern/American ash have been dying out due to in heat and drought." Other trees on the palette are suitable as an alternate.

#### 11-03-2021

See above.

Resurface trail along frontage; build connection - Notes 17 and 18 shows connection to existing trail

#### 11-10-2021

Please add trail lines to Landscape Plan to allow for clearance from planting (tree appears to be in location of trail connection to adjacent property to west). Please add striped trail crossing. Please note that shrubs and irrigation will be a minimum distance from the trail or that construction plans will be submitted to Parks Management before installation.

#### 11-17-2021

No additional comments.



### Parks and Recreation Department

#### Trail detail:

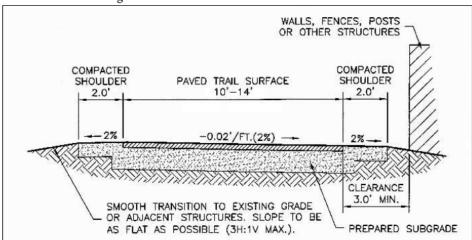


Figure 43: Paved Trail Dimensions and Clearances

There needs to be a 5-ft clearance from trail edge

# Development Review Board (DRB) Review Comments Utility Development Section Reviewer: Blaine Carter, P.E.

Phone: 505.415.9188

DRB Project No:	Date:	Item No:
PR-2021-005442	11/10/2021	#10
Zone Atlas Page:	Legal Description: Lot(s) LO	T A-2-A-A, THE PLAZA AT
	PASEO DEL N	
C-13		
	<b>Location: Located on EAGEL F</b>	RANCH RD between PARADISE
	BLVD AND IRVING BLVD NW	
Request For: SI-2021-01714 –	EPC SITE PLAN SIGN-OFF	

#### **ABCWUA Comment:**

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

- 1. Serviceability Letter #210734 has been issued and provides the conditions for service.
- 2. This project is outside of the adopted service area. Service Connection Agreement C-21-19 provides Board approval for this project. No further Board approvals are required at this time.
- 3. Pro rata is not owed for this property.
- 4. Utility Plan:
  - a. NEW COMMENT: The landscape plan depicts 3 trees, a sidewalk, and a astroturf field over the southeastern water and sewer mains. The trees and sidewalk should be shifted outside of the existing/proposed easements. A note is required stating that the WUA is not to be responsible for the cost or procedure to replace astroturf placed over existing water and sewer mains if damaged during required maintenance.
  - b. The proposed landscape islands conflict with the water main that runs through the center of the site. Please adjust the landscape islands. UPDATE: This is not reflected on the utility plan, it is adjust on the landscape plan. Please replot the landscape plan with this modification.

**UTILITY DEVELOPMENT** 

- 5. For information only / Plat:
  - a. Additional easements are required on the plat per the comments below.
    - i. Additional plat documents were received via email on Friday 11/5/21 but not received in the review packet. Overall, those appear to address prior comments.
    - ii. It is difficult to read the easement lines on the southeast boundary because all the lines are parallel. Please provide a simplified exhibit that depicts the parcel line, the WUA easements, and the WUA mains.

#### TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005442 AGENDA ITEM NO: 10

SUBJECT: EPC Site Plan Sign-off

#### **ENGINEERING COMMENTS:**

- 1. The latest overall version of the site plan was difficult to read due to extra layering from contours, utilities, etc.
- 2. On cross-section for existing bike trail and proposed repairs along frontage of site, show the easement. On the connection to Paradise Boulevard, provide a detail for a ramp.
- 3. Curb radii should be labeled southeast of the Clubhouse Pool.
- 4. Dimensioning needs to line up with handicapped spaces at Building D.
- 5. Curb ramps need to be called out at the end of crosswalks designated by Keyed Note 10.
- 6. Show clear sight triangles on both the site plan and landscaping plan based on intersection sight distance.
- 7. Include more detail for bike racks. Show spacing in between bike racks, following details of the DPM. Show where bike racks are distributed throughout the site for ease of access to the buildings and demonstrate how the bicycle rack requirements are being met.
- 8. If keeping the cross access between lots, traffic calming should be established on the driving aisle along the south side of the site.

\*Please remember to email me directly with an electronic copy of all supplemental submittal documents.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E. DATE: November 10, 2021

#### TRANSPORTATION DEVELOPMENT

Transportation Development 505-924-3991 or <a href="mailto:jwolfenbarger@cabq.gov">jwolfenbarger@cabq.gov</a>

ACTION:	
APPROVED; DENIED _	_; DEFERRED; COMMENTS PROVIDED; WITHDRAWN _
DELEGATED:	TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION** Ernest Armijo, P.E., Principal Engineer | 505-924-3986 <a href="mailto:earmijo@cabq.gov">earmijo@cabq.gov</a>

DRB Project Number:	2021-005442		Hearing	Date:	11-10-2021	
Project:	Plaza at Paseo del Nor Sedona West	e 	Agenda Iter	n No:	10	
☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary	Plat	☐ Final	Plat	
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	Site Plan El □ Site Plan fo		□ Bulk	Land Plat	
☐ SIA Extension	☐ DPM Variance	□ Vacation of Easement	Public		tion of Public of Way	
Hydrology has an a	<ul> <li>ENGINEERING COMMENTS:</li> <li>Hydrology has an approved Conceptual Grading and Drainage plan (C13D001) with engineers stamp date of 9/27/21.</li> </ul>					
RESOLUTION/COMM	ENTS:					
Water:						
Code:						
Parks & Rec.:						
Transportation:						
Planning:						
□ DENIED I	DELEGATED TO: ☐ TRAN Delegated For: SIGNED: ☐ I.L. ☐ SPSD DEFERRED TO	IS □ HYD □ SPBP	□ WUA [	⊐ PRKS PLAT	□ PLNG	

#### **Code Enforcement Comments**

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

**DATE:** 11/3/2021

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

**AGENDA ITEM NO:** 11

#### **DRB PROJECT NUMBER:**

PR-2021-005442 IDO 2019

**SI-2021-01714** – **EPC SITE PLAN** 

**SIGN-OFF** 

#### **PROJECT NAME:**

**DEKKER, PERICH, SABATINI** agent for **ROBERT GIBSON SEDONA WEST, LLC** requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21]

#### **REQUEST:**

1. FINAL SIGN OFF OF EPC SITE PLAN

#### **COMMENTS:**

- Indicate dimensions from structure/s to property lines. MX-M setback standards.
- Indicate the location of the transit shelter being used in the 5% parking credit.
  Site Plan has existing bus stop marked. Is that changing?
- Provide parking calculations of required and provided motorcycle parking.
- Provide wall detail to meet EPC Condition #4. Front yard area perimeter fencing appears to be over the 36in limit.
- Indicate the height of the CMU patio walls (keynote #15). Walls/Fences per 5-7-D.
- —Building Design is subject to all of 5-11(D) and also to 5-11(E)(2)(b) due to the Activity Center designation. Provide notes indicating which requirements are being provided and/or variances if needed. Specifically Buildings A & B are both street-facing and will have additional requirements.
- Development note for lighting per IDO section 5-8.



#### Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 11

Project Number: PR-2021-005442

Application Number: SI-2021-01714 - EPC SITE PLAN SIGN-OFF

Project Name: Sedona West

Request: EPC Site Plan Sign-Off

#### **COMMENTS:**

- The EPC approved this project on August 19, 2021 per SI-2021-00569
- The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- The application number needs to be added to the Site Plan prior to distribution of the Site Plan for DRB signatures.
- The Solid Waste signature needs to be obtained prior to distribution of the Site Plan for DRB signatures.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 10/19/21

Planning Department



#### Parks and Recreation Department

PR-2021-005442 IDO 2020 SI-2021-01714 - EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

PROPERTY OWNERS: SEDONA WEST, LLC REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

#### 10-20-2021

Please indicate which keyed note references the trail as mentioned in the EPC Conditions Response Letter. Is there a detail for the new trail connection to the access drive?

The Official Albuquerque Plant Palette comments regarding the Urbanite Ash are "Existing population of eastern/American ash have been dying out due to in heat and drought." Other trees on the palette are suitable as an alternate.

#### 11-03-2021

See above.

Resurface trail along frontage; build connection - Notes 17 and 18 shows connection to existing trail

#### 11-10-2021

Please add trail lines to Landscape Plan to allow for clearance from planting (tree appears to be in location of trail connection to adjacent property to west). Please add striped trail crossing. Please note that shrubs and irrigation will be a minimum distance from the trail or that construction plans will be submitted to Parks Management before installation.

#### Trail detail:

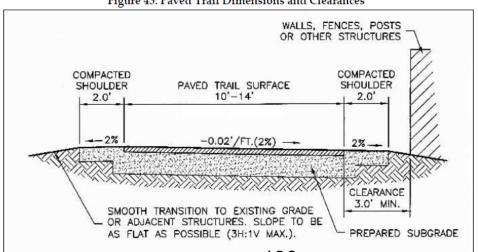


Figure 43: Paved Trail Dimensions and Clearances

# Development Review Board (DRB) Review Comments Utility Development Section Reviewer: Blaine Carter, P.E.

Phone: 505.415.9188

DRB Project No:	Date:	Item No:	
PR-2021-005442	11/03/2021	#11	
Zone Atlas Page:	Legal Description: Lot(s) LO PASEO DEL N	T A-2-A-A, THE PLAZA AT	
C-13			
		RANCH RD between PARADISE VING BLVD NW	
Request For: SI-2021-01714 – EPC SITE PLAN SIGN-OFF			

#### **ABCWUA Comment:**

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

- 1. Serviceability Letter #210734 has been issued and provides the conditions for service.
- 2. This project is outside of the adopted service area. Service Connection Agreement C-21-19 provides Board approval for this project. No further Board approvals are required at this time.
- 3. Pro rata is not owed for this property.
- 4. Utility Plan:
  - a. The proposed landscape islands conflict with the water main that runs through the center of the site. Please adjust the landscape islands.
- 5. For information only / Plat:
  - a. Additional easements are required on the plat per the comments below.
    - i. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of

**UTILITY DEVELOPMENT** 

- existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- ii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- iii. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

#### **Code Enforcement Comments**

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

**DATE:** 11/3/2021

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

**AGENDA ITEM NO:** 11

#### **DRB PROJECT NUMBER:**

PR-2021-005442 IDO 2019

**SI-2021-01714** – **EPC SITE PLAN** 

**SIGN-OFF** 

#### **PROJECT NAME:**

**DEKKER, PERICH, SABATINI** agent for **ROBERT GIBSON SEDONA WEST, LLC** requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21]

#### **REQUEST:**

1. FINAL SIGN OFF OF EPC SITE PLAN

#### **COMMENTS:**

- Indicate dimensions from structure/s to property lines. MX-M setback standards.
- Indicate the location of the transit shelter being used in the 5% parking credit. Site Plan has existing bus stop marked. Is that changing?
- Provide parking calculations of required and provided motorcycle parking.
- Provide wall detail to meet EPC Condition #4. Front yard area perimeter fencing appears to be over the 36in limit.
- Indicate the height of the CMU patio walls (keynote #15). Walls/Fences per 5-7-D.
- Building Design is subject to all of 5-11(D) and also to 5-11(E)(2)(b) due to the Activity Center designation. Provide notes indicating which requirements are being provided and/or variances if needed. Specifically Buildings A & B are both street-facing and will have additional requirements.

#### TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005442 AGENDA ITEM NO: 11

SUBJECT: EPC Site Plan Sign-off

#### **ENGINEERING COMMENTS:**

- 1. Provide a cross-section of Eagle Ranch Road which can incorporate a future bike lane. This would affect right-of-way dedication along Eagle Ranch Road.
- 2. Provide cross-section of existing bike trail and proposed repairs along frontage of site. Coordinate with Parks & Rec. on extent of repairs. Show easement for trail on plan and provide missing connection to Paradise Boulevard.
- Provide curb radii at intersections/landscaped islands. Follow DPM requirements. (It is noted that one area is called out as "typical", but more dimensioning is needed for clarity.)
- 4. An additional curb ramp detail is needed in situations where you have two sidewalks intersecting right at the van accessible aisle in order to provide accessibility in all directions. (Buildings B and D- sidewalk in 3 directions from van accessible aisle, each with ramp; more detail is needed than provided)
- 5. Show clear sight triangles on both the site plan and landscaping plan based on intersection sight distance.
- 6. Include more detail for bike racks. Show spacing in between bike racks, following details of the DPM. Show where bike racks are distributed throughout the site for ease of access to the buildings and demonstrate how the bicycle rack requirements are being met.
- 7. Indicate electrical charge stations on the plan.
- 8. Indicate emergency access gate at the back at the southeast corner of the site.
- 9. Right-of-way to be dedicated for the bus shelter. Even with emergency access to be provided, cross-access easement should be provided.

<sup>\*</sup>Please remember to email me directly with an electronic copy of all supplemental submittal documents.

#### TRANSPORTATION DEVELOPMENT

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM:	Jeanne Wolfenbarg Transportation Deve 505-924-3991 or jwe		DATE: November 3, 20	21
ACTION:				
APPROVED	; DENIED; DE	FERRED; COMMENTS	PROVIDED; WITHDRAW	۷N
DELEGATED	D:	TO: (TRANS) (HYD) (W	/UA) (PRKS) (CE) (PLNG)	١

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION** Ernest Armijo, P.E., Principal Engineer | 505-924-3986 <a href="mailto:earmijo@cabq.gov">earmijo@cabq.gov</a>

DRB Project Number:	2021-005442		Hearing	Date:	11-3-2021	
Project:	Plaza at Paseo del Nor Sedona West	te 	Agenda Iter	n No:	11	
☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary	Plat	☐ Final	Plat	
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☑ Site Plan El		☐ Bulk	Land Plat	
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Easement	Public		tion of Public t of Way	
Hydrology has an a	<ul> <li>Easement Right of Way</li> <li>ENGINEERING COMMENTS:</li> <li>Hydrology has an approved Conceptual Grading and Drainage plan (C13D001) with engineers stamp date of 9/27/21.</li> </ul>					
RESOLUTION/COMM	ENTS:					
Water:						
Code:						
Parks & Rec.:						
Transportation:						
Planning:						
□ DENIED	DELEGATED TO:   TRAN Delegated For: SIGNED:  I.L.  SPSD DEFERRED TO	IS □ HYD □ SPBP	□ WUA [	⊐ PRKS ———PLAT	□ PLNG	



#### Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 11

Project Number: PR-2021-005442

Application Number: SI-2021-01714 - EPC SITE PLAN SIGN-OFF

Project Name: Sedona West

Request: EPC Site Plan Sign-Off

#### **COMMENTS:**

- The EPC approved this project on August 19, 2021 per SI-2021-00569
- The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- The application number needs to be added to the Site Plan prior to distribution of the Site Plan for DRB signatures.
- The Solid Waste signature needs to be obtained prior to distribution of the Site Plan for DRB signatures.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 10/19/21

Planning Department



#### Parks and Recreation Department

PR-2021-005442 IDO 2020 SI-2021-01714 – EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

PROPERTY OWNERS: SEDONA WEST, LLC REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

#### 10-20-2021

Please indicate which keyed note references the trail as mentioned in the EPC Conditions Response Letter. Is there a detail for the new trail connection to the access drive?

The Official Albuquerque Plant Palette comments regarding the Urbanite Ash are "Existing population of eastern/American ash have been dying out due to in heat and drought." Other trees on the palette are suitable as an alternate.

11-03-2021

See above.

# Development Review Board (DRB) Review Comments Utility Development Section Reviewer: Blaine Carter, P.E.

Phone: 505.415.9188

DRB Project No:	Date:	Item No:		
PR-2021-005442	10/20/2021	#14		
Zone Atlas Page:	Legal Description: Lot(s) LO	T A-2-A-A, THE PLAZA AT		
	PASEO DEL N	ORTE		
C-13				
		RANCH RD between PARADISE VING BLVD NW		
Request For: SI-2021-01714 -	Request For: SI-2021-01714 – EPC SITE PLAN SIGN-OFF			

#### **ABCWUA Comment:**

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

- 1. Serviceability Letter #210734 has been issued and provides the conditions for service.
- 2. This project is outside of the adopted service area. Service Connection Agreement C-21-19 provides Board approval for this project. No further Board approvals are required at this time.
- 3. Pro rata is not owed for this property.
- 4. Utility Plan:
  - a. The proposed landscape islands conflict with the water main that runs through the center of the site. Please either relocate the landscape islands or relocate the water main and easement.
- 5. Infrastructure List:
  - a. If the above water main is to be relocated, it should be on the infrastructure list.
- 6. Plat:
  - a. Additional easements are required on the plat per the comments below.

UTILITY DEVELOPMENT

#### 7. Easements:

- a. Include all public water and/or sanitary sewer easements on the plat, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.
- b. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement. Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed.
- c. If existing conditions consist of a shared easement with public waterline and/or sanitary sewer along with other utilities, this existing easement may remain as is without the need for an exclusive easement, as approved by the Water Authority.

#### **Code Enforcement Comments**

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

**DATE:** 10/20/2021

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

**AGENDA ITEM NO:** 14

#### **DRB PROJECT NUMBER:**

PR-2021-005442 IDO 2020

<u>SI-2021-01714 – EPC SITE PLAN</u>

**SIGN-OFF** 

#### **PROJECT NAME:**

**DEKKER, PERICH, SABATINI** agent for **ROBERT GIBSON SEDONA WEST, LLC** requests the aforementioned action(s) for all or a portion of **LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE** zoned MX-M, located on **EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW** containing approximately 7.12 acre(s). (C-13)

#### **REQUEST:**

FINAL SIGN OFF OF EPC SITE PLAN

#### **COMMENTS:**

- Indicate dimensions from structure/s to property lines.
- Indicate the location of the transit shelter being used in the 5% parking credit.
- Provide parking calculations of required and provided motorcycle parking.
- Provide wall detail to meet EPC Condition #4.
- Indicate the height of the CMU patio walls (keynote #15)
- Building Design is subject to all of 5-11(D) and also to 5-11(E)(2)(b) due to the Activity Center designation. Provide notes indicating which requirements are being provided and/or variances if needed. Specifically Buildings A & B are both street-facing and will have additional requirements.

#### TRANSPORTATION DEVELOPMENT

DRB Project Number: 2021-005442 AGENDA ITEM NO: 14

SUBJECT: EPC Site Plan Sign-off

#### **ENGINEERING COMMENTS:**

- 1. Include a copy of the referenced encroachment agreements along with the application.
- 2. Provide a cross-section of Eagle Ranch Road which can incorporate a future bike lane. This would affect right-of-way dedication along Eagle Ranch Road.
- 3. Provide cross-section of existing bike trail and proposed repairs along frontage of site. Coordinate with Parks & Rec. on extent of repairs. Show easement for trail on plan and provide missing connection to Paradise Boulevard.
- 4. Show width of north accessway off of Eagle Ranch Road.
- 5. Call out curb with a keyed note and provide curb radii. Follow DPM requirements.
- 6. An additional curb ramp detail is needed in situations where you have two sidewalks intersecting right at the van accessible aisle in order to provide accessibility in all directions.
- 7. An ADA space is needed by Buildings E and J for ease of accessibility.
- 8. Show clear sight triangles on both the site plan and landscaping plan based on intersection sight distance. Add the following note as well: "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."
- 9. Include more detail for bike racks. Show spacing in between bike racks, following details of the DPM. Show where bike racks are distributed throughout the site for ease of access to the buildings and demonstrate how the bicycle rack requirements are being met.
- 10. Indicate electrical charge stations on the plan.
- 11. A bus shelter appears to be needed in front of the site. Coordinate with Andrew de Garmo of Transit Department.
- 12. The accessway from the shopping center runs along the back of a series of parking spaces. Due to length and volume of current traffic, consider widening the aisle. Provide speed calming measures.

#### TRANSPORTATION DEVELOPMENT

*Please reme documents.	ember to email me directly with an electro	onic copy of all supplemental submittal
	e comments provided are based upon the infor tion is submitted, additional comments may be	
FROM:	Jeanne Wolfenbarger, P.E. Transportation Development 505-924-3991 or <a href="mailto:jwolfenbarger@cabq.">jwolfenbarger@cabq.</a>	DATE: October 20, 2021
ACTION:		
APPROVED	; DENIED; DEFERRED; COM	IMENTS PROVIDED; WITHDRAWN _
DELEGATED	): TO: (TRANS) (	HYD) (WUA) (PRKS) (CE) (PLNG)

DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION** Ernest Armijo, P.E., Principal Engineer | 505-924-3986 <a href="mailto:earmijo@cabq.gov">earmijo@cabq.gov</a>

DRB Project Number:	2021-005442		Hearing	Date:	10-20-2021
Project:	Plaza at Paseo del Nor Sedona West	Agenda Iter	n No:	14	
☐ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary	Plat	☐ Final	Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	Site Plan El □ Site Plan fo		□ Bulk	Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Easement	Public		tion of Public t of Way
<ul> <li>Hydrology has an a engineers stamp d</li> <li>No objection</li> </ul>	approved Conceptual Gra	ding and Drai	inage plan (C	:13D001	I) with
RESOLUTION/COMM	ENTS:				
Water:					
Code:					
Parks & Rec.:					
Transportation:					
Planning:					
☐ DENIED	DELEGATED TO: □ TRAN Delegated For: SIGNED: □ I.L. □ SPSD DEFERRED TO	IS □ HYD □ SPBP	□ WUA [	⊐ PRKS PLAT	□ PLNG



#### **DEVELOPMENT REVIEW BOARD**

#### Planning Dept. - Major Case Comments

HEARING DATE/AGENDA ITEM No. 14

Project Number: PR-2021-005442

Application Number: SI-2021-01714 - EPC SITE PLAN SIGN-OFF

Project Name: Sedona West

Request: EPC Site Plan Sign-Off

#### **COMMENTS:**

- The EPC approved this project on August 19, 2021 per SI-2021-00569
- The Site Plan meets the EPC conditions. DRB staff coordinated with EPC staff on the request. EPC staff provided a memo stating the conditions were addressed.
- The application number needs to be added to the Site Plan prior to distribution of the Site Plan for DRB signatures.
- The Solid Waste signature needs to be obtained prior to distribution of the Site Plan for DRB signatures.

<u>Disclaimer</u>: The comments provided are based upon the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.

FROM: Jay Rodenbeck DATE: 10/19/21

Planning Department



#### **DEVELOPMENT REVIEW BOARD**

#### Parks and Recreation Department

PR-2021-005442 IDO 2020 SI-2021-01714 – EPC SITE PLAN SIGN-OFF

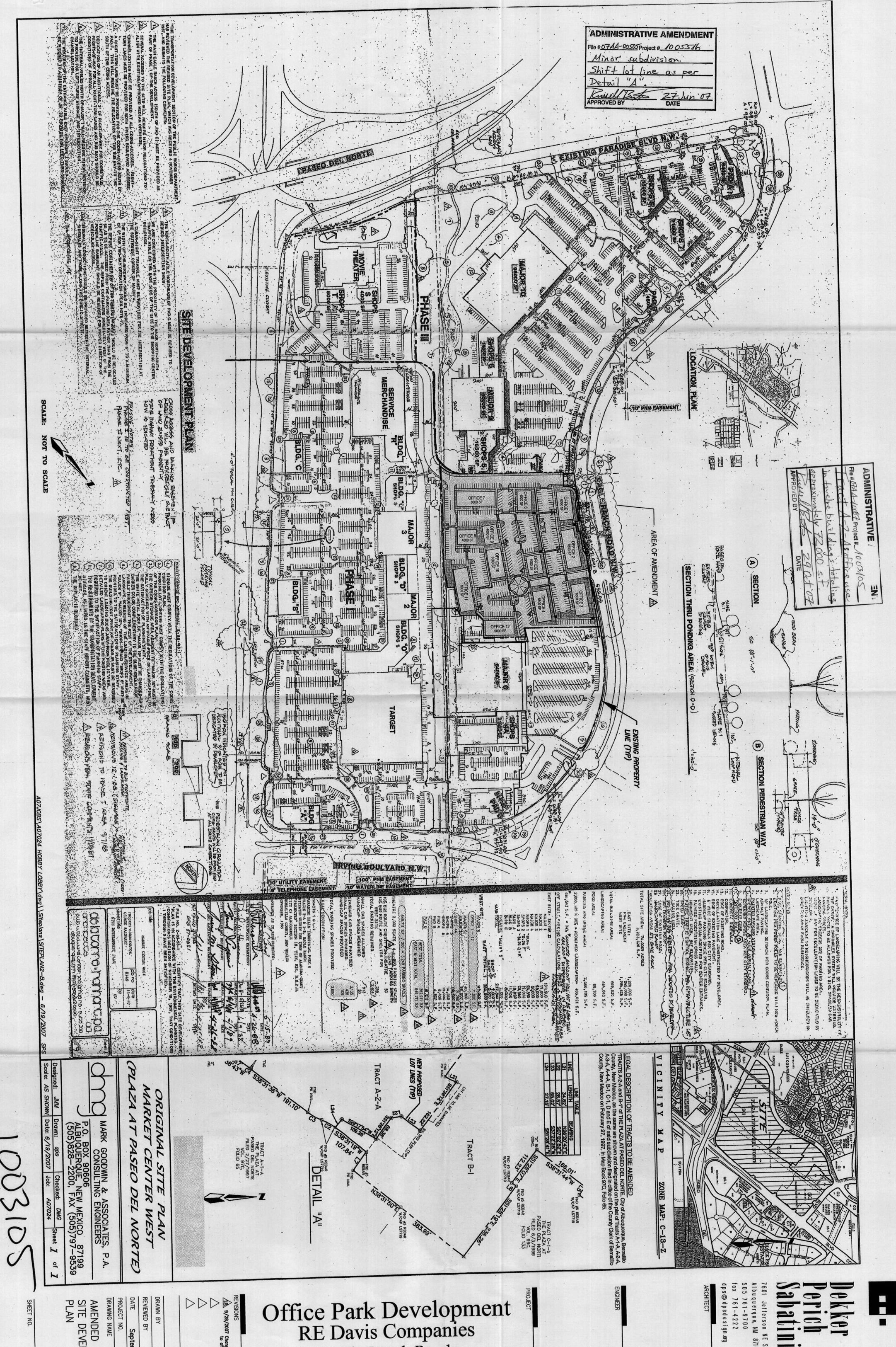
DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

PROPERTY OWNERS: SEDONA WEST, LLC REQUEST: FINAL SIGN OFF OF EPC SITE PLAN

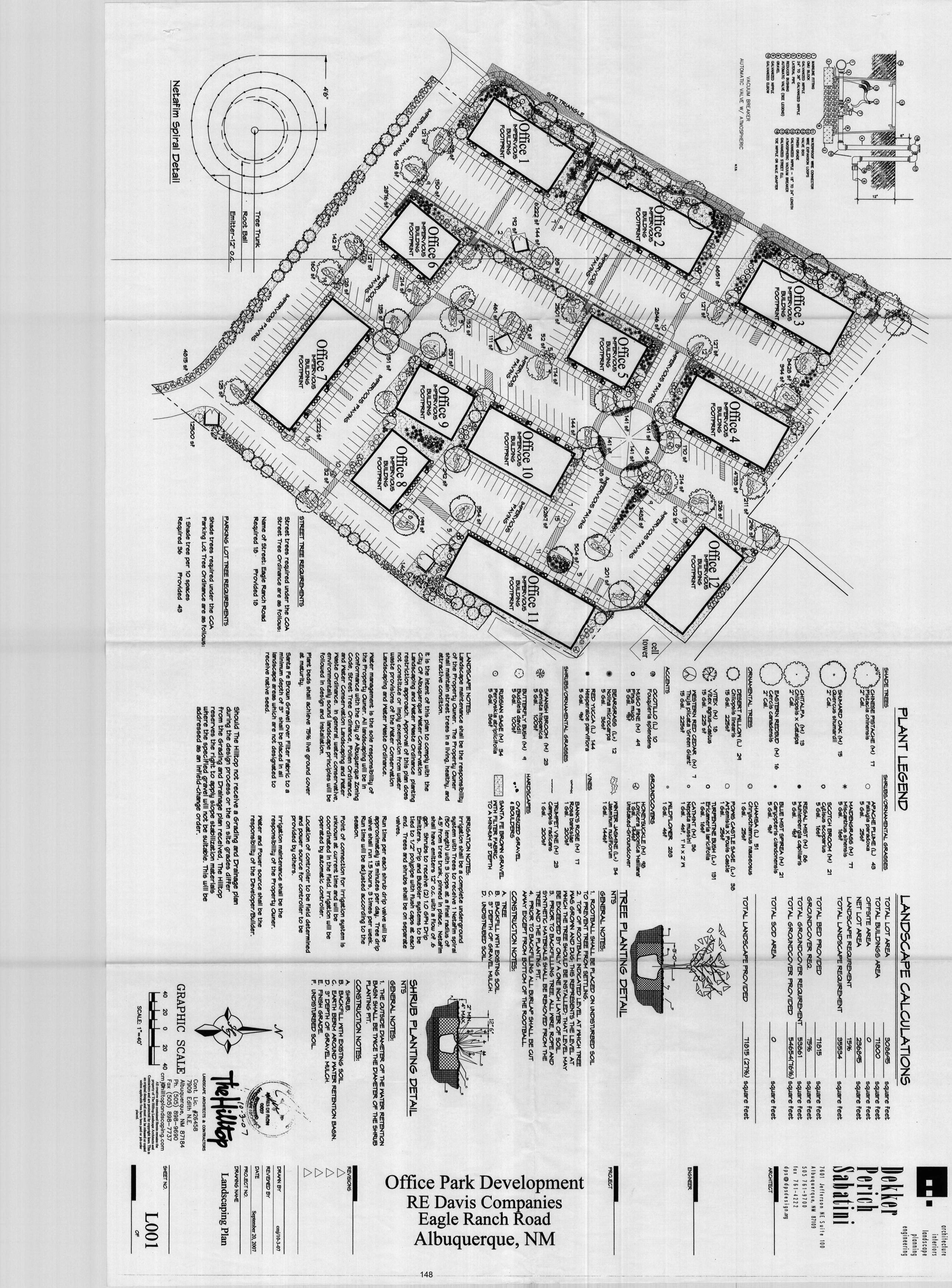
#### 10-20-2021

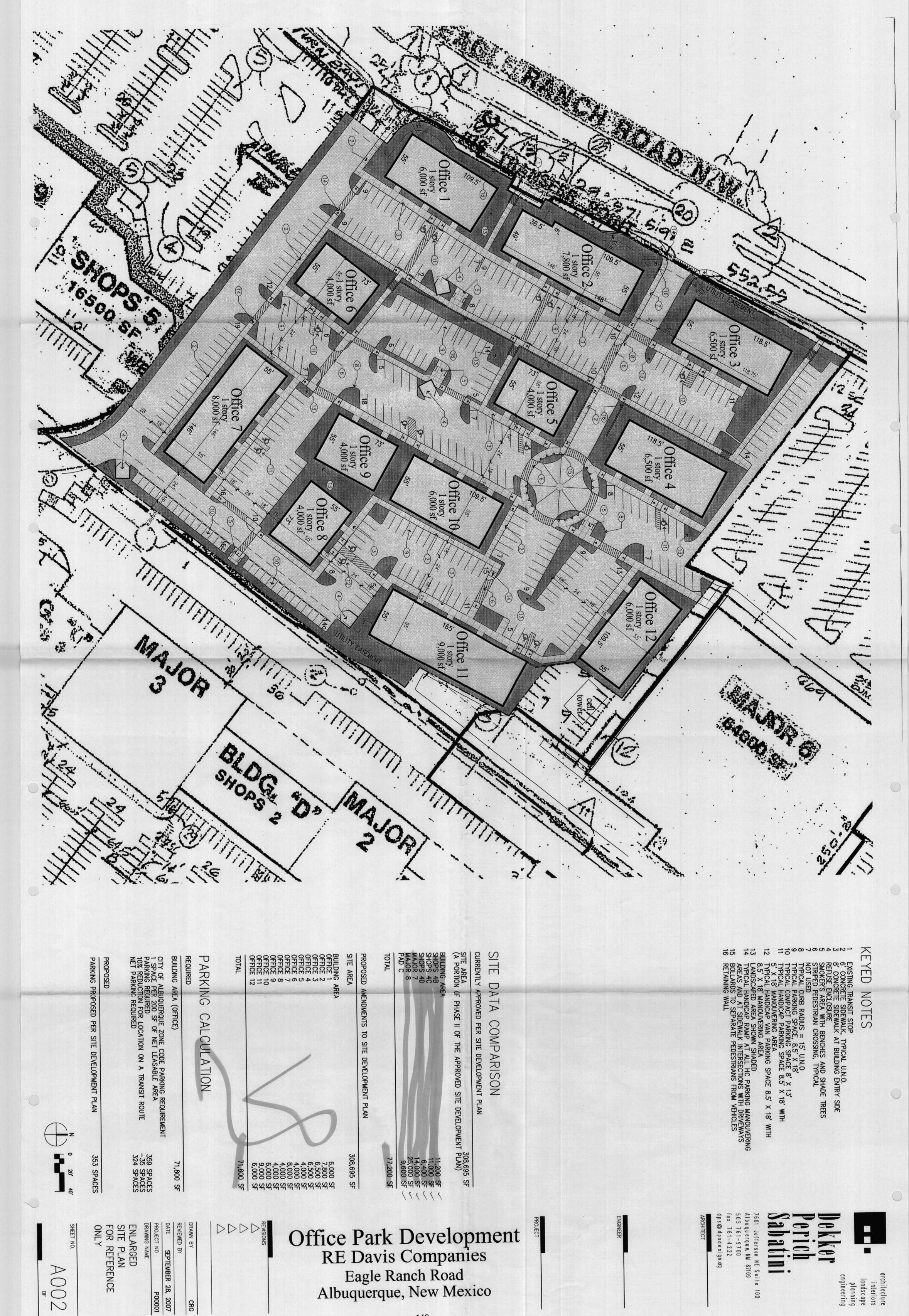
Please indicate which keyed note references the trail as mentioned in the EPC Conditions Response Letter. Is there a detail for the new trail connection to the access drive?

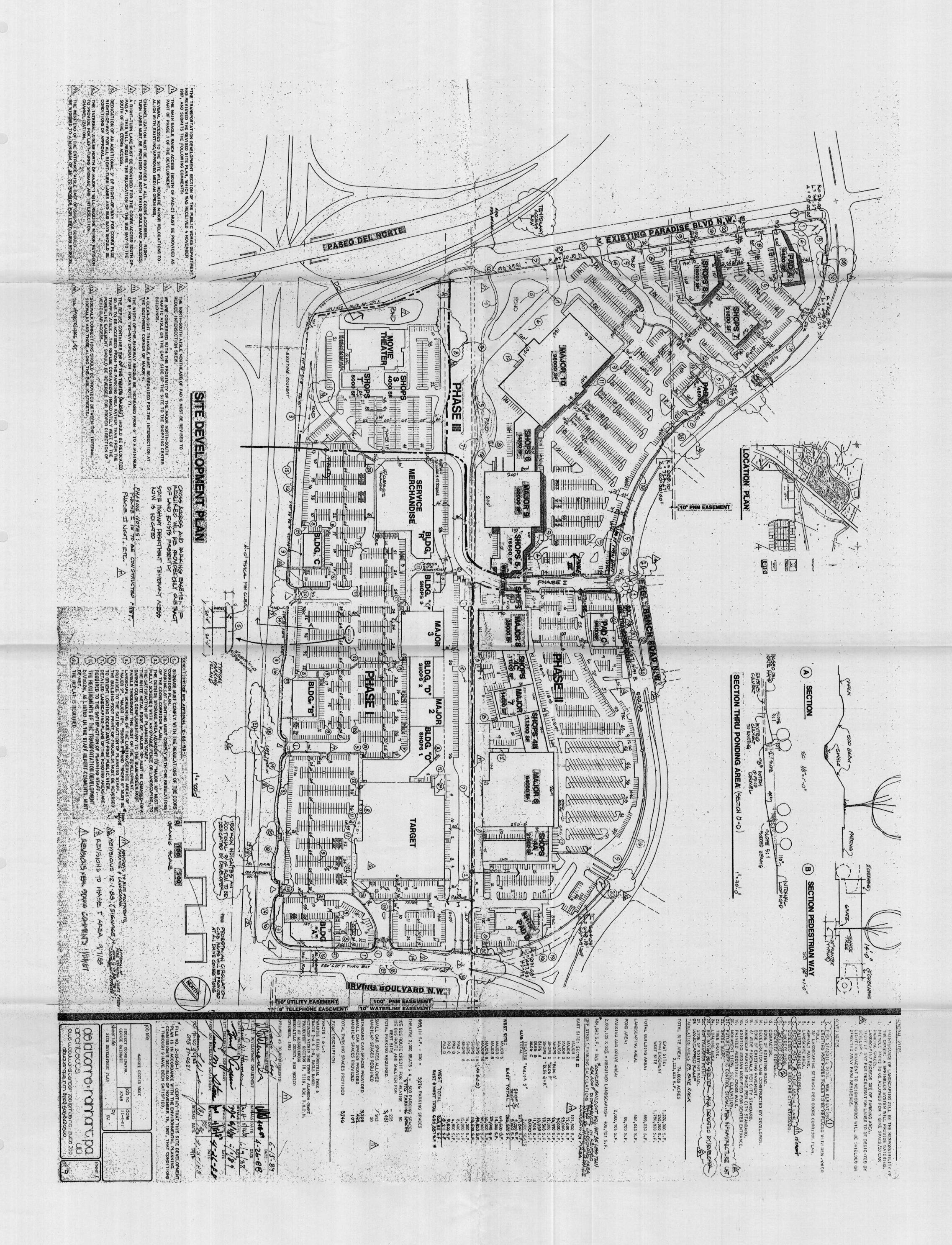
The Official Albuquerque Plant Palette comments regarding the Urbanite Ash are "Existing population of eastern/American ash have been dying out due to in heat and drought." Other trees on the palette are suitable as an alternate.

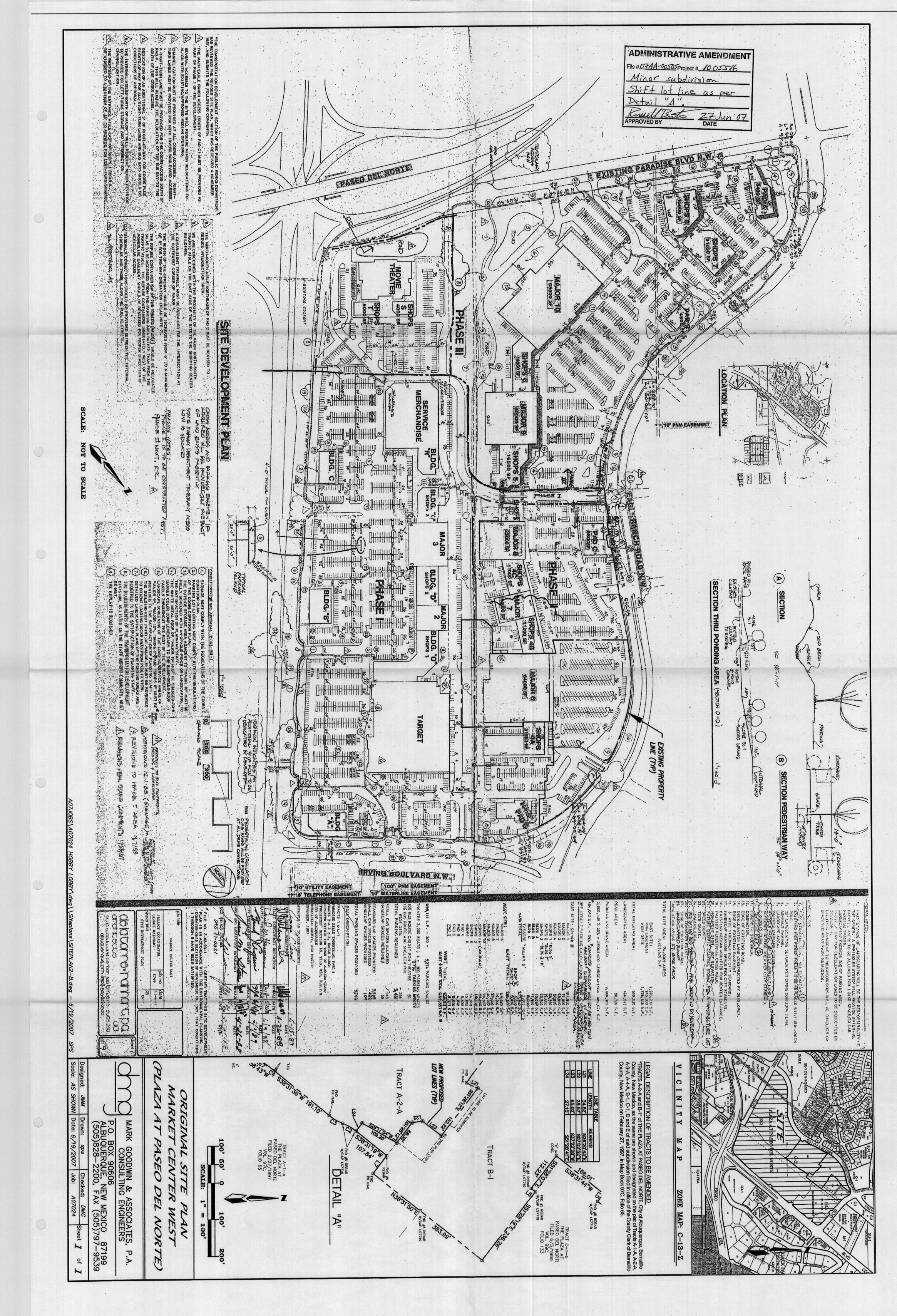


Office Park Development RE Davis Companies Eagle Ranch Road Albuquerque, New Mexico











# DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

# (Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005442
Application No. SI-2021-01714
TO:  X Planning Department/Chair  Hydrology X Transportation Development X ABCWUA X Code Enforcement X Parks & Rec *(Please attach this sheet with each collated set for each board member)
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.  DRB SCHEDULED HEARING DATE: 10/20/2021 HEARING DATE OF DEFERRAL: 11/17/2021
SUBMITTAL DESCRIPTION: Revised drawings in response to agency comments.
CONTACT NAME: Anthony Santi
TELEPHONE: 505-761-9700 EMAIL: anthonys@dpsdesign.org

RECORDING REQUESTED BY AND AFTER RECORDING RETURN TO:

Stoel Rives LLP 600 University St. Ste. 3600 Seattle, WA 98101 Attn: Sallie Lin

#### DECLARATION OF ACCESS EASEMENT

THIS DECLARATION OF ACCESS EASEMENT ("*Declaration*") is made as of \_\_\_\_\_\_\_, 2021 (the "*Effective Date*"), by Sedona West, LLC, a New Mexico limited liability company ("*Declarant*").

#### RECITALS

- A. Declarant is the owner of a parcel of real property in Bernalillo County, New Mexico, which real property is legally described on the attached <u>Exhibit A</u> (the "*Property*").
- B. Declarant intends to construct a multi-family residential project (the "*Project*") on the Property. For the purposes of this Declaration, the Project includes any revisions or modifications to the Project.
- C. Declarant intends to declare a vehicular access easement over and across a portion of the Property (the "Access Drive"), as more particularly described herein. After completion of construction of the Access Drive and the Project, the general public and emergency vehicles shall be permitted to use the Access Drive for the limited purposes described herein, subject to the terms and conditions herein.

#### **DECLARATION**

NOW, THEREFORE, Declarant covenants and agrees, on behalf of itself and its heirs, successors, and assigns, as follows:

1. <u>Grant of Easement</u>. Declarant hereby declares a non-exclusive ingress and egress access easement (the "*Easement*") over, upon, and across the Access Drive, as legally described in the attached as <u>Exhibit B</u> ("*Easement Area*"), subject to the terms, conditions, and limitations contained herein. The Easement may only be used by (a) emergency vehicles, (b) vehicles of the general public that are accessing the shopping center located on Coors Boulevard (the "*Easement Users*"). Pedestrians are not permitted to use the Access Drive. Use of the Easement is subject to the rights of any other users and permittees of the Easement Area, including but not limited to the residents and occupants of the Project.

- 2. Limitations on Use of the Easement Area. The Easement is limited as follows:
- (a) The speed limit for all vehicles is 15 miles per hour. Declarant may post signs indicating the speed limit.
- (b) In order to discourage non-permitted cut-through traffic, Declarant may post signs indicating that cut-through traffic is not permitted.
- (c) Traffic calming measures, including but not limited to speed humps, speed table, and textured paving, may be installed by Declarant at any time.
- (d) Commercial trucks are prohibited. Declarant may post signs indicating no commercial vehicles are permitted.
- (e) Hours of use of the Easement Area may be limited to normal business hours only. Declarant may post signs indicating permitted hours of use (e.g. 7 AM to 10 PM).
  - (f) No vehicular parking is permitted.

Declarant reserves the right to impose additional limitations on the use of the Easement Area, as may be needed to avoid adverse impacts to the condition of the Access Drive or the safety and/or security of residents and occupants of the Project.

- 3. <u>Covenants Running with Land.</u> The Easement and the restrictions hereby imposed shall be deemed easements, restrictions and covenants running with the land and shall inure to the benefit of and be binding upon, Declarant and its successors and assigns; provided, however, and notwithstanding the foregoing, the Easement and rights granted hereunder may be terminated by Declarant and its successors and assigns, pursuant to any misuse, expansion of use, adverse use, or overburdening of, the Easement Area, as determined in the sole discretion of Declarant, and its successors and assigns, including, without limitation, pursuant to limitations of the Easement described in Section 2 above.
- 4. <u>Assumption of Risk; No Warranty</u>. Declarant is providing the Easement Area AS-IS, WHERE-IS and WITHOUT WARRANTY. The use of the Easement shall be limited to the uses set forth in this Declaration, and the Easement User's rights under this Declaration shall not be exercised in any manner which (exigent circumstances, to the extent necessary, excepted), unreasonably interferes with (i) any other purposes for which the Property is being, or will be, used, or (ii) with any and all existing rights and easements relating to Declarant or the Property or any part thereof. Any use of the Easement Area is at the Easement Users sole risk.
- 5. <u>Term.</u> This Declaration shall commence on the date of its recording.
- 6. <u>Access During Construction</u>. The Project and the Access Drive have not yet been constructed on the Property. During construction of the Project and the Access Drive, any rights to use the Easement Area shall be subject to the requirements of the construction of the Project and the Access Drive. After the completion of the construction of the Project and the Access Drive, Declarant may record an update to this Declaration to provide the as-built location of the Access Drive to the extent reconstructed or modified in the Easement Area.

- 7. <u>Governing Law</u>. This Declaration shall be governed by and construed in accordance with the internal laws of the State of New Mexico.
- 8. <u>Not a Public Dedication.</u> Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property, the Easement Area, or the Access Drive to the general public or for any public purposes whatsoever, it being the intention of the Declarant that this Declaration shall be strictly limited to and for the purposes herein expressed. The right of the public or any person to make any use whatsoever of the Easements, or any portion thereof (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) is by permission, and subject to the control of the owner of the affected Property in accordance in this Declaration. This Declaration does not create any rights in any third party.

[No further text.]

IN WITNESS WHEREOF, this Declaritten.	aration is executed on the day and year first above
DECLARANT:	
Sedona West, LLC, a New Mexico limited liability company	
By: Name: Гitle:	
STATE OF NEW MEXICO	
This record was acknowledged before, as	e me on, 2021, by of Sedona West, LLC, a
	Notary Public for the State of New Mexico My commission expires:

#### **EXHIBIT A**

#### Legal Description of the Property

The land referred to herein below is situated in the County of Bernalillo, State of NM, and is described as follows:

Tract A-2-A-A, of The Plaza at Paseo Del Norte, City of Albuquerque, Town of Alameda Grant, Bernalillo County, New Mexico, as shown on the Plat of Tracts A-2-A-A & B-1-A The Plaza at Paseo Del Norte, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 18, 2007, in Plat Book 2007C, Page 347, as Document No. 2007169358.

### EXHIBIT B

### Legal Description of Easement Area

[to be attached]





# SHEET KEYED NOTES

- TRASH COMPACTOR ENCLOSURE WITH GATE, REF:
- ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND
- ACCESSIBLE RAMP, REF: D5/SDP1.2 BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND
- 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS,
- NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2 PARKING STRIPING 4" WIDE, COLOR WHITE
- 10. 6' WIDE PAINTED CROSSWALK 11. 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX
- SLOPE WITH 2% MAX CROSS SLOPE
- 12. OUTDOOR GRILLING AREA.
- 14. CMU RETAINING WALL, SEE CIVIL AND B2/SDP1.2 15. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS
- PERMITTED IN THE CLEAR SIGHT TRIANGLE. . NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY
- STANDARD DETAIL 2535. . PROVIDE ADA ACCESSIBLE CONNECTION FROM THE
- PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL. 8. RESURFACE EXISTING TRAIL ADJACENT TO THIS PROPERTY
- AND AS INDICATED BY THE SOLID GRAY HATCH. REF: C4/
- 19. RECYCLE ENCLOSURE, REF: D5/SDP1.2
- 20. ACCESSIBLE RAMP, REF: D5/SDP1.3
- 21. ELECTRICAL VEHICLE CHARGING STATION. 22. FOR PATIO WALLS AT GRADE, REF: A4/SDP1.2
- 23. DOG PARK. ABCWUA IS NOT RESPONSIBLE FOR REPLACING OR REPAIRING DAMAGED TURF OR OTHER SITE FEATURES IF MAINTENANCE IS REQUIRED IN THE EASEMENT.
- 24. PAINTED CROSSWALK, REF: D3/SDP1-3

## **EASEMENT NOTES**

- 10' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 20' ABCWUA EASEMENT (06-28-1990, 90C-151) 3. 30' ABCWUA EASEMENT (06-28-1990, 90C-151)
- 10' PUE (07-25-1988, C37-012)
- 10' PUE (06-28-1990, 90C-151)
- 100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)
- EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847) EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)
- 12' BIKE PATH EASEMENT (02-27-1997, 97C-065)
- 9. 10' PUE (06-28-1990, 90C-151)
- 10. 10' NMGCO EASEMENT (03-21-1991, 1991019534)
- 11. 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133) 12. PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)
- 13. 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT) 14. 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS
- 15. ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO
- ABCWUA BY THIS PLAT)

### **GENERAL SHEET NOTES**

- A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
- STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS
- NOTED OTHERWISE
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.
- APPLICATION TO EPC WAS SUBMITTED ON MAY 6, 2021. THE 2019 INTEGRATED DEVELOPMENT ORDINANCE GOVERNS.

# PROJECT DATA

IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

**LEGAL DESCRIPTION:** TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.0867 AC

**SITE AREA:** 7.08 ACRES **ZONE ATLAS:** C-13-Z

**SETBACKS:** FRONT= 5' MIN, INTERIOR= 0', REAR= 15'

**BUILDING HEIGHT:** MAXIMUM ALLOWED: 48'-0" ACTUAL HEIGHT: 48'-0"

SPRINKLED: YES, NFPA 13R **BUILDING OCCUPANCY: R-2 CONSTRUCTION TYPE:** TYPE VA

**PARKING CALCULATIONS:** (TABLE 5-5-1) 1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327\*.05 = 17, 327-17 = 310 SPACES

REQUIRED) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES CHARGING STATION CREDIT = 6X2 = 12 SPACES

REQUIRED SPACES = 298 SPACES PROVIDED PARKING = 303 TOTAL SPACES (34 GARAGE, 98 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA 218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED ADA PARKING PROVIDED = 6 SPACES

BICYCLE PARKING REQUIRED = 30 SPACES (10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES) BICYCLE PARKING PROVIDED = 30 SPACES

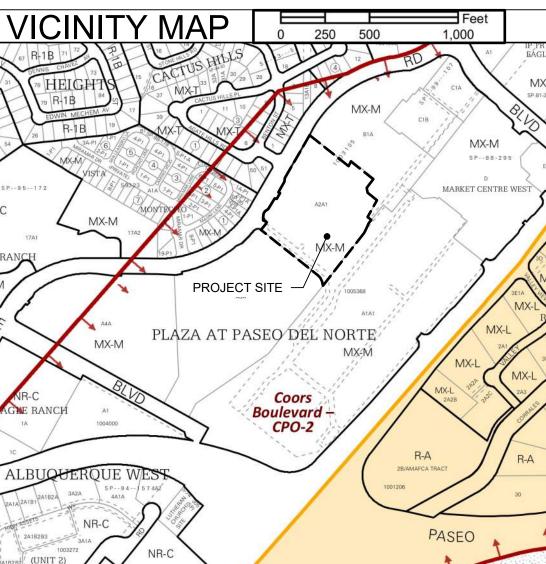
## OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE

1 BD: 225 SF PER UNIT 225 SF x 119 UNITS = 26,775 SF 2 BD: 285 SF PER UNIT

285 SF x 72 UNITS = 20,520 SF 3 BD: 350 SF PER UNIT 350 SF x 27 UNITS = 9,450 SF

56,745 SF REQUIRED OPEN SPACE PROVIDED OPEN SPACE: 80,740 SF



Date

Date

Date

Date

Date

Date

Date

Date

LANDSCAPE AREA

LEGEND

PROPERTY LINE

→ FIRE HYDRANT BIKE RACK

SIDEWALK RAMP (ARROW POINTS DOWN) TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS

PERIMETER FENCE ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.

COMPACT PARKING; REF: D5/SDP1.3

← 6" BOLLARD WITH SIGN

# PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION** 

ARCHITECT



**ENGINEER** 

PROJECT

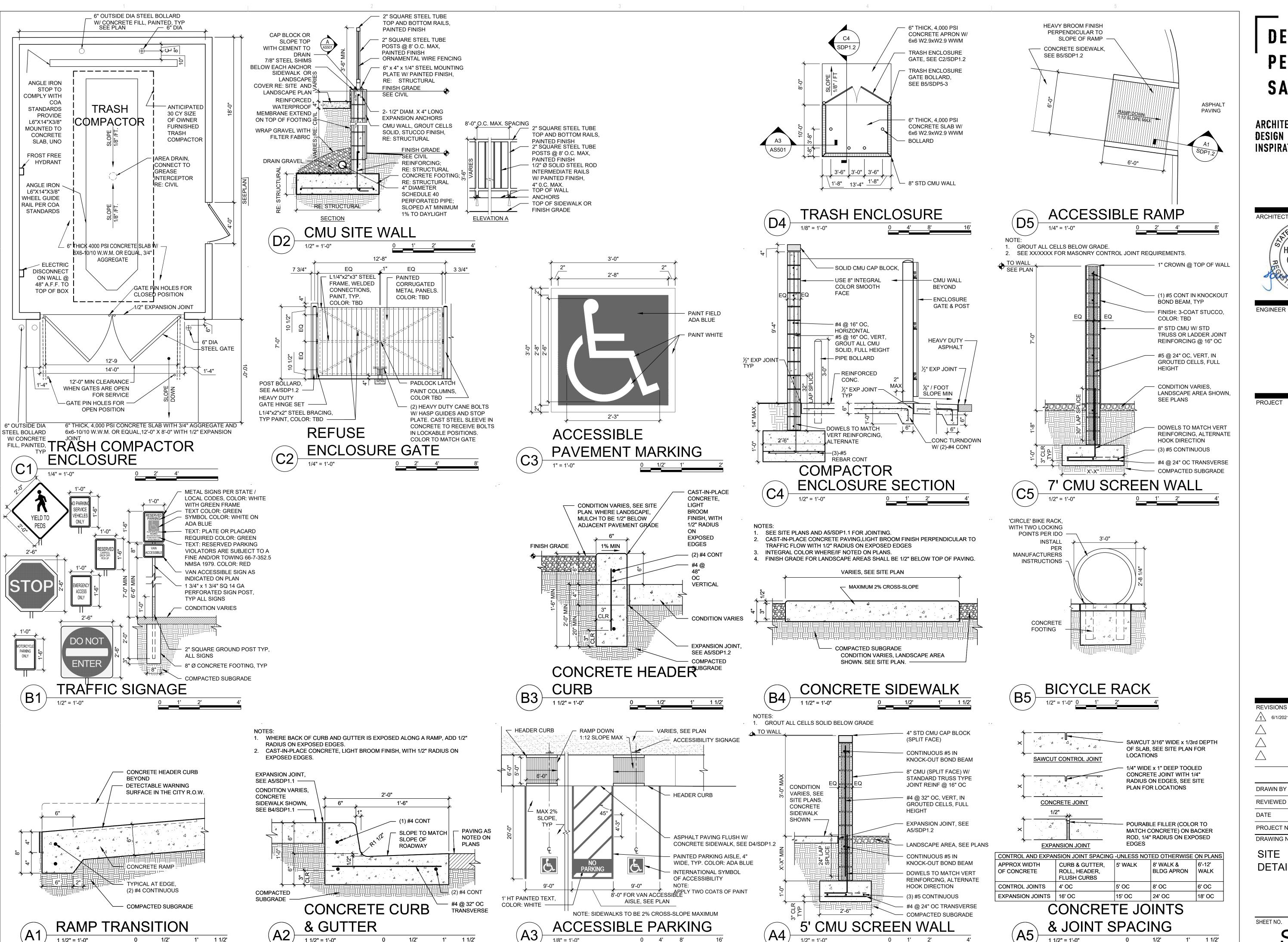
10.12.2021 MAJOR AMENDMENT

DRAWN BY AG, JF REVIEWED BY RAW, HFG 10/29/2021 PROJECT NO.

20-0286

DRAWING NAME SITE PLAN

**SDP1.1** 



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION** 

ARCHITECT HANNAH FEI GREENHOOD

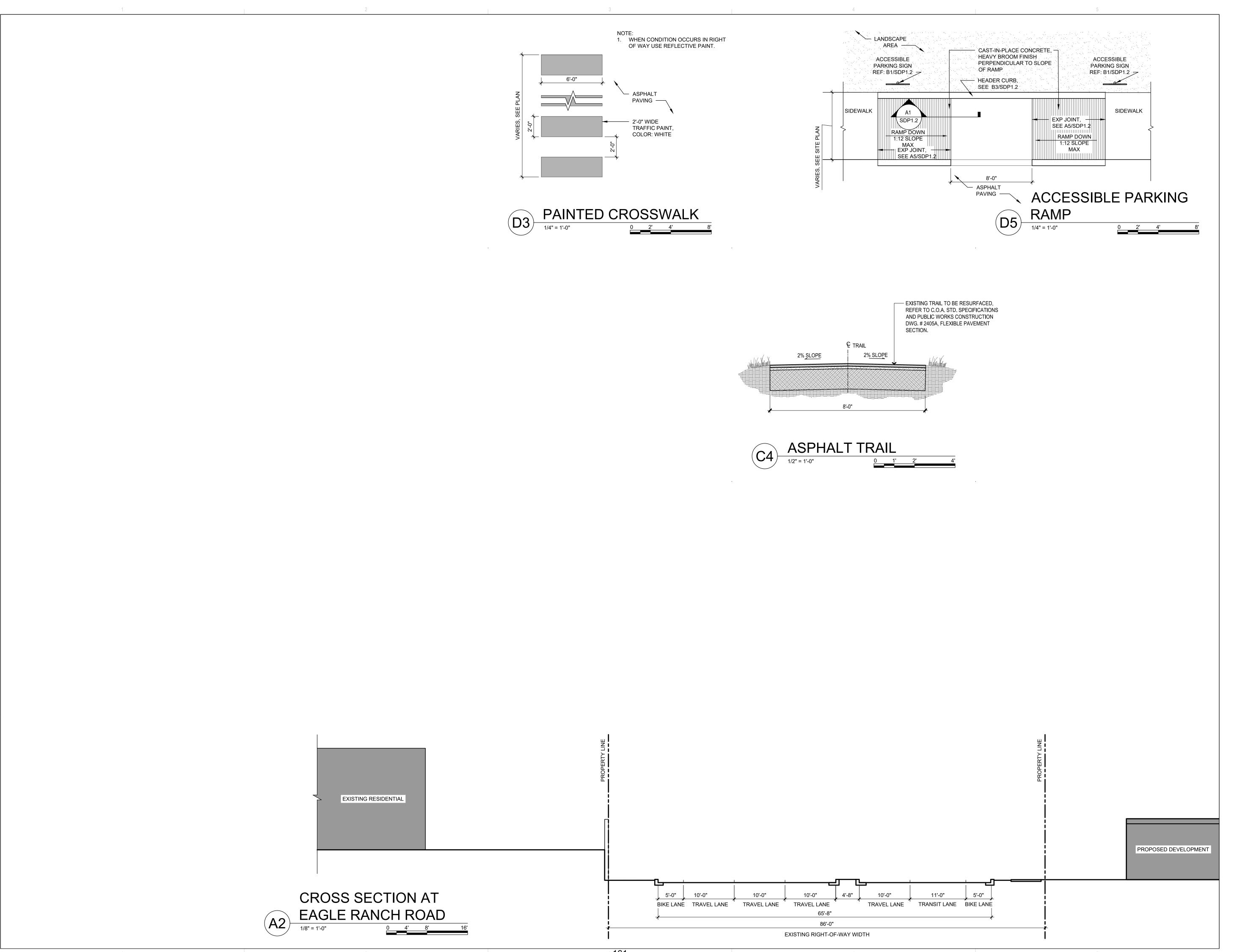
SEDONA V EAGLE RANCH ALBUQUERQUE, I

REVISIONS 6/1/2021 MAJOR AMENDMENT

DRAWN BY D/P/S D/P/S REVIEWED BY 10/29/2021 PROJECT NO. 20-0286 DRAWING NAME

SITE **DETAILS** 

SHEET NO.



DEKKER PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION** 

ARCHITECT

ENGINEER

6/1/2021 MAJOR AMENDMENT

RAWN BY	D/P/S
REVIEWED BY	D/P/S
DATE	10/29/2021
PROJECT NO.	20-0286
RAWING NAME	_
SITE	

DETAILS

SDP1.3

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET.

ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER. SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

### **GRADING AND DRAINAGE:**

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE "PLAZA AT PASEO DEL NORTE UPPER DETENTION POND", LOCATED NEAR THE SOUTHEAST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIŽED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC. 65% OF THE BASIN A 11 AC SITE, THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

EASEMENTS

PAGE 12.

PAGE 151.

PAGE 151.

905847.

DOC. # 8849100.

PAGE 7909, DOC. #91019534.

DETERMINED BASED UPON EASEMENT ANNOTATION.

BY PLATS OF RECORD REFERENCED HEREON.

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C,

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK

N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING

PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

(11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED

10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER

18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE

NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED

D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND

MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164, N.M. UTILITIES

ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO

REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND

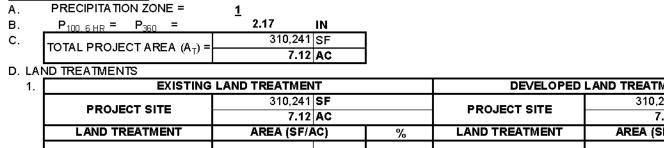
DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS. WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS. THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORDNANCE REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE 'PAYMENT-IN-LIEU' OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

### **CALCULATIONS:**

I. SITE CHARACTERISTICS



EXISTING LAND TREATMENT				DEVELOPED LAND TREATMENT				
PROJECT SITE	310,241 SF			PROJECT SITE	310,241 SF			
PROJECT SITE	7.12	2 AC		PROJECT SITE	7.12	7.12 AC		
LAND TREATMENT	AREA (SF/A	(C)	%	LAND TREATMENT	AREA (SF/A	(C)	%	
А				Α				
^								
В	263,079	SF	85%	В	33,621	SF	11%	
ь	6.04	AC	1 03/0	] ""	Б	0.77	AC	1170
С				С	33,620	SF	11%	
C				Č	0.77	AC	1170	
D	47,162	SF	1504	D	243,000	SF	78%	
U	1.08	AC	15%	5.58	AC	1070		

### **HYDROLOGY**

### A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR  $WT_F = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$ 

 $\Rightarrow$  (0.55 • 0.00) + (0.73 • 6.04) + (0.95 • 0.00) + (2.24 • 1.08)/7.12 =  $\Rightarrow$  (0.96/12) • 7.12 = **0.5698 AC-FT =** 24,820 CF  $V_{100.6 \text{ HR}} = (E_{\text{W}}/12) \cdot A_{\text{T}}$ b. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 6.04) + (2.87 • 0.00) + (4.12 • 1.08) =

#### B. <u>DEVELOPED CONDITION 100 YEAR STORM</u> 1. PROJECT SITE

a. VOLUME 100-YR, 6-HR  $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$  $\Rightarrow (0.55 \cdot 0.00) + (0.73 \cdot 0.77) + (0.95 \cdot 0.77) + (2.24 \cdot 5.58)/7.12 =$ 

 $\Rightarrow$  (1.94/12) • 7.12 = 1.1514 AC-FT =  $V_{100,6 HR} = (E_W/12) \cdot A_T$ b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED

 $V_{SWQV} = ((P_{SWQV})/12) \cdot A_D$  $\Rightarrow$  ((0.42)/12) • (5.58) = 0.1952 AC-FT =

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST ⇒ \$8.00 PER CF FIRST FLUSH GENERATE x 8510 CF = d. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 0.77) + (2.87 • 0.77) + (4.12 • 5.58) =

#### C. COMPARISON 100 YEAR STORM 1. PROJECT SITE

a. VOLUME 100-YR, 6-HR b. PEAK DISCHARGE 100-YR

 $\Delta Q_{100} = 26.9 - 17.5 =$ 

\*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE

SCALE: 1" = 50'

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2

17.5 CFS

50,160 CF

8,510 CF

\$68,080.00

26.9 CFS

HIGH MESA Consulting Group

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**DEKKER** PERICH SABATINI

ARCHITECTURE **DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY J.Y.R. REVIEWED BY G.M. 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL **GRADING PLAN** 

SHEET NO.

DRAWING NAME

CG-101

### **EASEMENTS**

- W FRD ----- W FRD -----

- SAS — — — SAS — — — -

-SD----SD----

- (1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,
  - 2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- PAGE 151. 6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #
- 7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,
- DOC. # 8849100. 8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND
- PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108. 9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- (11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13". SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

### **KEYED NOTES:**

- NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED
- NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE

PROPOSED FIRE HYDRANT

- NEW FIRE HYDRANT NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN
- NEW SANITARY SEWER MANHOLE (9) RELOCATE EXISTING PUBLIC FIRE HYDRANT

### LEGEND:

—— F —— • •

PROPOSED FIRE LINE PROPOSED WATER LINE NEW BACKFLOW PREVENTER PROPOSED SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER PROPOSED STORM DRAIN EXISTING EASEMENT LINE PROPOSED EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE EXISTING STORM DRAIN MANHOLE

EXISTING SANITARY MANHOLE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

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2021.012.2



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ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SEDONA V LE RANCH ALBUQ ALBUQUERQUE,

SITE DEVELOPMENT PLAN

REVISIONS

DRB COMMENT UPDATE

DRAWN BY J.Y.R. **REVIEWED BY** G.M. DATE 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL WATER AND SANITARY **SEWER PLAN** 

DRAWING NAME

SHEET NO.

CU-101



# PLANT SCHEDULE

**BOTANICAL NAME COMMON NAME** ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER **CERCOCARPUS MONTANUS MOUNTAIN MAHOGANY** CHILOPSIS LINEARIS 'BURGUNDY' DESERT WILLOW CUPRESSUS ARIZONICA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS FORESTIERA NEOMEXICANA **NEW MEXICO OLIVE** FRAXINUS PENNSYLVANICA 'URBANITE' **URBANITE ASH** KOELREUTERIA PANICULATA **GOLDEN RAIN TREE** PINUS ELDARICA **AFGHAN PINE** ULMUS PROPINQUA 'EMERALD SUNSHINE' EMERALD SUNSHINE ELM **VITEX AGNUS-CASTUS** CHASTE TREE **COMMON NAME BOTANICAL NAME** STARN THOMPSON COYOTE BRUSH BACCHARIS X 'STARN' TM ERICAMERIA LARICIFOLIA 'AGUIRRE' **TURPENTINE BUSH** LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE RHUS TRILOBATA 'AUTUMN AMBER' PROSTRATE SUMAC ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY SALVIA GREGGII 'ULTRA VIOLET' ULTRA VIOLET AUTUMN SAGE **GRASSES COMMON NAME** BOTANICAL NAME `KARL FOERSTER` GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS MUHLENBERGIA RIGENS DEER GRASS DESERT ACCENT BOTANICAL NAME **COMMON NAME** EPHEDRA EQUISETINA **BLUESTEM EPHEDRA HESPERALOE PARVIFLORA** RED YUCCA

**BEARGRASS** 

CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING

5'-0" CLEAR AREA TO BE PROVIDED BETWEEN TRAIL AND PLANT

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.

⇒ SHEET KEYED NOTES

¾"Ø ROCK MULCH AT 3" DEPTH

4" DEPTH SHREDDED BARK MULCH 20,479 SF

**OVER WEED BARRIER FABRIC** 

OVER FILTER FABRIC

ARTIFICIAL TURF

**DESCRIPTION** 

MATERIAL.

<u>NOTES</u>

PROPERTY LINE

**LEGEND** 

<u>SYMBOL</u>

TWISTED LEAF YUCCA

EST QTY

43,736 SF

1,835 SF

NOLINA MICROCARPA

CODE

YUCCA RUPICOLA

### GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION
- ORDINANCE AND POLLEN ORDINANCE. C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- E. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN
- THE CLEAR SIGHT TRIANGLE. F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER
- TABLE 5-6-1 OF THE IDO. G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

# **IRRIGATION NOTES**

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES,
- INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS. D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

## LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 7.12 AC = 310,147 SF AREA OF LOT COVERED BY BUILDINGS = 91,826 SF NET LOT AREA = 218,321 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 32,749 SF

PROVIDED LANDSCAPE AREA = 64,215 SF = 29%

TOTAL NUMBER OF PARKING SPACES = 304 SPACES REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 31 TREES PROVIDED NUMBER OF PARKING LOT TREES = 34 TREES

REQUIRED STREET TREES = 21 placed at 25' on center (535' of street frontage) PROVIDED STREET TREES = 23

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED VEGETATIVE COVERAGE

MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

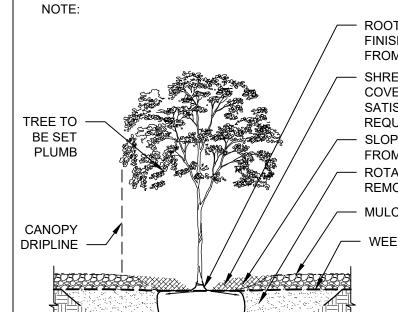
REQUIRED GROUND COVERAGE = 47,535 SF = 75% OF PROVIDED LANDSCAPE AREA A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS PROVIDED TOTAL GROUND COVERAGE = 76,966 SF TREE CANOPY COVERAGE = 57,648 SF

GROUND PLANT COVERAGE = 13,207 SF = 27% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 194,500 SF PARKING LOT LANDSCAPING PROVIDED = 29,175 SF = 15%

TOTAL ROCK MULCH GROUND COVER = 43,736 SF = 68% TOTAL ORGANIC MULCH GROUND COVER = 20,479 SF = 32% A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d

PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



3 TIMES ROOTBALL DIAMETER

TREE PLANTING DETAIL

2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.

