Environmental Planning Commission

Agenda Number: 02
Project #: PR-2022-007712
Plan #: SP-2025-00093
Hearing Date: December 18, 2025

Staff Report

Agent	Modulus Architects & Land Use Planning, inc.
Applicant	Jubilee Development, LLC
Request	Site Plan – EPC
Legal Description	Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26)
Location	at the NW corner of Kimmick Dr. NW and Rosa Parks Rd. NW, South of Paseo Blvd.
Size	Approx. 10 acres
Zone District	MX-L (Mixed-use – Low Intensity)

Staff Recommendation

APPROVAL of Project # 2022-007712, Plan # SP-2025-00093 based on the Findings 1-20 and subject to the Conditions of Approval 1-11 within this report.

STAFF PLANNERS:
Megan Jones, MCRP, Principal Planner
William Steele, Senior Planner

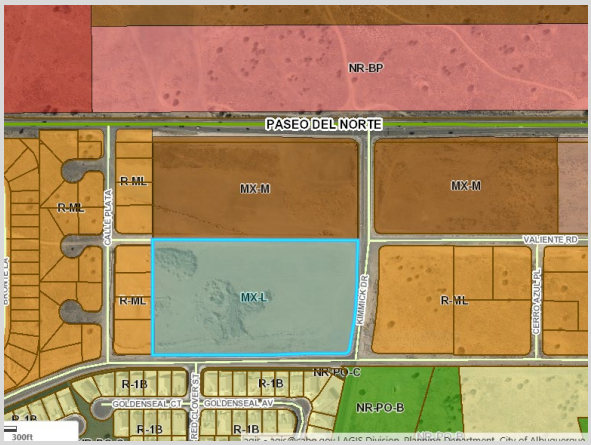
Summary of Analysis

This request is for a Site Plan – EPC for a new 238-unit multi-family residential development at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, south of Paseo Blvd. NW. The EPC is reviewing this request because the 10-acre subject site is adjacent to CABQ Major Public Open Space (MPOS) which is contiguous with the Petroglyph National Monument [IDO §14-16-6-6(I)(1)(a)].

Neighborhood Associations within 660 feet of the subject site and property owners within 100 feet of the subject site were notified as required.

The applicant and agent have held 5 community meetings with the West Side Coalition of Neighborhood Associations (WSCONA) regarding the request. The Vice President of WSCONA submitted an email of opposition for the EPC to deny the request.

The site plan is generally compliant with IDO standard and Comprehensive Plan. The applicant has adequately justified the request for a Site Plan – EPC pursuant to IDO § 14-16-6-6(I)(3).



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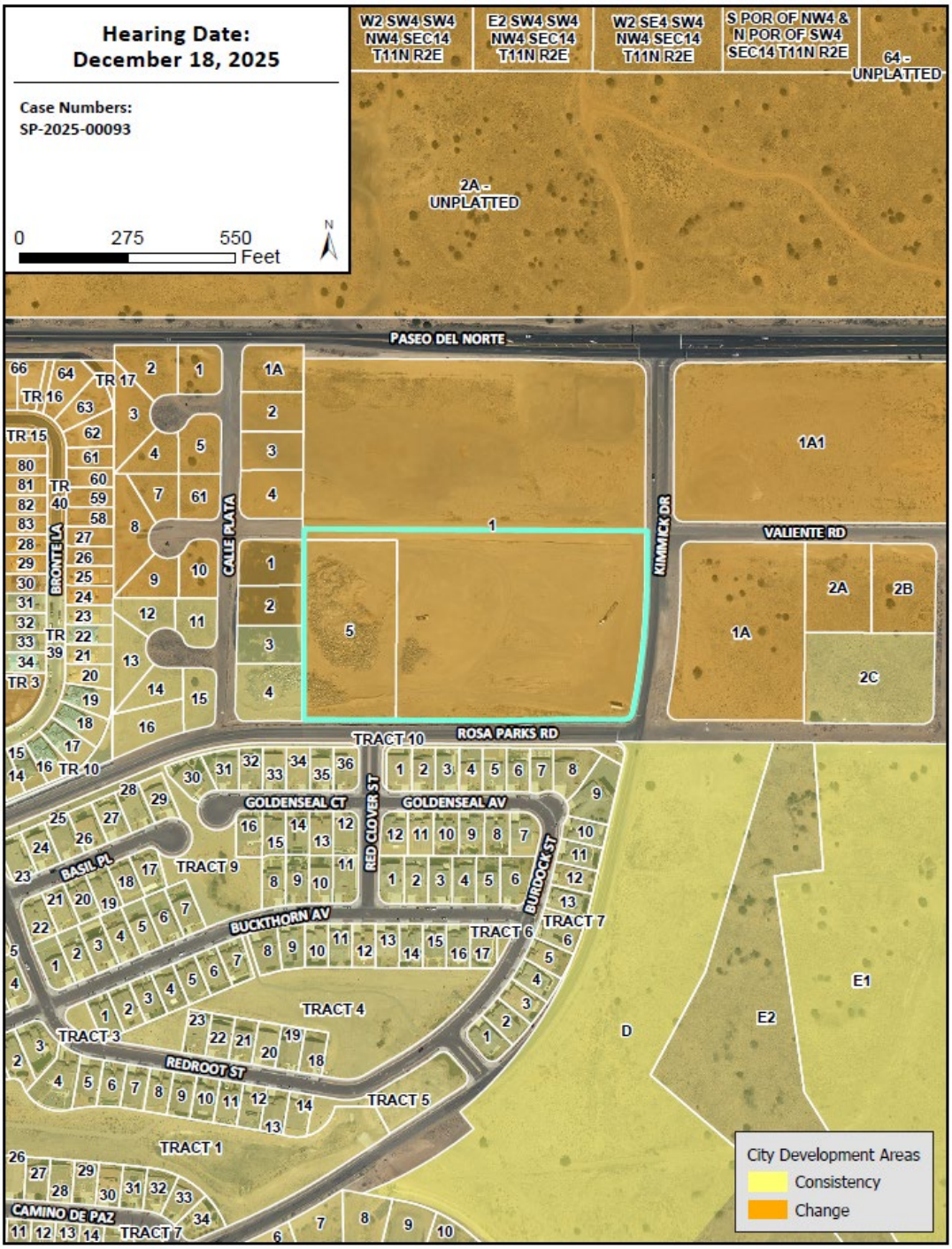
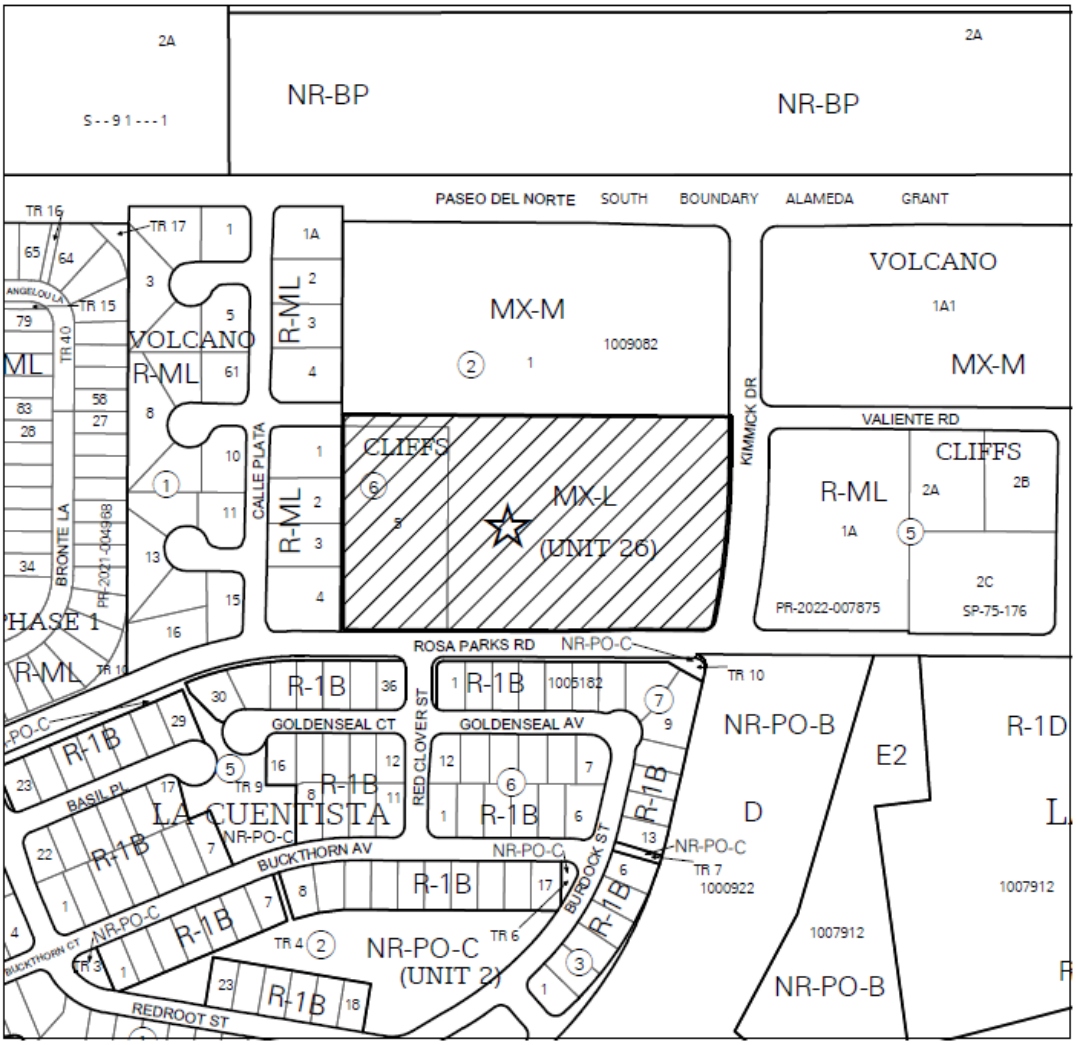
I. Maps

Aerial Map



IDO Zoning Map



IDO ZONING MAP

Note: Gray shading indicates County.

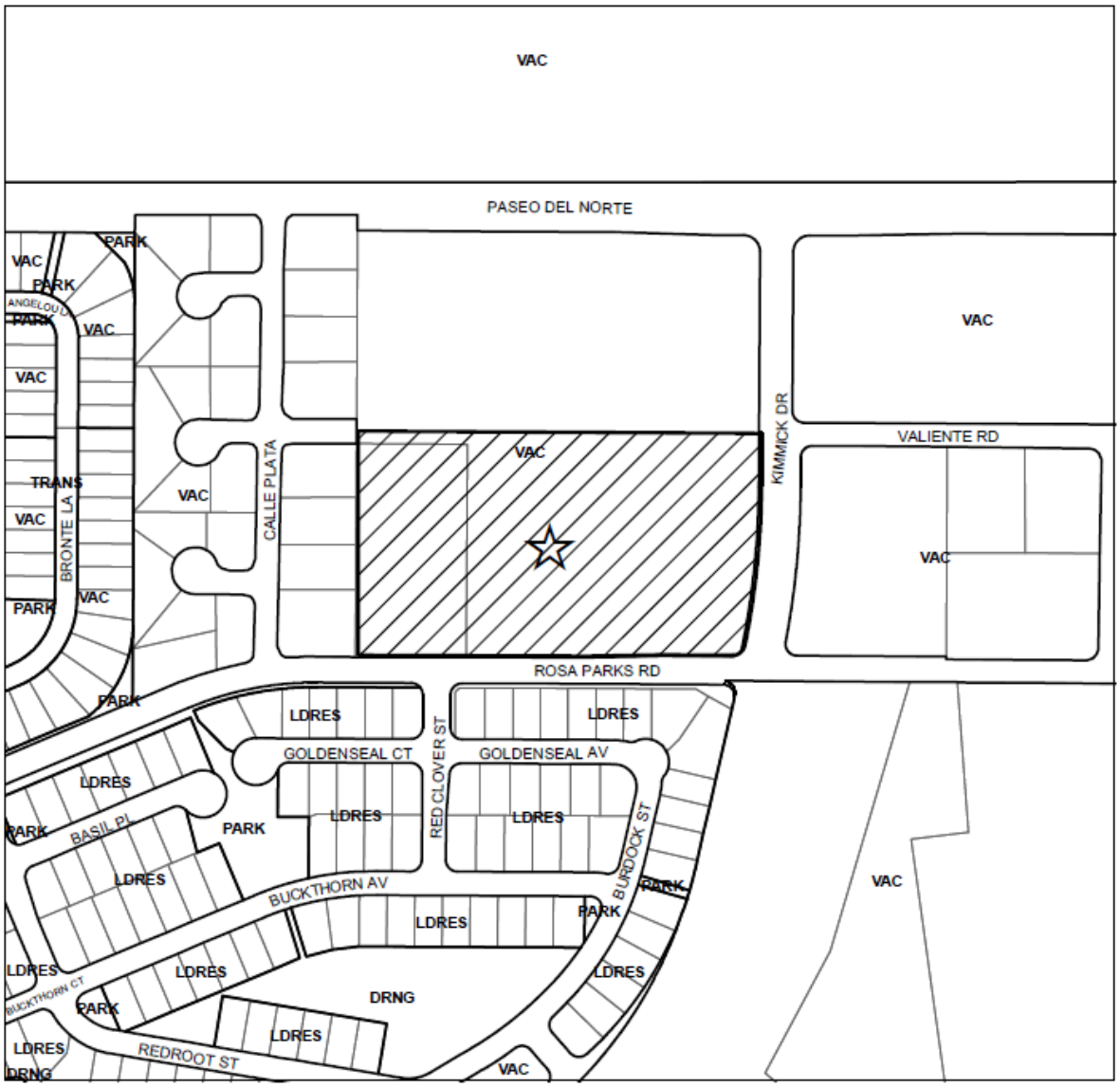
1 inch = 300 feet

Hearing Date:
12/18/2025

Plan Numbers:
SP-2025-00093

Zone Atlas Page:
C-11

Land Use Map



LAND USE MAP

Note: Gray shading indicates County.

Key to Land Use Abbreviations

LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 300 feet

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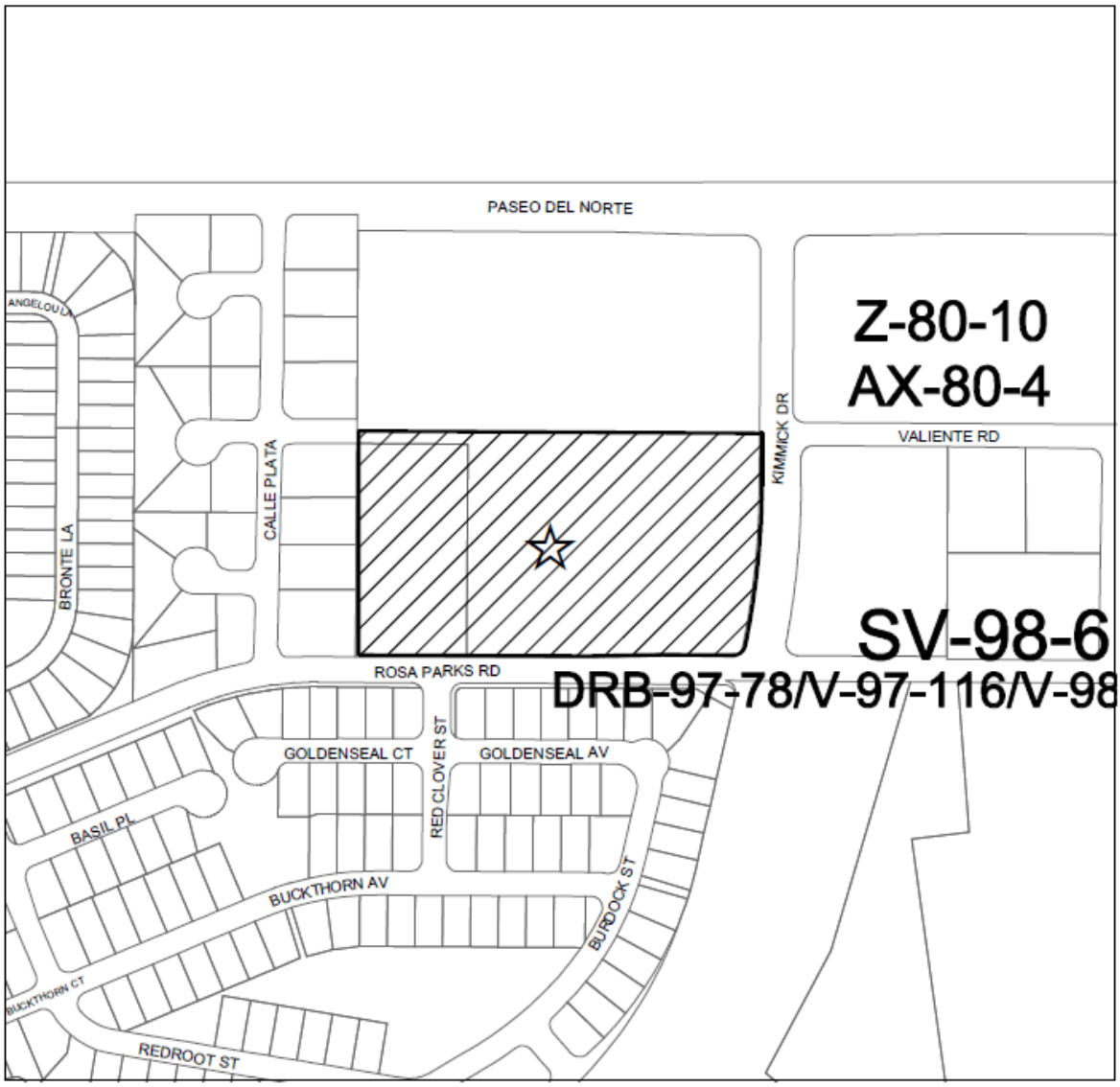
History Map



HISTORY MAP

Note: Gray shading indicates County.

1 inch = 300 feet

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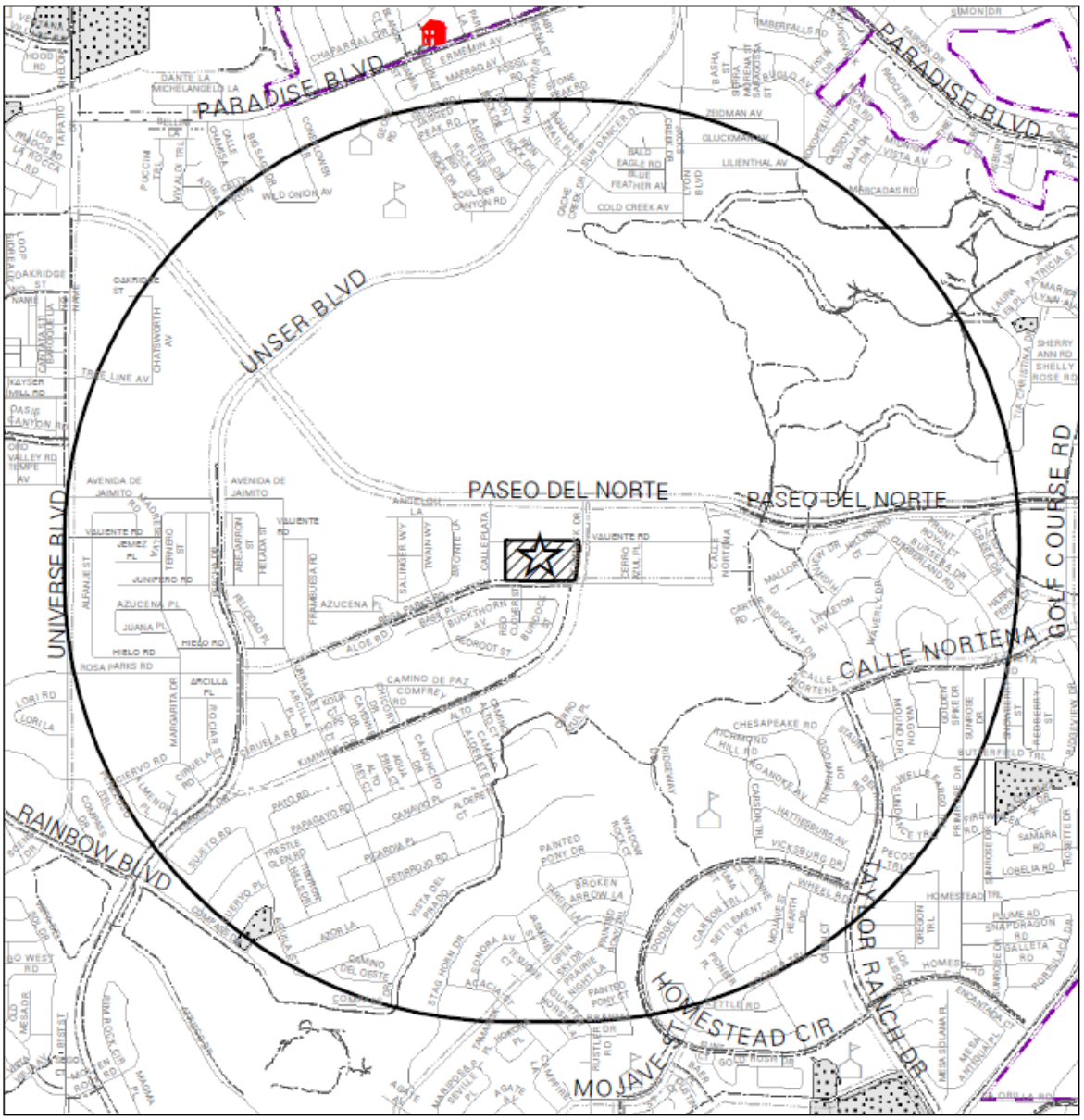
Public Facilities / Community Services



Public Facilities Map with One-Mile Buffer

Community Center
Public School
Proposed Bike Facilities
Existing Bike Facilities
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer (1000-feet)
Developed City Park

Plan Number: SP-2025-00093

0 0.5 1 Miles

II. Introduction

	IDO Zoning	*Comprehensive Plan Development Area*	*Existing Land Use*
Subject Site	**MX-L**	**Area of Change**	**Undeveloped**
North	MX-M/NR-BP	Area of Change	Undeveloped
South	R-1B/ NR-PO-B	Area of Consistency	Residential – Single-family Dwellings, Major Public Open Space
East	R-ML	Area of Change	Undeveloped
West	R-ML	Area of Change, Area of Consistency	Undeveloped/ Residential – Multi-family Dwellings

Request/Background

This request is for a Site Plan – EPC for a new 238-unit multi-family residential development for an approximately 10-acre subject site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW.

A prior site plan request for the multi-family development was initially reviewed and approved by the Development Review Board (DRB) in 2022 and signed off by the Development Facilitation Team (DFT) in March 2024. The approval was appealed to the NM Court of Appeals. The Court determined that the subject site is adjacent to MPOS, requiring EPC review and decision, rather than the DRB. The applicant subsequently withdrew the Site Plan – DRB.

The applicant submitted this Site Plan – EPC request for review in October 2025. Staff reviewed the proposed site plan against the April 2025 IDO, and the site plan complies with the applicable regulations, including IDO §14-16-5-2(J) (Major Public Open Space Edges). Staff has proposed Conditions of Approval for clarity and where compliance may need strengthening.

EPC Role

The EPC is reviewing this request because the 10-acre subject site is adjacent to Major Public Open Space (MPOS) [IDO §14-16-6-6(I)(1)(a)]. This case is a quasi-judicial matter.

Pursuant to IDO §14-16-6-4(Q), the decision-making body may impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – EPC Review and Decision Criteria of IDO §14-16-6-6(I).

History

On September 13, 2017, the Development Review Board (DRB) approved a Site Plan for Subdivision for the subject site for multi-family, office, and retail development (1009082 / 17DRB-70109). On November 9, 2022, the DRB approved an accelerated expiration of the Site Development Plan for Subdivision (NOD PR-2022-007712/SI-2022-01875).

In March 2024, a Site Plan for a multi-family residential development was signed off, originally approved by the DRB in 2022 (PR-2022-007712/SI-2022-01874). The Site Plan – DRB was appealed by the West Side Coalition of Neighborhood Associations (WSCONA) through the New Mexico Court of Appeals (Case No. A-1-CA-41831). On September 15, 2025, the Court of Appeals decided that the subject site is adjacent to Major Public Open Space (MPOS) as defined under the IDO, which required a Site Plan – EPC prior to subdivision. The applicant subsequently withdrew the 2022 site plan and submitted a Site Plan – EPC, subject to the IDO effective as of April 2025.

Context

The subject site is in a primarily undeveloped area within the Volcano Mesa in the northwest quadrant of the city. Paseo Blvd. NW intersects with Kimmick Dr. NW, north of the site.

The surrounding zoning consists of low-density residential zoning (R-ML to the east and west and R-1B to the south), Mixed-use zoning (MX-M and MX-H) north of the site, and Major Public Open Space (NR-PO-B) the south and southeast. There is one lot zoned NR-BP (Non-residential Business Park) just north of Paseo Blvd. NW. Development nearby consists of single-family dwellings, which border the site to the south across Rosa Parks Rd. NW and within approximately 2 miles to the east and west. New single-family residential dwellings are being constructed west of the subject site.

The volcanic escarpment that is adjacent to the southeast contiguous with the Petroglyph National Monument, which is also designated as Major Public Open Space.

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), includes existing roadways and future recommended roadways along with their regional role.

Rosa Parks Rd. NW is an Existing Major Collector beginning at its intersection with Kimmick Dr. NW heading due west.

Paseo Del Norte Blvd. NW is a designated Existing Reginal Principal Arterial.

Kimmick Dr. NW is designated as a Proposed Minor Collector.

Bikeways / Trails

The Long Range Bikeway System (LRBS) map, produced by MRCOG, identifies existing and proposed trails.

There is a proposed paved trail and proposed bike lane on Kimmick Dr. NW.

The is a proposed buffered bike lane and proposed paved trail starting at the intersection of Paseo Del Norte NW and Kimmick Dr. NW heading west.

A proposed trail is designated for Rosa Parks Rd. NW.

III. Analysis of City Plans and Ordinances

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

City Development Areas

The subject site is located in an Area of Change as designated by the Comprehensive Plan. Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas, where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.

Center & Corridor Designations

The subject site is within ¼ mile of Volcano Heights Urban Center. Urban Centers are intended to be distinct, walkable districts that incorporate a mix of employment, service, and residential uses at a density and intensity lower than Downtown but higher than the neighborhood-oriented Activity Centers. Urban Centers serve a smaller regional area. Urban Centers can be important areas for economic growth, offering employment opportunities and a range of housing options. They feature moderate building heights and block sizes. Some offer opportunities for regional shopping destinations and job centers. They are mixed-use districts that are typically easily accessed by transit and provide opportunities for people to live, work, learn, shop, and play. Urban Centers are intended to become more walkable over time through investments in streetscape amenities, by attracting infill development with high-quality design that supports walkability, and by locating services closer to nearby residents. On-street parking, wide sidewalks, and active public spaces work together to create an appealing streetscape that deepens a distinct district identity.

Paseo Del Norte NW is located north of the subject site. It is classified as both a designated future Premium Transit Corridor and Commuter Corridor with a 660-foot width. The

Comp Plan uses the Premium Transit Corridor designation to capture roads that are planned to have BRT service in the future.

Community Planning Area (CPA)

The Subject Site is located within the Northwest Mesa CPA. The CPA Assessment Report for this area was heard by EPC in August 2025 and forwarded a recommendation of approval to City Council. The Assessment Report awaiting to be heard by City Council in Winter of 2025.

Applicable Goals & Policies

Applicable Goals and policies that were selected by the applicant are listed below. Staff analysis follows indented below the stated goal or policy. Goals and/or policies added by Staff are denoted with an asterisk (*).

CHAPTER 4: COMMUNITY IDENTITY

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

The proposal would facilitate quality development that is consistent with the character of the northwest mesa residential community and MPOS. The development is adhering to most of the IDO development and design standards and incorporates open space and community gathering spaces that match the characteristics of the adjacent MPOS to the south of the subject site. The development could exemplify quality development that brings diverse residential options to the west-side. The layout focuses on the incorporation of shared open space within the development that is able to be utilized by residents in the neighboring residences. The request is consistent with Goal 4.1 Character and Policy 4.1.1 Distinct Communities.

Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The identity and cohesiveness of the surrounding residential neighborhoods would be protected because the proposed Site Plan adheres to IDO development and design standards that promote high-quality design and context-sensitive scale in the MX-L zone district. The scale and location of the proposed development near the intersection of Paseo Del Norte Blvd NW and Kimmick Dr. NW would help facilitate a mix of uses that would serve as a transition into to the existing adjacent single-family residential neighborhoods to the south from the Activity Center to the north of Paseo Blvd. NW. Additionally, the site plan is proposing a step down of the buildings from three to two stories on the southern and western portions of site adjacent to Major Public Open Space

and the single-family residential homes. The request is consistent with Policy 4.1.2 Identity and Design.

*POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The proposed development responds appropriately to the natural setting and ecosystem of the adjacent Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument, by adhering to IDO standards for development adjacent to and within 330-feet of MPOS Edges. The development exceeds the minimum IDO standards regarding setback regulations, landscape and architectural requirements. The three-story buildings transition to two-story façades at the MPOS edge, significantly reducing scale and visual dominance of the multi-family development. Furthermore, the Site Plan proposes a community gathering area and open space that correlates with the MPOS edge to the south. The request is consistent with Policy 4.1.5 Natural Resources.

CHAPTER 5: Land Use

Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the future Paseo Del Norte NW Premium Transit Corridor. Paseo Del Norte is also designated as a commuter corridor. Though the subject site is not located within a Center, it is within ¼ mile of a proposed Urban Center therefore it could enhance the growth of the community and provide access to a designated Center and Corridor. This proposal is generally consistent with Goal 5.1 Centers & Corridors.

Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development captures regional growth because it is located within ¼ mile of a proposed Urban Center and within 660 ft of the Paseo Del Norte Premium Transit and Commuter Corridor. The subject site is within an Area of Change that is surrounded to the west and south by residential homes and would support the development of multi-unit, multi-story apartments and mixed-use residential buildings to nearby Urban Centers and promote housing density and expand housing options and affordability. This proposal generally furthers Policy 5.1.1.

*POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

*Sub-Policy 5.1.8 (b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposal would foster corridors that prioritize high frequency transit service with access for pedestrians throughout the development. The planned development includes walkways for pedestrians and residents to access the proposed site and amenities within it. The development is located within the future Paseo Del Norte NW Premium Transit Corridor that would prioritize the ability for residents of the community to access transit. connected to goods and services. The proposed multi-family residential development, minimizes the negative impacts on nearby neighborhoods by becoming a transition between development along the Paseo Del Norte designate future Transit Corridor and abutting single-family residential areas to the west and south of the subject site. This proposal is generally consistent with POLICY 5.1.8 and Sub-Policy 5.1.8(b) Premium Transit Corridors.

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.

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

The proposed development is located in an area where additional growth could be supported because it is near existing infrastructure and public facilities. The subject site is surrounding by existing roadways: Kimmick Dr. NW to the East, Rosa Parks Rd. NW to the south and Paseo Del Norte NW to the north. The subject site is currently surrounded on the west and south by low-density residential development and open space. The proposed Site Plan would utilize existing infrastructure along Paseo Del Norte NW, including water and sewer. The request is consistent with Goal 5.3 Efficient Development Patterns and Policy 5.3.1 Infill Development.

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

The subject site is in an Area of Change where development is expected and desired. The proposal would be consistent with areas of change policies by allowing a multi-family residential use and intensity in areas of growth where it is desired. The subject site is adjacent to Areas of Consistency to the west and south, the development and design standards are primarily based on the IDO to ensure the intensity of the surrounding area is not adversely affected. The proposal Is consistent with Goal 5.6 - City Development Areas.

CHAPTER 7: Urban Design

Goal 7.3 – Sense of Place: Reinforce a sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 – Natural and Cultural Features Preserve and leverage natural features and views of cultural landscapes.

The proposed Site Plan provides appropriate transitions to open space. The subject grading design minimizes disturbance and maintains the site's natural drainage patterns that flow toward the mesa slope. The proposed development leverage natural features and views of cultural landscapes by providing a "gateway" in the form of a community gathering area in the southeast corner of the subject site, across from Open Space, providing views of the open space and escarpment. The request is generally consistent with Goal 7.3 Sense of Place and Policy 7.3.1 Natural and Cultural Features.

Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed Site Plan design reflects the character of the surrounding area and protects views of the Open Space by adhering to the MPOS Edge standards for the multi-family residential development. The development will use southwestern architectural styles and landscape elements that embrace the character of the community. The request is consistent with Policy 7.3.2 Community Character.

CHAPTER 9 – HOUSING

Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would facilitate development of a 238-unit multi-family residential development. The proposed Site Plan is following multi-family building design standards as well as other applicable IDO standards for the MX-L zone district. Adhering to all applicable provisions of the IDO and DPM would help to ensure development of high-quality housing. Additionally, the applicant has met with the surrounding Neighborhood Associations to ensure that design characteristics and needs are met to remain consistent with the surrounding area. The request would provide increase supply of housing types within the area. The request is generally consistent with Goal 9.1 Supply.

Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context.

The request would facilitate development of new multi-family residential units near established a residential community to the south and west. The request could reinforce and strengthen the surrounding neighborhood characteristics and maintain appropriate densities and site design by adhering to MPOS edge standards through providing a step down on buildings along the southern and western portions of the site. The request is generally consistent with Policy 9.2.1-Compatibility.

Policy 9.3.1 – Centers & Corridors: Encourage higher-density, multi-unit housing and mixed-use development along major corridors and near transit.

The subject site is located within 660' of a designated future Premium Transit Corridor where high-density housing is intended due to its proximity to transit and access to services and amenities. Although there are not currently any transit stations near the subject site along Paseo Del Norte at this time the proposed development could increase the need for such services in the future. The proposed multi-family housing is within the corridor area and within proximity to a proposed Urban Center across Paseo Del Norte Blvd. NW to the north. The request is generally consistent with Policy 9.3.1 Centers and Corridors.

CHAPTER 11: HERITAGE CONSERVATION

Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed Site Plan minimizes the visibility of structures on the subject site to preserve the view on the western horizon as seen throughout the city through the use of building designs. The development proposes exterior materials that blend with the natural colors of the landscape and limit reflectivity. Therefore, the proposed development will blend in with the natural and cultural landscapes of the Volcano Mesa Area and is generally consistent with Policy 11.3.1 – Natural and Cultural Features

Policy 11.3.1(e) – Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.

The proposed development adheres to IDO standards for site design and development standards adjacent to Open Space because it utilizes appropriate edge treatments, buffers and transitions. The development standards for the proposed buildings, wall height and placement, massing, frontage, color, signs, and utilities, are designed in such way to protect cultural landscapes and significant views from the public right-of-way. The request is generally consistent with Policy 11.3.1(e).

Integrated Development Ordinance (IDO)

IDO Zoning

The subject site is zoned MX-L (Mixed-use – Low Intensity). The purpose of the MX-L zone district is to provide for neighborhood-scale convenience shopping needs, primarily at intersections of collector streets. Primary land uses include non-destination retail and commercial uses, as well as townhouses, low-density multi-family, and civic and institutional uses to serve the surrounding area, with taller, multi-story buildings encouraged in Centers and Corridors. Other allowable uses are shown in Table 4-2-1.

Overlay Zones

Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2)

The subject site is located within the Northwest Mesa Escarpment View Protection Overlay (VPO) Zone, VPO-2 and within the Volcano Mesa Character Protection Overlay (CPO) Zone, CPO-13. The VPO-2 regulations are designed to protect views looking to and from the Petroglyph National Monument. This request will follow the guidelines for VPO-2, which supersede regulations for CPO-13.

The purpose of the View Protection Overlay (VPO) zone is to preserve areas with unique and distinctive views that are worthy of conservation, such as those from public rights-of-way to cultural landscapes such as the Volcano Mesa and Petroglyphs National Monument identified in the ABC Comp Plan, as amended.

Volcano Mesa Character Protection Overlay Zone (CPO-13)

The subject is located within the Volcano Mesa Character Protection Overlay (CPO) Zone, CPO-13. The purpose of the Character Protection Overlay (CPO) zone is to preserve areas with distinctive characteristics that are worthy of conservation but are not historical or may lack sufficient significance to qualify as Historic Protection Overlay (HPO) zones. These areas meet 1 or more of the following characteristics:

3-4(A)(1) Have recognized neighborhood identity and character.

3-4(A)(2) Have high architectural value.

3-4(A)(3) Have a relationship to HPO zones that make the area's conservation critical.

3-4(A)(4) Have a relationship with cultural landscapes identified in the Albuquerque/ Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended

Definitions

Adjacent: Those properties that are abutting or separated only by a street, alley, trail, or utility easement, whether public or private. Properties that are on opposite of an intersection diagonally (e.g., "kitty corner" or "catty corner" or "caddy corner") are not considered. (Please see the Introduction section of this report for the History of the subject site and for more information as to why the subject site is considered adjacent to the MPOS to the SW).

Areas of Change*:* An area designated as an Area of Change in the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), as amended, where growth and development are encouraged, primarily in Centers other than Old Town, Corridors other than Commuter Corridors, Master Development Plan areas, planned communities, and Metropolitan Redevelopment Areas

Corridor: A street and adjoining land designated in the ABC Comp Plan, as amended, as one of 5 Corridor types designated based on travel modes and development intensity, excluding Commuter Corridors

Multi-family residential development: Residential development of multi-family dwellings or uses from the Group Living category (except small community residential facilities) in zone districts as allowed per Table 4-2-1. Properties that include both multi-family dwellings and low-density residential development are considered multi-family residential development for the purposes of this IDO. Properties with other uses accessory to residential primary uses allowed per Table 4-2-1 are still considered multi-family residential development for the purposes of this IDO.

Major Public Open Space (MPOS): City-owned or managed property that is zoned NR-PO-B or City-managed property that is zoned NR-PO-C, including the Rio Grande State Park (i.e., the Bosque), Petroglyph National Monument, and Sandia foothills. These are typically greater than 5 acres and may include natural and cultural resources, preserves, low-impact recreational facilities, dedicated lands, arroyos, or trail corridors. The Rank 2 Major Public Open Space Facility Plan guides the management of these areas. For the purposes of this IDO, Major Public Open Space located outside the city municipal boundary that is mapped as Open Space in the ABC Comp Plan still triggers Major Public Open Space Edge requirements for properties within the city adjacent to or within the specified distance of Major Public Open Space.

Site Plan: An accurate plan that includes all information required for that type of application, structure, or development.

IDO §14-16-6-6(I)(3)- Site Plan-EPC Review and Decision Criteria

IDO Section 14-16-6-6(I)(3) states that any application for a Site Plan-EPC will be approved if it meets all of the following criteria:

6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and policies from Chapter 4 Community Identity, Chapter 5 Land Use, Chapter 7 Urban Design, Chapter 9 Housing, and Chapter 11 Heritage Conservation.

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

There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

6-6(I)(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 request is for a Site Plan - EPC. Staff reviewed the site plan against with all applicable provisions of the IDO and finds that it is in compliance. The development facilitation team will be reviewing the site plan for compliance with the DPM, and other adopted City regulations as part of the final sign-off review of this Site Plan. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

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

The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. The developer has signed an Infrastructure Improvement Agreement (IIA) to install various improvements to the site which include but are not limited to sidewalks, valley gutters, ADA ramps, install water and sewer mains, asphalt trails, restripe bike lanes, etc.

The City's existing infrastructure has adequate capacity for the proposed development made possible by this request. An extension of the existing Infrastructure Improvement Agreement has been signed between the City and the Applicant that will have the agreed upon infrastructure completed by March 1, 2027. According to the Transportation Development Services (TDS) transportation engineer's comments on the signed (10/28/25) Traffic Scoping Form, a Traffic Impact Study (TIS) was approved for this site in 2017. The City has ongoing plans for reconstruction of Paseo del Norte. The requirement for the study to be updated to reflect this development may be required as the area develops further. Additional, TDS comments received stated, a new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow. Staff has reviewed the Site Plan against Major Public Open Space Edge requirements and general IDO standards. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable based on applicant responses to applicable Comprehensive Plan Goals and Policies and through compliance with IDO development standards for proximity to MPOS. The applicant has taken additional steps to mitigate any adverse

impacts on the surrounding community by addressing community concerns through meetings with the neighborhood associations prior to application.

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

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts..

The subject property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Therefore, the above criterion does not apply.

6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested but the applicant included a proposed lighting and a site lighting performance analysis with the Site Plan for the development. The proposed site lighting is to be mounted at a maximum height of 20'. The light poles are to be a maximum height of 16' within 100' of residential zone districts and the MPOS boundary. The lighting will meet all MPOS requirements. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of IDO §14-16-5-2(E). Site Plan – EPC Analysis.

Request

This request is for a Site Plan-EPC for an approximately 10-acre site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW.

The proposed Site Plan provides all required landscaping, parking, details, elevations, grading & draining, and utilities. The Site Plan complies with all IDO and Major Public Open Space Edge requirements. All future drawings shall comply with the DPM.

The EPC has the authority to impose conditions necessary to ensure compliance with the development standards of the IDO via the Site Plan – -EPC Review and Decision Criteria of IDO §14-16-6-6(I). Staff has proposed conditions of approval for clarity.

Site Plan Layout/Configuration

The development consists of a new 238-unit Multi-family Residential development located at the intersection of Rosa Parks Rd. NW and Kimmick Dr. NW, just south of Paseo Del Norte Blvd. NW. The development comprises entire 10-acre subject site with access from Rosa Parks Rd. NW. There are 15 multi-family buildings onsite surrounding a community clubhouse, pool and fitness center. A community gathering space is located at the northeast corner of the subject property at the intersection of Rosa Parks Rd. NW and Kimmick Dr. NW. This gathering space is closest to the Major Public Open Space to the south and southeast of the subject site.

Site Design and Sensitive Lands

MAJOR PUBLIC OPEN SPACE EDGES

The subject site is adjacent to and within 330 feet of City of Albuquerque Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument and Northwest Mesa Escarpment to the east and west.

5-2(J)(1) Lots within 330 Feet of Major Public Open Space*:*

The following standards apply to the development because it is within 330 feet of Major Public Open Space in order to enhance and protect Major Public Open Space.

5-2(J)(1)(a) Building Height Bonuses: Building height bonuses in Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.

> The subject site maximum building height is 38’-0” pursuant to the Dimensional Standards for MX-L in Table 5-1-2. The development proposes structures at a maximum building height of 37’-8” and does not request any bonuses.

5-2(J)(1)(b) Access and Connectivity: Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

> The subject site has pedestrian access from within the Multi-family development that connects open space via sidewalks and secured pedestrian gates leading to Kimmick Dr. NW and future private drive to the northside of the subject site.

5-2(J)(1)(c) Landscaping, Buffering, and Screening Development shall:

1. Use native and/or naturalized vegetation for landscaping materials.

   The subject site is using native and naturalized vegetation for landscaping materials.

2. Screen mechanical equipment pursuant to Subsection 14-16- 5-6(G) (Screening of Mechanical Equipment and Support Areas).

   Rooftop mechanical units are to be located toward the center of the roof and shielded by parapets.

5-2(J)(1)(d) Outdoor Lighting: Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

The subject site lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

5-2(J)(1)(e) Color:

1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.
2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.
3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

The Site Plan meets these standards. The development colors of the exterior surfaces of structures with a light reflective value (LRV) between 20 and 50 percent. The exterior of the building will use earth tone colors (browns) to blend with in the natural environment.

5-2(J)(1)(f) Signs:

1. Electronic signs are prohibited pursuant to Subsection 14-16- 5-12(H)(2)(e).
2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14- 16-5-12(E)(5) (Illumination and Motion).

There is one proposed monument sign at the entrance of the development off of Rosa Parks Rd. NW. The sign will be 8'-6" wide x 4'-8" tall and will primarily consist of earth tones and stone. The sign is located less than 330 ft from Open Space. Illuminated sign or an illuminated element of a sign are prohibited in any Mixed-use or Non-residential zone district that turns on or off or change its brightness pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts. Since the monument sign is proposed to be illuminated, a condition of approval will be provided to remove the lighting on the signage.

5-2(J)(2) Lots Adjacent to Major Public Open Space:

In addition to the standards that apply within 330 feet in any direction of Major Public Open Space in Subsection 14-16-5-2(J)(1) above, the following standards apply to development on lots adjacent to Major Public Open Space.

5-2(J)(2)(a) Lots of Any Size: Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

   Staff Response: Rosa Parks Rd. NW is an existing local street between the Major Public Open Space and the development.

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining land via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.

   Staff Response: This proposed multi-family development is providing at least 25 percent of ground-level usable open space. The subject site is adjacent to Major Public Open Space to the south, although it is separated by Rosa Parks Rd. NW.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

   Staff Response: The proposed development is located in a Mixed-use zone district and is a multi- family residential use abutting the Major Public Open Space. The Residential use is a less intense use for Mixed-use zone districts.

4. Include a landscaped buffer area between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

   Staff Response: There is more than 50' between the off-street parking and the Major Public Open Space. A minimum width of 6' varies in width to avoid the

appearance of hard, straight line near the corner of Kimmick Dr. NW and Rosa Parks Rd. NW where the tree canopy ends and the community gathering area begins.

5. Limit height of site lighting luminaires to 20 feet.

   Staff response: The site lighting luminaries are at a maximum height of 20 feet. The lighting will meet all MPOS requirements and is limited to 16 feet within 100 feet of the MPOS boundary and residential zone districts. All lighting shall comply with the NM Night Sky Protection Act.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

   Staff response: Staff analysis determines that the Multi-family development incorporates Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate measures by using Natural Surveillance, Territorially, Access Control and Activity Support. Natural Surveillance is used by the site providing adequate lighting elements to deter criminal activity. Territorially is used in the design of clear public and private spaces in the development. Access Control is incorporated by the use of public entrances such as fences and driveway entrances while restricting access to private areas such as the fenced in swimming pool area.

7. Manage stormwater per Subsection 14-16-5-4(H).

   Staff Response: A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts approximately seven detention ponds throughout this development. Storm drains connect each pond to the other. The water travels east and west at the northern and then down towards the southern portion of the site where it leaves the site through the southeast or southwest corners of the site.

8. Design grading per Subsection 14-16-5-4(J).

   Staff Response: A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts the site sloping from the north to the south. The slope appears to be the steepest near the detention ponds that run through the middle of the subject site.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

   Staff Response: Pursuant to IDO §14-16-5-5(F) the parking lot area spaces are divided into separate areas containing less than 100 spaces by landscaped features and primary buildings.

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

    Staff Response: The location and design of all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space are in compliance with all applicable standards in IDO §14-16-5-7(E)(4). The development has proposed view fencing (i.e., screened wall) along Rosa Parks Rd. NW that is opaque at 3'-0" minimum and has a 3'-0" maximum height of ornamental wire fencing.

11. Prevent and mitigate construction impact per the DPM.

    Staff Response: The applicant has demonstrated that the request would mitigate construction impact based on compliance with IDO development standards. The Site Plan will be reviewed for compliance with the DPM through the DFT final sign off process of this application. The applicant has taken steps to ensure that natural vegetation will be replaced on site through the constriction process. See response to Criterion IDO §14-16-6-6(I)(3)(c).

5-2(J)(2)(b) Lots 5 Acres or Greater:

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

   Staff Response: The proposed development complies with section IDO §14-16-5-2(J)(2)(a).

2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection 14-16-5-2(J)(2)(a)1.

   Staff Response: The development is not located within 50-feet of a steep slope, escarpment, wetland, and/or riparian area on the MPOS to the south.

3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

   Staff Response: The proposed development will not create any material negative environment impacts on the visual, recreational, or habitat values of the Major Public Open Space because it is complying to the design standards of the IDO and DPM. Though the subject site is not within the height restriction sub-area, the development meets the standards of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2).

4. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.

   Staff Response: Vehicle design access, circulation, and parking is not directly across the street from the open space. All circulation and parking are within the proposed development and not adjacent to the Open Space. The entrances for vehicle access are not directly across from the Open Space.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.

   Staff Response: Conceptual grading and drainage plans were approved in 2022 to manage stormwater to minimize impact to the Major Public Open Space.

6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

   Staff Response: According to the Photometric Plan for the subject site no lighting is directed toward Major Public Open Space. The development lighting on site will meet the requirement for the IDO standards for light control and dark-sky protection. The development will have full cut-off downward directed lighting with color temperatures at or less than the required 3000 K. Pole heights are limited to 16 feet within 100 feet of the MPOS boundary.

7. Design walls to balance the following needs as appropriate on a case-by-case basis:

   a. Aesthetics that blends with the natural environment.

   b. Safety and surveillance.

   c. Screening and privacy.

   Staff Response: Along Rosa Parks Rd. NW the development has proposed view fencing that is partially opaque and has ornamental wire fencing on the top of the fence. A steel picket fence is located on the north, east and western perimeter of the subject site.

8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

   Staff Response: The proposed development signage is not directly across from the Major Public Open Space and is proposed to be located over 200 ft away from the Major Public Open Space.

Access and Connectivity

The proposed development has one access point off of Rosa Parks Rd. NW and an access point onto a private drive on the northern boundary of the subject site. There are pedestrian gated entrances into the subject site off of Kimmick Dr. NW and the private drive. The development is connected internally by a series of 4' wide sidewalks and accessible paths. The pedestrian circulation allows for access to the public buildings and residential units. There is a drive aisle that circles the interior of the subject site that allows access to parking in close proximity to the residential units. The proposed sidewalks along Kimmick Dr. NW and Rosa Parks Rd. NW will intersect across the street from the Major Public Open Space and will allow for easy accessibility for pedestrians to cross the street at the curb.

Parking

According to IDO Table 5-5-1: Minimum Off-street Parking Requirements, required parking for the Multi-family residential development is:

- 1.2 spaces / DU with 1 BR
- 1.6 spaces / DU with 2 BR
- 1.8 spaces / DU with 3 or more BR

The development is required to provide 336 off street parking spaces:

- 120 1 BR X 1.2 SPACES = 144
- 92 2 BR X 1.6 SPACES = 146 SPACES
- 26 3 BR X 1.8 SPACES = 46 SPACES

The site plan is providing 406 Total spaces:

- Surface spaces = 163
- Covered spaces = 129
- Garage spaces = 72
- Tandem spaces = 42

The Site Plan calculations are slightly off and notes that 339 spaces are required because the applicant failed to round down for parking calcs as required in the IDO. This will need to be updated prior to final sign off.

In addition to required off street spaces, the Site Plan is providing:

- Bike parking spaces required = 40.6
- Bike parking spaces provided = 41
- Motorcycle parking spaces required = 6

- Motorcycle parking spaces provided = 7
- ADA parking provided pursuant to the DPM = 12

Off Street, Bike and Motorcycle parking is located throughout the multi-family development to be accessible to each unit, the clubhouse, fitness room and pool.

Landscaping, Buffering, and Screening

IDO §14-16-5-6 regulates landscaping to ensure visually attractive, sustainable desert landscapes that aid in the creation of a quality public realm.

A minimum of 15 percent of the net lot area of each development shall contain landscaping:

- Required landscape area: 15% of 314,987 (net lot) sq ft = 47,248 sf.
- Provided landscape area: 142,750 SF

The landscape plan incorrectly notes that 25% of landscaping is required. This shall be updated to 15% pursuant to §14-16-5-6(C)(2)(a).

Required Ground Level Coverage and Vegetative Coverage calculations on the landscape plan are transposed and shall be recalculated and corrected pursuant to IDO §14-16-5-6(C)(2)(c). Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width. Of the required vegetative coverage, a minimum of 25 percent of the total landscape area shall be provided as ground-level plants. IDO 14-16-5-6(D) Street Frontage Landscaping. Street trees are required along street frontages every 25’ on center

- Kimmick Dr. NW Required Street Trees = 19.08
    - Street Trees Provided = 19
- Rosa Parks Rd. NW Required Street Trees =33.92
    - Street Trees Provided = 34

The proposed multi-family development is in an Area of Change adjacent to and R-ML zoned lot in an area of Consistency, which requires a landscape buffer of at least 15-feet between the two properties. The landscape plan meets this requirement.

The proposed development adheres to IDO 14-16-5-2(J)(1)(c) Landscaping, Buffering, and Screening and Development on Lots within 330 Feet and adjacent to Major Public Open Space by using native and/or naturalized vegetation for landscaping materials. Also, the development is proposing to screen mechanical equipment pursuant to Subsection 14-16-5-6(G) (Screening of Mechanical Equipment and Support Areas).

Walls and Fences

A perimeter fence is proposed around the subject site. It meets MPOS Edges requirements on the southern boundary of the subject site. Pursuant to IDO §14-15-5-7(E)(4) Walls Adjacent to Major Arroyos or Major Public Open Space, view fencing is proposed along Rosa Parks Rd. NW (also called a Screened Wall on sheet SDP-1.2). A 5'-0" ornamental picket steel fence is proposed along Kimmick Dr. NW, the western and northern boundary of the subject site. A vehicular painted steel picket security gate (also called a Double Vehicular Rolling Gate on sheet SDP-1.3) is proposed for the exit only (egress) access point onto the private road. Pursuant to IDO §14-16-5-7(E)(4)(b), Each Opaque wall over 4 feet tall shall include a horizontal offset of at least 16 inches every 100 feet.

Outdoor Lighting

The site plan proposes outdoor and site lighting throughout the development. Light poles are 16' within 100' of residential zone districts and the maximum height of the light poles in the development are 20'. The outdoor lighting proposed will meet the requirements for the IDO standards for light control and dark-sky protection. The development will have full cut-off downward directed lighting with color temperatures at or less than the required 3000K. Pole heights are limited to 16 feet within 100 feet of the MPOS boundary.

Neighborhood Edges

Neighborhood edges standards are not required for this development because this is a mixed-use use zone district (See IDO §14-15-5-9 Neighborhood Edges). Nonetheless, the development uses incorporates the building height step down for the units near the Major Public Open Space and the western edge of the development near single family residential neighborhoods. The units in these areas step down from three to two stories to integrate with the surrounding neighborhood's scale and add architectural interest.

Building Design

The maximum building height of the development is 38-feet pursuant to IDO 15-16-2-4(B) Mixed-use - Low Intensity (MX-L) zone district. The elevations within development meet the requirements pursuant to IDO §14-16-5-11(D) Multi-Family Residential Development outside of UC-MS-PT Areas. The maximum building height in the development is 37'-8". Windows are a prominent feature in this development and each unit contains them. The street-facing façade along Rosa Parks Rd. NW and Kimmick Dr. NW contain a minimum of 20 percent of it surfaces in transparent windows and doors. The buildings meet articulation requirements by having facades that change in massing and form to visually break up the building. The façade of the buildings has recessed and projected elements and contain more than one building finish material or color. The balconies massing, material and color vary to create visual interest. The roof design of the buildings includes multiple vertical and horizontal elevation of change of at least 2 feet that are screened by a parapet wall.

Signs

Monument Signage is proposed at the access point/entrance into the multi-family development off of Rosa Parks Rd. NW. The sign is proposed to be 4'-3" tall by x 8'-6" wide. The sign is located less than 330 ft from Open Space and prohibited to be an illuminated sign or an illuminated element of a sign in any Mixed-use zone district that turns on or off or change its brightness pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts. Colors and materials have been provided which meet Major Public Open Space requirements. (See Table 5-12-3: On-premises Signs in Mixed-use and Non-residential Zone Districts)

Utilities

There is a conceptual Utility Plan that shows new water and sewer lines connections from the subject site to Kimmick Dr. NW. New water and sewer lines will circle the drive aisle within the development and connect to existing lines off of Rosa Parks Rd. NW and Valiente Rd NW. A new water line will connect to the site from Paseo Del Norte NW by way of Kimmick Dr. NW.

Grading and Drainage

There are conceptual Grading and Drainage Plans that were reviewed by City Hydrology in 2022 which depicts approximately seven detention ponds throughout this development. Storm drains connect each pond to the other. The water travels east and west at center of the northern portion of the site. Then the water travels down towards the southern portion of the site where it exits the site through the southeast or southwest corners of the site. The slope appears to be the steepest near the detention ponds that run through the middle of the subject site. The Conceptual Grading and Drainage Plan will be required to be reviewed prior to final sign off of the EPC Site Plan and approved prior to building permit.

IV. Agency & Neighborhood Concerns

Reviewing Agencies

City departments and other interested agencies reviewed this application. Few but notable agency comments were received. Agency Comments received were based upon the initial application submittal on November 6, 2025.

Transportation Development Services: A new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

CABQ Parks and Recreation – Urban Forestry: Desert Willow are not acceptable for use as a street tree as they do not meet the intent for street tree requirements, to provide shade and coolness in summer months. Please replace with another deciduous species tree with a canopy capable of reaching a size that will provide shade and coolness in summer months.

CABQ Parks and Recreation – Trails and Bikeways: The Bikeways and Trails Facility Plan map shows planned multi-use trail along the East side of Kimmick Dr. NW. Final site plan approval will require that all standards in the IDO are met that relate to adjacency or visibility to an existing or planned City trail.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA): AMAFCA requests to be included upon further review of any proposed Grading and Drainage plans involving the subject development for SP-2025-00093.

Neighborhood/Public

Notification requirements are found in IDO §14-16-6, in the Procedures Table 6-1-1 and are further explained in IDO §14-16-6-4(K), Public Notice. The applicant notified all neighborhood organizations within 660-feet of the subject site including the Paradise Hills Civic Association, the Westside Coalition of Neighborhood Associations (WSCONA) and property owners within 100 feet of the subject site as required.

According to the agent, five meetings (in person and zoom meetings) have been held with WSCONA prior to the submittal of this application. Over the course of these meetings, the agent claims that they have listened to the community feedback regarding various aspects of the proposed development and updated their site plan layout, including open space buffering. They expanded the proposed open spaced and created a public community gathering area across from the open space to allow ease of access to and from both areas. The applicant clarified and reassured the community of their infrastructure commitments regarding, grading, drainage and onsite retentions.