ROOT FLARE TO BE FLUSH WITH FINISH GRADE. NO MULCH 1"-2" FROM TRUNK FLARE SHREDDED BARK MULCH TO COVER 5' RADIUS FROM TRUNK TO SATISFY 14-16-5-6(C)(5) IDO REQUIREMENT - SLOPE GRADE AWAY FROM TRUNK - ROTARY TILL PLANT PIT; REMOVE SOIL MULCH PER DRAWINGS WEED BARRIER FABRIC ROUGH-UP SIDES OF PLANTING PIT ROOTBALL ON UNDISTURBED SOIL

SABATINI ARCHITECTURE DESIGN **INSPIRATION** 

DEKKER

PERICH

**ENGINEER** 

**PROJECT** 

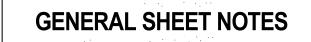
REVISIONS

DRAWN BY **REVIEWED BY** DATE 10/29/2021 PROJECT NO. 20-0286

DRAWING NAME

PLANTING PLAN

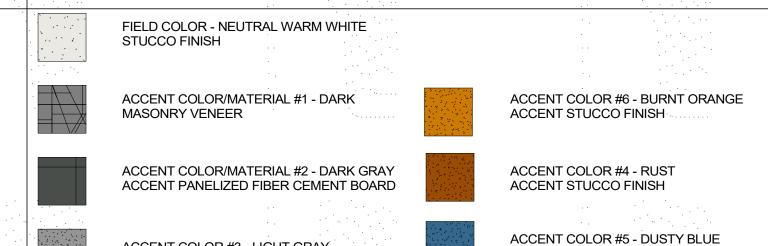
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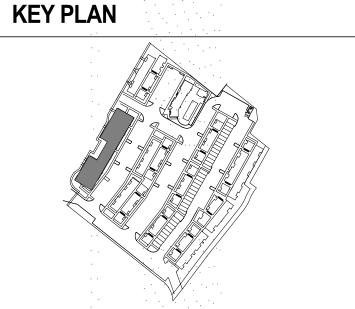
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED. C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF
- 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

- SHEET KEYNOTES (X)
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT

23. ALUMINUM STOREFRONT



ACCENT STUCCO FINISH



DESIGN

11'-2 1/2" 28'-0 1/2" 10  $\langle 14 \rangle \langle 13 \rangle$ T.O. PARAPET AT ACCENT BLDGS A&B 123'-3 3/4" T.O. PARAPET BLDGS A&B 122'-3 3/4" ROOF BEARING BLUGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

T.O. PARAPET AT ACCENT BLDGS A&B T.O. PARAPET BLDGS A&B-122'-3 3/4" KUUF BEARING BLDGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

**BUILDING A - SOUTH ELEVATION** 

ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

**LEGEND** 

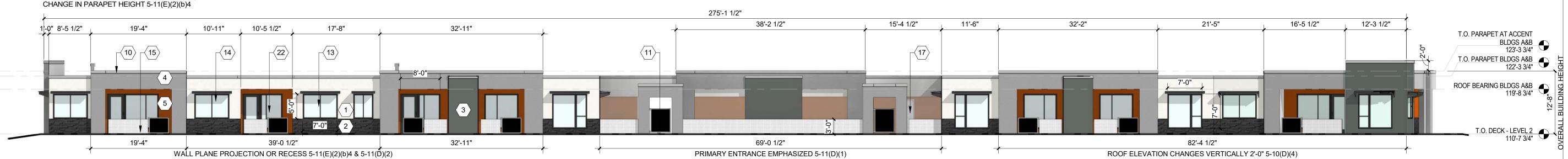
COMPLIANCE WITH SECTION 5-7(D):

CMU WALLS 3'-0" IN HEIGHT 5-7(D)(1)

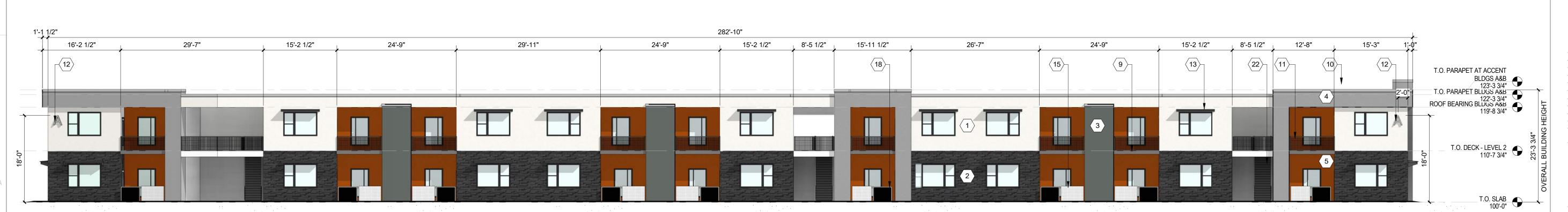
COMPLIANCE WITH SECTION 5-11(D): PRIMARY BUILDING ENTRANCE COMPLIES WITH 5-11(D)(1) RECESSED WINDOWS 2" WITH 2" CASING 5-11(D)(3)

COMPLIANCE WITH SECTION 5-11(E)(2): PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3 PROVIDE AWNINGS OVER WINDOWS 5-11(E)(2)(a&b)2&3 RECESSED WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)1

CHANGE IN COLOR EVERY 50 FT 5-11(E)(2)(a)3 GROUND FLOOR STREET-FACING FACADE CONTAINS MINIMUM OF 30 PERCENT TRANSPARENT WINDOWS/DOORS 5-11(E)(2)(b) 2 CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4 CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



BUILDING A - WEST ELEVATION(STREET-FACING FACADE)



**BUILDING A - EAST ELEVATION** 

PERICH SABATINI

ARCHITECTURE INSPIRATION

PROJECT

EAGLE RANG ALBUQUERQUI

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY VM, AG **REVIEWED BY** 10/12/2021 20-0286 PROJECT NO:

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING A** 

SHEET NO

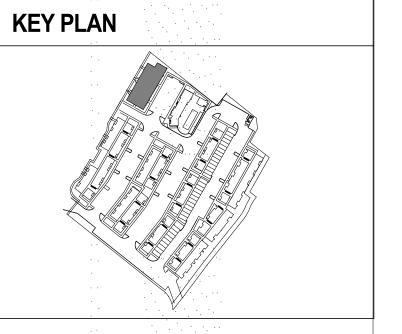
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- - 22. PATIO DOOR WITH LIGHT
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR

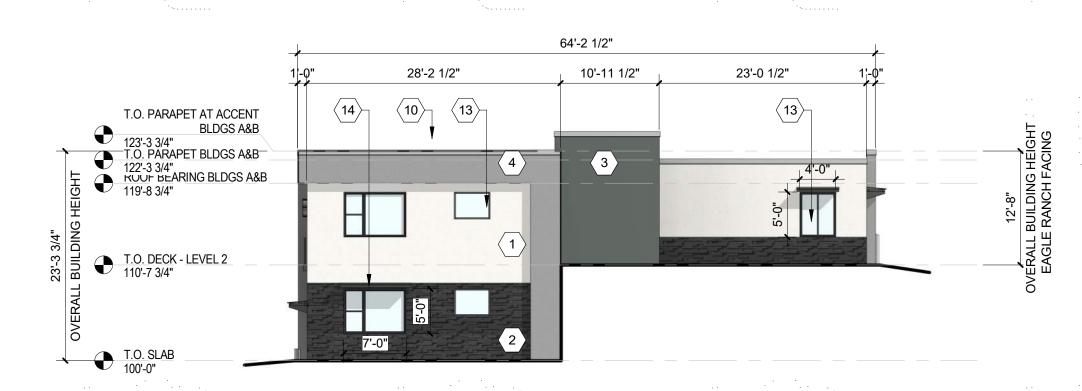
23. ALUMINUM STOREFRONT

### **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR #6 - BURNT ORANGE ACCENT COLOR/MATERIAL #1 - DARK ACCENT STUCCO FINISH MASONRY VENEER ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT COLOR #4 - RUST ACCENT PANELIZED FIBER CEMENT BOARD ACCENT STUCCO FINISH ACCENT COLOR #5 - DUSTY BLUE ACCENT COLOR #3 - LIGHT GRAY



64'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2" T.O. PARAPET AT ACCENT BLDGS A&B 123'-3 3/4"
T.O. PARAPET BLUGS A&B
122'-3 3/4"
ROOF BEARING BLUGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"

**BUILDING B - SOUTH ELEVATION** 



ACCENT STUCCO FINISH

**BUILDING B - NORTH ELEVATION** 

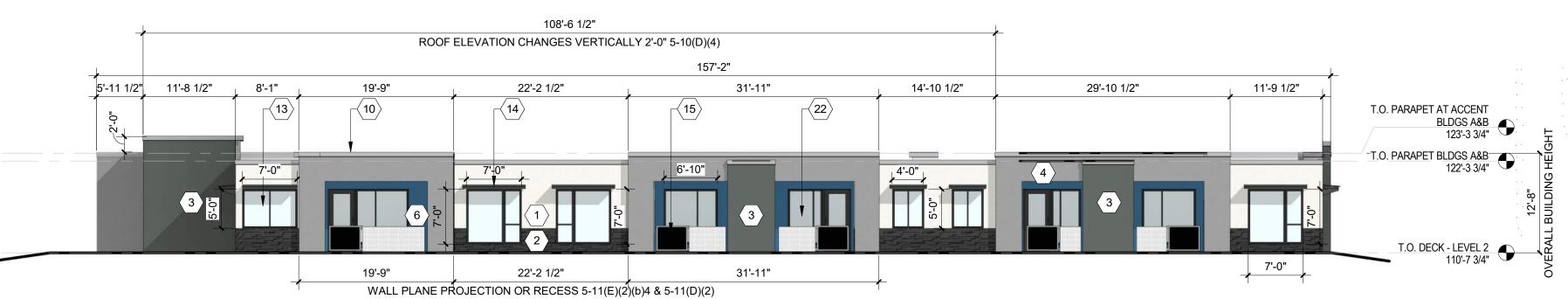
ACCENT STUCCO FINISH

COMPLIANCE WITH SECTION 5-7(D): CMU WALLS 3'-0" IN HEIGHT 5-7(D)(1)

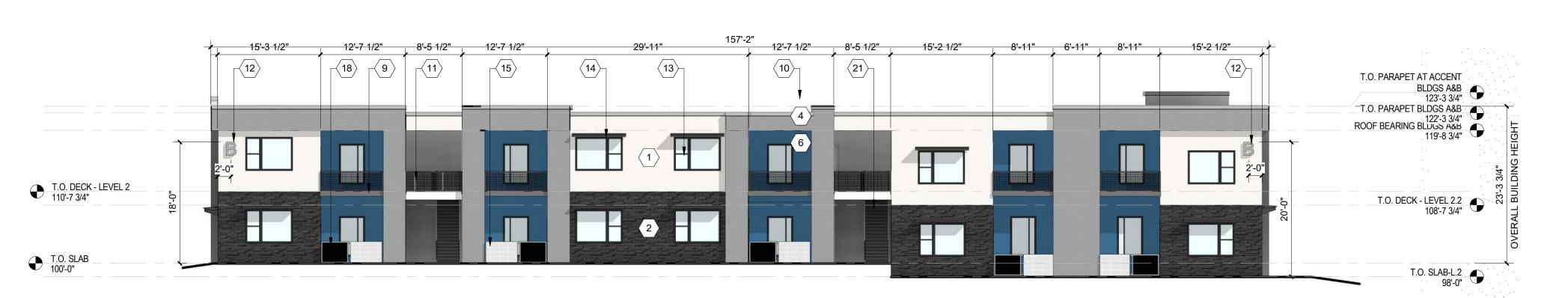
COMPLIANCE WITH SECTION 5-11(D): PRIMARY BUILDING ENTRANCES COMPLY WITH 5-11(D)(1) RECESSED WINDOWS 2" WITH 2" CASING 5-11(D)(3)

COMPLIANCE WITH SECTION 5-11(E)(2): PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3 PROVIDE AWNINGS OVER WINDOWS 5-11(E)(2)(a&b)2&3 CHANGE IN COLOR EVERY 50 FT 5-11(E)(2)(a)3 RECESSED WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)1

GROUND FLOOR STREET-FACING FACADE CONTAINS MINIMUM OF 30 PERCENT TRANSPARENT WINDOWS/DOORS 5-11(E)(2)(b) 2 CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4 CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



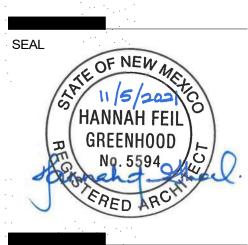
BUILDING B - WEST ELEVATION (STREET-FACING FACADE)





# PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RAN

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS VM, AG DRAWN BY **REVIEWED BY** DATE 10/12/2021 PROJECT NO: 20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING B** 

SHEET NO

SDP5.2

HFG

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 17. METAL UNIT ENTRY DOOR

11. GUARDRAIL - METAL CUSTOM FABRICATED

12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING

14. WINDOW AWNING - METAL CUSTOM FABRICATED

13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME

- 15. PATIO WALL CMU 16. GARAGE OVERHEAD DOOR
- 18. METAL PATIO GATE

23. ALUMINUM STOREFRONT

19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT

COLOR: BLACK

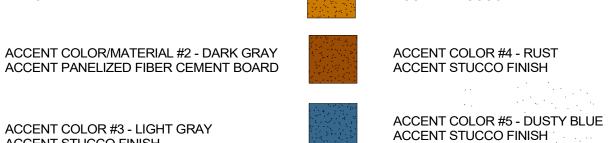
21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT

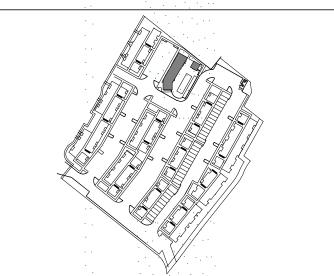
# FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER ACCENT COLOR/MATERIAL #2 - DARK GRAY

ACCENT STUCCO FINISH

**LEGEND** 

ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH



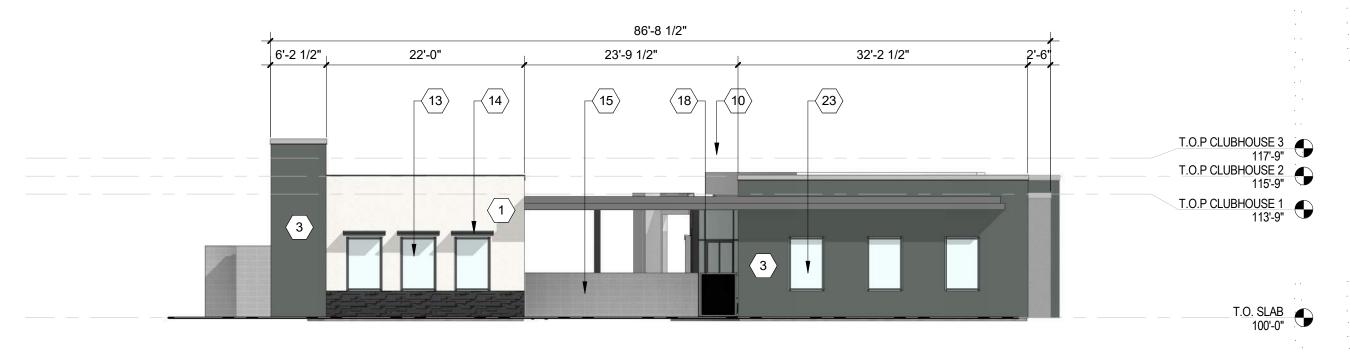


**KEY PLAN** 

133'-2" 32'-2 1/2" 26'-0" 5'-10" | 6'-5 1/2" | 10'-8" 5'-9 1/2"4'-9 1/2" 7'-7" 6'-2 1/2" T.O.P CLUBHOUSE 3 T.O.P CLUBHOUSE 2 T.O.P CLUBHOUSE 1 113'-9" T.O. SLAB

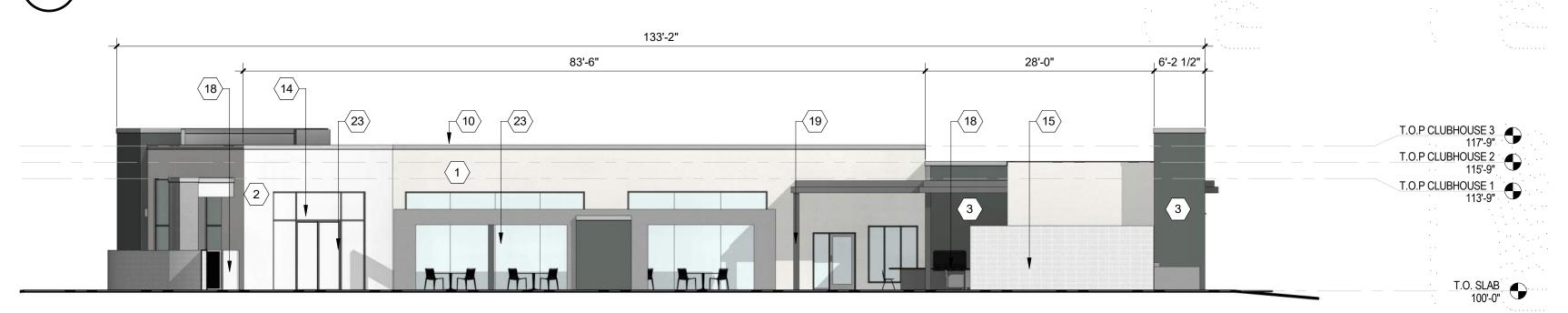
(B2) CLUBHOUSE - NORTH ELEVATION

3/32" = 1'-0"



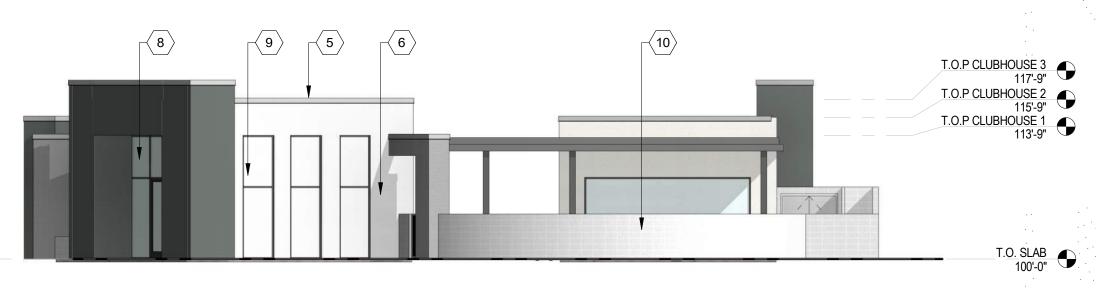
C4) CLUBHOUSE - EAST ELEVATION

3/32" = 1'-0"



CLUBHOUSE - WEST ELEVATION

3/32" = 1'-0"



BLDG C WEST ELEVATION-DRB



PERICH

ARCHITECTURE

INSPIRATION

DESIGN

SABATINI

PROJECT

EAGLE RANC ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN AMENDMENT

/ (IVILIADIVI	
REVISIONS	
DRAWN BY	Author
REVIEWED BY	Approver
DATE	10/12/2021
PROJECT NO:	20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -**CLUBHOUSE

SHEET NO



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

HANNAH FEIL GREENHOOD No. 5594

PROJECT

SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 87114

DESIGN REVIEW BOARD (DRB) MINOR SITE PLAN AMENDMENT

REVISIONS

A

A

DRAWN BY

DRAWN BY

VM, AG

REVIEWED BY

HFG

DATE

10/12/2021

PROJECT NO: 20-0286

DRAWING NAME

EXTERIOR ELEVATIONS -BUILDING D

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

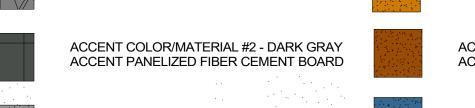
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
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### 11. GUARDRAIL - METAL CUSTOM FABRICATED

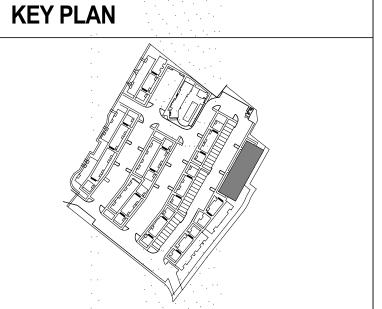
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- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

# **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK

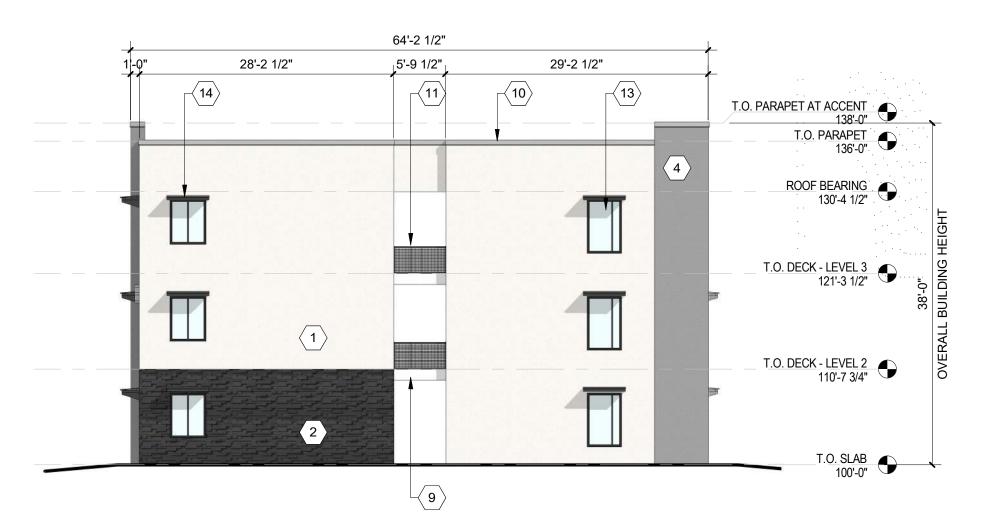








PERICH SABATINI ARCHITECTURE DESIGN INSPIRATION



64'-2 1/2" 28'-2 1/2" 28'-2 1/2" 5'-9 1/2" 14  $\langle 10 \rangle_{\Box}$ T.O. PARAPET AT ACCENT 138'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2

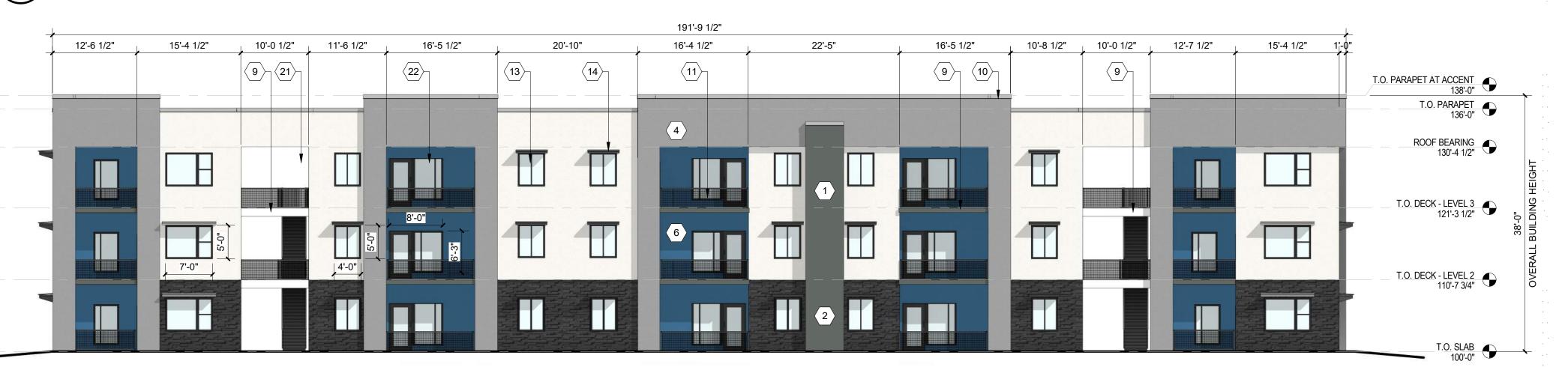
**BUILDING E - SOUTH ELEVATION** 

BUILDING E - NORTH ELEVATION



BUILDING E - WEST ELEVATION

3/32" = 1'-0"



(A2) BUILDING E - EAST ELEVATION

3/32" = 1'-0"

EAGLE RANC ALBUQUERQUE **DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

SEDON/

REVISIONS DRAWN BY

PROJECT

VM HFG **REVIEWED BY** 10/12/2021 20-0286 PROJECT NO:

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING E** 

SHEET NO

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

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- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
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### 11. GUARDRAIL - METAL CUSTOM FABRICATED

- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- - 21. EXTERIOR STEEL STAIR
  - 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD

ACCENT STUCCO FINISH

MASONRY VENEER

STUCCO FINISH

FIELD COLOR - NEUTRAL WARM WHITE

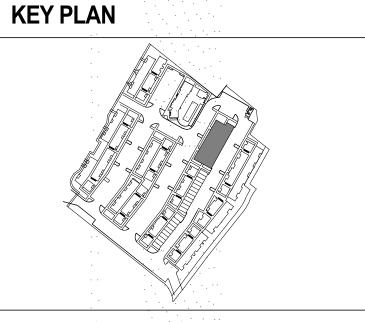
ACCENT COLOR/MATERIAL #1 - DARK

**LEGEND** 



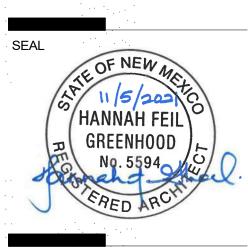
ACCENT COLOR #6 - BURNT ORANGE

ACCENT STUCCO FINISH



PERICH SABATINI

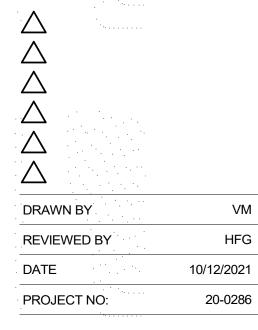
ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANC ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

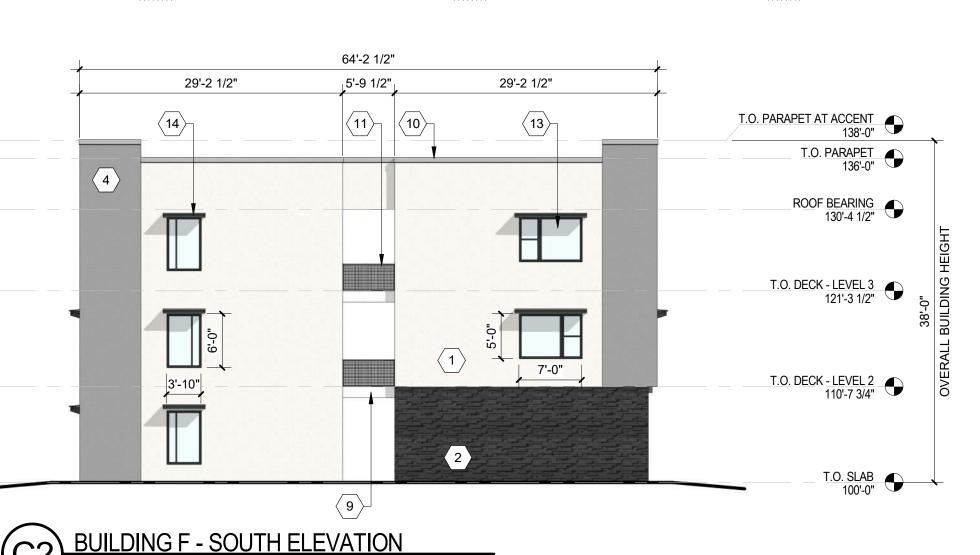


DRAWING NAME

REVISIONS

EXTERIOR **ELEVATIONS -BUILDING F** 

SHEET NO SDP5.6



64'-2 1/2" 29'-2 1/2" 5'-9 1/2" 29'-2 1/2" <del>(14)</del> T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"



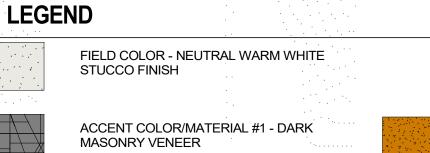




- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

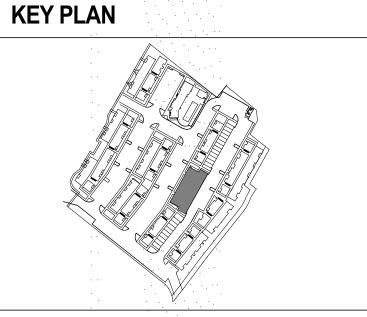
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
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- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
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- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
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- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT





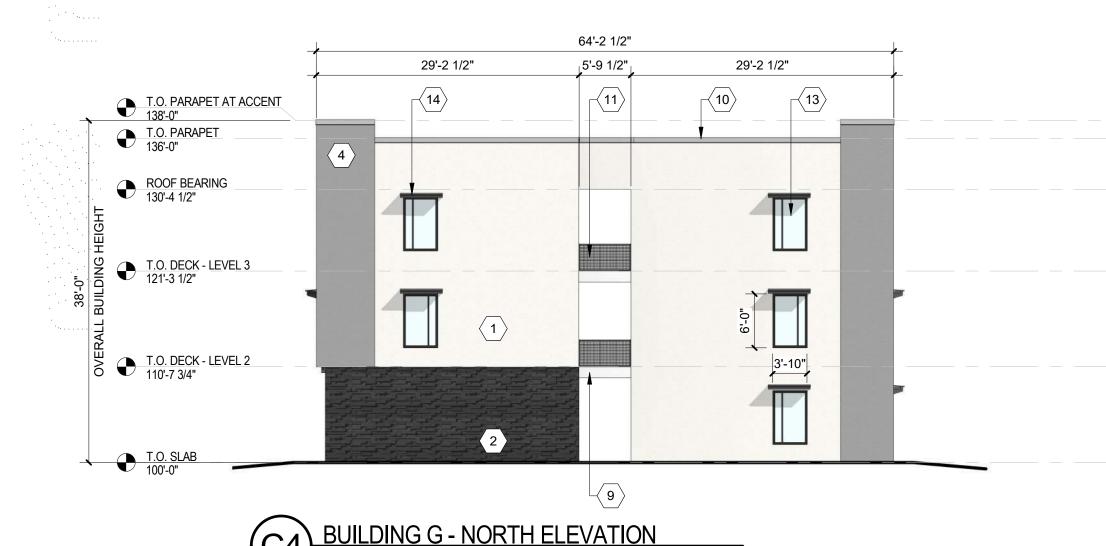
ACCENT STUCCO FINISH





64'-2 1/2" 29'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\overline{\langle 14 \rangle}$ 10  $\vdash \langle 11 \rangle$ T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 1 T.O. DECK - LEVEL 2 3'-10" 110'-7 3/4" T.O. SLAB 100'-0"

BUILDING G - SOUTH ELEVATION



ACCENT STUCCO FINISH

149'-2" 10'-0 1/2" 20'-0" 5'-3" 5'-3" 12'-7 1/2" 8'-5 1/2" 15'-2 1/2" 12'-8 1/2" 16'-5 1/2" 15'-2 1/2" 12'-8 1/2"  $\langle 20 \rangle_{1} \langle 9 \rangle_{1} \langle 21 \rangle_{1}$ T.O. PARAPET AT ACCENT
138'-0"

T.O. PARAPET
136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"



(A2) BUILDING G - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI ARCHITECTURE DESIGN

INSPIRATION



PROJECT

EAGLE RANC ALBUQUERQUE

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS	
DRAWN BY	VM
REVIEWED BY	HFG
DATE	10/12/2021
PROJECT NO:	20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -**BUILDING G

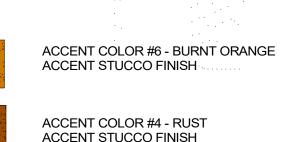
SHEET NO **SDP5.7** 

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- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

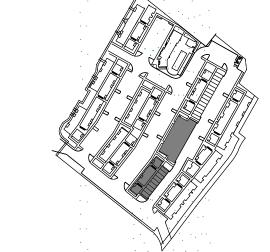
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD



ACCENT STUCCO FINISH





**KEY PLAN** 

64'-2 5/8" 28'-2 5/8" 5'-9 3/8" 28'-2 5/8" 14 \ (13) 11 T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 7'-0" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"

BUILDING H - SOUTH ELEVATION

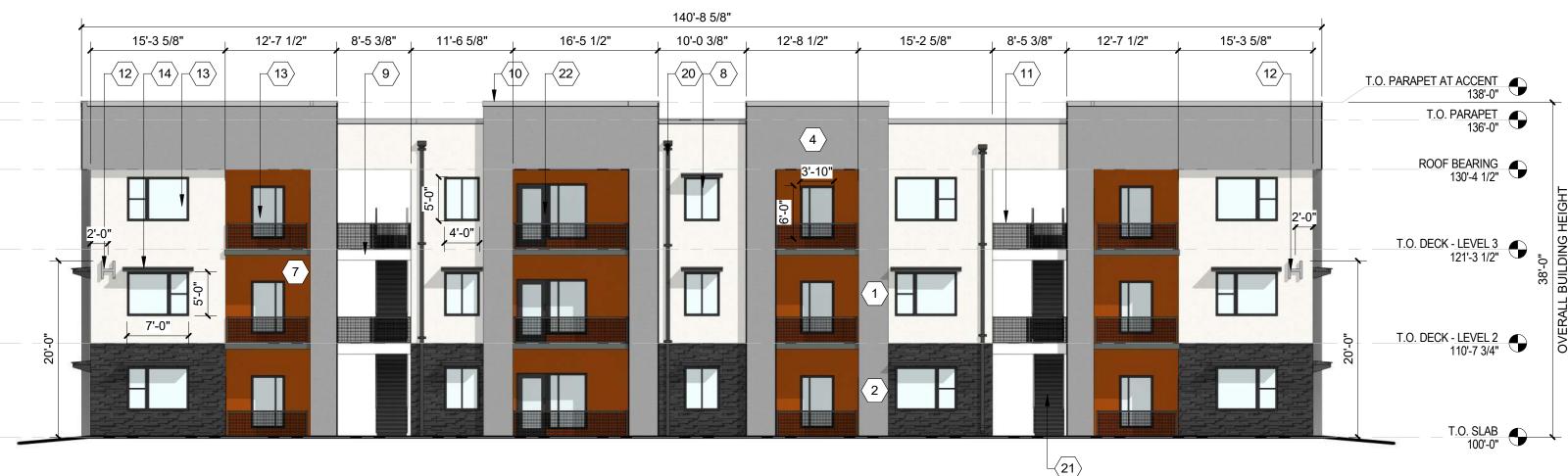
64'-2 5/8" 28'-2 5/8" <sub>L</sub>5'-9 3/8"  $\langle 13 \rangle_{1} \langle 14 \rangle_{1}$ T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0"  $\langle 4 \rangle$ ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 4'-0" 7'-0" T.O. DECK - LEVEL 2 110'-7 3/4" 19 9

ACCENT COLOR #3 - LIGHT GRAY

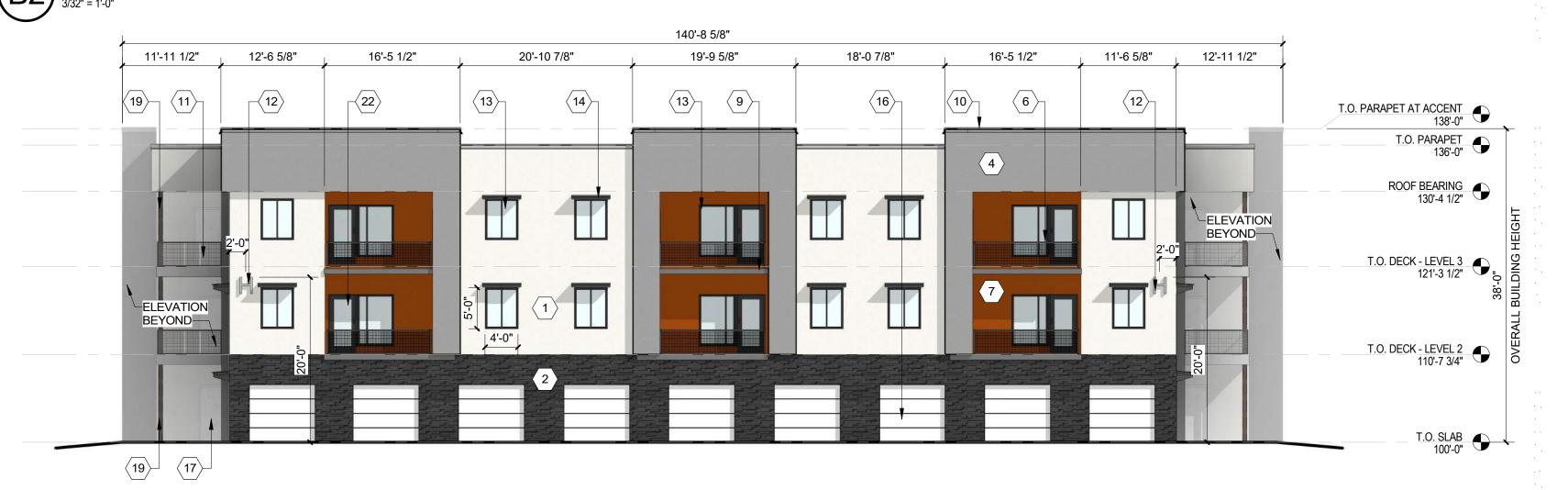
ACCENT STUCCO FINISH

**BUILDING H - NORTH ELEVATION** 

**LEGEND** 



B2) BUILDING H WEST ELEVATION
3/32" = 1'-0"





PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUI SEDON/

**DESIGN REVIEW** BOARD (DRB)
MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** Approver 10/12/2021 PROJECT NO: 20-0286

Author

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING H** 

SHEET NO SDP5.8

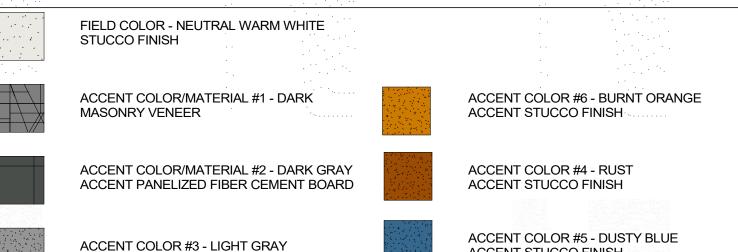
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2): REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

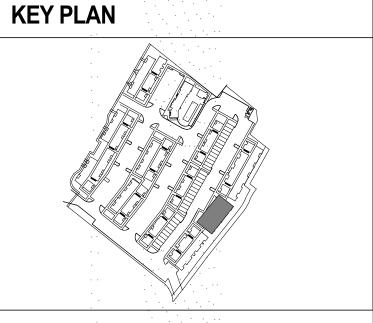
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

### 11. GUARDRAIL - METAL CUSTOM FABRICATED

- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT



ACCENT STUCCO FINISH



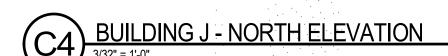
64'-2 1/2" 28'-2 1/2" 34'-0" (13) T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2". 4'-0" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

62'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2" (10) T.O. PARAPET AT ACCENT 138'-0"  $\langle 11 \rangle_{\gamma}$ T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 1 T.O. DECK - LEVEL 2 110'-7 3/4"

ACCENT STUCCO FINISH

**LEGEND** 

**BUILDING J - SOUTH ELEVATION** 







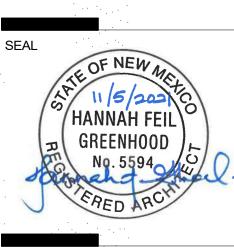


BUILDING J - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUI SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** 10/12/2021 PROJECT NO:

DRAWING NAME EXTERIOR

**ELEVATIONS -BUILDING J** 

SHEET NO

**SDP5.9** 

VM, JF

20-0286

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED

5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH

- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT

23. ALUMINUM STOREFRONT

- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT

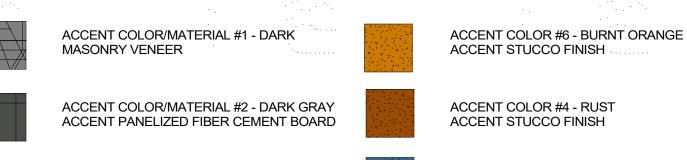
**LEGEND** 

FIELD COLOR - NEUTRAL WARM WHITE

ACCENT COLOR #3 - LIGHT GRAY

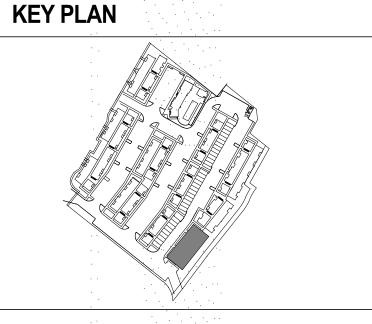
ACCENT STUCCO FINISH

STUCCO FINISH



ACCENT COLOR #5 - DUSTY BLUE

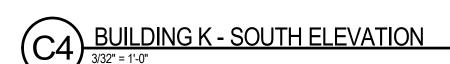
ACCENT STUCCO FINISH



64'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\langle 11 \rangle$ T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"

64'-2 1/2" 28'-2 1/2" <sub>1</sub>5'-9 1/2"<sub>1</sub> 28'-2 1/2" **10** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 4'-0" T.O. DECK - LEVEL 2 110'-7 3/4" 9

BUILDING K - NORTH ELEVATION





**BUILDING K - WEST ELEVATION** 



BUILDING K - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RAN SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** 

VM

10/12/2021

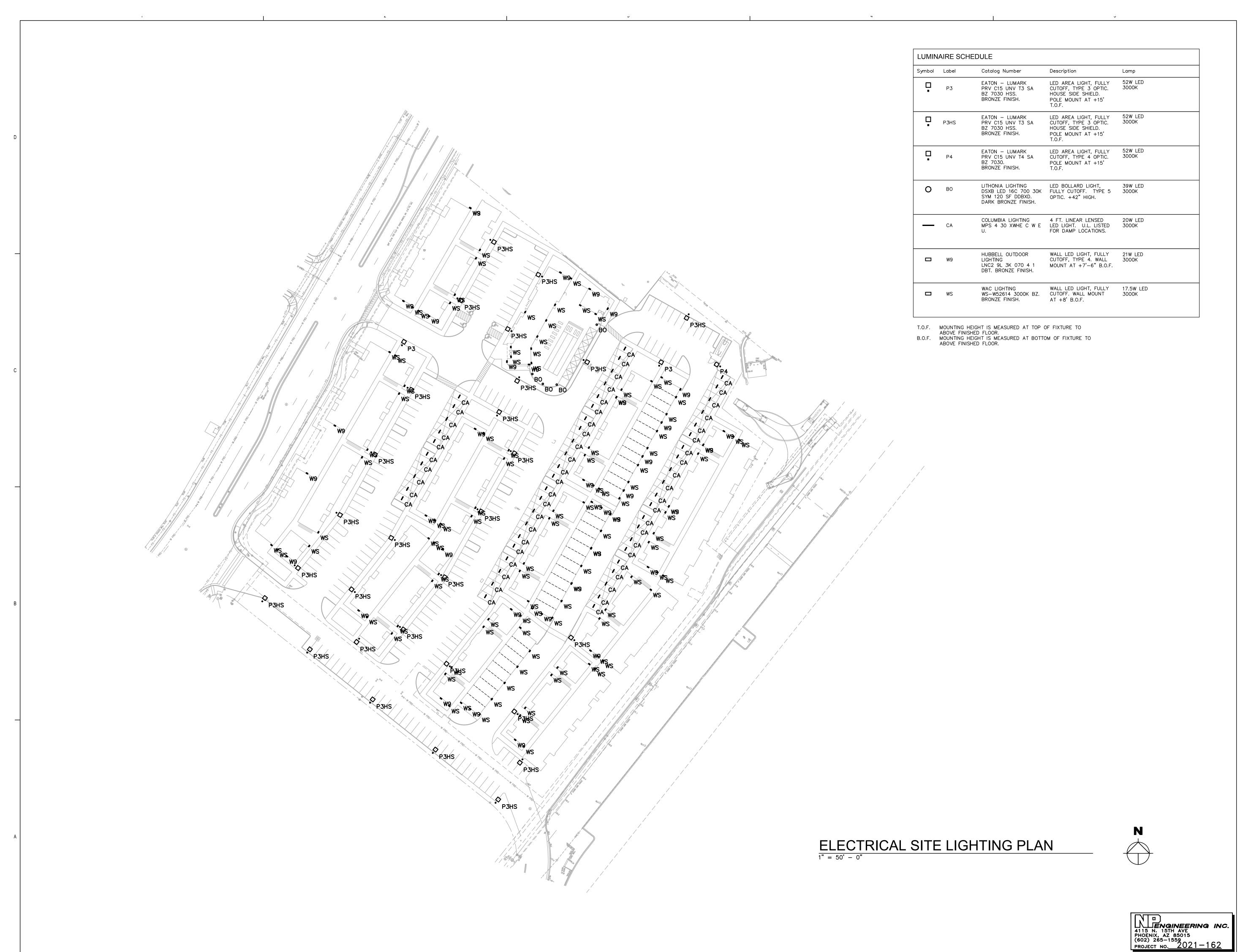
20-0286

DRAWING NAME

PROJECT NO:

EXTERIOR **ELEVATIONS -BUILDING K** 

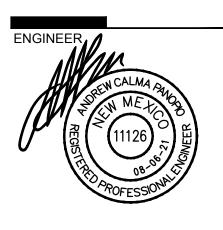
SHEET NO SDP5.10



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WES I EAGLE RANCH ROAD LBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

DRAWN BY

REVIEWED BY

DATE

 DATE
 04/16/2021

 PROJECT NO.
 19-0058

 DRAWING NAME

ELECTRICAL SITE LIGHTING PLAN

SHEET NO.

E1

<sup>^</sup>175

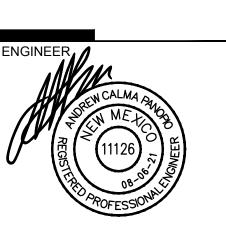
		<b>'</b>
		LUMINAIRE SCHEDULE
		Symbol Label Qty Catalog Number Description  EATON - LUMARK P3 2 PRV C15 UNV T3 SA CUTOFF, TYPE 3 OPT BZ 7030 HSS. HOUSE SIDE SHIELD.
		BRONZE FINISH. POLE MOUNT AT +15 T.O.F.
D		P3HS 28 PRV C15 UNV T3 SA CUTOFF, TYPE 3 OPT BZ 7030 HSS. HOUSE SIDE SHIELD. BRONZE FINISH. POLE MOUNT AT +15 T.O.F.
		P4 1 PRV C15 UNV T4 SA CUTOFF, TYPE 4 OPT BZ 7030. POLE MOUNT AT +15 BRONZE FINISH. T.O.F.
	\$\\ \begin{array}{cccccccccccccccccccccccccccccccccccc	O BO 4 LITHONIA LIGHTING LED BOLLARD LIGHT, DSXB LED 16C 700 30K FULLY CUTOFF. TYPE SYM 120 SF DDBXD. OPTIC. +42" HIGH. DARK BRONZE FINISH.
	70.00.0 70.00.00.0 70.00.0 70.00.0 70.00.0 70.00.0 70.00.0 70.00.0 70.00.0 70.	COLUMBIA LIGHTING 4 FT. LINEAR LENSED  CA 53 MPS 4 30 XWHE C W E LED LIGHT. U.L. LIST U. FOR DAMP LOCATIONS
	7.00.0 7.00.0	HUBBELL OUTDOOR WALL LED LIGHT, FUL  W9 35 LIGHTING CUTOFF, TYPE 4. WAI  LNC2 9L 3K 070 4 1 MOUNT AT +7'-6" B.  DBT. BRONZE FINISH.
	5,00,0 5,00,0	WAC LIGHTING WALL LED LIGHT, FUL  WS 108 WS-W52614 3000K BZ. CUTOFF. WALL MOUNT  BRONZE FINISH. AT +8' B.O.F.
	#\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #\$ #	T.O.F. MOUNTING HEIGHT IS MEASURED AT TOP OF FIXTURE TO ABOVE FINISHED FLOOR.  B.O.F. MOUNTING HEIGHT IS MEASURED AT BOTTOM OF FIXTURE TO ABOVE FINISHED FLOOR.
	0.000.0 to 0.0 t	
C	10,00,00 11,1,3,09,00,05,5,06,05,06,05,06,05,06,05,06,05,06,05,06,05,05,05,05,05,05,05,05,05,05,05,05,05,	STATISTICS  Description Symbol Avg Max
	\$\\ \begin{align*} \b	SITE CALCS + 2.0 fc 37.6 fc 0  SPILL LIGHT AT +6 FT. N/ 0.1 fc 0.7 fc 0.7
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	ABOVE PROPERTY LINE X 0.1 fc 0.7 fc 0
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В	1.2 1.5 1.8 1.7 1.7 0.7 1.2 1.3 1.8 1.1 1.2 1.3 1.1 1.2 1.2 1.3 1.8 1.1 1.2 1.2 1.3 1.8 1.1 1.2 1.2 1.3 1.8 1.1 1.2 1.2 1.3 1.1 1.2 1.2 1.3 1.1 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.2 1.3 1.1 1.	
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	0.5 3.5 2.1 4 2.5 1.5 1.4 1.5 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.2 1.5 1.5 1.7 1.4 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	
_	10.7 1.1 1.8 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	
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	5.5 1.1 0.7 5.8 1.0 1.5 1.5 1.2 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1 5.1	
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
	**************************************	
A	0.0.1	
		ELECTRICAL SITE PHOTOMETRIC PLAN  = 50' - 0"

LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF	
	P3	2	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88	
	P3HS	28	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88	
	P4	1	EATON — LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88	
0	во	4	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF DDBXD. DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF. TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K	Absolute	0.95	
	CA	53	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT. U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute	0.90	
	W9	35	HUBBELL OUTDOOR LIGHTING LNC2 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4. WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K	Absolute	0.90	
	WS	108	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF. WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K	1255	0.95	

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCS	+	2.0 fc	37.6 fc	0.0 fc	N/A	N/A
SPILL LIGHT AT +6 FT. ABOVE PROPERTY LINE	*	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY REVIEWED BY DATE 04/16/2021 PROJECT NO. 19-0058

DRAWING NAME

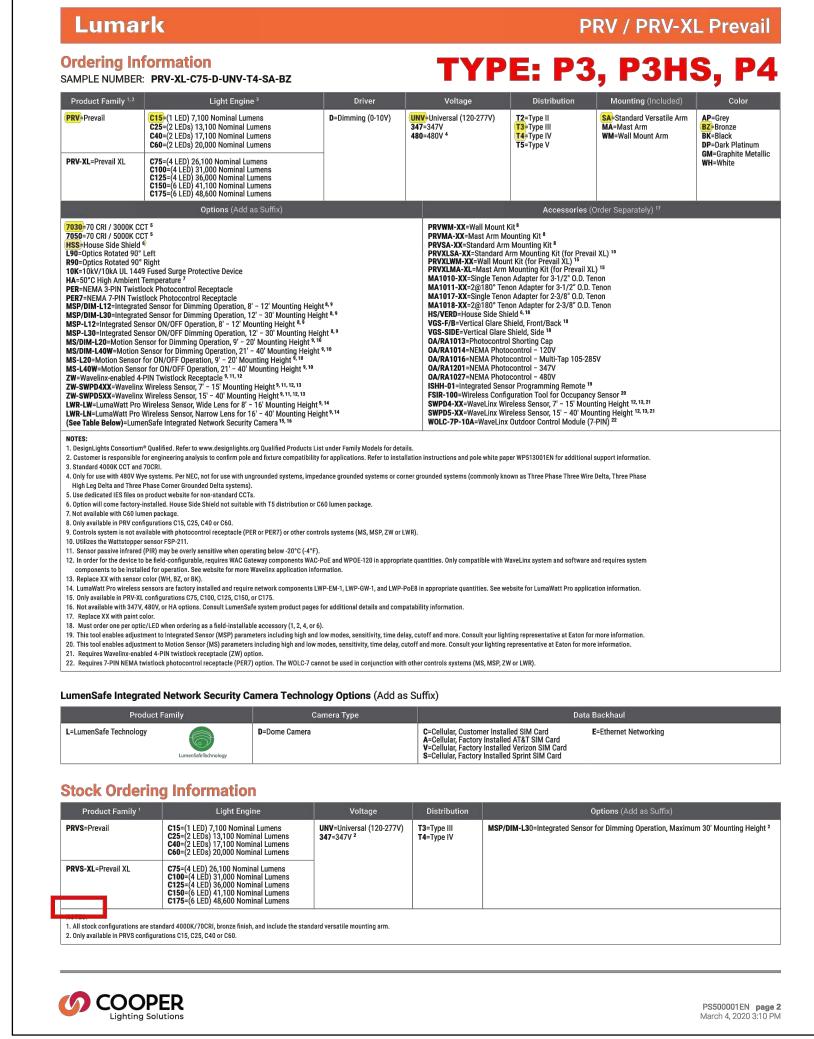
ELECTRICAL SITE PHOTOMETRIC PLAN

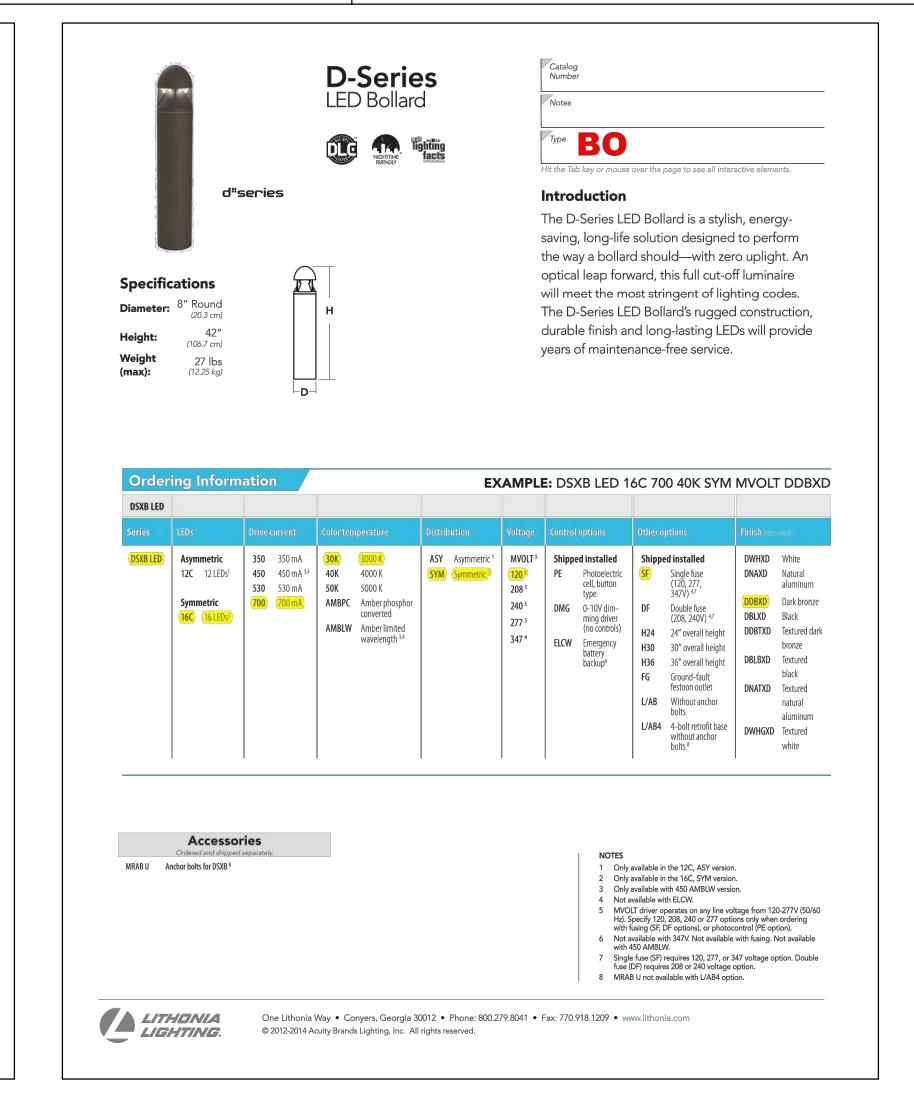
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

^ **176** 



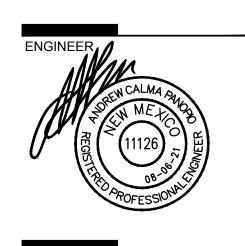






ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

### SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY REVIEWED BY 04/16/2021 PROJECT NO. DRAWING NAME

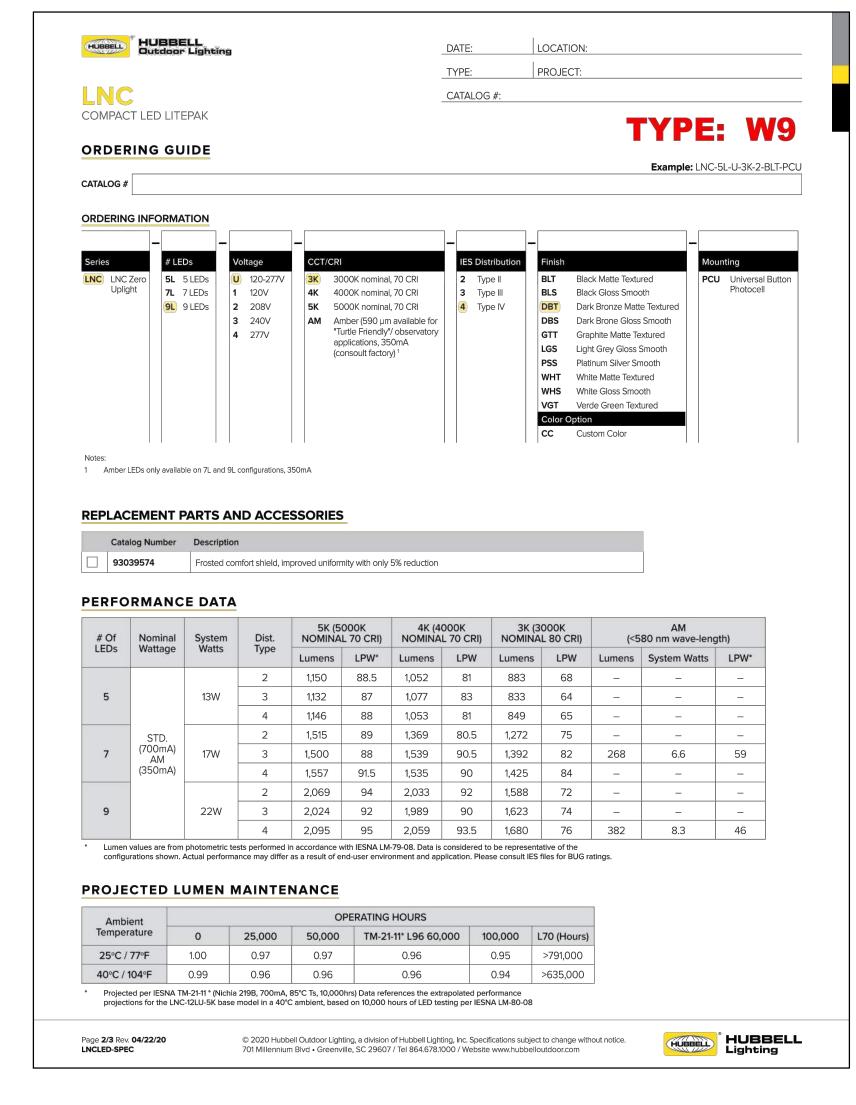
**ELECTRICAL SITE** LIGHTING **CUT SHEETS** 

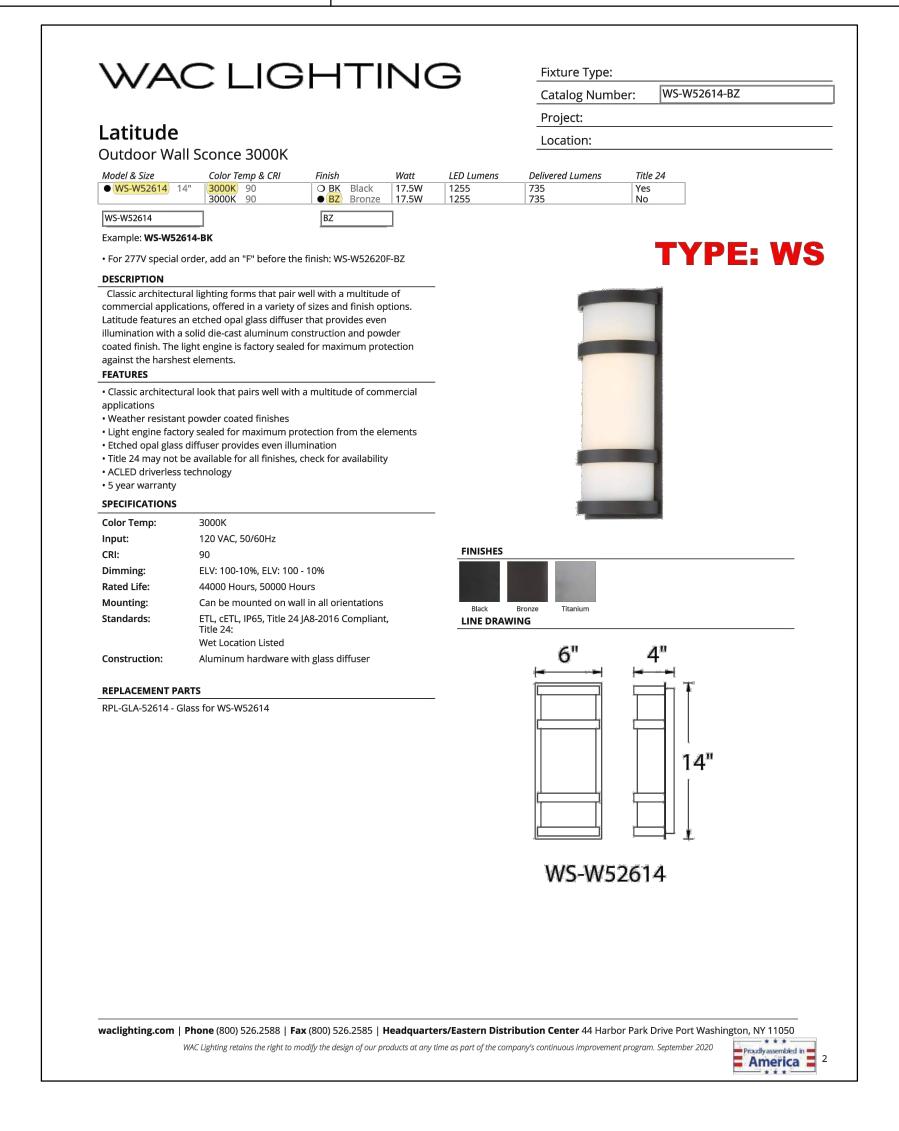
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

3 **177** 



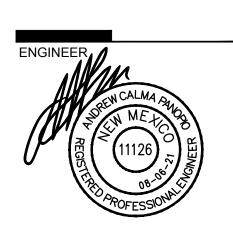






ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

DRAWN BY

REVIEWED BY

DATE 04/16/2021

PROJECT NO. 19-0058

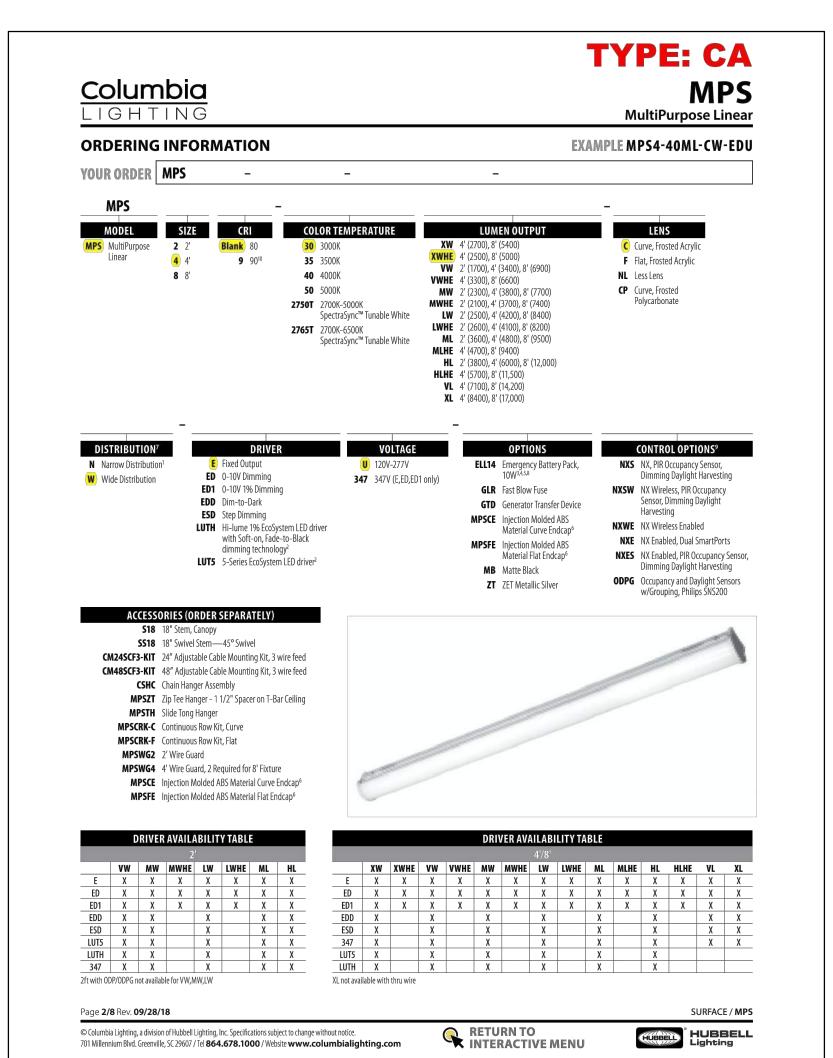
ELECTRICAL SITE
LIGHTING
CUT SHEETS

SHEET NO.

### ENGINEERING INC.

4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

E4



### **EASEMENTS**

- W FRD ----- W FRD -----

- SAS — — — SAS — — — -

-SD----SD----

- (1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,
  - 2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- PAGE 151. 3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #
- 7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
- 8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- (11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13". SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

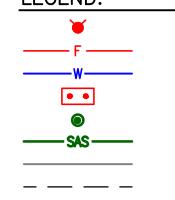
### **KEYED NOTES:**

- NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED
- NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE
- NEW FIRE HYDRANT NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC

PROPOSED FIRE HYDRANT PROPOSED FIRE LINE

SANITARY SEWER MAIN NEW SANITARY SEWER MANHOLE (9) RELOCATE EXISTING PUBLIC FIRE HYDRANT

# LEGEND:



PROPOSED WATER LINE NEW BACKFLOW PREVENTER PROPOSED SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER PROPOSED STORM DRAIN EXISTING EASEMENT LINE PROPOSED EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE EXISTING STORM DRAIN MANHOLE EXISTING SANITARY MANHOLE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

# DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SEDONA V LE RANCH ALBUQ ALBUQUERQUE,

# SITE DEVELOPMENT

PLAN REVISIONS

DRB COMMENT UPDATE

DRAWN BY J.Y.R. **REVIEWED BY** G.M. DATE 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL WATER AND SANITARY **SEWER PLAN** 

DRAWING NAME

SHEET NO.

CU-101



SHEET KEYED NOTES

TRASH COMPACTOR ENCLOSURE WITH GATE, REF:

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND

ACCESSIBLE RAMP, REF: D5/SDP1.2 BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF:

6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS,

NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2 PARKING STRIPING 4" WIDE, COLOR WHITE

10. 6' WIDE PAINTED CROSSWALK

11. 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX

12. OUTDOOR GRILLING AREA.

SLOPE WITH 2% MAX CROSS SLOPE

15. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS

PERMITTED IN THE CLEAR SIGHT TRIANGLE. . NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY

STANDARD DETAIL 2535. . PROVIDE ADA ACCESSIBLE CONNECTION FROM THE

PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL. 8. RESURFACE EXISTING TRAIL ADJACENT TO THIS PROPERTY AND AS INDICATED BY THE SOLID GRAY HATCH. REF: C4/

19. RECYCLE ENCLOSURE, REF: D5/SDP1.2

21. ELECTRICAL VEHICLE CHARGING STATION.

22. FOR PATIO WALLS AT GRADE, REF: A4/SDP1.2

# **EASEMENT NOTES**

10' ABCWUA EASEMENT (06-28-1990, 90C-151) 20' ABCWUA EASEMENT (06-28-1990, 90C-151)

3. 30' ABCWUA EASEMENT (06-28-1990, 90C-151)

10' PUE (07-25-1988, C37-012) 10' PUE (06-28-1990, 90C-151)

100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)

EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847) EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)

12' BIKE PATH EASEMENT (02-27-1997, 97C-065)

9. 10' PUE (06-28-1990, 90C-151)

10. 10' NMGCO EASEMENT (03-21-1991, 1991019534)

11. 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133) 12. PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347)

13. 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT) 14. 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS

15. ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO

# **GENERAL SHEET NOTES**

OTHERWISE NOTED. B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS

& GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015. C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.

ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8

OUTDOOR LIGHTING. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS

NOTED OTHERWISE LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

APPLICATION TO EPC WAS SUBMITTED ON MAY 6, 2021. THE 2019 INTEGRATED DEVELOPMENT ORDINANCE GOVERNS.

# PROJECT DATA

IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

**LEGAL DESCRIPTION:** TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.0867 AC

**SITE AREA:** 7.08 ACRES **ZONE ATLAS:** C-13-Z

**SETBACKS:** FRONT= 5' MIN, INTERIOR= 0', REAR= 15' **BUILDING HEIGHT:** 

MAXIMUM ALLOWED: 48'-0" ACTUAL HEIGHT: 48'-0" SPRINKLED: YES, NFPA 13R **BUILDING OCCUPANCY: R-2** 

**CONSTRUCTION TYPE:** TYPE VA **PARKING CALCULATIONS:** (TABLE 5-5-1) 1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327\*.05 = 17, 327-17 = 310 SPACES

REQUIRED) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES CHARGING STATION CREDIT = 6X2 = 12 SPACES

REQUIRED SPACES = 298 SPACES PROVIDED PARKING = 303 TOTAL SPACES (34 GARAGE, 98 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA 218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED ADA PARKING PROVIDED = 6 SPACES

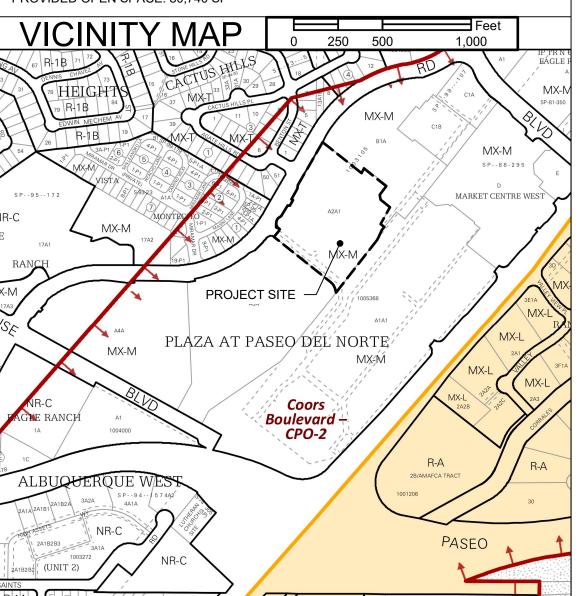
BICYCLE PARKING REQUIRED = 30 SPACES (10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES) BICYCLE PARKING PROVIDED

# OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 225 SF x 119 UNITS = 26,775 SF

2 BD: 285 SF PER UNIT 285 SF x 72 UNITS = 20,520 SF 3 BD: 350 SF PER UNIT 350 SF x 27 UNITS = 9,450 SF

56,745 SF REQUIRED OPEN SPACE PROVIDED OPEN SPACE: 80,740 SF



LEGEND

Date

Date

Date

Date

Date

Date

Date

Date

11-08-21

LANDSCAPE AREA

PROPERTY LINE → FIRE HYDRANT

> BIKE RACK SIDEWALK RAMP (ARROW POINTS DOWN)

TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS PERIMETER FENCE

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2. COMPACT PARKING; REF: D5/SDP1.3

← 6" BOLLARD WITH SIGN

# PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION** 

ARCHITECT

**ENGINEER** 

PROJECT

10.12.2021 MAJOR AMENDMENT

DRAWN BY AG, JF REVIEWED BY RAW, HFG 10/29/2021 PROJECT NO. 20-0286

DRAWING NAME SITE PLAN

SDP1.1

Current DRC				FIGURE 12			Date Submitted:	
Project Number	er:					Date S	ite Plan Approved:	
,			INF	RASTRUCTURE LIST			ary Plat Approved:	
				(Rev. 2-16-18)		Date Prelim	ninary Plat Expires:	
				EXHIBIT "A"			DRB Project No.:_PR-202	1-005442
			TO SUBDIVISIO	N IMPROVEMENTS AGREEM	ENT	DF	RB Application No.:_SI-202	1-01714
			DEVELOPMENT REVIEW BOA	RD (D.R.B.) REQUIRED INFRA	ASTRUCTURE LIST			
			Sec	Iona West Site Development	Plan			
				LAT AND/OR SITE DEVELOP				
				he Plaza at Paseo Del Norte, CRIPTION PRIOR TO PLATTII				
			EXISTING LEGAL DESC	SKIPTION PRIOR TO PLATTI	NG ACTION			
Following is a	summary of PUBLI	C/PRIVATE In	frastructure required to be constructed or fin	ancially guaranteed for the abo	ve development. This Li	sting is not necessarily a co	omplete listing. During the	SIA process
			s, if the DRC Chair determines that appurter					
			ee. Likewise, if the DRC Chair determines the visions require approval by the DRC Chair, t					
			ms which arise during construction which are					
	ance and close out		3	, , ,	,	'		
					_	_	Construction Cer	
Financially	Constructed	Size	Type of Improvement	Location	From	То	Private	City Cnst
Guaranteed	Under						Inspector P.E.	Engineer
DRC #	DRC#							
		490 LF	Repair / Repave Existing 8' Asphalt	at East Boundary Line	SE corner of site	NE corner of site		
			Payed Public Access Trail	Tract A 2 A A				

Guaranteed DRC # DRC # A90 LF Repair / Repave Existing 8' Asphalt rarct A-2-A-A	Financially	Constructed	Size	Type of Improvement	Location	From	То	Priva	ate	City Cnst
490 LF Repair / Repave Existing 8' Asphalt at East Boundary Line SE corner of site NE corner of site / / / Paved Public Access Trail Tract A-2-A-A  30 LF New Paved Connection to SE Corner of Site @ / / / Existing 8' Asphalt Paved Trail Existing Roadway  1 Public Transit Shelter West Bdry @ Exist Bus Stop	Guaranteed	Under						Inspector	P.E.	
Paved Public Access Trail  Tract A-2-A-A  30 LF  New Paved Connection to SE Corner of Site @ / / / Existing 8' Asphalt Paved Trail  Existing Roadway  1 Public Transit Shelter  West Bdry @ Exist Bus Stop	DRC #	DRC#								
30 LF New Paved Connection to SE Corner of Site @ / / / Existing 8' Asphalt Paved Trail Existing Roadway  1 Public Transit Shelter West Bdry @ Exist Bus Stop			490 LF	Repair / Repave Existing 8' Asphalt	at East Boundary Line	SE corner of site	NE corner of site	1		/
Existing 8' Asphalt Paved Trail Existing Roadway  1 Public Transit Shelter West Bdry @ Exist Bus Stop / / / /					Tract A-2-A-A					
Existing 8' Asphalt Paved Trail Existing Roadway  1 Public Transit Shelter West Bdry @ Exist Bus Stop / / / /										
1 Public Transit Shelter West Bdry @ Exist Bus Stop / / / /			30 LF	New Paved Connection to	SE Corner of Site @			1		
				Existing 8' Asphalt Paved Trail	Existing Roadway					
along Eagle Ranch Road			1	Public Transit Shelter	West Bdry @ Exist Bus Stop	)		1		
					along Eagle Ranch Road					
								1	1	/
								1		
	l									
							<u> </u>	/		
										/
								/	/	/

Financially	Constructed	1					Cons	truction Cert	ification
Guaranteed	Under	Size	Type of Improvement	Location	From	То	Priv	vate	City Cnst
DRC #	DRC#						Inspector	P.E.	Engineer
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PAGE	OF	
	(Rev. 2-16-18)	

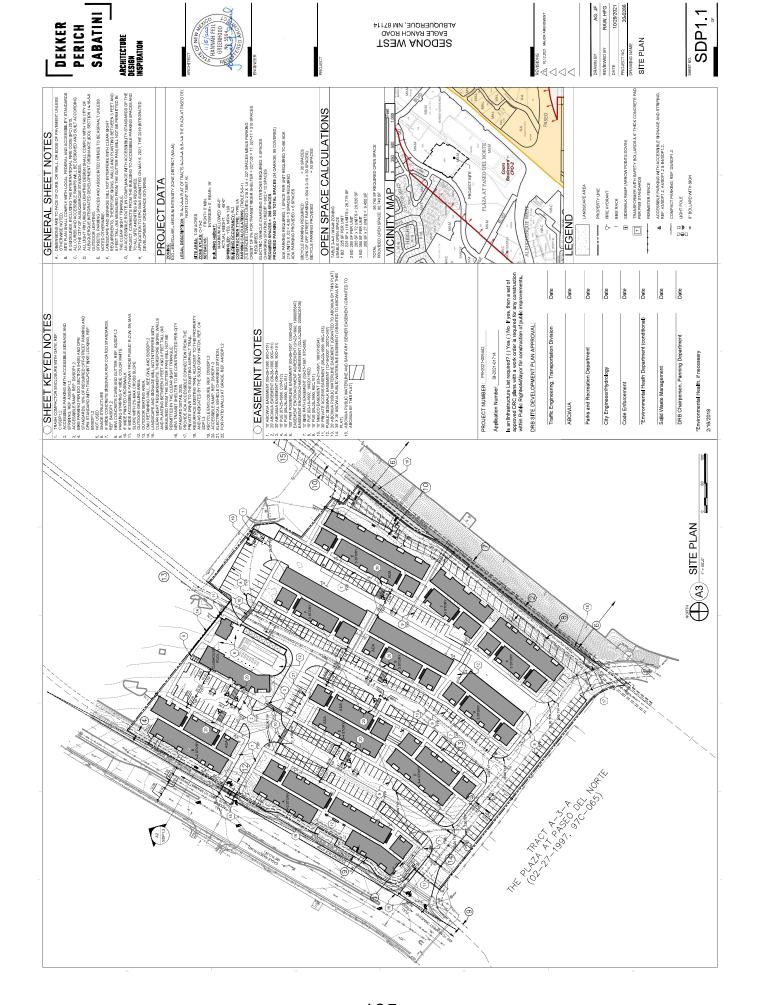
Financially	Constructed		the standard SIA requirements.				Construction Certification
Guaranteed	Under	Size	Type of Improvement	Location	From	То	Private City Cnst
DRC #	DRC#	0.20	Type of improvement	20041011	110	.0	Inspector P.E. Engineer
							1 1
					Approval of Creditable	e Items:	Approval of Creditable Items:
					Impact Fee Admistrate	or Signature Date	City User Dept. Signature Date
				NOTES	impact i ee Aumstrati	or Signature Date	City Oser Dept. Signature Date
		If the site	is located in a floodplain, then the f		leased until the LOMR is	approved by FEMA.	
				reet lights per City rquirements.			
1							
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2 _							
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3 _							
_							
	AGENT / OWNER			DEVEL OPMENT R	EVIEW BOARD MEMBER	APPROVALS	
	AGENT / OWNER			DEVELOPMENT R	EVIEW BOARD MEMBER A	APPROVALS	
	AGENT / OWNER			DEVELOPMENT RI	EVIEW BOARD MEMBER A	APPROVALS	
			DF				ilate
	AGENT / OWNER  NAME (print)		DF	DEVELOPMENT RI		APPROVALS  KS & RECREATION - c	date
	NAME (print)			RB CHAIR - date		KS & RECREATION - c	date
							date
	NAME (print)			RB CHAIR - date		KS & RECREATION - c	date
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date TION DEVELOPMENT - date	. PAR	KS & RECREATION - o	
	NAME (print)		TRANSPORTA	RB CHAIR - date	. PAR	KS & RECREATION - c	
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date TION DEVELOPMENT - date	. PAR	KS & RECREATION - o	
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date TION DEVELOPMENT - date	. PAR	KS & RECREATION - o	
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date  ENGINEER - date	PAR COI	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date	PAR COI	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	
	NAME (print)  FIRM  SIGNATURE - date		TRANSPORTA  UTILITY  CITY  DES	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date  ENGINEER - date  SIGN REVIEW COMMITTEE REV	COL	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	late
	NAME (print) FIRM		TRANSPORTA	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date  ENGINEER - date	COL	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	
	NAME (print)  FIRM  SIGNATURE - date		TRANSPORTA  UTILITY  CITY  DES	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date  ENGINEER - date  SIGN REVIEW COMMITTEE REV	COL	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	late
	NAME (print)  FIRM  SIGNATURE - date		TRANSPORTA  UTILITY  CITY  DES	RB CHAIR - date  TION DEVELOPMENT - date  DEVELOPMENT - date  ENGINEER - date  SIGN REVIEW COMMITTEE REV	COL	KS & RECREATION - o  AMAFCA - date  DE ENFORCEMENT - d	late

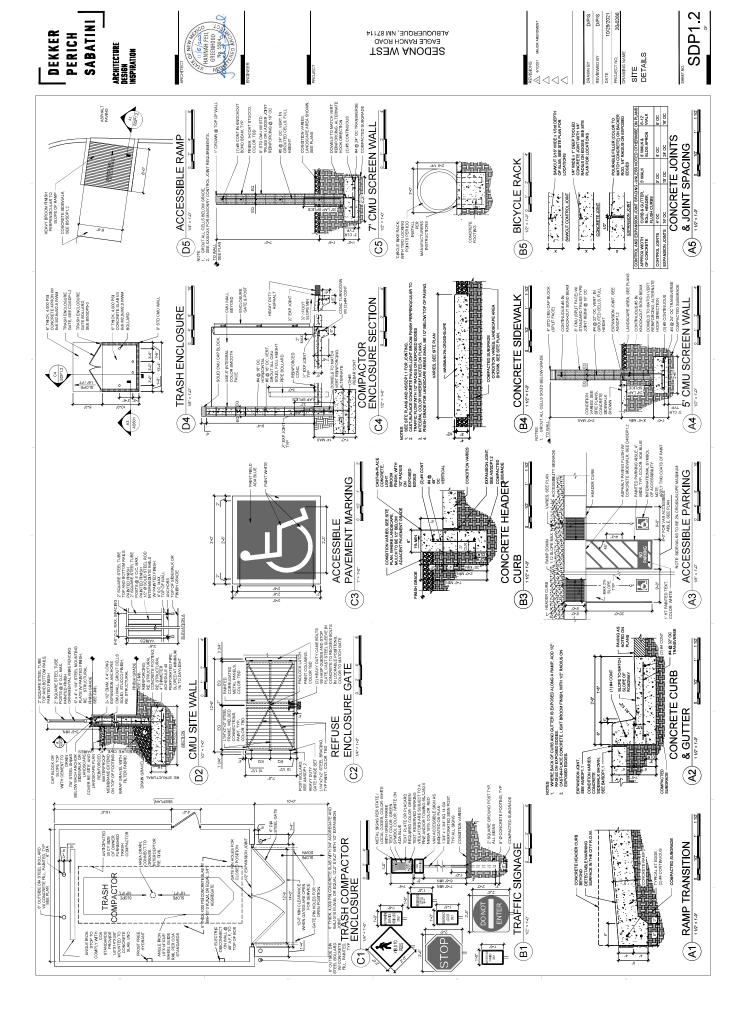


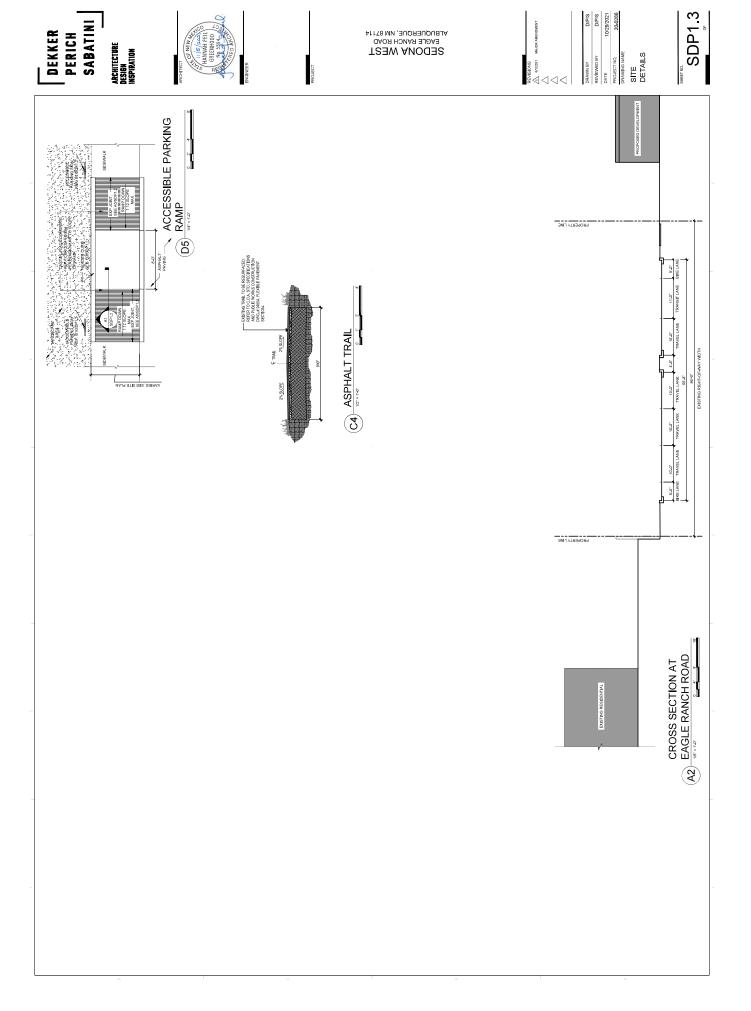
# DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

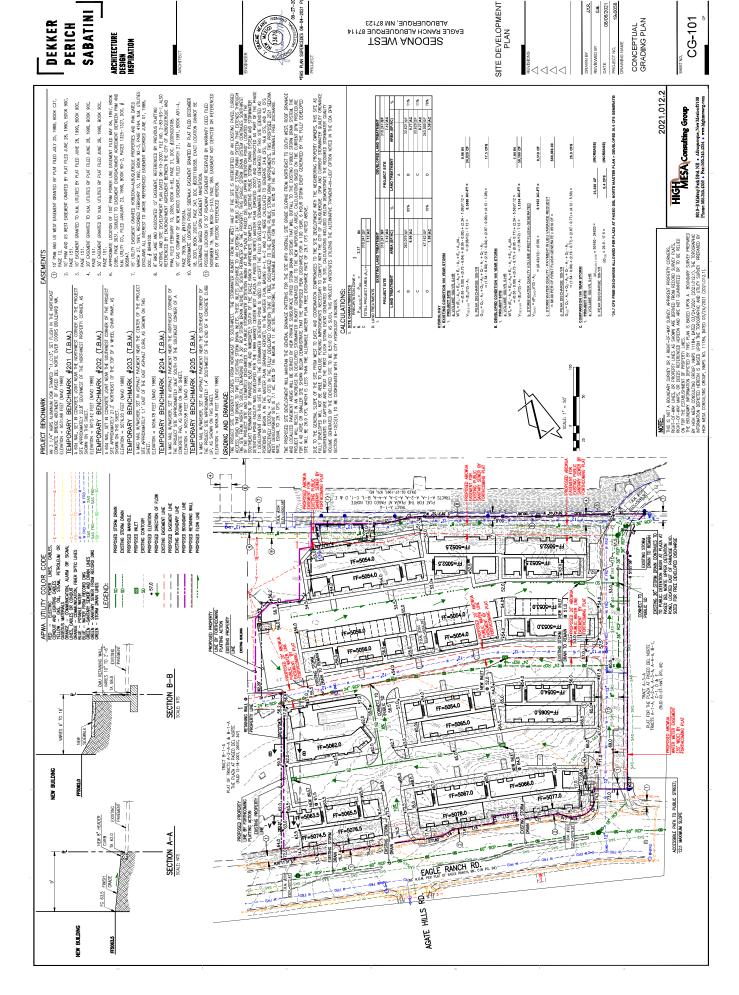
# (Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005442
Application No. SI-2021-01714
TO:  X Planning Department/Chair  Hydrology X Transportation Development X ABCWUA X Code Enforcement X Parks & Rec *(Please attach this sheet with each collated set for each board member)
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.  DRB SCHEDULED HEARING DATE: 10/20/2021 HEARING DATE OF DEFERRAL: 11/10/2021
SUBMITTAL DESCRIPTION: Revised drawings in response to agency comments.
CONTACT NAME: Anthony Santi
TELEPHONE: 505-761-9700 EMAIL: anthonys@dpsdesign.org

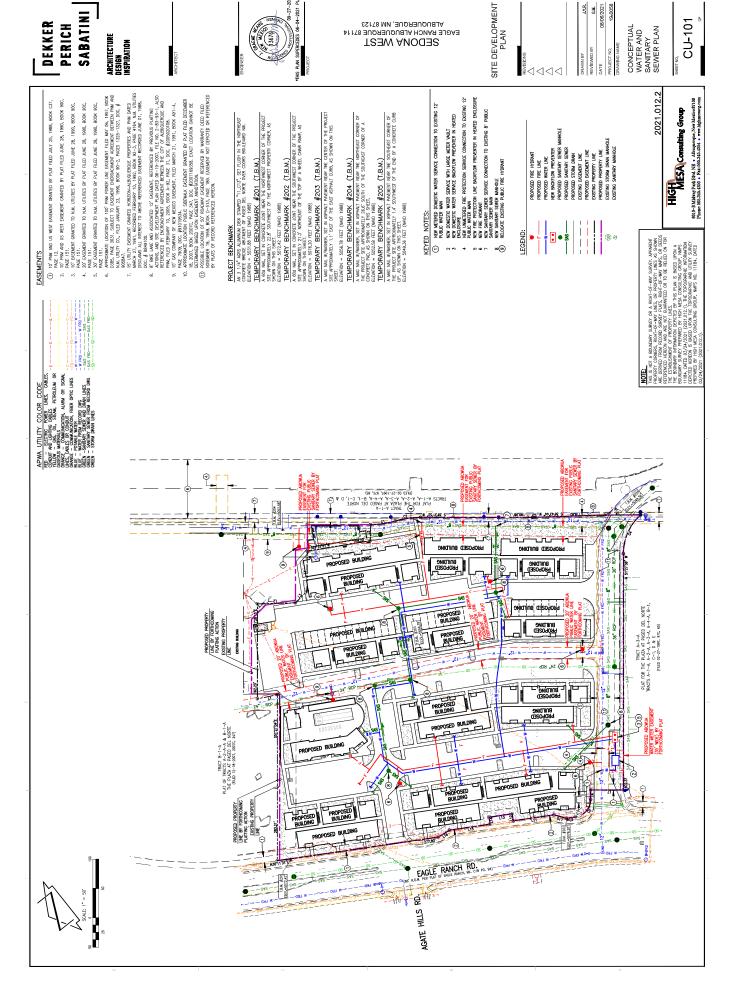








ALBUQUERQUE, NM 87123



ALBUQUERQUE, NM 87123

SEDONA WEST PLEBUGUE, NM 87114

SABATINI

PERICH

SDP2.1

SDP5.1 DESIGN REVIEW BOARD (DRB) MINOR SITE PLAN AMENDMENT SABATINI DEKKER PERICH EXTERIOR ELEVATIONS -BUILDING A ARCHITECTURE Design Inspiration 44444 T.O. PARAPET AT ACCENT
BLOSS ARB
C. T.O. PARAPET BLOSS ARB
T.O. PARAPET BLOSS ARB
T.O. PARAPET BLOSS ARB ROOF BEARING BLDGS ARB 119-8 3W DECK LEVEL 2 PARAPET AT ACCENT
BLOCS ASS
1723 34 PARAPET BLUSS ASS
122.3 34 PARAPET BLUSS ASS
BEARING BLUSS ASS
119.8 34 PARAPET BLUSS ASS T.O. DECK. LEVEL 2 TO SLAB KEY PLAN (1) 6 @ **(** ACCENT COLOR #5 - DUSTY ACCENT STUCCO FINISH ACCENT COLOR #5 - BURN ACCENT STUCCO FINISH ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH **@** (8) 0 (2) C4) BUILDING A - NORTH ELEVATION 6 ACCENT COLORMATERAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD 0 ACCENT COLORMATERIAL #1 - DARK MASONRY VENEER ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINSH FIELD COLOR - NEUTRAL WARM STUCCO FINSH 1 (2) T.O. PARAPET AT ACCENT

123-3 AV

122-3 AV

122-3 AV

122-3 AV

122-3 AV

123-3 AV

123-3 AV

123-3 AV

133-3 AV

13 LEGEND ♣ TO DECK LEVEL 2 110.738\* € TO SLAB 100.0° 11. GUARDPAIL - METAL CUSTOM FABRICATED
22. BULINO-RIDORING-ALTINOS SERVAGE FOR MAYENDING
ET S. GESTBER HALL, WINCHOWS (O'PERABEL L'ONE GLASS) - FRAME
14. AND COUNTAINION METAL CUSTOM FABRICATED
15. AND COUNTAINION METAL CUSTOM FABRICATED
15. AND COUNTAINION METAL CUSTOM FABRICATED
17. METAL LIMITE BUTRY COOR
17. METAL LIMITE BUTRY COOR
18. METAL PRIOR GATE
19. STEEL COLUMN PANITED
21. EXTERIOR STEEL STAM
22. EXTERIOR STEEL STAM
23. ALUMANIAN STOKET STAM
24. LIMITED AND COMMETAL STAM
25. EXTERIOR STEEL STAM
27. ALUMANIAN STOKET STAM 0 9 TO SLAB 100 0 DECK LEVEL 2 **(E)** A CAREHOLOGO CONTINUES AND REASONINV VEREER A CAREHOLOGO CONTINUES AND C 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINSH MATERIAL 9 Θ • SHEET KEYNOTES ⊗ (C1) BUILDING A - SOUTH ELEVATION (B1) <u>BUILDINGA - WEST ELEVATION(STREET-F</u>ACING FACADE) @ A ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE TO WRITE MENT WHEN YEAR WARRING THE RESIDENCE WHEN YEAR WARRING THE RESIDENCE WHEN YEAR WARRING THE RESIDENCE WHEN YEAR WARRING TO GUTSDE FACE OF THIS WILL SHALL WHEN YEAR WARRING TO BE A MANANUM OF SHALL WARRING THE WARR (1) OOMPLANCE WITH SECTIONS - 11(D): PRIMARY BULLDING ENTRANCE COMPLIES WITHS 11(D)(1) RECESSED WINDOWS 2" WITH 2" CASING 5-11(D)(3) (A1) BUILDING A - EAST ELEVATION (2) (<u>P</u> COMPLIANCE WITH SECTION 6: 7(D) CALU WALLS 3: 0" IN HEIGHT 5-7(D)/1 (2)

EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

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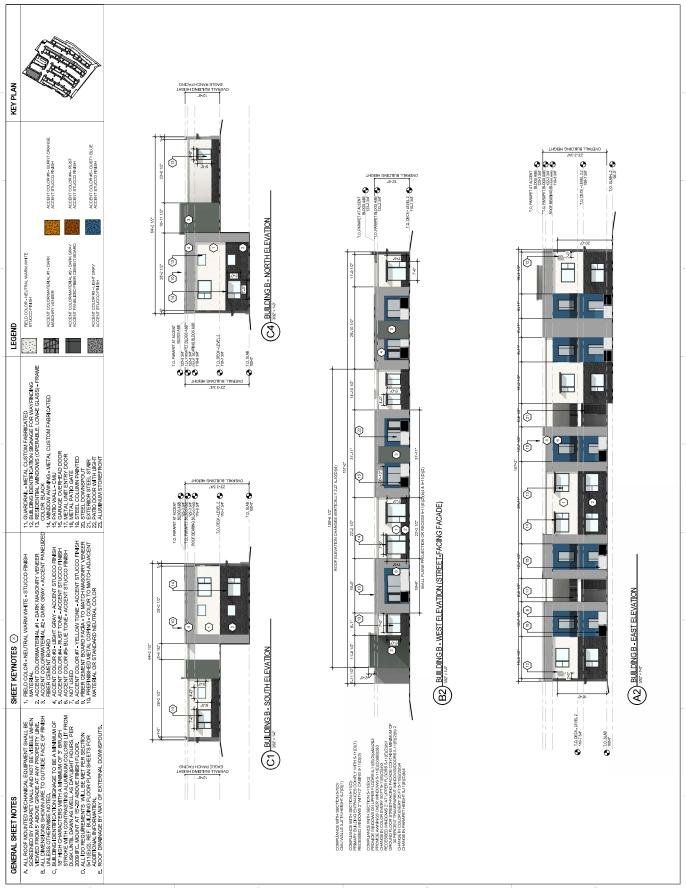
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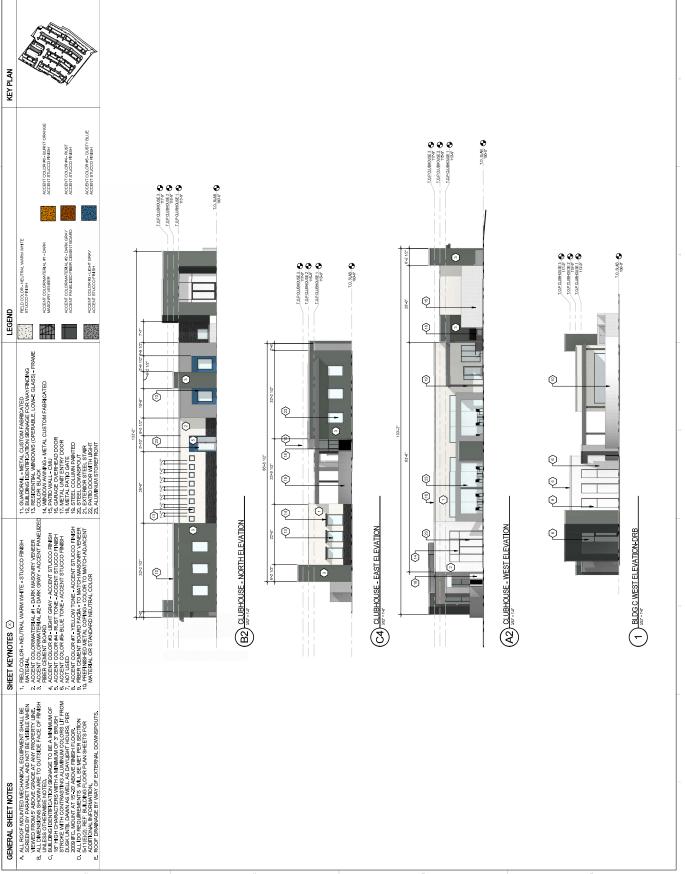
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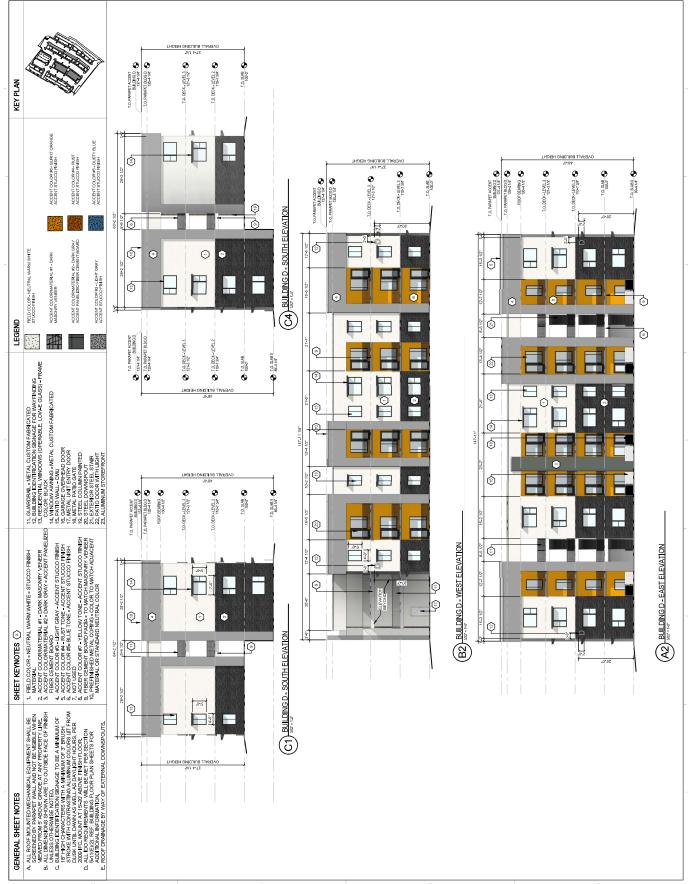
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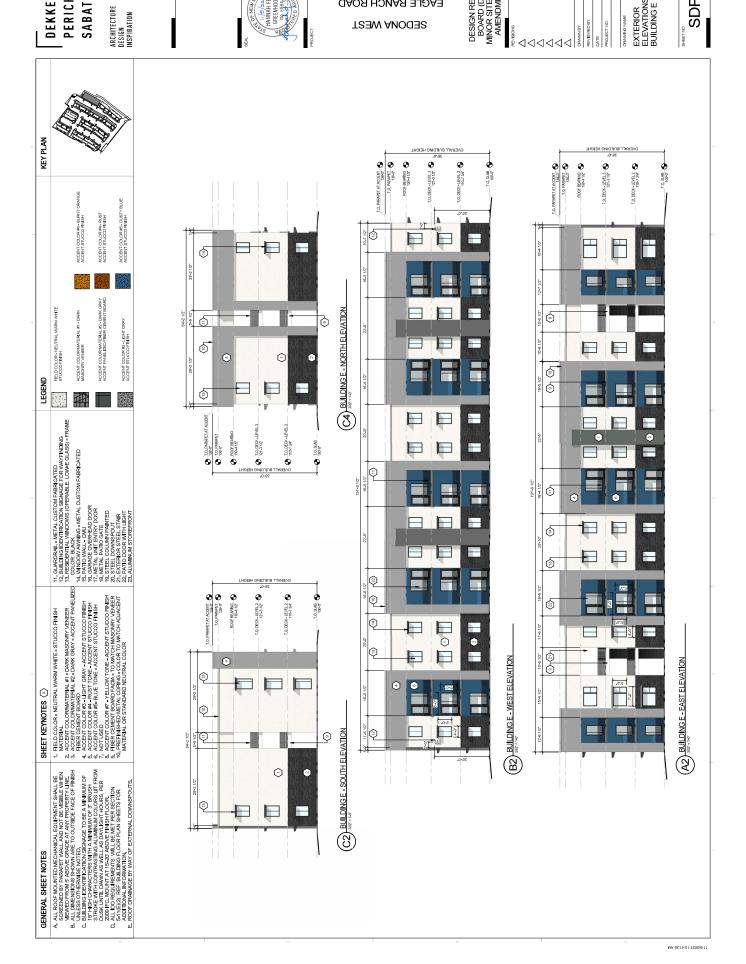
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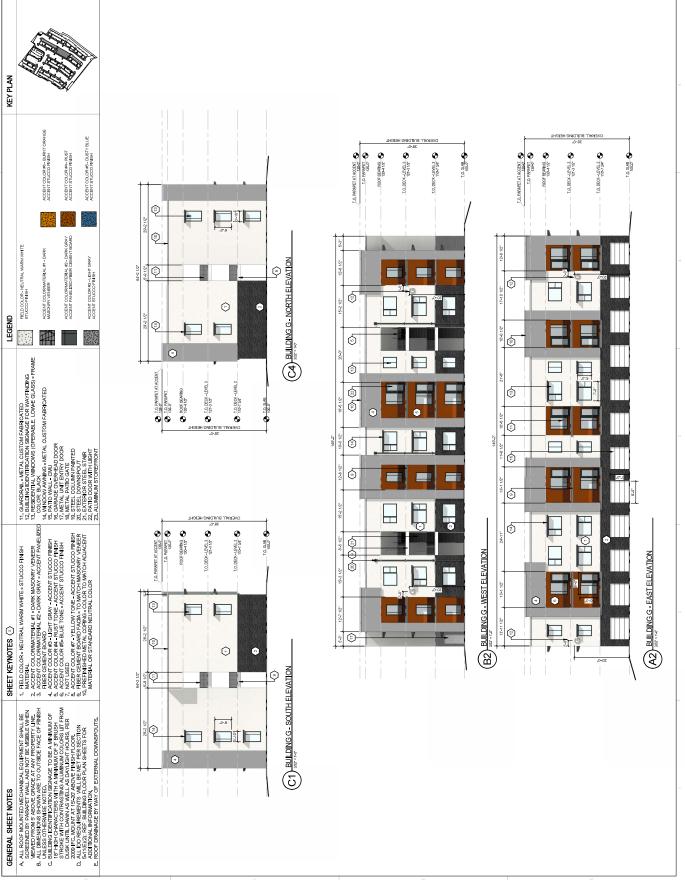
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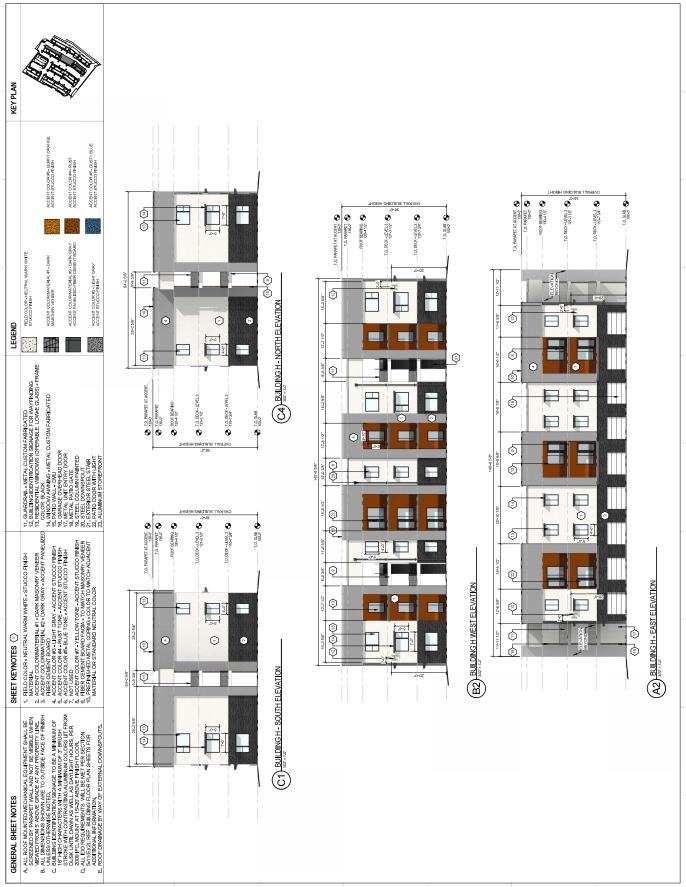
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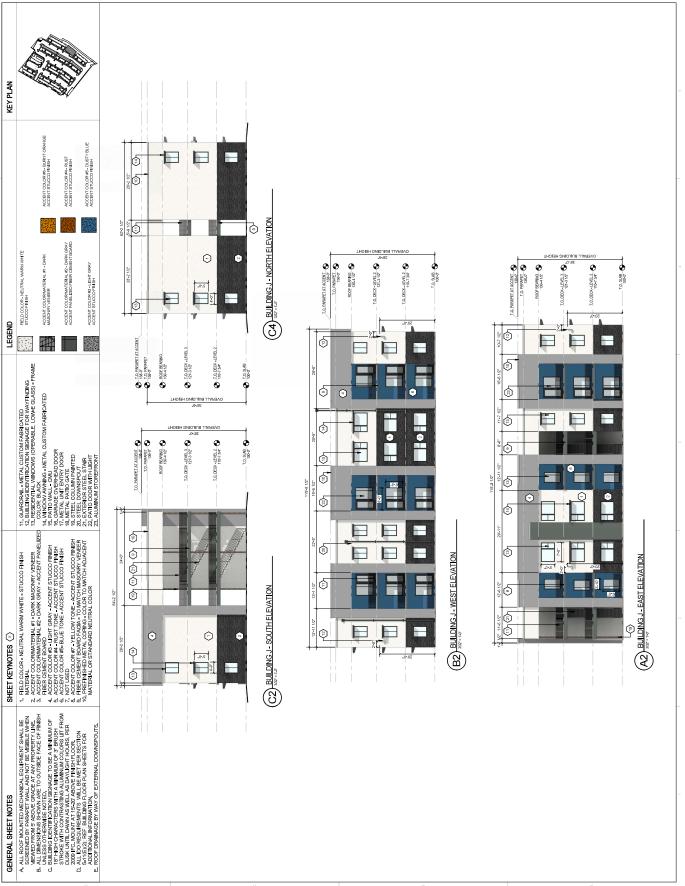
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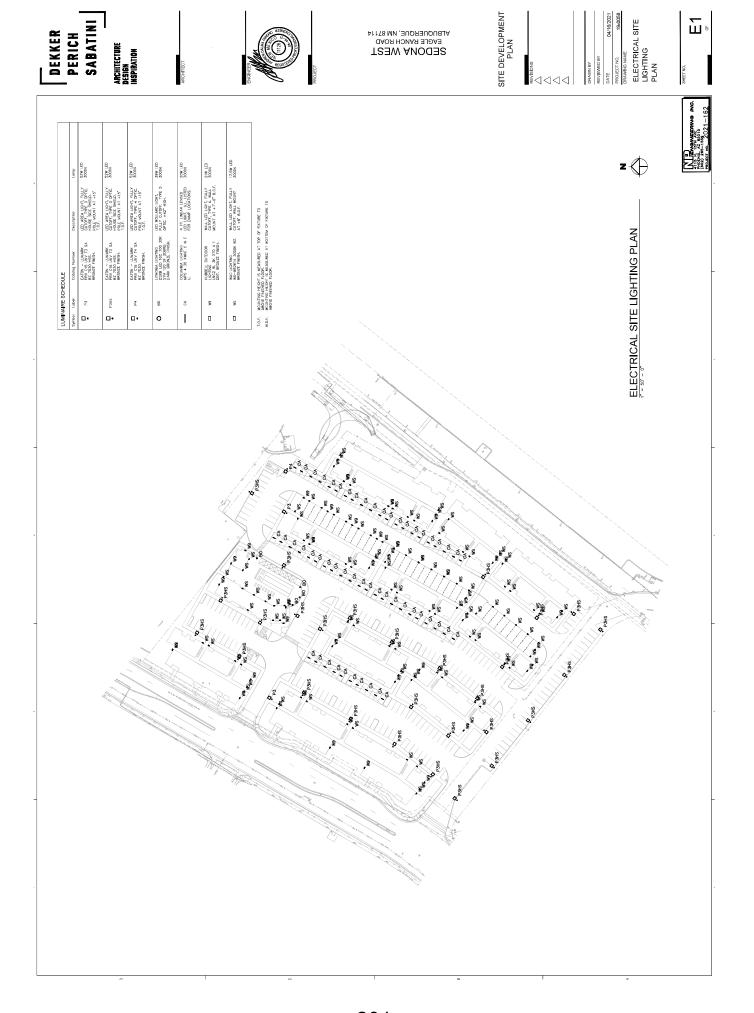
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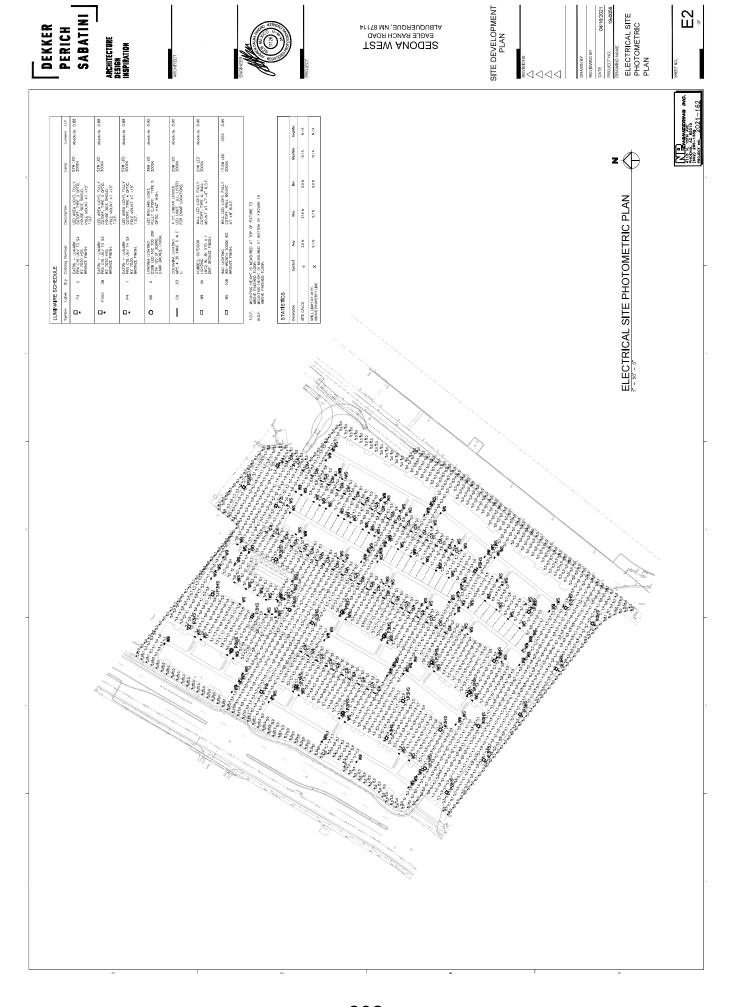
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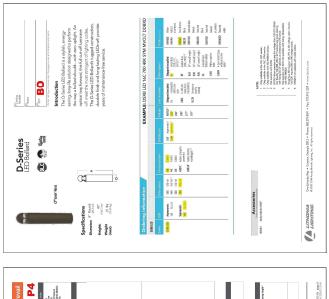
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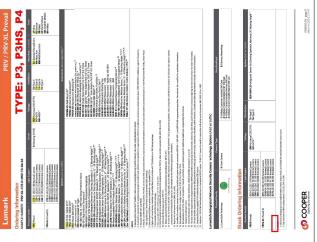
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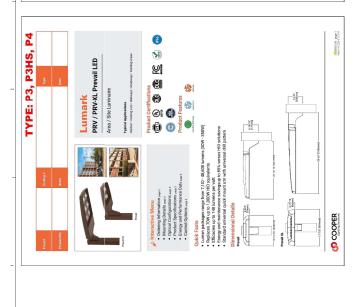
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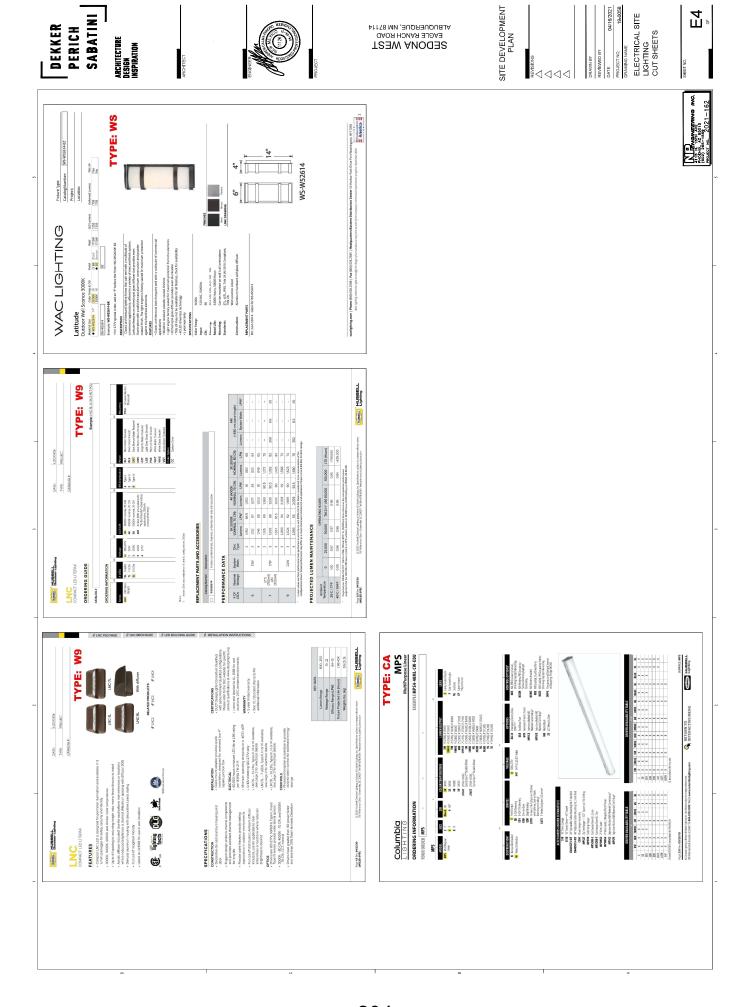














# DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

# (Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2021-005442
<b>Application No.</b> SI-2021-01714
TO:  X Planning Department/Chair Hydrology X Transportation Development X ABCWUA X Code Enforcement X Parks & Rec *(Please attach this sheet with each collated set for each board member)
NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.
DRB SCHEDULED HEARING DATE: 10/20/2021 HEARING DATE OF DEFERRAL: 11/3/2021
SUBMITTAL DESCRIPTION: Revised drawings in response to agency comments.
CONTACT NAME: Anthony Santi
TELEPHONE: 505-761-9700 EMAIL: anthonys@dpsdesign.org



SHEET KEYED NOTES

TRASH COMPACTOR ENCLOSURE WITH GATE, REF:

ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND

STRIPING, REF: A3/SDP1.2

ACCESSIBLE RAMP, REF: D5/SDP1.2 BIKE PARKING PER IDO SECTION 5-5(E) AND DPM STANDARDS, 10% OF REQUIRED OFF-STREET PARKING AND DPM STANDARD WITH TWO-POINT BIKE LOCKING, REF:

6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS,

NEW CONCRETE CURB AND GUTTER, REF: A2/SDP1.2 PARKING STRIPING 4" WIDE, COLOR WHITE

10. 6' WIDE PAINTED CROSSWALK

11. 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX

SLOPE WITH 2% MAX CROSS SLOPE

12. OUTDOOR GRILLING AREA.

15. LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE

PERMITTED IN THE CLEAR SIGHT TRIANGLE. . NEW TRANSIT SHELTER TO BE CONSTRUCTED PER CITY

PROVIDE ADA ACCESSIBLE CONNECTION FROM THE PRIVATE DRIVE TO THE EXISTING ASPHALT TRAIL.

# **EASEMENT NOTES**

10' ABCWUA EASEMENT (06-28-1990, 90C-151)

2. 20' ABCWUA EASEMENT (06-28-1990, 90C-151) 3. 10' ABCWUA EASEMENT (06-28-1990, 90C-151)

4. 10' PUE (07-25-1988, C37-012) 5. 10' PUE (06-28-1990, 90C-151)

100' PNM POWERLINE EASEMENT (05-06-1957, D385-303)

EASEMENT ENCROACHMENT AGREEMENT (01-23-1990, 1990005847)

. EASEMENT ENCROACHMENT AGREEMENT (02-10-2005, 2005020108)

10. 15' PUE (02-10-1992, 1992011652)

11. 10' PUE (06-28-1990, 90C-151)

12. 10' NMGCO EASEMENT (03-21-1991, 1991019534) 13. 30' PRIVATE ACCESS EASEMENT (06-03-1999, 99C-133)

14. PUBLIC SIDEWALK EASEMENT (12-18-2007, 2007C-347) 15. 20' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)

16. 35' X 35' ABCWUA PUBLIC WATERLINE EASEMENT (GRANTED TO ABCWUA BY THIS

17. ABCWUA PUBLIC WATERLINE AND SANITARY SEWER EASEMENT (GRANTED TO ABCWUA BY THIS PLAT)

# **GENERAL SHEET NOTES**

A. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

B. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL AND ACCESSIBILITY STANDARDS & GUIDELINES, INCLUDING THE INTERNATIONAL FIRE CODE (IFC) 2015. C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING

TO THE CITY OF ALBUQUERQUE STANDARDS. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.

STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS

NOTED OTHERWISE LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE SIGNS, WALLS AND PLANTING BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.

AN ACCESSIBLE ROUTE, IN COMPLIANCE WITH ACCESSIBILITY STANDARDS OF THE PROJECT, CONNECTS FROM THE BUILDING TO ACCESSIBLE PARKING SPACES AND TO ALL SITE AMENITIES AS REQUIRED.

APPLICATION TO EPC WAS SUBMITTED ON MAY 6, 2021. THE 2019 INTEGRATED DEVELOPMENT ORDINANCE GOVERNS.

# PROJECT DATA

IDO - MIXED-USE - MEDIUM INTENSITY ZONE DISTRICT (MX-M)

**LEGAL DESCRIPTION:** TR A-2-A-A PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE CONT 7.0867 AC

**SITE AREA:** 7.08 ACRES **ZONE ATLAS:** C-13-Z **SETBACKS:** FRONT= 5' MIN,

INTERIOR= 0', REAR= 15' **BUILDING HEIGHT:** 

MAXIMUM ALLOWED: 48'-0" ACTUAL HEIGHT: 48'-0" SPRINKLED: YES, NFPA 13R

**BUILDING OCCUPANCY: R-2 CONSTRUCTION TYPE:** TYPE VA **PARKING CALCULATIONS:** (TABLE 5-5-1)

{1.5 SPACES / DWELLING UNITS: 218 X 1.5 = 327 SPACES MINUS PARKING CREDIT OF 5% FOR TRANSIT RIDER SHELTER = 327\*.05 = 17, 327-17 = 310 SPACES

REQUIRED) ELECTRIC VEHICLE CHARGING STATIONS REQUIRED: 6 SPACES CHARGING STATION CREDIT = 6X2 = 12 SPACES

REQUIRED SPACES = 298 SPACES PROVIDED PARKING = 304 TOTAL SPACES (34 GARAGE, 98 COVERED)

ADA PARKING REQUIRED: 1 SPACE PER UNIT REQUIRED TO BE ADA 218 UNITS X .02 = 4.36 = 5 SPACES REQUIRED ADA PARKING PROVIDED = 6 SPACES

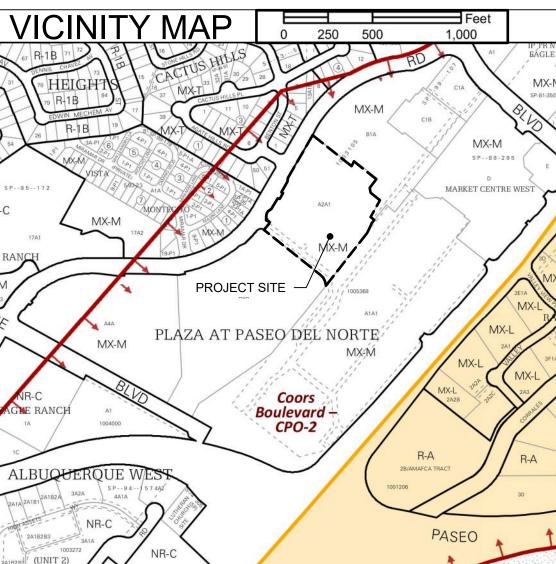
BICYCLE PARKING REQUIRED = 30 SPACES (10% OF OFF STREET PARKING = 304 X 0.10 = 30 SPACES) BICYCLE PARKING PROVIDED = 30 SPACES

# OPEN SPACE CALCULATIONS

TABLE 2-4-5 / MX-M ZONING USABLE OPEN SPACE 1 BD: 225 SF PER UNIT 225 SF x 119 UNITS = 26,775 SF 2 BD: 285 SF PER UNIT 285 SF x 72 UNITS = 20,520 SF 3 BD: 350 SF PER UNIT

PROVIDED OPEN SPACE: 80,740 SF

350 SF x 27 UNITS = 9,450 SF 56,745 SF REQUIRED OPEN SPACE



DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division Date ABCWUA Date Parks and Recreation Department Date City Engineeer/Hydrology Date Code Enforcement Date \*Environmental Heath Department (conditional) Date Solid Waste Management Date DRB Chairperson, Panning Department Date

\*Environmental Health, if necessary

LEGEND

LANDSCAPE AREA

PROPERTY LINE → FIRE HYDRANT

> BIKE RACK SIDEWALK RAMP (ARROW POINTS DOWN)

TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS

PERIMETER FENCE ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2, A4/SDP1.2 & B4/SDP1.2.

COMPACT PARKING; REF: D5/SDP1.3

← 6" BOLLARD WITH SIGN

PERICH SABATINI

ARCHITECTURE DESIGN **INSPIRATION** 

ARCHITECT

**ENGINEER** 

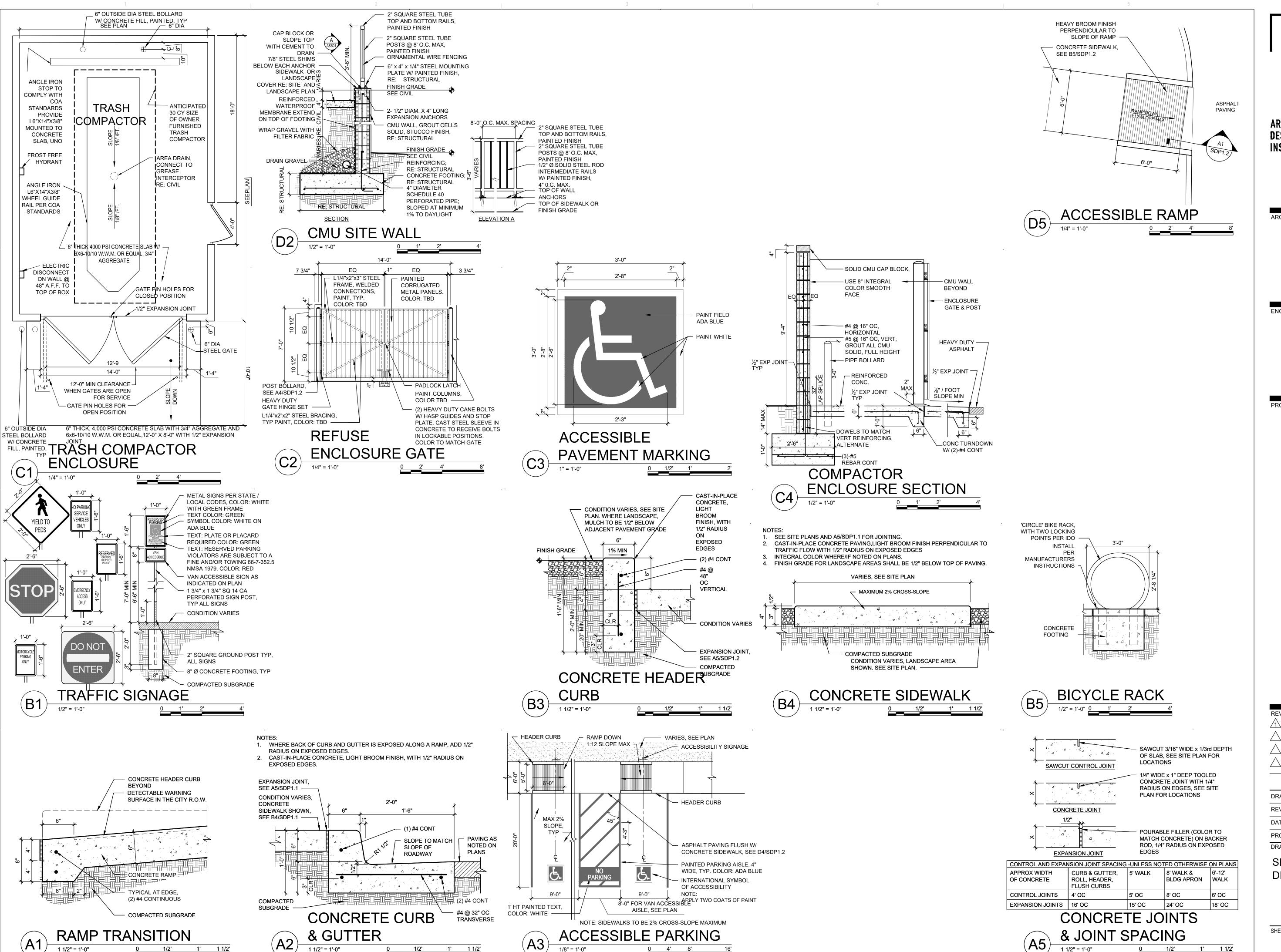
PROJECT

10.12.2021 MAJOR AMENDMENT

DRAWN BY AG, JF REVIEWED BY RAW, HFG 10/29/2021 PROJECT NO. 20-0286

DRAWING NAME SITE PLAN

SDP1.1



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

DRAWN BY
D/P/S
REVIEWED BY
D/P/S
DATE
10/29/2021
PROJECT NO.
20-0286
DRAWING NAME

SITE DETAILS

SHEET NO.
SDP1.2

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET.

ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER. SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.

# TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER. SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

# **GRADING AND DRAINAGE:**

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE "PLAZA AT PASEO DEL NORTE UPPER DETENTION POND", LOCATED NEAR THE SOUTHEAST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIŽED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC. 65% OF THE BASIN A 11 AC SITE, THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

EASEMENTS

PAGE 12.

PAGE 151.

PAGE 151.

PAGE 151.

905847.

DOC. # 8849100.

PAGE 7909, DOC. #91019534.

DETERMINED BASED UPON EASEMENT ANNOTATION.

BY PLATS OF RECORD REFERENCED HEREON.

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C,

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK

N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING

PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

(11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED

10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER

18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE

NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED

D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND

MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164, N.M. UTILITIES

ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO

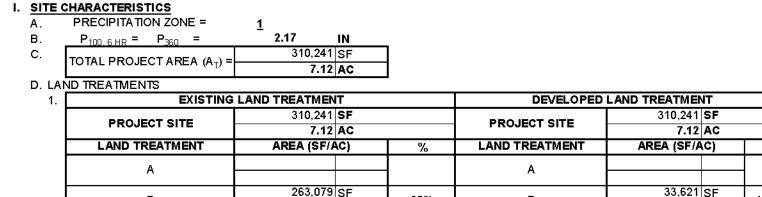
REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND

DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS. WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS. THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORDNANCE REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE 'PAYMENT-IN-LIEU' OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

# **CALCULATIONS:**



85%

### **HYDROLOGY**

### A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR

 $WT_F = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$  $\Rightarrow$  (0.55 · 0.00) + (0.73 · 6.04) + (0.95 · 0.00) + (2.24 · 1.08)/7.12 =  $\Rightarrow$  (0.96/12) • 7.12 = **0.5698 AC-FT =**  $V_{100.6 \text{ HR}} = (E_W/12) \cdot A_T$ b. PEAK DISCHARGE 100-YR

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 6.04) + (2.87 • 0.00) + (4.12 • 1.08) =

6.04 AC

47,162 SF

1.08 AC

 $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

### B. <u>DEVELOPED CONDITION 100 YEAR STORM</u> 1. PROJECT SITE

a. VOLUME 100-YR, 6-HR  $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$  $\Rightarrow$  (0.55 • 0.00) + (0.73 • 0.77) + (0.95 • 0.77) + (2.24 • 5.58)/7.12 =  $\Rightarrow$  (1.94/12) • 7.12 = **1.1514 AC-FT =**  $V_{100,6 HR} = (E_W/12) \cdot A_T$ 

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED

 $V_{SWQV} = ((P_{SWQV})/12) \cdot A_D$  $\Rightarrow$  ((0.42)/12) • (5.58) = 0.1952 AC-FT = c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST

⇒ \$8.00 PER CF FIRST FLUSH GENERATE x 8510 CF = d. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$  $\Rightarrow$  (1.54 • 0.00) + (2.16 • 0.77) + (2.87 • 0.77) + (4.12 • 5.58) =

# C. COMPARISON 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR

b. PEAK DISCHARGE 100-YR  $\Delta Q_{100} = 26.9 - 17.5 =$ 

\*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE

SCALE: 1" = 50'

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2

0.77 AC 33,620 SF 0.77 AC

243,000 SF 5.58 AC

24,820 CF

17.5 CFS

50,160 CF

8,510 CF

\$68,080.00

26.9 CFS

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

DEKKER PERICH SABATINI

ARCHITECTURE **DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY J.Y.R. REVIEWED BY G.M. 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL **GRADING PLAN** 

DRAWING NAME

SHEET NO.

CG-101

### **EASEMENTS**

- W - - - - W - - - - - W - - - -

- W FRD ----- W FRD -----

- SAS — — — SAS — — — -

-SD----SD----

- (1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,
  - 2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #
- 7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
- 8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- (11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

### **KEYED NOTES:**

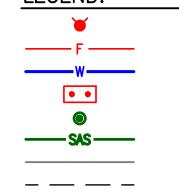
- NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED
- NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE

PROPOSED FIRE HYDRANT PROPOSED FIRE LINE

- NEW FIRE HYDRANT NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC
- NEW SANITARY SEWER MANHOLE (9) RELOCATE EXISTING PUBLIC FIRE HYDRANT

SANITARY SEWER MAIN

# LEGEND:



PROPOSED WATER LINE NEW BACKFLOW PREVENTER PROPOSED SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER PROPOSED STORM DRAIN EXISTING EASEMENT LINE PROPOSED EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE EXISTING STORM DRAIN MANHOLE EXISTING SANITARY MANHOLE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

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2021.012.2



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**ARCHITECTURE DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SEDONA V LE RANCH ALBUQ ALBUQUERQUE, I

SITE DEVELOPMENT PLAN

REVISIONS

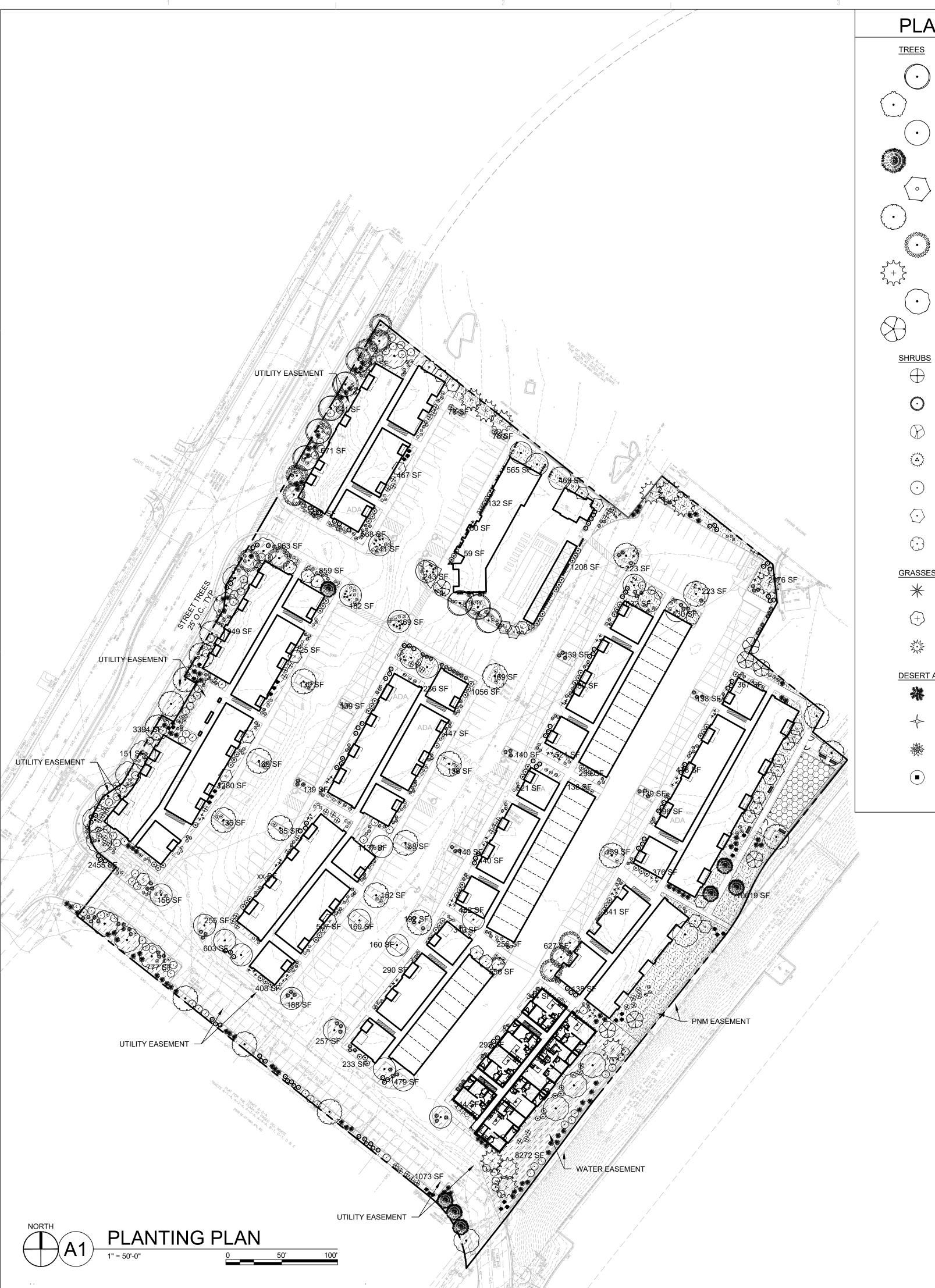
DRAWN BY J.Y.R. REVIEWED BY G.M. DATE 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL WATER AND SANITARY **SEWER PLAN** 

DRAWING NAME

SHEET NO.

CU-101



PLANT SCHEDULE **BOTANICAL NAME COMMON NAME** ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER **CERCOCARPUS MONTANUS** MOUNTAIN MAHOGANY CHILOPSIS LINEARIS 'BURGUNDY' DESERT WILLOW CUPRESSUS ARIZONICA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS FORESTIERA NEOMEXICANA **NEW MEXICO OLIVE** FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH KOELREUTERIA PANICULATA **GOLDEN RAIN TREE** PINUS ELDARICA **AFGHAN PINE** EMERALD SUNSHINE ELM ULMUS PROPINQUA 'EMERALD SUNSHINE' **VITEX AGNUS-CASTUS** CHASTE TREE **COMMON NAME BOTANICAL NAME** STARN THOMPSON COYOTE BRUSH BACCHARIS X 'STARN' TM ERICAMERIA LARICIFOLIA 'AGUIRRE' **TURPENTINE BUSH** LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE RHUS TRILOBATA 'AUTUMN AMBER' PROSTRATE SUMAC ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY SALVIA GREGGII 'ULTRA VIOLET' ULTRA VIOLET AUTUMN SAGE **GRASSES COMMON NAME** BOTANICAL NAME `KARL FOERSTER` GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS MUHLENBERGIA RIGENS DEER GRASS DESERT ACCENT BOTANICAL NAME **COMMON NAME** 

EPHEDRA EQUISETINA

NOLINA MICROCARPA

CODE

**LEGEND** 

<u>NOTES</u>

—— — PROPERTY LINE

OVER FILTER FABRIC

ARTIFICIAL TURF

<u>SYMBOL</u>

YUCCA RUPICOLA

HESPERALOE PARVIFLORA

# GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION
- ORDINANCE AND POLLEN ORDINANCE. C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN
- THE CLEAR SIGHT TRIANGLE. F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER TABLE 5-6-1 OF THE IDO.
- G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED. H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS

AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES

FOR SAFE OPERATION AND MAINTENANCE. NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

# **IRRIGATION NOTES**

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES,
- INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS. D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

# LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 7.12 AC = 310,147 SF AREA OF LOT COVERED BY BUILDINGS = 91,826 SF NET LOT AREA= 218,321 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 32,749 SF

PROVIDED LANDSCAPE AREA = 65,948 SF = 30%

TOTAL NUMBER OF PARKING SPACES = 269 SPACES REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 27 TREES PROVIDED NUMBER OF PARKING LOT TREES = 34 TREES

REQUIRED STREET TREES = 21 placed at 25' on center (535' of street frontage) PROVIDED STREET TREES = 23

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED VEGETATIVE COVERAGE

REQUIRED GROUND COVERAGE = 47,535 SF = 75% OF PROVIDED LANDSCAPE AREA A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS

PROVIDED TOTAL GROUND COVERAGE = 76,966 SF TREE CANOPY COVERAGE = 57,648 SF GROUND PLANT COVERAGE = 13,207 SF = 27% OF REQUIRED VEGETATIVE

COVERAGE

PARKING LOT AREA = 194,500 SF PARKING LOT LANDSCAPING PROVIDED = 29,175 SF = 15% MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

TOTAL ROCK MULCH GROUND COVER = 45,570 SF = 69% TOTAL ORGANIC MULCH GROUND COVER = 20,378 SF = 31% A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d

¾"Ø ROCK MULCH AT 3" DEPTH 45,570 SF **OVER WEED BARRIER FABRIC** BURLAP AND ROPE SHALL BE COMPLETELY REMOVED. 4" DEPTH SHREDDED BARK MULCH 20,378 SF

**BLUESTEM EPHEDRA** 

TWISTED LEAF YUCCA

EST QTY

1,835 SF

RED YUCCA

**BEARGRASS** 

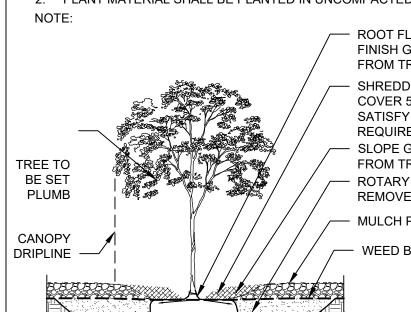
CLEAR SIGHT TRIANGLE; LANDSCAPING, FENCING AND SIGNING

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.

⇒ SHEET KEYED NOTES

**DESCRIPTION** 



3 TIMES ROOTBALL DIAMETER

ROOT FLARE TO BE FLUSH WITH FINISH GRADE. NO MULCH 1"-2" FROM TRUNK FLARE SHREDDED BARK MULCH TO COVER 5' RADIUS FROM TRUNK TO SATISFY 14-16-5-6(C)(5) IDO REQUIREMENT - SLOPE GRADE AWAY FROM TRUNK - ROTARY TILL PLANT PIT; REMOVE SOIL MULCH PER DRAWINGS

TREE PLANTING DETAIL

PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, 2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.

 WEED BARRIER FABRIC ROUGH-UP SIDES OF PLANTING PIT ROOTBALL ON UNDISTURBED SOIL

**SDP2.1** 

3 **210** 

# **ENGINEER**

**PROJECT** 

DEKKER

PERICH

ARCHITECTURE

**INSPIRATION** 

DESIGN

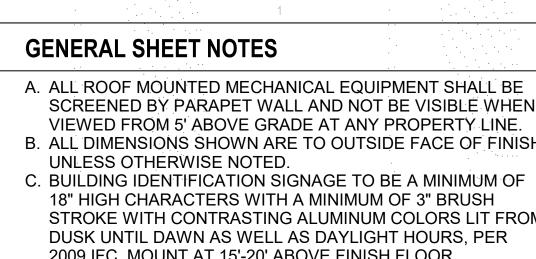
SABATINI

REVISIONS

DRAWN BY

**REVIEWED BY** DATE 09/28/2021 PROJECT NO. 20-0286

DRAWING NAME PLANTING PLAN

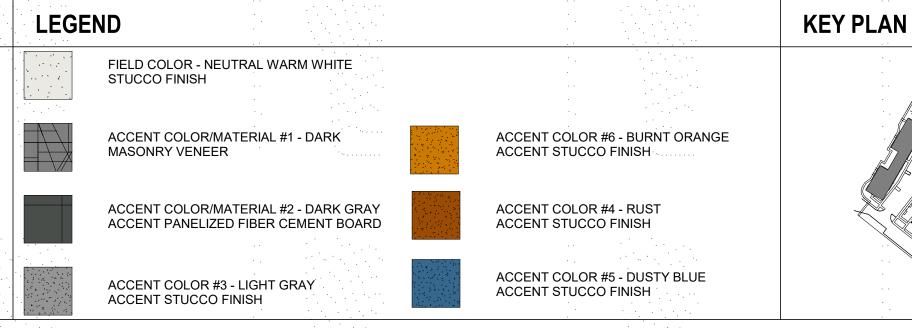


- VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE. B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF
- STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.
- E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### 1. FIELD COLOR - NEUTRAL WARM WHITE - STUCCO FINISH MATERIAL

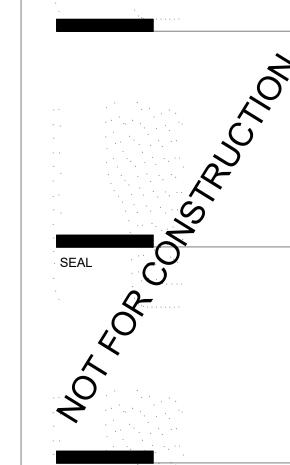
SHEET KEYNOTES (X)

- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED 15. PATIO WALL - CMU 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT



PERICH SABATINI ARCHITECTURE

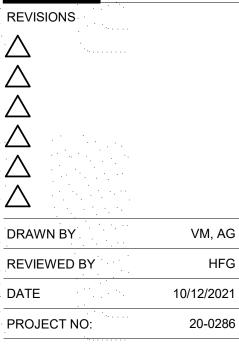
DESIGN INSPIRATION



PROJECT

EAGLE RANG BUQUERQUE

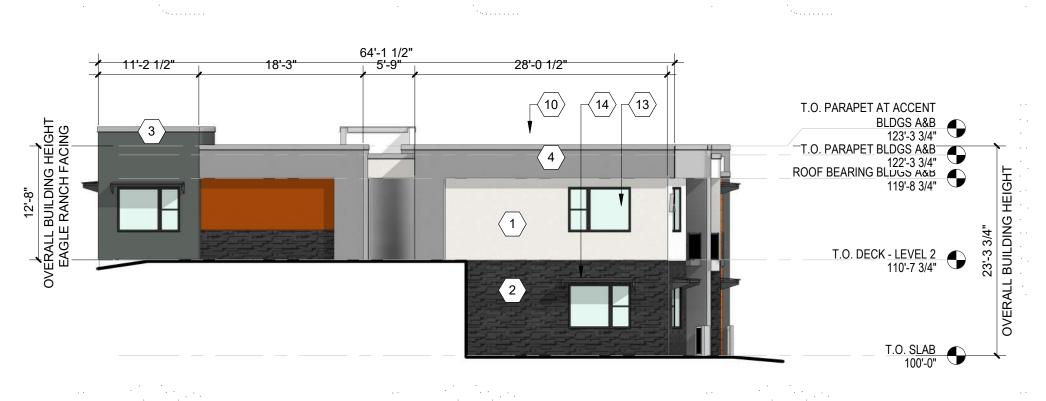
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



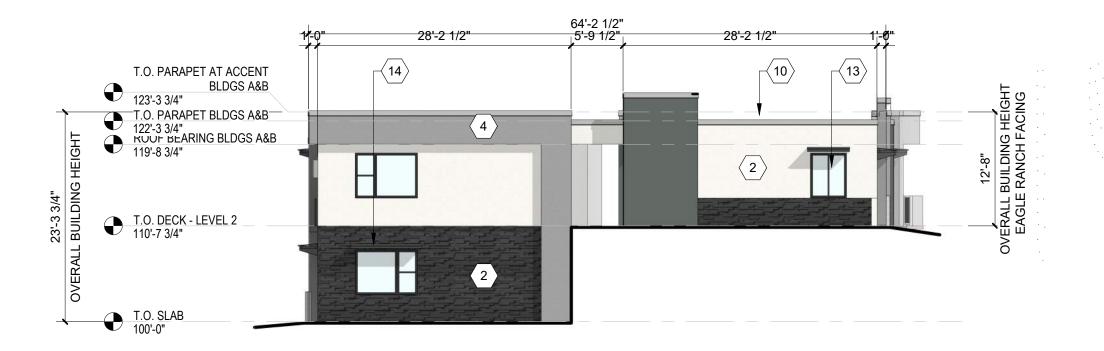
DRAWING NAME

EXTERIOR **ELEVATIONS** -**BUILDING A** 

SHEET NO **SDP5.1** 

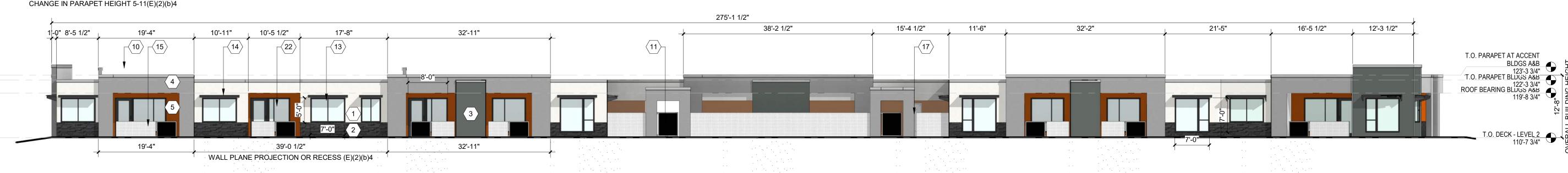


**BUILDING A - SOUTH ELEVATION** 

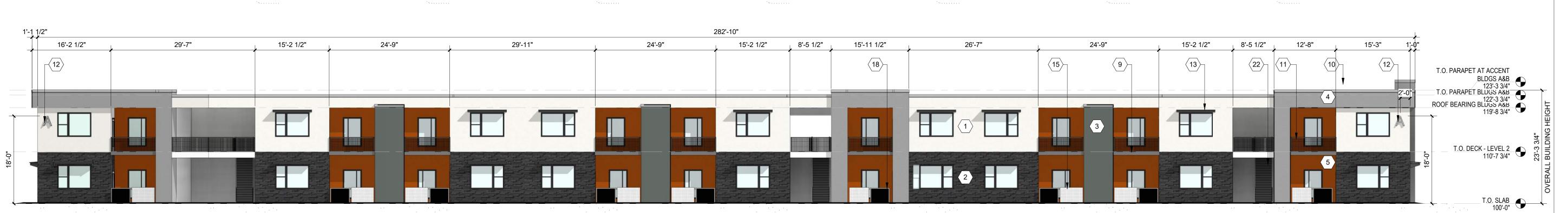


**BUILDING A - NORTH ELEVATION** 

COMPLIANCE WITH SECTION 5-11(E)(2): PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3 PROVIDE AWNINGS OVER WINDOWS 5-11(E)(2)(a&b)2&3 CHANGE IN COLOR EVERY 50 FT 5-11(E)(2)(a)3 RECESSED WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)1 GROUND FLOOR STREET-FACING FACADE CONTAINS MINIMUM OF 30 PERCENT TRANSPARENT WINDOWS/DOORS 5-11(E)(2)(b) 2 CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4



**BUILDING A - WEST ELEVATION(STREET-FACING FACADE)** 



ILDING A - EAST ELEVATION

### **GENERAL SHEET NOTES**

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.

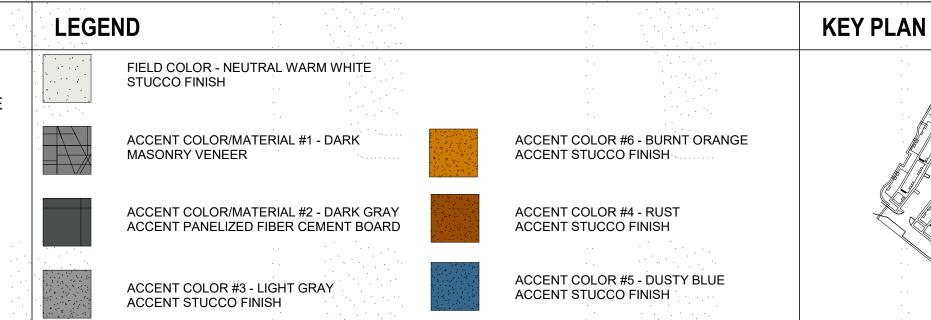
E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT

T.O. SLAB 100'-0"

- - 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT



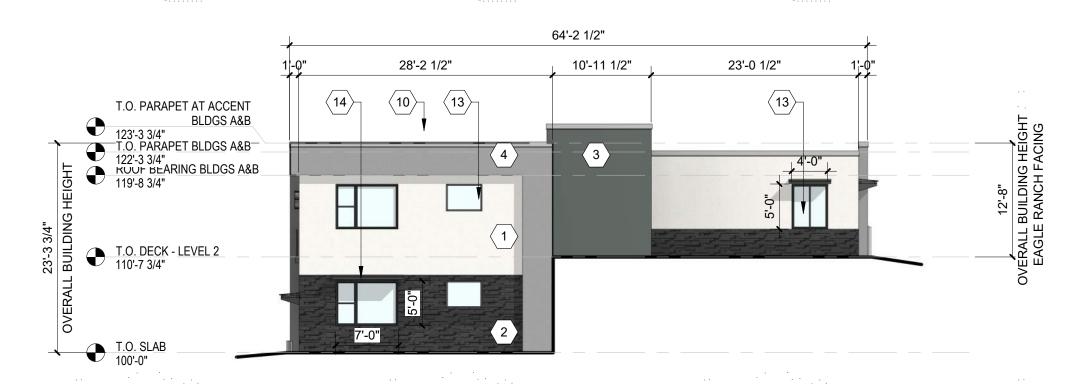


64'-2 1/2" <sub>~</sub>1'-0" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2" T.O. PARAPET AT ACCENT BLDGS A&B 123'-3 3/4"

T.O. PARAPET BLUGS A&B
122'-3 3/4"

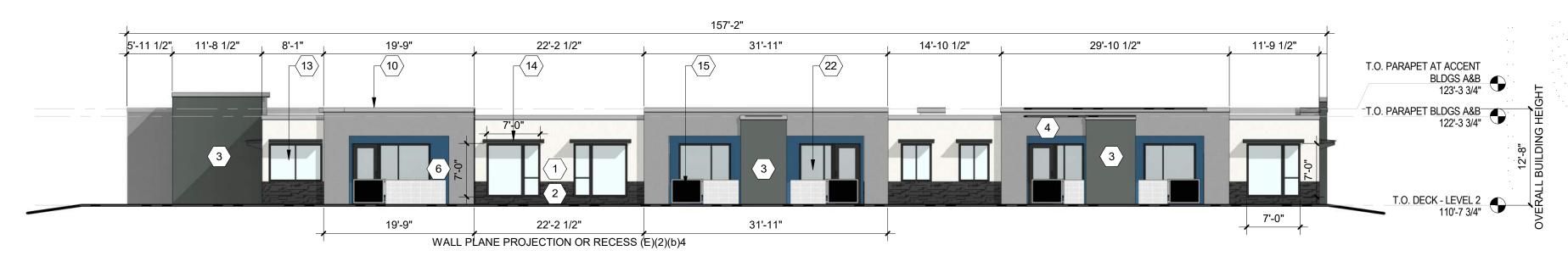
ROOF BEARING BLUGS A&B
119'-8 3/4" T.O. DECK - LEVEL 2

**BUILDING B - SOUTH ELEVATION** 

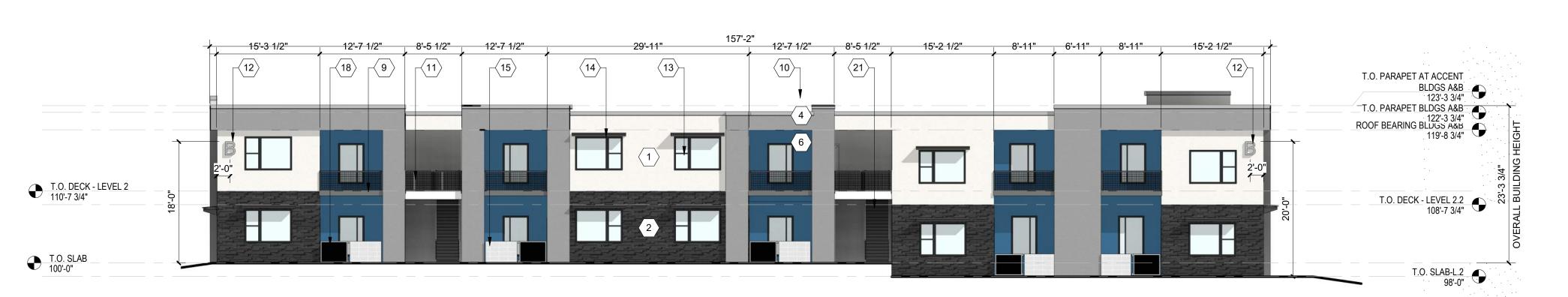


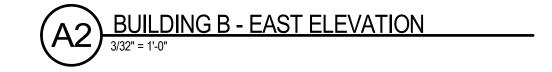
**BUILDING B - NORTH ELEVATION** 

COMPLIANCE WITH SECTION 5-11(E)(2): PROVIDE WINDOWS ON UPPER FLOORS 5-11(E)(2)(a&b)2&3 PROVIDE AWNINGS OVER WINDOWS 5-11(E)(2)(a&b)2&3 CHANGE IN COLOR EVERY 50 FT 5-11(E)(2)(a)3 RECESSED WINDOWS 2" AT UPPER FLOORS 5-11(E)(2)(b)1 GROUND FLOOR STREET-FACING FACADE CONTAINS MINIMUM OF 30 PERCENT TRANSPARENT WINDOWS/DOORS 5-11(E)(2)(b) 2 CHANGE IN COLOR EVERY 25 FT 5-11(E)(2)(b)4 CHANGE IN PARAPET HEIGHT 5-11(E)(2)(b)4



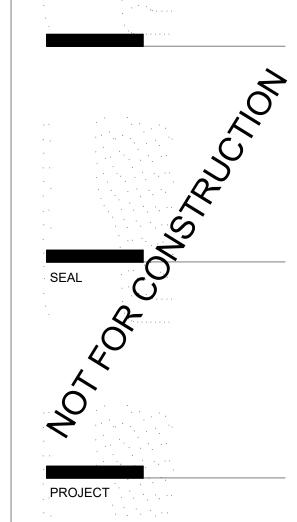
BUILDING B - WEST ELEVATION (STREET-FACING FACADE)





# PERICH SABATINI

DESIGN INSPIRATION



EAGLE RAN BUQUERQU

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS VM, AG DRAWN BY REVIEWED BY DATE 10/12/2021 PROJECT NO: 20-0286

EXTERIOR **ELEVATIONS -BUILDING B** 

DRAWING NAME

SHEET NO

SDP5.2

HFG

# **GENERAL SHEET NOTES**

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.