There have been no letters of support or opposition submitted by property owners within 100-feet of the subject site.

Staff received an email of opposition from the Vice President of the West Side Coalition of Neighborhood Association (WSCONA) on December 3, 2025. They stated in their email the EPC should deny the application request. They further stated the application does not comply with the Comp Plan and prior terms and conditions of the prior approved site plan including the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) height restrictions. Staff has reviewed the Site Plan for compliance and finds that it is consistent with the Comp Plan and meets the applicable IDO standards. The applicant has provided a response to this email of opposition.

Indian Nations, Tribes, or Pueblos

The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC [see IDO §14-16-6-4(B)]. City Staff was required to refer the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space [see IDO §14-16-6-4(I)(9)].

V. Conclusion

This request is for a Site Plan – EPC for a new 238-unit multi-family residential development for an approximately 10-acre subject site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW.

The applicant has justified the request pursuant to IDO §14-16-6-6(I)(3) Site Plan – EPC Review and Decision Criteria.

The applicant has responded to and meets the standards of IDO §14-16-5-2(J)(1) Lots within 330 Feet of Major Public Open Space, IDO §14-16-5-2(J)(2) Lots Adjacent to Major Public Open Space and IDO §14-16- 5-2(J)(2)(b) Lots 5 Acres or Greater.

Notification requirements were met for the request. There have been no letters of support or opposition submitted by property owners within 100-feet of the subject site. Staff received an email of opposition from the Vice President of the West Side Coalition of Neighborhood Association which stated the EPC should deny the application request.

Staff Recommends Approval subject to the following recommended findings and conditions of approval.

Findings, Site Plan

Plan #: SP-2025-00093

1. This request is for a Site Plan – EPC for a new 238-unit multi-family residential development for an approximately 10-acre subject site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW.
2. The EPC is reviewing this request because the subject site is adjacent to Major Public Open Space (MPOS) [IDO §14-16-6-6(I)(1)(a)]. This case is a quasi-judicial matter.
3. The applicant submitted this Site Plan – EPC request for review in October 2025. Staff reviewed the proposed site plan against the April 2025 IDO, and the site plan complies with the applicable regulations, including IDO §14-16-5-2(J) (Major Public Open Space Edges).
4. The subject site is zoned MX-L and adjacent to and adjacent to and within 330 feet of City of Albuquerque Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument.
5. 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.

6. The subject site is within an Area of Change, within ¼ mile of Volcano Heights Urban Center, and within the Paseo Del Norte NW future Premium Transit Corridor area, and within the Northwest Mesa Community Planning Area (CPA) as designated by the Comprehensive Plan.

7. The subject site is located within the Northwest Mesa Escarpment View Protection Overlay (VPO) Zone, VPO-2 and within the Volcano Mesa Character Protection Overlay (CPO) Zone, CPO-13. The VPO-2 regulations are designed to protect views looking to and from the Petroglyph National Monument. This request will follow the guidelines for VPO-2, which supersede regulations for CPO-13. The subject site is not within the Height protection Sub Area of VPO-2.

8. The request is consistent with the following Goals and Policies related to CHAPTER 4: COMMUNITY IDENTITY.

   A. Goal 4.1 – Character: Enhance, protect, and preserve distinct communities.

   Policy 4.1.1 – Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

   The proposal would facilitate quality development that is consistent with the character of the northwest mesa residential community and MPOS. The development is adhering to most of the IDO development and design standards and incorporates open space and community gathering spaces that match the characteristics of the adjacent MPOS to the south of the subject site. The development could exemplify quality development that brings diverse residential options to the west-side community's portfolio. The layout focuses on the incorporation of shared open space within the development that is able to be utilized by residents in the neighboring residences. The request is consistent with Goal 4.1 Character and Policy 4.1.1 Distinct Communities.

   B. Policy 4.1.2 – Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

   The identity and cohesiveness of the surrounding residential neighborhoods would be protected because the proposed Site Plan adheres to IDO development and design standards that promote high-quality design and context-sensitive scale in the MX-L zone district. The scale and location of the proposed development near the intersection of Paseo Del Norte Blvd NW and Kimmick Dr. NW would help facilitate a mix of uses that would serve as a transition into to the existing adjacent single-family residential neighborhoods to the south from the Activity Center to the north of Paseo Blvd. NW. Additionally, the site plan is proposing a step down of the buildings from three to two stories on the southern and western portions of site adjacent to Major Public Open Space and the single-family residential homes. The request is consistent with Policy 4.1.2 Identity and Design.

C. POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

The proposed development responds appropriately to the natural setting and ecosystem of the adjacent Major Public Open Space (MPOS), which is contiguous with the Petroglyph National Monument, by adhering to IDO standards for development adjacent to and within 330-feet of MPOS Edges. The development exceeds the minimum IDO standards regarding setback regulations, landscape and architectural requirements. The three-story buildings transition to two-story façades at the MPOS edge, significantly reducing scale and visual dominance of the multi-family development. Furthermore, the Site Plan proposes a community gathering area and open space that correlates with the MPOS edge to the south. The request is consistent with Policy 4.1.5 Natural Resources.

9. The request is consistent with the following Goals and Policies related to CHAPTER 5: LAND USE.

A. Goal 5.1 – Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

The subject site is located within the future Paseo Del Norte NW Premium Transit Corridor. Paseo Del Norte is also designated as a commuter corridor. Though the subject site is not located within a Center, it is within ¼ mile of a proposed Urban Center therefore it could enhance the growth of the community and provide access to a designated Center and Corridor. This proposal is generally consistent with Goal 5.1 Centers & Corridors.

B. Policy 5.1.1 – Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The proposed development captures regional growth because it is located within ¼ mile of a proposed Urban Center and within 660 ft of the Paseo Del Norte Premium Transit and Commuter Corridor. The subject site is within an Area of Change that is surrounded to the west and south by residential homes and would support the development of multi-unit, multi-story apartments and mixed-use residential buildings to nearby Urban Centers and promote housing density and expand housing options and affordability. This proposal generally furthers Policy 5.1.1.

C. POLICY 5.1.8 Premium Transit Corridors: Foster corridors that prioritize high capacity, high-frequency transit service, with mixed-use, transit-oriented development within walking distance of transit stations.

Sub-Policy 5.1.8 (b): Minimize negative impacts on nearby neighborhoods by providing transitions between development along Transit Corridors and abutting single-family residential areas.

The proposal would foster corridors that prioritize high frequency transit service with access for pedestrians throughout the development. The planned development includes

walkways for pedestrians and residents to access the proposed site and amenities within it. The development is located within the future Paseo Del Norte NW Premium Transit Corridor that would prioritize the ability for residents of the community to access transit. connected to goods and services. The proposed multi-family residential development, minimizes the negative impacts on nearby neighborhoods by becoming a transition between development along the Paseo Del Norte designate future Transit Corridor and abutting single-family residential areas to the west and south of the subject site. This proposal is generally consistent with POLICY 5.1.8 and Sub-Policy 5.1.8(b) Premium Transit Corridors.

D. 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.

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

The proposed development is located in an area where additional growth could be supported because it is near existing infrastructure and public facilities. The subject site is surrounding by existing roadways: Kimmick Dr. NW to the East, Rosa Parks Rd. NW to the south and Paseo Del Norte NW to the north. The subject site is currently surrounded on the west and south by low-density residential development and open space. The proposed Site Plan would utilize existing infrastructure along Paseo Del Norte NW, including water and sewer. The request is consistent with Goal 5.3 Efficient Development Patterns and Policy 5.3.1 Infill Development.

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

The subject site is in an Area of Change where development is expected and desired. The proposal would be consistent with areas of change policies by allowing a multi-family residential use and intensity in areas of growth where it is desired. The subject site is adjacent to Areas of Consistency to the west and south, the development and design standards are primarily based on the IDO to ensure the intensity of the surrounding area is not adversely affected. The proposal Is consistent with Goal 5.6 - City Development Areas.

10. The request is consistent with the following Goals and Policies related to CHAPTER 7: URBAN DESIGN.

A. Goal 7.3 – Sense of Place: Reinforce a sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 – Natural and Cultural Features Preserve and leverage natural features and views of cultural landscapes.

The proposed Site Plan provides appropriate transitions to open space. The subject grading design minimizes disturbance and maintains the site's natural drainage patterns that flow toward the mesa slope. The proposed development leverage natural features and views of cultural landscapes by providing a "gateway" in the form of a community gathering area in the southeast corner of the subject site, across from Open Space, providing views of the open space and escarpment. The request is generally consistent with Goal 7.3 Sense of Place and Policy 7.3.1 Natural and Cultural Features.

B. Policy 7.3.2 – Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

The proposed Site Plan design reflects the character of the surrounding area and protects views of the Open Space by adhering to the MPOS Edge standards for the multi-family residential development. The development will use southwestern architectural styles and landscape elements that embrace the character of the community. The request is consistent with Policy 7.3.2 Community Character.

11. The request is consistent with the following Goals and Policies related to CHAPTER 9: HOUSING.

A. Goal 9.1 – Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would facilitate development of a 238 unit multi-family residential development. The proposed Site Plan is following multi-family building design standards as well as other applicable IDO standards for the MX-L zone district. Adhering to all applicable provisions of the IDO and DPM would help to ensure development of high-quality housing. Additionally, the applicant has met with the surrounding Neighborhood Associations to ensure that design characteristics and needs are met to remain consistent with the surrounding area. The request would provide increase supply of housing types within the area. The request is generally consistent with Goal 9.1 Supply.

B. Policy 9.2.1 – Compatibility: Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context.

The request would facilitate development of new multi-family residential units near established a residential community to the south and west. The request could reinforce and strengthen the surrounding neighborhood characteristics and maintain appropriate densities and site design by adhering to MPOS edge standards through providing a step down on buildings along the southern and western portions of the site. The request is generally consistent with Policy 9.2.1-Compatibility.

C. Policy 9.3.1 – Centers & Corridors: Encourage higher-density, multi-unit housing and mixed-use development along major corridors and near transit.

The subject site is located within 660' of a designated future Premium Transit Corridor where high-density housing is intended due to its proximity to transit and access to services and amenities. Although there are not currently any transit stations near the subject site along Paseo Del Norte at this time the proposed development could increase the need for such services in the future. The proposed multi-family housing is within the corridor area and within proximity to a proposed Urban Center across Paseo Del Norte Blvd. NW to the north. The request is generally consistent with Policy 9.3.1 Centers and Corridors.

12. The request is consistent with the following Policies related to CHAPTER 11: HERITAGE CONSERVATION.

A. Policy 11.3.1 – Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The proposed Site Plan minimizes the visibility of structures on the subject site to preserve the view on the western horizon as seen throughout the city through the use of building designs. The development proposes exterior materials that blend with the natural colors of the landscape and limit reflectivity. Therefore, the proposed development will blend in with the natural and cultural landscapes of the Volcano Mesa Area and is generally consistent with Policy 11.3.1 – Natural and Cultural Features

B. Policy 11.3.1(e) – Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space.

The proposed development adheres to IDO standards for site design and development standards adjacent to Open Space because it utilizes appropriate edge treatments, buffers and transitions. The development standards for the proposed buildings, wall height and placement, massing, frontage, color, signs, and utilities, are designed in such way to protect cultural landscapes and significant views from the public right-of-way. The request is generally consistent with Policy 11.3.1(e).

13. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

A. 6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis of the Site Plan – EPC the request is generally consistent with applicable Comprehensive Plan Goals and policies from Chapter 4 Community Identity, Chapter 5 Land Use, Chapter 7 Urban Design, Chapter 9 Housing, and Chapter 11 Heritage Conservation.

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

There are no prior approved NR-SU or PD zoning covering the property or prior development agreements or regulations.

C. 6-6(I)(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 request is for a Site Plan - EPC. Staff reviewed the site plan against with all applicable provisions of the IDO and finds that it is in compliance. The development facilitation team will be reviewing the site plan for compliance with the DPM, and other adopted City regulations as part of the final sign-off review of this Site Plan. Pursuant to IDO §14-16-6-4(O), the EPC may impose conditions necessary to ensure compliance with the development standards of the IDO. All conditions must be met prior to building permit approval.

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

The City’s existing infrastructure has adequate capacity for the proposed development made possible by this request. The developer has signed an Infrastructure Improvement Agreement (IIA) to install various improvements to the site which include but are not limited to sidewalks, valley gutters, ADA ramps, install water and sewer mains, asphalt trails, restripe bike lanes, etc.

The City’s existing infrastructure has adequate capacity for the proposed development made possible by this request. An extension of the existing Infrastructure Improvement Agreement has been signed between the City and the Applicant that will have the agreed upon infrastructure completed by March 1, 2027. According to the Transportation Development Services (TDS) transportation engineer’s comments on the signed (10/28/25) Traffic Scoping Form, a Traffic Impact Study (TIS) was approved for this site in 2017. The City has ongoing plans for reconstruction of Paseo del Norte. The requirement for the study to be updated to reflect this development may be required as the area develops further. Additional, TDS comments received stated, a new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

E. 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The Site Plan is required to follow all standards of the IDO, DPM and other applicable City standards, which the applicant has agreed to follow. Staff has reviewed the Site Plan against Major Public Open Space Edge requirements and general IDO standards. The request mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable based on applicant responses to applicable Comprehensive Plan Goals and Policies and through compliance with IDO development standards for proximity to MPOS. The applicant has taken additional steps to mitigate any adverse impacts on the surrounding community by addressing community concerns through meetings with the neighborhood associations prior to application.

F. 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject property is not within an approved Master Development Plan; therefore, the above criterion does not apply.

G. 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within a Railroad and Spur Area. Therefore, a cumulative impacts analysis is not required. Therefore, the above criterion does not apply.

H. 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

An outdoor or site lighting performance analysis was not requested but the applicant included a proposed lighting and a site lighting performance analysis with the Site Plan for the development. The proposed site lighting is to be mounted at a maximum height of 20'. The light poles are to be a maximum height of 16' within 100' of residential zone districts and the MPOS boundary. The lighting will meet all MPOS requirements. All lighting shall comply with the NM Night Sky Protection Act. The proposed lighting design will not adversely affect the lighting requirements of IDO §14-16-5-2(E). Site Plan – EPC Analysis

14. MPOS Edge Requirements - 5-2(J)(1) Lots within 330 Feet of Major Public Open Space:

The following standards apply to the development because it is within 330 feet of Major Public Open Space in order to enhance and protect Major Public Open Space.

A. 5-2(J)(1)(a) Building Height Bonuses: Building height bonuses in Table 5-1-2: Mixed-use Zone District Dimensional Standards are prohibited.

   The subject site maximum building height is 38'-0" pursuant to the Dimensional Standards for MX-L in Table 5-1-2. The development proposes structures at a maximum building height of 37'-8" and does not request any bonuses.

B. 5-2(J)(1)(b) Access and Connectivity: Pedestrian and bicycle access to the Major Public Open Space shall be provided consistent with the Rank 2 Bikeways and Trails Facility Plan and as acceptable to the Open Space Division of the City Parks and Recreation Department.

   The subject site has pedestrian access from within the Multi-family development that connects open space via sidewalks and secured pedestrian gates leading to Kimmick Dr. NW and future private drive to the northside of the subject site.

C. 5-2(J)(1)(c) Landscaping, Buffering, and Screening Development shall:

   1. Use native and/or naturalized vegetation for landscaping materials.

      The subject site is using native and naturalized vegetation for landscaping materials.

   2. Screen mechanical equipment pursuant to Subsection 14-16- 5-6(G) (Screening of Mechanical Equipment and Support Areas).

      Rooftop mechanical units are to be located toward the center of the roof and shielded by parapets.

D. 5-2(J)(1)(d) Outdoor Lighting: Regardless of zone district, the lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

   The subject site lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity.

E. 5-2(J)(1)(e) Color:

   1. Development shall limit the colors of exterior surfaces of structures, including but not limited to mechanical devices, roof vents, and screening materials, to those with light reflective value (LRV) rating between 20 percent and 50 percent.

   2. Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens.

3. Trim materials on façades constituting less than 20 percent of the façade's opaque surface may be any color.

   The Site Plan meets these standards. The development colors of the exterior surfaces of structures with a light reflective value (LRV) between 20 and 50 percent. The exterior of the building will use earth tone colors (browns) to blend with in the natural environment.

F. 5-2(J)(1)(f) Signs:

1. Electronic signs are prohibited pursuant to Subsection 14-16- 5-12(H)(2)(e).
2. Signage shall be located to minimize visibility from Major Public Open Space and designed pursuant to Subsection 14- 16-5-12(E)(5) (Illumination and Motion).

   There is one proposed monument sign at the entrance of the development off of Rosa Parks Rd. NW. The sign will be 8'-6" wide x 4'-8" tall and will primarily consist of earth tones and stone. The sign is located less than 330 ft from Open Space. Illuminated sign or an illuminated element of a sign are prohibited in any Mixed-use or Non-residential zone district that turns on or off or change its brightness pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts. Since the monument sign is proposed to be illuminated, a condition of approval will be provided to remove the lighting on the signage.

15. MPOS Edge Requirements - 5-2(J)(2) Lots Adjacent to Major Public Open Space:

In addition to the standards that apply within 330 feet in any direction of Major Public Open Space in Subsection 14-16-5-2(J)(1) above, the following standards apply to development on lots adjacent to Major Public Open Space.

A. 5-2(J)(2)(a) Lots of Any Size: Development on lots of any size adjacent to Major Public Open Space shall:

1. Be platted and/or designed to incorporate a single-loaded street between the Major Public Open Space and development, with access generally prohibited unless approved by the Open Space Division of the City Parks and Recreation Department. Where a single-loaded street is not desired by the Open Space Division of the City Parks and Recreation Department, a landscape buffer with a minimum width of 45 feet may be substituted as approved by the Open Space Superintendent. Existing vegetation on the Official Albuquerque Plant Palette may count toward satisfying the requirements of Subsection 14-16-5-6(C)(2) (Minimum Landscape Area) with approval from the Open Space Superintendent. Plant selection and location is subject to approval by the Open Space Superintendent.

   Rosa Parks Rd. NW is an existing local street between the Major Public Open Space and the development.

2. For cluster development and multi-family dwellings, locate at least 25 percent of common open space or ground-level usable open space to be contiguous with Major Public Open Space. These areas shall be made accessible from the remaining land via trails or sidewalks. Access to Major Public Open Space is only allowed if approved by the Open Space Division of the City Parks and Recreation Department.

   This proposed multi-family development is providing at least 25 percent of ground-level usable open space. The subject site is adjacent to Major Public Open Space to the south, although it is separated by Rosa Parks Rd. NW.

3. Locate lower densities and less intense uses abutting the Major Public Open Space in any Mixed-use zone district.

   The proposed development is located in a Mixed-use zone district and is a multi-family residential use abutting the Major Public Open Space. The Residential use is a less intense use for Mixed-use zone districts.

4. Include a landscaped buffer area between off-street parking and the Major Public Open Space with a minimum width of 6 feet that varies in width to avoid the appearance of a hard, straight line. Plant selection shall include sufficient shrubs or trees to provide a visual barrier.

   There is more than 50’ between the off-street parking and the Major Public Open Space. A minimum width of 6’ varies in width to avoid the appearance of hard, straight line near the corner of Kimmick Dr. NW and Rosa Parks Rd. NW where the tree canopy ends and the community gathering area begins.

5. Limit height of site lighting luminaires to 20 feet.

   The site lighting luminaries are at a maximum height of 20 feet. The lighting will meet all MPOS requirements and is limited to 16 feet within 100 feet of the MPOS boundary and residential zone districts. All lighting shall comply with the NM Night Sky Protection Act.

6. Incorporate Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate security measures.

   Staff’s analysis determines that the Multi-family development incorporates Crime Prevention through Environmental Design (CPTED) principles to deter crime and to facilitate measures by using Natural Surveillance, Territorially, Access Control and Activity Support. Natural Surveillance is used by the site providing adequate lighting elements to deter criminal activity. Territorially is used in the design of clear public and private spaces in the development. Access Control is incorporated by the use of public entrances such as fences and driveway entrances while restricting access to private areas such as the fenced in swimming pool area.

7. Manage stormwater per Subsection 14-16-5-4(H).

   A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts approximately seven detention ponds throughout this development. Storm drains connect each pond to the other. The water travels east and west at the northern and then down towards the southern portion of the site where it leaves the site through the southeast or southwest corners of the site.

8. Design grading per Subsection 14-16-5-4(J).

   A conceptual Grading and Drainage Plan was reviewed by the City Hydrologist in 2022 which depicts the site sloping from the north to the south. The slope appears to be the steepest near the detention ponds that run through the middle of the subject site.

9. Locate and design vehicle access, circulation, and parking per Subsection 14-16-5-5(F) (Parking Location and Design) and Subsection 14-16-5-6(F) (Parking Lot Landscaping).

   Pursuant to IDO §14-16-5-5(F) the parking lot area spaces are divided into separate areas containing less than 100 spaces by landscaped features and primary buildings.

10. Locate and design all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space in compliance with all applicable standards in Section 14-16-5-7(E)(4) (Walls Adjacent to Major Arroyos or Major Public Open Space).

    The location and design of all walls, fences, retaining walls, and combinations of those site features facing the Major Public Open Space are in compliance with all applicable standards in IDO §14-16-5-7(E)(4). The development has proposed view fencing (i.e., screened wall) along Rosa Parks Rd. NW that is opaque at 3'-0" minimum and has a 3'-0" maximum height of ornamental wire fencing.

11. Prevent and mitigate construction impact per the DPM.

    The applicant has demonstrated that the request would mitigate construction impact based on compliance with IDO development standards. The Site Plan will be reviewed for compliance with the DPM through the DFT final sign off process of this application. The applicant has taken steps to ensure that natural vegetation will be replaced on site through the constriction process. See response to Criterion IDO §14-16-6-6(I)(3)(c).

16. MPOS Edge Requirements - 5-2(J)(2)(b) Lots 5 Acres or Greater:

Development on lots 5 acres or greater adjacent to Major Public Open Space shall:

1. Comply with the requirements of Subsection (a) above.

The proposed development complies with section IDO §14-16-5-2(J)(2)(a).

2. Not be located within 50 feet of the portions of Major Public Open Space with a steep slope, escarpment, wetland, and/or riparian area, except for any single-loaded street or landscaped buffer required pursuant to Subsection 14-16-5-2(J)(2)(a)1.

   The development is not located within 50-feet of a steep slope, escarpment, wetland, and/or riparian area on the MPOS to the south.

3. Not create any material negative environmental impacts on the visual, recreational, or habitat values of the Major Public Open Space.

   The proposed development will not create any material negative environment impacts on the visual, recreational, or habitat values of the Major Public Open Space because it is complying to the design standards of the IDO and DPM. Though the subject site is not within the height restriction sub-area, the development meets the standards of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2).

4. Locate and design vehicle access, circulation, and parking to minimize impact to Major Public Open Space.

   Vehicle design access, circulation, and parking is not directly across the street from the open space. All circulation and parking are within the proposed development and not adjacent to the Open Space. The entrances for vehicle access are not directly across from the Open Space.

5. Design grading and manage stormwater to minimize impact to Major Public Open Space.

   Conceptual grading and drainage plans were approved in 2022 to manage stormwater to minimize impact to the Major Public Open Space.

6. Locate, design, and orient site lighting to be compatible with Major Public Open Space, including consideration of periphery lighting and lighting of any pedestrian access to Major Public Open Space that is acceptable to the Open Space Division of the City Parks and Recreation Department.

   According to the Photometric Plan for the subject site no lighting is directed toward Major Public Open Space. The development lighting on site will meet the requirement for the IDO standards for light control and dark-sky protection. The development will have full cut-off downward directed lighting with color temperatures at or less than the required 3000 K. Pole heights are limited to 16 feet within 100 feet of the MPOS boundary.

7. Design walls to balance the following needs as appropriate on a case-by-case basis:

a. Aesthetics that blends with the natural environment.

b. Safety and surveillance.

c. Screening and privacy.

Along Rosa Parks Rd. NW the development has proposed view fencing that is partially opaque and has ornamental wire fencing on the top of the fence. A steel picket fence is located on the north, east and western perimeter of the subject site.

8. Locate, design, and orient signage to minimize impact to the Major Public Open Space.

   The proposed development signage is not directly across from the Major Public Open Space and is proposed to be located over 200 ft away from the Major Public Open Space.

17. Neighborhood edges standards are not required for this development because this is a mixed-use use zone district (See IDO §14-15-5-9 Neighborhood Edges). Nonetheless, the development uses incorporates the building height step down for the units near the Major Public Open Space and the western edge of the development near single family residential neighborhoods. The units in these areas step down from three to two stories to integrate with the surrounding neighborhood's scale and add architectural interest.

18. The applicant notified all neighborhood organizations within 660-feet of the subject site including the Paradise Hills Civic Association, the Westside Coalition of Neighborhood Associations (WSCONA) and property owners within 100 feet of the subject site as required.

19. Staff received an email of opposition from the Vice President of the West Side Coalition of Neighborhood Association (WSCONA) on December 3, 2025. They stated in their email the EPC should deny the application request. They further stated the application does not comply with the Comp Plan and prior terms and conditions of the prior approved site plan including the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2) height restrictions. Staff has reviewed the Site Plan for compliance and finds that it is consistent with the Comp Plan and meets the applicable IDO standards. The applicant has provided a response to this email of opposition.

20. The applicant was not required to offer a tribal meeting as part of a pre-submittal requirement for a Site Plan-EPC. Staff referred the applications for comment to Indian Nations, Tribes, or Pueblos and Tribal Representatives because the subject site and proposed Development is within 660 feet of Major Public Open Space. No comments were received from Indian Nations, Tribes, or Pueblos and Tribal Representatives.

Recommendation

APPROVAL of Plan #: SP-2025-00093 a request for request is for a Site Plan – EPC for a new 238-unit multi-family residential development for an approximately 10-acre subject site legally described as all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), at the intersection of Kimmick Dr. NW and Rosa Parks Rd. NW, just south of Paseo Blvd. NW. based on the preceding Findings and subject to the following Conditions of Approval.

Recommended Conditions of Approval

Plan #: SP-2025-00093, Site Plan – EPC

1. The applicant shall coordinate with the Staff Planner prior to submitting to the DFT for final sign-off to ensure that EPC Conditions have been met. Pursuant to IDO section 14-16-6-6(I)(2)(m) Site Plans shall be reviewed administratively for compliance with conditions of approval, DPM, and zoning standards prior to the issuance of a building permit.
2. Pursuant to IDO section 14-16-6-4(O)(4) Any conditions shall be met within 1 year of the approval, unless stated otherwise in the approval. If any conditions are not met within that time, the approval is void. The Planning Director may extend the time limit up to an additional 1 year.
3. After approval by the Environmental Planning Commission (EPC), the applicant shall submit the proposed site plan to the Development Facilitation Team (DFT) for final sign-off. The reviewer will be responsible for ensuring that all EPC Conditions have been satisfied and that the IDO, DPM, and all other applicable City requirements have been met. Conditions of Approval - “shall” statements
4. Site Development Plan – SDP-1.1

   A. Signage

   The lighting on the monument signage shall be removed ON Sheet Key Note #28. The monument sign is located less than 330 ft from Open Space. Pursuant to IDO §14-16-5-12(E)(5)(c) Mixed-use and Non-residential Zone Districts, illuminated signs or an illuminated element of a sign are prohibited in any Mixed-use or Non-residential zone district that turns on or off or change its brightness pursuant to Since the monument sign is proposed to be illuminated.

   B. Parking Calculations

   The Site Plan calculations are slightly off and notes that 339 spaces are required because the applicant failed to round down for parking calcs as required in the IDO. This shall be updated prior to final sign off.

C. The gate at the entrance off of Rosa Parks Rd. NW, it shall be noted on the site plan drawing.

D. Each opaque wall over 4 feet tall shall include a horizontal offset of at least 16 inches every 100 feet pursuant to IDO §14-16-5-7(E)(4)(b),

5. Site Detail SDP-1.2

   Detail A4 - 3' CMU Screen Wall: The 3' CMU Screen Wall detail shall be noted on the site plan or the detail removed.

6. Landscape Plan LS 100

   A. The landscape plan incorrectly notes that 25% of landscaping is required. This shall be updated to 15% pursuant to §14-16-5-6(C)(2)(a).

   B. The dimension "25' (TYP)" off center for the street tree shall have their text darkened to be visible.

   C. The Keyed Notes shall be moved to allow the square footage of the planting beds to be legible.

   D. Required Ground Level Coverage and Vegetative Coverage calculations on the landscape plan are transposed and shall be recalculated and corrected pursuant to IDO §14-16-5-6(C)(2)(c). Tree canopies and ground-level plants shall cover a minimum of 75 percent of the total landscape area as measured by canopy width. Of the required vegetative coverage, a minimum of 25 percent of the total landscape area shall be provided as ground-level plants.

7. Electrical Site Lighting Plan SE-1.00

   A note shall be added that states "The subject site lighting designation shall be no higher than Lz1 and shall be subject to outdoor lighting curfew to protect natural ecosystems and their biodiversity."