E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

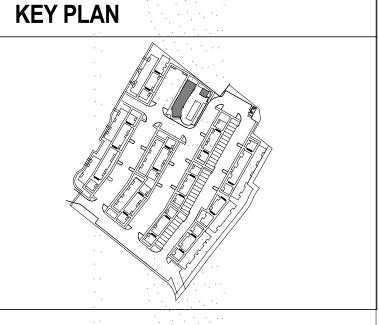
- SHEET KEYNOTES (X)
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

**LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER

ACCENT COLOR #6 - BURNT ORANGE ACCENT STUCCO FINISH

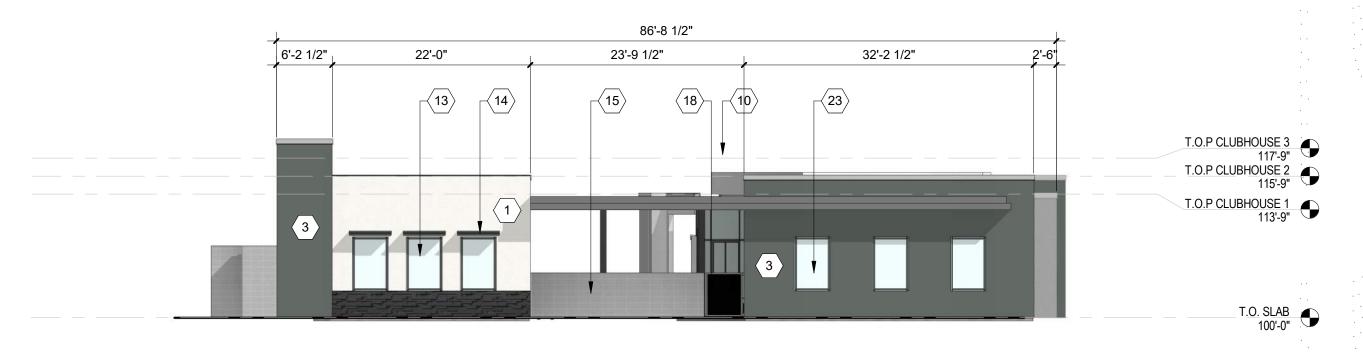
ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD

ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH ACCENT COLOR #5 - DUSTY BLUE ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH ACCENT STUCCO FINISH



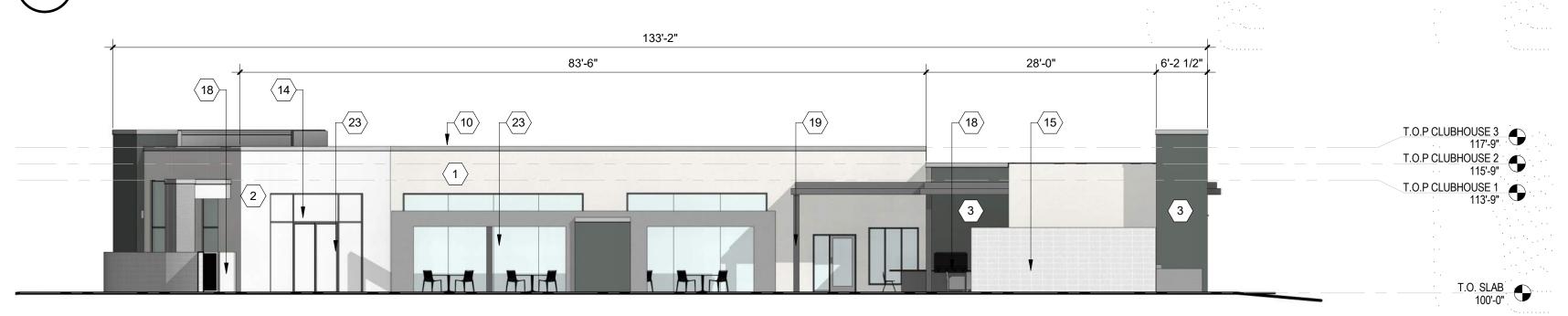
133'-2" 32'-2 1/2" 26'-0" 5'-10" | 6'-5 1/2" | 10'-8" 5'-9 1/2"4'-9 1/2" 7'-7" 6'-2 1/2" T.O.P CLUBHOUSE 3 T.O.P CLUBHOUSE 2 T.O.P CLUBHOUSE 1 113'-9" T.O. SLAB 100'-0"

CLUBHOUSE - NORTH ELEVATION



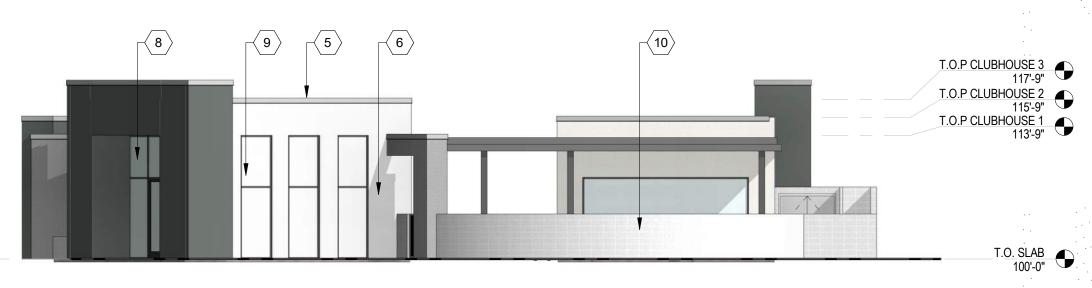
C4) CLUBHOUSE - EAST ELEVATION

3/32" = 1'-0"



(A2) CLUBHOUSE - WEST ELEVATION

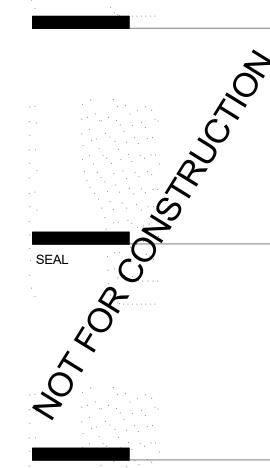
3/32" = 1'-0"



BLDG C WEST ELEVATION-DRB

PERICH SABATINI

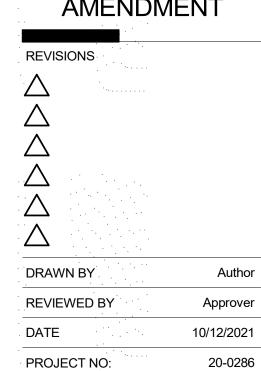
ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



DRAWING NAME

EXTERIOR **ELEVATIONS -**CLUBHOUSE

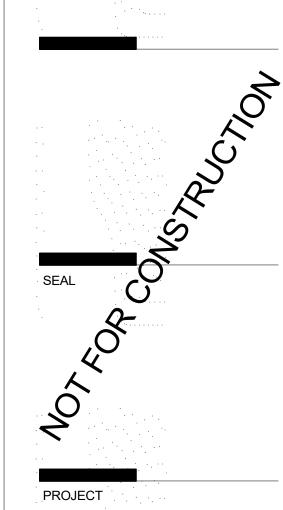
SHEET NO

**SDP5.3** 



PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** 10/12/2021

VM, AG

20-0286

HFG

DRAWING NAME

PROJECT NO:

EXTERIOR **ELEVATIONS -BUILDING D** 

SHEET NO **SDP5.4** 



- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

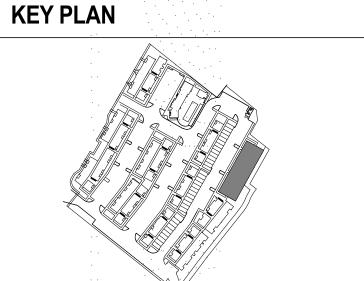
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

ACCENT COLOR #6 - BURNT ORANGE ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT COLOR #4 - RUST ACCENT PANELIZED FIBER CEMENT BOARD ACCENT STUCCO FINISH ACCENT COLOR #5 - DUSTY BLUE ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH ACCENT STUCCO FINISH

FIELD COLOR - NEUTRAL WARM WHITE

STUCCO FINISH

**LEGEND** 



64'-2 1/2" 5'-9 1/2" 28'-2 1/2" 29'-2 1/2" **13** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2"  $\langle 1 \rangle$ T.O. DECK - LEVEL 2 T.O. SLAB

64'-2 1/2" 28'-2 1/2" 28'-2 1/2" 5'-9 1/2" 14  $\langle 10 \rangle$ T.O. PARAPET AT ACCENT 138'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2

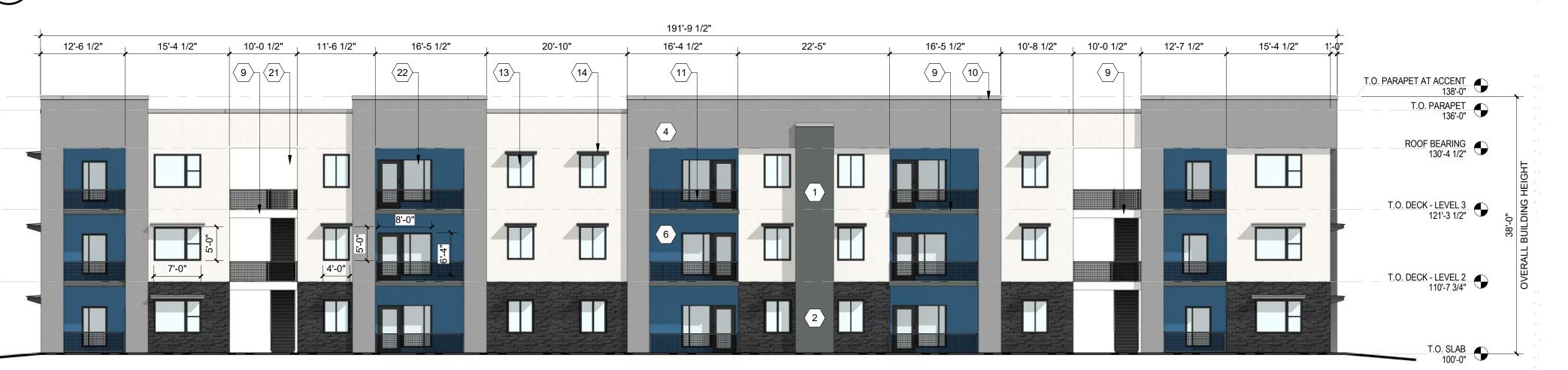
**BUILDING E - SOUTH ELEVATION** 

**BUILDING E - NORTH ELEVATION** 



B2 BUILDING E - WEST ELEVATION

3/32" = 1'-0"

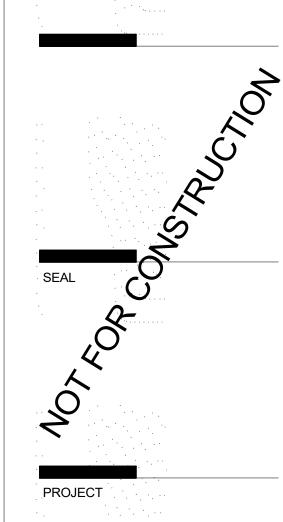


(A2) BUILDING E - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

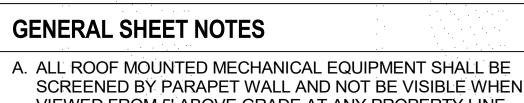
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS VM DRAWN BY HFG **REVIEWED BY** 10/12/2021 20-0286 PROJECT NO:

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING E** 

SHEET NO **SDP5.5** 



- VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE. B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

### 11. GUARDRAIL - METAL CUSTOM FABRICATED

- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 22. PATIO DOOR WITH LIGHT

### 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR

23. ALUMINUM STOREFRONT

ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD

STUCCO FINISH

MASONRY VENEER

FIELD COLOR - NEUTRAL WARM WHITE

ACCENT COLOR/MATERIAL #1 - DARK

**LEGEND** 

ACCENT COLOR #4 - RUST ACCENT STUCCO FINISH ACCENT COLOR #5 - DUSTY BLUE ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH ACCENT STUCCO FINISH

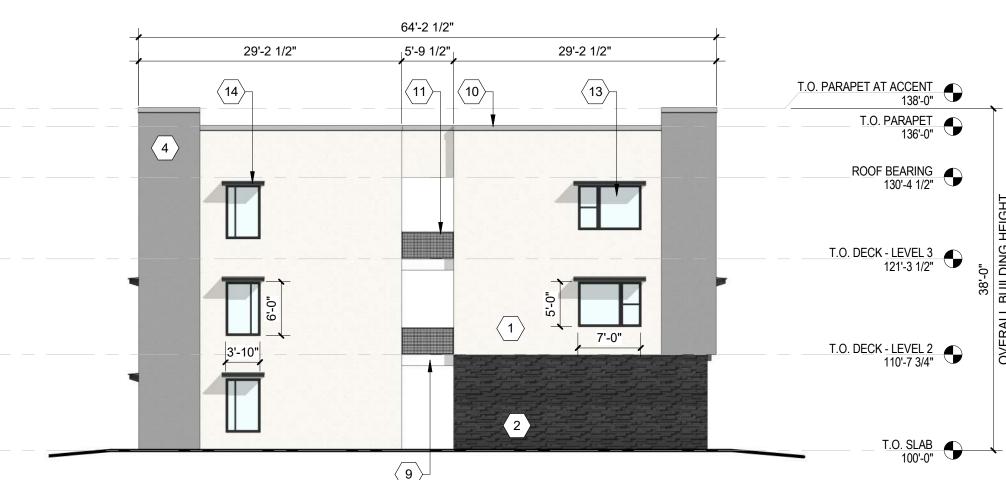


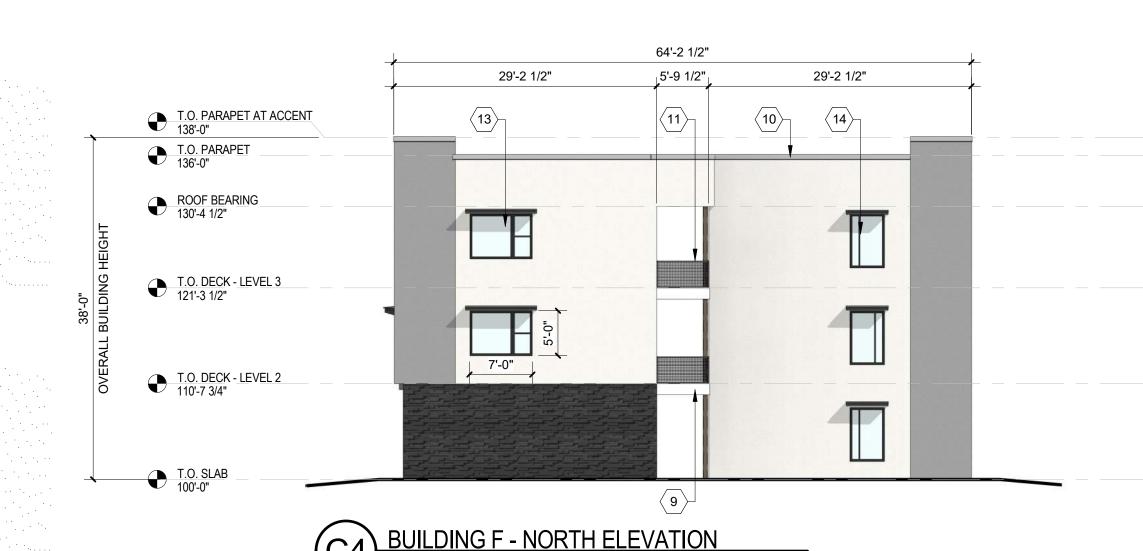
INSPIRATION

**KEY PLAN** 

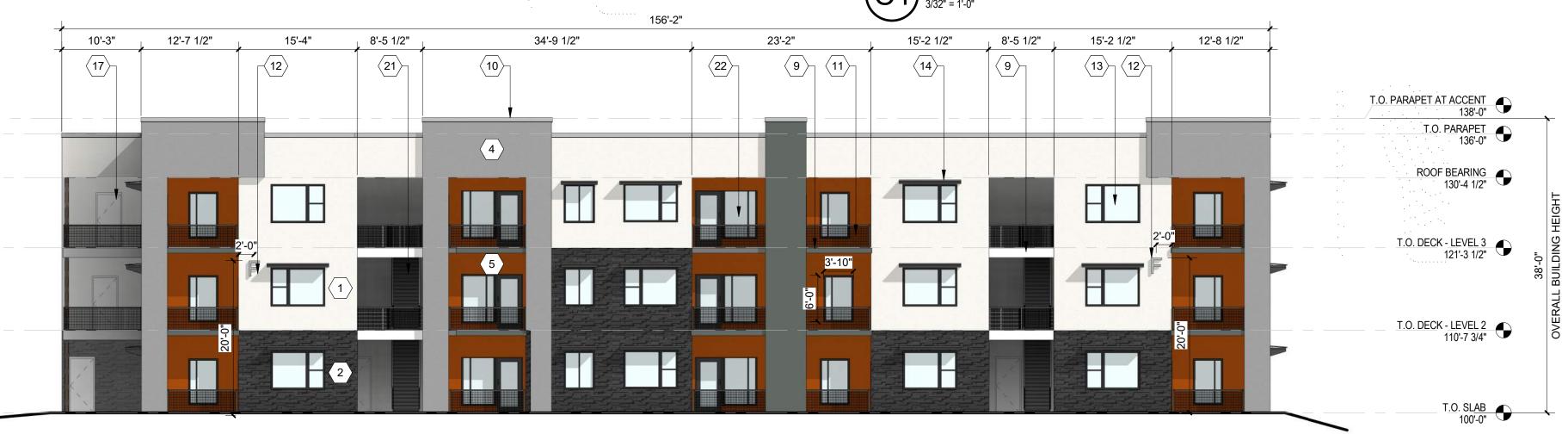
ACCENT COLOR #6 - BURNT ORANGE

ACCENT STUCCO FINISH





BUILDING F - SOUTH ELEVATION



**BUILDING F - WEST ELEVATION** 



**BUILDING F - EAST ELEVATION** 

PROJECT

EAGLE RANC ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** DATE 10/12/2021 PROJECT NO:

VM

HFG

20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING F** 

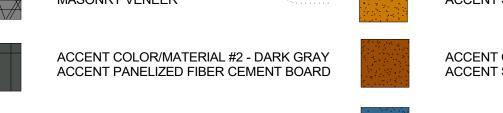
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

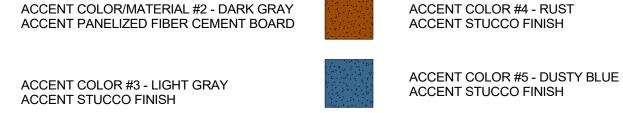
### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
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- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

## **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK





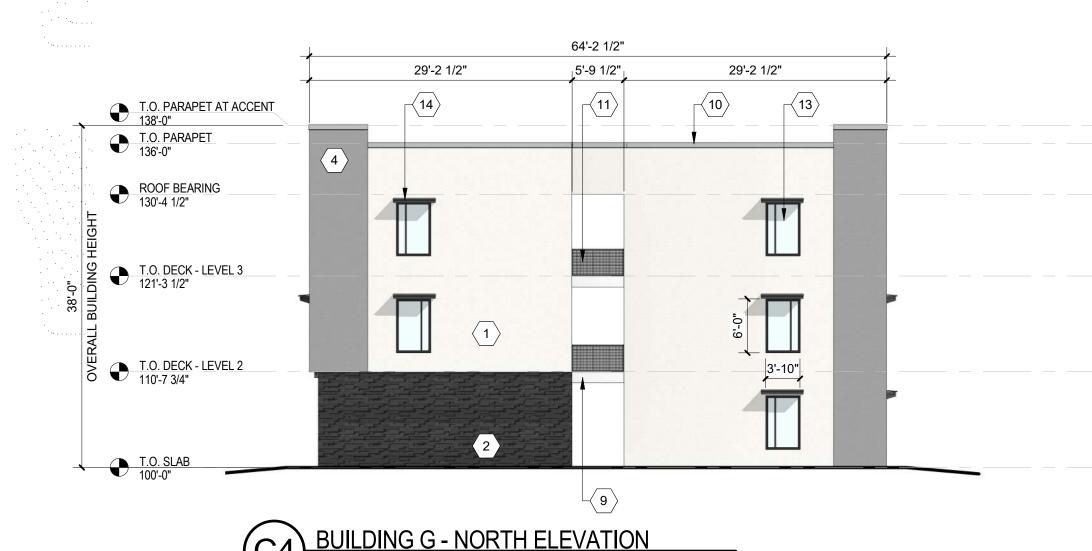




**KEY PLAN** 

64'-2 1/2" 29'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\overline{\langle 14 \rangle}$ 10  $\vdash \langle 11 \rangle$ T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 1 T.O. DECK - LEVEL 2 3'-10" 110'-7 3/4" T.O. SLAB 100'-0"

BUILDING G - SOUTH ELEVATION

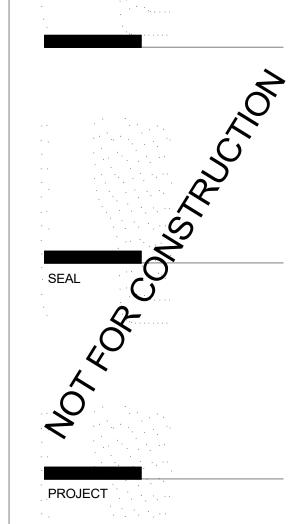


149'-2" 10'-0 1/2" 20'-0" 5'-3" 5'-3" 12'-7 1/2" 8'-5 1/2" 15'-2 1/2" 12'-8 1/2" 16'-5 1/2" 15'-2 1/2" 12'-8 1/2"  $\langle 20 \rangle_{1} \langle 9 \rangle_{1} \langle 21 \rangle_{1}$ T.O. PARAPET AT ACCENT
138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"



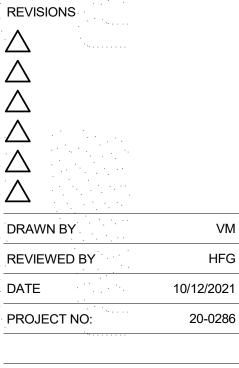
PERICH SABATINI

DESIGN INSPIRATION



EAGLE RANC ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



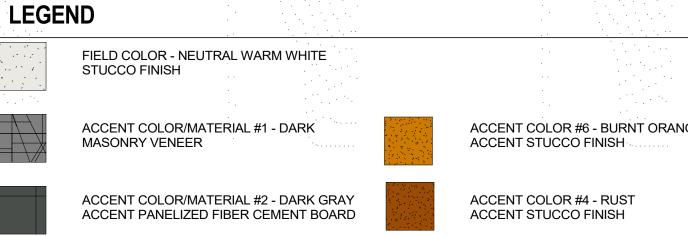
DRAWING NAME EXTERIOR **ELEVATIONS -**BUILDING G

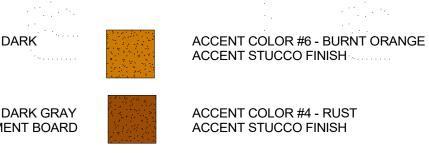
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- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 22. PATIO DOOR WITH LIGHT
- 21. EXTERIOR STEEL STAIR

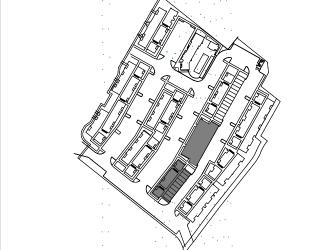
23. ALUMINUM STOREFRONT





ACCENT COLOR #5 - DUSTY BLUE

ACCENT STUCCO FINISH

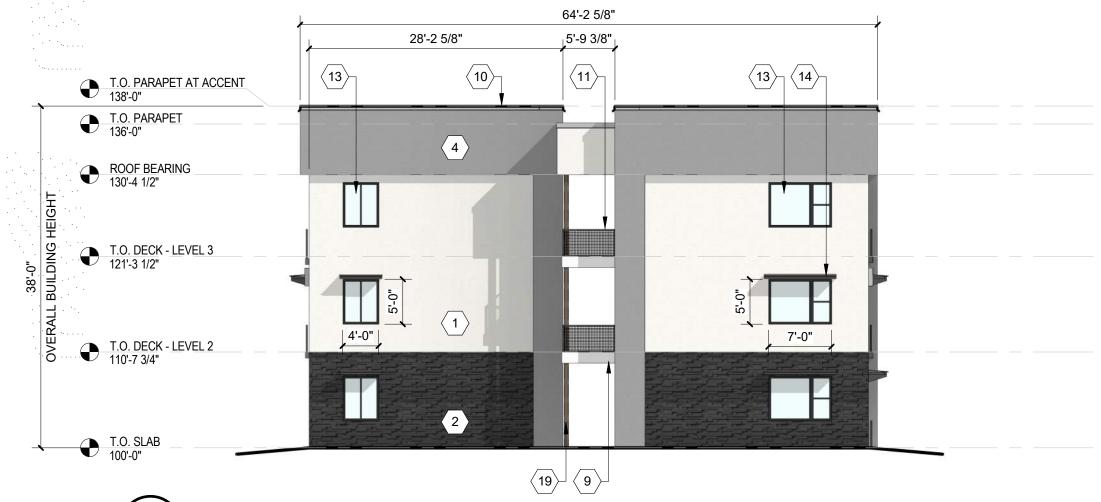


**KEY PLAN** 

DESIGN

64'-2 5/8" 28'-2 5/8" 5'-9 3/8" 28'-2 5/8" 14 \ (13) 11 T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 7'-0" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"

BUILDING H - SOUTH ELEVATION



ACCENT COLOR #3 - LIGHT GRAY

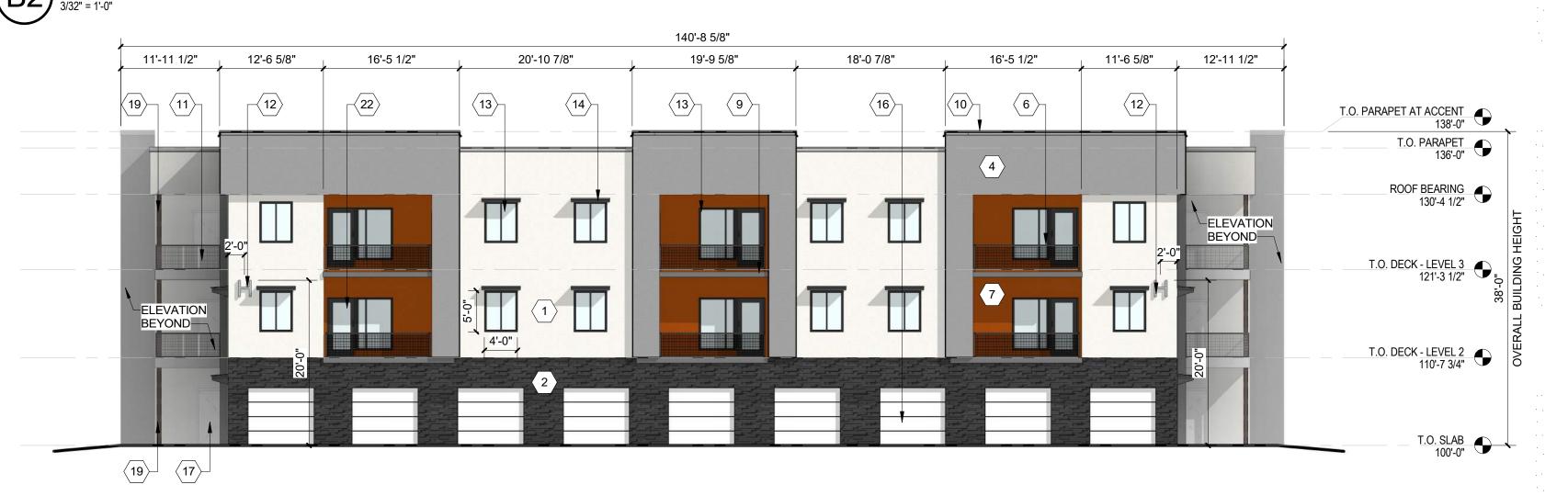
ACCENT STUCCO FINISH

**BUILDING H - NORTH ELEVATION** 



B2 BUILDING H WEST ELEVATION

3/32" = 1'-0"

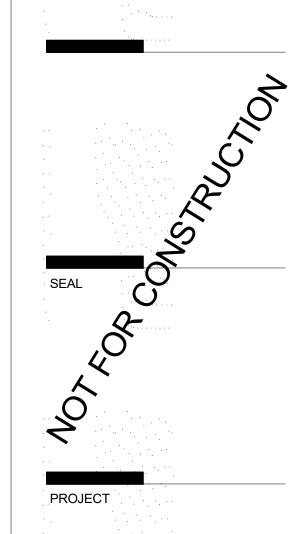


(A2) BUILDING H - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE INSPIRATION



EAGLE RANC ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB)
MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY Author **REVIEWED BY** Approver 10/12/2021 PROJECT NO: 20-0286

EXTERIOR **ELEVATIONS -BUILDING H** 

DRAWING NAME

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

## SHEET KEYNOTES (X)

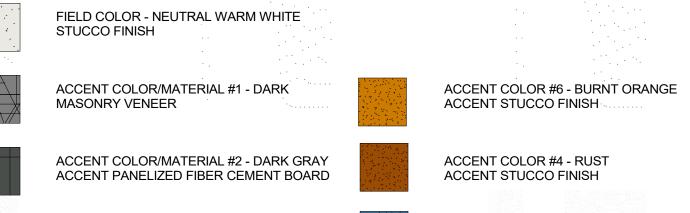
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR

### 11. GUARDRAIL - METAL CUSTOM FABRICATED

- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED

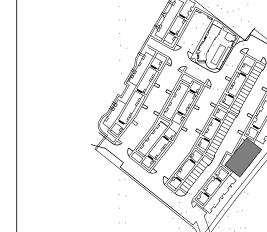
23. ALUMINUM STOREFRONT

- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT



ACCENT COLOR #5 - DUSTY BLUE

ACCENT STUCCO FINISH



**KEY PLAN** 

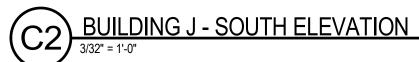
64'-2 1/2" 28'-2 1/2" 34'-0" (13) **14** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2". 4'-0" T.O. DECK - LEVEL 2

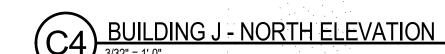
62'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\langle 10 \rangle_{\gamma}$ T.O. PARAPET AT ACCENT 138'-0"  $\langle 11 \rangle$ T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 1 T.O. DECK - LEVEL 2 110'-7 3/4"

ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

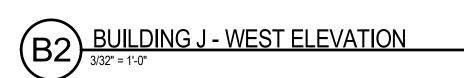
**LEGEND** 







T.O. SLAB 100'-0"



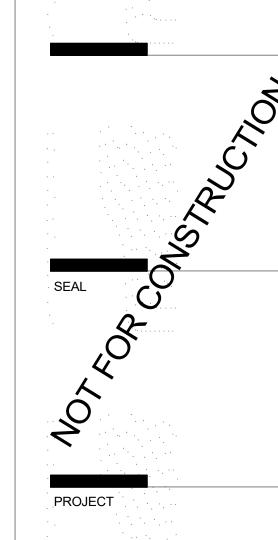


BUILDING J - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY REVIEWED BY 10/12/2021

DRAWING NAME

PROJECT NO:

EXTERIOR **ELEVATIONS -BUILDING J** 

SHEET NO

**SDP5.9** 

VM, JF

20-0286

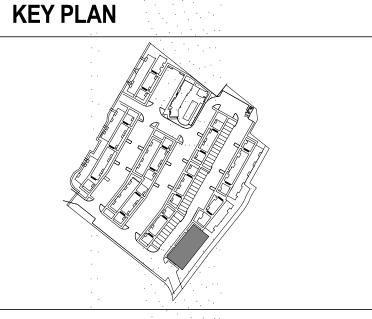
- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED. C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF
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- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

- SHEET KEYNOTES (X)
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

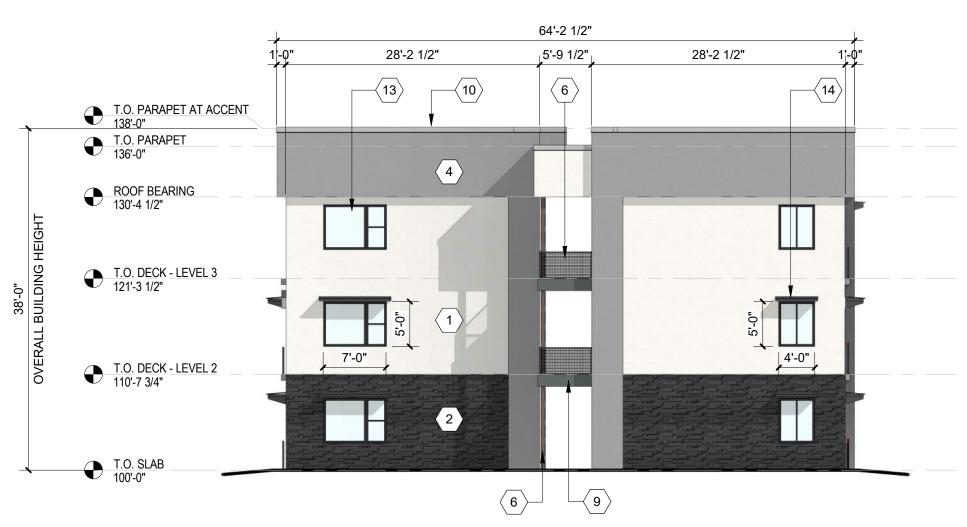
**LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER







64'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\langle 11 \rangle$ T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"



BUILDING K - NORTH ELEVATION

BUILDING K - SOUTH ELEVATION



**BUILDING K - WEST ELEVATION** 

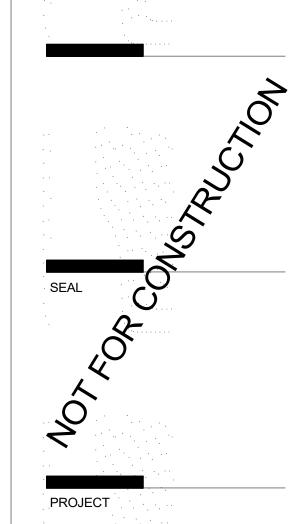


BUILDING K - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANC ALBUQUERQUE SEDON/

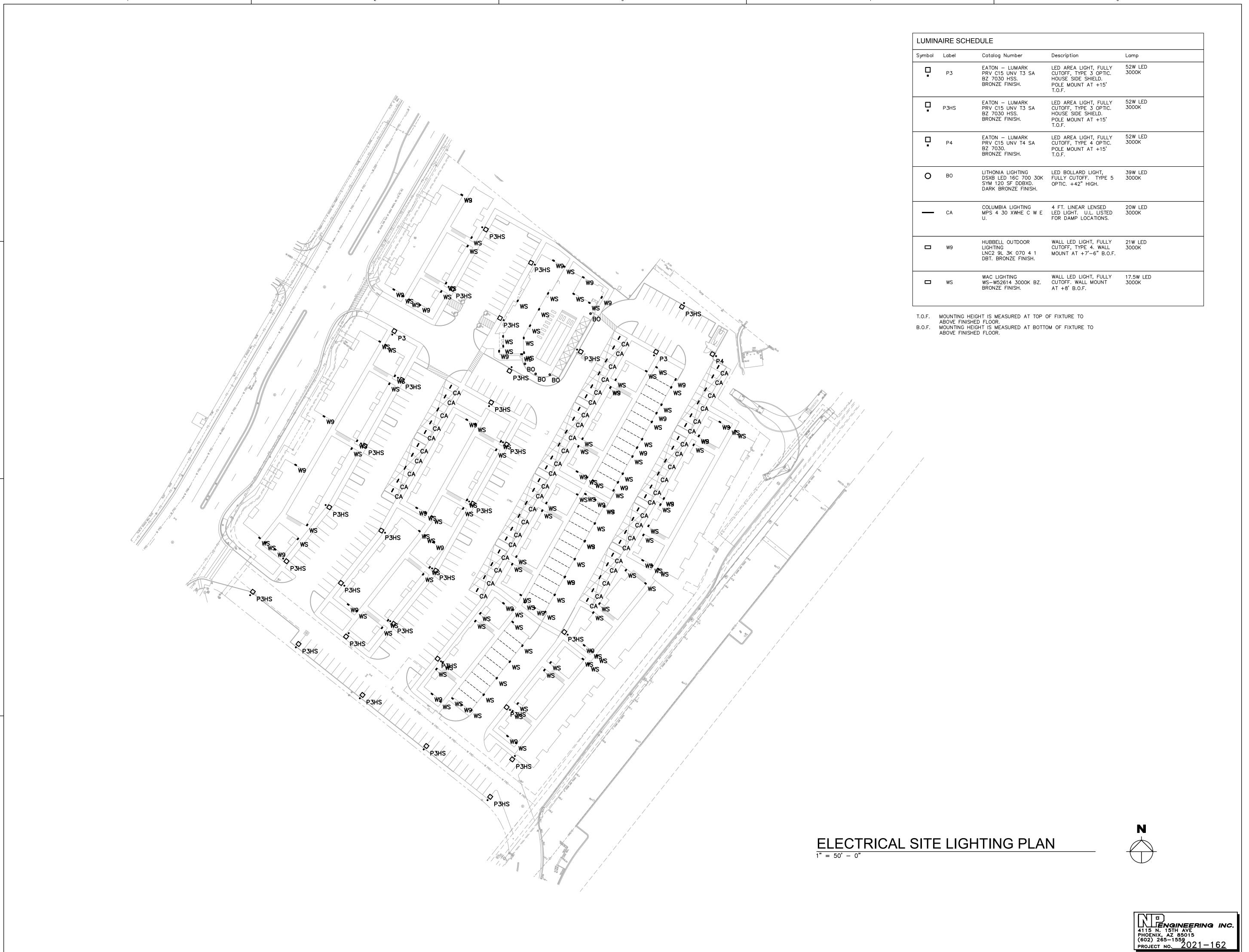
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** 10/12/2021 PROJECT NO: 20-0286

VM

DRAWING NAME

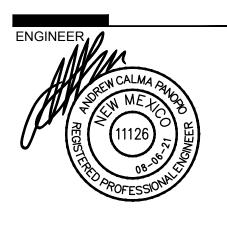
EXTERIOR **ELEVATIONS -BUILDING K** 



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WES I EAGLE RANCH ROAD LBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

DRAWN BY
REVIEWED BY

 DATE
 04/16/2021

 PROJECT NO.
 19-0058

 DRAWING NAME

ELECTRICAL SITE LIGHTING PLAN

SHEET NO.

**E**′

^221

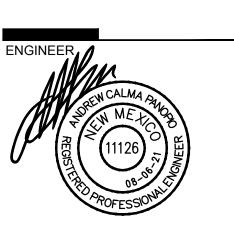
		LUMINAIRE SCHEDULE	
		Symbol Label Qty Catalog N  P3 2 PRV C15	Number Description  - LUMARK LED AREA LIGHT, FUL 5 UNV T3 SA CUTOFF, TYPE 3 OPTI D HSS. HOUSE SIDE SHIELD.
		BZ 7030 BRONZE F	FINISH. POLE MOUNT AT +15' T.O.F.
D		P3HS 28 PRV C15 BZ 7030 BRONZE F	- LUMARK 5 UNV T3 SA CUTOFF, TYPE 3 OPTI HOUSE SIDE SHIELD. FINISH. POLE MOUNT AT +15' T.O.F.
		P4 1 PRV C15 BZ 7030. BRONZE F	- LUMARK LED AREA LIGHT, FUL 5 UNV T4 SA CUTOFF, TYPE 4 OPTI D. POLE MOUNT AT +15' FINISH. T.O.F.
	70,00.1 70.0 70.0 70.0 70.0 70.0 70.0 70.0	O BO 4 LITHONIA SYM 120 DARK BRO	A LIGHTING LED BOLLARD LIGHT, ED 16C 700 30K FULLY CUTOFF. TYPE D SF DDBXD. OPTIC. +42" HIGH. RONZE FINISH.
	0.00.0 W9 0.0 0.00.0 V9 0.0 0.00.0 \ 1.6	*.2 **-	IA LIGHTING 4 FT. LINEAR LENSED 30 XWHE C W E LED LIGHT. U.L. LIST FOR DAMP LOCATIONS
-	76,00.0 70,00.0 70,00.0 70,00.0 70,00.0 70,00.0 70,00.0 70,00.0	HUBBELL  Discontinuous services service	OUTDOOR WALL LED LIGHT, FULIC CUTOFF, TYPE 4. WALL AND
	0.00.0 0.00.0 0.00.0 1.1 1.3 1.0 0.6 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	0.0 1.0 2.6 32 P3HS W9 1.5 1.6 to 2 to 4 to 5 to 6 to 2 to 5 to 6	
	0,064,64,9 W9 W9 W9 P3HS 0.7 b.6 t.0	1.0 4.9 0.1 5.1 4.4 0.5 1.0 1.8 4.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	SHTING WALL LED LIGHT, FULI 2614 3000K BZ. CUTOFF. WALL MOUNT FINISH. AT +8' B.O.F.
	10.00.3	7.0.F. MOUNTING HEIGHT IS MEAST TO STAND TO STAND THE STAND TO STAND THE STA	ASURED AT TOP OF FIXTURE TO
С	1.3 + 1.5 + 1.1	WS 1.5 1.7 1.8 2.6 1.7 1.8 2.7 2.6 1.7 1.8 2.7 2.7 2.1 1.8 1.6 2.0 2.7 2.1 1.8 1.6 2.0 2.7 2.1 1.8 1.8 2.0 2.7 2.1 1.8 1.8 2.0 2.7 2.1 1.8 1.8 2.0 2.7 2.1 1.8 1.8 2.0 2.7 2.3 2.3 2.3 2.3 2.3 2.3 2.3 2.3 2.3 2.3	
	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	Description Symbol Street CALCS +	Avg Max 1 2.0 fc 37.6 fc 0.
	76.6 0.1 76.6 0.6 76.6 0	31+3 + 7 + 1 + 1 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0	0.1 fc 0.7 fc 0.
	\$\\ \begin{array}{cccccccccccccccccccccccccccccccccccc	7.5 1.7 1.0 0.5 0.3 0.7 1.0 0.5 0.3 0.8 1.2 0.8 1.1 1.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	7.2-4.3	
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	0.6 0.3 0.4 1.8 0 0.0 0.2 0.5 0.2 0.5 0.8 0.9 0.5 0.8 0.9 0.5 0.8 0.9 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8	
	0,00.0 0,00.0	3 to 4 2/7 CA to 1	
	0,0 0,0 0 1,0 2,1,8 WS 1.3	72.4 1.5 to 6 1.5 to 8 to 7 to 7 to 8 to 7 to 7 to 8 to 7 to 8 to 9	
В	10 00 00 00 12 14 15 15 15 15 15 15 15 15 15 15 15 15 15	3 1 1 1 5 1 6 1 8 2 1 1	
	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	W9 1.2 1.4 1.5 1.1 WS 1.2 1.4 1.5 1.5 1.4 1.5 1.4 1.5 1.5 1.4 1.5 1.5 1.4 1.5 1.5 1.5 1.4 1.5 1.5 1.5 1.5 1.5	
	7.2 2.5 4.8 1.5 2.0 2.4 2.5 4.7 1.7 2.5 4.4 0.6 0.5 0.5 0.8 2.1 2.7 2.5 4.4 0.6 0.5 0.5 0.8 2.1 2.7 2.5 4.4 0.6 0.5 0.5 0.8 2.1 2.7 2.9 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	WS 1,2 1,4 3,6 1,4 1,5 1,4 3,6 3,4 1,5 1,5 1,4 3,6 3,4 1,5 1,5 1,4 3,6 3,4 1,5 1,5 1,5 1,4 1,5 1,5 1,5 1,4 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5 1,5	
	**************************************	WS 0.8 1.0 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4 1.4	
	**************************************	1.5 2.7 4.7	
	### ### ### ### ### ### ### ### ### ##	12.2	
	1.5 3 2.8 1.8 1.2 0.8 0.8 0.9 1.2 1.2 1.5 0.5 0.9 0.9 1.2 1.5 0.5 0.9 0.9 1.2 1.5 0.5 0.9 0.9 1.1 1.3 1.0 1.0 1.3 1.0 1.5 1.5 0.5 0.9 1.3 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5	3.0 <b>3.1 3</b>	
	**************************************	1.4 1.5 0.8 0.6 0.4 0.2 0.0  1.4 1.5 0.8 0.6 0.4 0.2 0.0  1.5 1.2 0.8 0.5 0.5 0.5 0.5  1.7 1.4 1.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0.5 0.5  1.7 1.4 0.8 0	
A	touring the state of the state	ELECTRICAL SITE PHOTOM	JETRIC PI AN
		$\frac{\text{LLCTIXIOAL SITE FITO I OIV}}{1" = 50' - 0"}$	TETTIOTE/AIN

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	Р3	2	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
_ •	P3HS	28	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.8
	P4	1	EATON — LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
0	ВО	4	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF DDBXD. DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF. TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K	Absolute	0.9
_	CA	53	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT. U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute	0.9
	W9	35	HUBBELL OUTDOOR LIGHTING LNC2 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4. WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K	Absolute	0.9
	WS	108	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF. WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K	1255	0.9

STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
SITE CALCS	+	2.0 fc	37.6 fc	0.0 fc	N/A	N/A	
SPILL LIGHT AT +6 FT. ABOVE PROPERTY LINE	Ж	0.1 fc	0.7 fc	0.0 fc	N/A	N/A	

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY REVIEWED BY DATE

04/16/2021 PROJECT NO. 19-0058 DRAWING NAME

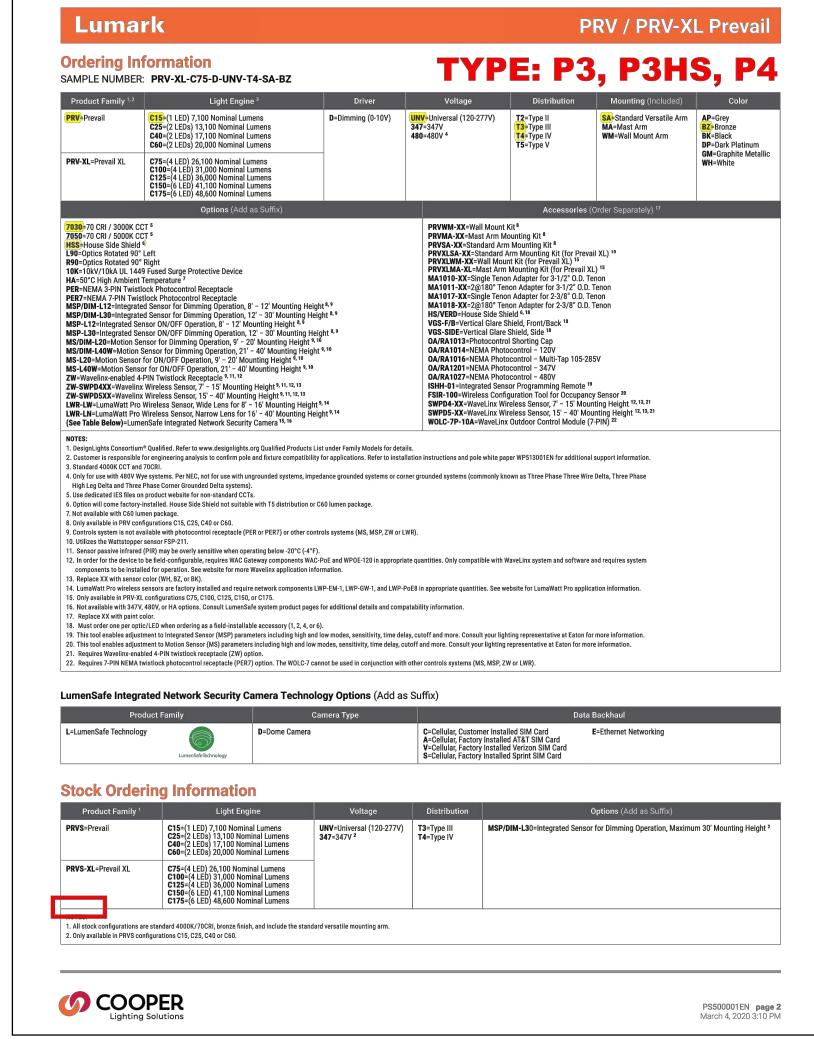
ELECTRICAL SITE PHOTOMETRIC PLAN

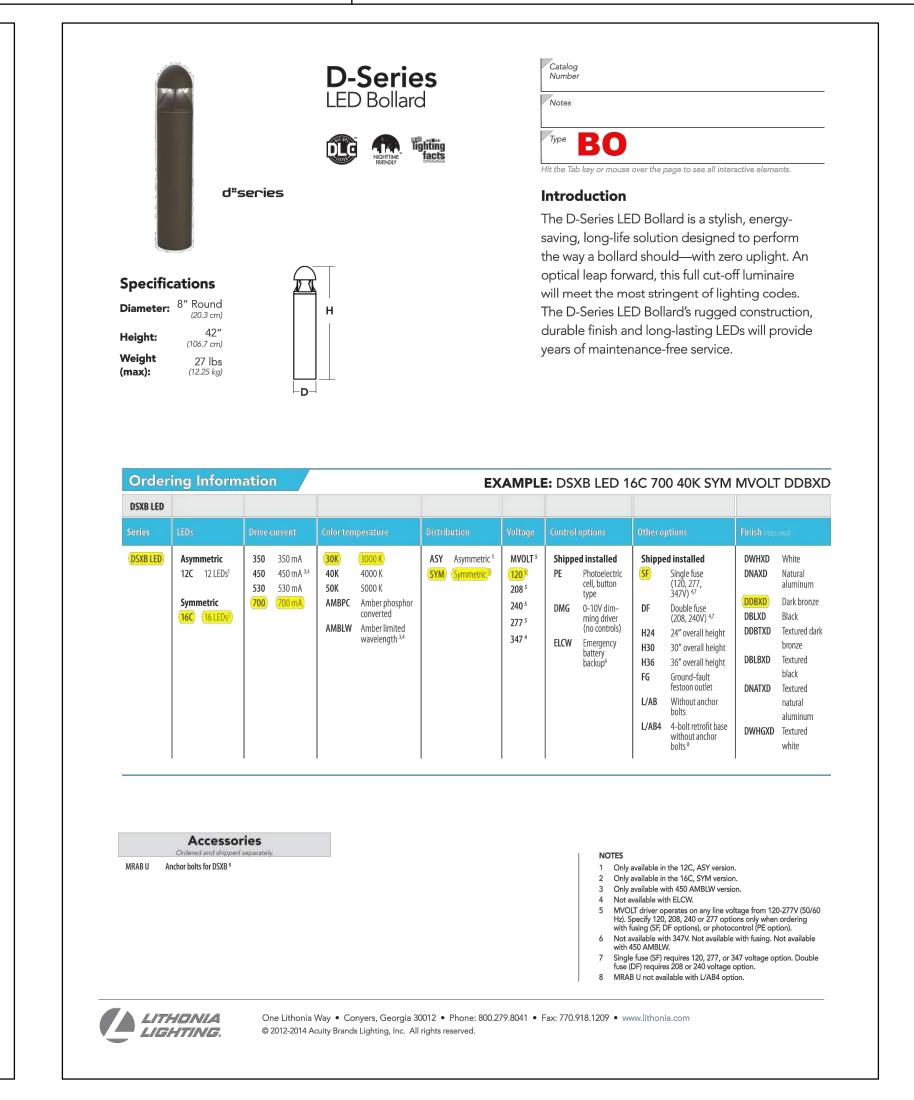
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

<sup>^</sup> 222



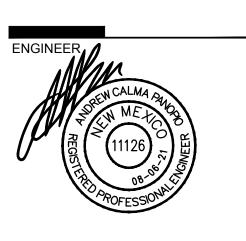






ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

### SITE DEVELOPMENT PLAN

REVISIONS

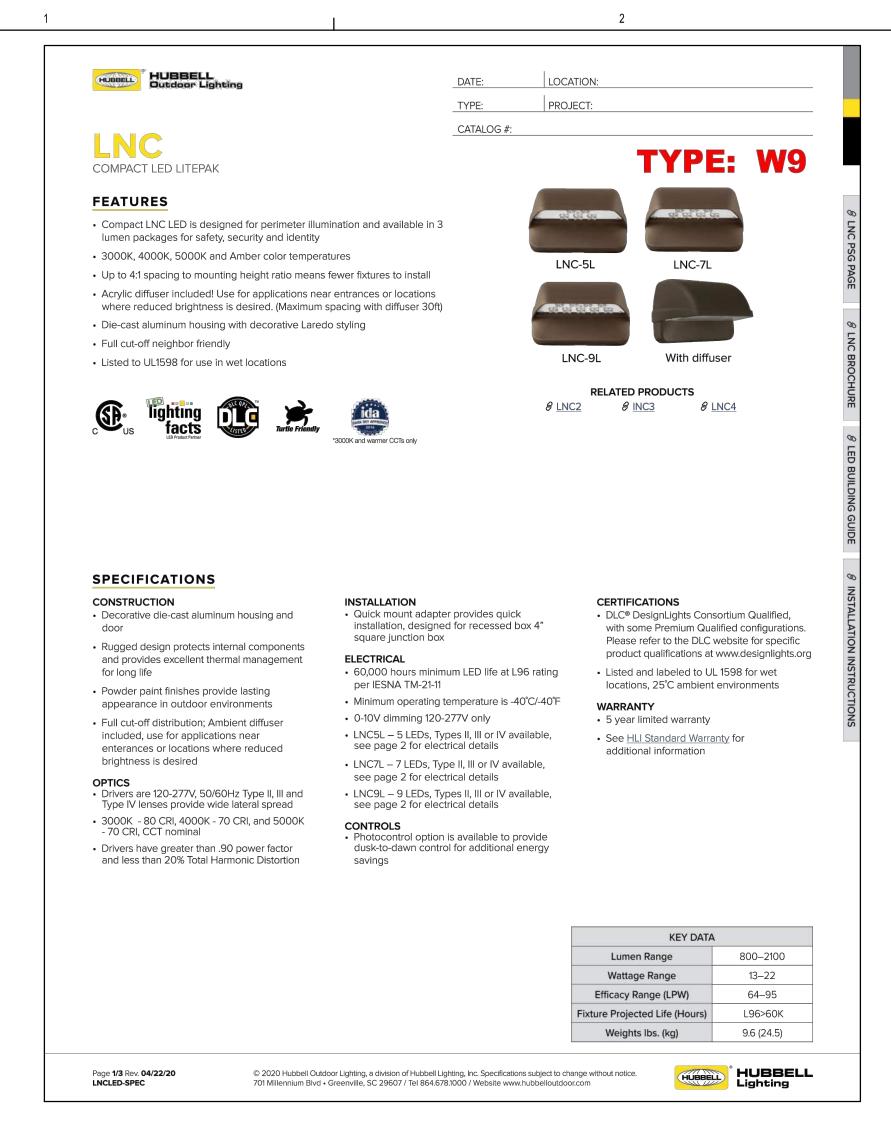
DRAWN BY REVIEWED BY 04/16/2021 PROJECT NO. DRAWING NAME

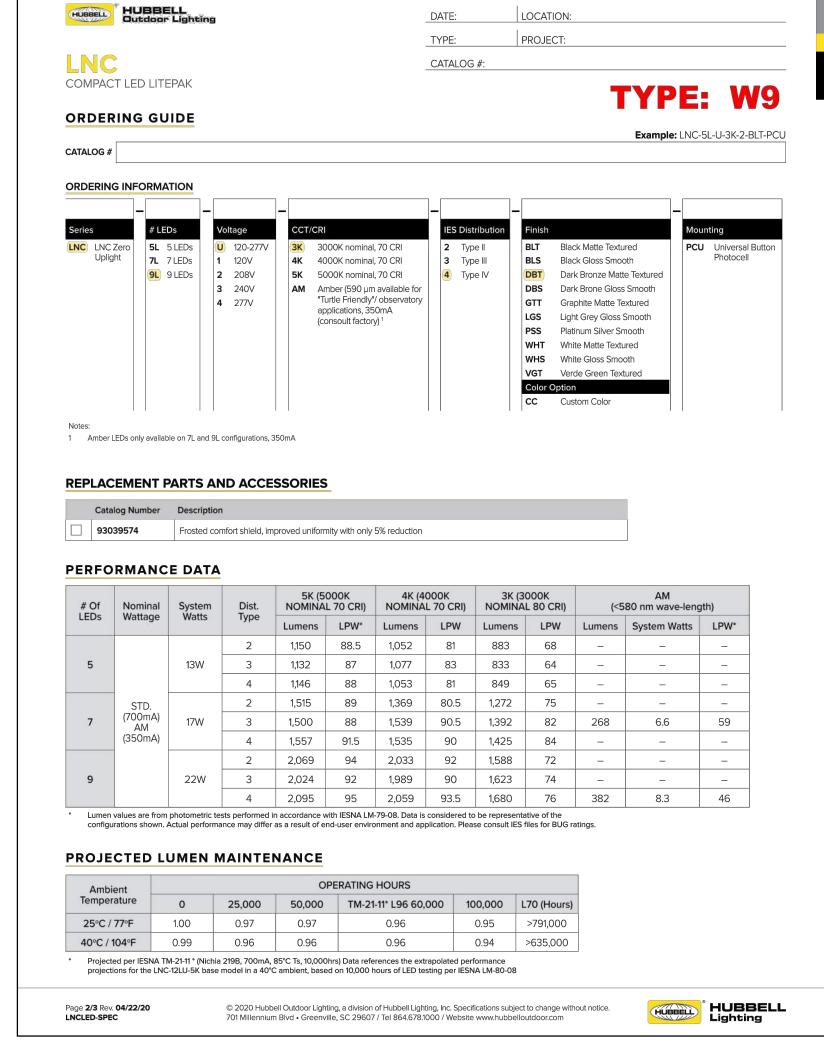
**ELECTRICAL SITE** LIGHTING **CUT SHEETS** 

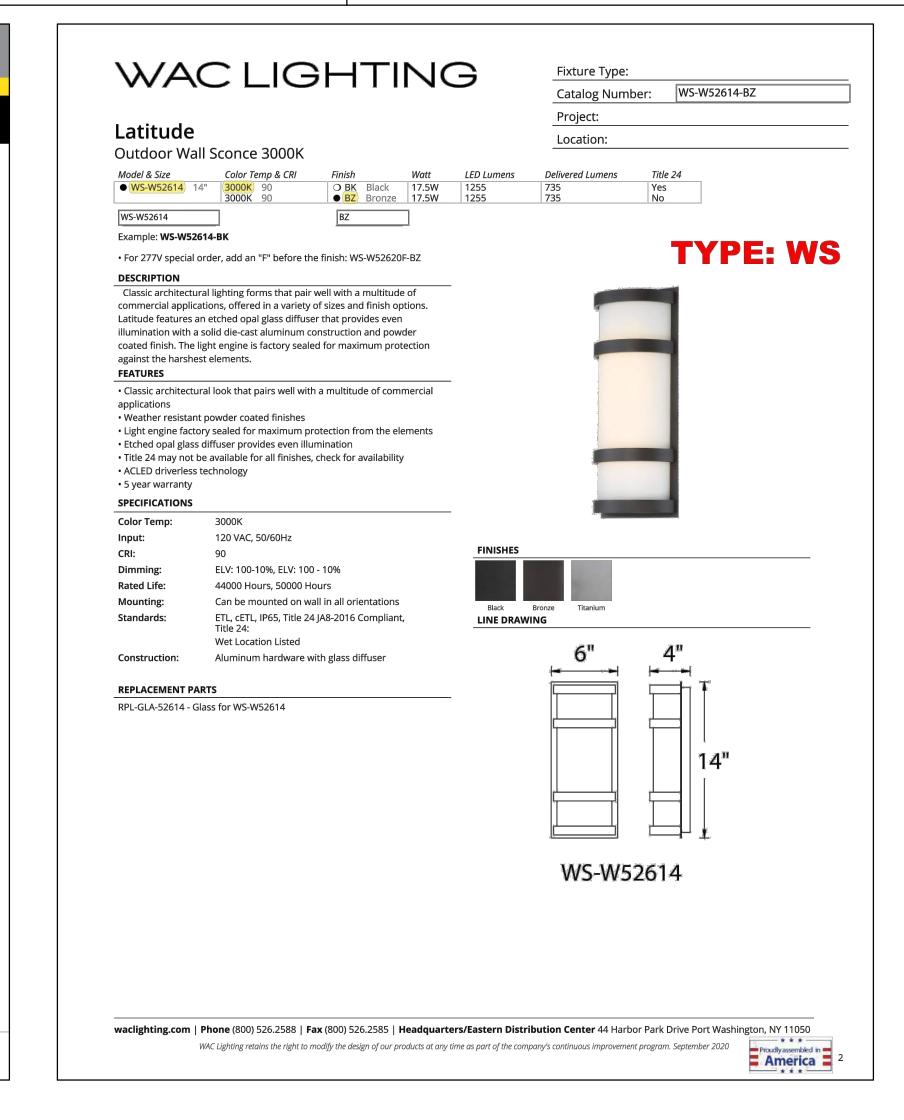
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

3 **223** 



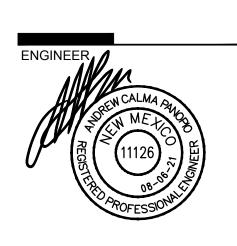






ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

REVISIONS	
$\triangle$	
$\triangle$	
$\triangle$	
$\triangle$	

DRAWN BY

REVIEWED BY

DATE 04/16/2021

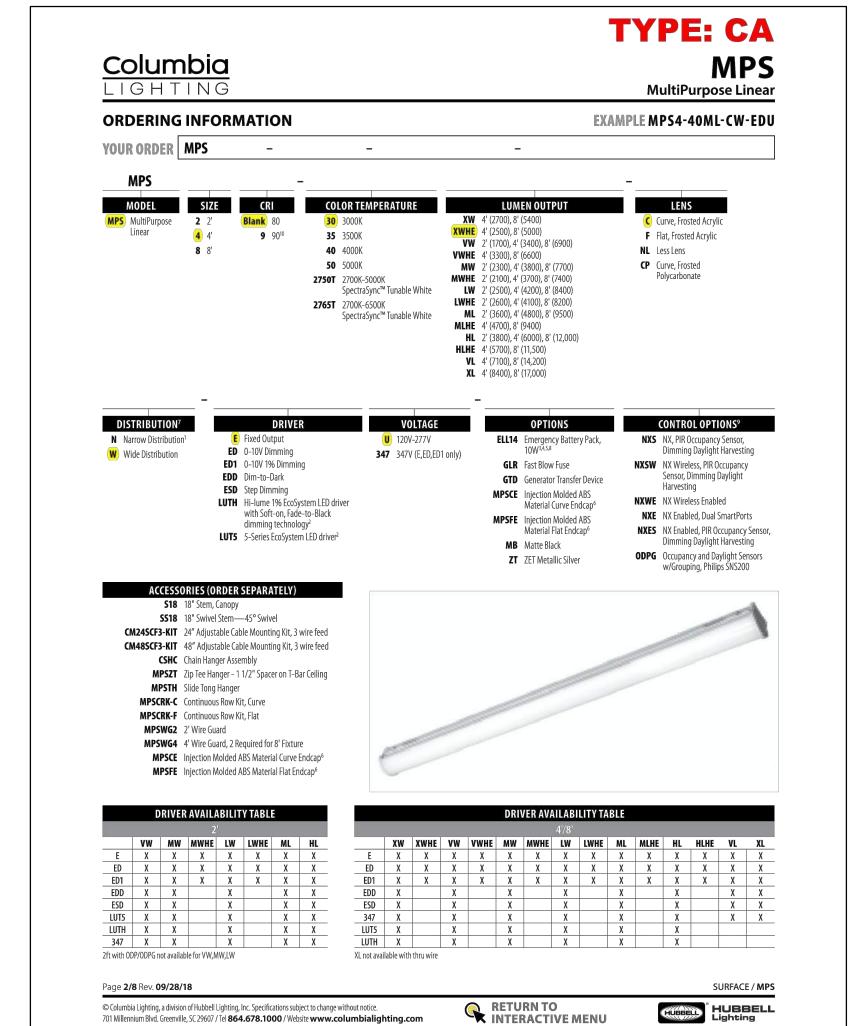
PROJECT NO. 19-0058

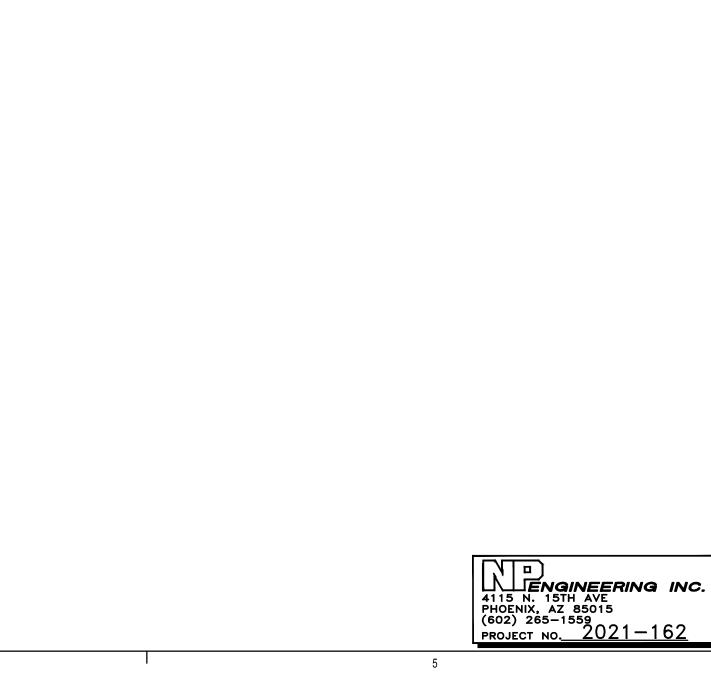
DRAWING NAME

ELECTRICAL SITE LIGHTING CUT SHEETS

SHEET NO.

EZ OF









### **DEVELOPMENT REVIEW BOARD APPLICATION**

Effective 8/12/2021

Please check the appropriate box(es) and of application.	d refer	r to supplemental fo	rms for submittal requ	irement	ts. All fees must be	paid at the time	
SUBDIVISIONS	X F	☑ Final Sign off of EPC Site Plan(s) (Form P2A)			Extension of IIA: Temp. Def. of S/W (Form V2)		
☐ Major – Preliminary Plat (Form S1)	□A	☐ Amendment to Site Plan (Form P2)			□ Vacation of Public Right-of-way (Form V)		
☐ Major – Bulk Land Plat (Form S1)	MIS	CELLANEOUS APPLIC	CATIONS	☐ Vacation of Public Easement(s) DRB (Form V)			
☐ Extension of Preliminary Plat (Form S1)	ПЕ	Extension of Infrastructur	re List or IIA (Form S1)	□ Vacation of Private Easement(s) (Form V)			
☐ Minor Amendment - Preliminary Plat (Form S.	) 🗆 N	Minor Amendment to Infr	rastructure List (Form S2)	PRE-APPLICATIONS			
☐ Minor - Final Plat (Form S2)	□т	Temporary Deferral of S/	W (Form V2)	☐ Sketch Plat Review and Comment (Form S2)			
☐ Minor – Preliminary/Final Plat (Form S2)	□s	Sidewalk Waiver <i>(Form</i> \	/2)				
SITE PLANS	□ v	Vaiver to IDO (Form V2)		APPEAL			
☐ DRB Site Plan <i>(Form P2)</i>	□ v	Vaiver to DPM <i>(Form V2</i>		☐ Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST		·	,		, ,		
APPLICATION INFORMATION							
Applicant: Robert Gibson, Sedona	West	LLC		Ph	one: 503-288-62	210	
Address: 8220 Louisiana Blvd. NE	Suite	e B		Email: rgibson@pacificap.com			
City: Albuquerque			State: NM	Zip: 87113			
Professional/Agent (if any): Anthony San	ti, De	kker/Perich/Sab	patini		one: 505-761-97		
Address: 7601 Jefferson St Suite 100 Email: anthonys@dpsdesign					dpsdesign.org		
City: Albuquerque State: NM				Zip	o: 87109		
Proprietary Interest in Site:			List all owners:				
SITE INFORMATION (Accuracy of the existing	legal c	description is crucial!	-				
Lot or Tract No.: A-2-A-A	D . I N I	1	Block:		Unit: UPC Code: 101306421040020215		
Subdivision/Addition: The Plaza at Paseo		orte Existing Zoning:  MX-Ν	MRGCD Map No.:			1040020213	
Zone Atlas Page(s): C-13-Z  # of Existing Lots: 1		# of Proposed Lots:	//	Proposed Zoning  Total Area of Site (Acres): 7.12			
LOCATION OF PROPERTY BY STREETS		# Of Froposed Lots.		110	tal Alea of Oite (Acres).	1.12	
Site Address/Street: Eagle Ranch Road		Between: Paradise	Blvd NW	and I	rving Blvd. NW		
CASE HISTORY (List any current or prior pro					TVIIII DIVA. IVV		
	JUL WITE	a case manipor(s) that i	wo followant to your re	440011)			
I I certify that the information I have included here	and ser	nt in the required notice	was complete, true, and ac	curate to	the extent of my know	vledge.	
Signature:				Da	ite: 5/6/2021		
Printed Name: Anthony Santi				Applicant or ☑ Agent			
FOR OFFICIAL USE ONLY							
Case Numbers Ac	ion	Fees	Case Numbers		Action	Fees	
Meeting Date:			•	Fe	e Total:	•	
Staff Signature: Date:				Pr	oject#		

## 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.

_Sedona West	
_C-13	
ONS: _Tract A-2-A-A, The Plaza	at Paseo Del Norte
REPORT/GRADING AND DRAINA	GE PLAN
port/grading and drainage plan, as p the City of Albuquerque Planning De Floor, Plaza del Sol) on10-6-202	epartment, Hydrology Division
ara Inth School	10-12-21 Date
est armijo	10/12/2021
Division Representative	Date
AND DRAINAGE PLAN MUST BE	APPROVED PRIOR TO DRB
SEWER AVAILABILITY STATEM	ENT
Sewer Availability Statement for this (2 <sup>nd</sup> /Ground floor, Plaza del Sol) or	
ara Inch I for ant/Agent	10-12-21 Date
ho	10/12/21
Representative	Date
PROJEC <sup>*</sup>	Т#
	C-13  CNS: _Tract A-2-A-A, The Plaza  REPORT/GRADING AND DRAINA  port/grading and drainage plan, as placed to provide the City of Albuquerque Planning Defloor, Plaza del Sol) on10-6-202  ara



# CITY OF ALBUQUERQUE INVOICE

#### ANTHONY SANTI 7601 JEFFERSON NE SUITE 100

Reference NO: SI-2021-01714 Customer NO: CU-61884446

DateDescriptionAmount10/13/212% Technology Fee\$1.0010/13/21Application Fee\$50.00

Due Date: 10/13/21 Total due for this invoice: \$51.00

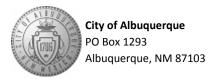
#### Options to pay your Invoice:

1. Online with a credit card: http://posse.cabq.gov/posse/pub/lms/Default.aspx

2. In person: Plaza Del Sol, 600 2nd St. NW, Albuquerque, NM 87102

#### PLEASE RETURN THE BOTTOM PORTION OF THIS INVOICE NOTICE WITH PAYMENT

-----



Date: 10/13/21 Amount Due: \$51.00

**Reference NO:** SI-2021-01714

Payment Code: 130

**Customer NO:** CU-61884446

ANTHONY SANTI 7601 JEFFERSON NE SUITE 100 ALBUQUERQUE, NM 87109

### ախեսիուկովՈրդիվԱսկիիոյերորդեիվանվիվունի

#### FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)

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

Letter of authorization from the property owner if application is submitted by an agent

Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

N/A Interpreter Needed for Hearing? \_\_\_\_if yes, indicate language: \_

X Zone Atlas map with the entire site clearly outlined and labeled

Solid Waste Department signature on Site Plan

PDF of application as described above

Approved Grading and Drainage Plan

X Site Plan and related drawings
X Infrastructure List, if required

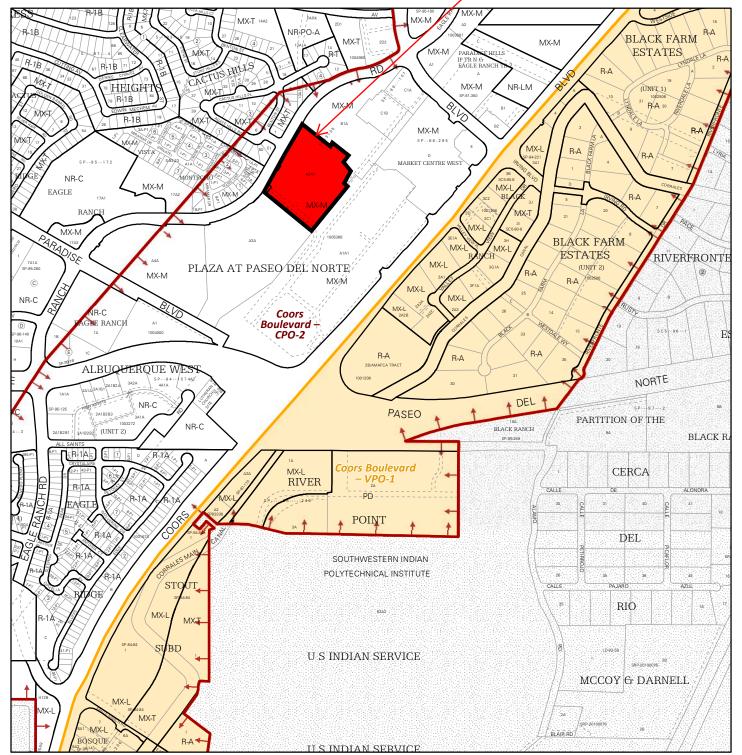
Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

A Single PDF file of the complete application including all documents being submitted must be emailed to <a href="mailto:PLNDRS@cabq.gov">PLNDRS@cabq.gov</a> 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 <a href="mailto:shall be organized">shall be organized</a> with the Development Review Application and this Form P2 at the front followed by the remaining documents <a href="mailto:in">in</a> the order provided on this form.

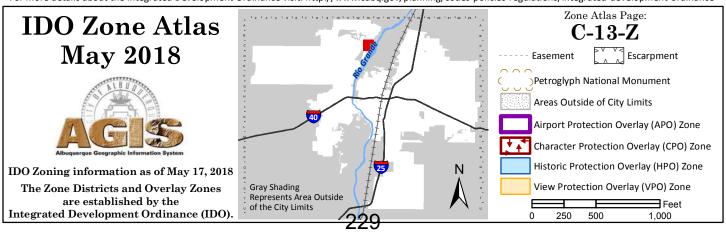
Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

I, the applicant or agent, acknowledge that if any required information is not submitted with this ap scheduled for a public neeting, if required, or otherwise processed until it is complete.	plication, the application will not be
Signature:	Date: 10/12/2021
Printed Name: Anthony Santi	☐ Applicant or 🏿 Agent
FOR OFFICIAL USE ONLY	
Case Numbers: Project Number:	1 8 //
	1/106
Staff Signature:	MEX
Date:	

228 Revised 8/12/21



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



May 5, 2021

Tim MacEachen, Chair Environmental Planning Commission City of Albuquerque Planning Department 600 2nd St NW Albuquerque, NM 87102

RE: Request for Major Amendment to a Prior Approved Site Plan – EPC Amendment to the Plaza at Paseo del Norte Site Plan Sedona West Apartments, Eagle Ranch Rd NW

Dear Mr. MacEachen,

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Sedona West LLC, owner of the property located on Eagle Ranch Road and described below, with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Sedona West LLC agent as necessary with the permitting and associated approval processes required for the requested actions referenced above.

#### Legal description:

TRACT A-2-A-A AS SHOWN ON THE PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 18, 2007, PLAT BOOK 2007C, PAGE 347, DOCUMNET #2007169358.

Please contact me at 503-288-6210 ext. 25 if there are any questions.

Sincerely,

Robert Gibson
Robert Gibson

Vice President, Development

**Pacificap** 



Meeting Date: September 22, 2021

Staff Contact: Kristopher Cadena, Chief Engineer, Utility Development

TITLE: C-21-19 – Approving a Service Connection Agreement for Water and

Sewer Service with Sedona West, LLC at Tract A-2-A-A, The Plaza at

Paseo del Norte (UPC 101306421040020215)

**ACTION:** Recommend Approval

#### **SUMMARY:**

Sedona West, LLC desires to connect to existing water and wastewater infrastructure located at an unaddressed parcel east of Eagle Ranch Road, north of Paseo del Norte, identified as UPC 101306421040020215. The parcel will be developed as a multifamily apartment project. The parcel is currently undeveloped land. The development is located outside of the Water Authority's Adopted Service Area, but within the City of Albuquerque. No additional infrastructure requirements are needed to provide water and wastewater service to this property other than a service agreement approved by the Water Authority Board.

As a condition of service, the owner will be required to:

- Comply with the ordinances, resolutions, plans, and regulations of the Water Authority
- Obtain concurrent water and wastewater service
- Pay the Utility Expansion Charge (UEC) at the rates that are imposed at the time of a service connection
- Pay the Water Resource Charge (WRC)

#### **FISCAL IMPACT:**

None

The Milim John

m

### FIRE PLAN KEYED NOTES:

**NEW FIRE HYDRANT** 

NEW FIRE PROTECTION BACKFLOW PREVENTER WITH HOT BOX MOUNTED PIV

NEW BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

INSTALL KNOX BOX WITH BUILDING KEY

PAINT CURB WITH RED TRAFFIC PAINT, MINIMUM 2 COATS; STENCIL "FIRE LANE - NO PARKING"

EXISTING FIRE HYDRANT (7) RELOCATE EXISTING FIRE HYDRANT

**LEGEND:** 

—— F —— \_\_\_\_\_W\_\_\_\_ \_ \_ \_ \_

PROPOSED FIRE HYDRANT PROPOSED FIRE LINE PROPOSED WATER LINE NEW BACKFLOW PREVENTER EXISTING EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE

### **EASEMENTS**

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

PAGE 7909, DOC. #91019534. 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18. 2007. BOOK 2007C. PAGE 347. DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.

(11). POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

### APWA UTILITY COLOR CODE

RED — ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS ORANGE - COMMUNICATION, ALARM OR SIGNAL

LINES, CABLES OR CONDUIT ORANGE - COMMUNICATION, FIBER OPTIC LINES BLUE - POTABLE WATER BLUE - WATER FROM RECORD DWG GREEN -SANITARY SEWER AND DRAIN LINES

- w - - - - w - - - - w - - - -- W FRD ---- W FRD ----- SAS — — — SAS — — — -GREEN - SANITARY SEWER FROM RECORD DWG
-SAS FRD----SD----SD----

### **GENERAL NOTES:**

1 BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY.

2 A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4' TO 6' ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH. ONE KEY BOX SHALL BE LOCATED AT THE MAIN ENTRANCE.

3 ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. 4 FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.

5 THE MINIMUM TURNING RADIUS SHALL BE 28 FEET AS DETERMINED BY THE FIRE CODE MARSHALL. 6 FOR BUILDING TALLER THAN 30', FIRE APPARATUS ACCESS ROADS SHALL BE 26' WIDTH MINIMUM.

03/24/2021 (2021.012.1).

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-W REFERENCED HEREON AND ARE NOT GUARANTEED OR TO THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING

DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. \_

11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAF

LBUQUERQUE FIRE MARSHAL'S **DIVISION OFFICE PLANS CHECKING DIVISION** 

DOCUMENTS N.W. 505. RESIEWS O AND APPROVISES SET 15 WWW.highmesacg.com

2021.012.2

MESA Consulting Group

FIRE 1

PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED. FIRE FLOW: 1750GPM 1HYDRANT 36,237SQFT VA

ALBUQUERQUE FIRE M

SITE DEVELOPMENT PLAN

DEKKER

PERICH

ARCHITECTURE

INSPIRATION

DESIGN

ARCHITECT

**ENGINEER** 

PROJECT

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN

SABATINI

REVISIONS

DRAWN BY J.Y.R. **REVIEWED BY** 

G.M. 08/06/2021 PROJECT NO. 19-0058 DRAWING NAME

FIRE 1 PLAN

SHEET NO.

3 **233** 

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



### OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Robert Gibson Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque NM, 87113 Project #2021-005442 SI-2021-00569 - Site Improvement Major Amendment to Site Plan

#### **LEGAL DESCRIPTION:**

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)

Staff Planner: Silvia Bolivar

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005442, SI-2021-00569, a Major Amendment to a Site Plan-EPC, based on the following Findings:

- 1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
- 2. The applicant proposes to amend the prior approved site development plan in the following manner:
  - Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
- 3. The subject site is zoned MX-M (Mixed Use Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

- 4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
- 5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Paseo del Norte Activity Center.
- 6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
- 7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.
  - A. <u>Policy 4.2.2 Community Engagement</u> Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

- 9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.
  - A. <u>Goal 5.1: Centers and Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Paseo del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.

B. <u>Subpolicy 5.1.1(a)</u>: Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

C. <u>Subpolicy 5.1.1(c)</u>: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multifamily apartment community.

D. <u>Subpolicy 5.1.1(f)</u>: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Paseo del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

E. <u>Subpolicy 5.1.1(h)</u>: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

F. <u>Policy 5.1.2 – Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is near Coors Boulevard and within the Coors/Paseo del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

G. <u>Policy 5.1.6- Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

H. <u>Subpolicy 5.1.6(a)</u>: Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

- 10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.
  - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

B. <u>Goal 5.2.1 – Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

C. <u>Subpolicy 5.2.1(d)</u>: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. <u>Subpolicy 5.2.1(f)</u>: Encourage higher density housing as an appropriate use in the following situations:
  - i. Within designated Centers and Corridors;
  - ii. In areas with good street connectivity and convenient access to transit;
  - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

- 11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.
  - A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

B. <u>Policy 5.3.1 – Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

C. <u>Goal 5.6- City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

D. <u>Policy 5.6.2 – Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelop Areas where change is encouraged.

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.
  - A. <u>Goal 9.3 Density:</u> Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

B. <u>Subpolicy 9.3.2(a)</u>: Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

- 13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
  - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.
  - 14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(e), the Site Plan-EPC can be approved it if mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.

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- 15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
- 16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
- 17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.
- 18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
- 19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
- 20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.
- 21. The EPC acknowledges the enormous amount of public comments and major community concerns regarding traffic on Eagle Ranch Road and the surrounding area, and therefore supports Condition #7. The public is also concerned about parking in the area and potential parking spill-over into the neighborhood.

#### CONDITIONS OF APPROVAL – SI-2021-00569

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 4. Walls & Security
  - A. A detail for the proposed retaining wall shall be provided.
  - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - A. Indicate where the proposed amenities will be located throughout the development.
  - B. If shade structures and gazebos are to be included, provide details for these structures.
- 6. Signage
  - A. The location of the proposed monument if proposed shall be indicated.
  - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

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<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela, Planning Director

AV/SB

cc:

Robert Gibson c/o Sedona West LLC, rgibson@pacificap.com

Dekker/Perich/Sabatini, anthonys@dpsdesign.org

Vista Montecito HOA, Carol Nelson, 7654@gmail.com

Vista Montecito HOA, Diane Exline, dianexline@gmail.com

Westside Coalition of Neighbohood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Paradise Hills Civic Association, Tom Anderson, taa@msn.com

Paradise Hills Civic Association, Maria Warren, samralphroxy@yahoo.com

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Sam Sandoval: <u>SamASandoval@comcast.net</u>

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Robin James, rej@modrall.com
Christopher and Andrea Chapman, 9920 Benton St. NW 87114.