8. Transportation Development Services: A new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

9. CABQ Parks and Recreation - Urban Forestry: Desert Willow are not acceptable for use as a street tree as they do not meet the intent for street tree requirements, to provide shade and coolness in summer months. These trees shall be replaced with another deciduous species tree with a canopy capable of reaching a size that will provide shade and coolness in summer months.

10. CABQ Parks and Recreation - Trails and Bikeways: The Bikeways and Trails Facility Plan map shows planned multi-use trail along the East side of Kimmick Dr. NW. Final site plan approval will require that all standards in the IDO are met that relate to adjacency or visibility to an existing or planned City trail.

11. Albuquerque Metropolitan Arroyo Flood Control (AMAFCA): AMAFCA requests to be included upon further review of any proposed Grading and Drainage plans involving the subject development for SP-2025-00093.

Megan Jones

Megan Jones, MCRP | MPA
Principal Planner

William Steele

William Steele
Senior Planner

Notice of Decision cc list:

Agent, Angela Piarowski angela@modulusarchitects.com
Paradise Hills Civic Association, Elizabeth Haley, elizabethkayhaley@gmail.com, phcassoc@gmail.com
Paradise Hills Civic Association, Kym Fleck kym.fleck@gmail.com, phcassoc@gmail.com
Westside Coalition of Neighborhood Associations, Rene Horvath, aboard111@gmail.com, wescona0@gmail.com
Westside Coalition of Neighborhood Associations, Jane Baechle, jane.baechle@gmail.com, wescona0@gmail.com
Legal, acoon@cabq.gov
EPC file

Agency Comments

PLANNING DEPARTMENT

Transportation Development Services

Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Facilitation Team (DFT).

A new revised approved Traffic Circulation Layout will be required as the site plan has been altered since prior approval.

Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.

Hydrology

Comments Given – Approved

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

CABQ Parks and Recreation – Open Space

Please see letter from CABQ Open Space in Attachments: Staff Information.

CABQ Parks and Recreation – Trails and Bikeways

The Bikeways and Trails Facility Plan map shows planned multi-use trail along the East side of Kimmick NW. Final site plan approval will require that all standards in the IDO are met that relate to adjacency or visibility to an existing or planned City trail.

CABQ Parks and Recreation – Urban Forestry

Desert Willow are not acceptable for use as a street tree as they do not meet the intent for street tree requirements, to provide shade and coolness in summer months. Desert Willow can also present clearance issues. Please replace with another deciduous species tree with a canopy capable of reaching a size that will provide shade and coolness in summer months.

Fire Department

Comments Given – Approved

Solid Waste

Comments Given – Approved

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

A Request for Availability will be required prior to DFT approval.

Albuquerque Public Schools (APS)

Project #SP-2025-00093

a) EPC Description: Site Plan—EPC, Major Amendment.
b) Site Information: Volcano Cliffs Subdivision, Unit 26 (a replat of Tract 1, Block 2 and Lot 5, Block 6).
c) Location: 99999 Paseo Del Norte, between Paseo del Norte NW and Kimmick Dr NW, Albuquerque, NM.
d) Request Description: Amendment is for approval of residential development for a previously DRB approved (and expired) site plan, subsequently determined to require EPC approval.
e) APS Comments: Application was initially filed in 2017. Residential dwelling at this location will impact Sunset View Elementary School, Tony Hillerman Middle School, and Volcano Vista High School.
   i. Residential Units: 238
   ii. Est. Elementary School Students: 61
   iii. Est. Middle School Students: 26
   iv. Est. High School Students: 26
   v. Est. Total # of Students from the Project: 113

*The estimated number of students from the proposed project is based on an average student generation rate.

School	2025-2026 (40th Day) Enrollment	Facility Capacity	Space Available
Sunset View Elementary School	362	650	288
Tony Hillerman Middle School	869	1,230	361
Volcano Vista High School	2,051	2,160	109

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long-term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short-term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round

- Other
  - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short-term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the proposed EPC SP-2025-00093. AMAFCA requests to be included upon further review of any proposed Grading and Drainage plans involving the subject development for SP-2025-00093.

Bernalillo County Planning and Development

No adverse comments.

Bernalillo County Transportation Planning

No adverse comments.

Public Service Company of New Mexico (PNM)

There are PNM facilities and/or easements along Kimmick Dr NW and the Kimmick Dr / Rosa Parks Rd intersection.

It is the applicant's obligation to determine if existing utility easements or rights-of-way are located within the property and to abide by any conditions or terms of those easements.

Any existing easements may have to be revisited and/or new easements may need to be created for any electric facilities as determined by PNM.

Any existing and/or new PNM easements and facilities need to be reflected on any future Site Plan and any future Plat.

Structures, especially those made of metal like restrooms, storage buildings, and canopies, should not be within or near PNM easements without close coordination with and agreement from PNM.

Perimeter and interior landscape design should abide by any easement restrictions and not impact PNM facilities.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

City of Albuquerque – Open Space Division
Adryana Vialpando, Planner, avialpando@cabq.gov

Open Space Staff Review Comments
PR-2022-007712 / SP-2025-00093

Thank you for the submitted materials. Open Space staff has completed a review of the project with respect to building height, lighting, landscape, and color compliance with the Integrated Development Ordinance (IDO).

Building Height:
Staff notes that the height standards referenced in the application reflect the MX-L base zone, which governs this site. Based on this review, the proposed building heights are in compliance with the applicable IDO height requirements.

Lighting Compliance:
Staff reviewed the project's photometric analysis and finds that the proposed outdoor lighting fully complies with IDO 14-16-5-2(E), 14-16-5-8, and 14-16-6-6(I)(3)(h). The lighting design provides zero foot-candles at all property lines, utilizes fully shielded full-cutoff fixtures, meets all fixture height limitations including the 16-foot maximum within 100 feet of Major Public Open Space, incorporates 3000K warm-white LED sources, and includes automatic controls to reduce lighting during non-operational hours. The analysis confirms that the project will not create light trespass, glare, or adverse impacts to adjacent Major Public Open Space and is fully compliant with City standards and dark skies 14-15-5-8.

Landscape Compliance:
Based on review of the submitted Justification Letter and Landscape Plan Plant Schedule, the proposed landscape design complies with Open Space standards and IDO requirements, including 14-16-5-2(D), 14-16-5-6, and the Volcano Protection Overlay. The plant palette consists of native and drought-tolerant species that match the surrounding mesa ecology, providing appropriate transition, buffering, and visual integration with the adjacent Major Public Open Space. Limited use of adaptive ornamental species appears confined to interior development areas and does not conflict with MPOS edge standards. Subject to typical final verification at permitting, the landscape plan meets the intent and technical requirements of OS and the IDO.

Color Compliance:
Based on the justification letter, staff finds that the proposed exterior color palette utilizes muted, low-reflectivity earth tones that blend with the surrounding mesa and volcanic landscape. The colors are consistent with the visual integration and scenic protection requirements of the IDO and the Volcano Protection Overlay Zone. This criterion is fully satisfied.

Pre-Construction Meeting and Section 1014 Requirements

Per City of Albuquerque Section 10-14 (Sensitive Lands Preservation and Construction Mitigation), please include Open Space staff in the mandatory pre-construction meeting for Their participation will help ensure all required mitigation measures are implemented.

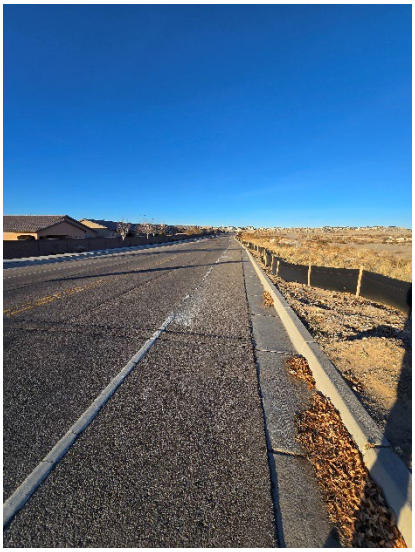
A) PHOTOGRAPHS

Site Photos
December 2025

Viewing the subject site from the southeast and looking towards the northwest at the intersection of Kimmick Dr NW and Rosa Parks Rd NW

Looking at southern portion of the subject site from across Rosa Parks Rd NW. A sign posting can be seen in this view.

Looking west on Rosa Parks Rd. NW. A single family residential development can be seen on the left and the southern part of the subject site is on the right side of the street.

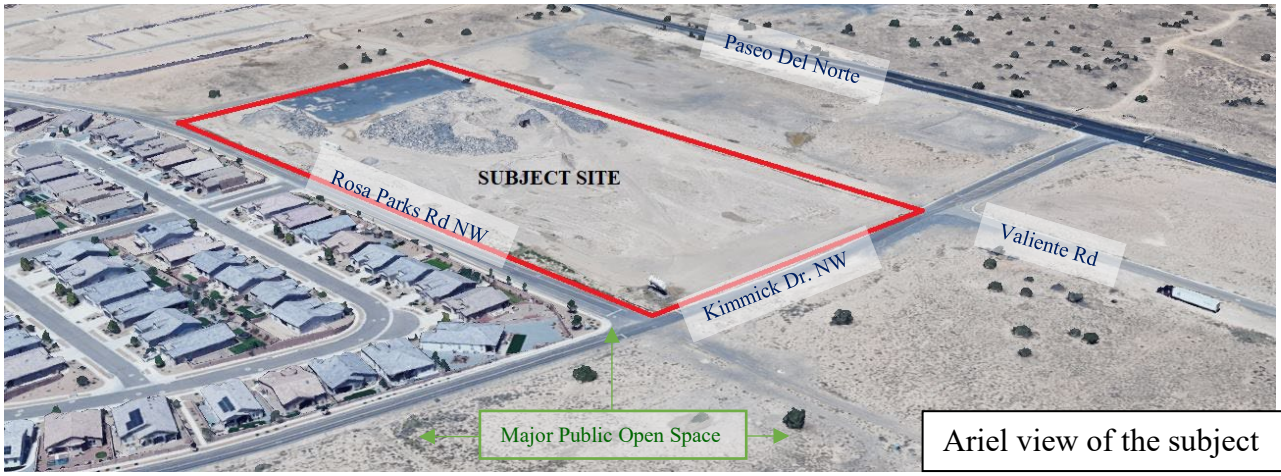


Viewing the southwest corner of the subject site on the right. Single family residential homes can be seen on the left side of the photo.

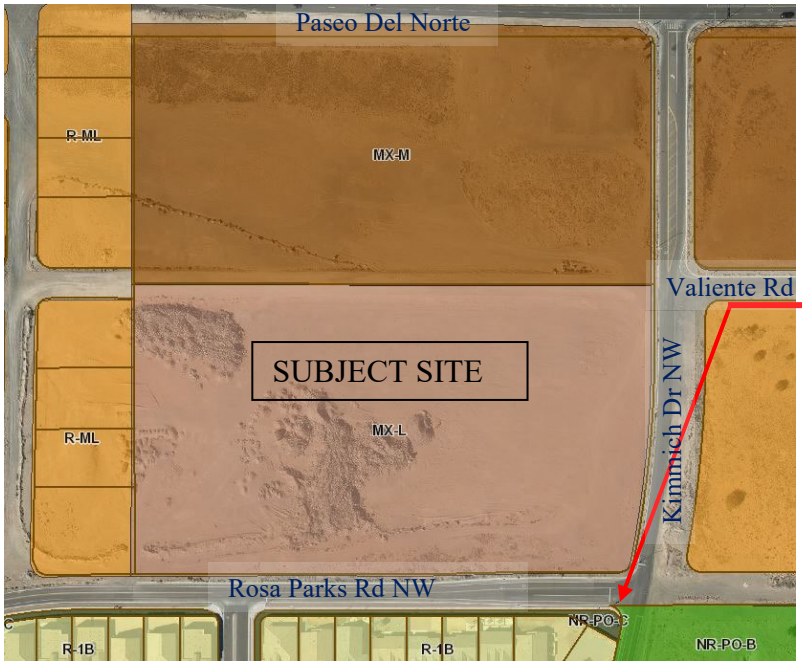
Viewing CABQ Major Public Open Space on Rosa Parks Rd NW across from the subject site at its intersection with Kimmick Dr NW.

Viewing the eastern side of the subject site along Kimmick Dr. NW looking north towards Paseo Del Norte. A sign posting can be seen in this view.

Looking at the northwest corner of the subject site. Single-family residential homes can be seen on the right.



Ariel view of the subject



The subject site is adjacent (i.e., across the street) to Major Public Open Space.

B) HISTORY

Existing IIA, IL, FG and Letter of Credit that is tied to the Subject Site
(PR-2022-007712/SD-2022-00143)

Doc# 2023022927
04/17/2023 01:46 PM Page: 1 of 20
AGRE R:$25.00 Linda Stover, Bernalillo County

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
(Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS

Project Name: Paseo & Kimmick Development
Project Number: 705083

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Jubilee Developments** ("Developer"), a **New Mexico Limited Liability Company**, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is **jayminih@yahoo.com**, whose address is **4590 Paradise Blvd. NW** (Street or PO Box) **Albuquerque, NM** (City, State), **87114** (Zip Code) and whose telephone number is **(505) 435-4335**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract 1, Block 2, Volcano Cliffs Subdivision, Unit 26** recorded on **August 12, 2013**, attached, pages **1** through **4**, as Document No. **2013089890** and **Lot 5, Block 6, Unit 26, Volcano Cliffs** recorded on **June 23, 1971**, attached, in **Book D4, Page 133** in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] **Group II U26, LLC a New Mexico Limited Liability Company (Tract 1) and Tract 5 U26, LLC a New Mexico Limited Liability Company (Tract 5)** ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as **Tracts 1-A and 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26** describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the

improvements on Exhibit A are to be included in this Agreement, unless the Development Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as "Deferred" and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") and Albuquerque Metropolitan Arroyo Flood Control Authority ("AMAFCA"). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data as required for project close out, and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of

the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O.requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: **Letter of Credit**
Amount: **$468,810.56**
Name of Financial Institution or Surety providing Guaranty: **Sandia Laboratory Federal Credit Union**
Date City first able to call Guaranty (Construction Completion Deadline): **March 1, 2025**
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **May 1, 2025**
Additional information: _____
_____

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements

detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest

to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

DEVELOPER: Jubilee Developments, LLC

By [Signature]: JHasham
Name [Print]: Jaymini Hasham
Title: Managing Member
Dated: 03/06/2023

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 6th day of March, 2023, by [name of person:] Jaymini Hasham, [title or capacity, for instance, "President" or "Owner":] Managing Member of [Developer:] Jubilee Developments, LLC.

QUENTIN STEVEN STRICKLAND
Notary Public - State of New Mexico
Commission # 1138555
My Comm. Expires Aug 9, 2026

Notary Public

My Commission Expires: 8-9-26

DocuSign Envelope ID: 912E5AFD-D0B9-47CD-A7A6-4F2D6A797746

CITY OF ALBUQUERQUE:

DS
BMR

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 4/3/2023 | 8:02 AM MDT

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 7 day of April, 2023, by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Gabryella B. Williams
Notary Public

My Commission Expires: June 21, 2026

STATE OF NEW MEXICO
NOTARY PUBLIC
Gabryella Brooke Williams
Commission No. 1138236
June 21, 2026

[EXHIBIT A ATTACHED]
[POWER OF ATTORNEY ATTACHED IF DEVELOPER IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Developer is not the owner of the Developer's Property.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

[State name of present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Group II U26 VC, LLC a New Mexico Limited Liability Company ("Owner"), of [address:] 2400 Louisiana NE Bldg 3, Room 115:] Albuquerque, [State:] New Mexico [zip code:] 87110, hereby makes, constitutes and appoints [name of Developer:] Jubilee Developments LLC ("Developer") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") Integrated Development Ordinance requirements regarding the real estate owned by me and described in Section 1 of the Infrastructure Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [Signature:]: _____

Name [Print]: Steven J. Metro

Title: Manager Group II U26 VC, LLC

Dated: 3-30-23

The foregoing Power of Attorney was acknowledged before me on March 30th, 2023 by [name of person:] Steven J. Metro, [title or capacity, for instance "President":] Manager of Manager of Group II U26 VC, LLC on behalf of the Owner.

(SEAL)

Notary Public

My Commission Expires: 10-21-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ANDRE HOUTMAN
Commission Number 1119570
My Commission Expires October 21, 2025

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Developer is not the owner of the Developer's Property.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

[State name of present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Tract 5 U26, LLC a New Mexico Limited Liability Company ("Owner"), of [address:] 5700 University Blvd SE STE 310 :] Albuquerque, [State:] New Mexico [zip code:] 87106, hereby makes, constitutes and appoints [name of Developer:] Jubilee Developments LLC ("Developer") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Developer full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") Integrated Development Ordinance requirements regarding the real estate owned by me and described in Section 1 of the Infrastructure Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Developer lawfully does or causes to be done by virtue of the power herein conferred upon the Developer.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Developer. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER

By [Signature:]: _____

Name [Print]: Steven J. Metro

Title: Manager Tract 5 U26, LLC

Dated: 3-30-23

The foregoing Power of Attorney was acknowledged before me on March 30th, 2023 by [name of person:] Steven J. Metro, [title or capacity, for instance "President":] Manager of [Owner:] Manager Tract 5 U26, LLC on behalf of the Owner.

(SEAL)

_____
Notary Public

My Commission Expires: 10/21/2025

STATE OF NEW MEXICO
NOTARY PUBLIC
ANDRE HOUTMAN
Commission Number 1119570
My Commission Expires October 21, 2025

Current DRC
Project Number:_____

FIGURE 12

Date Submitted: November 4, 2022
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DRB Project No.: PR-2022-007712
DRB Application No.: SD-2022-00143

INFRASTRUCTURE LIST

(Rev. 2-18-18)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

TRACTS 1-A & 1-B, BLOCK 2, VOLCANO CLIFFS SUBDIVISION, UNIT 26
PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

TRACT 2, BLOCK 2 & TRACT 5, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
		PAVING							
		6' WIDE	480 LF PCC SIDEWALK WITH LANDSCAPE BUFFER (NORTH SIDE ONLY)	ROSA PARKS RD	KIMMICK DR	WEST PROPERTY BOUNDARY	/	/	/
		26' WIDE	PRIVATE ENTRANCE WITH VALLEY GUTTER & ADA RAMPS	ROSA PARKS RD APPROXIMATELY 370' WEST OF KIMMICK DR			/	/	/
		6' WIDE	730 LF PCC SIDEWALK WITH LANDSCAPE BUFFER (WEST SIDE ONLY)	KIMMICK DR	ROSA PARKS RD	PASEO DEL NORTE	/	/	/
		34' WIDE	PRIVATE ENTRANCE WITH VALLEY GUTTER & ADA RAMPS	INTERSECTION OF KIMMICK DR AND VALIENTE RD			/	/	/
		26' WIDE	PRIVATE ENTRANCE WITH VALLEY GUTTER & ADA RAMPS	KIMMICK DR APPROXIMATELY 220' NORTH OF VALIENTE RD			/	/	/
		5' WIDE	RESTRIPE TO INCLUDE BIKE LANES	KIMMICK DR	VALIENTE RD	PASEO DEL NORTE	/	/	/
		10' WIDE *	770 LF ASPHALT TRAIL (SOUTH SIDE ONLY)	PASEO DEL NORTE	KIMMICK DR	WEST PROPERTY BOUNDARY	/	/	/
		WATER							
		8"	510 LF PVC WATER MAIN	CALLE PLATA	ROSA PARKS RD	VALIENTE RD	/	/	/
		8"	1,040 LF PVC WATER MAIN	VALIENTE RD & PUBLIC UTILITY EASEMENT	CALLE PLATA	KIMMICK DR	/	/	/

* PROCEDURE C AGREEMENT

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Construction Certification: Private P.E.	Construction Certification: City Cnst Engineer
		8"	400 LF PVC WATER MAIN	KIMMICK DR	VALIENTE RD	PASEO DEL NORTE	/	/	/
		SEWER							
		8"	900 LF PVC SEWER MAIN	PUBLIC UTILITY EASEMENT	KIMMICK DR	WEST PROPERTY BOUNDARY	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification: Private Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/

Approval of Creditable Items:

Impact Fee Admistrator Signature Date

Approval of Creditable Items:

City User Dept. Signature Date

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City rquirements.

1

2

3

AGENT / OWNER

JEREMY SHELL
NAME (print)

RESPEC
FIRM

10/31/2022
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Nov 9, 2022
DRB CHAIR - date

Nov 9, 2022
PARKS & RECREATION - date

Ernest Armijo Nov 9, 2022
TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

Nov 9, 2022
UTILITY DEVELOPMENT - date

Nov 9, 2022
CODE ENFORCEMENT - date

Nov 9, 2022
CITY ENGINEER - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

(Rev. 2-16-18)

CITY OF ALBUQUERQUE

FINANCIAL GUARANTY AMOUNT

December 1, 2022

Type of Estimate: I.I.A. Procedure B with FG

Project Description:
Project ID #: 705083 Paseo & Kimmick

Requested By: Jeremy Shell

Approved Estimate Amount:		$	291,371.83
Continency Amount:	10.00%	$	29,137.18
Subtotal:		$	320,509.01
NMGRT:	7.750%	$	24,839.45
Subtotal:		$	345,348.46
Engineering Fee:	6.60%	$	22,793.00
Testing Fee:	2.00%	$	6,906.97
Subtotal:		$	375,048.43
FINANCIAL GUARANTY RATE:			1.25
TOTAL FINANCIAL GUARANTY REQUIRED:		$	**468,810.56**

APPROVAL: [signature] **DATE:** Dec. 1, 2022

Notes: Plans not yet approved.

PO Box 1293
Albuquerque
NM 87103
www.cabq.gov

SLFCU Business

LETTER OF CREDIT

March 9, 2023

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 0010630747-2501
AMOUNT: $468,810.56

Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, NM 87103

Re: Letter of Credit for Jubilee Developments, LLC
City of Albuquerque Project No.: 705083
Project Name: Paseo & Kimmick Development

Dear Chief Administrative Officer:

This letter is to advise the City of Albuquerque ("City") that, at the request of Jubilee Developments, LLC ("Developer"), Sandia Laboratory Federal Credit Union in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Four Hundred Sixty Eight Thousand Eight Hundred Ten and 56/100 Dollars ($468,810.56) ("Letter of Credit") for the exclusive purpose of providing the financial guarantee, which the City requires Jubilee Developments, LLC to provide for the installation of the improvements, which must be constructed at Paseo & Kimmick, Project No. 705083 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer in the records of the Clerk of Bernalillo County, New Mexico.

A draft or drafts for any amount up to, but not in excess of Four Hundred Sixty-Eight Thousand Eight Hundred Ten and 56/100 Dollars ($468,810.56) is/are available by certified mail at the option of the City of Albuquerque or at sight at Sandia Laboratory Federal Credit Union 7412 Jefferson Street NE Albuquerque, New Mexico 87109 between March 9, 2023 and May 1, 2025.

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Jubilee Developments, LLC has failed to comply with the terms of the Agreement; 2) the undersigned is the Chief Administrative Officer of the City of Albuquerque and is authorized to sign this certification; and 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between March 9, 2023 and May 1, 2025.

SLFCU Business

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Jubilee Developments, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Sandia Laboratory Federal Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. May 1, 2025; or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its Chief Financial Officer.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 1, 2025.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

SLFCU Business

Very truly yours,

Sandia Laboratory Federal Credit Union
By: Katja Fitz
Title: Commercial Loan Officer
Date: March 9, 2023

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
Chief Administrative Officer

Print Name: _____

Date: _____

DocuSign Envelope ID: 912E5AFD-D0B9-47CD-A7A6-4F2D6A797746

SLFCU Business

Very truly yours,

Sandia Laboratory Federal Credit Union
By: Katja Fitz
Title: Commercial Loan Officer
Date: March 9, 2023

ACCEPTED:

CITY OF ALBUQUERQUE

By: DocuSigned by: _____
Chief Administrative Officer

Print Name: Lawrence Rael

Date: 4/3/2023 | 3:55 PM MDT

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1429236

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	20
	Document #	2023022927
	# Of Entries	0
Total		$25.00

Tender (Check)		$25.00
Check#	11811	
Paid By	respec	
Phone #	5052682661	

Thank You!

4/17/23 1:46 PM msouchet

Doc# 2025021148
03/20/2025 03:12 PM Page: 1 of 8
AGRE R:$25.00 Michelle S. Kavanaugh, Bernalillo County

1st EXTENSION AGREEMENT
Procedure "B"

Project Name: Paseo & Kimmick Development
Project Number: 705083

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and **Jubilee Developments** ("Developer"), a **New Mexico Limited Liability Company**, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is **jayminih@yahoo.com**, whose address is **4590 Paradise Blvd NW** (Street or PO Box) **Albuquerque NM** (City, State), **87114** (Zip Code) and whose telephone number is **505-435-4335**, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the parties agree that the word "Subdivider" used in any previous Agreements is replaced with the word "Developer" for this Agreement. This change has no substantive effect on any other provision of the agreement.

WHEREAS, the City and the Developer entered into an Agreement on the **3rd** day of **April 2023**, which was recorded on **April 17th 2023** pages **1** through **21** as Document No. **2023022927** in the records of Bernalillo County Clerk, State of New Mexico ("Earlier Agreement"), by which the Developer agreed to complete the construction of certain infrastructure improvements on or before the **1st** day of **March 2025** and

WHEREAS, it appears that the Developer will be unable to complete construction of the improvements by the deadline specified in the Agreement; and

WHEREAS, the City is willing to grant Developer an extension of time in which to complete construction of all or part of the improvements, provided the Developer posts an acceptable financial guaranty, as required by the City's Integrated Development Ordinance and the Development Process Manual; and

WHEREAS, the Developer is able to provide the required financial guaranty;

NOW THEREFORE in consideration of the above and the mutual promises contained herein, the parties agree:

1. The required completion date for construction of the improvements, as set forth in **Exhibit A (Earlier Agreement)**, is extended (Complete either A or B:)

A. For all improvements, the **1st** day of **March 2027**.

B. On portions of the improvements as follows:

IMPROVEMENTS	COMPLETION DATE

2. With this Extension Agreement, Developer has provided the City with the following financial guaranty:

Type of Financial Guaranty: **Letter of Credit**
Amount: $ **555,768.32**
Name of Financial Institution or Surety providing Guaranty: **Sunward formerly Sandia Laboratory Federal Credit Union**
Date City first able to call Guaranty (Construction Completion Deadline): **March 1, 2027**
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: **May 1, 2027**
Additional information: _____

3. The parties agree that all terms and conditions of the Earlier Agreement not in conflict with this Extension Agreement shall remain valid, in force, and binding upon the parties. By executing this Agreement, the parties only intention is to extend the construction completion deadline established in the Earlier Agreement and establish a revised financial guaranty for the benefit of the City.

DEVELOPER: JUBILEE DEVELOPMENTS LLC

By [signature]: _____
Name [print]: Jaymini Hasham
Title: Member LLC
Dated: February 1st 2025

DEVELOPER'S NOTARY

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 6 day of March, 2025 by [name of person:] Jaymini Hasham, [title or capacity, for instance, "President" or "Owner"] Member of Developer:] Jubilee Developments LLC.

(SEAL)

STEPHEN BEN FRANCISCO
Notary Public
State of New Mexico
Comm. # 1126719
My Comm. Exp. Aug 3, 2027

_____
Notary Public

My Commission Expires: 08/03/27

Docusign Envelope ID: 60E63FCB-3949-4469-B660-029C380C1E15

DS KV Initial

CITY OF ALBUQUERQUE:

By: Kathy Verhage for
Shahab Biazar, P.E., City Engineer

Agreement is effective as of (Date): 3/19/25

CITY'S NOTARY

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 19th day of March, 2025 by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Rachael Miranda
Notary Public

(SEAL)

My Commission Expires: 11-9-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Sunward
BANKING MADE BETTER

LETTER OF CREDIT

March 7, 2025

IRREVOCABLE LETTER OF CREDIT AND AGREEMENT NO. 0010630747-2502
AMOUNT: $555,768.32

City of Albuquerque
Attn: Shahab Biazar, City Engineer, or an authorized designee
Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Letter of Credit for Jubilee Developments, LLC
City of Albuquerque Project No.: 705083
Project Name: Paseo & Kimmick Development

To Whom It May Concern:

This letter is to advise the City of Albuquerque ("City") that, at the request of Jubilee Developments, LLC ("Developer"), Sunward Federal Credit Union in Albuquerque, New Mexico, has established an Irrevocable Letter of Credit in the sum of Five Hundred Fifty-Five Thousand Seven Hundred Sixty-Eight and 32/100 Dollars $555,768.32 ("Letter of Credit") for the exclusive purpose of providing the financial guarantee, which the City requires Jubilee Developments, LLC to provide for the installation of the improvements, which must be constructed at Paseo & Kimmick Development, Project No. 705083 ("Project"). The amount of the Letter of Credit is 125% of the City's estimated cost of construction of improvements as required by the City's Integrated Development Ordinance. The improvements are identified in the agreement between the City of Albuquerque and Developer in the records of the Clerk of Bernalillo County, New Mexico.

A draft or drafts for any amount up to, but not in excess of Five Hundred Fifty-Five Thousand Seven Hundred Sixty-Eight and 32/100 Dollars $555,768.32 is/are available by certified mail at the option of the City of Albuquerque or at sight at Sunward Federal Credit Union 7412 Jefferson Street NE, Albuquerque, New Mexico between March 1,2027 and May 1, 2027.

When presented for negotiation, the draft(s) is/are to be accompanied by the City's notarized certification stating: "1) Jubilee Developments, LLC has failed to comply with the terms of the Agreement; 2) the the City Engineer, City Manager or an authorized designee shall

sign this certification; and 3) the amount of the draft does not exceed 125% of the City's estimated cost of completing the improvements specified in the Agreement."

We hereby agree with the drawer of draft(s) drawn under and in compliance with the terms of this credit that such draft(s) will be duly honored upon presentation to the drawee if negotiated between March 1,2027 and May 1, 2027.

This Letter of Credit for the benefit of the City of Albuquerque shall be irrevocable until:

1. Sixty (60) days after the City accepts the completed improvements specified in the Agreement; or

2. City notification of Jubilee Developments, LLC's failure to comply with the terms of the Agreement, and payment by Certified Check from Sunward Federal Credit Union to the City of Albuquerque of 125% of the City's estimated costs of completing the improvements specified in the Agreement; or

3. Expiration of the date May 1, 2027; or

4. Written termination of this Letter of Credit by the City of Albuquerque, signed by its City Engineer or an authorized designee.

This Letter of Credit will terminate at 5:00 o'clock p.m., New Mexico time, May 1, 2027.

This credit is subject to the Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

Very truly yours,

Sunward Federal Credit Union

By: _____
Print Name: Katja Fitz
Title: Commercial Loan Officer
Date: March 7, 2025

ACCEPTED:

CITY OF ALBUQUERQUE

By: _____
City Engineer, or authorized designee

Print Name: _____

Date: _____

Docusign Envelope ID: 60E63FCB-3949-4469-B660-029C380C1E15

Very truly yours,

Sunward Federal Credit Union

By: _____
Print Name: Katja Fitz
Title: Commercial Loan Officer
Date: March 7, 2025

ACCEPTED:

CITY OF ALBUQUERQUE

DS KV Initial

By: Kathy Verhage for
City Engineer, or authorized designee
Shalab Biazar

Print Name: Kathy Verhage

Date: 3/19/25

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1594068

Product	Name	Extended
AGRE	Agreement	$25.00
	# Pages	8
	Document #	2025021148
	# Of Entries	0
Total		$25.00

Tender (Check)	$25 00
Check# 11044	
Paid By MODULUS ARCHITECTS INC	
Phone # 5053381499	

Thank You!

3/20/25, 3:12 PM MST rzelada

Docusign Envelope ID: 60E63FCB-3949-4469-B660-029C380C1E15

CONTRACT CONTROL FORM

PROJECT: 705083 **CONTACT PERSON:** **David Jones**

CCN: 202301028

(New/Existing) *Existing*

Type of Paperwork 1st Extension

Project Name/Description (From CTS): Paseo & Kimmick Development

Developer/Owner/Vendor Jubilee Developments

Contract Amount $555,768.32 Contract Period: 4/3/2023 - 3/1/2027

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	KV Initial	3/18/2025 | 9:48 AM MDT
Legal Department	~~SS~~	~~3/18/2025 | 11:23 AM MDT~~
City Engineer	KV for SB	3/18/25 KV 11:47 AM MDT
Hydrology Engineer		
Transportation Engineer		
Construction Engineer		
OTHER: CAO		

DISTRUBUTION:

	Date:	By:
Received by City clerk		

C) APPLICATION INFORMATION

MODULUS
ARCHITECTS & LAND USE PLANNING

City of Albuquerque
Environmental Planning Commission
Plaza Del Sol, 600 Second Street NW
Albuquerque, NM 87102

RE: AGENT AUTHORIZATION NOTICE

October 28, 2025

To Whom It May Concern,

JUBILEE DEVELOPMENTS LLC, hereby authorizes Modulus Architects and Land Use Planning Inc., to perform as the Agent of Record with the City of Albuquerque. This Agent Authorization is for the properties located below:

Tract 1-A:
TR 1-A PLAT OF TRACTS 1-A AND 1-B, BLOCK 2 VOLCANO CLIFFSSUBDIVISION, UNIT 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26)

Tract 1-B:
TR 1-B PLAT OF TRACTS 1-A AND 1-B, BLOCK 2 VOLCANO CLIFFSSUBDIVISION, UNIT 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26)

This authorization is valid until further written notice from JUBILEE DEVELOPMENTS LLC or Modulus Architects and Land Use Planning Inc. (Agent). Please direct all correspondence and communication to our Agent for the purpose of this request for the Environmental Planning Commission and all supplemental submittals.

Sincerely,

Aleem Hasham

JUBILEE DEVELOPMENTS LLC
4590 PARADISE BLVD NW
ALBUQUERQUE NM 87114-4105

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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 6, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s):	PR-2022-007712
Agent:	Consensus Planning, Inc.
Applicant:	Jubilee Developments
Legal Description:	Tr. 1, Block. 2, Plat of Tr. 1, Block 2, Volcano Cliffs Subdivision Unit 26
Zoning:	MX-L and MX-M
Acreage:	18.23
Zone Atlas Page(s):	C-11-Z

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google earth images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

The property appears to have been disturbed by previous development between 2014 and 2016. NMCRIS records show three sites (LA 69708, 69709, and LA 103735) were present on the property (surveyed under NMCRIS 27483). Data recovery took place on at least one of these sites (NMCRIS 128677). All the sites have been removed by development.CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 1 "an archaeological investigation has been conducted..." and criterion 2 "The property has been disturbed through previous land use"

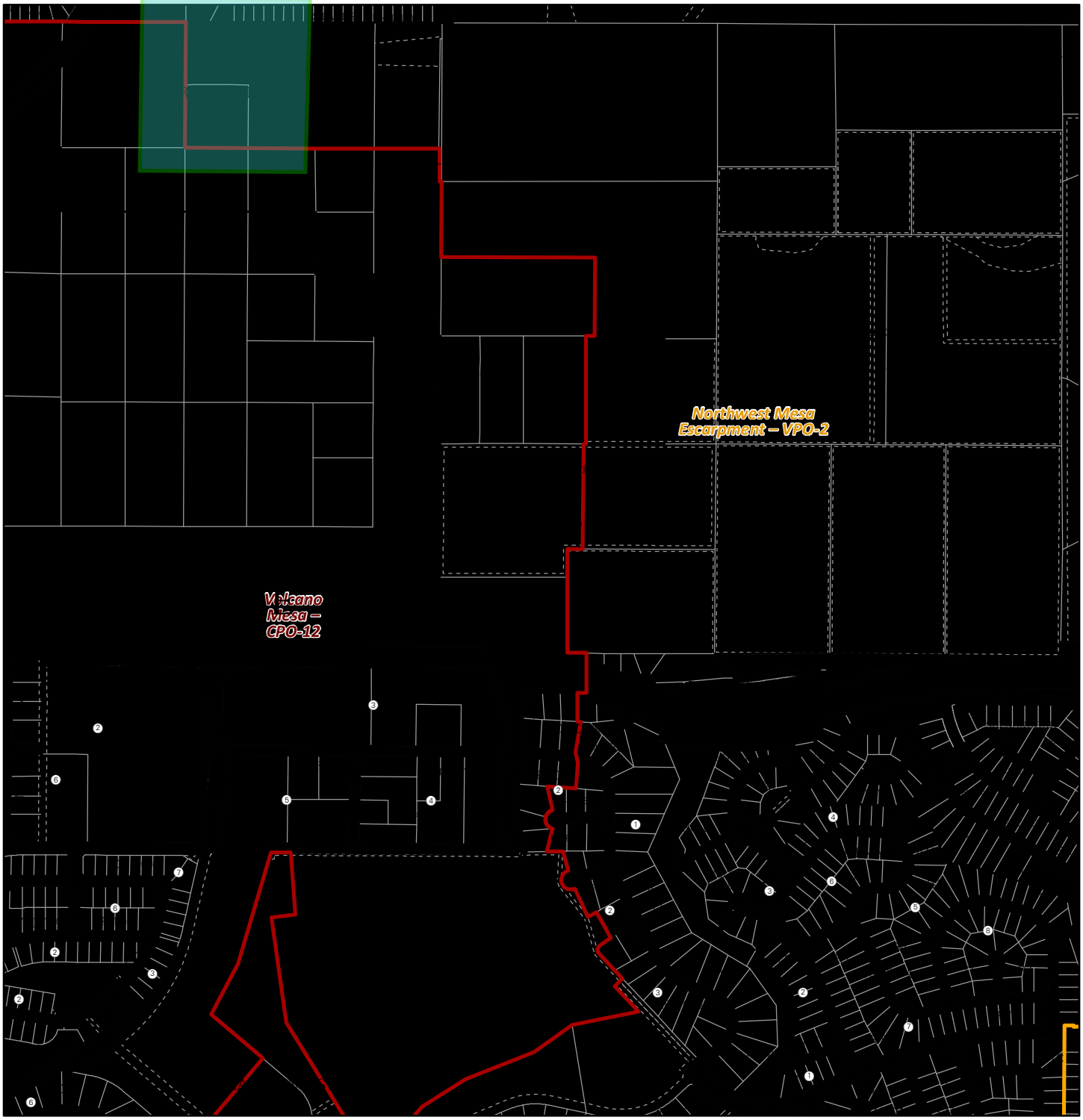
SUBMITTED BY:

10-6-2022

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

SUBMITTED TO:

Planning, Development Services

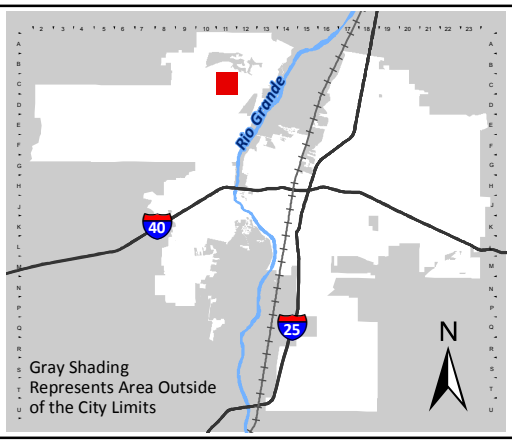


For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas May 2018

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

C-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

City of Albuquerque

Planning Department
Development Review Services Division

Traffic Scoping Form (REV 05/2024)

Project Title: Paseo and Kimmick Multi-Famliy

Zone Atlas Page: C-11-Z DFT/DHO #: _____ BP #: _____

Development Street Address: 99999 PASEO DEL NORTE NW

(If no City Address include a Vicinity Map with site highlighted and legible street names)

Applicant: Modulus Architects & Land Use Planning, Inc. Contact: Regina Okoye

Address: 8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building) Albuquerque, New Mexico 87113

Phone#: 505.267.7686 E-mail: rokoye@modulusarchitects.com

Development Information

Build out/Implementation Year: 2025

Existing Use: Future Multi-Family Development

Describe Proposed Development and Uses:
Ground up development of a multi-family development. It will consist of 1,2 and 3 bedroom units.

Days and Hours of Operation (if known): _____

Facility

Building Size (sq. ft.): _____

Number of Residential Units: 1bed = 110Units , 2 bed = 102 units, 3bed = 26 units, 236 Total units

Number of Commercial Units: _____

Traffic Considerations

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

Expected Number of Employees (if known):* _____

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

Trip Generations during PM/AM Peak Hour and ITE # (if known):* ITE 220 96AM / 122PM

Driveway(s) Located on: Street Name Kimmick Dr

Adjacent Roadway(s) Posted Speed: Street Name Rosa Parks RD Speed 25 MPH

Street Name Kimmick Speed 25 MPH

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

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation (e.g. Main Street, Major Transit, N/A): Premium Transit Corridor - Paseo Del Norte
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Comprehensive Plan Center Designation (e.g. urban center, Downtown, N/A): N/A
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Street Functional Classification (e.g. Principal Arterial, Collector) : PASEO DEL NORTE NW - urban principal arterial, KIMMICK DR NW - local urban streets
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

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

Adjacent Roadway(s):

Name: PASEO DEL NORTE NW Traffic Volume: 16200 Volume-to-Capacity Ratio (v/c): _____

Name: _____ Traffic Volume: _____ Volume-to-Capacity Ratio (v/c): _____

Traffic Volume and V/C Ratio: https://www.mrcog-nm.gov/623/Traffic-Flow-Maps-and-Busiest-Intersecti and https://mrcog-nm.gov/574/Transportation-Analysis-and-Querying-App

Adjacent Transit Service(s) : None Nearest Transit Stop(s): _____
https://www.cabq.gov/gis/advanced-map-viewer

Is site within 660 feet of Premium Transit?: Yes
https://cabq.maps.arcgis.com/apps/webappviewer/index.html?id=53bf716981b14d25a31e7a2549c2d61b

Current/Proposed Bicycle Infrastructure : Proposed: along Kimmick and Paseo
Bikeways: https://mrcog-nm.gov/544/Long-Range-System-maps

Current/Proposed Sidewalk and buffer Infrastructure: Proposed: along Kimmick and Paseo
Sidewalk and buffer width : DPM Table 7.2.29

Submit by email to Traffic Engineer Curtis Cherne: ccherne@cabq.gov. Email or call 505-924-3986 for information.

For City Personnel Use:

TIS Determination

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

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

Thresholds Met? Yes [x] No [ ]

Mitigating Reasons for Not Requiring TIS and/or Notes:

This site has a TIS approved in 2017 by Terry Brown. The City has ongoing plans for reconstruction of Paseo del Norte. The requirement for the study to be updated to reflect this development along with the daycare project immediately north may be required as the area develops further.

Ernest Armijo
TRAFFIC ENGINEER

10/28/2025
DATE

MODULUS
ARCHITECTS & LAND USE PLANNING

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

Submitted by:
Angela Piarowski, CEO/President
Modulus Architects & Land Use Planning, Inc.
Agent for **Jubilee Development, LLC.**
4590 Paradise Blvd. NE., Albuquerque, NM 87114

Updated: November 29, 2025 - PR-2022-007712 | SP-2025-00093

RE: SITE PLAN – EPC APPLICATION FOR THE PASEO & KIMMICK RESIDENTIAL DEVELOPMENT (MX-L ZONING, SOUTHWEST CORNER OF KIMMICK DRIVE NW AND ROSA PARKS ROAD – REQUEST FOR APPROVAL OF A NEW SITE PLAN ADJACENT TO MAJOR PUBLIC OPEN SPACE

I. PROJECT INTRODUCTION AND REQUEST

Modulus Architects & Land Use Planning, Inc., acting as the legally authorized agent for **Jubilee Development, LLC**, respectfully submits this application for **Site Plan – EPC** approval for the proposed **Paseo & Kimmick Residential Development**, located at **Kimmick Drive NW** and Rosa Parks Road just south of Paseo del Norte in the **Northwest Mesa** area of the City of Albuquerque and legally described as: **Legal Description:** TR 1-B PLAT OF TRACTS 1-A AND 1-B, BLOCK 2 VOLCANO CLIFFSSUBDIVISION, UNIT 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26)

A previous **Site Plan – DRB** for this site was approved on **September 29, 2017**; however, that approval has since expired and did not meet the threshold for extension under the current **Integrated Development Ordinance (IDO)**. A subsequent **DFT-approved Site Plan** was later **withdrawn** following litigation involving the interpretation of IDO provisions, as cited in *Westside Coalition of Neighborhood Associations v. City of Albuquerque* (No. A-1-CA-41831, filed September 15, 2025). The **New Mexico Court of Appeals** found only that the site is *adjacent to Major Public Open Space*, requiring that future site plan approvals for this property proceed to the **Environmental Planning Commission (EPC)** for review. All other findings were dismissed as immaterial to the project.

Accordingly, this submittal represents a **new Site Plan – EPC application** under the **current IDO and the Comprehensive Plan in effect as of 2025**, fully compliant with **§14-16-6-6(I)(3)**. The Agent represents the new property owner and seeks EPC approval consistent with the City's vision for sustainable, responsible, and community-centered growth along Major Public Open Space edges.

This proposal **overwhelmingly advances the goals and policies of the Albuquerque/Bernalillo County Comprehensive Plan** as well as the Integrated Development Ordinance as Amended. . The project demonstrates how well-designed, context-sensitive infill development can address multiple City priorities simultaneously—**housing supply, environmental stewardship, infrastructure efficiency, and community livability**.

Specifically, this request:

- **Furthers the Comprehensive Plan** by locating new housing within a designated **Area of Change**, where growth is desired and supported by existing infrastructure and multimodal corridors.
- **Supports Chapter 9 – Housing & Affordability** by delivering **238 new market-rate units** in a range of sizes, helping to close Albuquerque's documented housing supply gap and advancing state and local housing production goals.

- **Implements Chapter 5 – Land Use** and **Chapter 6 – Transportation** policies by promoting compact, efficient development with safe pedestrian and trail connectivity, reducing vehicle miles traveled, and reinforcing the intent of **Centers and Corridors** policy frameworks.
- **Protects Major Public Open Space**, in alignment with **Chapter 11 – Heritage Conservation** and **IDO §14-16-5-2(J)**, through careful edge treatments, native landscaping, low-impact lighting, and design that preserves viewsheds and the natural mesa character.
- **Promotes environmental resilience and sustainability**, furthering **Chapter 13 – Resilience & Sustainability**, through energy-efficient buildings, water conservation, and stormwater management strategies that restore natural hydrology and reduce long-term impacts.
- **Advances economic development goals** from **Chapter 8 – Economic Development**, by supporting west-side employment centers, local business growth, and workforce housing accessibility—creating a self-sustaining community ecosystem.

The **Paseo & Kimmick Residential Development (located at the intersection of Kimmick Drive and Rosa Parks Road, Just south of Paseo del Norte)** exemplifies **smart, balanced, and forward-looking urban design**: a project that transforms an underutilized parcel into a **vibrant, high-quality, and environmentally responsible neighborhood** while respecting the natural and cultural integrity of the Volcano Mesa escarpment.

By aligning with nearly every relevant policy in the **Comprehensive Plan** and **the IDO**, this proposal represents exactly the type of development envisioned to guide Albuquerque's nex phase of sustainable west-side growth. It provides the **EPC** with a clear and compelling opportunity to approve a project that meets the City's long-range goals, strengthens community identity, and sets a new standard for responsible development along Major Public Open Space.

Figure 1. Subject site and surrounding context.

Figure 2. Subject site and surrounding context.

II. BACKGROUND

The subject property has a detailed planning history that predates this current application. The first **Site Development Plan** for the property was **approved by the Development Review Board (DRB) on September 29, 2017** under the City's previous zoning code, prior to the adoption of the **Integrated Development Ordinance (IDO)**. That approval authorized a multifamily development on the site but was **never constructed** and **has since expired**, exceeding the allowable extension period under the IDO.

In 2022, a subsequent **Site Plan – DRB** application was submitted and **fully approved in March 2024**. That approval was later the subject of litigation brought by the **West Side Coalition of Neighborhood Associations (WSCONA)**. The case proceeded through the City Council, the District Court, and ultimately to the **New Mexico Court of Appeals (Case No. A-1-CA-41831)**.

The **Court of Appeals issued its decision on September 15, 2025**, concluding only that the project site is **adjacent to Major Public Open Space (MPOS)** as defined under the IDO, which clarifies that **future site plans for this property must be reviewed by the Environmental Planning Commission (EPC)** rather than through administrative or DFT-level processes. The Court **did not invalidate the project design or any technical aspects of the previous approvals**, nor did it make any findings against the development concept itself. All other issues raised in the appeal were **dismissed or found to be without merit**.

Following the conclusion of that case, the previously approved **Site Plan – DFT** was **formally withdrawn** by the applicant, and the prior **2017 DRB Site Plan** remains **expired**. As a result, **there are no active or vested site plan approvals** affecting the property.

Accordingly, pursuant to the **provisions of the current Integrated Development Ordinance (IDO)**—which require **EPC review for sites adjacent to Major Public Open Space**—this submittal represents a **new Site Plan – EPC** application for the **Paseo & Kimmick Residential Development**.

This application is not an amendment or continuation of any prior approval; rather, it is a **fully new request** evaluated under the **IDO in effect as of 2025**, incorporating all current standards, procedures, and design criteria applicable to EPC review.

III. PROJECT & SITE CONTEXT

The Applicant, Jubilee Development, LLC, represented by Modulus Architects, Inc., proposes a **238-unit market-rate multifamily residential community** located on the southern parcel (Tract 1-B, Block 2, 9.5641 acres). The site is zoned MX-L (Mixed-Use – Low Intensity), which permits multifamily residential uses permissively and is located within the Northwest Mesa Community Planning Area, designated as an Area of Change under the Albuquerque/Bernalillo County Comprehensive Plan.

The site sits at the southeast corner of Kimmick Drive NW and Rosa Parks Road, just south of Paseo del Norte and directly adjacent to **Major Public Open Space (MPOS)** within the **Northwest Mesa Escarpment**. Its location places the property at a critical transition between the urban edge and the protected natural landscape of the mesa. The project's design intentionally balances urban livability with environmental sensitivity in direct response **to IDO §14-16-5-2(J) (Major Public Open Space Edge Regulations**).

To achieve this balance, the development incorporates enhanced landscaping and native plant palettes that blend with the surrounding escarpment vegetation, creating a softer and more natural transition to the mesa edge. A corner open-space buffer with integrated walking paths provides a meaningful pedestrian-scaled amenity while preserving view corridors and minimizing visual intrusion into the MPOS. The project's internal circulation network also includes dedicated pedestrian connections that link residents to the adjacent Major Public Open Space, promoting recreation, walkability, and stewardship of the landscape.

Architecturally, building massing, heights, and materials were selected to visually recede toward the mesa and reduce the perceived scale near the protected edge. The overall site layout minimizes disturbance, maintains natural drainage patterns where feasible, and orients open space toward the escarpment to uphold the intent of the Edge Regulations.

- **Reduced visual massing** and carefully modulated building heights that remain below the maximum allowances to preserve sightlines and minimize visual impact.
- **Building Height:** All structures are limited to three stories, with maximum measured heights of 37 feet, 8 inches, below the VPO-2 allowable limit of 38 feet.
- **Enhanced native landscaping** and restoration of disturbed areas using vegetation consistent with mesa ecology, strengthening the transition to adjacent Major Public Open Space.
- **Sensitive grading strategies** that minimize cut-and-fill, retain existing landforms where feasible, and ensure that built structures visually recede from the escarpment.
- **Direct connectivity to Major Public Open Space (MPOS)** through internal pedestrian pathways, encouraging recreation, stewardship, and non-vehicular access aligned with the overlay's intent.
  Park-Like Entry Gateway and Open Space Integration: The development creates a park-like entry at the terminus of Rosa Parks Road, serving as a gateway to the Major Public Open Space. This enhanced landscape area includes a reflection space, shaded seating, and direct pedestrian connectivity to the adjacent trail network. The project provides an exceedingly large amount of usable open space—over 180,000 square feet, nearly three times the IDO requirement. This open space is not only an amenity for residents but **an intentional extension of the VPO and open space framework, celebrating the mesa's natural beauty and reinforcing its ecological and cultural importance.**
- **Color and Reflectivity:** Exterior materials and finishes use **earth-tone colors and matte, non-reflective surfaces** that blend seamlessly with the volcanic terrain. No high-reflectivity or bright surfaces are proposed.
- **Grading and Natural Landform:** Site grading follows the **natural topography** and minimizes slope disturbance. Retaining walls are low in height and integrated into the landscape, preserving the natural undulation of the mesa.
- **Vegetation and Landscape:** The landscape plan utilizes **native and adaptive plant species** consistent with the VPO-2 requirements and exceeds minimum vegetative coverage. Planting
- patterns emulate natural desert vegetation, softening the visual transition between development and open space.
- **Lighting:** The project incorporates **full-cutoff, downward-directed lighting** with color temperatures at or below 3000K, exceeding IDO standards for light control and dark-sky protection.

Collectively, these design decisions reflect a development approach that goes beyond minimum code compliance—delivering a project that is contextually appropriate, environmentally responsive, and highly aligned with the vision and protections established in CPO-13 and VPO-2.

The site's adjacency to **Major Public Open Space (MPOS)** further elevates the design's environmental responsibility. The project's layout preserves view corridors toward the **Northwest Mesa escarpment**, integrates internal greenways that extend visual and pedestrian connections to the open space, and provides generous landscaped buffers that emphasize the transition from built form to natural land.

The overall design creates a **pedestrian-oriented, environmentally sensitive residential community** that reinforces the identity of the Mesa area while embodying the City's broader goals for housing supply, sustainability, and context-sensitive growth.

The proposed multifamily community includes a mix of one-, two-, and three-bedroom units distributed across 15 distinct residential buildings designed to create a pedestrian-oriented neighborhood fabric. Buildings are arranged around a central green corridor that runs east–west through the project, providing continuous open space and visual relief.

To ensure compatibility with the surrounding single-family neighborhood to the south, the three-story buildings step down to two stories at their ends, reducing apparent height and scale while maintaining privacy and light access. Along the north edge, carriage buildings integrate private garages at grade with one level of residential units above, creating a defined and secure transition between the multifamily residences and the planned commercial uses to the north.

The main amenity area fronts Rosa Parks Road NW, establishing a welcoming entry for residents and guests. This area includes a 3,400-square-foot clubhouse, fitness building, outdoor pool and spa, dog park, and pet wash station, as well as shaded gathering spaces designed to promote community interaction**.**

Figure 3. Subject site proximity to Paseo Del Norte and surrounding context.

Architecture and Design Character

The architectural character of the Kimmick and Rosa Parks project is best described as Contemporary Southwest, blending modern form and materials with contextual references to the regional desert landscape and volcanic terrain. The buildings employ stucco, stone veneer, masonry block, and metal accents, creating visual interest through depth, texture, and variation in massing. Subtle color modulation complements the natural palette of the surrounding mesa and open space, ensuring a cohesive relationship with the environment.

Landscape Design and Open Space

The project includes over 180,000 square feet of usable open space, **far exceeding IDO minimum requirements** of 62,320 square feet. The landscape plan establishes a lush internal greenway system connecting all residential buildings to shared amenity areas and the adjacent trail network.

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 120 UNITS = 27,000 SF
2 BD: 285 SF PER UNIT
285 SF x 92 UNITS = 26,220 SF
3 BD: 350 SF PER UNIT
350 SF x 26 UNITS = 9,100 SF
TOTAL 62,320 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 180,622 SF

A dense tree canopy lines internal streets and pedestrian corridors, while low-water native and adaptive species provide seasonal color and ecological resilience. Landscape treatments along the southern and western edges enhance the visual and physical transition to the Major Public Open Space, employing native grasses, shrubs, and stone accents that mirror the mesa's natural character.

The result is a thoughtfully integrated site design that merges housing, recreation, and natural stewardship — reflecting the project's intent to create a livable, sustainable, and contextually responsive community at the western edge of Albuquerque's growth boundary.

Figure 4. Lush Internal Greenway System

Project Description and Purpose

The proposed development includes approximately **238 multifamily residential units** within the **MX-L (Mixed-Use – Low Intensity)** zoning district. The project features **enhanced open space, pedestrian connectivity, and transitional buffering** to the adjacent Major Public Open Space, **§14-16-5-2(J) (Major Public Open Space Edge Standards)**.

Key design elements include:

- **180,000+ square feet of usable open space** (substantially exceeding IDO minimums);
- **Screening and buffering** along the southern and western boundaries;
- **Contextual building heights** not to exceed **37 feet**, maintaining visual compatibility with the adjacent natural mesa and single-family development;
- **Pedestrian and bicycle connectivity** to the Volcano Mesa trail network; and
- **Low-impact lighting and water-harvesting landscaping** to maintain the scenic and ecological integrity of the open space edge.

The proposed project represents an appropriate and sensitive transition between higher-intensity development along Paseo del Norte and the adjacent protected lands.

IV. MAJOR PUBLIC OPEN SPACE EDGE COMPLIANCE

Because the **Kimmick and Rosa Parks Residential Development** is directly adjacent to designated **Major Public Open Space (MPOS)** along its southern boundaries, the project has been carefully designed to comply with and exceed the intent of **IDO §14-16-5-2(J)**. The development prioritizes visual sensitivity, natural integration, and ecological protection consistent with the Mesa framework and the Comprehensive Plan's guiding policies for conservation and transition areas.

1. Purpose and Intent (§14-16-5-2(J)

The purpose of the Major Public Open Space edge regulations is to ensure that new development adjoining MPOS occurs in a manner that protects views, natural drainage, wildlife corridors, and the scenic character of Albuquerque's open space system. The proposed site plan directly supports this intent by:

- Organizing the site's building massing **away from the mesa edge**, maintaining broad open space setbacks and view corridors.
- Incorporating **native vegetation, water-harvesting swales, and minimal grading** at the MPOS interface.
- Providing **low-scale, pedestrian-oriented edge treatments** that enhance the public realm without introducing visual clutter or barriers.