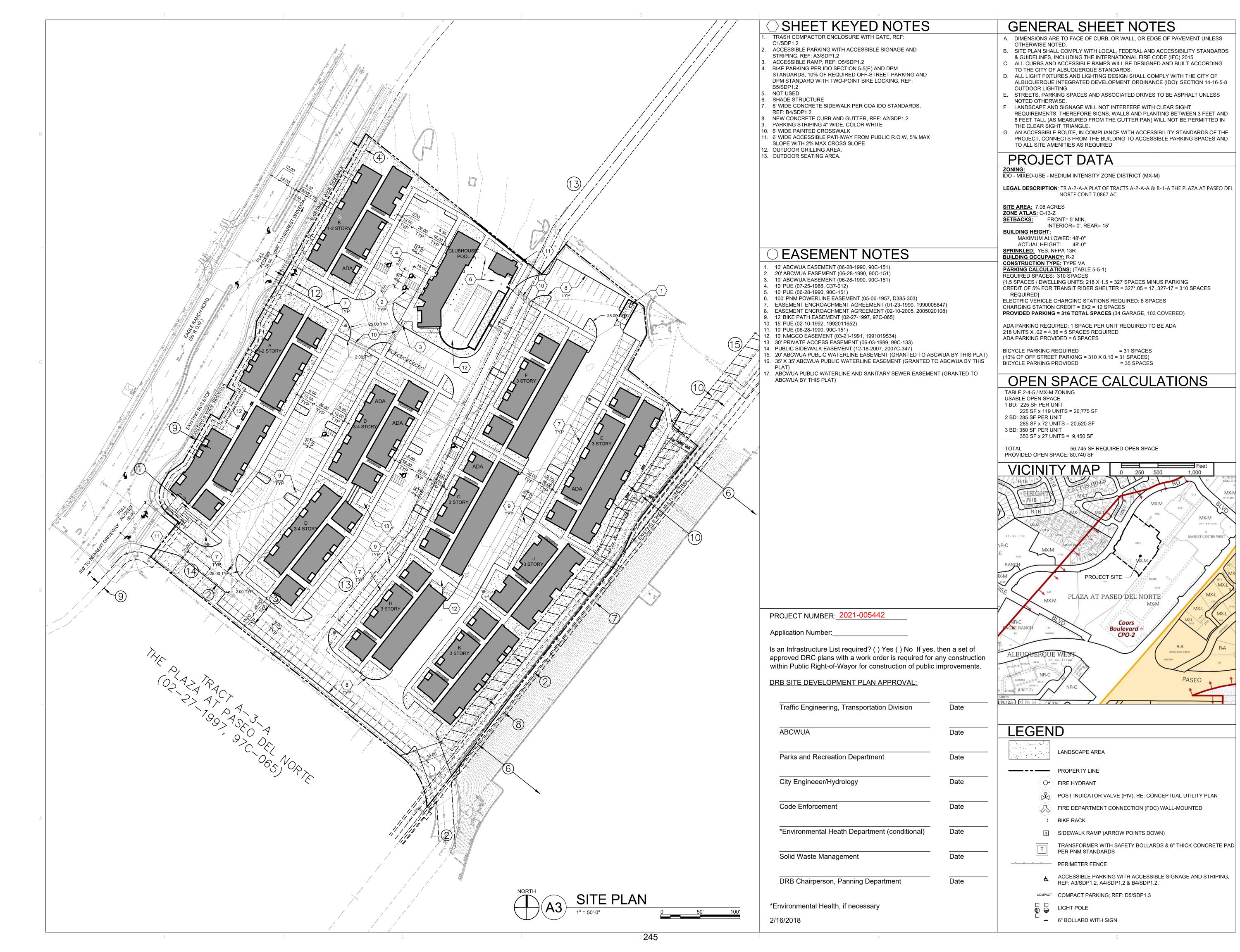
Legal, kmorrow@cabq.gov

EPC file



#### **EPC Conditions Response Letter**

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 4. Walls & Security
  - a. A detail for the proposed retaining wall shall be provided.
    - i. Response: A detail has been provided on sheet SDP1.2.
  - Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - a. Indicate where the proposed amenities will be located throughout the development.
    - i. Response: Keyed notes have been added to the site plan locating the outdoor amenities.
  - b. If shade structures and gazebos are to be included, provide details for these structures.
    - i. Response: Not Applicable
- Signage
  - a. The location of the proposed monument if proposed shall be indicated.
  - b. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
  - a. Response: A traffic impact study has been conducted with recommendations for traffic mitigation. The TIS is attached to this application.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.
  - a. Response: The developers spoke with Parks and Recreation. It is agreed to repair the trail adjacent to this property as required. A keyed note has been added to the site plan.



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

ENGINEER

PROJECT

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

REVISIONS

REVISIONS

10.12.2021 MAJOR AMENDMENT

DRAWN BY AG, JF
REVIEWED BY RAW, HFG
DATE 09/28/2021
PROJECT NO. 20-0286

DRAWING NAME

SITE PLAN

SHEET NO.
SDP1.1

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET.

ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER. SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

### **GRADING AND DRAINAGE:**

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE "PLAZA AT PASEO DEL NORTE UPPER DETENTION POND", LOCATED NEAR THE SOUTHEAST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIŽED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC. 65% OF THE BASIN A 11 AC SITE. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

EASEMENTS

PAGE 12.

PAGE 151.

PAGE 151.

905847.

DOC. # 8849100.

PAGE 7909, DOC. #91019534.

DETERMINED BASED UPON EASEMENT ANNOTATION.

BY PLATS OF RECORD REFERENCED HEREON.

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C,

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK

N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING

PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

(11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED

10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER

18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE

NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED

D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND

MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164, N.M. UTILITIES

ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO

REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND

DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS. WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS. THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORDNANCE REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE 'PAYMENT-IN-LIEU' OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

### **CALCULATIONS:**

I. SITE CHARACTERISTICS

Α.	PRECIPITATION ZONE =	1			
В.	P <sub>100.6 HR</sub> = P <sub>360</sub> =	2.17 IN	_		
C.	TOTAL PROJECT AREA (A <sub>T</sub> ) =	310,241 SF			
	TO THE PROSECT AREA (AT) -	7.12 AC			
D. LA	ND TREATMENTS				
1.	EXISTING	LAND TREATMENT		DEVELOPED	LAND TREATME
1.		310,241 SF			LAND TREATME 310,241
1.	PROJECT SITE			DEVELOPED PROJECT SITE	
1.		310,241 SF	%		310,241
1.	PROJECT SITE	310,241 SF 7.12 AC	%	PROJECT SITE	310,241 <b>7.1</b> 2

85%

263,079 SF

6.04 AC

47,162 SF

1.08 AC **HYDROLOGY** A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR  $WT_F = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$ 

 $\Rightarrow$  (0.55 · 0.00) + (0.73 · 6.04) + (0.95 · 0.00) + (2.24 · 1.08)/7.12 =  $\Rightarrow$  (0.96/12) • 7.12 = **0.5698 AC-FT =** 24,820 CF  $V_{100.6 \text{ HR}} = (E_W/12) \cdot A_T$ b. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 6.04) + (2.87 • 0.00) + (4.12 • 1.08) = B. <u>DEVELOPED CONDITION 100 YEAR STORM</u>

### 1. PROJECT SITE

a. VOLUME 100-YR, 6-HR  $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$ 

 $\Rightarrow$  (0.55 • 0.00) + (0.73 • 0.77) + (0.95 • 0.77) + (2.24 • 5.58)/7.12 =  $\Rightarrow$  (1.94/12) • 7.12 = 1.1514 AC-FT = 50,160 CF  $V_{100.6 \text{ HR}} = (E_W/12) \cdot A_T$ 

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 0.77) + (2.87 • 0.77) + (4.12 • 5.58) =

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED  $V_{SWQV} = ((P_{SWQV})/12) \cdot A_D$  $\Rightarrow$  ((0.42)/12) • (5.58) = 0.1952 AC-FT =

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST \$68,080.00 ⇒ \$8.00 PER CF FIRST FLUSH GENERATE x 8510 CF = d. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

### C. COMPARISON 100 YEAR STORM 1. PROJECT SITE

a. VOLUME 100-YR, 6-HR

b. PEAK DISCHARGE 100-YR  $\Delta Q_{100} = 26.9 - 17.5 =$ 

\*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY, APPARENT PROPERTY CORNERS. RIGHT-OF-WAY LINES. OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS. RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2 HIGH MESA Consulting Group

17.5 CFS

8,510 CF

26.9 CFS

(INCREASE)

0.77 AC 33,620 SF 0.77 AC

243,000 SF

5.58 AC

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

# **DEKKER** PERICH SABATINI

ARCHITECTURE **DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

### SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY J.Y.R. **REVIEWED BY** G.M. 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL **GRADING PLAN** 

SHEET NO.

DRAWING NAME

CG-101

### **EASEMENTS**

- W FRD ----- W FRD -----

- SAS — — — SAS — — — -

-SD----SD----

- (1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,
  - 2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,
- 5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.
- 6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #
- 7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.
- 8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.
- 9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4, PAGE 7909, DOC. #91019534.
- 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.
- (11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

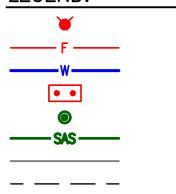
### **KEYED NOTES:**

- NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED
- NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN
- NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE

PROPOSED FIRE HYDRANT

- NEW FIRE HYDRANT NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN
- NEW SANITARY SEWER MANHOLE (9) RELOCATE EXISTING PUBLIC FIRE HYDRANT

### LEGEND:



PROPOSED FIRE LINE PROPOSED WATER LINE NEW BACKFLOW PREVENTER PROPOSED SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER PROPOSED STORM DRAIN EXISTING EASEMENT LINE PROPOSED EASEMENT LINE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT

PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN

ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR

THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A

BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS

PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED

11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY

THE ESTABLISHMENT OF PROPERTY LINES.

03/24/2021 (2021.012.1).

EXISTING PROPERTY LINE PROPOSED PROPERTY LINE EXISTING STORM DRAIN MANHOLE EXISTING SANITARY MANHOLE

2021.012.2

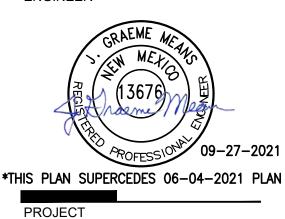
HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com DEKKER PERICH SABATINI

**ARCHITECTURE DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 



SEDONA V LE RANCH ALBUQ ALBUQUERQUE, I

### SITE DEVELOPMENT PLAN

REVISIONS

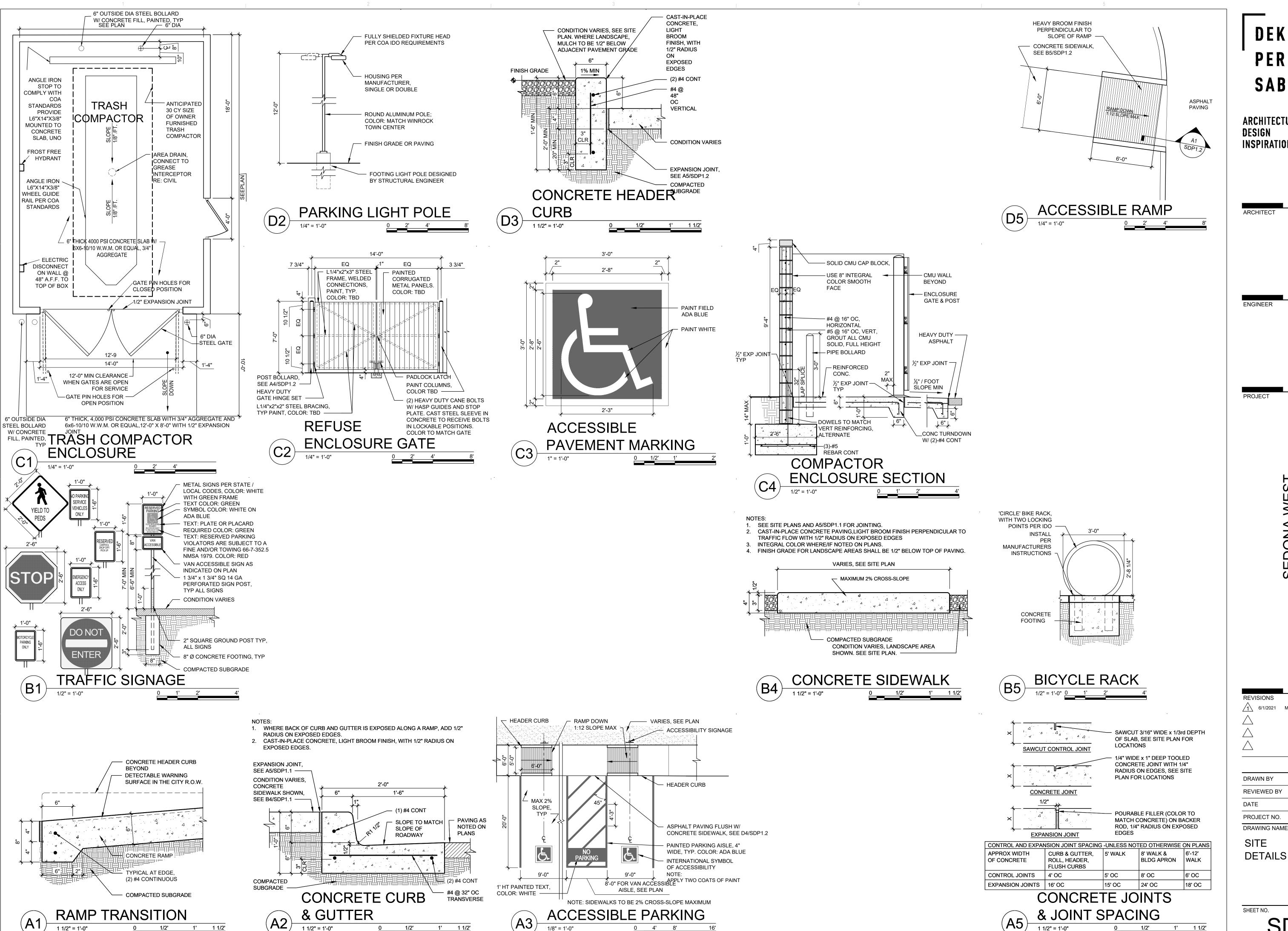
DRAWN BY J.Y.R. REVIEWED BY G.M. DATE 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL WATER AND SANITARY **SEWER PLAN** 

DRAWING NAME

SHEET NO.

CU-101



DEKKER PERICH SABATINI

**ARCHITECTURE** DESIGN **INSPIRATION** 

ARCHITECT

**ENGINEER** 

M H N SEDONA V EAGLE RANCH ALBUQUERQUE,

REVISIONS 6/1/2021 MAJOR AMENDMENT

> DRAWN BY D/P/S REVIEWED BY D/P/S DATE 09/28/2021 PROJECT NO. 20-0286

SITE **DETAILS** 

SHEET NO. **SDP1.2** 



## PLANT SCHEDULE

**BOTANICAL NAME COMMON NAME** ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER **CERCOCARPUS MONTANUS** MOUNTAIN MAHOGANY CHILOPSIS LINEARIS 'BURGUNDY' DESERT WILLOW CUPRESSUS ARIZONICA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS FORESTIERA NEOMEXICANA **NEW MEXICO OLIVE** FRAXINUS PENNSYLVANICA 'URBANITE' **URBANITE ASH** KOELREUTERIA PANICULATA **GOLDEN RAIN TREE** PINUS ELDARICA **AFGHAN PINE** EMERALD SUNSHINE ELM ULMUS PROPINQUA 'EMERALD SUNSHINE' **VITEX AGNUS-CASTUS** CHASTE TREE **COMMON NAME BOTANICAL NAME** STARN THOMPSON COYOTE BRUSH BACCHARIS X 'STARN' TM ERICAMERIA LARICIFOLIA 'AGUIRRE' **TURPENTINE BUSH** LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE RHUS TRILOBATA 'AUTUMN AMBER' PROSTRATE SUMAC ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY SALVIA GREGGII 'ULTRA VIOLET' ULTRA VIOLET AUTUMN SAGE **GRASSES COMMON NAME** BOTANICAL NAME `KARL FOERSTER` GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS MUHLENBERGIA RIGENS DEER GRASS DESERT ACCENT BOTANICAL NAME **COMMON NAME** EPHEDRA EQUISETINA **BLUESTEM EPHEDRA** HESPERALOE PARVIFLORA RED YUCCA

### GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION
- ORDINANCE AND POLLEN ORDINANCE. C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER
- TABLE 5-6-1 OF THE IDO. G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.

H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS

- AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

## **IRRIGATION NOTES**

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES,
- INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS. D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 7.12 AC = 310,147 SF AREA OF LOT COVERED BY BUILDINGS = 91,826 SF NET LOT AREA= 218,321 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 32,749 SF

PROVIDED LANDSCAPE AREA = 65,948 SF = 30%

TOTAL NUMBER OF PARKING SPACES = 269 SPACES REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 27 TREES PROVIDED NUMBER OF PARKING LOT TREES = 34 TREES NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK

REQUIRED STREET TREES = 21 placed at 25' on center (535' of street frontage) PROVIDED STREET TREES = 23

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

REQUIRED VEGETATIVE COVERAGE

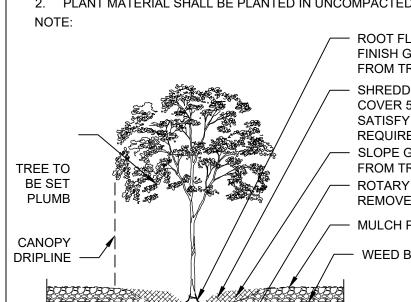
REQUIRED GROUND COVERAGE = 47,535 SF = 75% OF PROVIDED LANDSCAPE AREA A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS PROVIDED TOTAL GROUND COVERAGE = 76,966 SF TREE CANOPY COVERAGE = 57,648 SF

GROUND PLANT COVERAGE = 13,207 SF = 27% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 194,500 SF PARKING LOT LANDSCAPING PROVIDED = 29,175 SF = 15% MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

TOTAL ROCK MULCH GROUND COVER = 45,570 SF = 69% TOTAL ORGANIC MULCH GROUND COVER = 20,378 SF = 31% A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d

BURLAP AND ROPE SHALL BE COMPLETELY REMOVED.



3 TIMES ROOTBALL DIAMETER

SHREDDED BARK MULCH TO COVER 5' RADIUS FROM TRUNK TO SATISFY 14-16-5-6(C)(5) IDO REQUIREMENT - SLOPE GRADE AWAY FROM TRUNK - ROTARY TILL PLANT PIT; REMOVE SOIL

PLANTING PLAN

**SDP2.1** 

09/28/2021

20-0286

DEKKER

PERICH

ARCHITECTURE

**INSPIRATION** 

DESIGN

ARCHITECT

**ENGINEER** 

**PROJECT** 

REVISIONS

DRAWN BY

DATE

**REVIEWED BY** 

PROJECT NO.

DRAWING NAME

SABATINI

# **LEGEND**

EST QTY

45,570 SF

1,835 SF

**BEARGRASS** 

CLEAR SIGHT TRIANGLE; 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.

TWISTED LEAF YUCCA

<u>SYMBOL</u> <u>NOTES</u>

NOLINA MICROCARPA

CODE

YUCCA RUPICOLA

¾"Ø ROCK MULCH AT 3" DEPTH **OVER WEED BARRIER FABRIC** 

⇒ SHEET KEYED NOTES

**DESCRIPTION** 

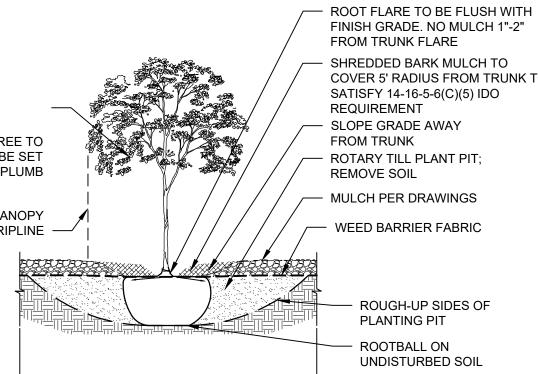
4" DEPTH SHREDDED BARK MULCH 20,378 SF OVER FILTER FABRIC

ARTIFICIAL TURF

—— — PROPERTY LINE

## TREE PLANTING DETAIL

PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE, 2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.

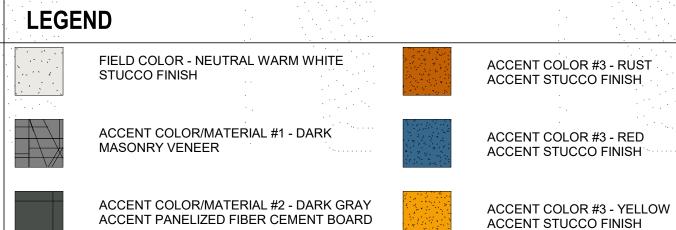


3 **249** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH

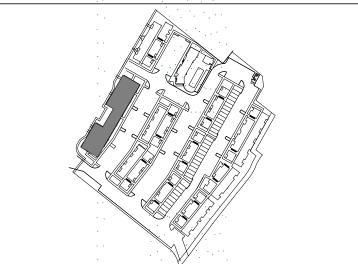
SHEET KEYNOTES (X)

- MATERIAL 2. ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER
- 3. ACCENT COLOR/MATERIAL #2 DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT



ACCENT COLOR #3 - LIGHT GRAY

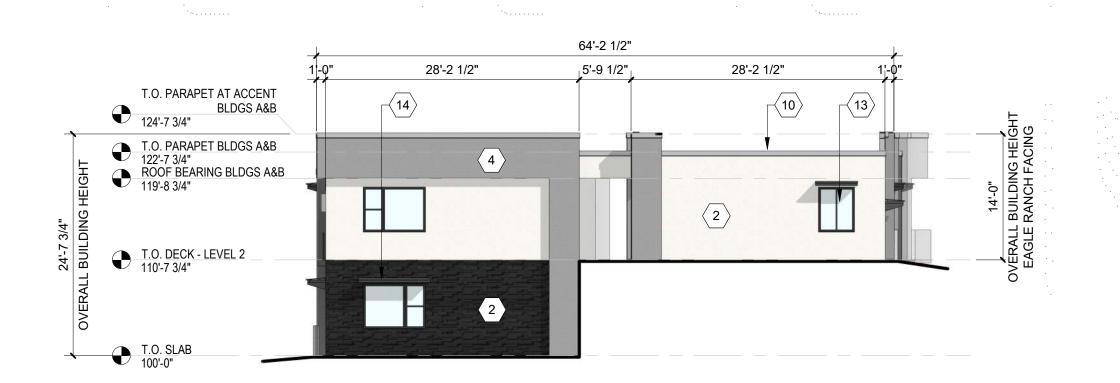
ACCENT STUCCO FINISH



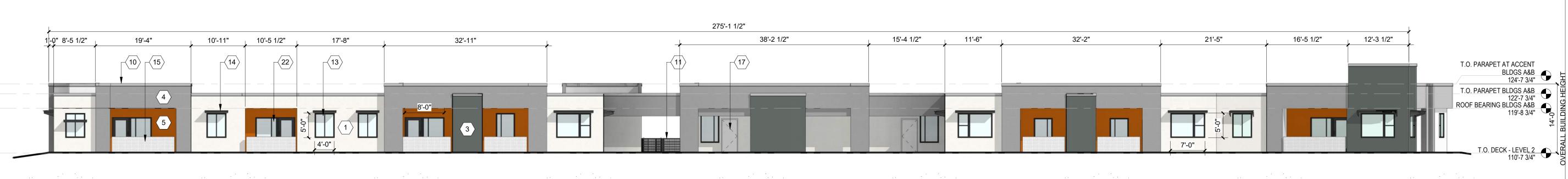
**KEY PLAN** 

64'-1 1/2" 5'-9" 28'-0 1/2" 11'-2 1/2" 18'-3" T.O. PARAPET AT ACCENT BLDGS A&B 124'-7 3/4" T.O. PARAPET BLDGS A&B 122'-7 3/4" ROOF BEARING BLDGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

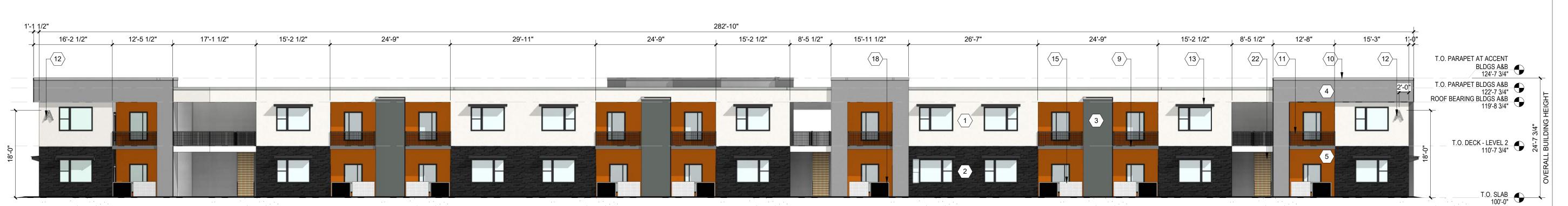
**BUILDING A - SOUTH ELEVATION** 



**BUILDING A - NORTH ELEVATION** 



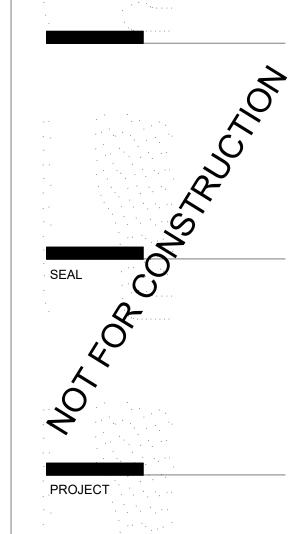
**BUILDING A - WEST ELEVATION** 



**BUILDING A - EAST ELEVATION** 

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS	
· · · · · · · · · · · · · · · · · · ·	
$\triangle$	
$\triangle$	
DRAWN BY	VM, AC
REVIEWED BY	HFC
DATE	9/28/202
PROJECT NO:	20-028
DRAWING NAME	

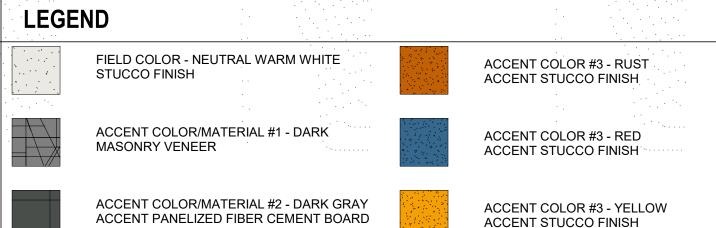
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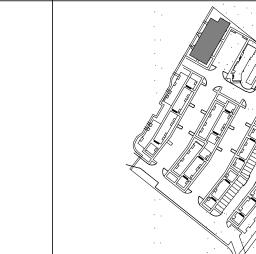
EXTERIOR **ELEVATIONS -BUILDING A** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

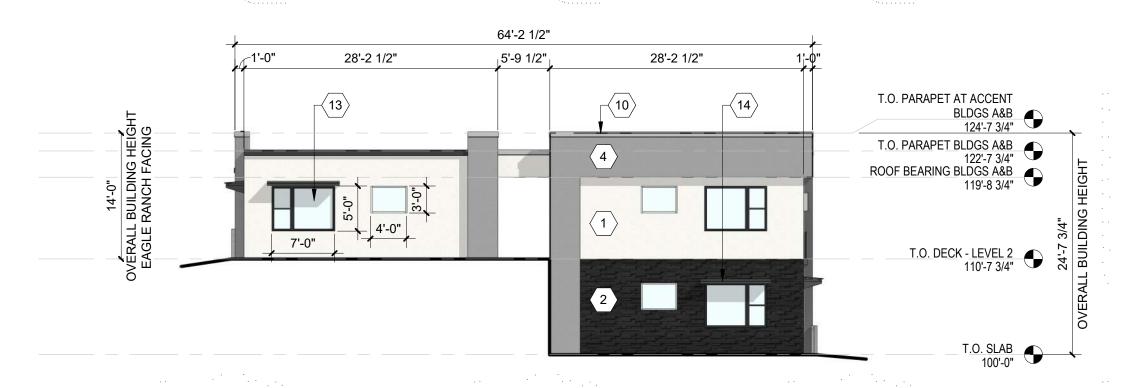
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT





**KEY PLAN** 

PERICH SABATINI ARCHITECTURE DESIGN INSPIRATION



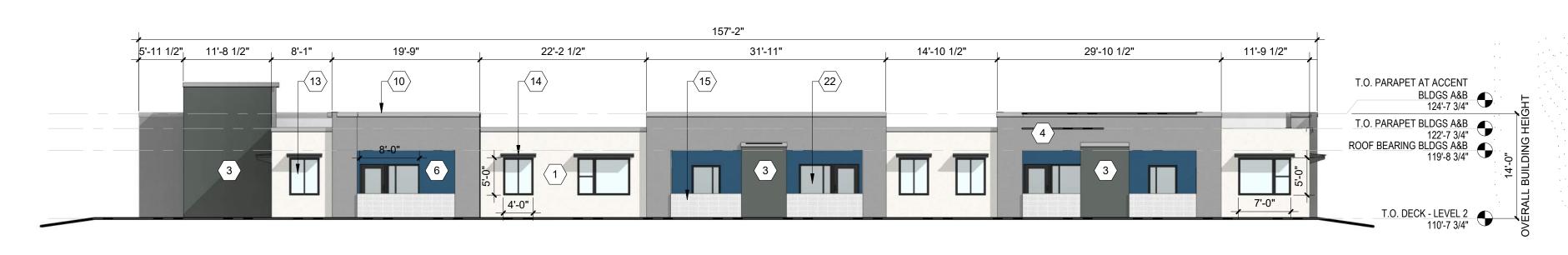
**BUILDING B - SOUTH ELEVATION** 

64'-2 1/2" 28'-2 1/2" 10'-11 1/2" 23'-0 1/2" T.O. PARAPET AT ACCENT **(13)**  $\langle 10 \rangle$ BLDGS A&B T.O. PARAPET BLDGS A&B 122'-7 3/4" ROOF BEARING BLDGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 110'-7 3/4"

**BUILDING B - NORTH ELEVATION** 

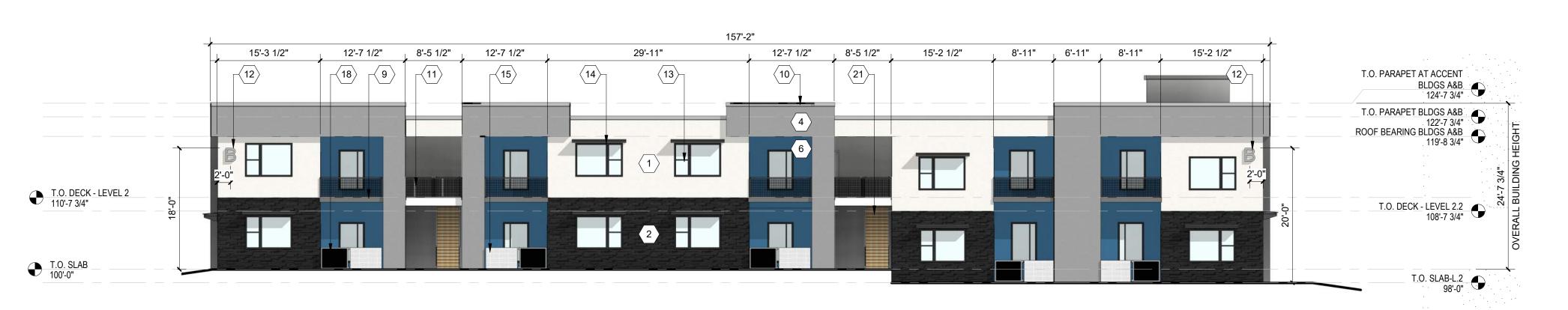
ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH



(B2) BUILDING B - WEST ELEVATION

3/32" = 1'-0"



(A2) BUILDING B - EAST ELEVATION

3/32" = 1'-0"

PROJECT

EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

VM, AG

20-0286

REVISIONS DRAWN BY REVIEWED BY DATE 9/28/2021 PROJECT NO:

DRAWING NAME EXTERIOR **ELEVATIONS -**

**BUILDING B** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

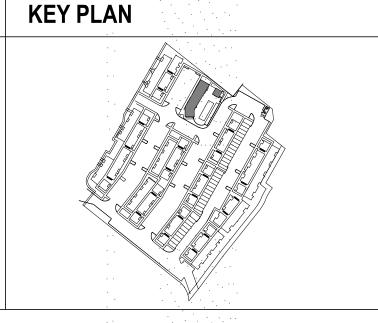
# SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- - 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

#### **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH

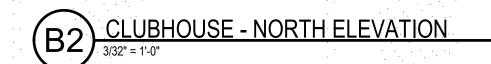


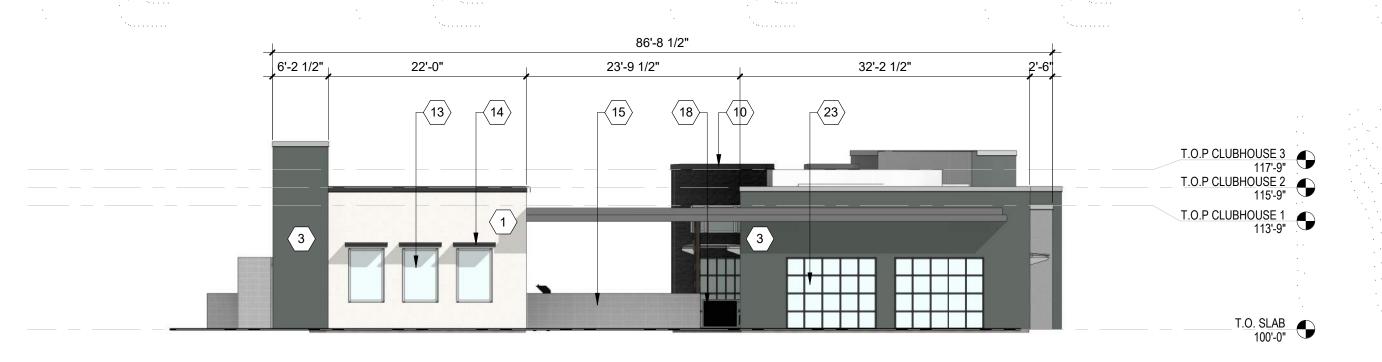




ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH

133'-2" 32'-2 1/2" 26'-0" 5'-10" | 6'-5 1/2" | 10'-8 1/2" <sub>1</sub>5'-8 1/2"4'-7 1/2" 7'-7" T.O.P CLUBHOUSE 3 1'-2" 1'-2" 1'-2" 1'-2" 1'-2" 1'-2" 1'-2" 1'-2" 1'-2" T.O.P CLUBHOUSE 2 115'-9" T.O.P CLUBHOUSE 1 3 T.O. SLAB 100'-0"







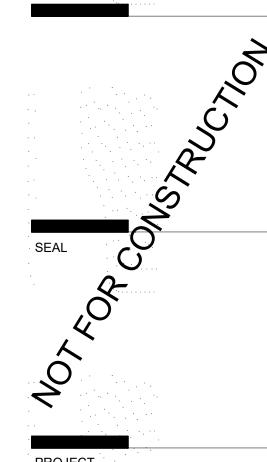


(A2) CLUBHOUSE - WEST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

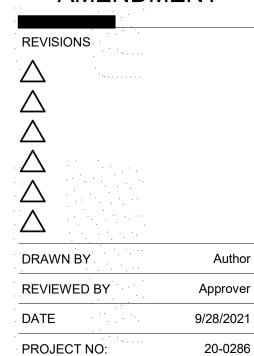
ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



DRAWING NAME

EXTERIOR **ELEVATIONS -**CLUBHOUSE

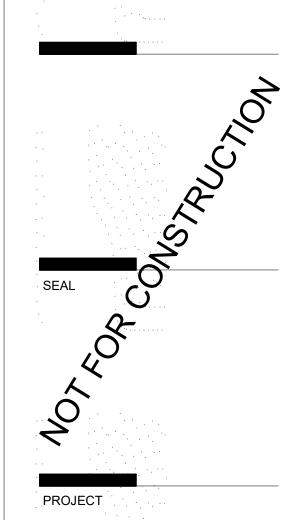
SHEET NO

**SDP5.3** 



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION



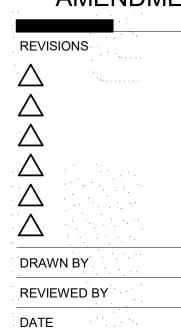
SEDONA WEST EAGLE RANCH ROAL ALBUQUERQUE, NM 87

DESIGN REVIEW BOARD (DRB) MINOR SITE PLAN AMENDMENT

VM, AG

9/28/2021

20-0286



DRAWING NAME

PROJECT NO:

EXTERIOR ELEVATIONS -BUILDING D

SDP5.4

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH



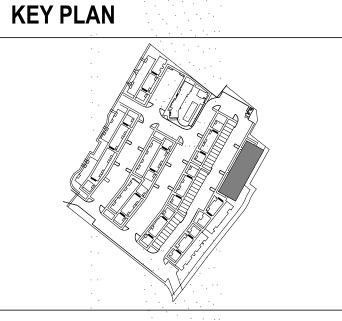
ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD

ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

**LEGEND** 

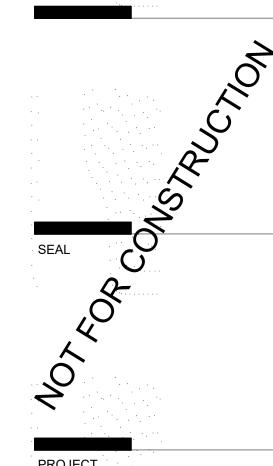
ACCENT COLOR #3 - YELLOW ACCENT STUCCO FINISH



ARCHITECTURE DESIGN INSPIRATION

PERICH

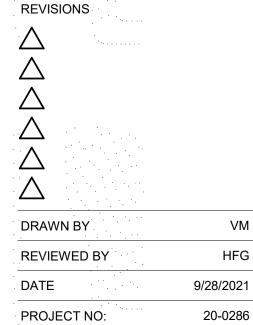
SABATINI



PROJECT

EAGLE RANG ALBUQUERQUE SEDONA

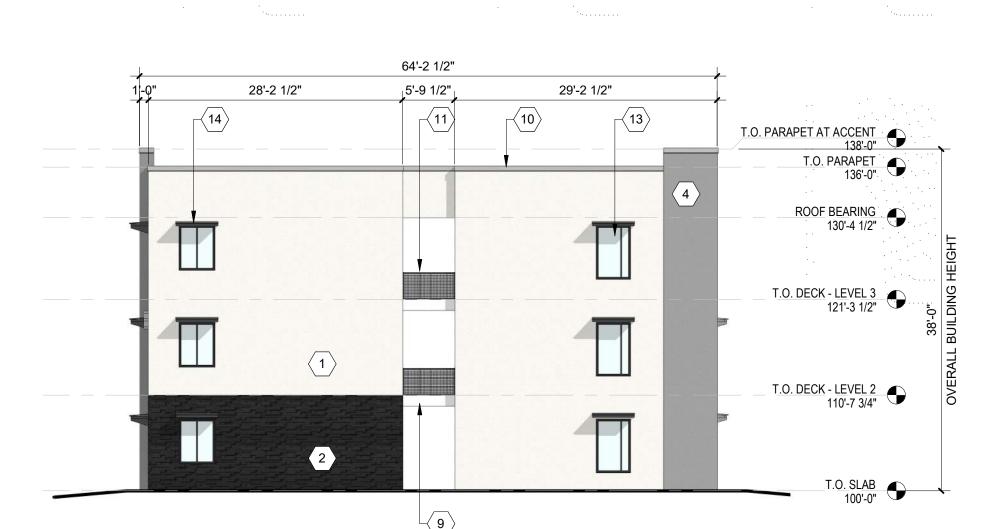
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING E** 

SHEET NO SDP5.5



64'-2 1/2" 28'-2 1/2" 28'-2 1/2" 5'-9 1/2" 14  $\langle 10 \rangle_{\Box}$ T.O. PARAPET AT ACCENT 138'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 T.O. DECK - LEVEL 2

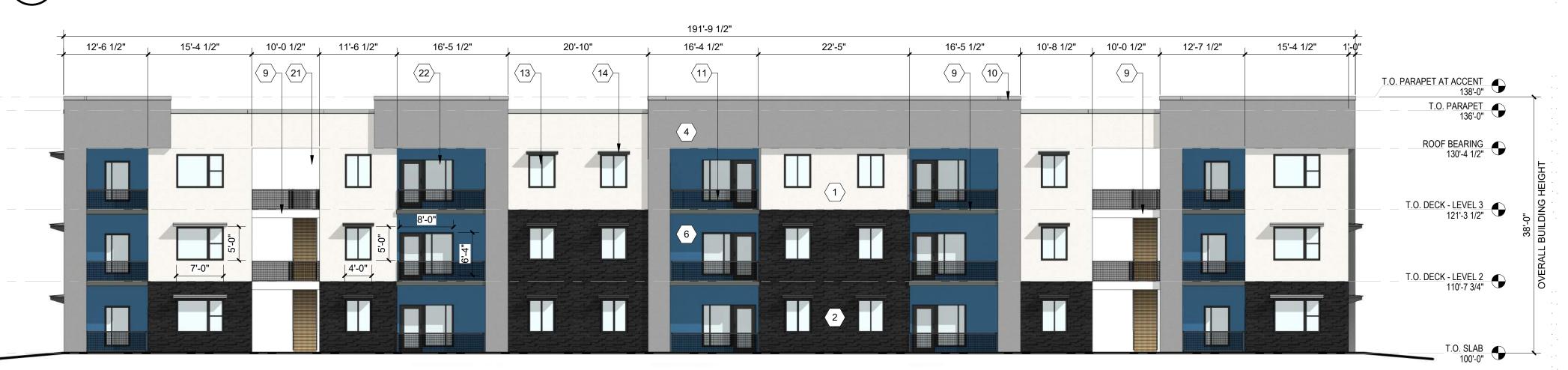
**BUILDING E - NORTH ELEVATION** 

**BUILDING E - SOUTH ELEVATION** 

191'-9 1/2" 11'-6 1/2" 16'-5 1/2" 20'-9" 16'-5 1/2" 22'-5" 16'-5 1/2" 20'-9" 16'-5 1/2" 22'-5" 16'-5 1/2" 10'-7 1/2" 13 **12** (12)  $-\langle 11 \rangle$ T.O. PARAPET AT ACCENT T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 110'-7 3/4"

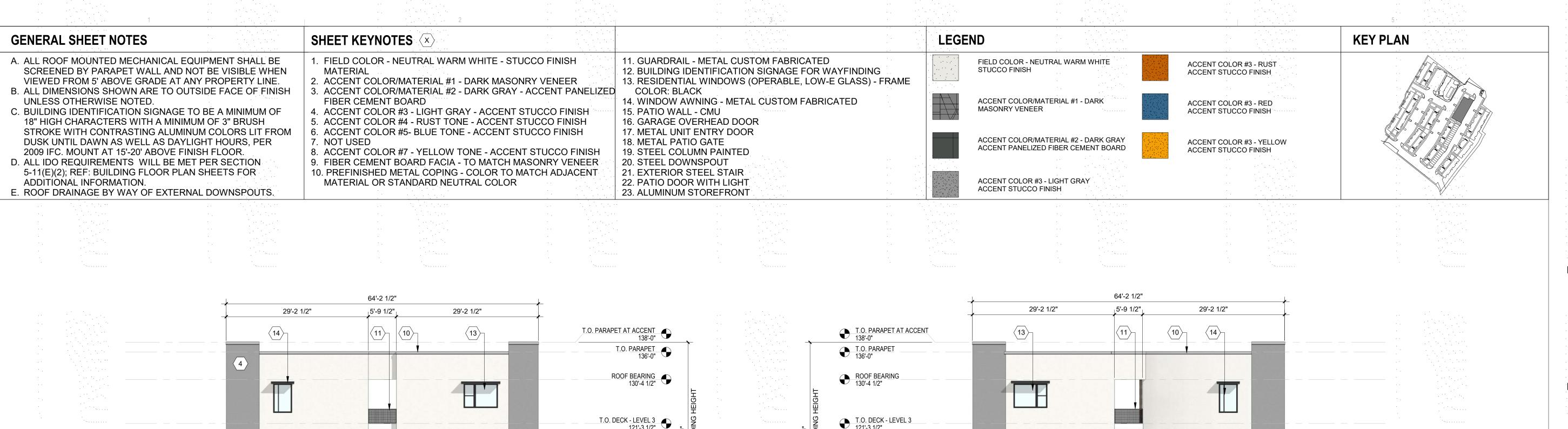
BUILDING E - WEST ELEVATION

3/32" = 1'-0"



(A2) BUILDING E - EAST ELEVATION

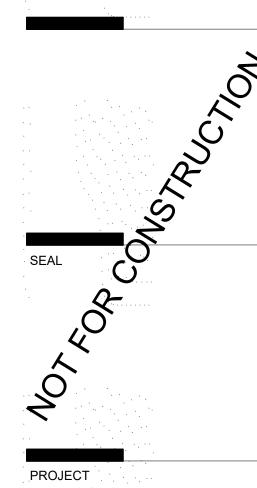
3/32" = 1'-0"





PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY REVIEWED BY DATE 9/28/2021 20-0286 PROJECT NO:

VM

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING F** 

SHEET NO SDP5.6

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

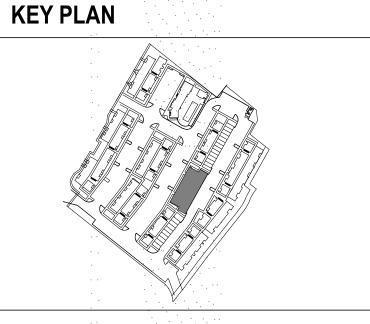
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER



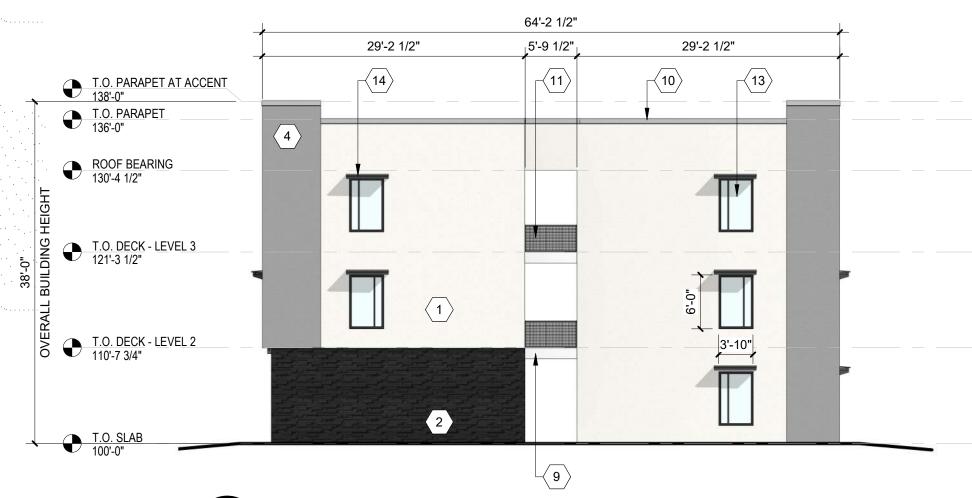






64'-2 1/2" 29'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\overline{\langle 14 \rangle}$ 10 (11)T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2"  $\langle 1 \rangle$ 3'-10" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

BUILDING G - SOUTH ELEVATION



BUILDING G - NORTH ELEVATION

**LEGEND** 



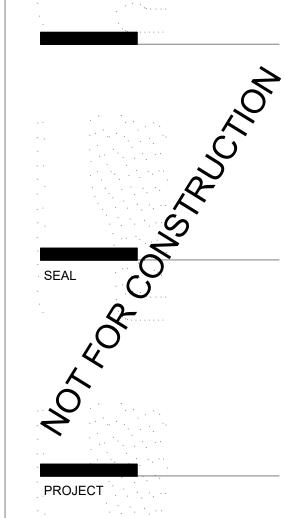


(A2) BUILDING G - EAST ELEVATION

3/32" = 1'-0"

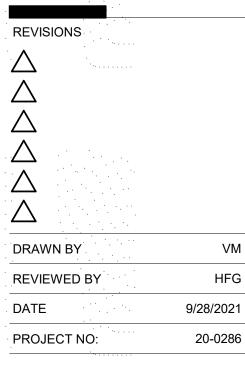
PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



DRAWING NAME EXTERIOR **ELEVATIONS -**BUILDING G

SHEET NO **SDP5.7** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
  - 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

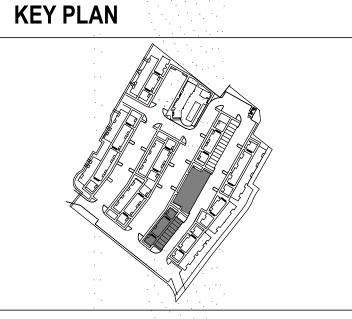
**LEGEND** 



ACCENT COLOR #3 - RUST

ACCENT STUCCO FINISH

ACCENT COLOR #3 - RED

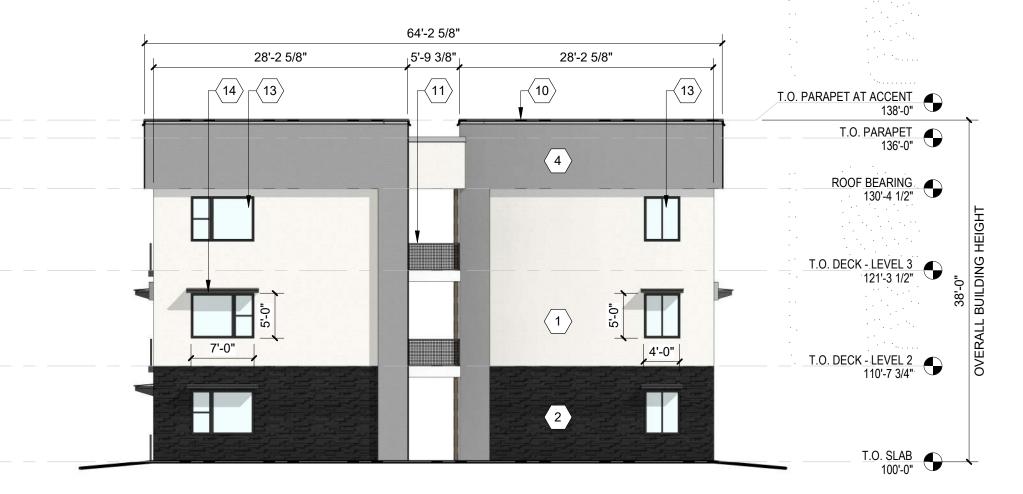


ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH

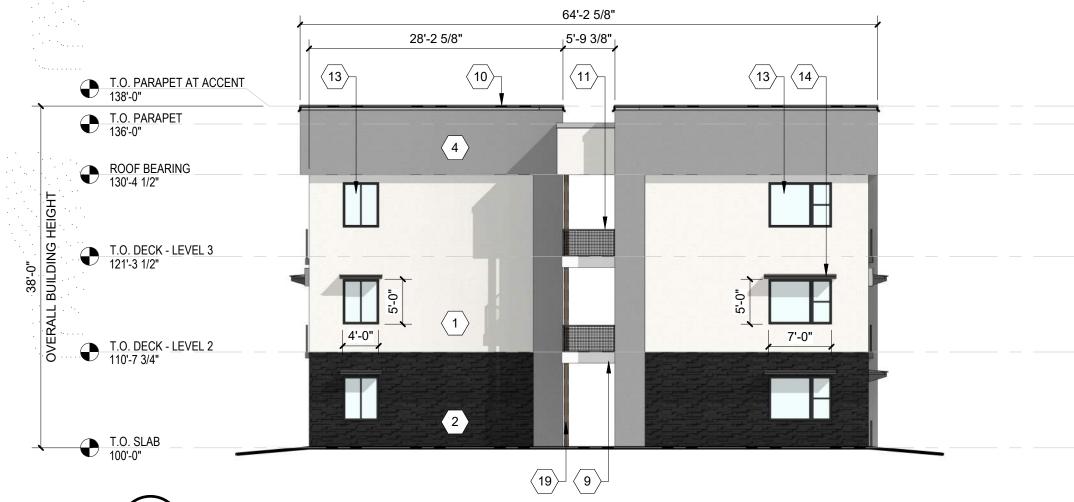
FIELD COLOR - NEUTRAL WARM WHITE

ACCENT COLOR/MATERIAL #1 - DARK

STUCCO FINISH



BUILDING H - SOUTH ELEVATION



**BUILDING H - NORTH ELEVATION** 



B2) BUILDING H WEST ELEVATION
3/32" = 1'-0"

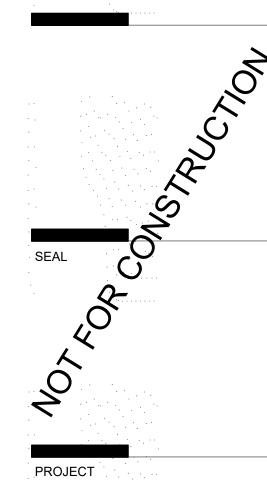


(A2) BUILDING H - EAST ELEVATION

3/32" = 1'-0"

**DEKKER** PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** DATE PROJECT NO:

Author

Approver

9/28/2021

20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING H** 

SHEET NO SDP5.8

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

- SHEET KEYNOTES (X)
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
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- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT
- 23. ALUMINUM STOREFRONT

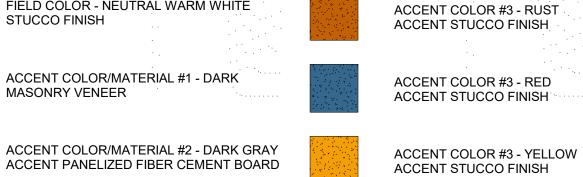
MASONRY VENEER

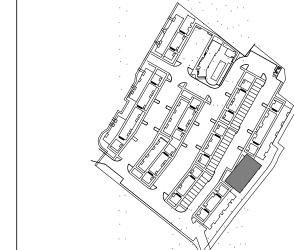
FIELD COLOR - NEUTRAL WARM WHITE

ACCENT COLOR #3 - LIGHT GRAY

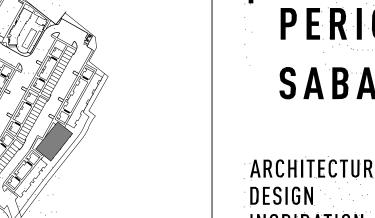
ACCENT STUCCO FINISH

**LEGEND** 



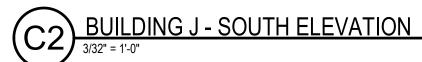


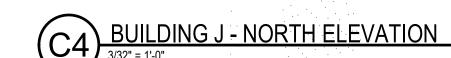
**KEY PLAN** 



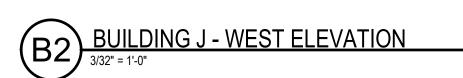
64'-2 1/2" 28'-2 1/2" 34'-0" (13) **14** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2". 4'-0" T.O. DECK - LEVEL 2 T.O. SLAB 100'-0"

62'-2 1/2" 28'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\langle 10 \rangle_{\gamma}$ T.O. PARAPET AT ACCENT 138'-0" (13)  $\langle 11 \rangle_{\gamma}$ T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" 1 T.O. DECK - LEVEL 2 110'-7 3/4"









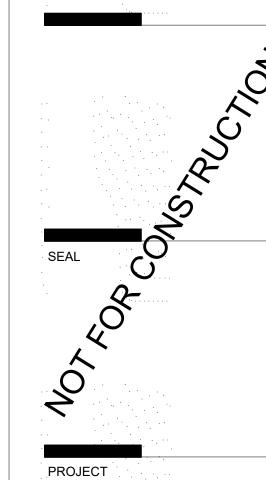


BUILDING J - EAST ELEVATION

3/32" = 1'-0"

**DEKKER** PERICH SABATINI

ARCHITECTURE INSPIRATION



EAGLE RANG ALBUQUERQUE SEDON

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY

VM, JF REVIEWED BY DATE 9/28/2021 PROJECT NO: 20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING J** 

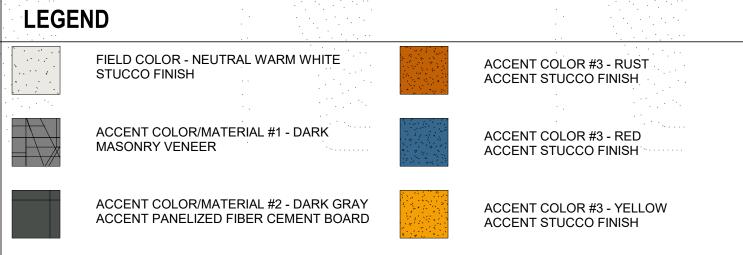
SHEET NO

**SDP5.9** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

# SHEET KEYNOTES (X)

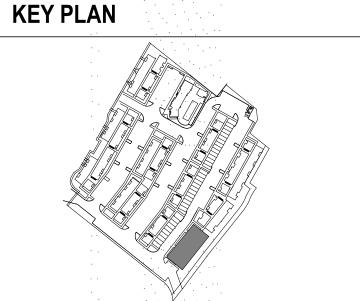
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

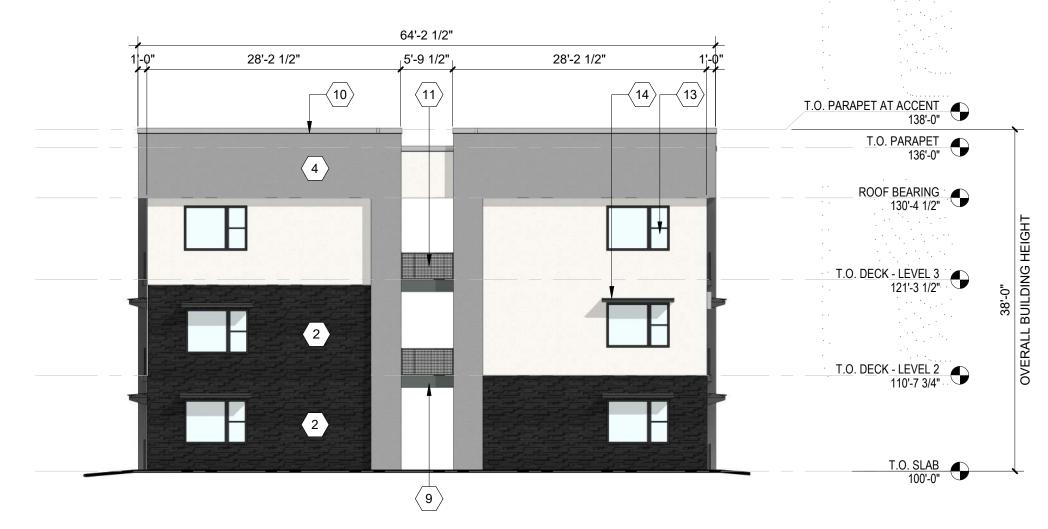


64'-2 1/2"

<sub>1</sub>5'-9 1/2"<sub>1</sub>

28'-2 1/2"





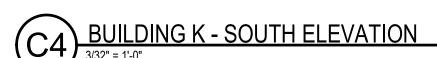
**10** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 9

ACCENT COLOR #3 - LIGHT GRAY

28'-2 1/2"

ACCENT STUCCO FINISH

BUILDING K - NORTH ELEVATION





BUILDING K - WEST ELEVATION

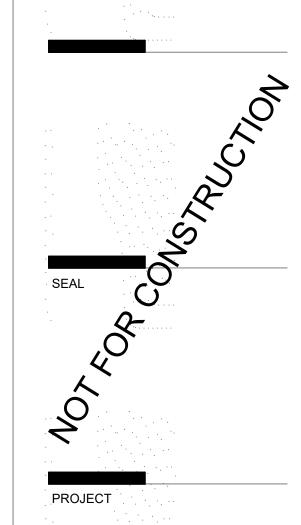


B2) BUILDING K - EAST ELEVATION

3/32" = 1'-0"

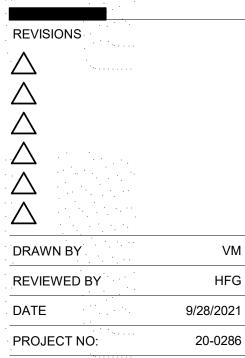
PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



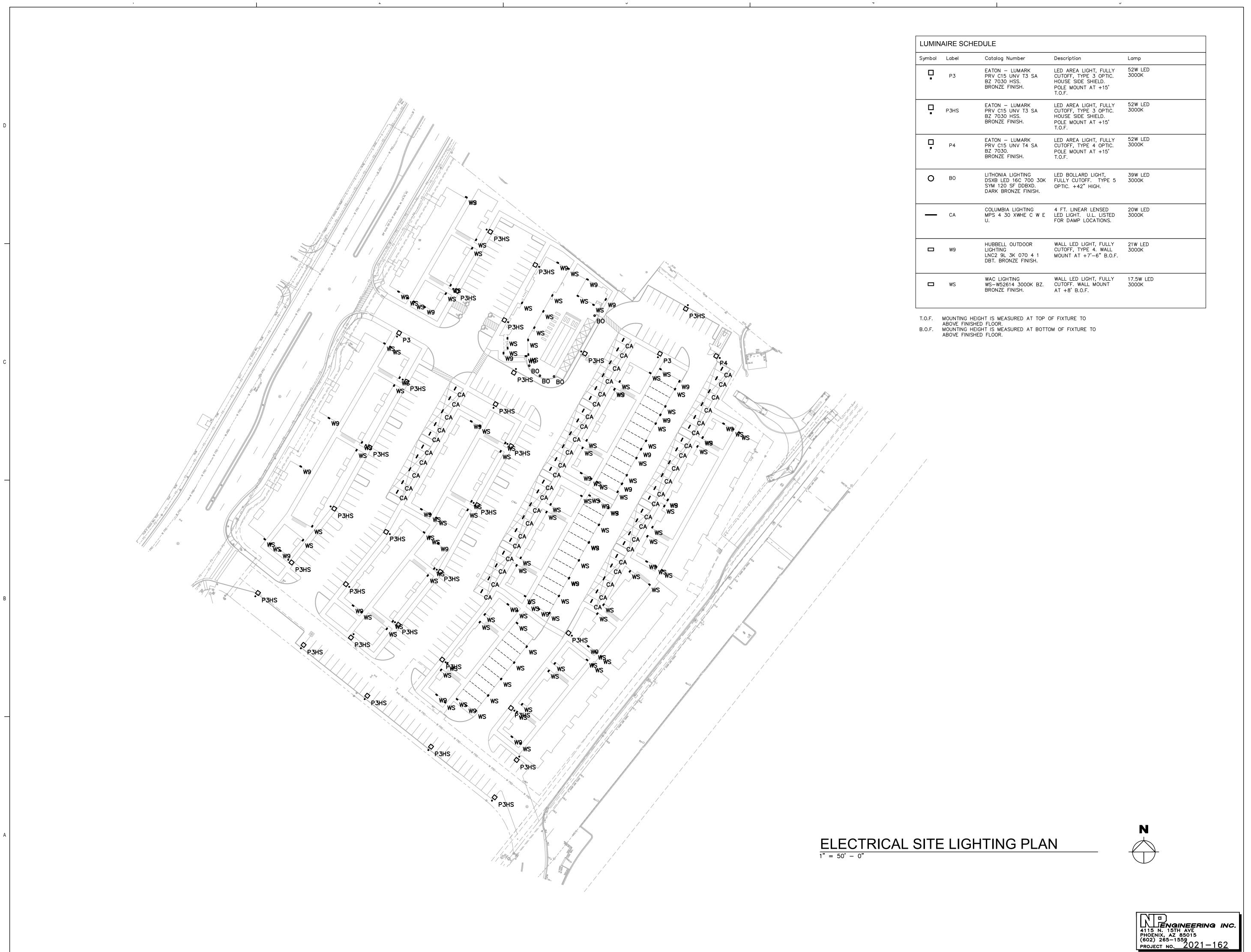
VM

DRAWING NAME EXTERIOR **ELEVATIONS -**

SHEET NO

SDP5.10

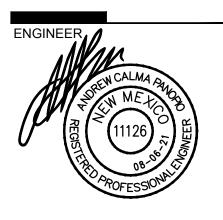
**BUILDING K** 



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WES I EAGLE RANCH ROAD LBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

DRAWN BY
REVIEWED BY

 DATE
 04/16/2021

 PROJECT NO.
 19-0058

 DRAWING NAME

ELECTRICAL SITE LIGHTING PLAN

SHEET NO.

E'

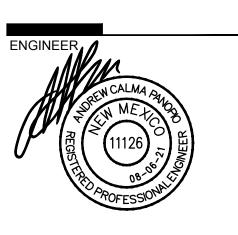
^260

ELECTRICAL SITE PHOTOMETRIC PLAN			]
ELECTRICAL SITE PHOTOMETRIC PLAN			LUMINAIRE SCHEDULE
ELECTRICAL SITE PHOTOMETRIC PLAN			
ELECTRICAL SITE PHOTOMETRIC PLAN			P3 2 PRV C15 UNV T3 SA CUTOFF, TYPE 3 OPTIC. 3000K  BZ 7030 HSS. HOUSE SIDE SHIELD.  BRONZE FINISH. POLE MOUNT AT +15'
BLECTRICAL SITE PHOTOMETRIC PLAN	D		P3HS 28 PRV C15 UNV T3 SA CUTOFF, TYPE 3 OPTIC. 3000K  BZ 7030 HSS. HOUSE SIDE SHIELD.
ELECTRICAL SITE PHOTOMETRIC PLAN			EATON - LUMARK LED AREA LIGHT, FULLY 52W LED Absolute 0.88
ELECTRICAL SITE PHOTOMETRIC PLAN		7 7 7 0.00 1 0.2 5 0.0 1 0.0 1 0.2 5 0.0 1	O BO 4 LITHONIA LIGHTING LED BOLLARD LIGHT, 39W LED Absolute 0.95 DSXB LED 16C 700 30K FULLY CUTOFF. TYPE 5 3000K SYM 120 SF DDBXD. OPTIC. +42" HIGH. DARK BRONZE FINISH.
ELECTRICAL SITE PHOTOMETRIC PLAN		70.00.0 70.	COLUMBIA LIGHTING 4 FT. LINEAR LENSED 20W LED Absolute 0.90  CA 53 MPS 4 30 XWHE C W E LED LIGHT. U.L. LISTED 3000K U. FOR DAMP LOCATIONS.
ELECTRICAL SITE PHOTOMETRIC PLAN    ELECTRICAL SITE PHOTOMETRIC PLAN		$\begin{array}{c} \mathbf{WS}^{1}, 2, 4, 1, 4, 6, 5, 5, 1, 7, 2, 3, 2, 2, 5, 0 \\ 0, 0, 0 \\ 0, 0, 0 \\ \end{array}$	HUBBELL OUTDOOR WALL LED LIGHT, FULLY 21W LED Absolute 0.90  W9 35 LIGHTING CUTOFF, TYPE 4. WALL 3000K  LNC2 9L 3K 070 4 1 MOUNT AT +7'-6" B.O.F.  DBT. BRONZE FINISH.
ELECTRICAL SITE PHOTOMETRIC PLAN		0,00,0 \ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.7 b.6 1.5 1.6 1.9 2.0 1.3 b.9 1.3 b.5	7.2 0.1 2.2 0.3 1.5 1.40.2 2.2 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5 1.5
ELECTRICAL SITE PHOTOMETRIC PLAN		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	5 0.9 1.0 1.7 1.7 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0
ELECTRICAL SITE PHOTOMETRIC PLAN	С	10 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1.8 1.8 2.7 1.4 0.3 1
ELECTRICAL SITE PHOTOMETRIC PLAN		0.0000	1.8
ELECTRICAL SITE PHOTOMETRIC PLAN			23 1 2 7 1.7 1 2 A 6 7 1.0
ELECTRICAL SITE PHOTOMETRIC PLAN		0.0 0.6 1.3 1.2 1.2 1.6 1.3 1.4 1.0 1.1 1.2 1.2 1.3 1.3 1.1 1.0 1.6 1.5 1.4 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	2 0.8 2 6 0.8 1.2 2 5 1.4 1.0 0 0.7 1.2 1.3 10.0 0.7 1.2 10.0 0.7 1.2 1.3 10.0 0.7 1.2 1.3 10.0 0.7 1.2 1.3 10.0 0.7 1.2 10.0
ELECTRICAL SITE PHOTOMETRIC PLAN		\$\\ \begin{array}{cccccccccccccccccccccccccccccccccccc	8 1.5 CAP 2.2 WS 1.1 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0
ELECTRICAL SITE PHOTOMETRIC PLAN		\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
ELECTRICAL SITE PHOTOMETRIC PLAN		**************************************	75.1
ELECTRICAL SITE PHOTOMETRIC PLAN		0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	
ELECTRICAL SITE PHOTOMETRIC PLAN		7.5 1.4 0.7 0.4 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.3 0.6 0.5 1.0 1.8 0.5 1.0 1.8 0.5 1.0 1.8 0.5 1.0 1.3 0.6 0.5 1.0 1.5 0.6 1.0 1.0 1.5 0.6 1.0 1.0 1.5 0.6 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0	/ / b.o **\tau_0 / / / \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
ELECTRICAL SITE PHOTOMETRIC PLAN		70,000 70,000	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.0 1 0.2 1.8 WS 1.3 1.1 0.7 0.5 0.8 1.3 1.3 0.5 0.5 0.7 1.5 0.6 1.3 1.4 1.5 1.6 0.3 0.4 1.2 0.6 0.1 0.5 0.5 0.7 1.5 0.6 1.5 0.7 0.5 0.8 1.3 1.9 1.5 0.6 1.5 0.8 1.3 1.9 1.5 0.6 1.5 0.6 1.5 0.6 0.3 1.4 1.5 0.6 0.3 1.4 1.5 0.6 0.3 1.4 1.5 0.6 1.5 0	b.o b.o b.o b.o b.o b.o
ELECTRICAL SITE PHOTOMETRIC PLAN		1.5 b.8 b.6 b.6 b.7 b.9 b.5 b.7 b.8 b.6 b.5 b.7 b.8 b.6 b.5 b.7 b.8 b.6 b.7 b.7 b.8 b.8 b.7 b.8 b.8 b.7 b.8 b.8 b.8 b.7 b.8	
ELECTRICAL SITE PHOTOMETRIC PLAN		2.6 1.5 1.8 1.2 2.6 1.4 1.5 1.8 1.2 2.6 1.4 1.5 1.8 1.9 2.5 1.8 1.9 2.5 1.8 1.9 2.5 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8 1.8	
ELECTRICAL SITE PHOTOMETRIC PLAN	В	0.0 0.1 0.1 0.5 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.5 0.7 0.3 0.7 0.5 0.7 0.3 0.7 0.5 0.7 0.3 0.7 0.5 0.7 0.7 0.5 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7 0.7	$0.0 \ 0.0 $
ELECTRICAL SITE PHOTOMETRIC PLAN		$7.00 \text{ h}_{3}$ $1.1 \text{ h}_{4}$ $1.2 \text{ h}_{2}$ $1.1 \text{ h}_{3}$ $1.1 \text{ h}_{4}$ $1.1 \text{ h}_{5}$	
ELECTRICAL SITE PHOTOMETRIC PLAN		**W\$ 1.5 1.6 1.8 1.5 2.2 3.4 1.7	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.2 3.6 1.4 1.9 1.2 1.0 1. 0.5 1.4 1.9 1.2 1.0 1. 0.5 1.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 2.6 2.4 1.4 1.9 1.9 1.9 1.9 1.9 1.9 1.9 1.9 1.9 1.9	
ELECTRICAL SITE PHOTOMETRIC PLAN		b.2	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.0 1.7 1.7 1.6 1.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0	
ELECTRICAL SITE PHOTOMETRIC PLAN		5.2 3.4 5 1.5 1.2 5.9 5.7 5.7 5.9 5.8 5.7 5.9 5.7 5.9 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0 5.0	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.2	
ELECTRICAL SITE PHOTOMETRIC PLAN		$\begin{array}{cccccccccccccccccccccccccccccccccccc$	
ELECTRICAL SITE PHOTOMETRIC PLAN		0.3 13 18 1.8	
ELECTRICAL SITE PHOTOMETRIC PLAN  1" = 50' - 0"		7.1	
ELECTRICAL SITE PHOTOMETRIC PLAN  1" = 50' - 0"		0.4 5 2.0 2.7 1.1 0.8 0.8 0.6 0.4 0.8 0.8 0.6 0.4 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8 0.8	
ELECTRICAL SITE PHOTOMETRIC PLAN  1" = 50' - 0"		0.1 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5 0.5	
1" = 50' - 0"	A	**************************************	
TENGINEERING		10.0° 90.0	TECINICAL SHE PHOTOWETRIC PLAN  1" = 50' - 0"
FINGINEERING			
FNGINEERING			
			T D D D D D D D D D D D D D D D D D D D

# DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

# SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY REVIEWED BY DATE

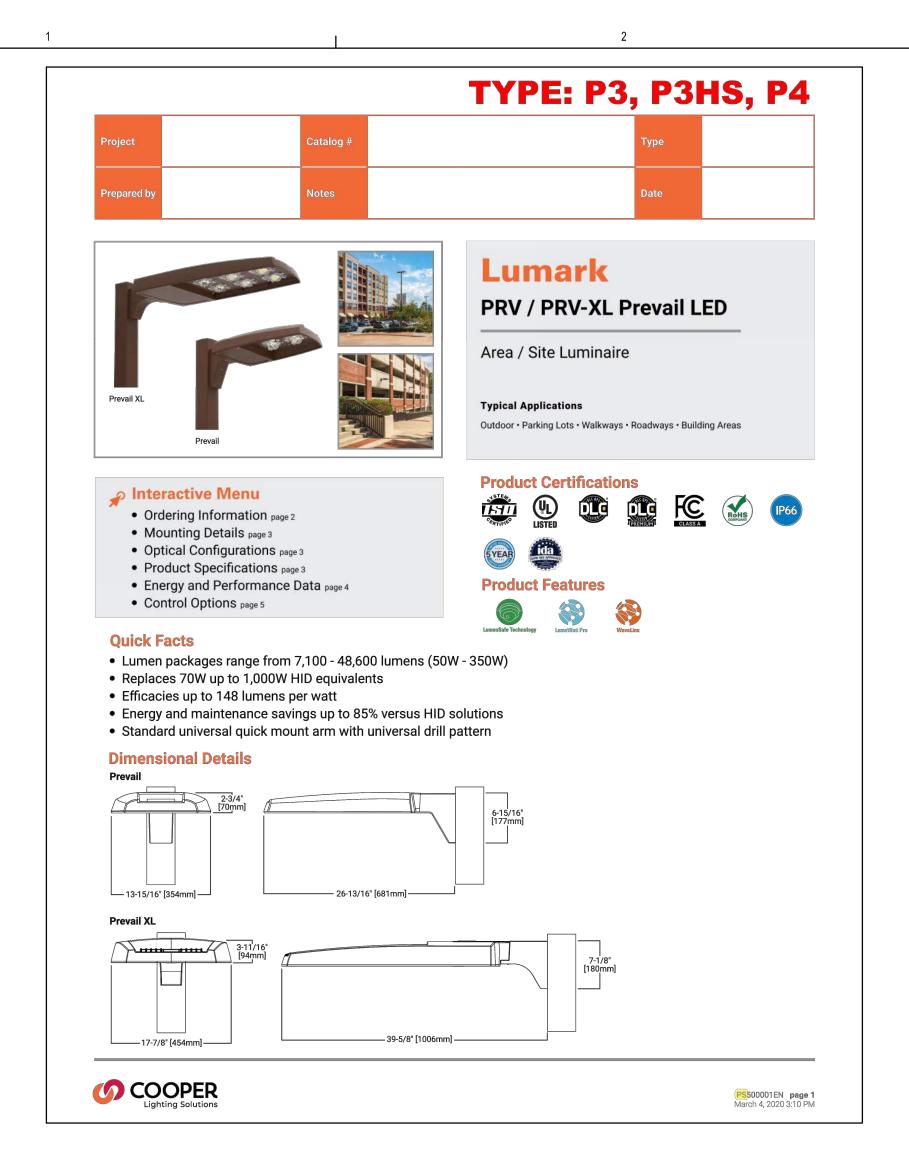
04/16/2021 PROJECT NO. 19-0058 DRAWING NAME

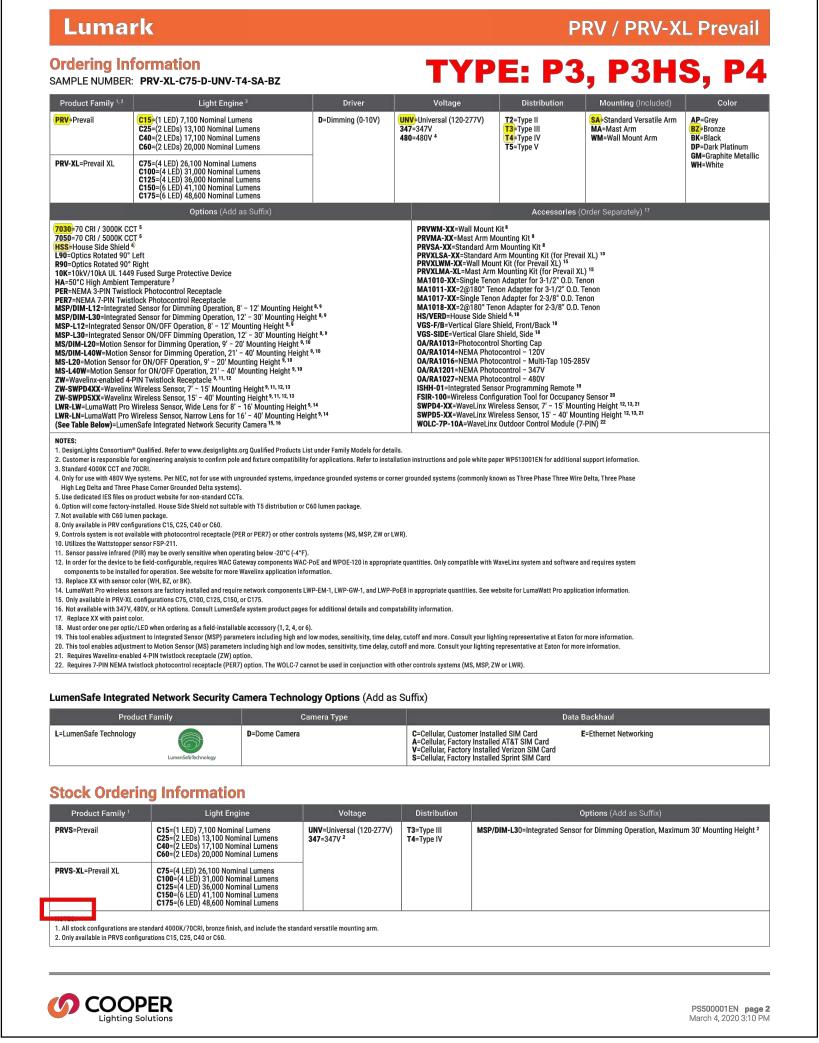
ELECTRICAL SITE PHOTOMETRIC PLAN

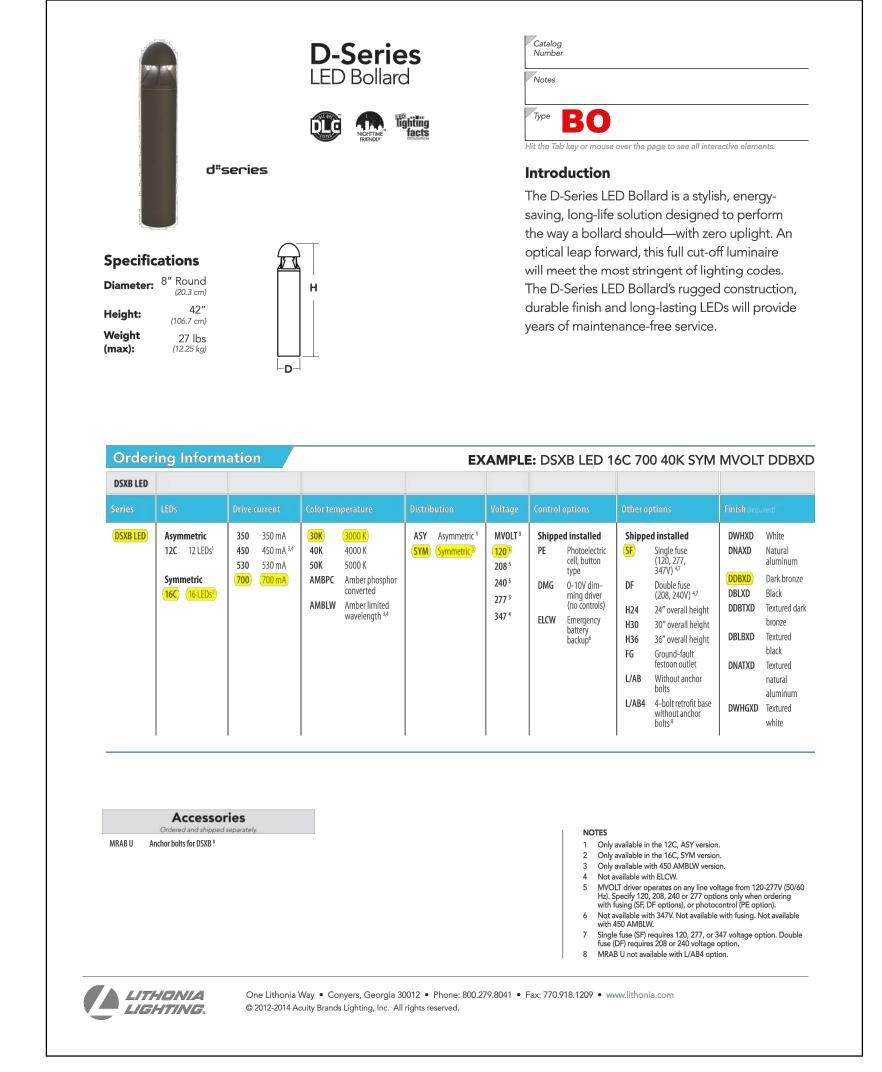
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

<sup>^</sup>261



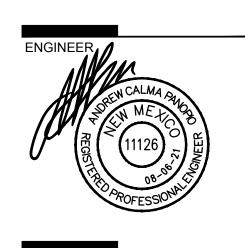






**ARCHITECTURE** DESIGN INSPIRATION

ARCHITECT



PROJECT

# SITE DEVELOPMENT PLAN

REVISIONS

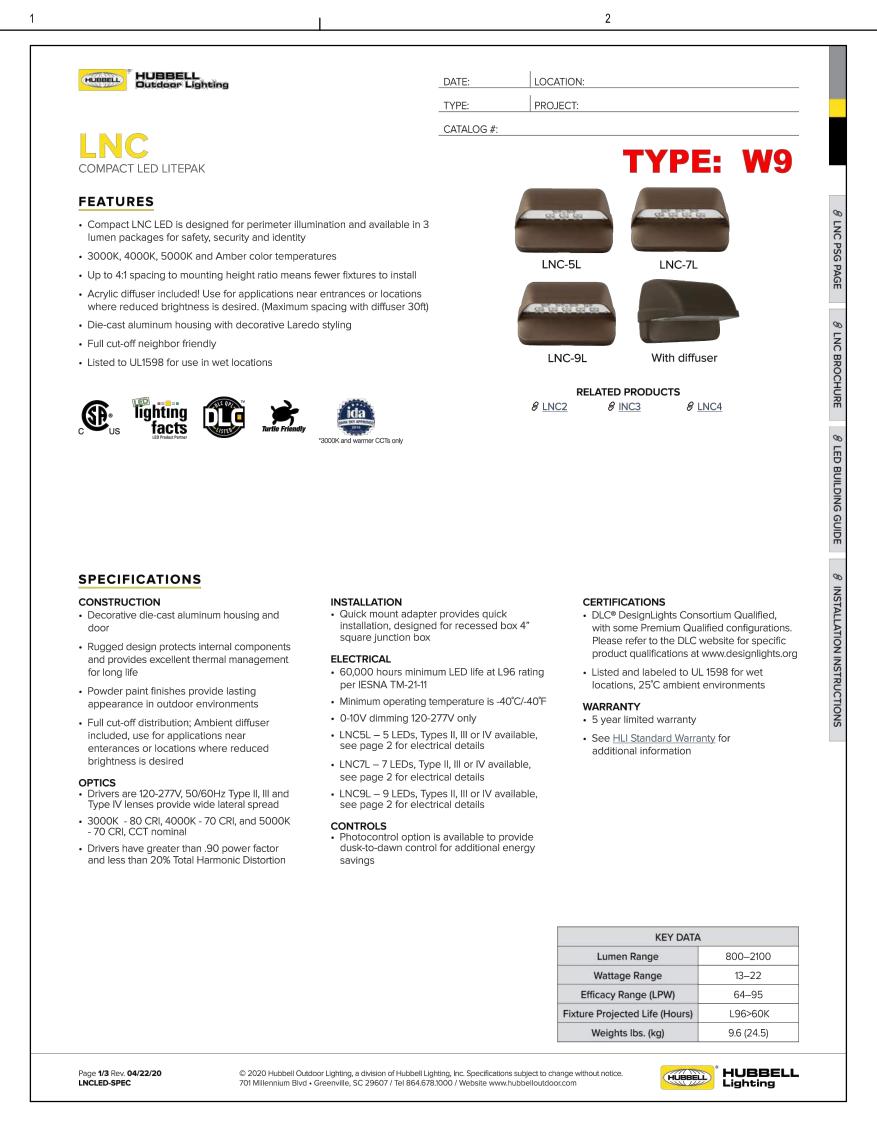
DRAWN BY REVIEWED BY 04/16/2021 PROJECT NO. DRAWING NAME

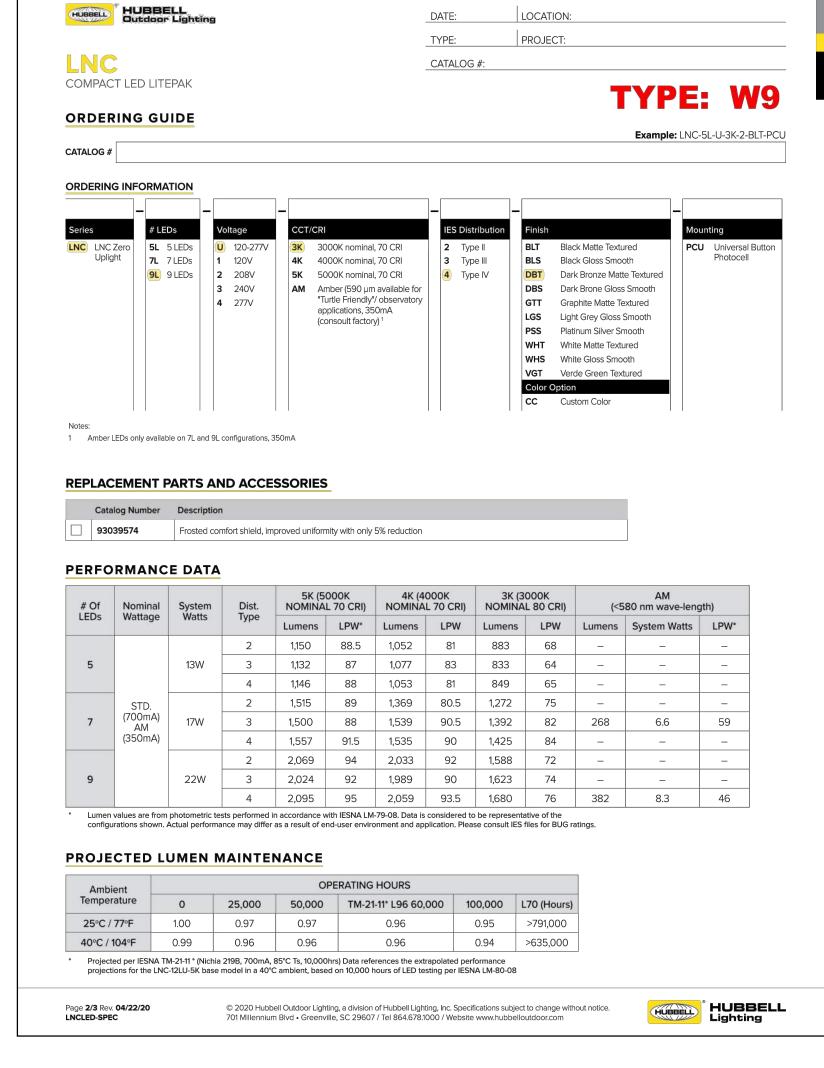
**ELECTRICAL SITE** LIGHTING **CUT SHEETS** 

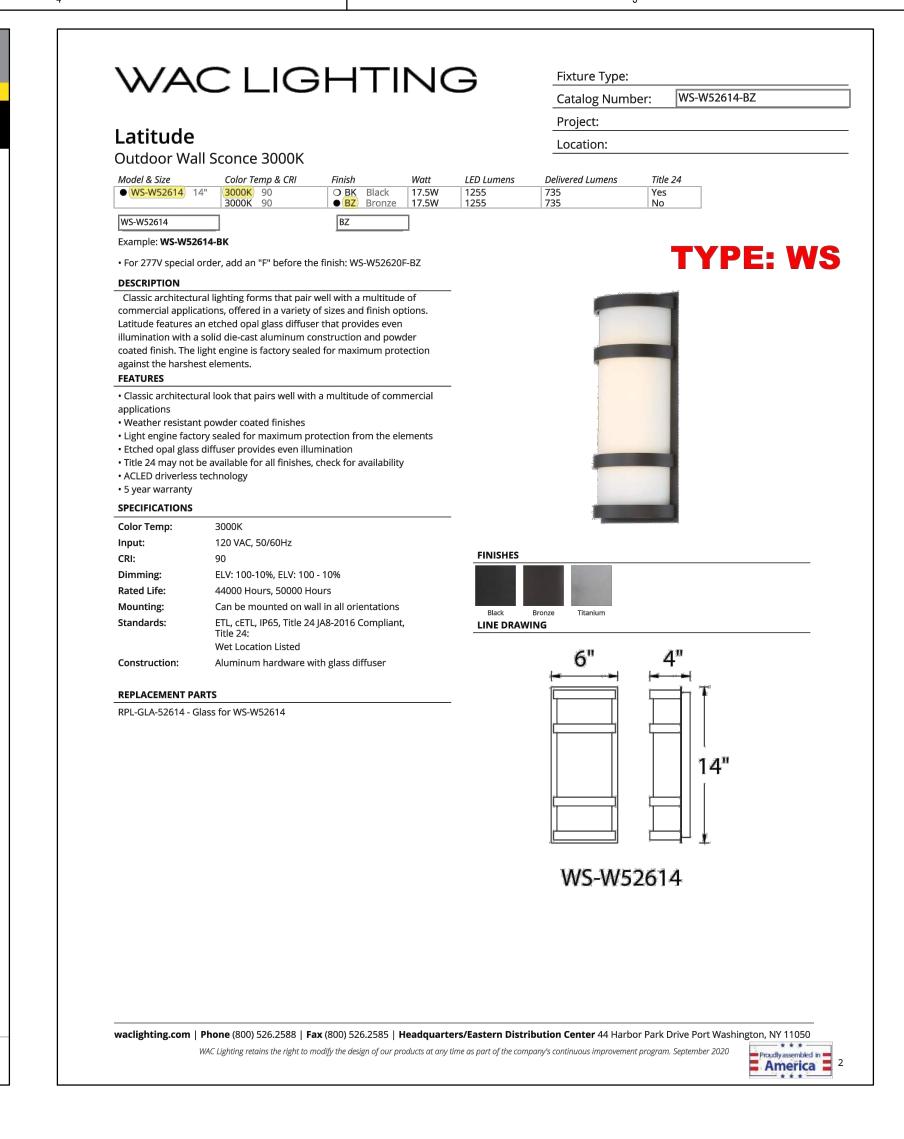
SHEET NO.

ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

3 **262** 

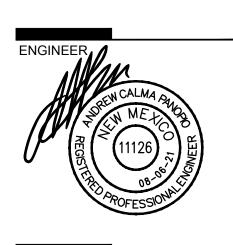








ARCHITECT



PROJECT

SEDONA WEST EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

SITE DEVELOPMENT PLAN

	•
REVISIONS	
$\triangle$	
$\triangle$	
$\triangle$	
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DRAWN BY

REVIEWED BY

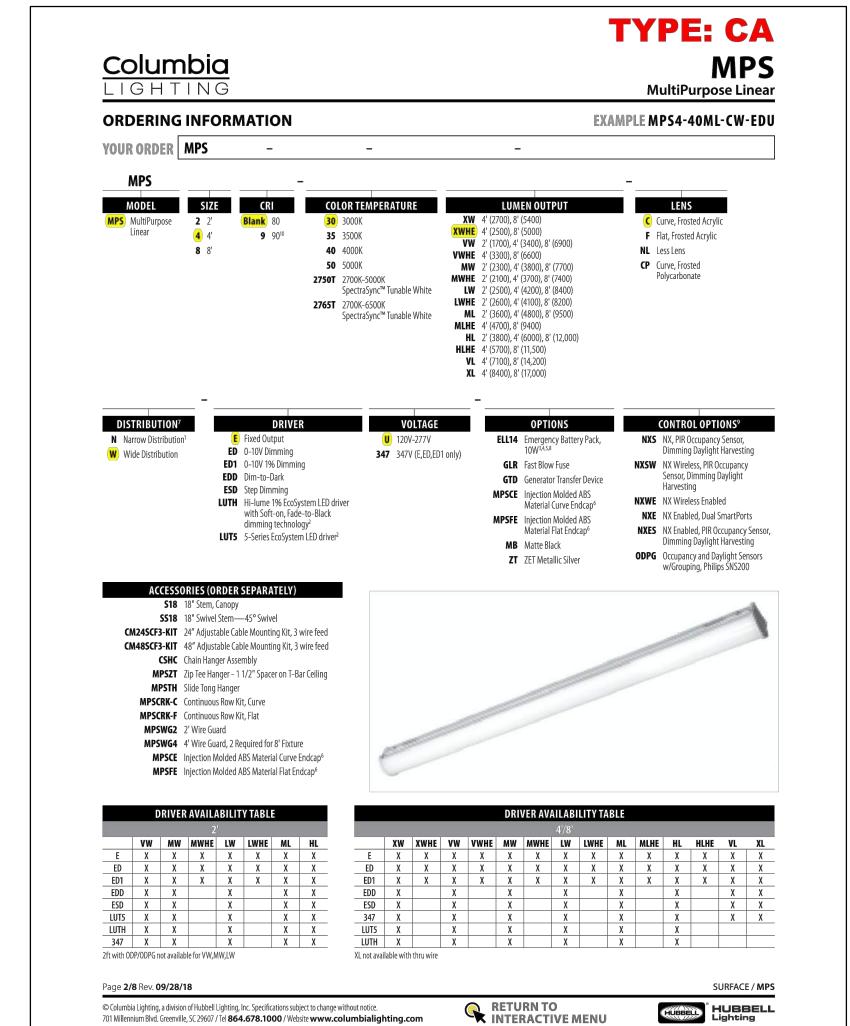
DATE 04/16/2021

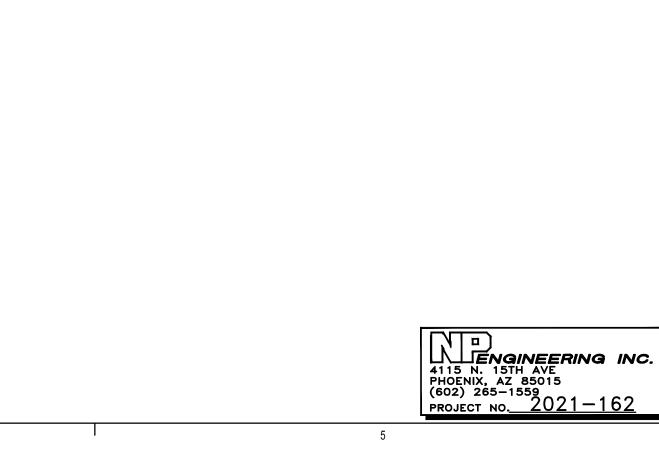
PROJECT NO. 19-0058

ELECTRICAL SITE
LIGHTING
CUT SHEETS

SHEET NO.

E4









### **DEVELOPMENT REVIEW BOARD APPLICATION**

Effective 8/12/2021

Please check the appropriate box(es) and of application.	d refer	r to supplemental fo	rms for submittal requ	irement	ts. All fees must be	paid at the time		
SUBDIVISIONS	☑ Final Sign off of EPC Site Plan(s) (Form P2A)  ☐ Extension of IIA: Temp. Def. of S/W (Form V2)							
☐ Major – Preliminary Plat (Form S1)	□A	☐ Amendment to Site Plan (Form P2)			☐ Vacation of Public Right-of-way (Form V)			
☐ Major – Bulk Land Plat (Form S1)	MIS	MISCELLANEOUS APPLICATIONS			☐ Vacation of Public Easement(s) DRB (Form V)			
☐ Extension of Preliminary Plat (Form S1)	ПЕ	Extension of Infrastructur	re List or IIA (Form S1)	□ Vac	☐ Vacation of Private Easement(s) (Form V)			
☐ Minor Amendment - Preliminary Plat (Form S.	) 🗆 N	Minor Amendment to Infr	rastructure List (Form S2)	PRE-A	PRE-APPLICATIONS			
☐ Minor - Final Plat (Form S2)	□т	emporary Deferral of S/	W (Form V2)	☐ Ske	☐ Sketch Plat Review and Comment (Form S2)			
☐ Minor – Preliminary/Final Plat (Form S2)	□s	Sidewalk Waiver <i>(Form</i> \	/2)		· · · · · · · · · · · · · · · · · · ·			
SITE PLANS	□ v	Vaiver to IDO (Form V2)		APPE	APPEAL			
☐ DRB Site Plan <i>(Form P2)</i>	□ v	Vaiver to DPM <i>(Form V2</i>		☐ Dec	□ Decision of DRB (Form A)			
BRIEF DESCRIPTION OF REQUEST		·	,		, ,			
APPLICATION INFORMATION								
Applicant: Robert Gibson, Sedona	West	LLC		Ph	one: 503-288-62	210		
Address: 8220 Louisiana Blvd. NE	Suite	e B			Email: rgibson@pacificap.com			
City: Albuquerque			State: NM		Zip: 87113			
Professional/Agent (if any): Anthony San	ti, De	kker/Perich/Sab	patini		one: 505-761-97			
Address: 7601 Jefferson St Suite	100		Г <u>а.</u> .		nail: anthonys@c	dpsdesign.org		
City: Albuquerque		State: NM	·					
Proprietary Interest in Site:			List all owners:					
SITE INFORMATION (Accuracy of the existing	legal c	description is crucial!	-					
Lot or Tract No.: A-2-A-A	D . I N I	1	Block:	Un		040020215		
Subdivision/Addition: The Plaza at Paseo		Norte MRGCD Map No.:  Existing Zoning: MX-M			UPC Code: 101306421040020215  Proposed Zoning			
Zone Atlas Page(s): C-13-Z  # of Existing Lots: 1		# of Proposed Lots:			Total Area of Site (Acres): 7.12			
LOCATION OF PROPERTY BY STREETS		# Of Froposed Lots.		110	tal Alea of Oite (Acres).	7.12		
Site Address/Street: Eagle Ranch Road		Between: Paradise	Blvd NW	and I	rving Blvd. NW			
CASE HISTORY (List any current or prior pro					TVIIII DIVA. IVV			
	JUL WITE	a case manipor(s) that i	wo followant to your re	440011)				
I Certify that the information I have included here	and ser	nt in the required notice	was complete, true, and ac	curate to	the extent of my know	vledge.		
Signature:				Da	ite: 5/6/2021			
Printed Name: Anthony Santi □ Applicant or ☒ Agent								
FOR OFFICIAL USE ONLY								
Case Numbers Ac	ion	Fees	Case Numbers		Action	Fees		
Meeting Date:			•	Fe	e Total:	•		
Staff Signature: Date: Project #								

# 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:	_Sedona West	
AGIS MAP#	_C-13	_
LEGAL DESCRIPTI	ONS: _Tract A-2-A-A, The Pla	za at Paseo Del Norte
_X DRAINAGE	REPORT/GRADING AND DRAIL	NAGE PLAN
submitted to	eport/grading and drainage plan, a the City of Albuquerque Planning Floor, Plaza del Sol) on10-6-	as per the Drainage Ordinance, was Department, Hydrology Division 2021(date).
Justin Sch Applio	ara In the Authora	10-12-21 Date
Ein	est Amijo	10/12/2021
Hydrolog	y Division Representative	Date
NOTE: A GRADING APPROVAL	AND DRAINAGE PLAN MUST	BE APPROVED PRIOR TO DRB
X WATER AN	D SEWER AVAILABILITY STAT	EMENT
	Sewer Availability Statement for A (2 <sup>nd</sup> /Ground floor, Plaza del Sol)	
Justin Sch Applic	ara Just Dono cant/Agent	10-12-21 Date
$\mathcal{B}$	h w	_10/12/21
ABCWUA	A Representative	Date
	PROJE	ECT #

#### FORM P2A: FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (not required for Master Development Plans)

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

Letter of authorization from the property owner if application is submitted by an agent

Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met

N/A Interpreter Needed for Hearing? \_\_\_\_if yes, indicate language: \_

Zone Atlas map with the entire site clearly outlined and labeled

PDF of application as described above

Approved Grading and Drainage Plan

Site Plan and related drawings √A Infrastructure List, if required

Solid Waste Department signature on Site Plan

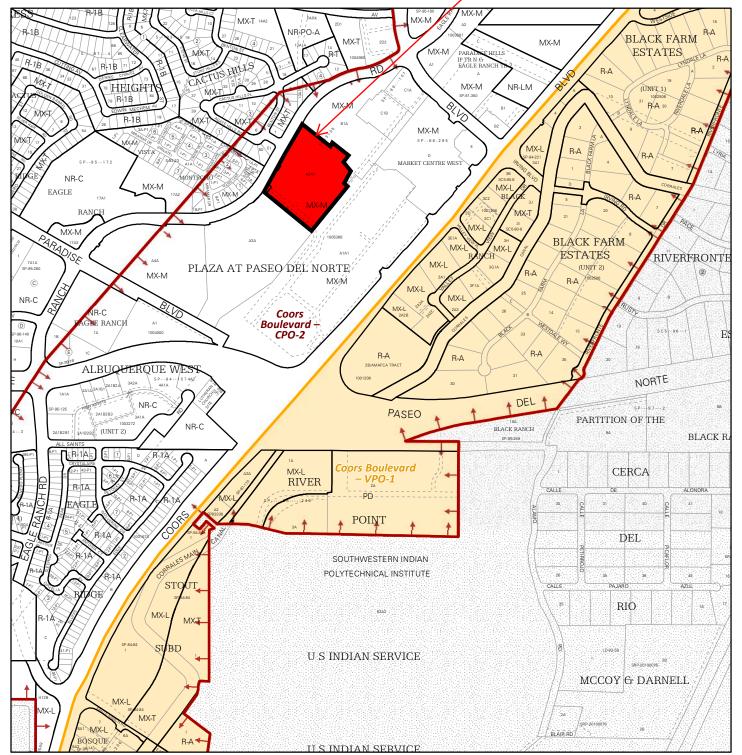
Please refer to the DRB public meeting schedules for meeting dates and deadlines. Your attendance is required.

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

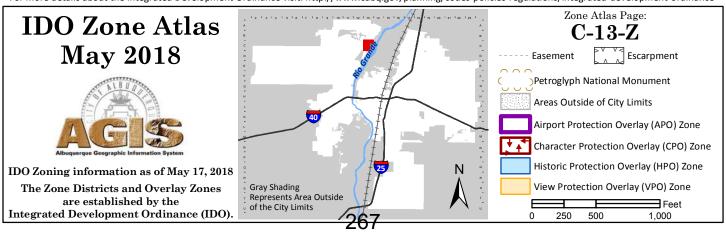
Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.					
Signature:		Date: 10/12/2021			
Printed Name: Anthony Santi		☐ Applicant or 🏿 Agent			
FOR OFFICIAL USE ONLY					
Case Numbers:	Project Number:	1 0 0			
		17/106			
Staff Signature:		W. W. F. T.			
Date:					

266 Revised 8/12/21



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



May 5, 2021

Tim MacEachen, Chair Environmental Planning Commission City of Albuquerque Planning Department 600 2nd St NW Albuquerque, NM 87102

RE: Request for Major Amendment to a Prior Approved Site Plan – EPC Amendment to the Plaza at Paseo del Norte Site Plan Sedona West Apartments, Eagle Ranch Rd NW

Dear Mr. MacEachen,

This Letter authorizes Dekker/Perich/Sabatini LLC and to represent Sedona West LLC, owner of the property located on Eagle Ranch Road and described below, with regard to the design and approval of all necessary steps related to the regulatory and permitting process with the City of Albuquerque. This letter authorizes Dekker/Perich/Sabatini LLC to act as Sedona West LLC agent as necessary with the permitting and associated approval processes required for the requested actions referenced above.

#### Legal description:

TRACT A-2-A-A AS SHOWN ON THE PLAT OF TRACTS A-2-A-A & B-1-A THE PLAZA AT PASEO DEL NORTE, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 18, 2007, PLAT BOOK 2007C, PAGE 347, DOCUMNET #2007169358.

Please contact me at 503-288-6210 ext. 25 if there are any questions.

Sincerely,

Robert Gibson
Robert Gibson

Vice President, Development

**Pacificap** 



Meeting Date: September 22, 2021

Staff Contact: Kristopher Cadena, Chief Engineer, Utility Development

TITLE: C-21-19 – Approving a Service Connection Agreement for Water and

Sewer Service with Sedona West, LLC at Tract A-2-A-A, The Plaza at

Paseo del Norte (UPC 101306421040020215)

**ACTION:** Recommend Approval

#### **SUMMARY:**

Sedona West, LLC desires to connect to existing water and wastewater infrastructure located at an unaddressed parcel east of Eagle Ranch Road, north of Paseo del Norte, identified as UPC 101306421040020215. The parcel will be developed as a multifamily apartment project. The parcel is currently undeveloped land. The development is located outside of the Water Authority's Adopted Service Area, but within the City of Albuquerque. No additional infrastructure requirements are needed to provide water and wastewater service to this property other than a service agreement approved by the Water Authority Board.

As a condition of service, the owner will be required to:

- Comply with the ordinances, resolutions, plans, and regulations of the Water Authority
- Obtain concurrent water and wastewater service
- Pay the Utility Expansion Charge (UEC) at the rates that are imposed at the time of a service connection
- Pay the Water Resource Charge (WRC)

#### **FISCAL IMPACT:**

None

The Alder July

### FIRE PLAN KEYED NOTES:

**NEW FIRE HYDRANT** 

NEW FIRE PROTECTION BACKFLOW PREVENTER WITH HOT BOX MOUNTED PIV

NEW BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

INSTALL KNOX BOX WITH BUILDING KEY

PAINT CURB WITH RED TRAFFIC PAINT, MINIMUM 2 COATS; STENCIL "FIRE LANE - NO PARKING"

EXISTING FIRE HYDRANT (7) RELOCATE EXISTING FIRE HYDRANT

> **LEGEND:** —— F —— \_\_\_\_\_W\_\_\_\_ \_ \_ \_ \_

PROPOSED FIRE HYDRANT PROPOSED FIRE LINE PROPOSED WATER LINE NEW BACKFLOW PREVENTER EXISTING EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE

## **EASEMENTS**

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37, PAGE 12.

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,

DOC. # 8849100. 8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND

PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108. 9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

PAGE 7909, DOC. #91019534. 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18. 2007. BOOK 2007C. PAGE 347. DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.

(11). POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

# APWA UTILITY COLOR CODE

RED — ELECTRIC POWER LINES, CABLES, CONDUIT AND LIGHTING CABLES YELLOW - GAS, OIL, STEAM, PETROLEUM OR GASEOUS MATERIALS ORANGE - COMMUNICATION, ALARM OR SIGNAL

LINES, CABLES OR CONDUIT ORANGE - COMMUNICATION, FIBER OPTIC LINES BLUE - POTABLE WATER BLUE - WATER FROM RECORD DWG GREEN -SANITARY SEWER AND DRAIN LINES

- w - - - - w - - - - w - - - -- W FRD ---- W FRD ----- SAS — — — SAS — — — -GREEN - SANITARY SEWER FROM RECORD DWG
-SAS FRD----SD----SD----

# **GENERAL NOTES:**

1 BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR BUILDING IDENTIFICATION PLACED IN POSITION PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR THE ROAD FRONTING THE PROPERTY.

2 A KEY BOX (KNOX BOX) IS REQUIRED IF ACCESS TO THE BUILDING IS NECESSARY FOR LIFE SAFETY OR FIREFIGHTING PURPOSES. ALL KEY BOXES SHALL BE MOUNTED BETWEEN 4' TO 6' ABOVE GRADE. THE KEY BOXES SHALL BE ILLUMINATED SO AS TO BE IMMEDIATELY VISIBLE TO FIRE PERSONNEL UPON APPROACH. ONE KEY BOX SHALL BE LOCATED AT THE MAIN ENTRANCE.

3 ALL APPROVED FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS. 4 FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE.

CODE MARSHALL. 6 FOR BUILDING TALLER THAN 30', FIRE APPARATUS ACCESS ROADS SHALL BE 26' WIDTH MINIMUM.

5 THE MINIMUM TURNING RADIUS SHALL BE 28 FEET AS DETERMINED BY THE FIRE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-W REFERENCED HEREON AND ARE NOT GUARANTEED OR TO THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS

DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. \_

03/24/2021 (2021.012.1).

BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAF LBUQUERQUE FIRE MARSHAL'S **DIVISION OFFICE PLANS CHECKING DIVISION** 

DOCUMENTS N.W. 505. RESIEWS O AND APPROVISES SET 15 WWW.highmesacg.com

2021.012.2

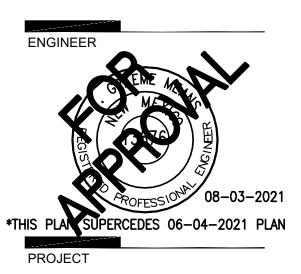
MESA Consulting Group

PERICH SABATINI

DEKKER

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



# SITE DEVELOPMENT

PLAN REVISIONS

DRAWN BY J.Y.R. **REVIEWED BY** G.M. 08/06/2021 PROJECT NO. 19-0058

FIRE 1 PLAN

DRAWING NAME

SHEET NO.

FIRE 1

ALBUQUERQUE FIRE M

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



#### OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Robert Gibson Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque NM, 87113 Project #2021-005442 SI-2021-00569 - Site Improvement Major Amendment to Site Plan

#### **LEGAL DESCRIPTION:**

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)

Staff Planner: Silvia Bolivar

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005442, SI-2021-00569, a Major Amendment to a Site Plan-EPC, based on the following Findings:

- 1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
- 2. The applicant proposes to amend the prior approved site development plan in the following manner:
  - Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
- 3. The subject site is zoned MX-M (Mixed Use Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

- 4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
- 5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Paseo del Norte Activity Center.
- 6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
- 7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.
  - A. <u>Policy 4.2.2 Community Engagement</u> Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

- 9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.
  - A. <u>Goal 5.1: Centers and Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Paseo del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.

B. <u>Subpolicy 5.1.1(a)</u>: Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

C. <u>Subpolicy 5.1.1(c)</u>: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multifamily apartment community.

D. <u>Subpolicy 5.1.1(f)</u>: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Paseo del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

E. <u>Subpolicy 5.1.1(h)</u>: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

F. <u>Policy 5.1.2 – Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is near Coors Boulevard and within the Coors/Paseo del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

G. <u>Policy 5.1.6- Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

H. <u>Subpolicy 5.1.6(a)</u>: Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

- 10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.
  - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

B. <u>Goal 5.2.1 – Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

C. <u>Subpolicy 5.2.1(d)</u>: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. <u>Subpolicy 5.2.1(f)</u>: Encourage higher density housing as an appropriate use in the following situations:
  - i. Within designated Centers and Corridors;
  - ii. In areas with good street connectivity and convenient access to transit;
  - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

- 11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.
  - A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

B. <u>Policy 5.3.1 – Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

C. <u>Goal 5.6- City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

D. <u>Policy 5.6.2 – Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelop Areas where change is encouraged.

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.
  - A. <u>Goal 9.3 Density:</u> Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

B. <u>Subpolicy 9.3.2(a)</u>: Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

- 13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
  - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.
  - 14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(e), the Site Plan-EPC can be approved it if mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.

- 15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
- 16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
- 17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.
- 18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
- 19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
- 20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.
- 21. The EPC acknowledges the enormous amount of public comments and major community concerns regarding traffic on Eagle Ranch Road and the surrounding area, and therefore supports Condition #7. The public is also concerned about parking in the area and potential parking spill-over into the neighborhood.

#### CONDITIONS OF APPROVAL – SI-2021-00569

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 4. Walls & Security
  - A. A detail for the proposed retaining wall shall be provided.
  - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - A. Indicate where the proposed amenities will be located throughout the development.
  - B. If shade structures and gazebos are to be included, provide details for these structures.
- 6. Signage
  - A. The location of the proposed monument if proposed shall be indicated.
  - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 9 of 10

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela, Planning Director

AV/SB

cc:

Robert Gibson c/o Sedona West LLC, rgibson@pacificap.com

Dekker/Perich/Sabatini, anthonys@dpsdesign.org

Vista Montecito HOA, Carol Nelson, 7654@gmail.com

Vista Montecito HOA, Diane Exline, dianexline@gmail.com

Westside Coalition of Neighbohood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Paradise Hills Civic Association, Tom Anderson, taa@msn.com

Paradise Hills Civic Association, Maria Warren, samralphroxy@yahoo.com

Shari Munson Munson CS @ aol.com

Jeremiah Hill bluejay9339@gmail.com

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Hussein Alfayyadh / halfayyadh@gmail.com

Bob Ekler <a href="mailto:eklerr@gmail.com">eklerr@gmail.com</a>

Aubrey Eberhardt / <a href="mailto:aubrey.eber@icloud.com">aubrey.eber@icloud.com</a> Sam Sandoval: SamASandoval@comcast.net

OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 10 of 10

> Christina Lujan <u>NMPLEXUS@YAHOO.COM</u> Joseph A. Greene <u>jagreene586@gmail.com</u>

Karla Coronel - <u>kcoronel09@gmail.com</u>

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Annie Theodoropoulos, anntheo@gmail.com

Robin James, rej@modrall.com

Christopher and Andrea Chapman, 9920 Benton St. NW 87114.

Legal, kmorrow@cabq.gov

EPC file



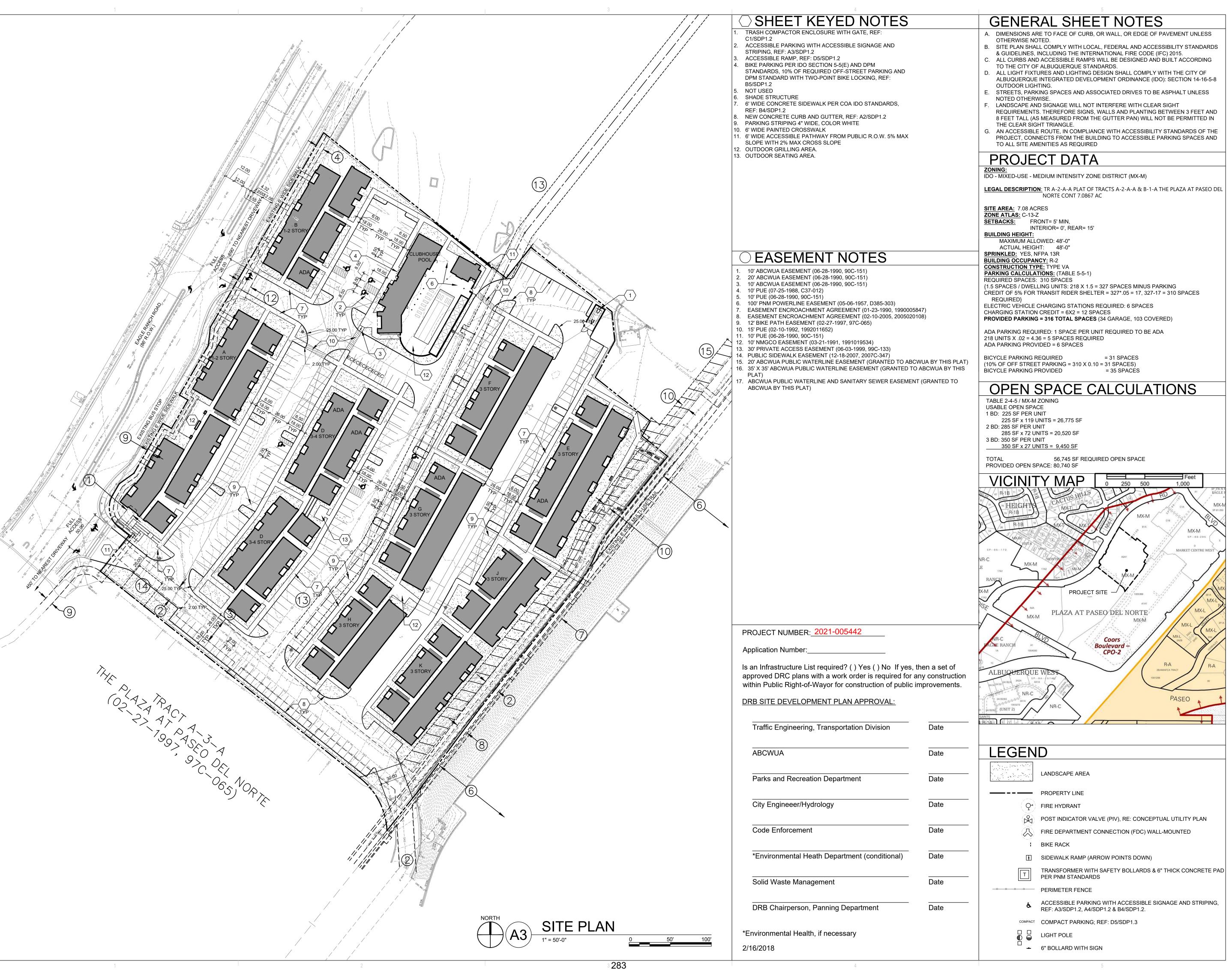
#### **EPC Conditions Response Letter**

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals. This letter satisfies this condition.
- 4. Walls & Security
  - a. A detail for the proposed retaining wall shall be provided.
    - i. Response: A detail has been provided on sheet SDP1.2.
  - b. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - a. Indicate where the proposed amenities will be located throughout the development.
    - Response: Keyed notes have been added to the site plan locating the outdoor amenities.
  - b. If shade structures and gazebos are to be included, provide details for these structures.
    - i. Response: Not Applicable
- 6. Signage
  - a. The location of the proposed monument if proposed shall be indicated.
  - b. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
  - a. Response: A traffic impact study has been completed, reviewed by City staff, comments have been addressed and resubmitted. We are waiting on final City approval.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.
  - a. Response: The developer and Project Team met with Parks and Recreation and City Transportation staff. The developer has agreed to provide a new connection from the existing trail up to the internal road (which dead ends just north of the existing guard rail), so that the trail will connect to the existing trail to the south. They will also make any necessary repairs to the existing trail along the property's frontage. A keyed note has been added to the site plan.

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Anthony Santi



PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT

**ENGINEER** 

PROJECT

REVISIONS 10.12.2021 MAJOR AMENDMENT

DRAWN BY AG, JF REVIEWED BY RAW, HFG 09/28/2021 PROJECT NO.

20-0286

DRAWING NAME

SITE PLAN

SDP1.1

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET. ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP. AS SHOWN ON THIS SHEET.

ELEVATION = 5076.20 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER. SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET.

# TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET. ELEVATION = 5049.36 FEET (NAVD 1988)

# **GRADING AND DRAINAGE:**

THE PROJECT SITE CURRENTLY SLOPES FROM NORTHEAST TO SOUTHWEST. THE STORMWATER RUNOFF FROM THE WEST HALF OF THE SITE IS INTERCEPTED BY AN EXISTING PAVED, CURBED ACCESS ROAD THAT DRAINS TO TWO (2) EXISTING STORM DRAIN INLETS. THESE INLETS DISCHARGE TO AN EXISTING 24" PUBLIC SUBSURFACE STORM DRAIN SYSTEM THAT EXTENDS THROUGH THE SITE FROM NORTH TO SOUTH, ENLARGING TO A 36" RCP STORM DRAIN ALONG THE SOUTH PERIMETER OF THE PROPERTY. THIS PUBLIC STORM DRAIN SYSTEM CONTINUES SOUTHWEST PROJECT SITE AND ULTIMATELY DISCHARGES TO A PUBLIC STORMWATER DETENTION BASIN AT THE "PLAZA AT PASEO DEL NORTE UPPER DETENTION POND", LOCATED NEAR THE SOUTHEAST TERMINATION OF PARADISE BLVD NW, AND IMMEDIATELY SOUTH OF THE EAGLE RANCH APARTMENTS COMPLEX. THE EXISTING PUBLIC STORM DRAIN SYSTEM AND STORMWATER DETENTION POND FACILITY WAS DEVELOPED PER THE 1989 MARKET CENTER WEST (PLAZA AT PASEO DEL NORTE) MASTER PLAN (UPDATED 2007) AND CONSTRUCTED AS PART OF THE PHASE 1 DEVELOPMENT FOR THIS SITE IN 1990. THE STORMWATER DETENTION POND IS SIŽED TO ACCEPT THE FULLY DEVELOPED STORMWATER RUNOFF GENERATED BY THIS SITE (DENOTED AS PORTIONS OF BASIN A IN THE MASTER PLAN DRAINAGE REPORT). IN THE MASTER PLAN, BASINS A-1, A-2 AND A-3 WERE CALCULATED TO GENERATE 24.6 CFS, 16.6 CFS, AND 4.5 CFS RESPECTIVELY (QTOTAL = 45.7 CFS) IN THE FULLY DEVELOPED CONDITION THAT IS FREE DISCHARGED TO THE EXISTING PUBLIC STORM DRAIN IMPROVEMENTS. THIS PROPOSED 2021 SEDONA WEST DEVELOPMENT SITE IS 7.1 AC. 65% OF THE BASIN A 11 AC SITE. THEREFORE, THE ALLOWABLE DISCHARGE FOR THIS SITE IS 65% OF THE 45.7 CFS ALLOWABLE FREE DISCHARGE RATE, EQUAL TO 29.7 CFS.

EASEMENTS

PAGE 12.

PAGE 151.

PAGE 151.

905847.

DOC. # 8849100.

PAGE 7909, DOC. #91019534.

DETERMINED BASED UPON EASEMENT ANNOTATION.

BY PLATS OF RECORD REFERENCED HEREON.

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C,

3. 10' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

6. APPROXIMATE LOCATION OF 100' PNM POWER LINE EASEMENT FILED MAY 06, 1957, BOOK

N.M. UTILITY CO., FILED JANUARY 23, 1990, BOOK 90-2, PAGES 1325-1327, DOC. #

7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING

PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

(11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED

10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER

18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE

NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED

D385, PAGE 3031. SUBJECT TO EASEMENT ENCROACHMENT AGREEMENT BETWEEN PNM AND

MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164, N.M. UTILITIES

ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO

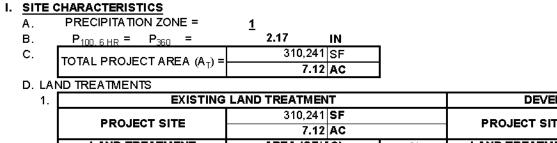
REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND

DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988,

THE PROPOSED SITE DEVELOPMENT WILL MAINTAIN THE GENERAL DRAINAGE PATTERNS FOR THE SITE WITH OVERALL SITE GRADE SLOPING FROM NORTHEAST TO SOUTH WEST. ROOF DRAINAGE AND LOCALIZED PAVEMENT AREAS WILL BE SERVED BY NEW PRIVATE SUBSURFACE PIPED STORM DRAIN SYSTEMS THAT WILL OUTFALL TO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE PROJECT WILL RESULT IN AN INCREASE IN DEVELOPED STORMWATER RUNOFF GENERATED DUE TO THE NEW IMPERVIOUS AREAS. CALCULATIONS BASED ON THE CURRENT DPM PROCEDURE FOR A 40 ACRE OR SMALLER SITE SHOWN BELOW DEMONSTRATE THAT THE PROPOSED PEAK DISCHARGE FOR A 100 YEAR, 6 HOUR STORM EVENT GENERATED BY THE FULLY DEVELOPED SITE WILL BE 26.9 CFS. WHICH IS LESS THAN THE ALLOWABLE MASTER PLAN FREE DISCHARGE RATE OF 29.7 CFS NOTED ABOVE.

DUE TO THE GENERAL SLOPE OF THE SITE FROM WEST TO EAST, AND COORDINATION COMPROMISES TO THE SITE DEVELOPMENT WITH THE NEIGHBORING PROPERTY OWNERS. THIS SITE AS FULLY DEVELOPED WILL NOT BE ABLE TO INCLUDE PONDING IMPROVEMENTS NECESSARY TO COMPLY WITH THE CITY OF ALBUQUERQUE DPM AND CURRENT STORMWATER QUALITY ORDNANCE REQUIREMENTS TO CAPTURE AND TREAT THE FIRST FLUSH STORM EVENT GENERATED BY THE SITE. CALCULATIONS INCLUDED BELOW DEMONSTRATE THE REQUIRED STORMWATER QUALITY VOLUME GENERATED BY THE DEVELOPED SITE TO BE 8,510 CF. AS SUCH, THIS PROJECT ANTICIPATES UTILIZING THE ALTERNATIVE 'PAYMENT-IN-LIEU' OPTION NOTED IN THE COA DPM SECTION 6-12(C)(1), TO BE COORDINATED WITH THE CITY HYDROLOGY ENGINEER.

# **CALCULATIONS:**



ND IREA IMEN 12						
EXISTING	LAND TREATMENT	DEVELOPED LAND TREATMENT				
BBO JECT CITE	310,241 SF		BBO IEST SITE	310,241	SF	
PROJECT SITE	7.12 AC		PROJECT SITE	7.12	AC	
LAND TREATMENT	AREA (SF/AC)	%	LAND TREATMENT	AREA (SF/A	(C)	%
А			Α			
^						
В	263,079 SF	85%	В	33,621	SF	11%
<u> </u>	6.04 AC		AC 03 //		0.77	AC
С			С	33,620	SF	11%
· · · · · · · · · · · · · · · · · · ·				0.77	AC	
Б	47,162 SF	1 15% I	D.	243,000	SF	700/
D	1.08 AC		D	5.58	AC	78%

# **HYDROLOGY**

# A. EXISTING CONDITION 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR  $WT_F = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$ 

 $\Rightarrow$  (0.55 · 0.00) + (0.73 · 6.04) + (0.95 · 0.00) + (2.24 · 1.08)/7.12 =  $\Rightarrow$  (0.96/12) • 7.12 = **0.5698 AC-FT =** 24,820 CF  $V_{100.6 \text{ HR}} = (E_W/12) \cdot A_T$ b. PEAK DISCHARGE 100-YR  $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

 $\Rightarrow$  (1.54 • 0.00) + (2.16 • 6.04) + (2.87 • 0.00) + (4.12 • 1.08) =

# B. <u>DEVELOPED CONDITION 100 YEAR STORM</u>

1. PROJECT SITE a. VOLUME 100-YR, 6-HR

> $WT_E = (E_A \cdot A_A + E_B \cdot A_B + E_C \cdot A_C + E_D \cdot A_D)/A_T$  $\Rightarrow$  (0.55 • 0.00) + (0.73 • 0.77) + (0.95 • 0.77) + (2.24 • 5.58)/7.12 =  $\Rightarrow$  (1.94/12) • 7.12 = 1.1514 AC-FT = 50,160 CF  $V_{100,6 HR} = (E_W/12) \cdot A_T$

b. STORM WATER QUALITY VOLUME (FIRST FLUSH) GENERATED  $V_{SWQV} = ((P_{SWQV})/12) \cdot A_D$  $\Rightarrow$  ((0.42)/12) • (5.58) = 0.1952 AC-FT =

c. STORM WATER QUALITY - PAYMENT IN LIEU VARIANCE REQUEST ⇒ \$8.00 PER CF FIRST FLUSH GENERATE x 8510 CF = \$68,080.00 d. PEAK DISCHARGE 100-YR

## $\Rightarrow$ (1.54 • 0.00) + (2.16 • 0.77) + (2.87 • 0.77) + (4.12 • 5.58) = C. COMPARISON 100 YEAR STORM

1. PROJECT SITE a. VOLUME 100-YR, 6-HR

 $Q_{100} = Q_A \cdot A_A + Q_B \cdot A_B + Q_C \cdot A_C + Q_D \cdot A_D$ 

b. PEAK DISCHARGE 100-YR  $\Delta Q_{100} = 26.9 - 17.5 =$ 

\*29.7 CFS FREE DISCHARGE ALLOWED PER PLAZA AT PASEO DEL NORTE MASTER PLAN > DEVELOPED 26.9 CFS GENERATE

SCALE: 1" = 50'

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES. THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY

HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2

17.5 CFS

8,510 CF

26.9 CFS

HIGH MESA Consulting Group

6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com

# **DEKKER** PERICH SABATINI

ARCHITECTURE **DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 

\*THIS PLAN SUPERCEDES 06-04-2021 PLAN PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY J.Y.R. REVIEWED BY G.M. 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL **GRADING PLAN** 

SHEET NO.

DRAWING NAME

CG-101

**EASEMENTS** 

- W - - - - W - - - - - W - - - -

- W FRD ----- W FRD -----

- SAS — — — SAS — — — -

-SD----SD----

(1) 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JULY 25, 1988, BOOK C37,

2. 10' PNM AND US WEST EASEMENT GRANTED BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

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4. 20' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C,

5. 30' EASEMENT GRANTED TO N.M. UTILITIES BY PLAT FILED JUNE 28, 1990, BOOK 90C, PAGE 151.

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7. 15' UTILITY EASEMENT GRANTED HORIZION-ALBUQUERQUE PROPERTIES AND PNM DATED MARCH 27, 1961, RECORDED FEBRUARY 10, 1992, BOOK 92-3, PAGE 4164. N.M. UTILITIES DISCLAIMS ALL INTEREST TO ABOVE REFERENCED EASEMENT RECORDED JUNE 01, 1988, DOC. # 8849100.

8. 8' BIKE LANE AND ASSOCIATED 12' EASEMENT, REFERENCED BY PREVIOUS PLATTING ACTIONS, AND SITE DEVELOPMENT PLAN DATED 06-19-2007, FILE NO. 2-83-93-1, ALSO REFERENCED BY ENCROACHMENT AGREEMENT BETWEEN THE CITY OF ALBUQUERQUE AND PNM, FILED FEBRUARY 10, 2005, BOOK A-92, PAGE 31, DOC. #2005020108.

9. 10' GAS COMPANY OF NEW MEXICO EASEMENT, FILED MARCH 21, 1991, BOOK A91-4,

PAGE 7909, DOC. #91019534. 10. APPROXIMATE LOCATION PUBLIC SIDEWALK EASEMENT GRANTED BY PLAT FILED DECEMBER 18, 2007, BOOK 2007C, PAGE 347, DOC. #2007169358. EXACT LOCATION CANNOT BE DETERMINED BASED UPON EASEMENT ANNOTATION.

(11) POSSIBLE LOCATION OF 50' ROADWAY EASEMENT RESERVED BY WARRANTY DEED FILED NOVEMBER 19, 1959, BOOK D-513, PAGE 189. EASEMENT NOT DEPICTED OR REFERENCED BY PLATS OF RECORD REFERENCED HEREON.

### PROJECT BENCHMARK

AN 3 1/4" AGRS ALUMINUM DISK STAMPED "11\_C13", SET FLUSH IN THE NORTHEAST CONCRETE BRIDGE ABUTMENT OF PASEO DEL NORTE OVER COORS BOULEVARD NW. ELEVATION = 5031.88 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #201 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE NORTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 22.8' SOUTHWEST OF THE NORTHWEST PROPERTY CORNER, AS SHOWN ON THIS SHEET.

ELEVATION = 5072.42 FEET (NAVD 1988)

### TEMPORARY BENCHMARK #202 (T.B.M.)

A 60d NAIL, SET IN CONCRETE JOINT NEAR THE SOUTHWEST CORNER OF THE PROJECT SITE APPROXIMATELY 21.3' NORTHEAST OF THE TOP OF A WHEEL CHAIR RAMP, AS SHOWN ON THIS SHEET. ELEVATION = 5076.20 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #203 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE CENTER OF THE PROJECT SITE APPROXIMATELY 1.1' EAST OF THE EAST ASPHALT CURB, AS SHOWN ON THIS

ELEVATION = 5056.78 FEET (NAVD 1988)

## TEMPORARY BENCHMARK #204 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE NORTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 26.6' SOUTH OF THE SOUTHEAST CORNER OF A CONCRETE PAD, AS SHOWN ON THIS SHEET. ELEVATION = 5052.58 FEET (NAVD 1988)

# TEMPORARY BENCHMARK #205 (T.B.M.)

A MAG NAIL W/WASHER, SET IN ASPHALT PAVEMENT NEAR THE SOUTHEAST CORNER OF THE PROJECT SITE APPROXIMATELY 1.4' SOUTHWEST OF THE END OF A CONCRETE CURB LIP, AS SHOWN ON THIS SHEET.

ELEVATION = 5049.36 FEET (NAVD 1988)

# **KEYED NOTES:**

NEW METERED DOMESTIC WATER SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN

NEW DOMESTIC WATER SERVICE WITH LARGE METER VAULT NEW DOMESTIC WATER SERVICE BACKFLOW PREVENTER IN HEATED

NEW UNMETERED FIRE PROTECTION SERVICE CONNECTION TO EXISTING 12" PUBLIC WATER MAIN

NEW FIRE PROTECTION LINE BACKFLOW PREVENTER IN HEATED ENCLOSURE

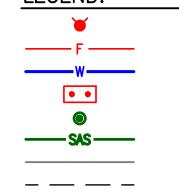
PROPOSED FIRE HYDRANT PROPOSED FIRE LINE PROPOSED WATER LINE NEW BACKFLOW PREVENTER

PROPOSED SANITARY SEWER MANHOLE

NEW FIRE HYDRANT NEW SANITARY SEWER SERVICE CONNECTION TO EXISTING 8" PUBLIC SANITARY SEWER MAIN

NEW SANITARY SEWER MANHOLE (9) RELOCATE EXISTING PUBLIC FIRE HYDRANT

# LEGEND:



PROPOSED SANITARY SEWER PROPOSED STORM DRAIN EXISTING EASEMENT LINE PROPOSED EASEMENT LINE EXISTING PROPERTY LINE PROPOSED PROPERTY LINE EXISTING STORM DRAIN MANHOLE EXISTING SANITARY MANHOLE

THIS IS NOT A BOUNDARY SURVEY OR A RIGHT-OF-WAY SURVEY. APPARENT PROPERTY CORNERS, RIGHT-OF-WAY LINES, OR PROPERTY LINES AS SHOWN ARE DERIVED FROM RECORD SURVEY PLATS, RIGHT-OF-WAY MAPS, OR DEEDS REFERENCED HEREON AND ARE NOT GUARANTEED OR TO BE RELIED ON FOR THE ESTABLISHMENT OF PROPERTY LINES.

THE BOUNDARY INFORMATION DEPICTED BY THIS PLAN IS BASED UPON A BOUNDARY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS 11184, DATED 03/24/2021 (2021.012.1). THE TOPOGRAPHIC INFORMATION DEPICTED HEREON IS BASED UPON THE TOPOGRAPHIC AND UTILITY SURVEY PREPARED BY HIGH MESA CONSULTING GROUP, NMPS NO. 11184, DATED 03/24/2021 (2021.012.1).

2021.012.2

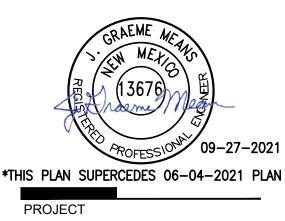


6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109 Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesacg.com DEKKER PERICH SABATINI

**ARCHITECTURE DESIGN** INSPIRATION

ARCHITECT

**ENGINEER** 



SEDONA V LE RANCH ALBUQ ALBUQUERQUE, I

# SITE DEVELOPMENT PLAN

REVISIONS

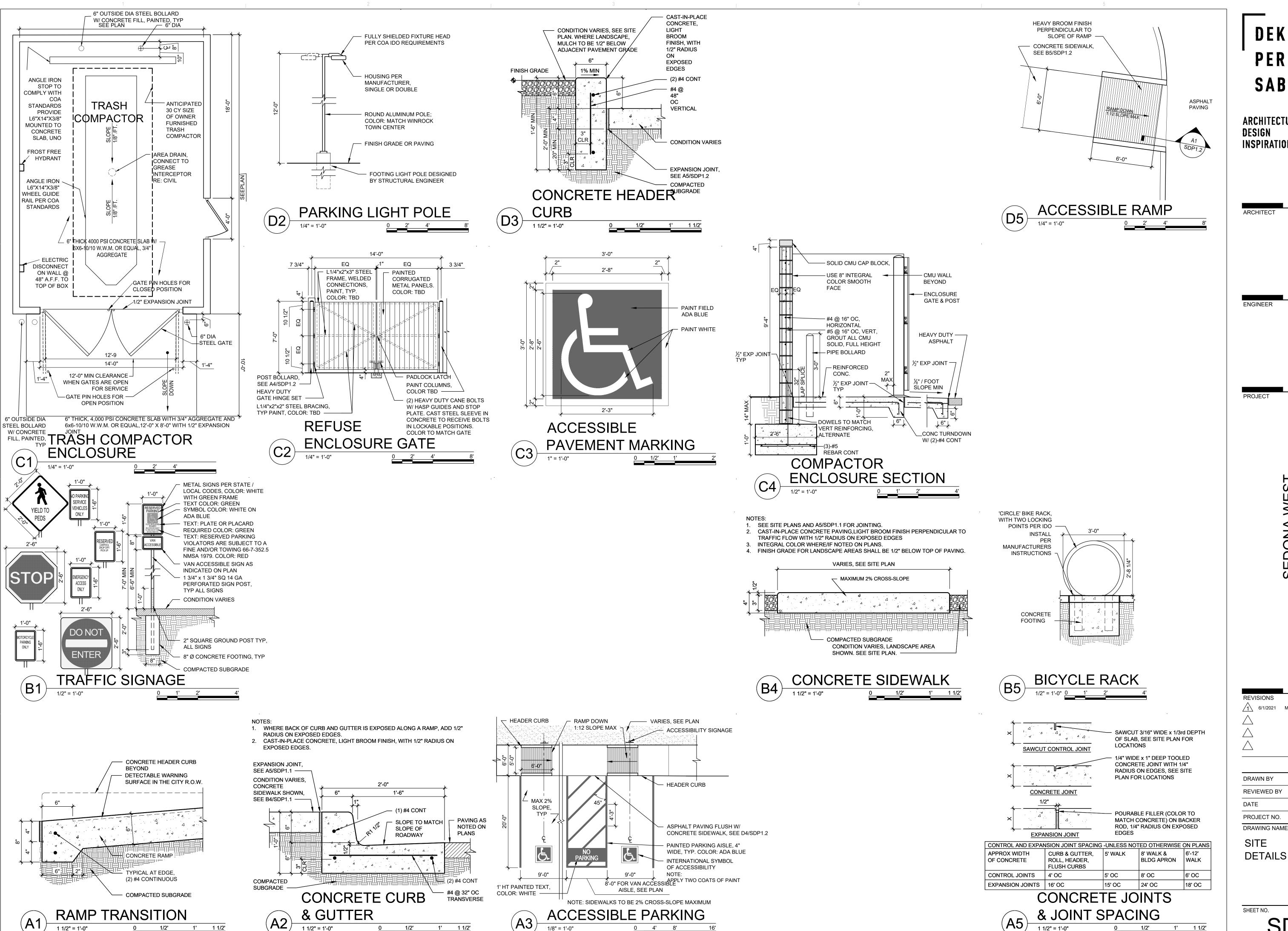
DRAWN BY J.Y.R. REVIEWED BY G.M. DATE 08/06/2021 PROJECT NO. 19-0058

CONCEPTUAL WATER AND SANITARY **SEWER PLAN** 

DRAWING NAME

SHEET NO.

CU-101



DEKKER PERICH SABATINI

**ARCHITECTURE** DESIGN **INSPIRATION** 

ARCHITECT

**ENGINEER** 

PROJECT

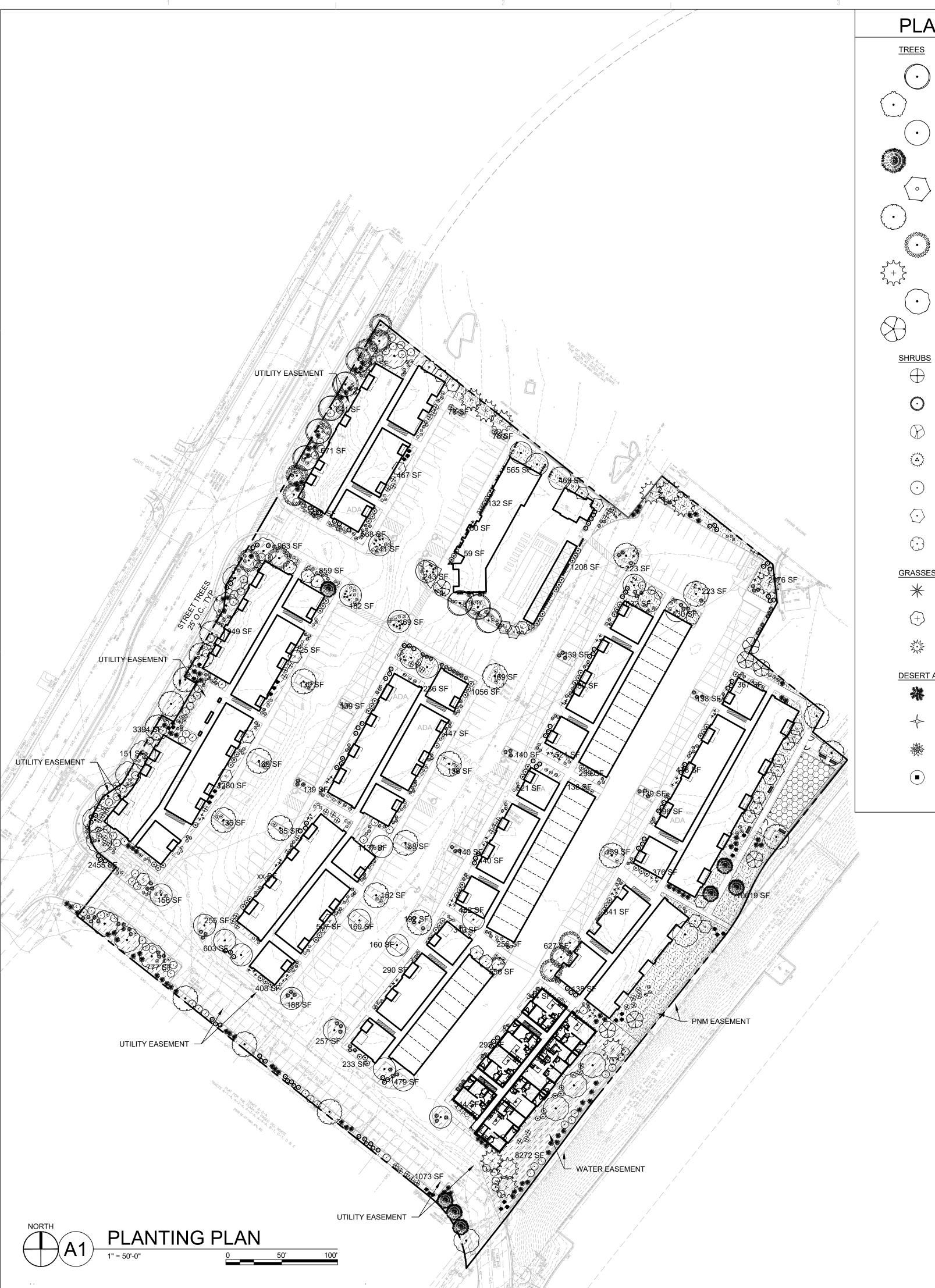
M H N SEDONA V EAGLE RANCH ALBUQUERQUE,

REVISIONS 6/1/2021 MAJOR AMENDMENT

> DRAWN BY D/P/S REVIEWED BY D/P/S DATE 09/28/2021 PROJECT NO. 20-0286

SITE **DETAILS** 

SHEET NO. **SDP1.2** 



# PLANT SCHEDULE

**BOTANICAL NAME COMMON NAME** ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER **CERCOCARPUS MONTANUS** MOUNTAIN MAHOGANY CHILOPSIS LINEARIS 'BURGUNDY' DESERT WILLOW CUPRESSUS ARIZONICA 'BLUE ICE' BLUE ICE ARIZONA CYPRESS FORESTIERA NEOMEXICANA **NEW MEXICO OLIVE** FRAXINUS PENNSYLVANICA 'URBANITE' URBANITE ASH KOELREUTERIA PANICULATA **GOLDEN RAIN TREE** PINUS ELDARICA **AFGHAN PINE** EMERALD SUNSHINE ELM ULMUS PROPINQUA 'EMERALD SUNSHINE' **VITEX AGNUS-CASTUS** CHASTE TREE **COMMON NAME BOTANICAL NAME** STARN THOMPSON COYOTE BRUSH BACCHARIS X 'STARN' TM ERICAMERIA LARICIFOLIA 'AGUIRRE' **TURPENTINE BUSH** LAVANDULA X INTERMEDIA 'GROSSO' GROSSO LAVENDER LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE RHUS TRILOBATA 'AUTUMN AMBER' PROSTRATE SUMAC ROSMARINUS OFFICINALIS 'ARP' ARP ROSEMARY SALVIA GREGGII 'ULTRA VIOLET' ULTRA VIOLET AUTUMN SAGE **GRASSES COMMON NAME** BOTANICAL NAME `KARL FOERSTER` GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' MUHLENBERGIA EMERSLEYI EL TORO EL TORO MUHLY GRASS MUHLENBERGIA RIGENS DEER GRASS DESERT ACCENT BOTANICAL NAME **COMMON NAME** EPHEDRA EQUISETINA **BLUESTEM EPHEDRA** HESPERALOE PARVIFLORA RED YUCCA

**BEARGRASS** 

CLEAR SIGHT TRIANGLE; 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.

⇒ SHEET KEYED NOTES

¾"Ø ROCK MULCH AT 3" DEPTH

4" DEPTH SHREDDED BARK MULCH 20,378 SF

**OVER WEED BARRIER FABRIC** 

OVER FILTER FABRIC

ARTIFICIAL TURF

**DESCRIPTION** 

TWISTED LEAF YUCCA

EST QTY

45,570 SF

1,835 SF

NOLINA MICROCARPA

CODE

**LEGEND** 

<u>NOTES</u>

—— — PROPERTY LINE

<u>SYMBOL</u>

YUCCA RUPICOLA

# GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY-MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S LANDSCAPING, BUFFERING, AND SCREENING REGULATIONS (14-16-5-6), WATER CONSERVATION
- ORDINANCE AND POLLEN ORDINANCE. C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH VEGETATION AND/OR MULCH. ORGANIC MULCH IS REQUIRED AT EACH TREE ROOTBALL AREA/DRIPLINE.
- LANDSCAPE AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES AND SHRUBS BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE PERMITTED IN THE CLEAR SIGHT TRIANGLE.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS PER
- TABLE 5-6-1 OF THE IDO. G. AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE MINIMUM IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE MINIMUM ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- NO EXISTING PLANT MATERIAL IS TO BE PRESERVED ON THE PROPERTY. ALL PLANT MATERIALS ILLUSTRATED ARE NEW.

# **IRRIGATION NOTES**

- A. PLANTS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER. C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES,
- INCLUDING SIDEWALKS, DRIVEWAYS, STREETS, PARKING, AND LOADING AREAS. D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED BY THE OWNER ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.

# LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 7.12 AC = 310,147 SF AREA OF LOT COVERED BY BUILDINGS = 91,826 SF NET LOT AREA= 218,321 SF

REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 32,749 SF

PROVIDED LANDSCAPE AREA = 65,948 SF = 30%

TOTAL NUMBER OF PARKING SPACES = 269 SPACES REQUIRED PARKING LOT TREES (1 TREE PER 10 SPACES) = 27 TREES PROVIDED NUMBER OF PARKING LOT TREES = 34 TREES

NO PARKING SPACE MAY BE MORE THAN 100 FEET AWAY FROM A TREE TRUNK REQUIRED STREET TREES = 21 placed at 25' on center (535' of street frontage) PROVIDED STREET TREES = 23

REQUIRED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 135 TREES 1 TREE PER GROUND FLOOR DWELLING UNIT (57) AND 1 TREE PER SECOND-STORY

PROVIDED TREES FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS = 137 TREES

REQUIRED VEGETATIVE COVERAGE

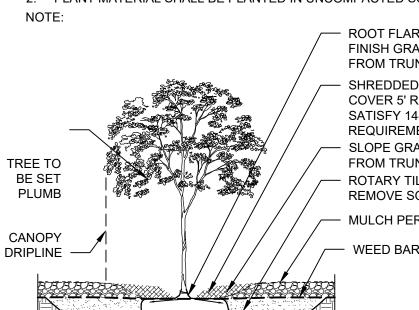
REQUIRED GROUND COVERAGE = 47,535 SF = 75% OF PROVIDED LANDSCAPE AREA A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS PROVIDED TOTAL GROUND COVERAGE = 76,966 SF TREE CANOPY COVERAGE = 57,648 SF

GROUND PLANT COVERAGE = 13,207 SF = 27% OF REQUIRED VEGETATIVE COVERAGE

PARKING LOT AREA = 194,500 SF PARKING LOT LANDSCAPING PROVIDED = 29,175 SF = 15% MIN. 15% OF PARKING LOT AREA TO BE LANDSCAPED

TOTAL ROCK MULCH GROUND COVER = 45,570 SF = 69% TOTAL ORGANIC MULCH GROUND COVER = 20,378 SF = 31% A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d

BURLAP AND ROPE SHALL BE COMPLETELY REMOVED. 2. PLANT MATERIAL SHALL BE PLANTED IN UNCOMPACTED SOIL.



3 TIMES ROOTBALL DIAMETER

REVISIONS

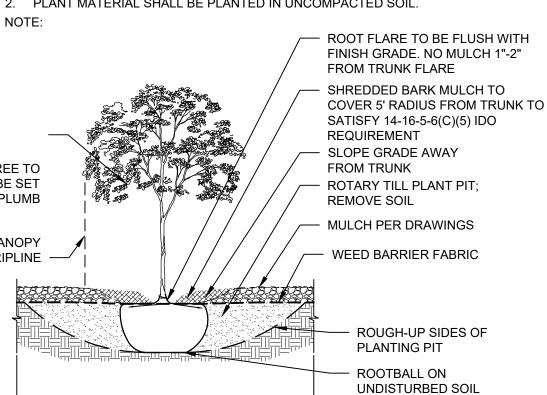
DRAWN BY

DATE

**SDP2.1** 

# TREE PLANTING DETAIL

PRIOR TO BACKFILLING, MATERIAL SUCH AS CONTAINERS, WIRE,



**REVIEWED BY** 09/28/2021 PROJECT NO. 20-0286 DRAWING NAME PLANTING PLAN

DEKKER

PERICH

ARCHITECTURE

**INSPIRATION** 

DESIGN

ARCHITECT

**ENGINEER** 

**PROJECT** 

SABATINI

3287

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED. C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF
- 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR ADDITIONAL INFORMATION.