Figure 5. Relationship to Major Public Open Space

Figure 5. Major Public Open Space Public Interface, Connectivity and Sensitive Design

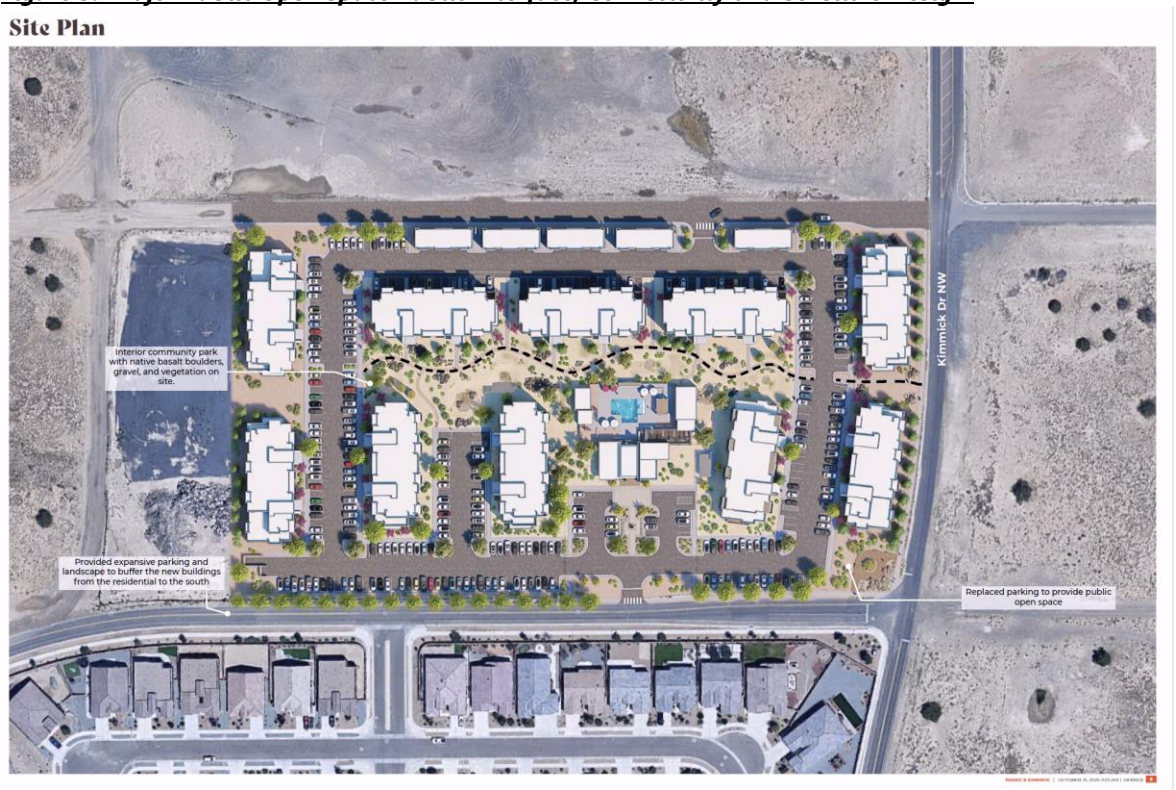


Figure 6. View of East Gateway to the Major Public Open Space

2. Building Placement and Orientation (§14-16-5-2(J)

Buildings have been positioned to **step back from the southern property line**, creating a wide landscaped buffer between residential structures and the MPOS.

- The **closest building edge is more than 120 feet** from the nearest single-family property line south of Rosa Parks Road NW.
- The **three-story buildings transition to two-story façades** at the MPOS edge, significantly reducing scale and visual dominance.
- **Rooflines and parapets** are varied to follow natural grade and preserve distant views of the Volcano Mesa and Sandia Mountains.

3. Grading, Drainage, and Erosion Control (§14-16-5-2(J)
The grading design minimizes disturbance and maintains the site's natural drainage patterns that flow toward the mesa slope.

- **No retaining walls exceed 3 feet** along the MPOS boundary.
- **Native boulders and riprap** are used where necessary to stabilize slopes.
- **Low-impact development (LID)** strategies, including vegetated swales and infiltration areas, manage runoff in compliance with the **City DPM** and **ABCWUA** standards, ensuring no discharge into MPOS lands.

The project's interface with **Major Public Open Space (MPOS)** has been designed not as a hard edge, but as a **gateway and transition zone** that celebrates the connection between the built environment and the natural landscape. Rather than enclosing the development, the design creates a **welcoming, open edge** that visually and physically links residents and visitors to the adjacent mesa and trail system.
Key elements of this edge treatment include:

- A **pedestrian-oriented gateway** featuring enhanced paving, seating, and a **reflection space** that provides residents and visitors a place to pause and appreciate views toward the Northwest Mesa Escarpment and surrounding open space.
- **Direct pedestrian connectivity** from internal sidewalks and landscaped corridors to the adjacent **Major Public Open Space trail network**, encouraging access and engagement with the natural environment.
- A **broadly landscaped edge treatment** using native and adaptive plant materials, stone accents, and low berming to define a soft and natural transition between the development and open space.
- **Interpretive and aesthetic design elements** that reinforce the site's identity as a threshold between the community and the mesa's preserved landscape, emphasizing openness, visual continuity, and environmental respect.

This approach transforms what could have been a conventional boundary into an **enhanced community amenity and visual focal point**, fulfilling the intent of the IDO by providing a sensitive, attractive, and accessible transition to Albuquerque's cherished open space system.

4. Lighting Standards (§14-16-5-2(J)
All lighting complies with **Outdoor Lighting** requirements and is specifically designed to protect the night sky and the natural character of the mesa.

- **Full cut-off fixtures** are utilized throughout the site.
- **Pole heights** are limited to **16 feet** within 100 feet of the MPOS boundary, below the IDO maximum of 20 feet.
- No lighting is directed toward or visible from within the open space.

5. Landscape Transition and Buffering (§14-16-5-2(J)
Landscape design along the MPOS edge provides a **graded transition from formal community spaces to native desert plantings**.

- Plant palettes use **low-water native species** such as desert willow, four-wing saltbush, chamisa, and blue grama, matching the adjacent ecosystem.
- **Groundcover and shrub groupings** follow natural patterns rather than uniform rows, reinforcing the sense of native continuity.
- Landscape irrigation is **temporary and drip-based**, to be phased out once establishment is complete.

6. View Protection and Visual Integration (§14-16-5-2(J)
The project preserves public and private view corridors to the Volcano Mesa escarpment, the Sandia Mountains and the surrounding landscape.

- **Building heights (max 37'-8")** remain below the IDO 38-foot limit and are visually softened through articulation and parapet modulation.

- The **color palette** of muted desert tones minimizes reflectivity and blends with the volcanic terrain.
- The internal green corridor and open amenity areas frame views westward toward the open space.

8. Compliance Summary
The design team has ensured that all IDO provisions related to Major Public Open Space adjacency are satisfied. The site design:

- Maintains **ample separation** between built form and natural areas,
- Employs **low-impact design practices** for grading and drainage,
- Ensures **visual and environmental compatibility**, and
- Enhances the community's interface with Albuquerque's treasured open space network.

Figure 7. View of East Gateway to the Major Public Open Space

Collectively, these measures establish Paseo & Kimmick as a model for **context-sensitive, environmentally responsible development** at the city's western edge.

V. NEIGHBORHOOD INTERACTION

Over the course of an extensive, year-long engagement process with WSCONA leadership and representatives, Modulus—alongside the development team, architects, owners, and the applicant's agent—held multiple formal meetings, work sessions, and follow-up communications **well before** the filing of this EPC application. This sustained outreach demonstrates a proactive commitment to transparency, collaboration, and early problem-solving.

The engagement process began with a **comprehensive in-person meeting on July 9, 2024**, attended by WSCONA leadership, the development team, the architect, the property owners, and the applicant's agent and negotiator. During this meeting, Modulus presented the initial site plan, conceptual architectural ideas, and the proposed interface with Major Public Open Space (MPOS). Significant time was dedicated to understanding WSCONA's priorities, listening to concerns, and outlining a path toward continued dialogue.

A second **in-person meeting occurred on August 21, 2024**, where Modulus presented an updated site layout, refined open space buffers, and revisions made directly in response to WSCONA's initial comments. Additional commitments regarding drainage, grading, and access were clarified at this stage.

Subsequent meetings were held virtually, including **Zoom and email communication sessions on August 26, 2024; October 3, 2024; October 16, 2024; December 5, 2024; December 8, 2024; December 11, 2024; and a third in person meeting on January 10, 2025**. Across these sessions, Modulus provided iterative plan

updates, responded to technical questions, and refined site and building design elements to reflect community input.
Throughout this iterative process, the development team demonstrated consistent responsiveness and willingness to adjust the project to meet community expectations. Specifically, the team:

- **Listened carefully** to community feedback regarding building height, buffering, lighting, circulation, and transitions to neighborhoods and MPOS;
- **Enhanced the site plan**, including increased landscaping, expanded open space, improved buffering along the escarpment edge, and clearer pedestrian connectivity;
- **Clarified infrastructure and drainage strategies**, including grading approaches, on-site water retention, and coordination with City engineers;
- **Ensured alignment** with the broader goals of the Volcano Mesa community, the IDO, the Comprehensive Plan, and the Volcano Mesa Character Protection Overlay (CPO-13).

Importantly, despite the project's visibility and extended engagement period, **no adjacent property owners or nearby residents** have expressed opposition to the project. No individual neighbors have appealed, participated in litigation, or filed any formal objections at any step in the review history. Prior legal actions were initiated by a coalition entity—not by directly affected homeowners—and did not represent adjacent or nearby residents.

Although the WSCONA meetings occurred prior to this formal submission, they clearly demonstrate the applicant's long-standing commitment to listening, collaborating, and responding to community input. These conversations concluded respectfully, with a shared understanding that the proposed development reflects meaningful revisions, addresses concerns raised, and contributes positively to the surrounding community. This engagement process illustrates the applicant's broader commitment to **responsible, transparent, and context-sensitive development**. The approach is grounded in partnership with the community, adherence to the City's policy goals, and dedication to high-quality, well-coordinated, and sustainable urban growth.

VI. INTEGRATED DEVELOPMENT ORDINANCE (IDO) REVIEW AND DECISION CRITERIA – SITE PLAN –EPC
IDO Section 14-16-6-6(I)(3)

Any application for a **Site Plan – EPC** shall be approved if it meets all of the following criteria. The responses below demonstrate compliance of the **Paseo & Kimmick Residential Development** with each criterion.
6-6(I)(3)(a)

The Site Plan is consistent with the Albuquerque/Bernalillo County Comprehensive Plan, as amended.

Applicant Response:
The proposed development is fully consistent with the Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan), 2017 as amended through the 2025 Update, particularly the Centers and Corridors, Complete Communities, and Major Public Open Space policies that guide growth within the Northwest Mesa area. The Paseo & Kimmick Residential Development advances these policies by locating new housing in a designated Area of Change along a major corridor, reinforcing the Mesa community's identity, and providing a context-sensitive edge to adjacent Major Public Open Space. The proposed development is fully consistent with the **Albuquerque/Bernalillo County Comprehensive Plan (ABC Comp Plan)**, particularly the **Centers and Corridors**, **Complete Communities**, and **Major Public Open Space** policies that guide growth within the Northwest Mesa area.

CHAPTER 4 – COMMUNITY IDENTITY

Goal 4.1 – Character: Enhance, protect, and preserve distinct communities

Policy 4.1.1 – Distinct Communities
Encourage quality development that is consistent with the distinct character of communities."

Applicant Response:
This request furthers **Policy 4.1.1** because the **Paseo & Kimmick Residential Development** is designed to complement and reinforce the unique identity of the **Volcano Mesa** community, an area defined by its natural landscape, Major Public Open Space (MPOS), and panoramic views. The site plan integrates with this setting through low-intensity multifamily development, sensitive building heights, native landscaping, and open space

connectivity that reflects the community's natural character. The project respects existing neighborhood context while introducing high-quality residential architecture and pedestrian-oriented design that contribute to a cohesive, place-based identity for the area.

Policy 4.1.2 – Identity and Design
Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

Applicant Response:
This request furthers **Policy 4.1.2** because the proposed site plan emphasizes **context-sensitive design** and **architectural transitions** that respect nearby single-family neighborhoods and the adjacent Major Public Open Space. The buildings step down from three to two stories along the southern and western edges, incorporate warm desert colors, and use natural materials such as stucco, stone, and metal that blend with the volcanic landscape. Together, these design features reinforce the distinct identity of the Volcano Mesa area while ensuring compatibility and visual continuity with surrounding development.

Policy 4.1.3 – Natural Features and Views
Protect and enhance special places in the built environment that contribute to distinct identity and sense of place."

Applicant Response:
This request furthers **Policy 4.1.3** because the site plan and building layout have been carefully configured to maintain and frame views toward the **Volcano Mesa escarpment** and adjacent open space. The project preserves visual access to the surrounding landscape through internal open space corridors, view-aligned pedestrian pathways, and low-impact lighting that protects the natural night environment. The development enhances community appreciation of the mesa and open space by providing trail connectivity and native landscape buffers that preserve the natural features that define the area's identity.

Policy 4.1.4 – Community Gateways and Edges
Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

Applicant Response:
This request furthers **Policy 4.1.4** because the project site occupies a prominent location at the **gateway to the Volcano Mesa community** at the southeast corner of **Paseo del Norte and Kimmick Drive NW**. The design responds to its edge condition by incorporating landscaped setbacks, enhanced architectural treatments along public streets, and a strong transition to the adjacent Major Public Open Space. These features ensure a visually appealing and context-appropriate entry experience that strengthens the community's western identity while protecting the integrity of the natural mesa landscape.

CHAPTER 5 – LAND USE

Goal 5.1 – Centers & Corridors
Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.1 – Desired Growth
Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern. [ABC]

Applicant Response:
This request furthers **Policy 5.1.1** because the proposed multifamily development directs housing growth to a designated **Area of Change** along the **Paseo del Norte Corridor**, where infrastructure and transportation capacity already exist. The project introduces compact, moderate-density housing within walking distance of retail and employment areas, reducing vehicle miles traveled and supporting multi-modal access. By utilizing existing infrastructure and providing internal pedestrian connectivity, this proposal exemplifies sustainable growth envisioned for Albuquerque's Centers and Corridors.

Goal 5.2 – Complete Communities
Foster communities where residents can live, work, learn, shop, and play together.

Policy 5.2.1 – Land Uses
Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods. [ABC]

Applicant Response:
This request furthers **Policy 5.2.1** by introducing quality housing near existing retail, employment, and services within the Volcano Mesa area, reducing dependency on automobile travel. The proposed mix of unit types encourages demographic diversity, supports adjacent commercial uses, and promotes a self-sustaining, walkable neighborhood. The project enhances local connectivity through pedestrian pathways and trail linkages, allowing residents to access daily needs without relying solely on regional vehicular trips.

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.

Policy 5.3.1 – Infill Development
Encourage infill and redevelopment that leverages existing streets, utilities, and public investment. [ABC]

Applicant Response:
This request furthers **Policy 5.3.1** because the project site is served by existing roadway, drainage, and utility systems established through **SAD 228** and the **Infrastructure Improvements Agreement (IIA)** approved by the City. The proposal transforms a long-vacant parcel into productive use without extending urban services or constructing new off-site infrastructure. The result is a fiscally responsible, environmentally efficient development that makes optimal use of prior public investments.

Goal 5.4 – Jobs–Housing Balance
Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Applicant Response:
This request furthers **Goal 5.4** by introducing new multifamily housing in proximity to employment centers along the Paseo del Norte and Unser corridors. Providing additional housing west of the Rio Grande reduces commute distances, strengthens workforce accessibility, and supports regional economic resilience. The project aligns with the Comp Plan's intent to create balanced growth patterns where residents can live closer to where they work.

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

Applicant Response:
This request furthers **Goal 5.6** because the property lies entirely within a **designated Area of Change**, where urban development and investment are encouraged. The proposal's scale, architecture, and buffering respect the adjacent residential community and Major Public Open Space, ensuring compatibility with the Area of Consistency to the south. This balanced approach supports the City's strategy to concentrate new housing in planned growth areas while preserving surrounding established neighborhoods.

CHAPTER 6 – TRANSPORTATION

Goal 6.1 – Land Use and Transportation Integration
Encourage walking, biking, and transit to enhance mobility for people of all ages and abilities.

Policy 6.1.1 – Matching Land Use
Design and improve streets to match the desired development context and intensity of land use. [ABC]

Applicant Response:
This request furthers **Policy 6.1.1** because the project introduces a pedestrian-oriented residential community consistent with the **MX-L** zoning context and the surrounding **Volcano Mesa** development pattern. The design of **Rosa Parks Road NW** and **Kimmick Drive NW** supports mixed-use mobility through sidewalks, internal trail connections, and low-speed internal drives that prioritize pedestrian and cyclist safety while maintaining efficient vehicular circulation.

Policy 6.1.2 – Transit-Oriented Development
Prioritize transit-supportive density, uses, and building design along Transit Corridors. [ABC]

Applicant Response:
This request furthers **Policy 6.1.2** by locating moderate-density housing within proximity of the **Paseo del Norte Corridor**, a planned transit corridor linking west-side neighborhoods to major employment centers. The internal circulation pattern emphasizes pedestrian access to future bus stops and shared-use paths, supporting multi-modal connectivity and the City's long-term vision for transit-oriented growth west of the Rio Grande.

Goal 6.2 – Multi-Modal System
Plan, develop, and maintain a transportation system that provides safe access and mobility for all roadway users.

Policy 6.2.1 – Complete Networks
Design a connected network of streets and trails that offer multiple efficient and safe transportation choices for daily needs. [ABC]

Applicant Response:
This request furthers **Policy 6.2.1** because the site plan provides an internal system of sidewalks and open-space trails that link directly to the regional trail system and adjacent **Major Public Open Space**. Connectivity to **Rosa Parks Road** and **Kimmick Drive** supports pedestrian and bicycle circulation while integrating with existing collector roadways designed under the **Infrastructure Improvements Agreement (IIA)**.

Policy 6.2.2 – Complete Streets
Incorporate Complete Streets principles into all transportation infrastructure planning, design, and implementation. [ABC]

Applicant Response:
This request furthers **Policy 6.2.2** because all public and private improvements within the project comply with the **Development Process Manual (DPM)** and incorporate **Complete Streets** features—continuous sidewalks, ADA-compliant crossings, street trees, and bicycle accommodations. The design promotes safe mobility for residents, visitors, and service vehicles consistent with the City's adopted multimodal framework.

Policy 6.2.3 – Pedestrian and Bicycle Connectivity
Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods. [ABC]

Applicant Response:
This request furthers **Policy 6.2.3** because the proposed site layout establishes a strong pedestrian core connecting residential buildings, amenities, and open space through landscaped pathways and sidewalks. These internal connections link to the regional trail network and adjacent Major Public Open Space, ensuring barrier-free movement and safe access for pedestrians and cyclists of all ages and abilities.

CHAPTER 7 – URBAN DESIGN & DEVELOPMENT FORM

Goal 7.1 – Streetscapes & Development Form
Design streetscapes and development form to create a range of environments and experiences for residents and visitors.

Policy 7.1.1 – Design Elements
Prioritize design elements for transit-supportive development, walkability, and a balanced relationship between land use and transportation. [ABC]

Applicant Response:
This request furthers **Policy 7.1.1** because the **Paseo & Kimmick Residential Development** promotes a pedestrian-friendly layout with interconnected internal drives, shaded sidewalks, and minimal curb cuts. The building arrangement emphasizes walkable blocks that enhance mobility, safety, and the relationship between buildings, streets, and open space. These design strategies reflect the intent of coordinated land use and transportation envisioned by the Comp Plan.

Policy 7.1.2 – Development Form
Encourage context-sensitive site design and building form that align with the intensity and function of the surrounding area. [ABC]

Applicant Response:
This request furthers **Policy 7.1.2** because the project's building massing and three-story maximum height are compatible with nearby residential and commercial uses. Step-downs at building ends, architectural variation, and landscaped setbacks provide a smooth visual and scale transition. The site plan reinforces a cohesive urban form appropriate to the **Volcano Mesa** setting while maintaining sensitivity to adjacent Major Public Open Space.

Goal 7.2 – Pedestrian-Accessible Design
Increase walkability, promote pedestrian-oriented development in urban contexts, and improve pedestrian safety in auto-oriented contexts.

Policy 7.2.1 – Walkability
Ensure convenient and comfortable pedestrian travel by improving the pedestrian environment through coordinated design of subdivisions, streets, and buildings. [ABC]

Applicant Response:
This request furthers **Policy 7.2.1** by providing a well-connected pedestrian network linking all buildings to central amenities, open spaces, and adjacent sidewalks. The design includes wide pedestrian paths, street trees, shaded seating areas, and lighting consistent with **Complete Streets** principles. The interconnected trail network enhances mobility and provides direct pedestrian access to adjacent Major Public Open Space, improving safety and comfort for residents.

Policy 7.2.2 – Walkable Places
Promote high-quality, pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region. [ABC]

Applicant Response:
This request furthers **Policy 7.2.2** because the project integrates social and recreational amenities—including a clubhouse, pool, and fitness building—within walking distance of every residential unit. Building frontages face landscaped walkways and gathering areas, creating visual interest and promoting active community interaction. The design fosters walkability, safety, and neighborhood cohesion consistent with the Comp Plan's vision for sustainable urban form.

Goal 7.3 – Sense of Place

Reinforce a sense of place through context-sensitive design of development and streetscapes.

Policy 7.3.1 – Natural and Cultural Features
Preserve and leverage natural features and views of cultural landscapes. [ABC]

Applicant Response:
This request furthers **Policy 7.3.1** because the project maintains visual corridors toward the **Volcano Mesa escarpment** and incorporates natural grade transitions and native landscaping that echo the site's desert mesa environment. The design limits grading near the open space edge and provides sensitive transitions that protect the scenic quality of adjacent Major Public Open Space.

Policy 7.3.2 – Community Character
Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities. [ABC]

Applicant Response:
This request furthers **Policy 7.3.2** because the proposed **Contemporary Southwest** architectural style draws from the region's materials and forms—stucco, stone, and metal accents—while incorporating modern, sustainable design principles. The resulting aesthetic aligns with Volcano Mesa's character and enhances the visual identity of the west side. Through design consistency, the project contributes to a cohesive, recognizable sense of place that strengthens community identity.

CHAPTER 8 – ECONOMIC DEVELOPMENT

Goal 8.1 – Placemaking
Create places where business and talent will stay and thrive.

Policy 8.1.1 – Diverse Places
Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scales to encourage economic development opportunities. [ABC]

Applicant Response:
This request furthers **Policy 8.1.1** because the proposed multifamily community adds needed residential density to the **Paseo del Norte corridor**, supporting surrounding commercial services and helping balance the area's land use mix. The site's design integrates walkable, high-quality housing near future employment nodes and retail amenities, contributing to a more complete and sustainable community fabric that attracts and retains residents and local investment.

Policy 8.1.2 – Resilient Economy
Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy. [ABC]

Applicant Response:
This request furthers **Policy 8.1.2** because it promotes local economic stability by introducing workforce and market-rate housing options that directly support nearby retail, education, and service employers. The project transforms an underutilized parcel into a productive, tax-generating property while providing amenities that improve residents' quality of life. The development strengthens the City's west-side economy by expanding housing diversity in an area with growing employment opportunities, consistent with the Comp Plan's vision for a balanced and resilient economy.

Policy 8.1.3 – Economic Base
Strengthen and diversify the economic base to help reduce reliance on government spending. [ABC]

Applicant Response:
This request furthers **Policy 8.1.3** by encouraging private investment in west-side housing and infrastructure, complementing regional job growth along the **Paseo del Norte and Unser corridors**. The project supports workforce retention and reduces commute times by locating housing near employment centers, thus strengthening the local economic base and supporting the City's goal of self-sustaining growth west of the Rio Grande.

Policy 8.1.4 – Leverage Assets
Enhance and market the region's unique characteristics internally and externally to attract businesses and individuals. [ABC]

Applicant Response:
This request furthers **Policy 8.1.4** because it leverages the **Volcano Mesa** area's scenic setting and proximity to **Major Public Open Space** as a high-quality living environment that enhances the City's reputation for natural beauty and livability. The project's contemporary Southwest design and connection to trails and open space serve as assets that can help attract residents, workforce talent, and future investment to the area.

Goal 8.2 – Entrepreneurship and Local Business Development

Policy 8.2.1 – Local Business
Emphasize local business development and partnerships that encourage private investment. [ABC]

Applicant Response:
This request furthers **Policy 8.2.1** because the project's residents will generate demand for neighborhood-scale retail and services, strengthening the economic foundation for small businesses in the surrounding area. Through strategic infill and population growth, the development expands the customer base that supports local entrepreneurs and sustains nearby commercial centers.

CHAPTER 9 – HOUSING & AFFORDABILITY

Goal 9.1 – Supply
Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

Policy 9.1.1 – Housing Options
Support the development, improvement, and conservation of housing for a variety of income levels and household types. [ABC]

Applicant Response:
This request furthers **Policy 9.1.1** because the proposed **238-unit market-rate multifamily community** increases housing supply in a designated **Area of Change** west of the Rio Grande where additional residential opportunities are encouraged. The project provides a mix of one-, two-, and three-bedroom units that meet the needs of diverse households and income levels. By locating new housing close to jobs, schools, retail, and services, the development improves housing choice and accessibility consistent with the City's long-range growth goals.

Policy 9.1.2 – Affordability
Provide for mixed-income neighborhoods by encouraging high-quality, affordable, and mixed-income housing options throughout the city. [ABC]

Applicant Response:
This request furthers **Policy 9.1.2** because the project delivers attainable market-rate housing near employment and retail centers, contributing to a balanced housing market on Albuquerque's West Side. While not an affordable-housing project, the proposal supports long-term affordability through efficient land use, infrastructure reuse, and proximity to transit and services—reducing household transportation costs. The community design maintains neighborhood scale while expanding the range of available housing types consistent with the intent of this policy.

Policy 9.1.3 – Fair Housing
Promote fair housing through programs that enhance housing affordability, choice, and access to opportunity for all communities. [ABC]

Applicant Response:
This request furthers **Policy 9.1.3** by offering equal housing access and ensuring compliance with all fair-housing requirements. The site plan incorporates ADA-compliant routes, accessible amenities, and equitable access to shared spaces. By creating inclusive, high-quality housing in an integrated neighborhood context, the project expands choice and opportunity in a growing area of the city.

Goal 9.2 – Sustainable Design
Promote housing design that is sustainable and compatible with the natural and built environments.

Policy 9.2.1 – Compatibility
Encourage housing development that enhances neighborhood character, maintains compatibility with surrounding land uses, and responds to its development context. [ABC]

Applicant Response:
This request furthers **Policy 9.2.1** because the project's **two- to three-story** design steps down along the southern and western edges, respecting adjacent single-family homes and **Major Public Open Space**. Building placement, materials, and scale create a harmonious transition while enhancing neighborhood character and protecting the mesa's natural views.

Policy 9.2.2 – High Quality
Encourage quality and innovation in new housing design, materials, and energy and water conservation. [ABC]

Applicant Response:
This request furthers **Policy 9.2.2** through the use of durable, regionally appropriate materials—stone, masonry, and stucco—and by incorporating water-efficient landscaping, energy-efficient building systems, and shaded outdoor amenities. The project advances the City's sustainability goals while providing long-term value to residents and the community.

Policy 9.2.3 – Cluster Housing
Encourage housing developments that cluster residential units to provide community gathering spaces and open space. [ABC]

Applicant Response:
This request furthers **Policy 9.2.3** because the site plan organizes residential buildings around a **central greenway corridor** and amenity area that serve as focal gathering spaces. This layout maximizes open space, promotes interaction, and integrates natural drainage features and water-harvesting basins that enhance the landscape's ecological function.

Goal 9.3 – Density
Support increased housing density in appropriate places with adequate services and amenities.

Policy 9.3.1 – Centers & Corridors
Encourage higher-density, multi-unit housing and mixed-use development along major corridors and near transit. [ABC]

Applicant Response:
This request furthers **Policy 9.3.1** because the project adds medium-density housing along **Paseo del Norte**, a designated **Major Transit Corridor**, within an established service area supported by existing infrastructure. The project helps accommodate growth in planned urban areas and reduces pressure on the city's rural edges, aligning with the Comp Plan's smart-growth framework.

Policy 9.3.2 – Other Areas
Increase housing density and options in other appropriate areas near uses and services while maintaining compatible scale. [ABC]

Applicant Response:
This request furthers **Policy 9.3.2** by introducing multifamily housing adjacent to existing infrastructure, employment, and open-space amenities. The scale and design ensure compatibility with surrounding development while expanding housing choice in a location well suited for residential growth.

CHAPTER 11 – HERITAGE CONSERVATION

Goal 11.3 – Cultural Landscapes
Protect, reuse, and enhance significant cultural landscapes as important contributors to our heritage and community identity.

Policy 11.3.1 – Natural and Cultural Features
Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes. [ABC]

Applicant Response:
This request furthers **Policy 11.3.1** because the **Paseo & Kimmick Residential Development** is designed with sensitivity to the **Volcano Mesa** cultural landscape and adjacent **Major Public Open Space (MPOS)**. The site plan preserves view corridors toward the **escarpment** and natural mesa topography while minimizing grading and visual impacts. Building colors and materials are drawn from the natural desert palette to blend with the surrounding landscape, in accordance with Comp Plan guidance for development along the **West Mesa horizon**. The project enhances public appreciation of the mesa's cultural and scenic qualities through landscaped buffers, native revegetation, and pedestrian linkages connecting to existing trail networks.

Policy 11.3.1(e) – Edge Treatments and Buffers Adjacent to Open Space
Encourage appropriate edge treatments, transitions, and buffers through site design and development standards for development adjacent to Open Space. [A]

Applicant Response:
This request furthers **Policy 11.3.1(e)** because the proposed multifamily community provides generous setbacks, native landscaping, and low-impact lighting along its western and southern edges adjacent to MPOS. The project includes a continuous landscape buffer designed to protect visual and ecological integrity at the open-space interface. These edge treatments establish a respectful transition between urban development and the natural environment, ensuring compatibility with the character and function of the mesa.

Policy 11.3.1(f) – Scenic Edges
Encourage single-loaded streets and open views along scenic edges next to Open Space. [A]

Applicant Response:
This request furthers **Policy 11.3.1(f)** because the site plan preserves open view corridors from **Kimmick Drive NW** and internal circulation routes toward the mesa and open space beyond. Buildings and access drives are oriented to maintain visual openness and enhance scenic quality for residents, visitors, and trail users. The resulting design provides a visually cohesive transition that reinforces the sense of place and natural beauty of the Volcano Mesa area.

Policy 11.3.1(g) – Revegetation and Restoration
Encourage reconstruction and revegetation to a natural setting. [A]

Applicant Response:
This request furthers **Policy 11.3.1(g)** through the use of native drought-tolerant plant species, erosion control measures, and on-site stormwater retention that mimics natural hydrology. The project's landscape plan integrates revegetation strategies that restore disturbed areas, reduce runoff, and visually connect the site to the surrounding mesa ecology.

Goal 11.5 – Cultural Traditions & the Arts
Emphasize and support cultural traditions and arts as vital components of the community's identity and well-being.

Policy 11.5.1 – Placemaking and Public Art
Encourage inclusion of culturally relevant public art and design features that enhance community character and celebrate local identity. [ABC]

Applicant Response:
This request furthers **Policy 11.5.1** because the development incorporates public gathering spaces, art opportunities, and architecture inspired by **Southwest design traditions**. These design elements—combined with the project's strong visual and physical connection to the mesa landscape—create a sense of place that honors the region's cultural and natural heritage while fostering pride and belonging among residents.

CHAPTER 12 – INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES

Goal 12.1 – Infrastructure Systems
Plan, coordinate, and provide efficient, equitable, and environmentally sound infrastructure to support existing communities and future growth. [ABC]

Policy 12.1.2 – Water and Wastewater Utility
Ensure consistency between Comprehensive Plan and **ABCWUA** policies by coordinating infrastructure planning and programming. [ABC]

Applicant Response:
This request furthers **Policy 12.1.2** because water and sewer capacity have been confirmed through an executed **Infrastructure Improvements Agreement (IIA)** and **serviceability letters** approved by the **Albuquerque Bernalillo County Water Utility Authority**. The project conforms to the east-to-west service-delivery model for the West Side and integrates new mains and services identified in the IIA, ensuring adequate capacity and long-term reliability without burdening off-site systems.

Policy 12.1.4 – Drainage and Flood Control
Reduce or eliminate flooding by improving ponding and drainage capacities in an environmentally sensitive manner through the development process. [ABC]

Applicant Response:
This request furthers **Policy 12.1.4** because the drainage design—developed in coordination with **AMAFCA** and the City's **DFT review team**—implements on-site detention, water-harvesting basins, and naturalistic conveyance swales consistent with **DPM Section 22.5**. The project minimizes impervious area, preserves natural drainage patterns, and uses native revegetation to filter runoff before discharge, meeting the intent of environmentally responsible stormwater management and protecting adjacent **Major Public Open Space**.

Policy 12.1.6 – Energy Systems
Coordinate with energy providers to safeguard essential infrastructure and ensure a reliable supply to support growth. [ABC]

Applicant Response:
This request furthers **Policy 12.1.6** by incorporating coordination with **PNM** and **New Mexico Gas Company** to extend service from existing mains along **Rosa Parks Road NW** and **Kimmick Drive NW**. The project supports energy efficiency through high-performance building envelopes, LED lighting, and readiness for **EV charging**, consistent with City sustainability objectives.

Goal 12.2 – Community Facilities
Provide community facilities that have convenient access and programs for residents of all ages and abilities to enhance quality of life. [ABC]

Applicant Response:
This request furthers **Goal 12.2** because the project adds on-site recreational amenities—a clubhouse, fitness building, and pool—within walking distance of all dwellings. These features function as quasi-community facilities that serve residents locally while connecting to nearby schools, parks, and the regional trail system.

Goal 12.3 – Public Services & Coordination
Coordinate with other providers to leverage resources, maximize efficiencies, and bridge service gaps. [ABC]

Applicant Response:
This request furthers **Goal 12.3** by aligning the development's design and timing with the **City of**

Albuquerque Department of Municipal Development, **DFT**, and **ABCWUA** under the executed IIA. The coordinated infrastructure approach ensures that all new public improvements—water, sewer, drainage, and roadway extensions—are constructed to adopted City standards and sized to support anticipated growth in the service area.

Goal 12.4 – Fiscal Responsibility & Resource Allocation
Identify and allocate resources efficiently to maintain a sound fiscal position. [ABC]

Applicant Response:
This request furthers **Goal 12.4** because the project represents efficient use of existing infrastructure investments through infill development that requires minimal off-site improvements. Public costs are minimized by leveraging previously installed utilities and roadway systems under SAD 228 and subsequent capital projects, ensuring fiscal responsibility and sustainable service delivery.

Goal 12.5 – Resilient Infrastructure & Sustainability
Design infrastructure systems that are resource-efficient, reliable, and adaptable to future needs. [ABC]

Applicant Response:
This request furthers **Goal 12.5** because the site incorporates **Low-Impact Development (LID)** features—stormwater harvesting, native planting, and efficient irrigation—to reduce demand on potable water and enhance long-term resilience. Infrastructure design follows context-sensitive principles outlined in the DPM and Comp Plan, ensuring systems that are durable, cost-effective, and environmentally sound.

CHAPTER 13 – RESILIENCE & SUSTAINABILITY

Goal 13.1 – Climate Change
Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts. [ABC]

Policy 13.1.1 – Resource-Efficient Development
Promote development in the city and county that works with nature to slow global climate change. [ABC]

Applicant Response:
This request furthers **Policy 13.1.1** because the **Paseo & Kimmick Residential Development** incorporates

low-impact site planning, energy-efficient building systems, and native landscaping that minimize environmental impact. Compact development within an existing service area reduces the carbon footprint by leveraging existing infrastructure and encouraging walkable connections to services and transit. The design works with the site's natural grade and climate, reducing heat gain and energy demand consistent with resource-efficient principles.

Policy 13.1.2 – Greenhouse Gas Mitigation
Mitigate greenhouse gas emissions in developments and streetscapes. [ABC]

Applicant Response:
This request furthers **Policy 13.1.2** because the project expands the local tree canopy through an extensive landscape plan that includes 286 trees—far exceeding IDO minimum requirements. EV-ready parking spaces, shaded pedestrian routes, and high-albedo paving help reduce greenhouse gas emissions and heat island effects. The project's design anticipates evolving standards for energy performance and alternative-fuel mobility, advancing the City's sustainability goals.

Policy 13.1.3 – Public Infrastructure and Facilities
Consider increasing temperatures and other potential impacts of climate change in the design and operation of public infrastructure and community facilities. [ABC]

Applicant Response:
This request furthers **Policy 13.1.3** by ensuring that all infrastructure improvements—roadways, utilities, and drainage—are designed in accordance with the **approved Infrastructure Improvements Agreement (IIA)** and **City DPM** standards for resilience and capacity. The project employs water-harvesting, shaded pedestrian areas, and drought-tolerant landscaping to mitigate heat effects and conserve resources.

Goal 13.2 – Water Supply & Quality
Protect and conserve the region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy. [ABC]

Applicant Response:
This request furthers **Goal 13.2** because the project implements high-efficiency plumbing fixtures, low-water-use landscaping, and stormwater capture for irrigation. The development's drainage and irrigation design supports the City's **Water Conservation Strategic Goals** by reducing potable water demand and protecting groundwater quality.

Goal 13.3 – Natural Hazards
Maximize the ability of built and natural environments to withstand natural hazards and recover from adverse events. [ABC]

Applicant Response:
This request furthers **Goal 13.3** by incorporating grading and drainage systems that minimize erosion and flooding risk, consistent with DPM Section 22.5 and AMAFCA coordination. On-site detention and native vegetative buffers improve infiltration and stabilize soils while reducing downstream impacts, demonstrating proactive adaptation to storm and flood events.

Goal 13.4 – Natural Resources
Protect, conserve, and enhance natural resources, habitat, and ecosystems. [ABC]

Applicant Response:
This request furthers **Goal 13.4** because the site plan integrates native vegetation, preserves natural drainage features, and limits development intensity near **Major Public Open Space**. The design enhances habitat continuity and reduces light and noise spillover into the adjacent natural area, aligning with the City's ecosystem protection goals.

Goal 13.5 – Community Health
Protect and maintain safe and healthy environments where people can thrive. [ABC]

Applicant Response:
This request furthers **Goal 13.5** because the development creates a safe, walkable, and socially connected environment with active amenities, shaded open spaces, and strong pedestrian infrastructure. These features

promote physical activity, social interaction, and mental well-being while maintaining clean air and reduced environmental stressors.

The proposed site plan therefore implements the Comp Plan's intent to create a **walkable, connected, and environmentally responsible community** adjacent to public open space.

6-6(I)(3)(b)

The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

Applicant Response:
The subject property is **not governed by any prior NR-SU or PD zoning**. It is zoned **MX-L (Mixed-Use – Low Intensity)**, established under the adoption of the **Integrated Development Ordinance (IDO)**.

6-6(I)(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.

Applicant Response:
The proposed multifamily use is **permissive** in the **MX-L** zone district per **Table 4-2-1**. The Site Plan complies with all applicable provisions of the **IDO**, the **DPM**, and other adopted City regulations.

- **Use-Specific Standards (§14-16-4-3(B)(7))**: All tree, open space, and building design requirements are exceeded.
- **Building Height & Setbacks (§14-16-3-2)**: Maximum 38-foot height allowed; tallest building at 37'-8", with two-story transitions to the south and west. All setbacks exceed IDO minimums.
- **Parking (§14-16-5-5)**: 357 spaces required; 409 provided, including 18 EV charging and 86 EV-capable spaces.
- **Architecture (§14-16-5-11(D))**: Entrances, materials, articulation, and façade transparency comply with all design standards.
- **Lighting (§14-16-5-8)** and **Landscaping (§14-16-5-6)**: All fixtures are full cut-off; landscape plan uses native, low-water species with buffers along Major Public Open Space.
  The project does not request any deviations or waivers.

6-6(I)(3)(d)

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

Applicant Response:
The property is within the **Paseo del Norte/Vista Vieja service area (SAD 228)** and is governed by an approved **Infrastructure Improvements Agreement (IIA)**. This agreement ensures that all roadway, drainage, and utility infrastructure has adequate capacity and that any burdens created by the project are mitigated through required improvements.

Key IIA provisions include:

- **Roadways:** Full-width paving, curb and gutter, and ADA-compliant sidewalks along **Rosa Parks Road NW** and **Kimmick Drive NW**; dedication of additional right-of-way per City DMD.

- **Drainage:** On-site detention and water-harvesting basins sized per **DPM Section 22.5**, integrated with the Volcano Mesa Drainage Master Plan.

- **Utilities:** Extension of ABCWUA water and sewer mains per the **Serviceability Letter and executed Development Agreement**, confirming system capacity.
- **Trails and Connectivity:** Construction of sidewalks and a multi-use trail connection to the Volcano Mesa open space system, consistent with **§14-16-5-3 (Access and Connectivity)**.

All off-site and on-site improvements have been reviewed and approved through DFT coordination and City Legal, ensuring compliance with the IIA and full mitigation of public infrastructure impacts.

6-6(I)(3)(e)

The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

Applicant Response:
The site design mitigates potential impacts related to height, light, noise, and visual character through:

- **Building step-downs** from three to two stories along southern and western edges adjacent to single-family neighborhoods and Major Public Open Space.
- **Landscape buffers of 20–100 feet** with native vegetation and rock mulch to screen parking and soften building edges.
- **Shielded, low-height lighting** compliant with **§14-16-5-8** to protect dark skies.
- **Water-harvesting and native landscaping** to prevent erosion and runoff toward the open space. These measures ensure compatibility with the surrounding context and protect the scenic and ecological integrity of the Volcano Mesa environment.

6-6(I)(3)(f)

If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Applicant Response:
The subject property is **not located within a Master Development Plan, Sector Development Plan, or any other adopted regulatory plan**. Therefore, this criterion does not apply.

6-6(I)(3)(g)

If a cumulative impact analysis is required in the Railroad and Spur Small Area, the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Applicant Response:
The subject property is **not located within the Railroad and Spur Small Area**, and no cumulative impact analysis is required. Nonetheless, the project proactively incorporates mitigation for potential site and area impacts through compliance with the approved IIA, the IDO's open space and lighting standards, and integration with existing roadway and trail systems.

The development will not create adverse impacts on water quality, traffic, or neighborhood character, and will deliver significant **civic benefits** including expanded housing opportunities, new public infrastructure, and improved trail connectivity to the Volcano Mesa Major Public Open Space.

6-6(I)(3)(h)

If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

Applicant Response:
A **full photometric analysis** has been completed for the **Paseo & Kimmick Residential Development**, demonstrating compliance with the **lighting performance standards of IDO.** The analysis confirms that all proposed exterior lighting is properly shielded, directed downward, and designed so that **no measurable light trespass or illumination extends beyond the property boundaries**, including along the edges adjacent to **Major Public Open Space (MPOS)**.

Key findings from the photometric study include:

- **Zero foot-candles at property lines:** Lighting levels taper to 0.0 fc at all perimeter boundaries, ensuring no light spillover onto adjacent MPOS or residential parcels.
- **Full cutoff, fully shielded fixtures:** All luminaires meet IES "Full Cutoff" criteria, eliminating glare and uplight.
- **Height and spacing compliance:** Fixture heights are limited to **16 feet within 100 feet of MPOS** and **20 feet maximum elsewhere**, consistent with **§14-16-5-8(D)(2)**.
- **Color temperature:** All lighting fixtures utilize **3000K warm-white LED sources**, minimizing blue-spectrum emissions that affect night-sky visibility.
- **Automatic controls:** Timers and photocells ensure illumination levels are reduced or extinguished during non-operational hours, conserving energy and protecting dark-sky conditions.

The photometric results confirm that the site lighting **meets or exceeds all City performance standards**, will **not create glare or light pollution**, and provides adequate safety and visibility for residents while preserving the natural night environment adjacent to the Volcano Mesa escarpment.

Therefore, this criterion is **fully satisfied** — the project's lighting design is consistent with the IDO and demonstrates **no adverse impacts** on the surrounding area or Major Public Open Space.

VII. CONCLUSION

In every measurable way, this proposal **embodies the spirit and intent of the Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance**. It advances the City's strategic priorities for **housing production, sustainable growth, and environmental stewardship**, while maintaining the **highest standards of architectural quality and community sensitivity**. The **Paseo & Kimmick Residential Development** represents a thoughtful evolution of the Northwest Mesa area—one that leverages existing infrastructure, honors the surrounding landscape, and delivers lasting social and economic value to the community.

This is not just a compliant project—it is a **model of what responsible, forward-looking urban design can achieve**. The applicant respectfully requests the **Environmental Planning Commission's favorable consideration and approval** of this Site Plan – EPC to allow this important west-side housing initiative to move forward in full accordance with the City's vision for a sustainable and inclusive future.

This request is for **Site Plan – EPC approval** for the **Paseo & Kimmick Residential Development**, located at the southeast corner of **Paseo del Norte NW and Kimmick Drive NW** within the **Volcano Mesa** area of the City of Albuquerque. The project site comprises approximately **9.56 acres (proposed Tract 1-B, Block 2)** and is zoned **MX-L (Mixed-Use – Low Intensity)**, which allows **multifamily residential use permissively** under the **Integrated Development Ordinance (IDO)**.

The proposed **238-unit multifamily community** has been carefully designed to activate an undeveloped parcel at the City's western edge and transform it into a **vibrant, connected, and environmentally sensitive residential neighborhood**. The Site Plan replaces prior approvals that have since expired or been withdrawn

and establishes a new, **IDO-compliant design framework** that aligns with the **Albuquerque/Bernalillo County Comprehensive Plan**, the **Development Process Manual (DPM)**, and all applicable City regulations.

The proposal contributes to the City's long-term vision for the West Side as a balanced, sustainable community by:

- Providing **new market-rate housing** in an **Area of Change** designated for growth and infill;
- Extending **infrastructure and public improvements** in accordance with the approved **Infrastructure Improvements Agreement (IIA)** reviewed and approved by **City Legal**;
- Establishing **trail connections and pedestrian networks** that integrate with the **Volcano Mesa open space system**; and
- Demonstrating **high-quality architecture and site design** that enhance neighborhood identity and compatibility.

This application represents a **new Site Plan – EPC** under the current IDO, independent from any prior approvals, and reflects the City's commitment to **context-sensitive growth, environmental stewardship, and community connectivity**.

We respectfully request the **Environmental Planning Commission's approval** of this Site Plan – EPC to allow the **Kimmick & Rosa Parks Residential Development** to move forward. This project represents a significant investment in the West Side's future — one that balances housing opportunity with preservation of Albuquerque's unique landscape and open space character, advancing the City's long-range goals for **sustainable, livable, and well-designed growth**.

Sincerely,

Angela M. Piarowski

Angela Piarowski
CEO & Managing Partner
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

D) STAFF INFORMATION

PROJECT MEMO

DATE: November 19, 2025

TO: Angela Piarowski, CEO/President
Modulus Architects & Land Use Planning

FROM: William Steele, Senior Planner
Megan Jones, Principal Planner
City of Albuquerque Planning Department

EMAIL: wsteele@cabq.gov & mdjonees@cabq.gov

RE: PR-2022-007712, SP-2025-00093- Site Plan-EPC_Paseo & Kimmick

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We have completed a preliminary review of the proposed Site Plan ~~Zone Map Amendment (Zone Change)~~. I would like to discuss the justification letter and project. I am available to answer questions about the process and requirements moving forward. Please provide the following:

⇒ Revised Justification letter (electronic) by:
12 PM on Monday, November 25, 2025

⇒ Revised Site Plan Drawings (electronic & 24x36 hard copy) by:
12 PM on Tuesday, November 26, 2025
Note: If you have difficulty with this deadline, please let me know.

1. INTRODUCTION:

   A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you immediately.

   B. This is what we have for the legal description/what will be posted for the legal ad:

      - all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26), containing approximately 10-acres at the intersection of Kimmick Dr. and Rosa Parks Rd., just south of Paseo Blvd. NW (unaddressed).
      - Please confirm the legal description is correct.

   C. It is my understanding that this is a request for:

      - a Site Plan-EPC for a new 238-unit Multi-family Residential development.
      - The EPC is reviewing this request because the 10-acre subject site is adjacent to Major Public Open Space (MPOS) zoned NR-PO-B to the SE of the Subject Site [IDO §14-16-6-6(I)(1)(a)]
      - The proposed site plan was initially reviewed and Approved by the DRB (Development Review Board) and signed off by the DFT (Development Facilitation Team) in March 2024, which was appealed to the NM Court of Appeals. The Court determined that the subject site is adjacent to MPOS, requiring EPC review and decision, rather than the DFT. The applicant withdrew the original Site Plan, and resubmitted under the current IDO for EPC review.

i. Can you please clarify if there are any platting actions or easements/vacations that were approved prior to the litigation that might affect this site plan moving forward?

2. PROCESS:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar:
The EPC public hearing is on **Thursday December 18, 2025**.
Final staff reports will be available one week prior, on **December 9, 2025**.

D. Agency comments will be distributed around **December 3, 2025**. I will email you a copy of the comments and forward any late ones to you.

3. NOTIFICATION & NEIGHBORHOOD ISSUES:

Notification requirements for a Zone Change are explained in Section 14-16-6-4(J), Public Notice. The required notification consists of: i) an emailed letter to neighborhood representatives indicated by the ONC, ii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iii) yellow sign posting.

A. It appears that the applicant has provided notice of the application to all adjacent property owners via certified mail and email to neighborhood representatives as required by the IDO.

B. Thank you for providing photos of the certified mail receipts and a list of the neighbors within a 100' buffer.

C. The project letter states that the applicant and agent have held 5 community meetings with the WSCONA regarding the request.

- Can you tell us more about these meetings? Have you received any comments of support or opposition since?
- What has the applicant done to mitigate opposition?

D. Thank you for the sign posting agreement

E. Please submit photos of the posted signs on or before **December 3, 2025**

F. Please let me know if you receive any additional comments. If you do, these will be included in our staff report.

G. Please proved the approved Infrastructure Improvement Agreement (IIA).

4. JUSTIFICATION LETTER

I. Project Introduction and Request

- Last paragraph first page of Introduction: This proposal overwhelmingly advances the goals and policies of the City's Housing Forward Initiative, and the State of New Mexico's pro-housing and smart growth objectives. These goals and objectives are not mentioned in the letter and may be omitted to prevent confusion.

II. Background

- The Site Plan for the proposed multi-family residential development was actually approved by the Development Review Board (DRB) in November, 2022 as a Site Plan - DRB rather than by DFT staff (it received final sign-off in March, 2024). Please update.

III. Project and Site Context

- Please change the project location to the intersection of Kimmick Dr. and Rosa Parks Rd., just south of Paseo Blvd. NW.
- Second Paragraph pg 4 - How is the project's design intentionally balancing urban livability with environmental sensitivity, in direct response to §14-16-5-2(C) (Sensitive Lands Site Analysis)? A Sensitive Land Analysis is not required for being adjacent to open space and one was not provided. Only items listed in 5-2(C)(2) trigger a Sensitive Land Analysis. Please remove since this is not applicable to the request.
- Fourth Paragraph – pg 4.
  The site is not subject to the Volcano Protection Overlay Zone, Sub-Area 2. This area was misidentified.
    - The site lies within the Volcano Heights Urban Area
    - The site lies within the Volcano Mesa Character Protection Overlay Zone (CPO-13)
    - The subject site is within the Northwest Mesa Escarpment – VPO-2 and not the Volcano Protection Overlay Zone, Sub-Area 2.
- Please respond to the following which was not addressed from section IDO-14-16-3-6(E):
    - 3-6(E)(7) Roof-mounted Equipment: No exposed roof-mounted heating, ventilation, and air conditioning equipment shall be allowed. Any such equipment shall be fully screened from view from the nearest public streets and from the escarpment.
- To stay consistent with the IDO and Comp Plan, please rename "Volcano Mesa escarpment" to "Volcano Mesa" or include the Northwest Mesa Escarpment, i.e., Volcano Mesa and Northwest Mesa Escarpment.

Project Description and Purpose

- "The project features enhanced open space, pedestrian connectivity, and transitional buffering to the adjacent Major Public Open Space, as required by IDO §~~**14-16-5-2(C) (Sensitive Lands Site Analysis)** and~~ §14-16-5-2(D) (Major Public Open Space Edge Standards)."
- A Sensitive Land Analysis is not required for being adjacent to open space and one provided. Only items listed in 5-2(C)(2) trigger a Sensitive Land Analysis.
- Incorrect section refenced IDO§14-16-5-2(D)Major Public Open Space Edge Standards. The correct section is 5-2(J) Major Public Open Space Edges, specifically, 5-2(J)(1) Lots within 330 Feet of Major Public Open Space and Lots Adjacent to Major Public Open Space 5-2(J)(2).

IV. Major Public Open Space Edge Compliance

- Incorrect section refenced IDO§14-16-5-2(D) Major Public Open Space Edge Standards. The correct section is 5-2(J) Major Public Open Space Edges.
- Incorrect section refenced IDO§14-16-5-2(D)(1) should be 5-2(J)(1) Lots within 330 Feet of Major Public Open Space

2. *Building Placement and Orientation* IDO§14-16-5-2(D)(2) reference should be Major Public Open Space Edges 5-2(J).
3. *Grading Drainage and Erosion Control* IDO§14-16-5-2(D)(3) – Incorrect section referenced. Please correct.
4. *Fencing and Edge Treatment* IDO§14-16-5-2(D)(4) – Incorrect section referenced. Please correct.
5. *Lighting Standards* IDO§14-16-5-2(D)(5) – Incorrect section referenced. Please correct.
6. *Landscape Transition and Buffering* IDO§14-16-5-2(D)(6) – Incorrect section referenced. Please correct.
7. *View Protection and Visual Integration* IDO§14-16-5-2(D)(7) – Incorrect section referenced. Please correct.

V. Neighborhood Interaction
   - Do you have a summary of the meetings and dates? Or meeting notes that you would like included in the record? See the section NOTIFICATION & NEIGHBORHOOD ISSUES above.

VI. IDO 14-16-6-6(I)(3) Review and Decision Criteria for a Site Plan-EPC

Goals and Policies – Approximately 53 Goals, Policies and Sub-Policies, were chosen and responded to by the applicant.

- Goals such as Goal 4.1, 5.1, 5.2, 5.3,6.1,6.2,7.1,7.2, 7.3, 8.1,8.2, 9.1, 9.2, 9.3, 11.3, etc., were not responded to but their policies were. Please respond to the overarching Goal since it is from where the policy originates.
- **Consider** choosing the most relevant 2 or 3 Goals and Policies from the chapters identified and responded.
  - Please make sure the applicant's responses expresses "how" the development will meet each goal and policy.

- 6-6(I)(3)(d) The IIA provisions are listed. **(Please submit the approved IIA for the record).**
- 6-6(I)(3)(h) – Can you please provide the photometric analysis showing it is in compliance with the lighting standards of 14-16-5-8 Outdoor and Site Lighting.
  - IDO 14-16-5-2(E) is the incorrect reference.

5. SITE PLAN DRAWINGS:

SITE PLAN SHEET SDP 1.1:

- Add land use under project data
- Update legal description
- Keyed notes missing: 3, 8, 40 (with trash compactor)
- 13 is only moted on Rosa Parks Rd
- 22. Potential water harvesting area. Why potential?
- Keyed note 34 is worded odd and the placement of the sidewalk is on the outside of the parking spaces??
- Keyes note 39 is floating
- Parking calculations are off from what is provided on the Site plan. The site plan notes total 328 spaces and there are 339 off street spaces required. Please update us on the total provided.

    - Parking spaces are not adding up to what is provided under project data. Please recount and calculate. Where does the number 343 come from in the calculation for EV spaces?
    - Are you using EV parking credits under 5-5(C)(6)? If so, please add a note.
- Dimensional standards:

  The dimensions reflect the requirements, but please show actual setback dimensions.

- Usable open space Calculations
- 5-8 OUTDOOR AND SITE LIGHTING: The site lighting is not identified on the site plan sheet nor labeled in the Sheet Keyed Notes.
- General Notes:
    - Add a note that states the site plan is in compliance with 5-2(J) MPOS edges
- Legend: Add dashed "offset lines" to the legend
- Why is the sanitary sewer lines and water lines on this drawing? Please place them on the utility drawing to help declutter this drawing.

DETAILS:

- Please provide a detail of the community gathering area and include a blow up on the landscape plan
- Please provide details of keyed notes 14 & 15 of the steel picket fence and security gate

LANDSCAPE PLAN SHEET LS 100:

- LANDSCAPING PLAN NEEDS TO BE UPDATED AND REPLACED WITH THE CURRENT PLAN SET THAT WAS SUBMITTED 1/4/2025. THE LANDSCAPE PLAN PROVIDED IS FROM 9/30/2022. THE CALCULATIONS DON'T ADD UP AND CONFIGURATION IS DIFFERENT. FOR EXAMPLE, THERE IS A TRASH ENCLOSURE WHERE THE COMMUNITY GATHERING SPACE SHOULD BE.

GRADING & DRAINAGE PLAN:

- Will grading and drainage remain the same as the 2022 preliminary approval?

UTILITY PLAN:

- This is from 2023. Is there an updated plan?