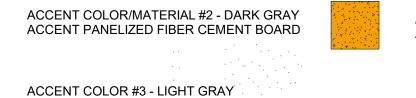
E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

SHEET KEYNOTES (X)

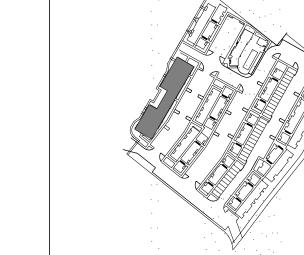
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
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- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT
- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR

#### **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH





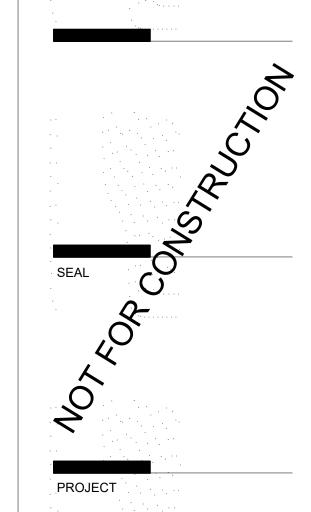
ACCENT STUCCO FINISH



**KEY PLAN** 

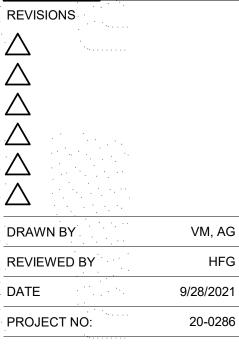
PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

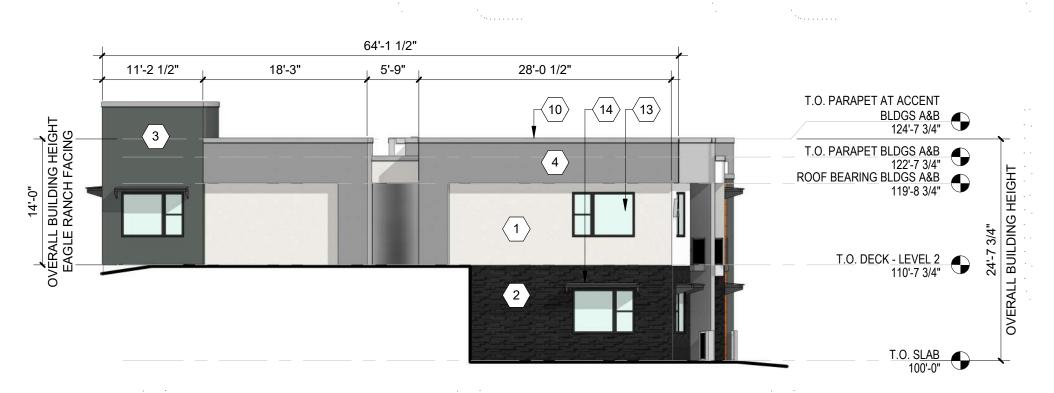
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



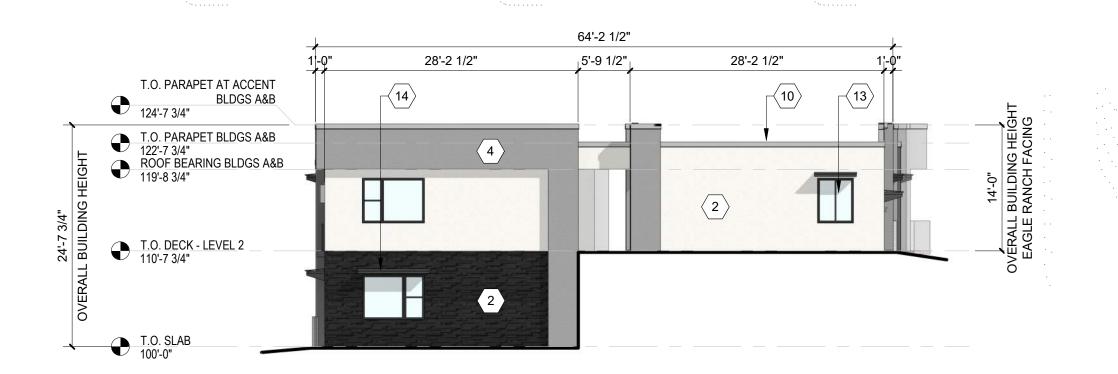
DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING A** 

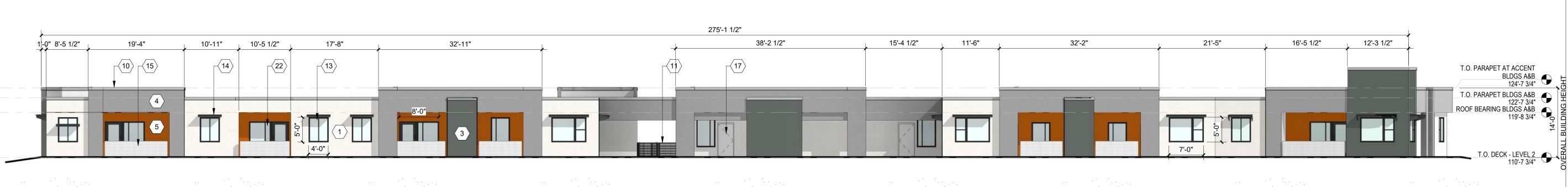
SHEET NO **SDP5.1** 



**BUILDING A - SOUTH ELEVATION** 



**BUILDING A - NORTH ELEVATION** 



BUILDING A - WEST ELEVATION



**BUILDING A - EAST ELEVATION** 

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- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION
- 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

## SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT

MATERIAL OR STANDARD NEUTRAL COLOR

15. PATIO WALL - CMU 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR

11. GUARDRAIL - METAL CUSTOM FABRICATED

12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING

14. WINDOW AWNING - METAL CUSTOM FABRICATED

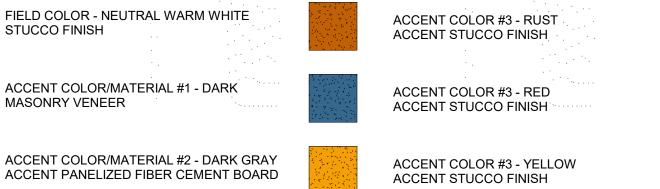
13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME

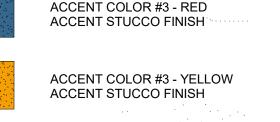
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED

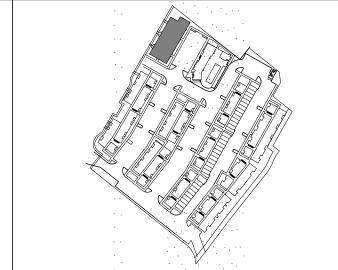
COLOR: BLACK

20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

# **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER



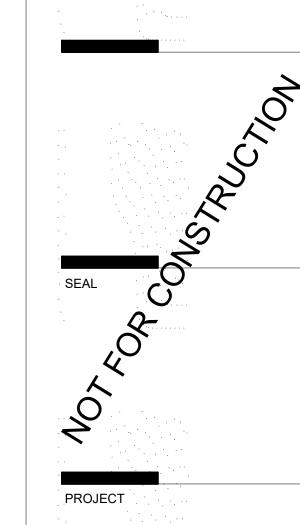




**KEY PLAN** 

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDON/

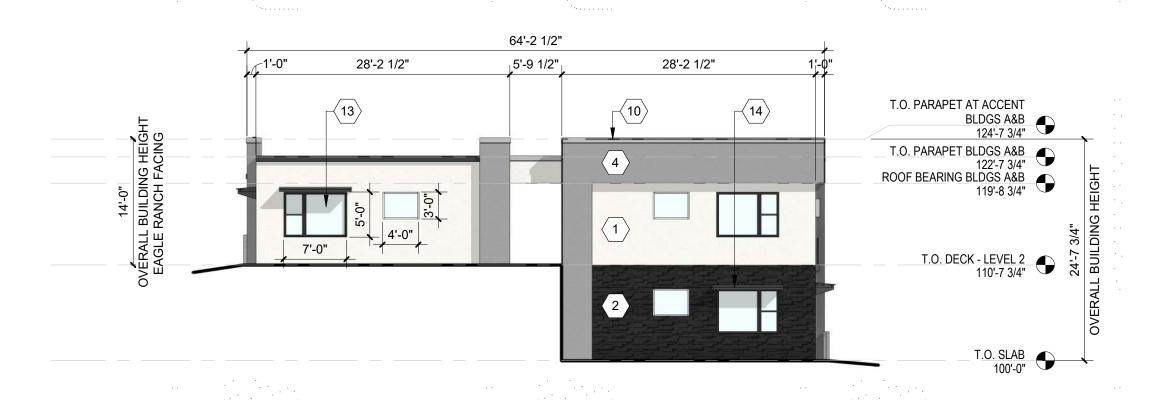
**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** REVISIONS

DRAWN BY VM, AG REVIEWED BY DATE 9/28/2021 PROJECT NO: 20-0286

DRAWING NAME EXTERIOR

**ELEVATIONS -BUILDING B** 

SHEET NO SDP5.2



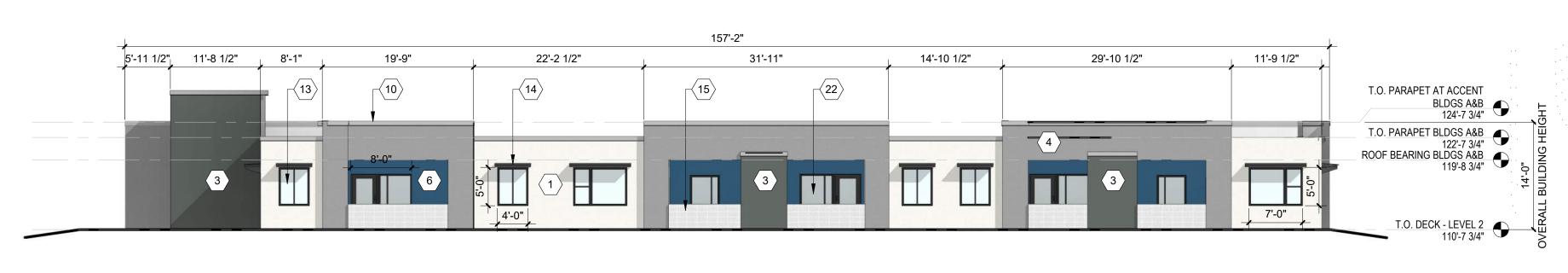
**BUILDING B - SOUTH ELEVATION** 

64'-2 1/2" 28'-2 1/2" 10'-11 1/2" 23'-0 1/2" T.O. PARAPET AT ACCENT <del>\( 13 \)-</del>  $\langle 10 \rangle$ BLDGS A&B T.O. PARAPET BLDGS A&B 122'-7 3/4" ROOF BEARING BLDGS A&B 119'-8 3/4" T.O. DECK - LEVEL 2 110'-7 3/4"

**BUILDING B - NORTH ELEVATION** 

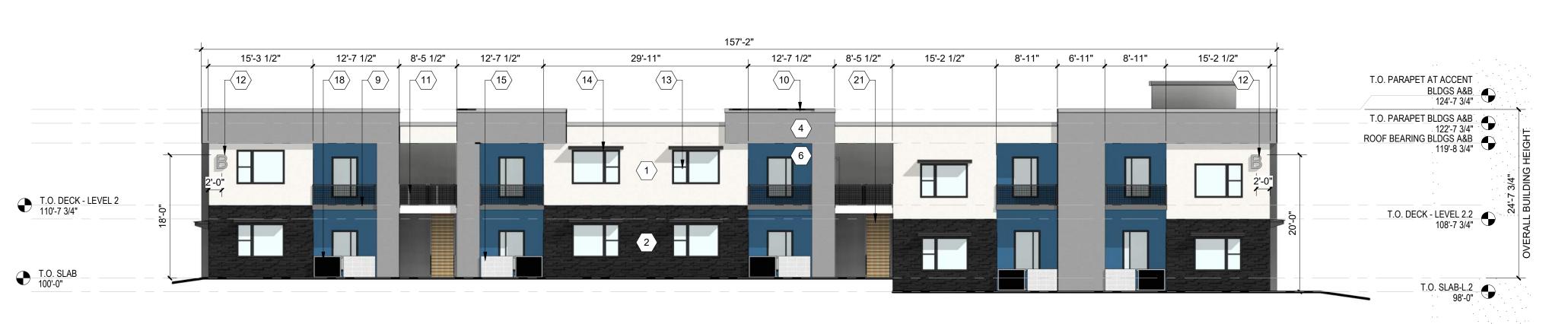
ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH



(B2) BUILDING B - WEST ELEVATION

3/32" = 1'-0"



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- 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR. D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
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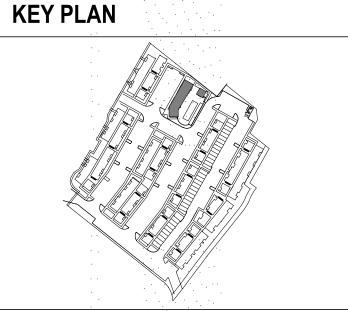
### SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

#### FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT COLOR #3 - YELLOW ACCENT PANELIZED FIBER CEMENT BOARD ACCENT STUCCO FINISH ACCENT COLOR #3 - LIGHT GRAY

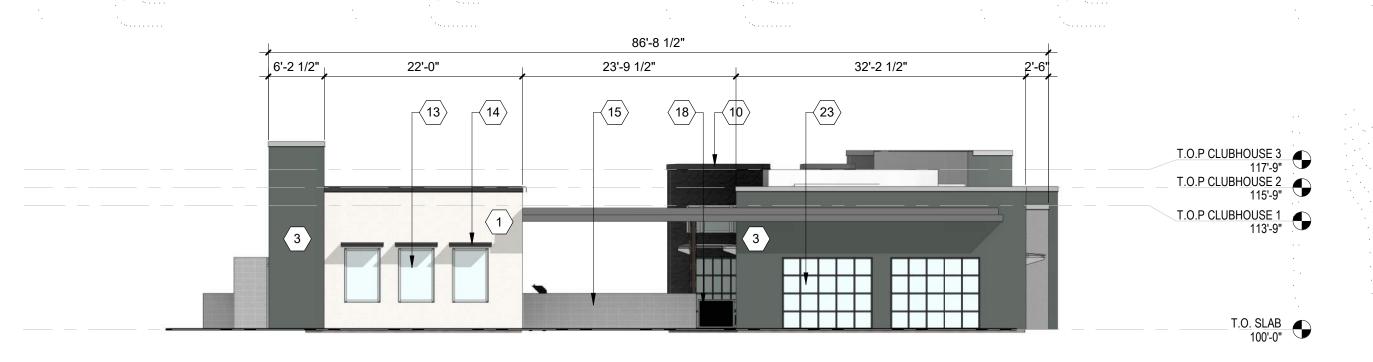
**LEGEND** 

ACCENT STUCCO FINISH



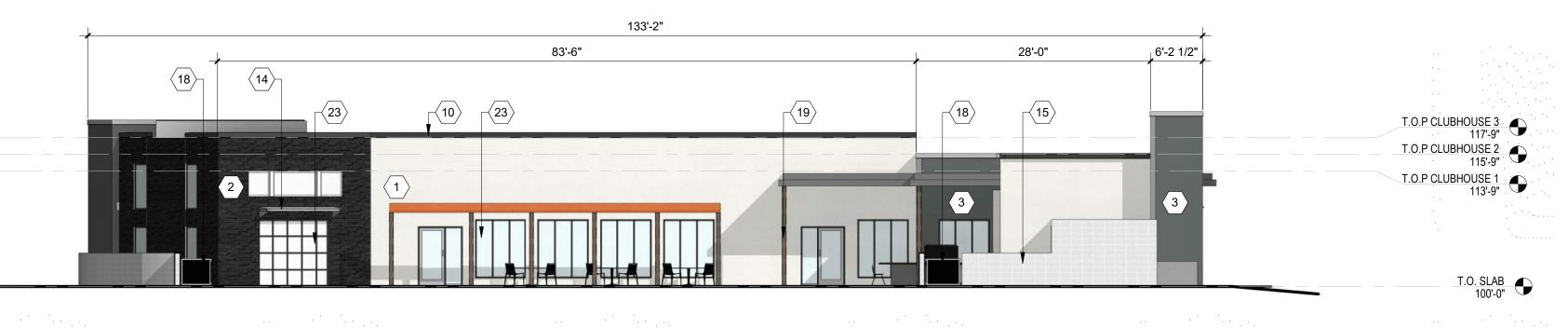






C4) CLUBHOUSE - EAST ELEVATION

3/32" = 1'-0"

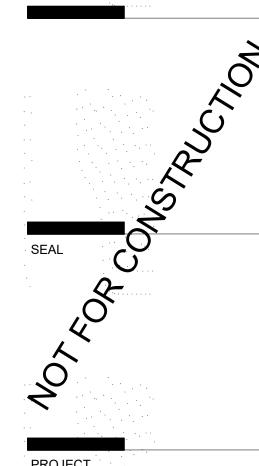


(A2) CLUBHOUSE - WEST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUE SEDON/

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** Approver DATE 9/28/2021 PROJECT NO: 20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -**CLUBHOUSE

SHEET NO

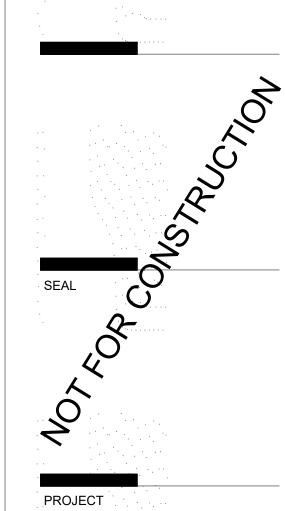
**SDP5.3** 

Author



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION



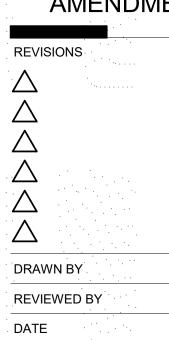
SEDONA WEST
EAGLE RANCH ROAD
ALBUQUERQUE, NM 871

DESIGN REVIEW BOARD (DRB) MINOR SITE PLAN AMENDMENT

VM, AG

9/28/2021

20-0286



PROJECT NO:

DRAWING NAME

EXTERIOR ELEVATIONS -BUILDING D

SDP5.4

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER 2009 IFC. MOUNT AT 15'-20' ABOVE FINISH FLOOR.
- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

## SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING
- 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) FRAME COLOR: BLACK
- 14. WINDOW AWNING METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT
- 22. PATIO DOOR WITH LIGHT
- 21. EXTERIOR STEEL STAIR 23. ALUMINUM STOREFRONT

#### **LEGEND** FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH

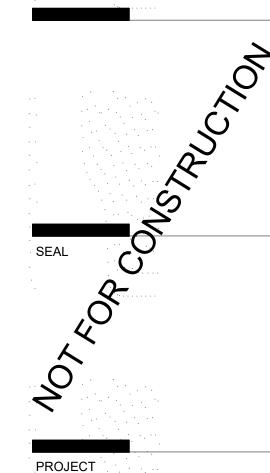




**KEY PLAN** 



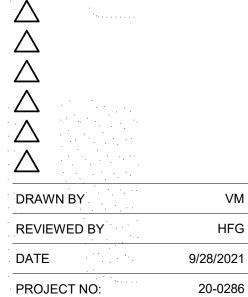
ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

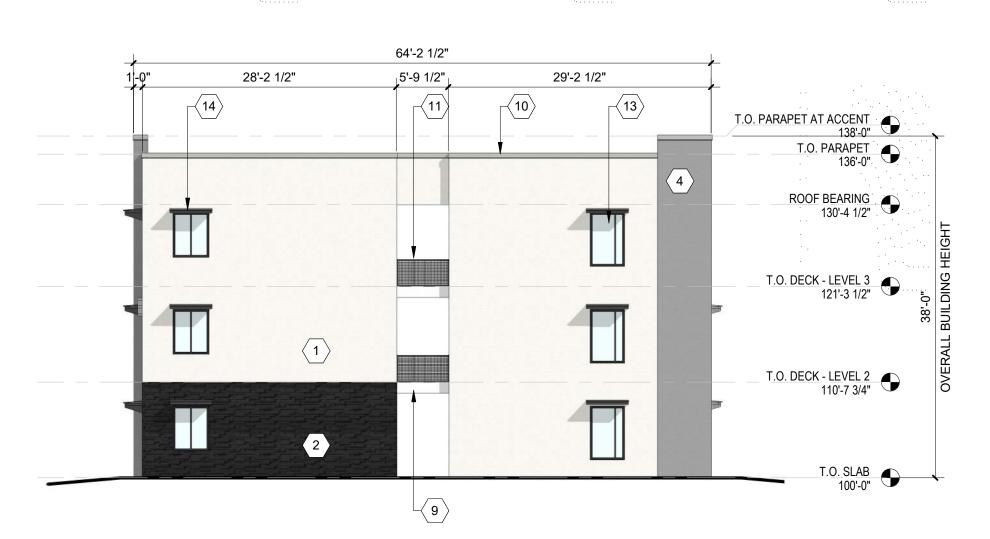
REVISIONS



DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING E** 

SHEET NO SDP5.5



64'-2 1/2" 28'-2 1/2" 28'-2 1/2" 5'-9 1/2" 14  $\langle 10 \rangle_{\Box}$ T.O. PARAPET AT ACCENT 138'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 T.O. DECK - LEVEL 2

**BUILDING E - NORTH ELEVATION** 

ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

**BUILDING E - SOUTH ELEVATION** 

191'-9 1/2" 11'-6 1/2" 16'-5 1/2" 20'-9" 16'-5 1/2" 22'-5" 16'-5 1/2" 20'-9" 16'-5 1/2" 22'-5" 16'-5 1/2" 10'-7 1/2" 13 **22 12** (12)  $-\langle 11 \rangle$ T.O. PARAPET AT ACCENT T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 110'-7 3/4"

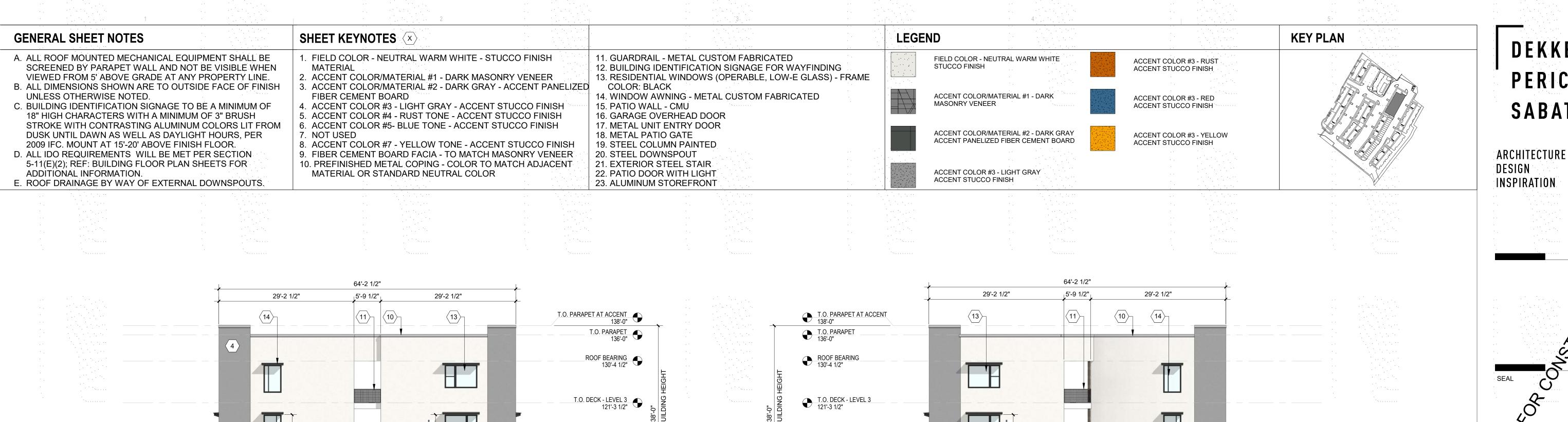
BUILDING E - WEST ELEVATION

3/32" = 1'-0"



(A2) BUILDING E - EAST ELEVATION

3/32" = 1'-0"



T.O. DECK - LEVEL 2 110'-7 3/4"

23'-2"

 $\left\langle 9\right\rangle _{\square}\left\langle 11\right\rangle _{\square}$ 

28'-0"

4'-0"

 $\langle 4 \rangle$ 

**BUILDING F - NORTH ELEVATION** 

15'-2 1/2"

 $\langle 13 \rangle \langle 12 \rangle$ 

21'-5"

12'-8 1/2"

13'-3 1/2"

T.O. PARAPET AT ACCENT

T.O. PARAPET 136'-0"

ROOF BEARING 130'-4 1/2"

T.O. DECK - LEVEL 3 121'-3 1/2"

T.O. DECK - LEVEL 2 110'-7 3/4"

T.O. PARAPET AT ACCENT 138'-0"

T.O. PARAPET

ROOF BEARING 130'-4 1/2"

T.O. DECK - LEVEL 3 121'-3 1/2"

T.O. DECK - LEVEL 2 110'-7 3/4"

T.O. SLAB 100'-0"

T.O. SLAB 100'-0"

8'-5 1/2"

15'-2 1/2"

10'-1 1/2"

T.O. SLAB 100'-0"

156'-2"

156'-1 1/2"

25'-4"

**14** 

34'-9 1/2"

7'-0"

12'-7 1/2"

**BUILDING F - WEST ELEVATION** 

**BUILDING F - EAST ELEVATION** 

(13)

13'-4 1/2"

15'-4"

 $\lceil \sqrt{12} \rangle$ 

10'-3"

(17)

3'-10"

BUILDING F - SOUTH ELEVATION

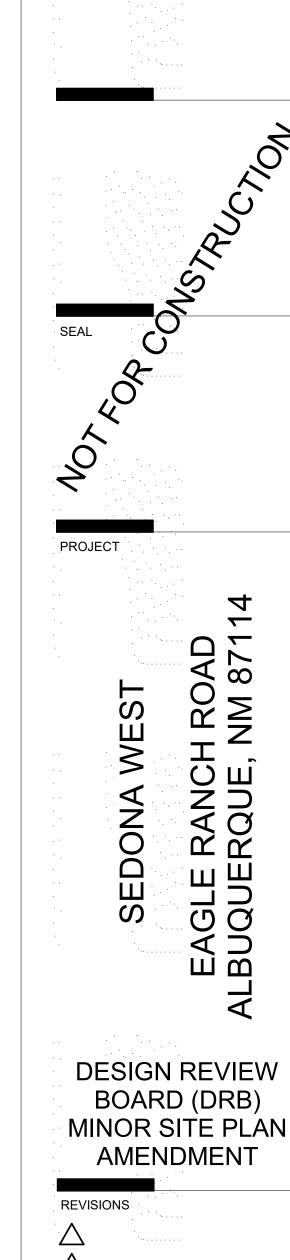
T.O. DECK - LEVEL 2

8'-5 1/2"

 $\langle 21 \rangle$ 

T.O. SLAB 100'-0"

23'-2"

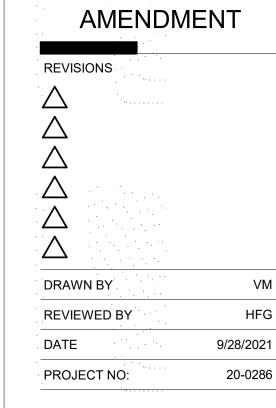


PERICH

SABATINI



VM



DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING F** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
- B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
- C. BUILDING IDENTIFICATION SIGNAGE TO BE A MINIMUM OF 18" HIGH CHARACTERS WITH A MINIMUM OF 3" BRUSH STROKE WITH CONTRASTING ALUMINUM COLORS LIT FROM DUSK UNTIL DAWN AS WELL AS DAYLIGHT HOURS, PER
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- ADDITIONAL INFORMATION. E. ROOF DRAINAGE BY WAY OF EXTERNAL DOWNSPOUTS.

### SHEET KEYNOTES (X)

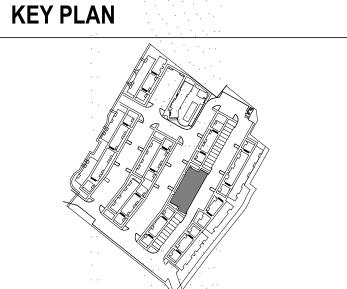
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED FIBER CEMENT BOARD
- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
- 6. ACCENT COLOR #5- BLUE TONE ACCENT STUCCO FINISH 7. NOT USED
- 8. ACCENT COLOR #7 YELLOW TONE ACCENT STUCCO FINISH 9. FIBER CEMENT BOARD FACIA - TO MATCH MASONRY VENEER

(A2) BUILDING G - EAST ELEVATION

3/32" = 1'-0"

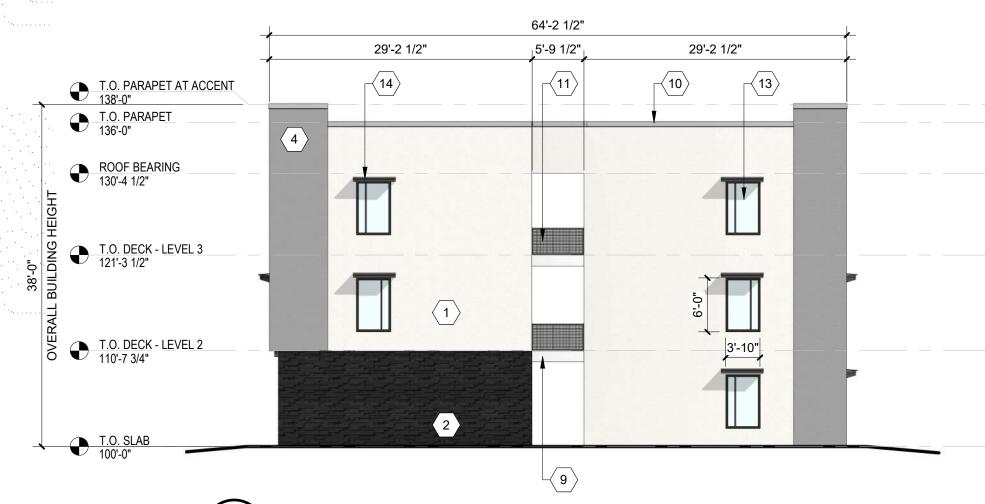
- 10. PREFINISHED METAL COPING COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
- 11. GUARDRAIL METAL CUSTOM FABRICATED
- 12. BUILDING IDENTIFICATION SIGNAGE FOR WAYFINDING 13. RESIDENTIAL WINDOWS (OPERABLE, LOW-E GLASS) - FRAME
- COLOR: BLACK 14. WINDOW AWNING - METAL CUSTOM FABRICATED
- 15. PATIO WALL CMU
- 16. GARAGE OVERHEAD DOOR
- 17. METAL UNIT ENTRY DOOR
- 18. METAL PATIO GATE
- 19. STEEL COLUMN PAINTED 20. STEEL DOWNSPOUT
- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

FIELD COLOR - NEUTRAL WARM WHITE ACCENT COLOR #3 - RUST STUCCO FINISH ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #1 - DARK ACCENT COLOR #3 - RED MASONRY VENEER ACCENT STUCCO FINISH ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT COLOR #3 - YELLOW ACCENT PANELIZED FIBER CEMENT BOARD ACCENT STUCCO FINISH



64'-2 1/2" 29'-2 1/2" 5'-9 1/2" 28'-2 1/2"  $\overline{\langle 14 \rangle}$ 10 (11)T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2"  $\langle 1 \rangle$ 3'-10" T.O. DECK - LEVEL 2 110'-7 3/4" T.O. SLAB 100'-0"

BUILDING G - SOUTH ELEVATION



ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

BUILDING G - NORTH ELEVATION

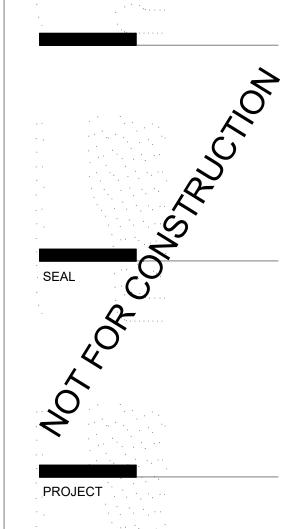
**LEGEND** 





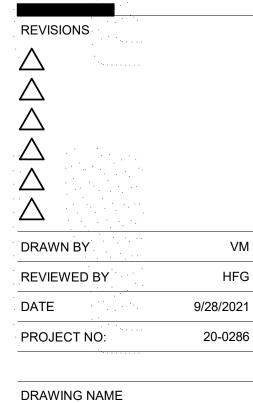
PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 



EXTERIOR **ELEVATIONS -**BUILDING G

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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- D. ALL IDO REQUIREMENTS WILL BE MET PER SECTION 5-11(E)(2); REF: BUILDING FLOOR PLAN SHEETS FOR
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## SHEET KEYNOTES (X)

- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
- 2. ACCENT COLOR/MATERIAL #1 DARK MASONRY VENEER 3. ACCENT COLOR/MATERIAL #2 - DARK GRAY - ACCENT PANELIZED
- FIBER CEMENT BOARD 4. ACCENT COLOR #3 - LIGHT GRAY - ACCENT STUCCO FINISH 5. ACCENT COLOR #4 - RUST TONE - ACCENT STUCCO FINISH
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- 21. EXTERIOR STEEL STAIR
- 22. PATIO DOOR WITH LIGHT 23. ALUMINUM STOREFRONT

# ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER ACCENT COLOR/MATERIAL #2 - DARK GRAY ACCENT PANELIZED FIBER CEMENT BOARD

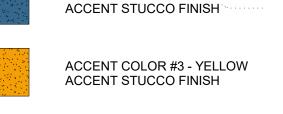
ACCENT COLOR #3 - LIGHT GRAY

ACCENT STUCCO FINISH

FIELD COLOR - NEUTRAL WARM WHITE

STUCCO FINISH

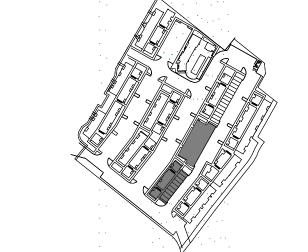
**LEGEND** 



ACCENT COLOR #3 - RUST

ACCENT STUCCO FINISH

ACCENT COLOR #3 - RED

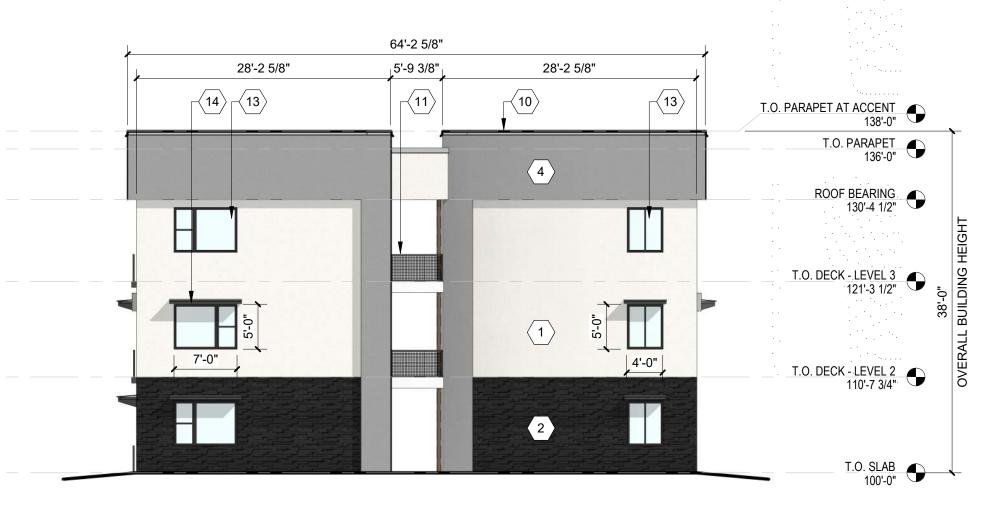


**KEY PLAN** 

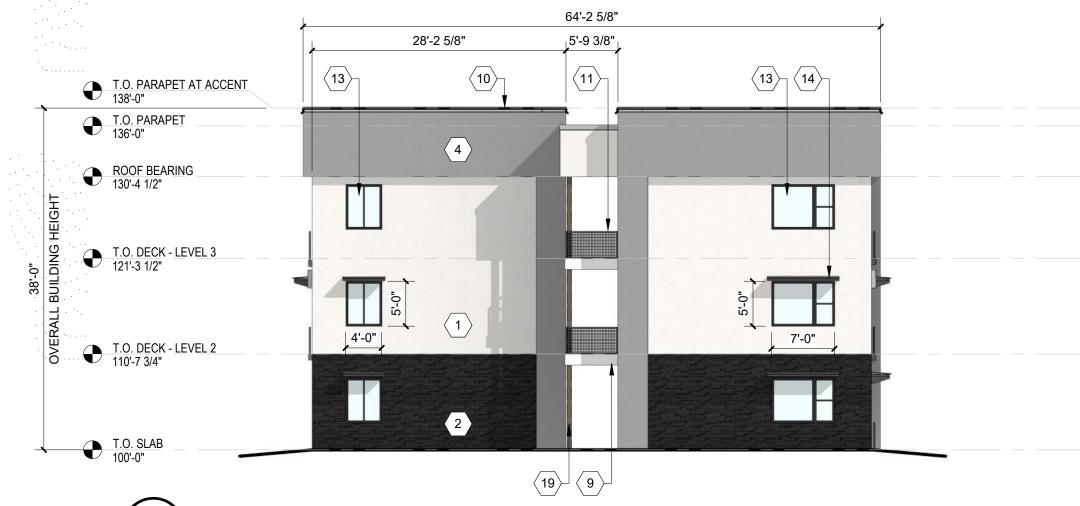
SABATINI ARCHITECTURE DESIGN INSPIRATION

DEKKER

PERICH



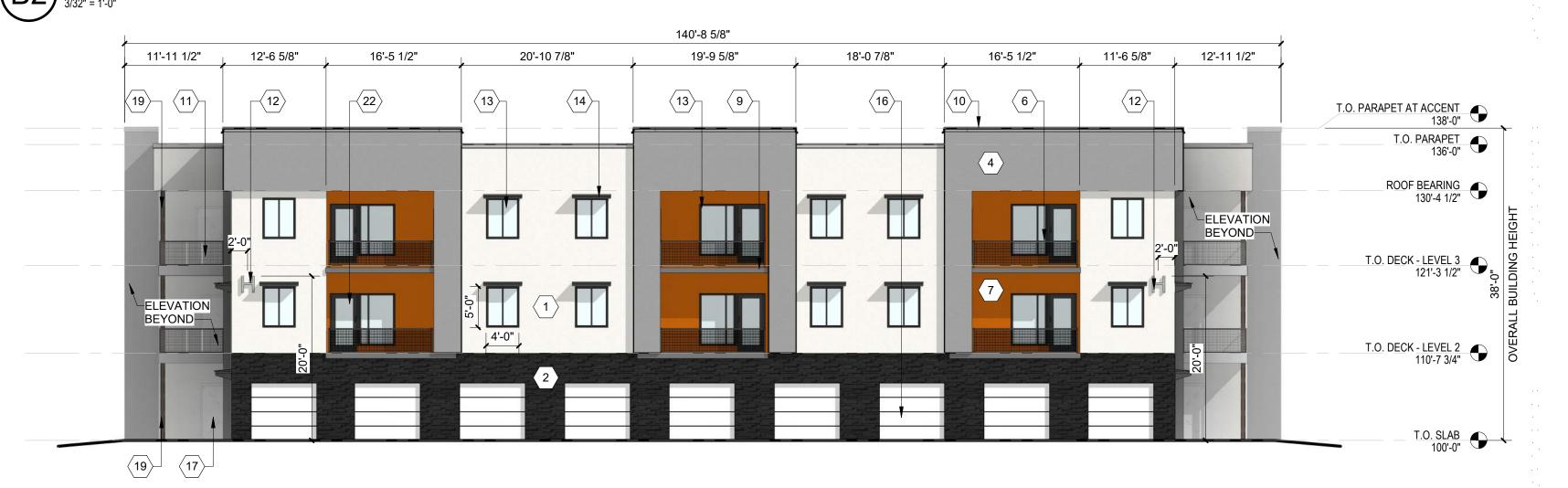
BUILDING H - SOUTH ELEVATION



**BUILDING H - NORTH ELEVATION** 



B2) BUILDING H WEST ELEVATION
3/32" = 1'-0"



(A2) BUILDING H - EAST ELEVATION

3/32" = 1'-0"

PROJECT

EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB)
MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY **REVIEWED BY** Approver DATE 9/28/2021 20-0286 PROJECT NO:

Author

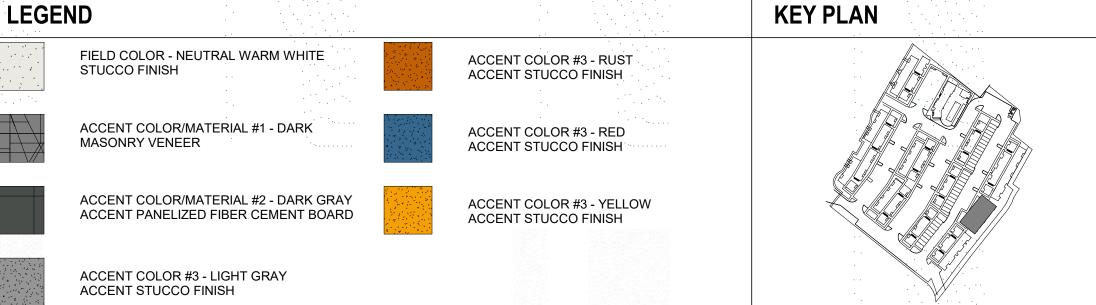
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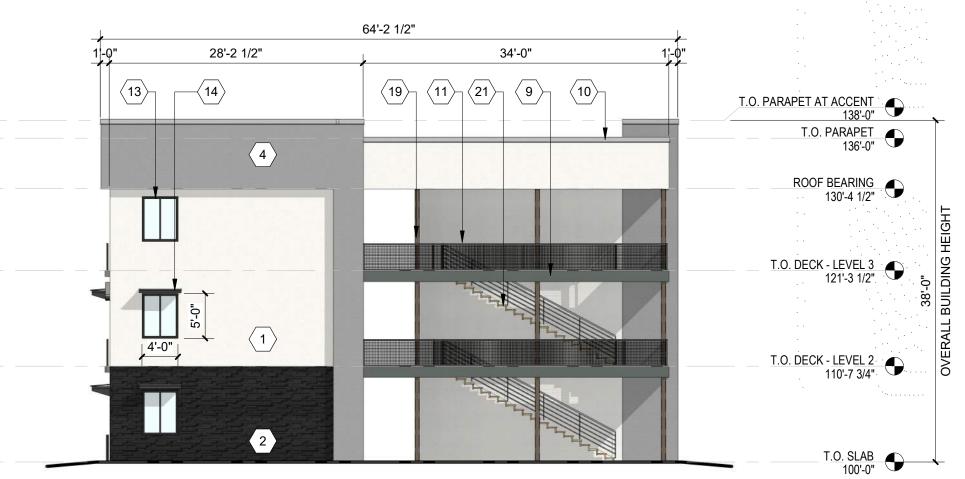
EXTERIOR **ELEVATIONS -BUILDING H** 

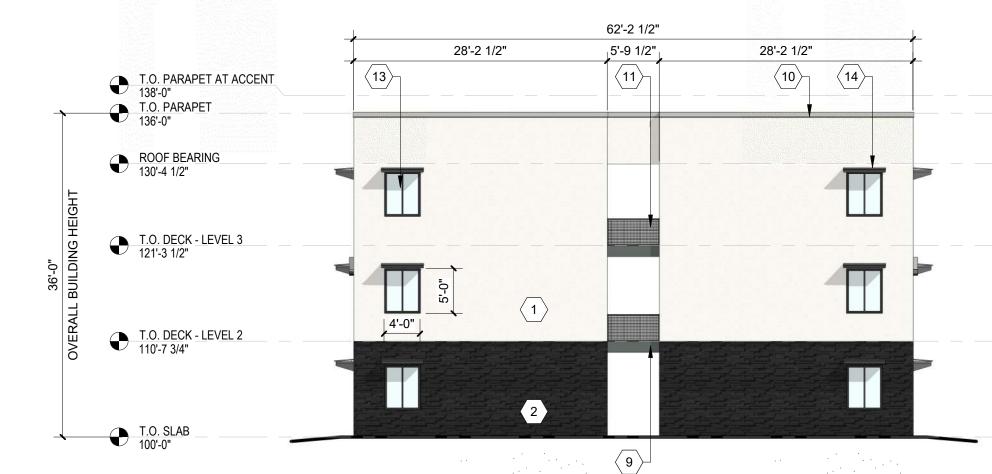
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# SHEET KEYNOTES (X)

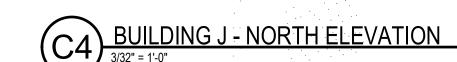
- 1. FIELD COLOR NEUTRAL WARM WHITE STUCCO FINISH MATERIAL
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- 18. METAL PATIO GATE 19. STEEL COLUMN PAINTED
- 20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR
- 23. ALUMINUM STOREFRONT
- 22. PATIO DOOR WITH LIGHT







**BUILDING J - SOUTH ELEVATION** 









BUILDING J - EAST ELEVATION

3/32" = 1'-0"

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUE SEDON

**DESIGN REVIEW** BOARD (DRB) MINOR SITE PLAN **AMENDMENT** 

REVISIONS DRAWN BY REVIEWED BY

VM, JF DATE 9/28/2021 PROJECT NO: 20-0286

DRAWING NAME

EXTERIOR **ELEVATIONS -BUILDING J** 

SHEET NO

**SDP5.9** 

- A. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY PARAPET WALL AND NOT BE VISIBLE WHEN VIEWED FROM 5' ABOVE GRADE AT ANY PROPERTY LINE.
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# SHEET KEYNOTES (X)

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- 4. ACCENT COLOR #3 LIGHT GRAY ACCENT STUCCO FINISH
- 5. ACCENT COLOR #4 RUST TONE ACCENT STUCCO FINISH 6. ACCENT COLOR #5- BLUE TONE - ACCENT STUCCO FINISH
- 7. NOT USED 8. ACCENT COLOR #7 - YELLOW TONE - ACCENT STUCCO FINISH
- 9. FIBER CEMENT BOARD FACIA TO MATCH MASONRY VENEER 10. PREFINISHED METAL COPING - COLOR TO MATCH ADJACENT MATERIAL OR STANDARD NEUTRAL COLOR
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23. ALUMINUM STOREFRONT

20. STEEL DOWNSPOUT 21. EXTERIOR STEEL STAIR 22. PATIO DOOR WITH LIGHT

# ACCENT COLOR/MATERIAL #1 - DARK MASONRY VENEER

STUCCO FINISH

FIELD COLOR - NEUTRAL WARM WHITE

**LEGEND** 

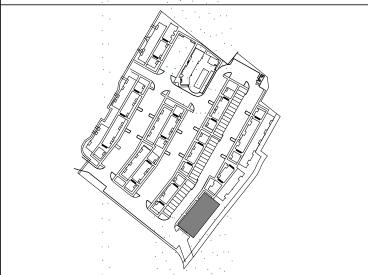


64'-2 1/2"



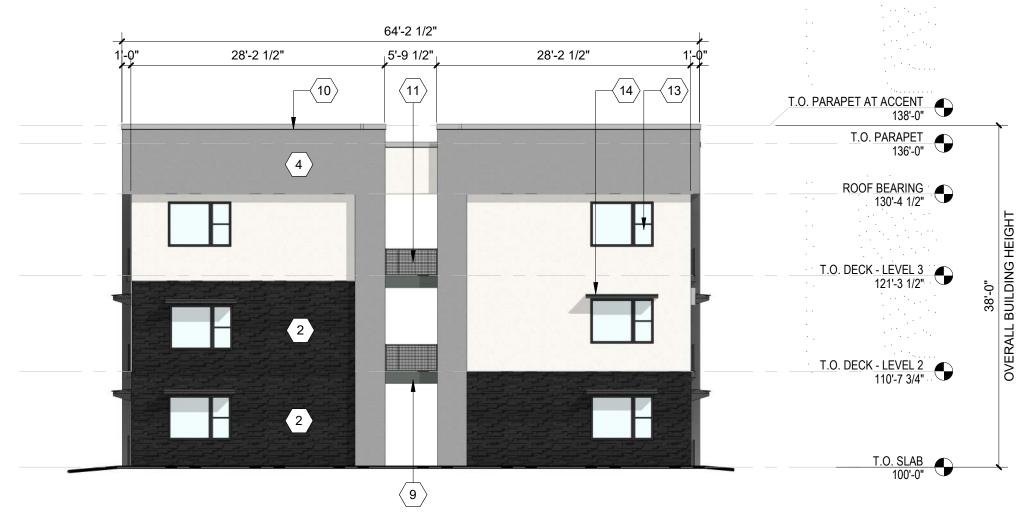
ACCENT COLOR #3 - RUST

ACCENT STUCCO FINISH



**KEY PLAN** 

ACCENT COLOR #3 - LIGHT GRAY ACCENT STUCCO FINISH



28'-2 1/2" <sub>1</sub>5'-9 1/2"<sub>1</sub> 28'-2 1/2" **10** T.O. PARAPET AT ACCENT 138'-0" T.O. PARAPET 136'-0" ROOF BEARING 130'-4 1/2" T.O. DECK - LEVEL 3 121'-3 1/2" T.O. DECK - LEVEL 2 9

BUILDING K - NORTH ELEVATION

**BUILDING K - SOUTH ELEVATION** 



BUILDING K - WEST ELEVATION

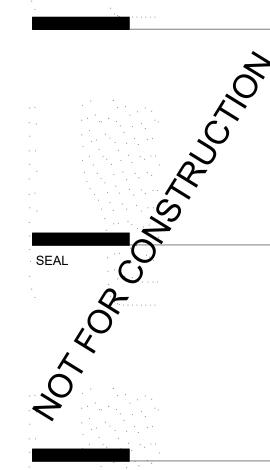


BUILDING K - EAST ELEVATION

3/32" = 1'-0"

PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

EAGLE RANG ALBUQUERQUE SEDONA

**DESIGN REVIEW** BOARD (DRB)
MINOR SITE PLAN **AMENDMENT** 

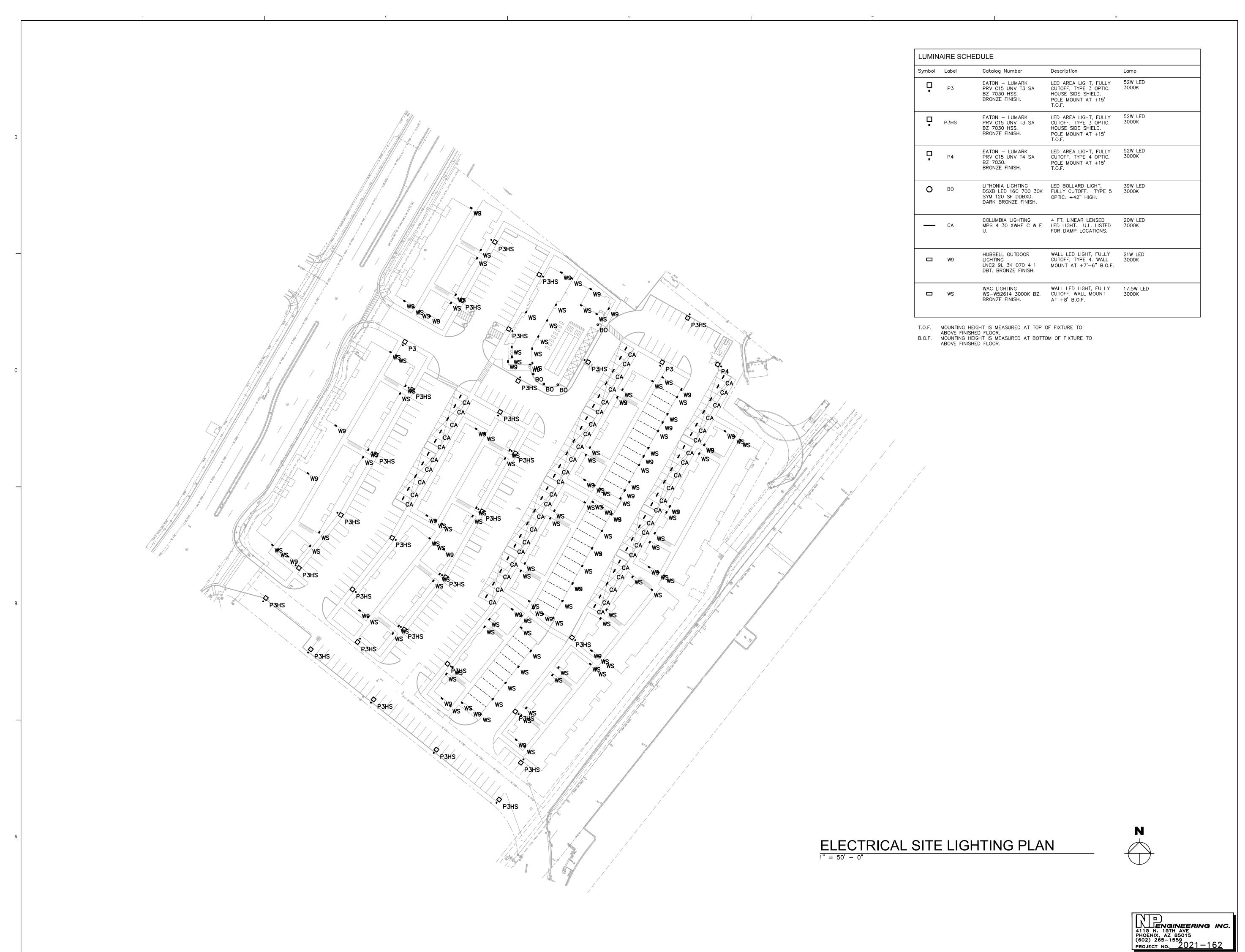
•	
REVISIONS	
$\triangle$	
DRAWN BY	VM
REVIEWED BY	HFG
DATE	9/28/2021

20-0286

DRAWING NAME

PROJECT NO:

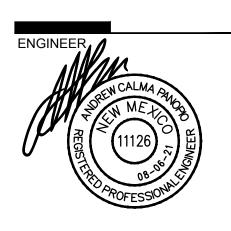
EXTERIOR **ELEVATIONS -BUILDING K** 



DEKKER
PERICH
SABATINI

ARCHITECTURE DESIGN INSPIRATION

ARCHITECT



PROJECT

SEDONA WES I EAGLE RANCH ROAD ALBUQUERQUE, NM 87114

# SITE DEVELOPMENT PLAN

DRAWN BY
REVIEWED BY

DATE 04/16/2021
PROJECT NO. 19-0058
DRAWING NAME

ELECTRICAL SITE LIGHTING PLAN

SHEET NO.

E'

98

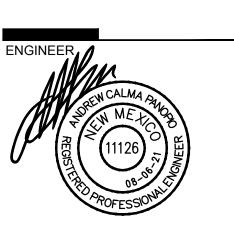
		LUMINAIRE SCHEDULE	
		Symbol Label Qty Catalog Number Description	
		P3 2 PRV C15 UNV T3 SA CUTOFF, TY BZ 7030 HSS. HOUSE SIDE BRONZE FINISH. POLE MOUN T.O.F.	PE 3 OPTION SHIELD. THE AT +15'
D		P3HS 28 PRV C15 UNV T3 SA CUTOFF, TY BZ 7030 HSS. HOUSE SIDE BRONZE FINISH. POLE MOUN T.O.F.	LIGHT, FULL PE 3 OPTIO SHIELD. IT AT +15'
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Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LLF
	Р3	2	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
	P3HS	28	EATON — LUMARK PRV C15 UNV T3 SA BZ 7030 HSS. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 3 OPTIC. HOUSE SIDE SHIELD. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
_ <u>.</u>	P4	1	EATON — LUMARK PRV C15 UNV T4 SA BZ 7030. BRONZE FINISH.	LED AREA LIGHT, FULLY CUTOFF, TYPE 4 OPTIC. POLE MOUNT AT +15' T.O.F.	52W LED 3000K	Absolute	0.88
0	ВО	4	LITHONIA LIGHTING DSXB LED 16C 700 30K SYM 120 SF DDBXD. DARK BRONZE FINISH.	LED BOLLARD LIGHT, FULLY CUTOFF. TYPE 5 OPTIC. +42" HIGH.	39W LED 3000K	Absolute	0.95
_	CA	53	COLUMBIA LIGHTING MPS 4 30 XWHE C W E U.	4 FT. LINEAR LENSED LED LIGHT. U.L. LISTED FOR DAMP LOCATIONS.	20W LED 3000K	Absolute	0.90
	W9	35	HUBBELL OUTDOOR LIGHTING LNC2 9L 3K 070 4 1 DBT. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF, TYPE 4. WALL MOUNT AT +7'-6" B.O.F.	21W LED 3000K	Absolute	0.90
	WS	108	WAC LIGHTING WS-W52614 3000K BZ. BRONZE FINISH.	WALL LED LIGHT, FULLY CUTOFF. WALL MOUNT AT +8' B.O.F.	17.5W LED 3000K	1255	0.95

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE CALCS	+	2.0 fc	37.6 fc	0.0 fc	N/A	N/A
SPILL LIGHT AT +6 FT. ABOVE PROPERTY LINE	Ж	0.1 fc	0.7 fc	0.0 fc	N/A	N/A

DEKKER PERICH SABATINI

ARCHITECTURE DESIGN INSPIRATION



PROJECT

SITE DEVELOPMENT PLAN

REVISIONS

DRAWN BY REVIEWED BY DATE

04/16/2021 PROJECT NO. 19-0058 DRAWING NAME

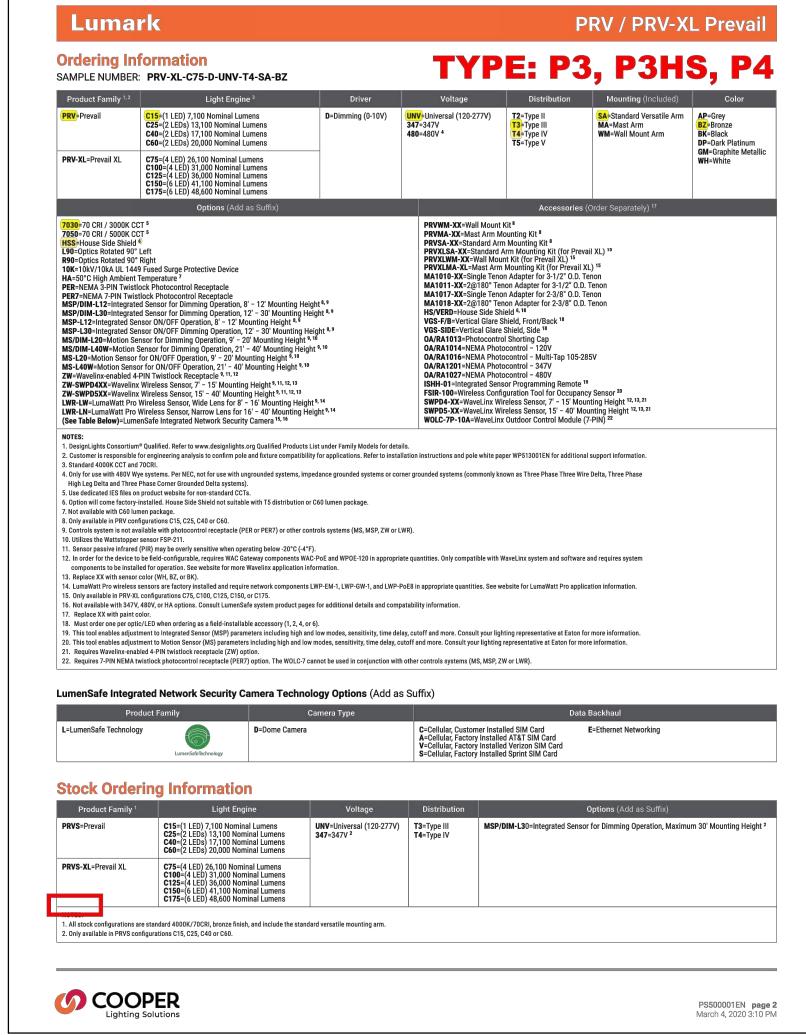
ELECTRICAL SITE PHOTOMETRIC PLAN

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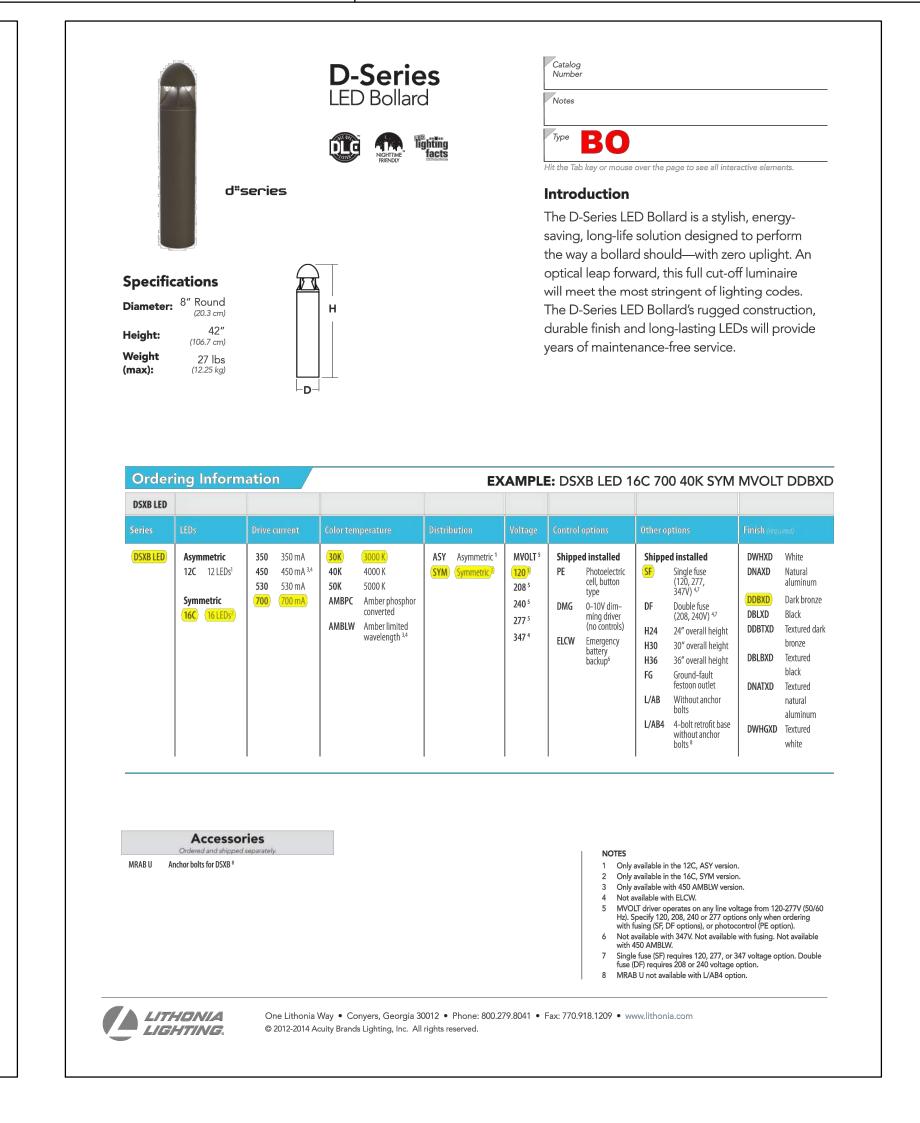
ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-162

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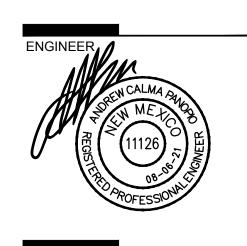
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**ARCHITECTURE** DESIGN INSPIRATION

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PROJECT

### SITE DEVELOPMENT PLAN

REVISIONS

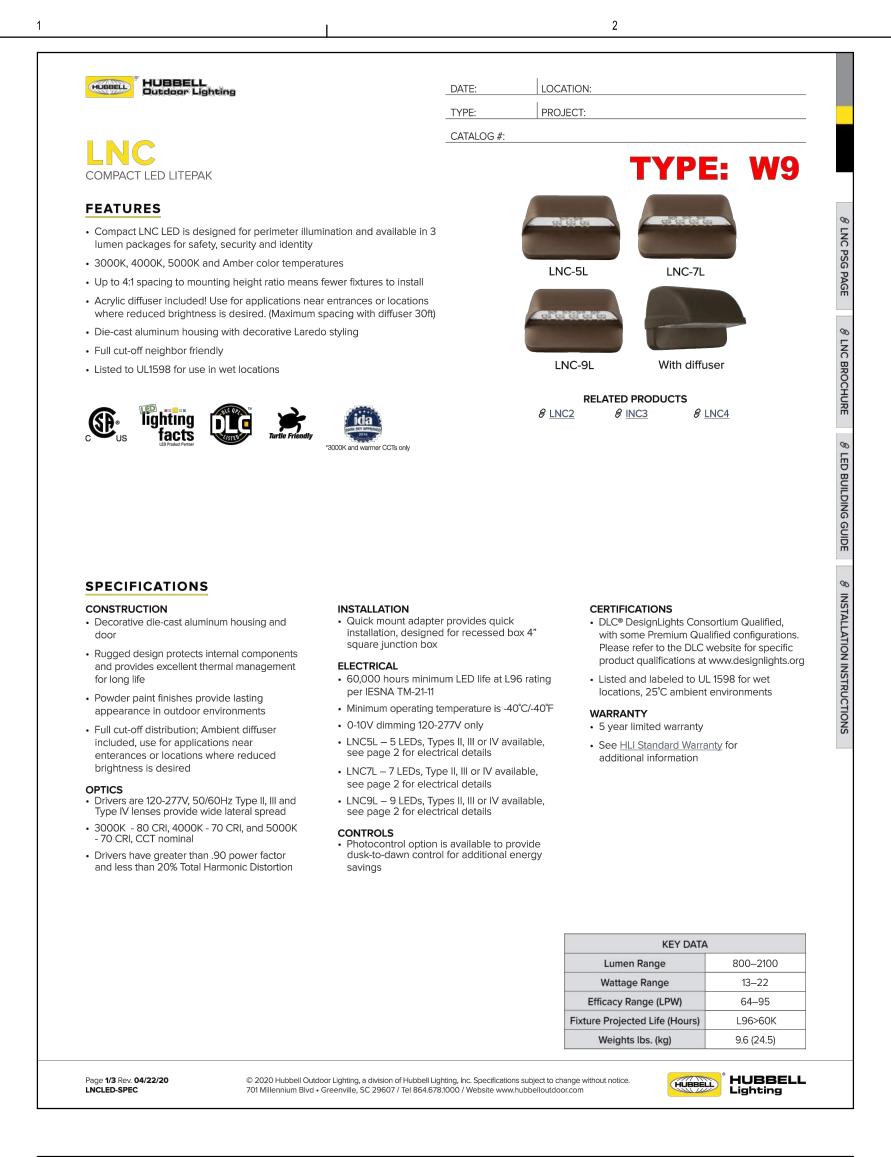
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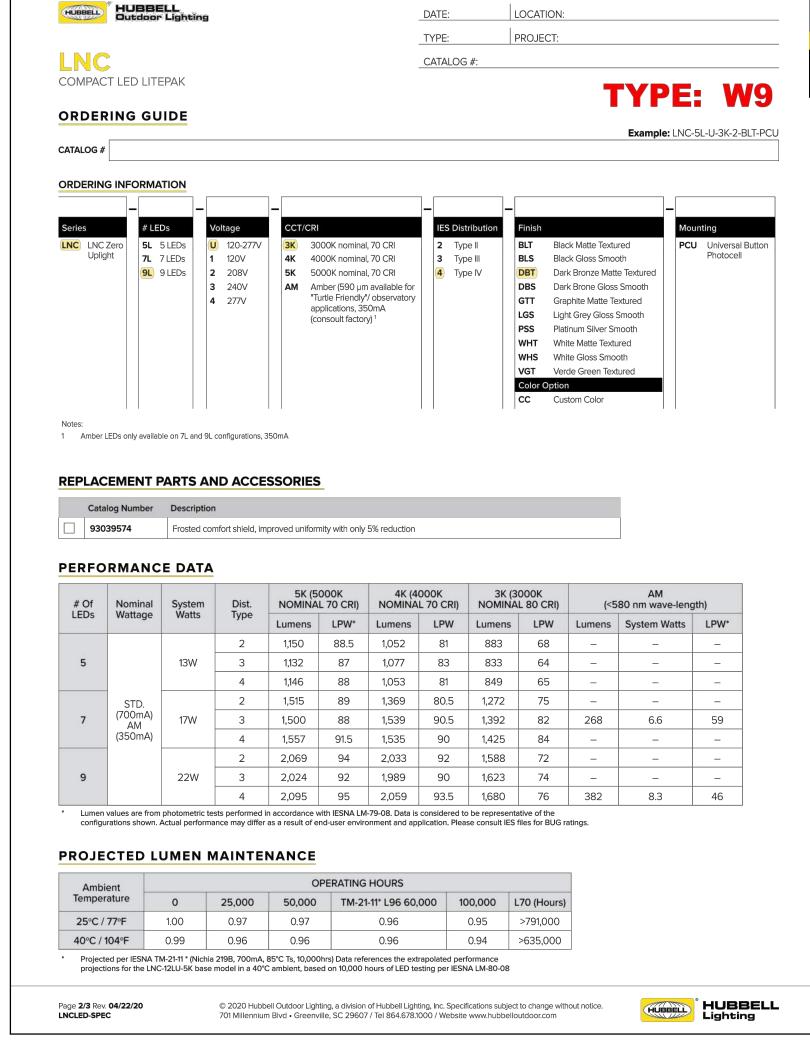
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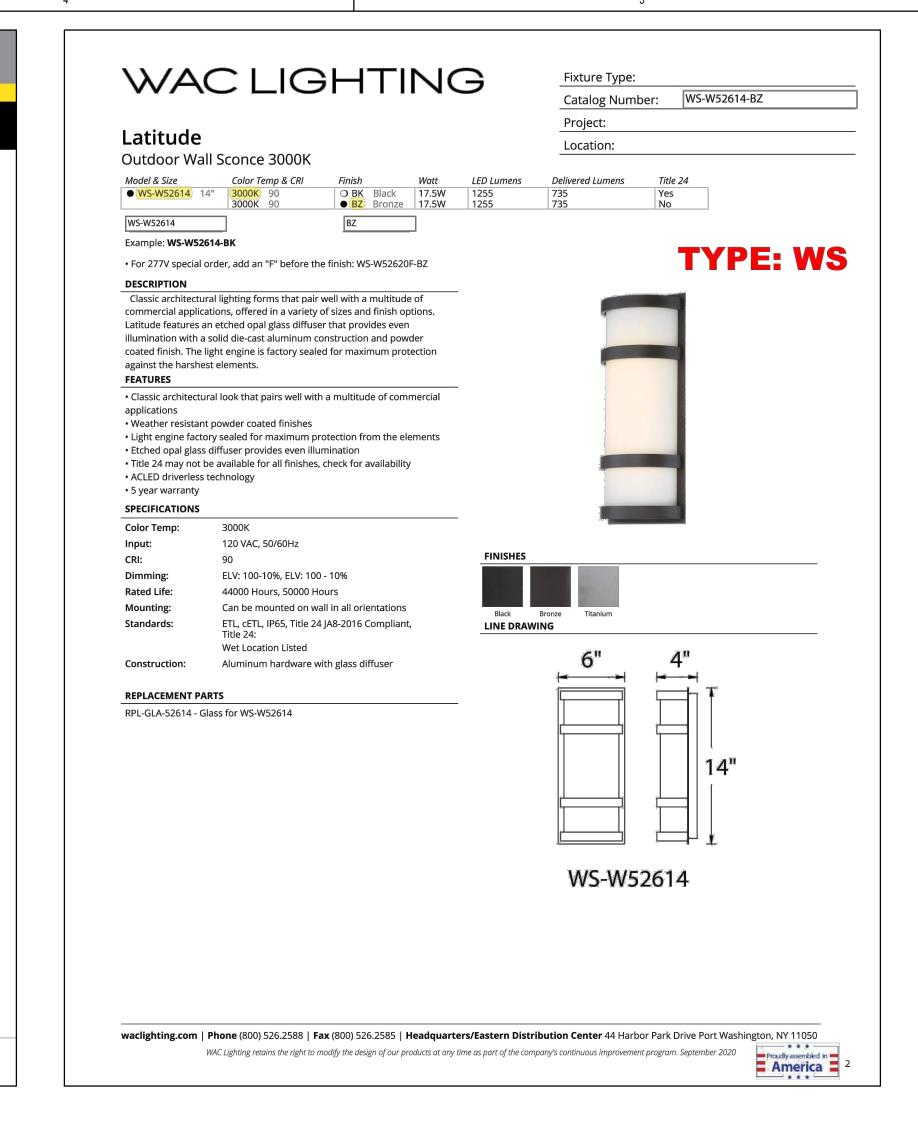
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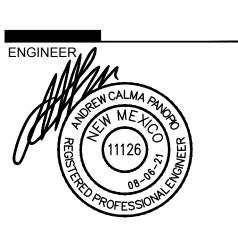






**DESIGN INSPIRATION** 

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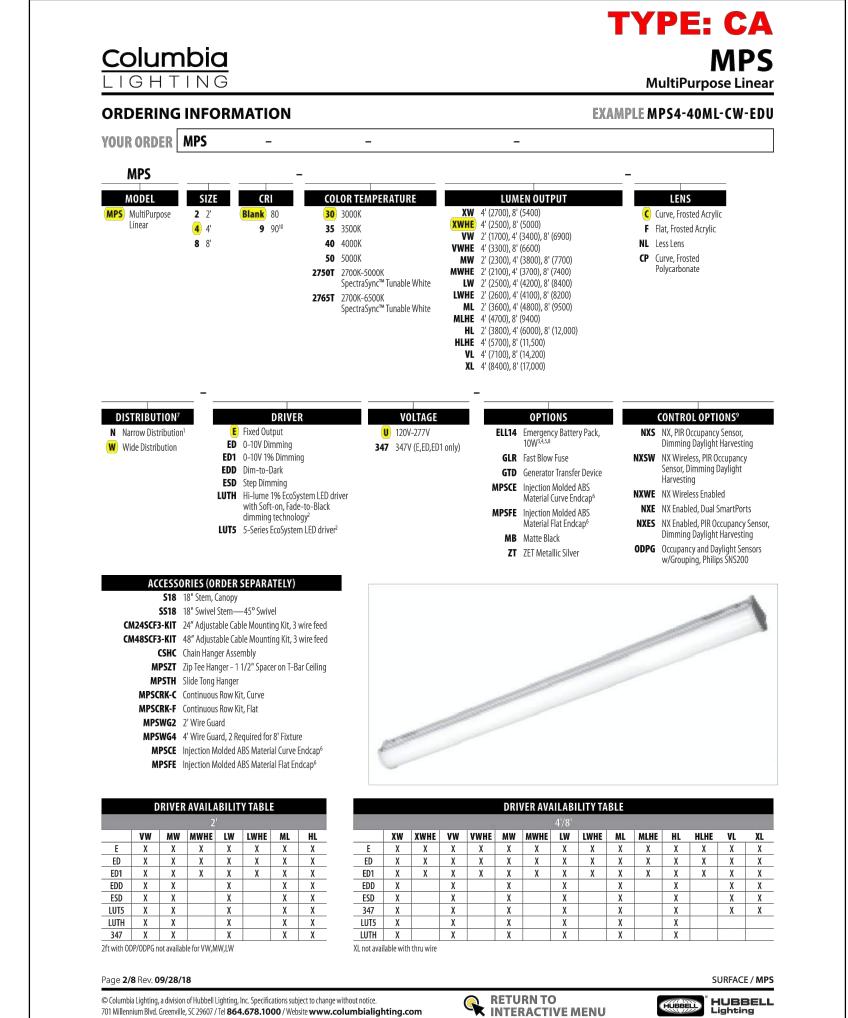
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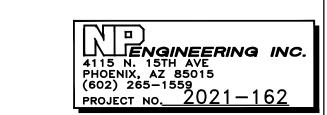
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**ELECTRICAL SITE** LIGHTING **CUT SHEETS** 

SHEET NO.





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



#### OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Robert Gibson Sedona West LLC 8220 Louisiana Blvd. NE Suite B Albuquerque NM, 87113 Project #2021-005442 SI-2021-00569 - Site Improvement Major Amendment to Site Plan

#### **LEGAL DESCRIPTION:**

Dekker/Perich/Sabatini (DPS), agent for Robert Gibson, Sedona West LLC, requests the above action for an approximately 7.2 acre portion of the following: Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A and C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1 The Plaza at Paseo del Norte, zoned MX-M, located on Eagle Ranch Rd. NW, between Paradise Blvd. NW and Irving Blvd. NW, approximately 74.8 acres (C-13-Z)

Staff Planner: Silvia Bolivar

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005442, SI-2021-00569, a Major Amendment to a Site Plan-EPC, based on the following Findings:

- 1. The request is for a Major Amendment of a Prior Approved Site Development Plan for a property legally described as described as Tracts A3A & A4A and Tracts D & E; Tract A-2-A-A and Tract B-1-A Plat of Tracts A-2-A-A & B-1-A; Tracts C-1-A & C-1-B Plat of Tracts C-1-A & C-1-B; and Tract A-1-A-1 Plat of Tract A-1-A-1, located on Eagle Ranch Road NW between Paradise Boulevard NW and Irving Boulevard NW, approximately 74.8-acres.
- 2. The applicant proposes to amend the prior approved site development plan in the following manner:
  - Develop a portion of the subject site (approx. 7.2-acres) with a multi-family use (218 dwelling units) on Eagle Ranch Road instead of the 71,800 square feet of office space that had been approved. The request was reviewed using a new site plan (submitted on August 9, 2021), which will also go through the Development Review Board (DRB) process.
- 3. The subject site is zoned MX-M (Mixed Use Medium Intensity). The purpose of the MX-M zone district is to provide for a wide array of moderate-intensity retail, commercial, institutional and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. Allowable uses are shown in IDO Table 4-2-1.

- 4. The EPC is hearing this case pursuant to IDO section 14-16-6-4(Z) Amendments of Pre-IDO Approvals. Major amendments shall be reviewed by the decision-making body that issued the permit or approval being amended, following the procedures for the most closely equivalent decision in Part 14-16-6 (Administration and Enforcement). The amendment exceeds the thresholds found in IDO table 6-4-4: Allowable Minor Amendments, therefore it is classified as a Major Amendment pursuant to IDO section 14-16-6-4(Z)(1)(b).
- 5. The subject site is located in an Area of Change as designated by the Comprehensive Plan and is within the boundaries of the Coors/Paseo del Norte Activity Center.
- 6. The subject site is part of the Northwest Mesa Community Planning Area (CPA).
- 7. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
- 8. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 4: Community Identity.
  - A. <u>Policy 4.2.2 Community Engagement</u> Facilitate meaningful engagement opportunities and respectful interactions in order to identify and address the needs of all residents.

The request furthers this policy as the applicant and agent met with neighborhood associations through facilitated meetings to address their concerns over the site plan major amendment. Community engagement is crucial in the process of a Site Plan EPC-Major Amendment, and the applicant has participated in informational meetings with stakeholders who will ultimately support or oppose the request.

- 9. The request is generally consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to Centers and Corridors.
  - A. <u>Goal 5.1: Centers and Corridors:</u> Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The request would contribute to grow as a community of strong Centers connected by a multi-modal network of Corridors as the subject site lies within the Coors/Paseo del Norte Activity Center and is within walking distance Coors Boulevard, an urban principal arterial.

B. <u>Subpolicy 5.1.1(a)</u>: Create walkable places that provide opportunities to live, work, learn, shop and play.

The request would further this subpolicy by creating walkable places that provide opportunities to live, work, learn, shop, and play as the subject site is located in the Coors/Paseo del Norte Activity Center and is within the Coors Boulevard CPO-2. There are employment areas nearby along with development along Coors Boulevard that provide areas to shop and play. The site development plan shows that a walkable, pedestrian-friendly environment has been created that ties with the surrounding existing development along Eagle Ranch Road NW, Paradise Blvd. NW, and Irving Blvd. NW.

C. <u>Subpolicy 5.1.1(c)</u>: Encourage employment density, compact development, redevelopment, and infill in Centers and Corridors as the most appropriate areas to accommodate growth over time and discourage the need for development at the urban edge.

The request partially fulfills this subpolicy as compact development, redevelopment and infill of the subject site will be created in a Center and Corridor in order to accommodate growth over time and discourage the need for development at the urban edge. However, employment density is not being created by amending the existing site plan to allow a multifamily apartment community.

D. <u>Subpolicy 5.1.1(f)</u>: Discourage the development of detached single-family housing as an inappropriate use in Centers and along Corridors.

The requested site plan amendment would discourage development of single-family housing as an inappropriate use in Centers and Corridors as the subject site is located in the Coors/Paseo del Norte Activity Center. The premise of Activity Centers is to provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or short bike ride. Activity Centers are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding single-family homes that are located across from Agate Hills Road NW.

E. <u>Subpolicy 5.1.1(h)</u>: Encourage all new development, especially in designated Centers and Corridors, to address transit connections, linkages, and opportunities within the proposed development.

The request furthers this subpolicy to encourage all new development in a designated Center to address transit connections, linkages, and opportunities within the proposed development. The subject site lies within the Coors/Paseo del Norte Activity Center and the area is serviced by Commuter Route 94 that runs north-south on Eagle Ranch Road NW, with stop-pairs immediately adjacent to the site. Fixed Routes 96 and 155, run north-south on Coors Boulevard and are easily accessible from the site.

F. <u>Policy 5.1.2 – Development Areas:</u> Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The subject site is near Coors Boulevard and within the Coors/Paseo del Norte Activity Center that are intended to receive more intense growth as designated by the Comprehensive Plan. The request would facilitate development of the subject site with a multi-family use that would be located in an Area of Change and would support and encourage transit usage while maintaining appropriate densities and scale of development. The request would also reinforce the intensity and character of the surrounding areas.

G. <u>Policy 5.1.6- Activity Centers:</u> Foster mixed-use centers of activity with a range of services and amenities that support healthy lifestyles and meet the needs of nearby residents and businesses.

The subject site is located in the Coors/Paseo del Norte Activity Center, and the requested site plan amendment to allow a multi-family use will permit for a range of amenities on the subject site that will support healthy lifestyles of the residents of the subject site. However, the needs of nearby residents will not be met because the request will not provide services.

H. <u>Subpolicy 5.1.6(a)</u>: Incorporate a compatible mix of commercial and residential uses with a range of higher-density housing types.

The request furthers subpolicy 5.1.6(a) as the requested site plan amendment will incorporate a compatible mix of residential uses with a range of higher-density housing types in the Coors/Paseo del Norte Activity Center.

- 10. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use that pertain to communities.
  - A. <u>Goal 5.2 Complete Communities:</u> Foster communities where residents can live, work, learn, shop and play together.

The request would facilitate development of the subject site with a multi-family use and would provide additional opportunities for residents to live, work, and shop in the area. The request would foster complete communities where residents can live and work together because the proposed development would be within walking distance of surrounding commercial development, in an Activity Center, and with access to ABQ Ride Routes 94, 95 and 15.

B. <u>Goal 5.2.1 – Land Uses:</u> Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The request would contribute to creating a healthy, sustainable and distinct community with a mix of uses because it would reinforce a similar type of housing found southwest of the subject site (Eagle Ranch Apartments). There are a mix of uses conveniently accessible on Irving Blvd. NW and Coors Boulevard.

C. <u>Subpolicy 5.2.1(d)</u>: Encourage development that broadens housing options to meet a range of incomes and lifestyles.

The request would further this subpolicy by allowing for a range of apartment sizes that would include 1-3 bedrooms at a range of prices.

- D. <u>Subpolicy 5.2.1(f)</u>: Encourage higher density housing as an appropriate use in the following situations:
  - i. Within designated Centers and Corridors;
  - ii. In areas with good street connectivity and convenient access to transit;
  - iii. In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing land uses, and where adequate infrastructure is or will be available.

The request would further this subpolicy because it would encourage higher density housing in the Coors/Paseo del Norte Activity Center, in an area with good street connectivity, and in an area with a mixed density pattern already established. The subject site has convenient access to transit (Ride Routes 94, 96, and 155) and has adequate infrastructure in place.

- 11. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 5: Land Use pertaining to efficient development patterns and infill development.
  - A. <u>Goal 5.3 Efficient Development Patterns:</u> Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The subject site is already served by existing infrastructure and public facilities, so the development made possible by the request would generally promote efficient development patterns and use of land.

B. <u>Policy 5.3.1 – Infill Development:</u> Support additional growth in areas with existing infrastructure and public facilities.

The request will facilitate development of the subject site and is considered infill development as it is surrounded by existing City infrastructure and various services. The proposed multi-family use would be infill development on a vacant site within an area of existing single-family residential subdivisions and mixed-use zones and would be consistent with the surrounding areas found southwest of the subject site.

C. <u>Goal 5.6- City Development Areas:</u> Encourage and direct growth to Areas of Change where it is expected and desired to ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request furthers this Goal because the subject site is in an Area of Change and the requested site plan amendment would allow for an efficient development process for the subject site, thereby directing growth where it is expected and desired as well as reinforcing the intensity of the area.

D. <u>Policy 5.6.2 – Areas of Change:</u> Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelop Areas where change is encouraged.

The request will facilitate additional housing at a variety of densities within an Area of Change. The proposed development includes dwelling units within a traditional multi-family building, as well as the addition of a clubhouse, fitness center and amenities. The higher density housing in this location will support the transit available (Routes 94, 96 and 155) while supporting the commercial and retail uses found near the subject site.

- 12. The request is consistent with the following Comprehensive Plan Goals and Policies from Chapter 9: Housing.
  - A. <u>Goal 9.3 Density:</u> Support increased housing density in appropriate places with adequate services and amenities.

The request would allow and support development of increased housing density in an area near Coors Boulevard and the Coors/Paseo del Norte Activity Center which are appropriate places for such development.

B. <u>Subpolicy 9.3.2(a)</u>: Encourage higher-density residential and mixed-use development as appropriate uses near existing public facilities, educational facilities, job centers, social services, and shopping districts.

The request will encourage higher density and mixed-use development near existing public facilities and shopping districts. However, Albuquerque Public Schools has noted that the proposed development will impact Petroglyph Elementary School, James Monroe Middle School, and Cibola High School. Petroglyph Elementary School is operating at enrollment above capacity and development will be a strain on this school. The request partially furthers sub policy 9.3.2(a) as the proposed site plan amendment.

- 13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3) as follows:
  - A. 14-16-6-6(J)(3)(a) As demonstrated by the policy analysis of the site plan, the request is consistent with applicable Comprehensive Goals and Policies.
  - B. 14-16-6-6(J)(3)(b) The subject site is zoned MX-M; therefore, this criterion does not apply.
  - C. 14-16-6-6(J)(3)(c) With the application of conditions of approval, the site plan will comply with all applicable provisions of the IDO. The request will need to be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM). As per the IDO, the EPC will determine whether any deviations from typical Mixed-Use development are acceptable in this proposed major amendment.
  - D. 14-16-6-6(J)(3)(d) The request will be reviewed by the Development Review Board (DRB), which is charged with addressing infrastructure and ensuring that infrastructure such as streets, trails, sidewalks, and drainage systems has sufficient capacity to serve a proposed development.
  - E. 14-16-6-6(J)(3)(e) The future, proposed development will be required to comply with the decisions made by two bodies- the EPC and the DRB. The EPCs' conditions of approval will improve compliance with the IDO, which contains regulations to mitigate site plan impacts to surrounding areas. The DRB's conditions will ensure infrastructure is adequately addressed so that a proposed development will not burden the surrounding area.
  - F. 14-16-6-6(J)(3)(f) The subject property is not within an approved Master Development Plan; therefore, this criterion does not apply.
  - G. 14-16-6-6(J)(3)(g) The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required, therefore this criterion does not apply.
  - 14. At the public hearing, several nearby residents expressed concern about the impacts of additional traffic on an area they believe is already congested, and has problems with traffic circulation and pedestrian circulation. Safety and walkability are major concerns. Pursuant to 14-16-6-6(J)(3)(e), the Site Plan-EPC can be approved it if mitigates significant, adverse impacts on the project site and the surrounding area. The EPC discussed the importance of addressing transportation issues and mitigating any future impacts to the maximum extent practicable.

- 15. The affected, registered neighborhood organizations are the Westside Coalition of Neighborhood Associations, Paradise Hills Civic Association, Vista Montecito HOA Inc. Property owners within 100 feet were also notified as required.
- 16. A pre-application meeting was held online with members of the Vista Montecito HOA on April 21, 2021. The purpose of the meeting was to provide information on the proposed project and several items were discussed including concern about increased traffic, visibility issues related to traffic, the architectural style of the development and security issues. The general consensus was the new development would be an improvement.
- 17. A post-submittal facilitated meeting was held on June 4, 2021 with members of the community who had expressed concern regarding the proposed amendment. Concern centered on entryways off of Eagle Ranch Road, the increase in traffic by the future, proposed 218 units, and if a traffic study had been performed. Other issues were related to traffic, stop signs, bus stops, apartment height, orientation, unit access, and appearance.
- 18. Two more facilitated meetings were held with members of the community who expressed concern regarding the proposed amendment. The two meetings were held on July 8, 2021 and July 19, 2021 (see attachments). Concern continued to be centered on entryways off of Eagle Ranch Road, increased traffic and increased density with loss of property values due to the proposed development, along with loss of views.
- 19. During the continuance period, Staff received additional comments from concerned neighbors. A couple of neighbors continue to oppose the request despite the developer agreeing to reduce the building height along Eagle Ranch Road. The applicant revised the site plan to address many of the concerns.
- 20. The application of Conditions of Approval to provide clarification, ensure compliance, and address mitigation of adverse impacts would also improve the extent to which the request is consistent with applicable Comprehensive Plan Goals and policies.
- 21. The EPC acknowledges the enormous amount of public comments and major community concerns regarding traffic on Eagle Ranch Road and the surrounding area, and therefore supports Condition #7. The public is also concerned about parking in the area and potential parking spill-over into the neighborhood.

#### CONDITIONS OF APPROVAL – SI-2021-00569

- The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB) to ensure all technical issues are resolved. The DRB is responsible for ensuring that technical EPC Conditions have been satisfied and that other applicable City requirements have been met.
- 2. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the site plan for filing at the Planning Department.
- 3. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 4. Walls & Security
  - A. A detail for the proposed retaining wall shall be provided.
  - B. Wall shall comply with IDO Section 14-6-5-7(E) Walls and Fences Materials and Design.
- 5. Outdoor Gathering Areas
  - A. Indicate where the proposed amenities will be located throughout the development.
  - B. If shade structures and gazebos are to be included, provide details for these structures.
- 6. Signage
  - A. The location of the proposed monument if proposed shall be indicated.
  - B. The monument sign detail shall be dimensioned and shall specify colors and materials.
- 7. At the time of Development Review Board (DRB) submittal, the DRB shall fully consider the transportation issues in the vicinity of the subject site including, but not limited to, traffic generated by the proposed development, pedestrian safety, vehicular circulation, and access, and that mitigation measures to improve safety and walkability be implemented in coordination with the City Engineer.
- 8. Conditions from the Parks and Recreation Department shall be addressed: The MRMPO Long Range Bikeway System Map shows a Proposed Paved Trail in this location on the southeastern property line of the subject site, and an improved asphalt multi-purpose trail with an access easement for City maintenance should be provided. Infrastructure requirements can be finalized by the DRB.

OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 9 of 10

<u>APPEAL</u>: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela, Planning Director

AV/SB

cc:

Robert Gibson c/o Sedona West LLC, rgibson@pacificap.com

Dekker/Perich/Sabatini, anthonys@dpsdesign.org

Vista Montecito HOA, Carol Nelson, 7654@gmail.com

Vista Montecito HOA, Diane Exline, dianexline@gmail.com

Westside Coalition of Neighbohood Associations, Rene Horvath, aboard111@gmail.com

Westside Coalition of Neighborhood Associations, Elizabeth Haley, ekhaley@comcast.net

Paradise Hills Civic Association, Tom Anderson, taa@msn.com

Paradise Hills Civic Association, Maria Warren, samralphroxy@yahoo.com

Shari Munson Munson CS @ aol.com

Jeremiah Hill bluejay9339@gmail.com

Sarah Thomas maxlovestater@gmail.com

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Bob Ekler <a href="mailto:eklerr@gmail.com">eklerr@gmail.com</a>

Aubrey Eberhardt / <u>aubrey.eber@icloud.com</u> Sam Sandoval: SamASandoval@comcast.net OFFICIAL NOTICE OF DECISION PR-2021-005442 August 19, 2021 Page 10 of 10

Christina Lujan NMPLEXUS@YAHOO.COM

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Christopher and Andrea Chapman, 9920 Benton St. NW 87114.

Legal, kmorrow@cabq.gov

EPC file



#### **DEVELOPMENT REVIEW BOARD**

# Action Sheet Minutes ONLINE ZOOM MEETING

#### November 17, 2021

Jolene Wolfley	DRB Chair
Jeanne Wolfenbarger	Transportation
Blaine Carter	Water Authority
Ernest Armijo	Hydrology
Angelo Metzgar	
Cheryl Somerfeldt	

Angela Gomez ~ DRB Hearing Monitor

\*\*\*\*\*\*\*\*

#### **MAJOR CASES**

1. PR-2021-005864 IDO 2019 SD-2021-00212 - PRELIMINARY PLAT CSI – CARTESIAN SURVEYS, INC. agent for RED SKY HOLDINGS requests the aforementioned action(s) for all or a portion of: LOT 12 UNIT 5, AVALON SUBDIVISION zoned NR-BP, located on EAST SIDE OF 98<sup>TH</sup> ST NW, BETWEEN BLUEWATER RD NW and VOLCANO RD NW containing approximately 11.0954 acre(s). (K-09)

**PROPERTY OWNERS**: MAJEC, LLC

**REQUEST**: TO CREATE 6 TRACTS FROM ONE EXISTING TRACT BY SUBDIVISION, GRANT EASEMENT AND ADDITIONAL RIGHT OF WAY

DEFERRED TO DECEMBER 8<sup>TH</sup>, 2021.

2. PR-2021-005628 IDO 2020 SD-2021-00214 - PRELIMINARY PLAT SD-2021-00224 - BULK LAND PLAT BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY BLVD SE between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14, S-14-17, T-15-17)

**PROPERTY OWNERS: MDS INVESTMENTS, LLC** 

**REQUEST**: PRELIMINARY PLAT AND BULK LAND PLAT FOR FUTURE TRACT N AND THE RE-PLAT OF TRACT A-1-A1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER.

WAT FOR WILSA DEL SOL TOWN CENTER.

DEFERRED TO DECEMBER 8<sup>TH</sup>, 2021.

#### 3. <u>PR-2021-005473</u> IDO 2019 SI-2021-00709 – SITE PLAN

HUITT ZOLLARS INC. – LARRY MCDONALD agent for AARON CARLSON requests the aforementioned action(s) for all or a portion of: LOT 24 UNIT 1, LADERA BUSINESS PARK SUBDIVISION zoned NR-C, located at 7801 LA MORADA PL and UNSER containing approximately 2.7 acre(s). (H-9) [Deferred from 6/9/21, 7/28/21, 8/11/21, 8/22/21, 10/27/21]

**PROPERTY OWNERS: PACIFIC CACTUS, LLC** 

**REQUEST**: TO DEVELOP AN UNIMPROVED LOT WITHIN THE LADERA BUSINESS PARK

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR BIKE RACK DETAIL. TO PROVIDE A COMPLETE 6 FOOT ADA PATHWAY THROUGHOUT THE SITE, TO CALL OUT CURB LOCATIONS, FOR DETAILS ON CLEAR SITE TRIANGLES PER COMMENTS, AND TO WORK OUT THE DETAILS WITHIN THE PUBLIC RIGHT-OF-WAY REGARDING THE SIDEWALK, CURB RAMPS AND DRIVEWAYS, AND TO PLANNING FOR NOTES TO BE ADDED TO THE SITE PLAN INDICATING THAT ALL SPECIFICATIONS OF THE LADERA BUSINESS PARK MUST BE MET REGARDING SITE LIGHTING, DUMPSTER DETAIL, AND BUILDING DESIGN, FOR SOLID WASTE SIGNATURE, THE PROFESSIONAL SIGNING OF PLAN SHEETS, AND VERIFICATION OF GRADING. IF THE SITE HAS NOT BEEN GRADED, A SENSITIVE LANDS ANALYSIS SHALL BE PROVIDED.

4. PR-2020-004138 IDO 2019 SD-2021-00151 - PRELIMINARY PLAT Sketch plat 3-10-2021 HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located between SAGAN LOOP and DE KOONING LOOP containing approximately 22.0366 acre(s). (R-15) {Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21, 11/3/21]

**PROPERTY OWNERS**: QUESTA DEL ORO LLC / MDS INVESTMENTS **REQUEST**: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

DEFERRED TO DECEMBER 15<sup>TH</sup>, 2021.

5. PR-2021-005414 IDO 2019
SI-2021-01031 - SITE PLAN
SD-2021-00136 - PRELIMINARY PLAT
SD-2021-00137 - VACATION OF PUBLIC
EASEMENT 90' Drainage
SD-2021-00138 - VACATION OF PUBLIC
EASEMENT 10' Utility
SD-2021-00139 - VACATION OF PRIVATE
EASEMENT 40' x 30' Access
Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3 zoned MX-M, located at 441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW containing approximately 8.94 acre(s). (J-10) [Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21, 11/3/21]

PROPERTY OWNERS: LA MAME, LLC

**REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS** 

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.** 

6. PR-2021-005573 IDO 2020
SD-2021-00171 — PRELIMINARY PLAT
SD-2021-00172 — VACATION OF PRIVATE
EASEMENT
SD-2021-00174 — VACATION OF PRIVATE
EASEMENT
SD-2021-00175 — VACATION OF PRIVATE
EASEMENT
SD-2021-00176 - VACATION OF PUBLIC
EASEMENT
SD-2021-00177 - VACATION OF PUBLIC
EASEMENT

**SD-2021-00178 - VACATION OF PUBLIC** 

**SD-2021-00179 - VACATION OF PUBLIC** 

**SD-2021-00180 - VACATION OF PUBLIC** 

**SD-2021-00181** - VACATION OF PUBLIC

**EASEMENT** 

**EASEMENT** 

**EASEMENT** 

**EASEMENT** 

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on 5650 UNIVERSITY BLVD SE containing approximately 162.78 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21]

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE, MDS INVESTMENTS **REQUEST**: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.** 

# 7. PR-2021-005573 IDO 2020 SI-2021-01482 – SITE PLAN

DEKKER/PERICH/SABATINI — WILL GLEASON agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A, 22-B,22-C, 26, N, O, Q-1,Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL containing approximately 162.784 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21, 11/3/21]

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE, MDS INVESTMENTS **REQUEST**: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

#### 8. <u>PR-2020-003688</u> <u>SD-2021-00196</u> – PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62<sup>nd</sup> ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11)[Deferred from 11/3/21]

**PROPERTY OWNERS**: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

**REQUEST**: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

#### 9. <u>PR-2021-005740</u> IDO 2019 SI-2021-01051 – SITE PLAN AMENDMENT

**SCOTT ANDERSON** agent for **DANIEL CHAVEZ** requests the aforementioned action(s) for all or a portion of: **LOT II A1, RENAISSANCE CENTER 2** zoned NR-BP, located on **4720 ALEXANDER between MONTANO and DESERT SURF** containing approximately 4.37 acre(s). (F-16) [Deferred from 8/4/21, 8/18/21, 9/1/2, 9/22/211, 10/6/2, 10/20/21, 11/10/21]

**PROPERTY OWNERS: DANIEL CHAVEZ** 

**REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT** 

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE AMENDMENT TO SITE PLAN WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION FOR ADJUSTMENT OF ON-STREET PARKING BASED ON CLEAR SITE DISTANCE, AND TO PLANNING FOR A NOTE INDICATING THAT ANY INCREASE OR CHANGE IN USE SHALL REQUIRE AN AMENDMENT TO THE SITE PLAN IN ORDER TO CHANGE FROM STORAGE USE TO AUDITORIUM USE, TO PROVIDE UPDATED SHARED PARKING AGREEMENTS, FOR THE APPLICATION NUMBER TO BE ADDED TO THE AMENDMENT, AND FOR FINAL SIGN-OFF.

# 10. PR-2021-005746 IDO 2020 SI-2021-01661 – SITE PLAN

STUDIO SOUTHWEST – SAIGE COX/ROBERT HEISER agent for JEFFERSON 25 XRAY QOZB, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B, FOP ADDITION zoned NR-BP, located on 5800 JEFFERSON ST NE between THE LANE AT 25 NE and THE BEAR ARROYO DRAINAGE EASEMENT containing approximately 4.6 acre(s). (E-17[Deferred from 10/27/21, 11/10/21]

**PROPERTY OWNERS**: ARGUS INVESTMENT REALTY **REQUEST**: SITE PLAN DRB FOR 34,000 S.F. MEDICAL OFFICE,14,000 S.F. OFFICE / WAREHOUSE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION. BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCUTRE LIST ON NOVEMBER 17<sup>TH</sup>, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR UPDATES TO THE UTILITY PLAN AND THE LANDSCAPING PLAN INDICATING THAT NO TREES OR **OBSTRUCTIONS SHALL BE LOCATED WITHIN THE EASEMENT AS** DISCUSSED, AND TO PLANNING TO CHECK FOR ADJUSTMENT OF CLEAR SITE TRIANGLES AND BIKE RACK DETAIL AND TO CHECK ON UPDATES TO THE SITE PLAN REGARDING PARKING SPACE REQUIREMENTS, MINOR SIGNAGE, RAMPS AND CLARIFICATION OF LANDSCAPE ISLAND CURB RADII, FOR THE REDESIGN OF PLANT MATERIAL ALONG THE SEWER EASEMENT AND ALTERNATIVE LANDSCAPING PLAN IF NEEDED, STABILIZATION FOR THE STORM WATER QUALITY POND, AND THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

#### **MINOR CASES**

#### 11. PR-2021-005746 IDO 2020

SD-2021-00202- PRELIMINARY/FINAL PLAT

<u>SD-2021-00203</u> – VACATION OF PUBLIC

**EASEMENT** 

SD-2021-00204 – VACATION OF PRIVATE

**EASEMENT** 

SD-2021-00205 - VACATION OF PRIVATE

**EASEMENT** 

SD-2021-00206 - VACATION OF PRIVATE

**EASEMENT** 

SD-2021-00207 - VACATION OF PRIVATE

**EASEMENT** 

SD-2021-00208 - VACATION OF PRIVATE

**EASEMENT** 

Sketch plat 7-21-2021

CSI — CARTESIAN SURVEYS, INC. agent for AIM MANAGEMENT CORP requests the aforementioned action(s) for all or a portion of: LOTS 1-A AND 1-B, FRATERNAL ORDER OF THE POLICE ADDITION zoned NR-BP located on 5800 JEFFERSON & 5910 JEFFERSON NE between BALLON PARK RD NE and JEFFERSON PLAZA NE containing approximately 4.6540 acre(s). (E-17)[Deferred from 10/27/21, 11/10/21]

**PROPERTY OWNERS: JEFFERSON 25 XRAY QOZB** 

**REQUEST**: PRELIMINARY/FINAL PLAT CREATING 2 NEW LOTS FROM 2 EXISTING LOTS, GRANT/VACATE EASEMENTS.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION,
BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS
OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE
VACATIONS AND THE PRELIMINARY/ FINAL PLAT. FINAL SIGN
OFF IS DELEGATED TO THE WATER AUTHORITY FOR A FINDING
INDICATING APPROVAL OF THE PAPER EASEMENT, THE
RECORDING OF THE PLAT, AND FINALLY FOR THE SIGNING AND
RECORDING OF THE PAPER EASEMENT IN THAT ORDER, AND TO
PLANNING FOR FINAL SIGN-OFF.

#### 12. PR-2021-006214

SD-2021-00228 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

FELIX RABADI requests the aforementioned action(s) for all or a portion of: T-1-A-2 and T-A-B, TOWN OF ALAMEDA GRANT zoned SU-1, located on GOLF COURSE RD NW between IRVING NW and CALABACILLAS ARROYO containing approximately 8.5 acre(s). (B-12)

**PROPERTY OWNERS: SHARIF RABADI** 

REQUEST: 2 YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS

**AGREEMENT** 

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> A TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

# 13. PR-2021-005629 IDO 2020 SD-2021-00214 – FINAL PLAT

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC requests the aforementioned action(s) for all or a portion of: LOTS 22A, 22B, 22C, and TRACT P, MESA DEL SL INNOVATION PARK I & II zoned PC, located at 5630 UNIVERSITY BLVD, SE between EASTMAN CROSSING and UNIVERSITY BLVD containing approximately 41.3495 acre(s). (R-16)

PROPERTY OWNERS: NETFLIX STUDIO, LLC
REQUEST: RE-PLAT OF LOTS 22-A, 22-B, 22-C AND TRACT P OF MESA
DEL SOL INNOVATION PARK II.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR A CROSS ACCESS NOTE AND THE INDICATION OF MAINTENANCE RESPONSIBILITIES AS DISCUSSED, AND TO PLANNING FOR UTILITY COMPANY SIGNATURE, AGIS DXF FILE, THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT AND THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

# 14. <u>PR-2021-004961</u> IDO 2020 SD-2021-00234 – FINAL PLAT

FIERRO & COMPANY, LLC agent for MESA VERDE CONSTRUCTION & DEVELOPMENT, LLC requests the aforementioned action(s) for all or a portion of: LOT 17, BLOCK 16 UNIT 8, NORTH ALBUQUERQUE ACRES zoned MX-L & MX-T, located at 5901 CARMEL AVE NE between SAN PEDRO DR and PAN AMERICAN FRONTAGE RD containing approximately 0.83 acre(s). (B-11)

**PROPERTY OWNERS**: TONY AND PHYLLIS JARAMILLO

**REQUEST:** DEDICATE ROW

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE, THE CITY SURVEYOR'S SIGNATURE, FOR THE REVIEW OF THE LANDSCAPING PLAN PORTION OF THE SITE PLAN FOR STORM WATER QUALITY POND STABILIZATION AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

15. PR-2018-001217 IDO 2019
SD-2021-00460 - PRELIMINARY/FINAL
PLAT
Sketch plat 5-12-2021

ISAACSON & ARFMAN INC. agent for FOURTH STREET & MENAUL INC. requests the aforementioned action(s) for all or a portion of: LOT 1-A-1-A, WALGREEN ADDITION zoned MX-M, located at 300 MENAUL BLVD NW between 2<sup>ND</sup> STREET NW and 4<sup>TH</sup> STREET NW containing approximately 9.6037 acre(s). (H-14) [Deferred from 8/4/21, 9/15/21]

<u>PROPERTY OWNERS</u>: FOURTH STREET & MENAUL INC <u>REQUEST</u>: PRELIMINARY/FINAL PLAT APPROVAL

WITHDRAWN BY THE APPLICANT.

16. PR-2020-003847 IDO 2020
SD-2021-00219 - PRELIMINARY/FINAL
PLAT
SD-2021-00220 - VACATION OF PRIVATE
EASEMENT

ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION zoned MX-M, located at 420 FITZGERALD ROAD NW between 4<sup>TH</sup> ST NW and 7<sup>TH</sup> ST NW containing approximately 5.0036 acre(s). (G-14) [Deferred from 11/3/21]

**PROPERTY OWNERS: CITY OF ALBUQUERQUE** 

**REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL** 

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

# 17. PR-2021-005442 IDO 2019 SI-2021-01714 - EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21, 11/3/21, 11/10/21]

**PROPERTY OWNERS**: SEDONA WEST, LLC **REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 17, 2021, THE DRB HAS APPROVED THE EPC SITE PLAN SIGN-OFF WITH FINAL SIGN-OFF **DELEGATED TO THE WATER AUTHORITY FOR CHANGES AND** REVISIONS TO THE UTILITY PLAN AS CITED IN THE COMMENTS AND DISCUSSED IN THE MEETING REGARDING **ENCROACHMENTS AND UPDATES TO THE UTILITY PLAN. AND** TO PLANNING FOR CROSS ACCESS EASEMENT LANGUAGE MODIFICATIONS THAT MEET BOTH APPLICANT AND CITY NEEDS AS DISCUSSED, FOR TRAFFIC CALMING MEASURES WITHIN THE NEW EASEMENT, CLARIFICATION OF DIMENSIONING OF THE SITE, THE ESTABLISHMENT OF SEPARATE BIKE RACK LOCATIONS, FOR ADDITIONAL CURB RAMP CALL-OUTS AND FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT.

# 18. PR-2020-004748 IDO 2019 SD-2021-00152 - PRELIMINARY/FINAL PLAT Sketch plat 12-2-2020

#### TIM SOLINSKI agent for AUI INC. requests the

aforementioned action(s) for all or a portion of: \*62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE, PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2, zoned MX-FB-UD, located at **ONE CIVIC PLAZA & 400 MARQUETTE**between MARQUETTE and TIJERAS containing approximately 2.2273 acre(s). (J-14) Deferred from 7/28/21, 8/4/2, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/10/20/21, 11/10/21]

**PROPERTY OWNERS**: BERNALILLO COUNTY, CITY OF ALBUQUERQUE **REQUEST**: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.** 

#### SKETCH PLAT

19. PR-2021-006216 IDO 2020
PS-2021-00134 - SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for JOHN SHAVER/PIÑON CREEK TOWNHOME ASSOCIATION requests the aforementioned action(s) for all or a portion of: LOTS 6 & 74, PIÑON CREEK zoned R-T, located at 435 PIÑON CREEK SE between FOUR HILLS RD and SERENITY COURT containing approximately 5.7869 acre(s). (L-23)

**PROPERTY OWNERS**: JOHN SHAVER, PINON CREEK TOWNHOME NEIGHBORHOOD ASSOCIATION

**REQUEST: LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT** 

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

20. PR-2018-001284 IDO 2020 PS-2021-00135- SKETCH PLAT CSI – CARTESIAN SURVEYS, INC. agent for LEGACY HOSPITALITY requests the aforementioned action(s) for all or a portion of: TRACT 2-A and A-2, Tr A-2-A-2-A, BEVERLY-WOOD ADDITION; PARK SQUARE zoned MX-H, located at 6500 AMERICAS PARKWAY NE between INDIAN SCHOOL RD and I-40 containing approximately 3.3866 acre(s). (J-28)

PROPERTY OWNERS: LEGACY HOSPITALITY

REQUEST: CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS,
VACATE 2 RECIPROCAL ACCESS EASEMENTS RENDERED UNNECESSARY
WITH THE CONSOLIDATION OF LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

# 21. PR-2021-006223 IDO 2020 PS-2021-00136- SKETCH PLAT

THE H+M DESIGN GROUP agent for GENERAL SERVICES ADMINISTRATION (LONNIE WRIGHT) requests the aforementioned action(s) for all or a portion of: TRACTS 78C, MRGCD MAP 36, TRACT D T10N, R3E, NMPM, zoned NR-BP, located at 12<sup>TH</sup> ST between BELLAMAH NW and EAST BOUND I-40 FRONTAGE ROAD containing approximately 16.06 acre(s). (H-13 & H-14)

PROPERTY OWNERS: GENERAL SERVICES ADMINSTRATION AND BUREAU OF INDIAN AFFAIRS

REQUEST: ADJUST LOT LINES BETWEEN 8<sup>TH</sup> & 12<sup>TH</sup> STREETS SOUTH OF EASTBOUND I-40 FRONTAGE RD

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE

PROVIDED.

**Other Matters** 

Action Sheet Minutes were approved for November 10, 2021

**DRB Member Signing Session for Approved Cases** 

**ADJOURNED** 



# **DEVELOPMENT REVIEW BOARD**

# Action Sheet Minutes ONLINE ZOOM MEETING

# **November 10, 2021**

Jolene Wolfley	DRB Chair
Jeanne Wolfenbarger	Transportation
Blaine Carter	Water Authority
Ernest Armijo	Hydrology
Angelo Metzgar	Code Enforcement
Cheryl Somerfeldt	Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

#### **MAJOR CASES**

1. <u>PR-2021-005195</u> <u>SI-2021-01747</u> – SITE PLAN **DEKKER/PERICH/SABATINI** – **WILL GLEASON** agent for **JC SIX LLC** requests the aforementioned action(s) for all or a portion of: **TRACT 6A-1, UNIT 1, JOURNAL CENTER PHASE 2** zoned **MX-H, located on 7501 JEFFERSON ST NE between JEFFERSON ST and MASTHEAD ST NE** containing approximately **5.1536** acre(s). **(D-17)** 

**PROPERTY OWNERS**: JC SIX LLC

**REQUEST**: SITE PLAN APPROVAL REQUEST FOR MULTI-FAMILY

APARTMENT HOME COMMUNITY

**DEFERRED TO DECEMBER 1ST, 2021.** 

2. PR-2018-001579 IDO 2019
SI-2021-00304 - SITE PLAN
SI-2021-00305 - SITE PLAN AMENDMENT

MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON agent for WINROCK PARTNERS LLC requests the aforementioned action(s) for all or a portion of: PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H, zoned MX-H, located at 2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40 containing approximately 28.8654 acre(s). (J-19)[Deferred from 3/31/21, 4/28/21, 5/26/21, 6/23/21, 6/30/21, 7/14/21, 7/21/21, 7/28/21, 8/11/21, 8/25/21, 9/22/21]

**PROPERTY OWNERS**: WINROCK PARTNERS LLC

**REQUEST**: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATER FEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES.

DEFERRED TO DECEMBER 15<sup>TH</sup>, 2021.

# 3. PR-2021-005740 IDO 2019 SI-2021-01051 – SITE PLAN AMENDMENT

SCOTT ANDERSON agent for DANIEL CHAVEZ requests the aforementioned action(s) for all or a portion of: LOT II A1, RENAISSANCE CENTER 2 zoned NR-BP, located on 4720 ALEXANDER between MONTANO and DESERT SURF containing approximately 4.37 acre(s). (F-16) [Deferred from 8/4/21, 8/18/21, 9/1/2, 9/22/211, 10/6/2, 10/20/21]

**PROPERTY OWNERS: DANIEL CHAVEZ** 

**REQUEST: INCREASE TO THE APPROVED BUILDING HEIGHT** 

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

# 4. Project #PR-2019-002277- IDO 2018 (1002962) SI-2019-00246 – SITE PLAN

RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21, 8/25/21, 10/6/21, 10/20/21]

**PROPERTY OWNERS: RV LOOP LLC** 

**REQUEST: 52 UNIT TOWNHOME DEVELOPMENT** 

DEFERRED TO DECEMBER 8<sup>TH</sup>, 2021.

# 5. PR-2021-005222 IDO 2019 SI-2021-01237 – EPC SITE PLAN SIGN OFF

TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14) [Deferred from 8/18/21, 9/15/21, 9/22/21, 10/20/21]

**PROPERTY OWNERS**: WESTERN HILLS INVESTMENTS LLC

**REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

# 6. PR-2020-004284 IDO 2020 SD-2021-00189 – PRELIMINARY PLAT

TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35 zoned MX-M, located on 1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40 containing approximately 3.7102 acre(s). (H-13) [Deferred from 10/27/21, 11/3/21]

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 10<sup>TH</sup>, 2021, THE DRB HAS APPROVED PRELIMINARY PLAT.

# 7. <u>PR-2021-005492</u> SI-20321-01694- SITE PLAN

CONSENSUS PLANNING, INC. agent for LADERA ENTERPRISES LLC requests the aforementioned action(s) for all or a portion of: TRACT 1, LADERA BUSINESS PARK zoned NR-C, located at 2201 VISTA ORIENTE NW between LA MORADA PL NW and UNSER BLVD NW containing approximately 5.2172 acre(s). (H-9, H-10) [Deferred from 11/3/21]

**PROPERTY OWNERS**: LADERA ENTERPRISES LLC **REQUEST**: MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN THAT REMOVES EXISTING RV STORAGE AND REPLACES IT WITH RV PARKING.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR CLEAR SITE TRIANGLES TO BE SHOWN ON THE SITE PLAN AND ON THE LANDSCAPE PLAN AND FOR CURB RAMP CALLOUTS TO BE SHOWN AT THE ENTRANCE-WAY, AND TO PLANNING FOR FINAL SIGN-OFF.

8. PR-2021-005746 IDO 2020 SI-2021-01661 – SITE PLAN STUDIO SOUTHWEST – SAIGE COX/ROBERT HEISER agent for JEFFERSON 25 XRAY QOZB, LLC requests the aforementioned action(s) for all or a portion of: LOT 1-B PLAT OF LOTS 1-A, 1-B, 2-A, & 2-B, FOP ADDITION zoned NR-BP, located on 5800 JEFFERSON ST NE between THE LANE AT 25 NE and THE BEAR ARROYO DRAINAGE EASEMENT containing approximately 4.6 acre(s). (E-17/Deferred from 10/27/21]

**PROPERTY OWNERS**: ARGUS INVESTMENT REALTY **REQUEST**: SITE PLAN DRB FOR 34,000 S.F. MEDICAL OFFICE,14,000 S.F. OFFICE / WAREHOUSE

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

## **MINOR CASES**

9. PR-2021-005746 IDO 2020
SD-2021-00202— PRELIMINARY/FINAL
PLAT
SD-2021-00203 — VACATION OF PUBLIC
EASEMENT
SD-2021-00204 — VACATION OF PRIVATE
EASEMENT
SD-2021-00205 — VACATION OF PRIVATE
EASEMENT
SD-2021-00206 — VACATION OF PRIVATE
EASEMENT
SD-2021-00207 - VACATION OF PRIVATE
EASEMENT
SD-2021-00208 - VACATION OF PRIVATE
EASEMENT
SD-2021-00208 - VACATION OF PRIVATE
EASEMENT

CSI — CARTESIAN SURVEYS, INC. agent for AIM MANAGEMENT CORP requests the aforementioned action(s) for all or a portion of: LOTS 1-A AND 1-B, FRATERNAL ORDER OF THE POLICE ADDITION zoned NR-BP located on 5800 JEFFERSON & 5910 JEFFERSON NE between BALLON PARK RD NE and JEFFERSON PLAZA NE containing approximately 4.6540 acre(s). (E-17)[Deferred from 10/27/21]

**PROPERTY OWNERS**: JEFFERSON 25 XRAY QOZB **REQUEST**: PRELIMINARY/FINAL PLAT CREATING 2 NEW LOTS FROM 2 EXISTING LOTS, GRANT/VACATE EASEMENTS.

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

10. PR-2021-005442 IDO 2019
SI-2021-01714 - EPC SITE PLAN
SIGN-OFF

Sketch plat 7-21-2021

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21, 11/3/21]

**PROPERTY OWNERS**: SEDONA WEST, LLC **REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

# 11. PR-2021-006129 IDO 2020 SD-2021-00200 - PRELIMINARY/FINAL PLAT

ALDRICH LAND SURVEYING - TIM ALDRICH agent for SEDONA WEST LLC AND MOSSMAN WS 2012 LLC requests the aforementioned action(s) for all or a portion of: A-2-A-A and B-1-A, PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAST SIDE EAGLE RANCH ROAD BETWEEN PARADISE BLVD AND IRVING BLVD containing approximately 13.8983 acre(s). (C-13) [Deferred from 10/27/21]

**PROPERTY OWNERS**: SEDONA WEST LLC AND MOSSMAN WS 2012 LLC

**REQUEST**: TO ADJUST LOT LINE BETWEEN THE 2 TRACTS AND GRANT ABCWUA WATER AND SEWER EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDOTHE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, AMAFCA SIGNATURE AND THE AGIS DXF FILE.

# 12. <u>PR-2019-002296</u> <u>SD-2021-00227</u> – PRELIMINARY/FINAL PLAT

CSI – CARTESIAN SURVEYS, INC. agent for WILLOW WOOD HOME OWNERS ASSOCIATION requests the aforementioned action(s) for all or a portion of: VACATED PORTION OF TONY SANCHEZ SE, UNIT 4, WILLOW WOOD SUBDIVISION zoned R-1A and R-1B, located at TONY SANCHEZ DR SE between JEWEL CAVE RD and GIBSON AVE SE containing approximately 0.1540 acre(s). (M-21)

**PROPERTY OWNERS**: Willow Wood Home Owners Association **REQUEST**: CREATE ONE TRACT FROM VACATED PORTION OF RIGHT-OF-WAY, GRANT EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, CAO SIGNATURE, AND THE APPLICATION NUMBER TO BE ADDED TO THE PLAT.

# 13. PR-2021-005139

<u>SD-2021-00225</u> – PRELIMINARY/FINAL PLAT

JMP WORKS LLC requests the aforementioned action(s) for all or a portion of: LOT 9 & 10 & MRGCD EASEMENT, BLOCK 2, SUMMER GARDEN ADDITION zoned R-1A, located at 1516 SUMMER AVE NW between 15<sup>TH</sup> & EXPLORA and EXPLORA PARKING LOT containing approximately 0.2240 acre(s). (J-13)

**PROPERTY OWNERS: JMP WORKS LLC** 

**REQUEST**: REPLAT 2 LOTS & VACATED MRGCD ROW INTO 2 LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR UTILITY COMPANY SIGNATURE, THE AGIS DXF FILE, AND THE FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

#### 14. PR-2019-002609

<u>SD-2020-00217</u> – PRELIMINARY/FINAL PLAT

ARCH + PLAN LAND USE CONSULTANTS agent(s) for JABRE INVESTMENTS LLC request(s) the aforementioned action(s) for all or a portion of: LOT 14, FLORAL GARDENS, zoned R-1, located at 2454 ROSE NW between FLORAL RD and SARITA AVE, containing approximately 0.4117 acre(s). (H-13) [Deferred from 12/16/20, 1/27/21, 2/24/21, 3/31/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21, 9/121, 10/6/21]

**PROPERTY OWNERS**: JABRE INVESTMENTS LLC **REQUEST**: CREATE 2 LOTS FROM 1 EXITING LOT

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.** 

## 15. PR-2019-002738

SD-2021-00018 - PRELIMINARY/FINAL PLAT (Sketch Plat 10/14/20)

ARCH + PLAN LAND USE CONSULTANTS agent(s) for McDONALD'S REAL ESTATE COMPANY request the aforementioned action(s) for all or a portion of: LOTS A & B BLOCK 101, BEL AIR SUBDIVISION, zoned MX-M, located at 5900 MENAUL BLVD NE, containing approximately 0.9457 acre(s). (H-18) [Deferred from 2/3/21, 2/24/21, 3/17/21, 4/28/21, 5/19/21, 6/23/21, 7/28/21, 9/1/21, 10/6/21]

**PROPERTY OWNERS**: MCDONALDS REAL ESTATE COMPANY **REQUEST**: LOT CONSOLIDATION FOR 2 LOTS INTO 1 LOT

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

16. PR-2020-004748 IDO 2019
SD-2021-00152 - PRELIMINARY/FINAL
PLAT
Sketch plat 12-2-2020

#### TIM SOLINSKI agent for AUI INC. requests the

aforementioned action(s) for all or a portion of: \*62 4 ARMIJO BROS ADDN LOTS 62, 63 & 64 & LOTS R, S & T & ALLEY ADJ LT, LOTS 1-5 ALL LOT 6 EXC A SELY PORTION BLK C OF THE MANDELL BUSINESS AND RESIDENCE ADDN AND AN UNPLATTED STRIP OF LAND W OF AND ADJ THERE, PORTION OF LOTS 7 & 8 BLOCK C MANDELL BUSINESS AND RESIDENCE ADDN & PORTION OF P & Q PERFECTO MARIANO JESUS ARMIJO ADD, TRACT A2 PLAT OF TRACTS A-1 & A-2,

zoned MX-FB-UD, located at ONE CIVIC PLAZA & 400 MARQUETTE between MARQUETTE and TIJERAS

containing approximately 2.2273 acre(s). (J-14) Deferred from 7/28/21, 8/4/2, 8/11/21, 8/25/21, 9/15/21, 9/22/21, 10/6/21/ 10/20/21]

PROPERTY OWNERS: BERNALILLO COUNTY, CITY OF ALBUQUERQUE REQUEST: REPLAT TO CONSOLIDATE 22 LOTS/TRACTS INTO 2 TRACTS, DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

## SKETCH PLAT

17. PR-2020-004138
PS-2021-00132 - SKETCH PLAT

HUITT-ZOLLARS, INC. – SCOTT EDDINGS agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: LOT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located EAST of I-25, , WEST of UNIVERSITY BLVD and BETWEEN STRYKER RD and BOBBY FOSTER RD containing approximately 1598.63 acre(s). (R-15, R-16, S-15, S-16, S-17, T-16, T-17)

**PROPERTY OWNERS**: MDS INVESTMENTS **REQUEST**: SINGLE FAMILY RESIDENTIAL

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

**Other Matters - None** 

Action Sheet Minutes were approved for November 3, 2021

**DRB Member Signing Session for Approved Cases** 

**ADJOURNED** 



# **DEVELOPMENT REVIEW BOARD**

# Action Sheet Minutes ONLINE ZOOM MEETING

# November 3, 2021

Jolene Wolfley	DRB Chair
Jeanne Wolfenbarger	Transportation
Blaine Carter	Water Authority
Ernest Armijo	Hydrology
Angelo Metzgar	Code Enforcement
Cheryl Somerfeldt	Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

## **MAJOR CASES**

1. <u>PR-2021-005492</u> <u>SI-20321-01694</u>- SITE PLAN CONSENSUS PLANNING, INC. agent for LADERA ENTERPRISES LLC requests the aforementioned action(s) for all or a portion of: TRACT 1, LADERA BUSINESS PARK zoned NR-C, located at 2201 VISTA ORIENTE SE NW between LA MORADA PL NW and UNSER BLVD NW containing approximately 5.2172 acre(s). (H-9, H-10)

**PROPERTY OWNERS:** LADERA ENTERPRISES LLC

**REQUEST:** MAJOR AMENDMENT TO SITE DEVELOPMENT PLAN THAT REMOVES EXISTING RV STORAGE AND REPLACES IT WITH RV PARKING.

DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

2. PR-2021-005414 IDO 2019
SI-2021-01031 — SITE PLAN
SD-2021-00136 — PRELIMINARY PLAT
SD-2021-00137 — VACATION OF PUBLIC
EASEMENT 90' Drainage
SD-2021-00138 — VACATION OF PUBLIC
EASEMENT 10' Utility
SD-2021-00139 — VACATION OF PRIVATE
EASEMENT 40' x 30' Access

Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3 zoned MX-M, located at 441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW containing approximately 8.94 acre(s). (J-10) [Deferred from 8/4/21, 8/25/21, 9/15/21, 10/20/21]

**PROPERTY OWNERS:** LA MAME, LLC

**REQUEST**: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS

DEFERRED TO NOVEMBER 17<sup>th</sup>, 2021.

# 3. PR-2020-004284 IDO 2020 SD-2021-00189 – PRELIMINARY PLAT

TIERRA WEST LLC agent for GARCIA REAL ESTATE INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of TRACTS 230A, 230B, 230C, 231A1, 231B1, 231B2, 231B3, 234A (EXCL PORTS OUT TO R/W), MRGCD MAP 35 zoned MX-M, located on 1100 RIO GRANDE BLVD NW between RIO GRANDE NW AND I-40 containing approximately 3.7102 acre(s). (H-13) [Deferred from 10/27/21]

PROPERTY OWNERS: GARCIA REAL ESTATE INVESTMENTS LLC REQUEST: MAJOR SUBDIVISION PRELIMINARY PLAT

## DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

4. PR-2021-004968 IDO 2019
SD-2021-00145 - BULK PLAT
SD-2021-00146 - VACATION OF PUBLIC EASEMENT 20' waterline note 3
SD-2021-00147 - VACATION OF PUBLIC EASEMENT 20' waterline note 4
SD-2021-00148 - VACATION OF PUBLIC EASEMENT20' waterline note 5
SD-2021-00149 - VACATION OF PUBLIC EASEMENT Roadway
SD-2021-00150 - VACATION OF PUBLIC EASEMENT Storm Drain Sketch plat 1-27-2021

BOHANNAN HUSTON INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION zoned R-ML, located on ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW containing approximately 59.0 acre(s). (C-10) [Deferred from 8/11/21, 8/25/21, 9/15/2, 9/22/21, 10/6/21, 10/20/21]

**PROPERTY OWNERS**: PULTE GROUP **REQUEST**: BULK PLAT, VACATIONS OF PUBLIC EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE BULK PLAT, AND THE VACATIONS WITH FINAL SIGN-OFF DELEGATED TO THE WATER AUTHORITY FOR THE ADDITION OF 2 NOTES TO BE LISTED ON THE COVER SHEET OF THE PLAT AND APPROVED BY THE WATER AUTHORITY WITH RESPECT TO THE PENDING LITIGATION AND FUTURE WATER AND SEWER SERVICE LINES AS DISCUSSED, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES AND FOR THE PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT.

5. PR-2021-005573 IDO 2020

SD-2021-00171 - PRELIMINARY PLAT

<u>SD-2021-00172</u> – VACATION OF PRIVATE EASEMENT

SD-2021-00174 – VACATION OF PRIVATE EASEMENT

<u>SD-2021-00175</u> – VACATION OF PRIVATE EASEMENT

<u>SD-2021-00176</u> - VACATION OF PUBLIC EASEMENT

<u>SD-2021-00177</u> - VACATION OF PUBLIC EASEMENT

<u>SD-2021-00178</u> - VACATION OF PUBLIC EASEMENT

 $\underline{\text{SD-2021-00179}}\text{ - VACATION OF PUBLIC}$ 

**EASEMENT** 

**SD-2021-00180 - VACATION OF PUBLIC** 

**EASEMENT** 

**SD-2021-00181** - VACATION OF PUBLIC

**EASEMENT** 

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on 5650 UNIVERSITY BLVD SE containing approximately 162.78 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21]

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE, MDS INVESTMENTS **REQUEST**: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

6. PR-2021-005573 IDO 2020 SI-2021-01482 – SITE PLAN

**DEKKER/PERICH/SABATINI** — **WILL GLEASON** agent for **NETFLIX STUDIOS**, **LLC**, **KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A**, **22-B**,**22-C**, **26**, **N**, **O**, **Q-1**,**Q-2**, **Q-3**, **OS-7**, **R**, **17**, **A-1-A-6**, **MESA DEL SOL INNOVATION PARK I & II** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 162.784 acre(s). (R-16) [Deferred from 9/29/21, 10/20/21]

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE, MDS INVESTMENTS **REQUEST**: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCITON OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

7. PR-2020-004138 IDO 2019 SD-2021-00151 - PRELIMINARY PLAT Sketch plat 3-10-2021 HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located between SAGAN LOOP and DE KOONING LOOP containing approximately 22.0366 acre(s). (R-15) {Deferred from 8/11/21, 9/15/21, 9/29/21, 10/20/21]

**PROPERTY OWNERS**: QUESTA DEL ORO LLC / MDS INVESTMENTS **REQUEST**: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

8. <u>PR-2021-005566</u> IDO 2019 SI-2021-01212 – SITE PLAN **DEVELOPMENT MANAGING CONSULTANTS** agent for **RACHEL MATTHEW DEVELOPMENT** requests the aforementioned action(s) for all or a portion of: **TRACT A-2, VENTANA RANCH** zoned R-ML, located at **6441 VENTANA NW between IRVING and VENTANA** containing approximately 5.0 acre(s). (B-10) [Deferred from 8/25/21, 10/6/21, 10/27/21]

**PROPERTY OWNERS**: GERALD & VICTORIA MARTIN, CO-TRUSTEES MARTIN RVT

**REQUEST:** SITE PLAN FOR SAMS ACADEMY CHARTER SCHOOL

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR A DETAIL REGARDING "DOUBLE-QUEUING" AND TRAFFIC RE-DIRECTION AS DISCUSSED, AND TO PLANNING FOR FINAL SIGN-OFF FOLLOWING THE 15 DAY APPEAL PERIOD OF THE CONDITIONAL USE.

9. PR-2021-005717 IDO 2020 (AKA: PR-2021-005823)

<u>SD-2021-00162</u> – PRELIMINARY PLAT <u>VA-2021-00310</u> – SIDEWALK WAIVER Sketch plat 7-14-2021

VA-2021-00396 – WAIVER Block length VA-2021-00397 – WAIVER Stub street VA-2021-00398 – WAIVER Rear yard RESPEC, JEREMY SHELL agent for DR HORTON requests the aforementioned action(s) for all or a portion of: TRACT 2 UNIT 2, THE TRAILS zoned R-ML, located on OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD containing approximately 10.4 acre(s). (C-9) (Deferred from 8/25/21, 9/1/21, 9/29/21, 10/20/21, 10/27/21]

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM ONE EXISTING PARCEL, WAIVERS FOR MAXIMUM ALLOWABLE BLOCK LENGTH, INCORPORATION OF A PERMANENT STUB STREET, AND REAR YARDS ADJACENT TO AN ARTERIAL ROADWAY.

DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021.

# 10. PR-2020-003688 SD-2021-00196 - PRELIMINARY PLAT

ISAACSON & ARFMAN INC. – FRED ARFMAN/IAN ANDERSON agent for GREATER ALBUQUERQUE HABITAT FOR HUMANITY – DOUG CHAMPLIN/BILL REILLY requests the aforementioned action(s) for all or a portion of: LOTS 42 THRU 55, DAVID-PEREA-COURSON SUBDIVISION zoned R-1B, located at 62<sup>nd</sup> ST NW between CLOUDCROFT RD NW and COORS BLVD NW containing approximately 2.13 acre(s). (J-11)

**PROPERTY OWNERS**: GREATER ALBUQUERQUE HABITAT FOR HUMANITY, LONNIE YANES

**REQUEST**: NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENT. PLAT WILL REVISE CURRENT LOT LINES, DEDICATE NEW PUBLIC RIGHT OF WAY AND NEW EASEMENTS ASSOCIATED WITH THE DEVELOPMENT.

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

## **MINOR CASES**

11. PR-2021-005442 IDO 2019 SI-2021-01714 - EPC SITE PLAN SIGN-OFF DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13) [Deferred from 10/20/21]

**PROPERTY OWNERS**: SEDONA WEST, LLC **REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

12. PR-2020-003847

<u>SD-2021-00219</u> – PRELIMINARY/FINAL PLAT

SD-2021-00220 – VACATION OF PRIVATE EASEMENT

ISAACSON & ARFMAN, INC./FRED ARFMAN agent for YES HOUSING, INC./THADDEUS LUCERO requests the aforementioned action(s) for all or a portion of: LOTS 1 THRU 3 & TRACTS 90-C AND 90-B-2, BLOCK 1, FITZGERALD ADDITION zoned MX-M, located at 420 FITZGERALD ROAD NW between 4<sup>TH</sup> ST NW and 7<sup>TH</sup> ST NW containing approximately 5.0036 acre(s). (G-14)

**PROPERTY OWNERS: CITY OF ALBUQUERQUE** 

**REQUEST: PRELIMINARY/FINAL PLAT AND VACATION APPROVAL** 

DEFERRED TO NOVEMBER 17<sup>TH</sup>, 2021.

# 13. PR-2019-003037

**PLAT** 

SD-2021-00213 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT

**730 COORS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT C-2-A-1-A-2, LANDS OF CAMPBELL** zoned MX-L, located at **730 COORDS BLVD NW between COORS BLVD NW and ESTANCIA DR NW** containing approximately 2.5 acre(s). (J-11)

**PROPERTY OWNERS**: 730 COORS, LLC **REQUEST**: CITY OF ALBUQUERQUE

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE TWO-YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT.

# 14. <u>PR-2021-005821</u> <u>SD-2021-00218</u> – PRELIMINARY/FINAL

CSI – CARTEISIAN SURVEY'S INC. agent for DON JEFFRIES requests the aforementioned action(s) for all or a portion of: LOT 17 AND WESTERLY PORTION OF LOT 18, BLOCK 2, REYNAUD ADDITION zoned RA-1, located at 1214 ARIAS AVE SW between SAWMILL RD NW and 12<sup>TH</sup> ST NW containing approximately 0.2328 acre(s). (J-13)

**PROPERTY OWNERS: DONALD JEFFRIES** 

**REQUEST**: CREATE ONE LOT FROM TWO EXITING LOTS VIA LOT LINE

**ELIMINATION** 

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

# 15. PR-2020-004595 IDO 2019 SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot SD-2021-00124 – VACATION OF PRIVATE EASEMENT 20-foot waterline

JAG PLANNING & ZONING agent for 505 SOLUTIONS, LLC requests the aforementioned action(s) for all or a portion of: PARCELS A & B AND PARCELS 1 & 3 zoned R-1D, located on WALKERWAY ST between SPAIN RD NE and ACADEMY containing approximately 4.650 acre(s). (E-22) [Deferred from 6/30/21, 7/28/21, 8/11/21, 8/15/21]

**PROPERTY OWNERS: 505 SOLUTIONS, LLC** 

REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION

OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.

DEFERRED TO DECEMBER 15<sup>TH</sup>, 2021.

## 16. PR-2020-003309

SD-2021-00209 - PRELIMINARY/FINAL PLAT

SD-2021-00210 - VACATION OF PUBLIC EASEMENT

VA-2021-00377 - WAIVER TO IDO Sketch plat 7-14-2021

**LEONARD R. AND DEBORAH M. GARCIA** requests the aforementioned action(s) for all or a portion of: **LOT 11-C, BLOCK 1, SLOANS ACRES** zoned R1-D, located on **4224 ESTANCIA DR NW between EVERITT and MILNE** containing approximately O.5 acre(s). (F-11) [Deferred from 10/27/21]

**PROPERTY OWNERS**: LEONARD R. AND DEBORAH M. GARCIA **REQUEST**: VACATE 10 FOOT UTILITY EASEMENT, RE-PLAT TO REMOVE EASEMENT, WAIVE SIDEWALK REQUIREMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT, THE VACATION OF PUBLIC EASEMENT AND THE WAIVER TO IDO. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE AGIS DXF FILE.

## SKETCH PLAT

# 17. PR-2021-006146 PS-2021-00128 – SKETCH PLAT

ARCH + PLAN LAND USE CONSULTANTS agent for SUNPORT STORAGE LLC requests the aforementioned action(s) for all or a portion of: LOTS 5, 6, 7, 12 & 13 BLOCK 14, CLAYTON HEIGHTS zoned MX-M, located at 1824 BUENA VISTA SE between ROSS AVE SE and GIBSON BLVD SE containing approximately 0.7174 acre(s). (L-15)

**PROPERTY OWNERS**: SUNPORT STORAGE LLC **REQUEST**: LOT CONSOLIDATION – 5 LOTS INTO 2 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

# 18. PR-2021-006147

**PS-2021-00129 - SKETCH PLAT** 

# ARCH + PLAN LAND USE CONSULTANTS agent for CITY OF ALBUQUERQUE requests the aforementioned action(s) for

all or a portion of: MUNICIPAL ADON NO. 11

WEST 93 FEET OF LOTS 1 & 2 BLOCK 5, ALBRIGHT-MOORE ADDN EAST 47 FEET OF LOTS 1 & 2, BLOCK 5, ALBRIGHT-MOORE ADDN

LOTS 3 & 4, BLOCK 5, ALBRIGHT-MOORE ADDN

LOTS 5 & 6, BLOCK 5, ALBRIGHT-MOORE ADDN

LOTS 7 & 8, BLOCK 5, ALBRIGHT-MOORE ADDN

WEST 100 FEET OF LOT 9, NORTH 81.3 FEET & WEST 100 FEET OF LOT 10, BLOCK 5, ALBRIGHT-MOORE ADDN

WEST 100 FEET & SOUTH 16 2/3 FEET OF LOT 10 & WEST 100 FEET OF NORTH 16 2/3 FEET LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN

WEST 100 FEET OF LOT 12, WEST 100 FEET OF SOUTH 81.3 FEET OF LOT 11, BLOCK 5, ALBRIGHT-MOORE ADDN

EAST 40 FEET OF LOTS 9 TO 12, BLOCK 5, ALBRIGHT-MOORE ADDN

THE VACATED NORTH-SOUTH ALLEY ADJACENT TO BLOCK 5 ALBRIGHT MOORE ADON & BLOCK 2 ROMERO ADON & EAST-WEST ALLEY, BLOCK 2 ROMERO ADDN

WEST 7 FEET OF LOT 17, ALL OF LOTS 18 & 19, BLOCK 2, ROMERO ADDN NORTH90 FEET OF LOTS13 THRU16, NORTH 90 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN

SOUTH 52 FEET OF LOTS 13 THRU 16, SOUTH 52 FEET OF EAST 18 FEET OF LOT 17, BLOCK 2, ROMERO ADDN

NORTH 45 FEET OF LOTS 1 THRU 6, NORTH 45 OF FRACTION OF LOT 7, BLOCK 2. ROMERO ADON

NORTH 50 FEET OF SOUTH 97 FEET, LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN SOUTH 47 FEET OF LOTS 1 THRU 4, BLOCK 2, ROMERO ADDN

SOUTH 97 FEET OF LOTS 5 & 6, FRACTION OF LOT 7, BLOCK 2, ROMERO ADDN LOT 13, BLOCK 5, ALBRIGHT-MOORE ADDN, zoned RA-1, located at 591 MOUNTAIN RD NW between 5<sup>TH</sup> ST NW and 6<sup>TH</sup> ST NW containing approximately 4.995 acre(s). (J-14)

0 11 / ( /

**PROPERTY OWNERS: CITY OF ALBUQUERQUE** 

<u>REQUEST</u>: LOT CONSOLIDATION INTO 1 TRACT - 18 LOTS & PREVIOUSLY VACATED PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT OF WAY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

# 19. PR-2021-006149 PS-2021-00130 – SKETCH PLAT

SAN KIMSHIN, LLC requests the aforementioned action(s) for all or a portion of: LOTS 1 & 2, BLOCK 7, WESTLAND TOWNSITE zoned MX-M, located at 8501 CENTRAL NW between CENTRAL and VOLCANO containing approximately 0.7 acre(s). (K-9)

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE **REQUEST**: VACATION of ROW/PURCHASE

WITHDRAWN BY THE APPLICANT.

# 20. <u>PR-2020-003484</u> PS-2021-00131 – SKETCH PLAT

THE GROUP/RON HENSLEY agent for NAFEESA PASHTOON requests the aforementioned action(s) for all or a portion of: LOTS 2 & 3 BLOCK 12, UNIT 3, VOLCANO CLIFFS SUBDIVISION zoned R-1D, located at MOJAVE ST NW between UNSER BLVD and TESUQUE DR containing approximately 4.25 acre(s). (E-10)

**PROPERTY OWNERS**: NAFEESA PASHTOON REQUEST: REPLAT TO CREATE 19 LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None.

Action Sheet Minutes were approved for October 27, 2021.

**DRB Member Signing Session for Approved Cases** 

**ADJOURN** 



## **DEVELOPMENT REVIEW BOARD**

# Action Sheet Minutes ONLINE ZOOM MEETING

# October 20, 2021

Jolene Wolfley	DRB Chair
Jeanne Wolfenbarger	Transportation
Blaine Carter	Water Authority
Ernest Armijo	Hydrology
Angelo Metzgar	Code Enforcement
Cheryl Somerfeldt	Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

#### **MAJOR CASES**

1. PR-2021-005740 IDO 2019 SI-2021-01051 – SITE PLAN AMENDMENT SCOTT ANDERSON agent for DANIEL CHAVEZ requests the aforementioned action(s) for all or a portion of: LOT II A1, RENAISSANCE CENTER 2 zoned NR-BP, located on 4720 ALEXANDER between MONTANO and DESERT SURF containing approximately 4.37 acre(s). (F-16) [Deferred from 8/4/21, 8/18/21, 9/1/2, 9/22/211, 10/6/21]

**PROPERTY OWNERS: DANIEL CHAVEZ** 

**REQUEST:** INCREASE TO THE APPROVED BUILDING HEIGHT

DEFERRED TO NOVEMBER 10<sup>th</sup>, 2021.

2. PR-2020-004138 IDO 2019 SD-2021-00151 - PRELIMINARY PLAT Sketch plat 3-10-2021 HUITT-ZOLLARS INC. – SCOTT EDDINGS agent for QUESTA DEL ORO, LLC – TIM MCNANEY requests the aforementioned action(s) for all or a portion of: TRACT 3 & A-1-A-4, MESA DEL SOL INNOVATION PARK zoned PC, located between SAGAN LOOP and DE KOONING LOOP containing approximately 22.0366 acre(s). (R-15) {Deferred from 8/11/21, 9/15/21, 9/29/21]

**PROPERTY OWNERS**: QUESTA DEL ORO LLC / MDS INVESTMENTS **REQUEST**: SINGLE FAMILY RESIDENTIAL SUBDIVISION ON TRACT A-1-A-3. TRACT A-1-A-4 SPLIT FOR EXTENSION OF DEIKENBORN DRIVE

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.** 

3. <u>Project #PR-2019-002277</u>- IDO 2018 (1002962) SI-2019-00246 – SITE PLAN RESPEC agent(s) for RAINBOW PASEO, LLC request(s) the aforementioned action(s) for all or a portion of TRACT A PLAT OF TRACTS A, B AND C CANTATA AT THE TRAILS UNIT 2 (BEING A REPLAT OF TRACT OS-4 THE TRAILS UNIT 2 & TRACT A TAOS AT THE TRAILS UNIT 2), zoned R-ML, located on OAKRIDGE ST NW between OAKRIDGE ST NW and TREE LINE AVE NW, containing approximately 3.26 acre(s). (C-9) [Deferred from 8/15/19, 10/9/19, 12/4/19, 2/5/20, 3/4/20, 4/15/20, 6/3/20, 8/5/20], 9/30/20, 10/14/20, 12/16/20, 2/24/21, 4/21/21, 6/23/21, 8/25/21, 10/6/21]

**PROPERTY OWNERS: RV LOOP LLC** 

**REQUEST: 52 UNIT TOWNHOME DEVELOPMENT** 

DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

4. PR-2021-005717 IDO 2020
(AKA: PR-2021-005823)
SD-2021-00162 - PRELIMINARY PLAT
VA-2021-00310 - SIDEWALK WAIVER

RESPEC, JEREMY SHELL agent for DR HORTON requests the aforementioned action(s) for all or a portion of: TRACT 2 UNIT 2, THE TRAILS zoned R-ML, located on OAK RIDGE between UNIVERSE BLVD and TIJERAS CREEK RD containing approximately 10.4 acre(s). (C-9) (Deferred from 8/25/21, 9/1/21, 9/29/21]

PROPERTY OWNERS: SIERRA HEALTH SERVICES INC & ETAL
REQUEST: CREATE 72 RESIDENTIAL LOTS AND 7 HOA TRACTS FROM
ONE EXISTING PARCEL

DEFERRED TO OCTOBER 27<sup>TH</sup>, 2021.

5. PR-2021-005459 IDO 2020 (AKA: PR-2021-005861)
SI-2021-01248 - SITE PLAN Sketch plat 5-19-2021

Sketch plat 7-14-2021

TIERRA WEST agent for CONTRACTORS LEASING LLC/LARRY R. GUTIERREZ requests the aforementioned action(s) for all or a portion of: LOT 1A BLOCK 2 SUNPORT PARK REPL OF LOTS 1, 2 & 3 BLOCK 2 and LOT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLOCK 2, SUNPORT PARK, zoned NR-BP, located at 2900 TRANSPORT between FLIGHTWAY AVE and WOODWARD ROAD containing approximately 10.7 acre(s). (M-15) [Deferred from 9/1/21, 9/29/2, 10/6/211]

**PROPERTY OWNERS**: CONTRACTORS LEASING LLC **REQUEST**: PRELIMINARY PLAT, SITE PLAN REVIEW

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR ADJUSTMENT OF THE CLEAR SITE TRIANGLE OFF OF WOODWARD, AND TO PLANNING FOR FINAL PLAT APPROVAL PRIOR TO FINAL SIGN OFF OF THE SITE PLAN.

6. PR-2021-005414 IDO 2019
SI-2021-01031 - SITE PLAN
SD-2021-00136 - PRELIMINARY PLAT
SD-2021-00137 - VACATION OF PUBLIC
EASEMENT 90' Drainage
SD-2021-00138 - VACATION OF PUBLIC
EASEMENT 10' Utility
SD-2021-00139 - VACATION OF PRIVATE
EASEMENT 40' x 30' Access
Sketch plat 5-12-2021

TIERRA WEST, LLC agent for LA MAME LLC requests the aforementioned action(s) for all or a portion of: TRACT F-4-A PLAT OF TRACTS F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK UNIT 3 zoned MX-M, located at 441 & 457 COORS BLVD between COORS BLVD NW and BLUEWATER RD NW containing approximately 8.94 acre(s). (J-10) [8/4/21, 8/25/21, 9/15/21]

**PROPERTY OWNERS:** LA MAME, LLC

**REQUEST: DRB SITE PLAN, PRELIMINARY PLAT, VACATION ACTIONS** 

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.** 

7. PR-2019-002309 IDO 2020 SD-2021-00173 - PRELIMINARY PLAT

TIERRA WEST LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: LOT 1-A-1 PLAT FOR 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.1868 acre(s). (G-19) [Deferred from 9/29/21]

**PROPERTY OWNERS**: WYMONT LLC/M &M CO **REQUEST**: MAJOR SUBDIVISION PRELIMINARY PLAT

DEFERRED TO OCTOBER 27<sup>th</sup>, 2021.

8. PR-2019-002309 IDO 2020 SI-2021-01507 – EPC SITE PLAN SIGN-OFF CONSENSUS PLANNING, INC. agent for BUTTERFLY HOLDINGS, LLC requests the aforementioned action(s) for all or a portion of: LOT A1-A-1, LA MIRADA SUBDIVSION zoned MX-M, located at 4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE containing approximately 15.2 acre(s). (G-19) [Deferred from 9/22/21, 9/29/21]

PROPERTY OWNERS: BUTTERFLY HOLDINGS, LLC
REQUEST: FINAL SIGN OFF ON EPC AMENDED SITE PLAN FOR LA
MIRADA SHOPPING CENTER/WYMONT PLACE SUBDIVISION

DEFERRED TO OCTOBER 27th, 2021.

9. PR-2021-004968 IDO 2019
SD-2021-00145 - BULK PLAT
SD-2021-00146 - VACATION OF PUBLIC
EASEMENT 20' waterline note 3
SD-2021-00147 - VACATION OF PUBLIC
EASEMENT 20' waterline note 4
SD-2021-00148 - VACATION OF PUBLIC
EASEMENT20' waterline note 5
SD-2021-00149 - VACATION OF PUBLIC
EASEMENT Roadway
SD-2021-00150 - VACATION OF PUBLIC
EASEMENT Storm Drain
Sketch plat 1-27-2021

BOHANNAN HUSTON INC. agent for ELK HAVEN requests the aforementioned action(s) for all or a portion of: TRACT B-1 & B-2, LA CUENTISTA SUBDIVISION zoned R-ML, located on ROSA PARKS RD NW between UNSER BLVD NW and KIMMICK DR NW containing approximately 59.0 acre(s). (C-10) [Deferred from 8/11/21, 8/25/21, 9/15/2, 9/22/21, 10/6/21]

**PROPERTY OWNERS: PULTE GROUP** 

**REQUEST:** BULK PLAT, VACATIONS OF PUBLIC EASEMENT

DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.

# 10. PR-2021-005573 IDO 2020

SD-2021-00171 – PRELIMINARY PLAT SD-2021-00172 – VACATION OF PRIVATE EASEMENT

<u>SD-2021-00174</u> – VACATION OF PRIVATE EASEMENT

<u>SD-2021-00175</u> – VACATION OF PRIVATE EASEMENT

<u>SD-2021-00176</u> - VACATION OF PUBLIC EASEMENT

<u>SD-2021-00177</u> - VACATION OF PUBLIC EASEMENT

SD-2021-00178 - VACATION OF PUBLIC EASEMENT

SD-2021-00179 - VACATION OF PUBLIC EASEMENT

**SD-2021-00180 - VACATION OF PUBLIC** 

**EASEMENT** 

**EASEMENT** 

**SD-2021-00181** - VACATION OF PUBLIC

BOHANNAN HUSTON INC. agent for NETFLIX STUDIOS, LLC, KENNETH FALCON requests the aforementioned action(s) for all or a portion of: TRACTS 22-A,22-B,22-C, 26, N, O, Q-1, Q-2, Q-3, OS-7, R, 17, A-1-A-6, MESA DEL SOL INNOVATION PARK I & II zoned PC, located on 5650 UNIVERSITY BLVD SE containing approximately 162.78 acre(s). (R-16) [Deferred from 9/29/21]

**PROPERTY OWNERS**: CITY OF ALBUQUERQUE, MDS INVESTMENTS **REQUEST**: PRELIMINARY PLAT, VACATIONS OF PRIVATE EASEMENT, VACATIONS OF PUBLIC EASEMENT

**DEFERRED TO NOVEMBER 3RD. 2021.** 

# 11. PR-2021-005573 IDO 2020 SI-2021-01482 - SITE PLAN

**DEKKER/PERICH/SABATINI** — **WILL GLEASON** agent for **NETFLIX STUDIOS**, **LLC**, **KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **TRACTS 22-A**, **22-B**,**22-C**, **26**, **N**, **O**, **Q-1**,**Q-2**, **Q-3**, **OS-7**, **R**, **17**, **A-1-A-6**, **MESA DEL SOL INNOVATION PARK I & II** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 162.784 acre(s). (R-16) [Deferred from 9/29/21]

PROPERTY OWNERS: CITY OF ALBUQUERQUE, MDS INVESTMENTS REQUEST: AN APPROXIMATELY 117.53 ACRE EXPANSION OF THE EXSITING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.** 

# 12. PR-2021-005629 IDO 2020 SI-2021-01483 – SITE PLAN

**DEKKER/PERICH/SABATINI** — **WILL GLEASON** agent for **KENNETH FALCON** requests the aforementioned action(s) for all or a portion of: **22A, 22B, 22C, AND TRACT P** zoned PC, located on **UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL** containing approximately 41.3495 acre(s). (R-16) [Deferred from 9/29/21]

PROPERTY OWNERS: CITY OF ALBUQUERQUE

REQUEST: AN APPROXIMATELY 18.54 ACRE EXPANSION OF THE EXISTING ALBUQUERQUE STUDIOS CAMPUS INCLUDING A NEW PRODUCTION OFFICE, MILL BUILDING AND PRODUCTION SUPPORT SPACES.

DEFERRED TO OCTOBER 27<sup>TH</sup>, 2021.

#### **MINOR CASES**

# 13. <u>PR-2020-005684</u> <u>SI-2021-01516</u> – EPC SITE PLAN SIGN-OFF

DEKKER, PERICH, SABATINI agent for MESA DEL SOL **INVESTMENTS LLC** requests the aforementioned action(s) for all or a portion of: Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C21, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC, located on UNIVERSITY BLVD between EASTMAN CROSSING and MESA DEL SOL BLVD containing approximately 3,200 acre(s). (Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S213-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)) [Deferred from 9/22/21, 10/6/21]

**PROPERTY OWNERS**: MESA DEL SOL LLC, CABQ, MDS INVESTMENTS LLC

**REQUEST**: AMENDMENTS to the LEVEL B COMMUNITY MASTER PLAN/FRAMEWORK PLAN for Mesa del Sol

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE EPC SITE PLAN SIGN-OFF WITH DELEGATION TO THE WATER AUTHORTIY FOR "RECEIPT AND APPROVAL OF THE ASSOCIATED STANTEC NETFLIX WATER AND SEWER STUDY FINAL REPORT ALONG WITH MAP AND TABLE CLARIFICATIONS AS DESCRIBED IN THE CASE COMMENTS AND TRANSCRIPT" AND TO PLANNING FOR KEYED MAP LABELING ON ROAD CROSS SECTION SHEET TO LABEL CUPLET 2-3 AND LEVEL "B" BOUNDARY, AND FOR FINAL SIGN-OFF. A REVISED AMENDED MASTER PLAN SET SHALL BE PROVIDED TO PLANNING.

14. PR-2021-005442 IDO 2019
SI-2021-01714 - EPC SITE PLAN
SIGN-OFF

DEKKER, PERICH, SABATINI agent for ROBERT GIBSON SEDONA WEST, LLC requests the aforementioned action(s) for all or a portion of LOT A-2-A-A, THE PLAZA AT PASEO DEL NORTE zoned MX-M, located on EAGLE RANCH RD between PARADISE BLVD AND IRVING BLVD NW containing approximately 7.12 acre(s). (C-13)

**PROPERTY OWNERS**: SEDONA WEST, LLC **REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

**DEFERRED TO NOVEMBER 3<sup>RD</sup>, 2021.** 

15. PR-2021-005411 IDO 2020 SD-2021-00191 - FINAL PLAT

TIERRA WEST, LLC agent for ALBUQUERQUE ANUSA, LLC - CHARLES W SABADASH III requests the aforementioned action(s) for all or a portion of: Lots 8, 14, 15, 18, 19, TRACT A, UNIT B NORTH ABQ ACRES zoned NR-LM & NR-BP, located at 9100 PAN AMERICAN/GLENDALE between ALAMEDA PL NE and GLENDALE containing approximately 5.1696 acre(s). (B-18)

**PROPERTY OWNERS**: ALBUQUERQUE ANUSA, LLC - CHARLES W

SABADASH III

**REQUEST**: MINOR SUBDIVISION FINAL PLAT

IN THE MATTER OF THE AFOREMENTIONED APPLICATION,
BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS
OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE FINAL
PLAT. FINAL SIGN-OFF IS DELEGATED TO PLANNING FOR AGIS
DXF FILE AND FOR THE CORRECTED APPLICATION NUMBER
INDICATED ON THE PLAT.

16. PR-2021-005222 IDO 2019
SI-2021-01237 – EPC SITE PLAN
SIGN OFF

TIERRA WEST, LLC agent for WESTERN HILLS INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: TRACT C-4-A PLAT OF TRACTS C3A, C3B, C3C, C4A, SEVEN BAR RANCH zoned NR-BP, located at 3615 HWY 528 between CALLE CUERVO NW and HWY 528 containing approximately 1.99 acre(s). (A-14) [Deferred from 8/18/21, 9/15/21, 9/22/21]

**PROPERTY OWNERS**: WESTERN HILLS INVESTMENTS LLC **REQUEST**: FINAL SIGN OFF OF EPC SITE PLAN

DEFERRED TO NOVEMBER 10<sup>TH</sup>, 2021.

17. PR-2021-005657 IDO 2020
SD-2021-00192 - PRELIMINARY/FINAL
PLAT
Sketch plat 7-14-2021

COMMUNITY SCIENCES CORPORATION agent for LAURA DURR requests the aforementioned action(s) for all or a portion of: LOTS 7 THRU 9, WINTERWOOD PARK zoned R-1D, located at 608-616 AUTUMNWOOD PL SE between NORTH OF WINTERWOOD WAY SE and TIJERAS ARROYO containing approximately 1.5859 acre(s). (L-23)

**PROPERTY OWNERS: LAURA DURR** 

**REQUEST:** COMBINE 3 EXISTING LOTS INTO 2 NEW LOTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO HYDROLOGY FOR CROSS LOT DRAINAGE EASEMENT NOTE TO BE ADDED TO THE PLAT, AND TO PLANNING FOR UTILITY COMPANY SIGNATURES, THE AGIS DXF FILE, THE SIDEWALK WAIVER NOTE ADDED TO THE PLAT AND FOR THE APPLICATION NUMBER TO BE INDICATED ON THE PLAT.

18. PR-2019-002411 IDO 2020
SD-2021-00193 – EXTENSION OF
PRELIMINARY PLAT
SD-2021-00194 – VACATION OF PRIVATE
EASEMENT

ISAACSON & ARFMAN, INC. - ÅSA NILSSON-WEBER agent for SUCCESS LAND HOLDINGS, INC. — SCOTT STEFFEN requests the aforementioned action(s) for all or a portion of: TRACT FD1, FD2 & FD3, ASPIRE SUBDIVISION zoned R-1A, located at 118<sup>TH</sup> ST SW between AMOLE MESA AVE SW and COLOBEL ABEL SW containing approximately 27.48 acre(s). (N-08)

**PROPERTY OWNERS**: SUCCESS LAND HOLDINGS, INC **REQUEST**: APPROVAL OF EXTENSION OF PRELIMINARY PLAT AND VACATION OF PRIVATE EASEMENT

IN THE MATTER OF THE AFOREMENTIONED APPLICATIONS, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE VACATION OF PRIVATE EASEMENT AND THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT.

19. PR-2021-005953 IDO 2020
SD-2021-00195 - PRELIMINARY/FINAL
PLAT
Sketch plat 9-15-2021

**YVETTE CHAVEZ** requests the aforementioned action(s) for all or a portion of **LOTS 8 & 9, LAVALAND SUBDIVISION** zoned R-1, located at **629/631 57**<sup>TH</sup> **ST between COORS and FORTUNA** containing approximately 0.36 acre(s). (J-11)

**PROPERTY OWNERS**: YVETTE CHAVEZ

**REQUEST:** LOT LINE ADJUSTMENT BETWEEN LOTS 8 & 9 TO INCORPRATE AN ACCESSORY BUILDING ONTO LOT 9 AND PROVIDE BACKYARD ACCESS.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS <u>APPROVED</u> THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO TRANSPORTATION FOR JUSTIFICATION LETTER/EXHIBIT WITH MEASUREMENTS REFERENCING THE EXISTING 3 ½ FT SIDEWALK AND TO PLANNING FOR THE AGIS DXF FILE, A CROSS LOT DRAINAGE NOTE ADDED TO THE PLAT, AND THE CORRECTED APPLICATION NUMBER INDICATED ON THE PLAT.

20. PR-2021-005009 IDO 2019
SD-2021-00091 - PRELIMINARY/FINAL
PLAT

WAYJOHN SURVEYING INC. agent(s) for BLAKES LOTA BURGER LLC request(s) the aforementioned action(s) for all or a portion of PARCELS 6 THRU 10, ATRISCO BUSINESS PARK zoned MX-M, located at NE Corner of COORS BLVD and FORTUNA ROAD, containing approximately 1.3523 acre(s). (J-10)[Deferred from 5/19/21, 7/14/21, 8/4/21, 8/18/21]

**PROPERTY OWNERS**: BLAKE'S LOTABURGER **REQUEST**: COMBINE 5 LOTS INTO ONE LOT

**DEFERRED TO DECEMBER 1<sup>ST</sup>, 2021** 

## <u>SKETCH PLAT</u>

21. PR-2021-006077 IDO 2020 PS-2021-00120 - SKETCH PLAT IVAN SANTISTEVAN agent for ADTI, LLC requests the aforementioned action(s) for all or a portion of: LOT 1 BLOCK 1, HIGHLAND SOUTH ADDITION zoned R-1A, located at 701 HIGH ST SE between ELM and WALTER containing approximately 0.163 acre(s). (K-14)

PROPERTY OWNERS: MARTHA M GALLEGOS ROYBAL

**REQUEST**: LOT SPLIT- 1 LOT INTO 2

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

# 22. PR-2020-003903 IDO 2020 PS-2021-00122 - SKETCH PLAT

JAG PLANNING & ZONING – ANDREW GARCIA agent for DAVID MIRABAL requests the aforementioned action(s) for all or a portion of: LOT 32-A-1-A, RIO GRANDE GARDENS ADDITION zoned R-A, located at 1936 CHERRY LANE NW between APPLE LANE NW and RIO GRANDE BLVD NW containing approximately .58 acre(s). (H-12)

**PROPERTY OWNERS: DAVID MIRABAL** 

**REQUEST**: VACATE RIGHT OF WAY – PORTION OF CUL-DE-SAC

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None.

Action Sheet Minutes were approved for October 6<sup>th</sup>, 2021

**DRB Member Signing Session for Approved Cases** 

ADJOURNED.

# Planning Department Alan Varela, Planning Director

Development Review Division

600 2<sup>nd</sup> Street NW – 3<sup>rd</sup> Floor Albuquerque, NM 87102

# **NOTICE OF APPEAL**

December 7, 2021

# TO WHOM IT MAY CONCERN:

The Planning Department received an appeal on December 3, 2021. You will receive a Notice of Hearing as to when the appeal will be heard by the <u>Land Use Hearing Officer</u>. If you have any questions regarding the appeal please contact Alfredo Ernesto Salas, Sr. Planning Administrative Assistant at (505) 924-3370.

Please refer to the enclosed excerpt from the City Council Rules of Procedure for Land Use Hearing Officer Rules of Procedure and Qualifications for any questions you may have regarding the Land Use Hearing Officer rules of procedure.

Any questions you might have regarding Land Use Hearing Officer policy or procedures that are not answered in the enclosed rules can be answered by Crystal Ortega, Clerk to the Council, (505) 768-3100.

CITY COUNCIL APPEAL NUMBER: AC-21-17 PLANNING DEPARTMENT CASE FILE NUMBER: PR-2021-005442, SI-2021-01714, VA-2021-00412

APPLICANT: Columbus Pacific Properties Ltd.

23632 Calabasas Rd.

Suite 107

Calabasas CA, 91302

AGENT: Modrall Sperling/ Rodey Law Firm

500 4th St. NW

Albuquerque NM, 87102

cc: Crystal Ortega, City Council, City county bldg. 9<sup>th</sup> floor
Kevin Morrow/Legal Department, City Hall, 4<sup>th</sup> FloorRobert Gibson c/o Sedona West LLC, <u>rgibson@pacificap.com</u>
Dekker/Perich/Sabatini, <u>anthonys@dpsdesign.org</u>
Columbus Pacific Properties Ltd., <u>rick@columbuspacific.com</u>
Modrall Sperling / Rodey Law firm, <u>rej@modrall.com</u>