ELEVATION SHEETS:

- Sheet SDP 5.1 3-6(E)(5) left out of general notes in reference to lrv standards
- a note needs to be added to IDO compliance for 3-6(E) VPO-2.
- Shade structure on detail sheet/elevations

PROJECT MEMO
Second Memo

DATE: December 1, 2025

TO: Angela Piarowski, CEO/President
Modulus Architects & Land Use Planning

FROM: William Steele, Senior Planner
Megan Jones, Principal Planner
City of Albuquerque Planning Department

EMAIL: wsteele@cabq.gov & mdjonees@cabq.gov

RE: PR-2022-007712, SP-2025-00093- Site Plan-EPC_Paseo & Kimmick

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We have completed our re-review of the revised proposed Site Plan drawings. We are available to answer questions about the process and requirements moving forward. Please provide the following:

⇒ Planning Staff received the Revised Justification Letter and additional infrastructure documents today. Thank you for this information. We will review it and notify you if there are any comments or questions.

⇒ Revised Site Plan Drawings - See Site Plan Drawings Section Below (electronic & 24x36 hard copy) by: **9am on Wednesday, December 3rd, 2025. This is the deadline for All Written Materials from applicants.**
Note: If you have difficulty with this deadline, please let us know.

1. Upon Re-review of the revised Site Plan Drawings, we noted the following items that still need addressing.

SITE PLAN SHEET SDP 1.1:

- Keyed note missing: 3
- 22. Potential water harvesting area. Why potential? – "Refer to Civil"
- Parking calculations. The site plan notes total 339 off street spaces required.
  - ~~Are you using EV parking credits under 5-5(C)(6)? If so, please add a note.~~
- 5-8 OUTDOOR AND SITE LIGHTING: The site lighting such as light pole and bollards with sign are on the legend but are not on the site plan. Please show them on the site plan.
- Legend: Add dashed "offset lines" to the legend. The legend is cut off the sheet. Please move the entire legend on the sheet.

DETAILS:

- Please provide a detail of the community gathering area and include a blow up on the landscape plan.
- Please provide details of keyed notes 14 & 15 of the steel picket fence and security gate.

LANDSCAPE PLAN SHEET LS 100:

- LANDSCAPING PLAN NEEDS TO BE UPDATED AND REPLACED WITH THE CURRENT PLAN SET THAT WAS SUBMITTED 10/25/2025.
- Show typical dimension distance between street trees.
- Please add a general note stating that landscaping is pursuant to IDO 5-6 Landscaping Buffering and Screening.
- ABQ Plant Pallet. Please replace with a different approved Elm: documents.cabq.gov/planning/UDD/Official Albuquerque Plant Palette and Sizing List-2018-07-03.pdf
- Irrigation note: Please add statement about automatic timers pursuant to IDO 5-6(C)(14)(c).
- Parking Lot landscaping: Please add SF of planting beds in the parking lot.
- Pursuant to IDO 5-6(C)(4)(i) "All vegetation shall comply with Article 9-12 and Parts 6-1-1 and 6-6-2 of ROA 1994 (Pollen Control, Water Conservation Landscaping and Water Waste, and Street Trees) and Section 4 of the Albuquerque Bernalillo County Water Authority (ABCWUA) Legislation and Ordinances (Water Waste Reduction Ordinance) as applicable."

GRADING & DRAINAGE PLAN:

- Will grading and drainage remain the same as the 2022 preliminary approval?

UTILITY PLAN:

- This is from 2023. Is there an updated plan?

ELEVATION SHEETS:

- Please add not stating compliance to IDO compliance for 3-6(E) VPO-2.
- Please add a shade structure on detail sheet/elevations

E) PUBLIC NOTICE

Regina Okoye

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Friday, October 31, 2025 1:13 PM
To: Regina Okoye
Subject: 99999 PASEO DEL NORTE NW _Public Notice Inquiry Sheet Submission
Attachments: IDOZoneAtlasPage_C-11-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	Association Email	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Paradise Hills Civic Association	phcassoc@gmail.com	Elizabeth	Haley	elizabethkayhaley@gmail.com	6005 Chaparral Circle NW	Albuquerque	NM	87114	5054074381	
Paradise Hills Civic Association	phcassoc@gmail.com	Kym	Fleck	kym.fleck@gmail.com	10216 La Paz Dr NW	Albuquerque	NM	87114		5052708886
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Rene	Horvath	aboard111@gmail.com	5515 Palomino Drive NW	Albuquerque	NM	87120	5059852391	5058982114
Westside Coalition of Neighborhood Associations	wescona0@gmail.com	Jane	Baechle	jane.baechle@gmail.com	7021 Lamar Avenue NW	Albuquerque	NM	87120		5054006516

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. https://www.cabq.gov/planning/urban-design-development/public-notice.
- The Checklist you need for notifying neighborhood associations can be found here: https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice
- The Administrative Decision form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table

Thank you,

Suzie

Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Friday, October 31, 2025 9:54 AM
To: Office of Neighborhood Coordination <rokoye@modulusarchitects.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Environmental Planning Commission
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Regina Okoye
Telephone Number
5052677686
Email Address
rokoye@modulusarchitects.com
Company Name
MODULUS ARCHITECTS & LAND USE PLANNING, INC.
Company Address
8220 San Pedro NE, Suite 520 (Paseo Nuevo Building)
City
Albuquerque
State
NM
ZIP
87113
Subject Site Information
Legal description of the subject site for this project:
UPC: 101106403611930101 Owner: JUBILEE DEVELOPMENTS LLC Owner Address: 9700 SAND VERBENA TRL NE ALBUQUERQUE NM 87122-3667 Situs Address: ROSA PARKS RD NW ALBUQUERQUE NM 87120 Legal Description: TR 1-B PLAT OF TRACTS 1-A AND 1-B, BLOCK 2 VOLCANO CLIFFSSUBDIVISION, UNIT 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26) Acres: 9.5477 Tax Year: 2025 UPC: 101106403616430102 Owner: JUBILEE DEVELOPMENTS LLC Owner Address: 4590 PARADISE BLVD NW ALBUQUERQUE NM 87114-4105 Situs Address: PASEO DEL NORTE NW ALBUQUERQUE NM 87120 Legal Description: TR 1-A PLAT OF TRACTS 1-A AND 1-B, BLOCK 2 VOLCANO CLIFFSSUBDIVISION, UNIT 26 (A REPLAT OF TRACT 1, BLOCK 2 ANDLOT 5, BLOCK 6 VOLCANO CLIFFS SUBDIVISION, UNIT 26) Acres: 8.2545 Tax Year: 2025
Physical address of subject site:
99999 PASEO DEL NORTE NW &
Subject site cross streets:
99999 PASEO DEL NORTE NW & 99999 ROSA PARKS RD NW
Other subject site identifiers:
Southwest corner of Paseo del Norte & Kimmick
This site is located on the following zone atlas page:
C-11-Z
Link for map
Captcha

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice.** This notice is being provided to *(mark as relevant)*:

- [x] Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- [x] Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 99999 Paseo del Norte NW and 99999 Rosa Parks Rd NW
   Location Description Southwest corner of Paseo del Norte NW & Kimmick Dr NW
2. Property Owner* JUBILEE DEVELOPMENTS LLC
3. Agent/Applicant* *[if applicable]* JUBILEE DEVELOPMENTS LLC (applicant)/ Modulus Architects & Land Use Planning, Inc. (agent)
4. Application Type(s)[2]* per IDO Table 6-1-1
   - [x] Site Plan – EPC
   - [ ] Subdivision _____ (Minor or Major or Bulk Land)
   - [ ] Vacation _____ (Easement/Private Way or Public Right-of-way)
   - [ ] Variance – EPC
   - [ ] Waiver _____(DHO or Wireless Telecommunication Facility)
   - [ ] Other: _____

   Summary of project/request[3]*:
   Ground up development of a multi-family development. It will consist of 1, 2 and 3 bedroom units.
5. This application will be decided at a public meeting or hearing by*:
   - ( ) Development Hearing Officer (DHO)
   - ( ) Landmarks Commission (LC)
   - (•) Environmental Planning Commission (EPC)

[1] If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.
[2] Applications for the Zoning Hearing Examiner require a public notice form available here: https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner. Otherwise, mark all that apply.
[3] Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: December 18, 2025 @ 8:40am

Location*[4]: VIA ZOOM

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: (505) 338.1499 ext. 1000

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page:_____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] C-11-Z

2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

   [Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. ***For Site Plan Applications only****, attach site plan showing, at a minimum:

   ☑ a. Location of proposed buildings and landscape areas.*
   ☑ b. Access and circulation for vehicles and pedestrians.*
   ☑ c. Maximum height of any proposed structures, with building elevations.*
   ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   ☑ e. **For non-residential development***:
      ☑ Total gross floor area of proposed project.
      ☑ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* _____
2. IDO Zone District MX-L
3. Overlay Zone(s) *[if applicable]* CPO-13 and VPO-2
4. Center or Corridor Area *[if applicable]* Paseo del Norte - Premium Transit/ Commuter

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

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): https://ido.abc-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

ONE ALBUQUERQUE planning

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico. Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

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

PART I - PROCESS	
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: Site Plan - EPC	
Decision-making Body: Environmental Planning Commission (EPC)	
Pre-Application meeting required:	○ Yes ◉ No
Neighborhood meeting required:	○ Yes ◉ No
Mailed Notice required:	◉ Yes ○ No
Electronic Mail required:	◉ Yes ○ No
Is this a Site Plan Application:	◉ Yes ○ No ***Note**: if yes, see second page*
PART II – DETAILS OF REQUEST	
Address of property listed in application: 99999 Paseo del Norte NW and 99999 Rosa Parks Rd NW	
Name of property owner: JUBILEE DEVELOPMENTS LLC	
Name of applicant: JUBILEE DEVELOPMENTS LLC (applicant)/ Modulus Architects & Land Use Planning, Inc. (agent)	
Date, time, and place of public meeting or hearing, if applicable:	
VIA ZOOM, December 18, 2025 @ 8:40am	
Address, phone number, or website for additional information:	
Angela M. Piarowski, CEO/Principal, (505) 338.1499 ext. 1000, awilliamson@modulusarchitects.com	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
☐ Zone Atlas page indicating subject property.	
☑ Drawings, elevations, or other illustrations of this request.	
☐ Summary of pre-submittal neighborhood meeting, if applicable.	
☑ Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: **PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO IDO §14-16-6-4(K).** **PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.**	

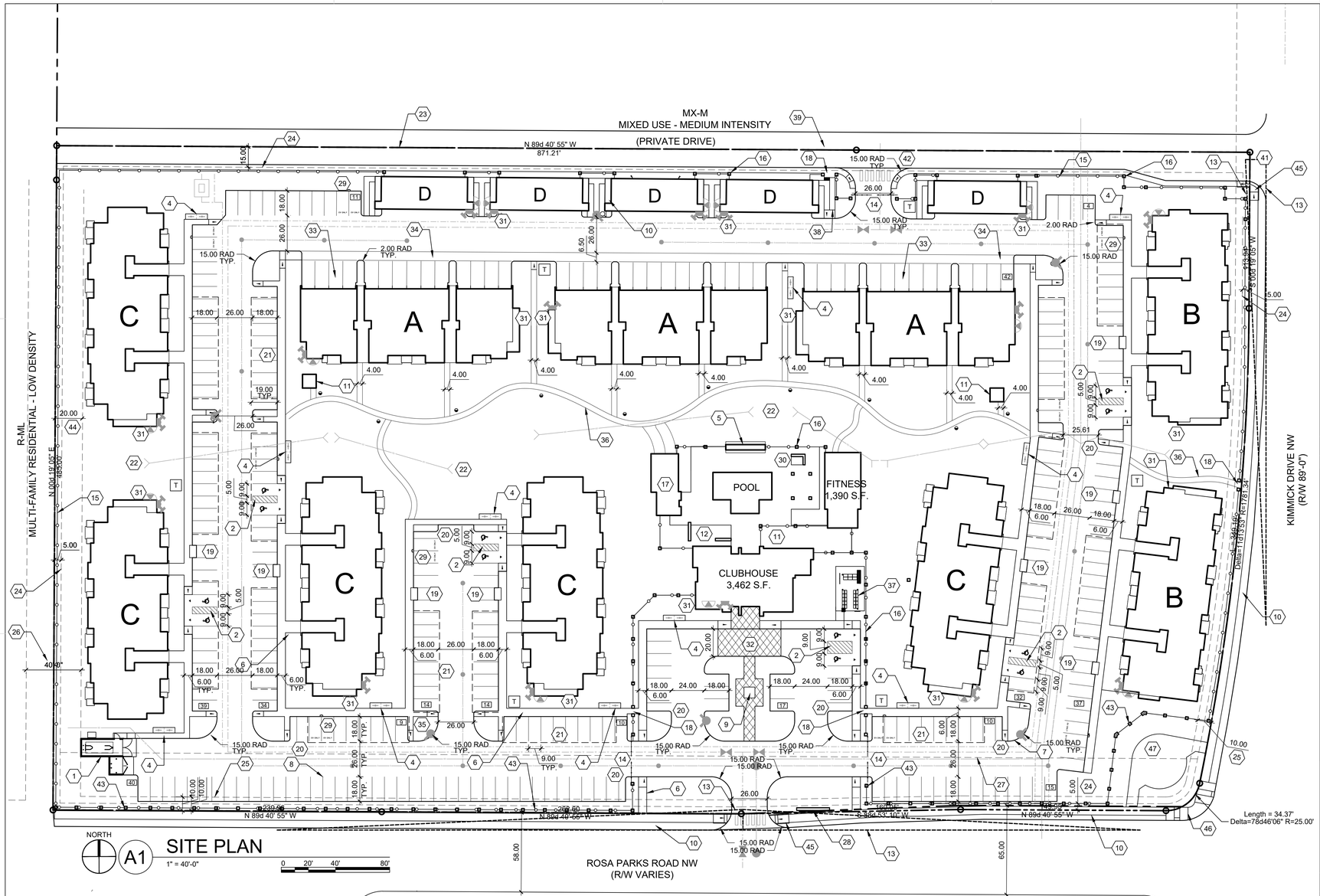
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Regina O'Koye _____ (Applicant signature) 11/5/25 _____ (Date)

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

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

PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN & LC APPLICATIONS ONLY
Provide a site plan that shows, at a minimum, the following:
☑ a. Location of proposed buildings and landscape areas.
☑ b. Access and circulation for vehicles and pedestrians.
☑ c. Maximum height of any proposed structures, with building elevations.
☐ d. For residential development: Maximum number of proposed dwelling units.
☐ e. For non-residential development: ☑ Total gross floor area of proposed project. ☑ Gross floor area for each proposed use.



NORTH

A1 SITE PLAN

1" = 40'-0"

0 20' 40' 80'

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.
D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
E. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
F. 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.
G. ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS.
H. LIGHT POLES FOR SITE LIGHTING WILL NOT EXCEED THE MAXIMUM HEIGHT ALLOWED OF 20' OR 16' IF LOCATED WITHIN 100' OF A RESIDENTIAL ZONE. REF: D5/SDP-1.3

UNIT DATA

UNIT TYPE	HEATED AREA	QUANTITY	TOTAL AREA
1-BEDROOM			
1A	788 SF	54	42,552 SF
1B	719	46	33,074 SF
1C	772	4	3,088 SF
1D	788	16	12,608 SF
2-BEDROOM			
2A	968	54	52,272 SF
2B	1,069	24	25,656 SF
2C	956	8	7,648 SF
2D	1,092	6	6,552 SF
3-BEDROOM			
3A	1,203	26	31,278 SF
	TOTAL	238	214,728 SF

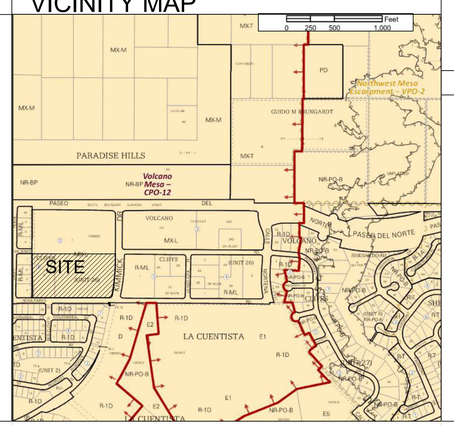
SHEET KEYED NOTES

1. TRASH COMPACTOR/RECYCLE BIN ENCLOSURE WITH GATE, REF: C1/SDP1.2 AND D4/SDP1.2
2. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
3. ACCESSIBLE RAMP, REF: D5/SDP1.2
4. 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: B5/SDP1.2
5. SHADE STRUCTURE
6. 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
7. CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
8. PARKING STRIPING 4" WIDE, COLOR WHITE
9. WATER FOUNTAIN
10. FEATURE 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
11. COVERED OUTDOOR GRILLING AREA
12. OUTDOOR SEATING AREA
13. 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.
14. VEHICULAR PAINTED STEEL PICKET SECURITY GATE
15. PERIMETER PAINTED STEEL PICKET FENCE
16. DECORATIVE FENCE
17. POOL EQUIPMENT/PET CARE STATION/RESTROOMS
18. SECURED PEDESTRIAN GATE
19. COMPACT PARKING SPACE WITH SIGNAGE
20. MOTORCYCLE PARKING SPACE WITH SIGNAGE
21. CARPORT WITH SHIELDED LIGHTING INDICATED BY DASHED LINES, TYPICAL
22. POTENTIAL LANDSCAPED WATER HARVESTING AREA - REFER TO CIVIL
23. EV CAPABLE PARKING SPACE
24. BUILDING SETBACK
25. UTILITY EASEMENT
26. DRAINAGE AND UTILITY EASEMENT

SHEET KEYED NOTES

27. 100 FOOT OFFSET FROM THE SINGLE FAMILY PROPERTY LINE SOUTH OF ROSA PARKS
28. ILLUMINATED MONUMENT SIGN WITH PROJECT NAME AND ADDRESS
29. TANDEM ELECTRIC VEHICLE CHARGING STATION
30. SPA
31. FIRE DEPARTMENT CONNECTION
32. PATTERNED CONCRETE
33. TANDEM PARKING SPACE IN FRONT OF GARAGE SPACE
34. STRIPED 6 WIDE FOOT SIDEWALK WITH 'NO PARKING' SIGNAGE
35. 4 FOOT WIDE CONCRETE SIDEWALK
36. 4 FOOT WIDE ACCESSIBLE PATH
37. MAIL CENTER, RE: A1/SDP-1.3
38. ACCESSIBLE RAMP
39. PEDESTRIAN CONNECTION TO RETAIL
40. RECYCLE BIN ENCLOSURE WITH GATE, REF: D4/SDP1.2
41. FULL ACCESS DRIVEWAY
42. DRIVEWAY IS EXIT ONLY
43. SCREEN WALL/FENCE, SEE D3/SDP-1.2
44. 20' LANDSCAPE BUFFER
45. CURB RAMP PER CITY STANDARD DETAIL 2443
46. CURB RAMP PER CITY STANDARD DETAIL 2444
47. COMMUNITY GATHERING SPACE

VICINITY MAP



PROJECT DATA

ZONING:
IDO - MIXED-USE - LOW INTENSITY ZONE DISTRICT (MX-L)

LEGAL DESCRIPTION: TRACT 1, BLOCK 2 AND LOT 5, BLOCK 6, UNIT 26 VOLCANO CLIFFS SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO
SITE AREA: 9.56 ACRES
ZONE ATLAS: C-11-Z
SETBACKS: FRONT= 5' MIN, SIDE = 5', INTERIOR= 0', REAR= 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 37'-8" MAXIMUM
SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VB
PARKING CALCULATIONS: (TABLE 5-5-1)
1 BR = 1.2 SPACES PER: 120 X 1.2 = 144 SPACES
2 BR = 1.6 SPACES PER: 92 X 1.6 = 148 SPACES
3 BR = 1.8 SPACES PER: 26 X 1.8 = 47 SPACES
TOTAL PARKING REQUIRED = 339 SPACES

ELECTRIC VEHICLE (IDO SECTION 5-5(C)(9):
EV CHARGING STATIONS REQUIRED: 5% X 343 = 17 SPACES (18 SPACES PROVIDED)
EV CAPABLE REQUIRED: 25% X 343 = 85 SPACES (86 SPACES PROVIDED)

SURFACE SPACES = 163
COVERED SPACES = 129
GARAGE SPACES = 72
TANDEM SPACES = 42
PROVIDED PARKING = 406 TOTAL SPACES

ADA PARKING REQUIRED (NMAC TABLE 1106.2):
339 SPACES = 12 ADA SPACES REQUIRED INCLUDING 2 VAN
ADA PARKING PROVIDED = 12 SPACES INCLUDING 2 VAN

MOTORCYCLE PARKING REQUIRED (IDO TABLE 5-5-4):
301-500 REQUIRED OFF-STREET PARKING SPACES
REQUIRED = 6 SPACES
PROVIDED = 7 SPACES

BICYCLE PARKING REQUIRED
406 X 0.10 = 41 SPACES
BICYCLE PARKING PROVIDED 44 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 120 UNITS = 27,000 SF
2 BD: 285 SF PER UNIT
285 SF x 92 UNITS = 26,220 SF
3 BD: 350 SF PER UNIT
350 SF x 26 UNITS = 9,100 SF
TOTAL 62,320 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 180,622 SF

LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- T — 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.
- LIGHT POLE, REF: D5/SDP-1.3
- BOLLARD PATH LIGHT
- 6" BOLLARD WITH SIGN
- XX — PARKING COUNT

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick
ALBUQUERQUE, NM

REVISIONS

DRAWN BY

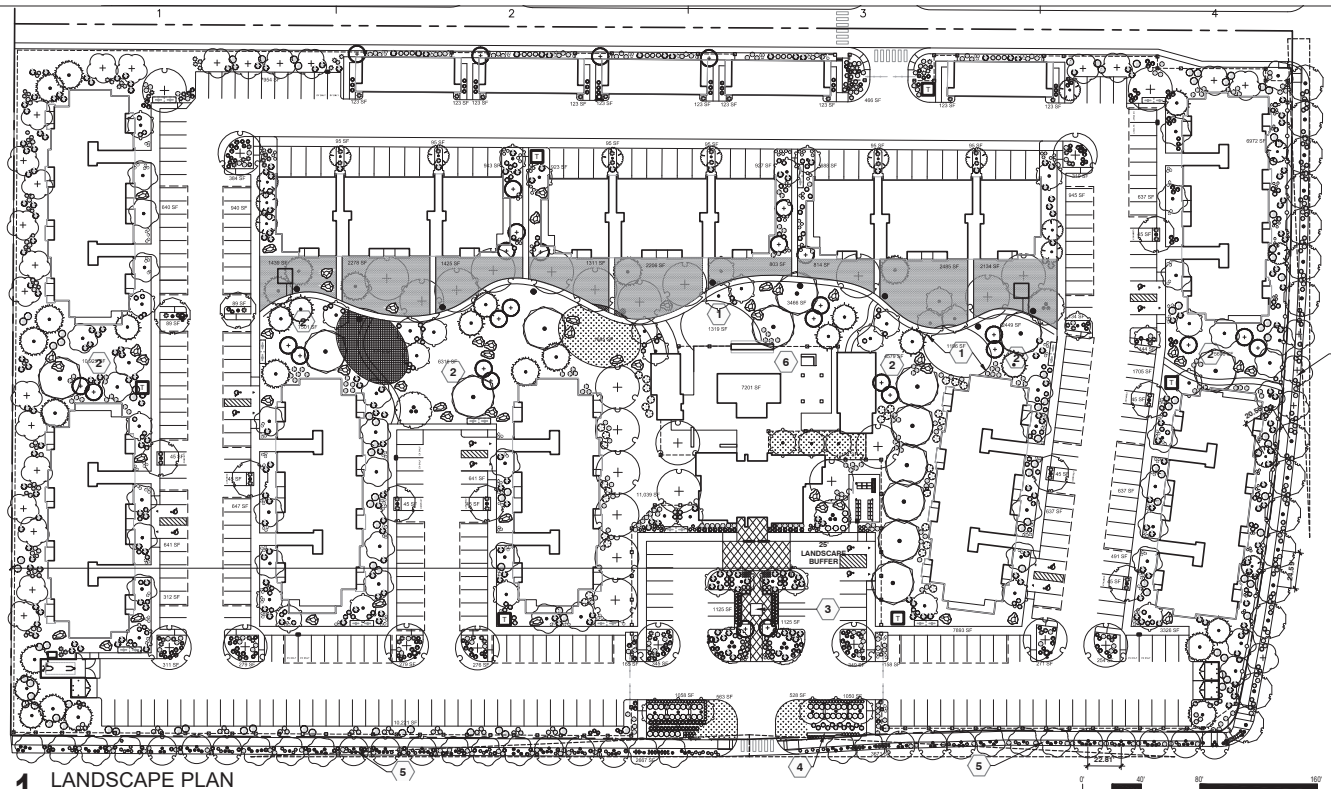
REVIEWED BY

DATE 11/4/2025

PROJECT NO. 22-0033

DRAWING NAME
SITE DEVELOPMENT PLAN

SHEET NO.
SDP-1.1



1 LANDSCAPE PLAN

1" = 40'-0"

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	Acer grandidentatum `JFS-NuMex 3` Mesa Glow® Bigtooth Maple	2.5" Cal.	25` x 18`
	Acer negundo 'Sensation' Sensation Box Elder	2.5" Cal. B&B	40` x 30`
	Cercis canadensis texensis Texas Redbud	2.5" Cal. B&B	15` x 12`
	Chilopsis linearis 'Art's Seedless' Art's Seedless Desert Willow	24" Box	20` x 25`
	Forestiera neomexicana New Mexico Privet	15 gal.	15` x 15`
	Pinus nigra Austrian Pine	6` HT. B&B	35` x 25`
	Prosopis glandulosa 'Maverick' TM Maverick Thornless Honey Mesquite	24" Box	25` x 30`
	Quercus fusiformis Texas Live Oak	2.5" Cal.	25` x 30`
	Quercus muehlenbergii Chinkapin Oak	2.5" Cal. B&B	40` x 40`
	Quercus shumardii Shumard Oak	2.5" Cal. B&B	60` x 40`
	Quercus x 'Crimschmidt' TM Crimson Spire Oak	2.5" Cal. B&B	40` x 15`

SHRUBS	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	Achillea filipendulina `Coronation Gold` Coronation Gold Fernleaf Yarrow	1 gal.	3` x 2`
	Buddleja davidii 'White Profusion' White Profusion Butterfly Bush	15 gal.	5` x 5`
	Callirhoe involucrata Purple Poppymallow	1 gal.	1` x 2`
	Cistus x purpureus Orchid Rockrose	5 gal.	4` x 5`
	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Langman's Sage	5 gal.	5` x 5`
	Teucrium aroanium Creeping Germander	1 gal.	1` x 2`
	Teucrium chamaedrys Germander	1 gal.	1` x 2`
	Vauquelinia californica Arizona Rosewood	15 gal.	12` x 10`

DESERT ACCENTS	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	Dasylirion texanum Texas Sotol	5 gal.	5` x 5`
	Ephedra viridis Mormon Tea	1 gal.	5` x 5`
	Ericameria laricifolia 'Aguirre' TM Aguirre Turpentine Bush	1 gal.	3` x 4`

	Mahonia haematocarpa Red Barberry	5 gal.	1` x 1`
	Mirabilis multiflora Colorado Four O'Clock	5 gal.	2` x 5`
	Nolina microcarpa Sacahuista	1 gal.	5` x 6`
	Yucca elata Soaptree Yucca	1 gal.	2` x 2`

GRASSES	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	2` x 2`
	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.	2` x 1`
	Muhlenbergia rigens Deer Grass	1 gal.	4` x 4`

NATIVE SHRUBS	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
	Arctostaphylos x coloradensis 'Chieftain' Chieftain Mock Bearberry Manzanita	5 gal.	2` x 5`
	Cornus stolonifera Red Twig Dogwood	5 gal.	7` x 7`
	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	1 gal.	3` x 3`
	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	1 gal.	3` x 8`

GENERAL LANDSCAPE NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
8. PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.
9. PER IDO 5-3 (D) WALKWAYS AND SIDEWALKS ARE SHADED.

LANDSCAPE CALCULATIONS

SITE AREA (9.56 AC)	416,434 SF
BUILDING FOOTPRINT	- 85,572 SF
NET LOT	330,862 SF
REQUIRED/PROVIDED LANDSCAPE	82,716 SF (25%)/ 144,370 SF (43%)

COVERAGE

REQUIRED/PROVIDED VEGETATIVE COVER92,036 SF (75%) / 144,370 SF (430%)
REQUIRED/PROVIDED GROUND-LEVEL COVER 15,509 SF (25%) /41,108 SF (663%)

PARKING LOT TREES

PARKING LOT SPACES PROVIDED	298
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	30/295

PARKING LOT AREA

AT LEAST 10 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED. 15% OF THE PARKING LOT AREA CONTAINING MORE THAN 50 SPACES SHALL BE LANADSCAPED.

PARKING LOT AREA	129,538 SF
REQUIRED/PROVIDED PARKING LOT LANDSCAPE	19,431 SF (15%)/53,209 SF (41%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

STREET TREES

STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.
KIMMICK DRIVE NW FRONTAGE IS 477 LF.
KIMMICK DRIVE REQUIRED/PROVIDED STREET TREES: 19/19
ROSA PARKS RD NW FRONTAGE IS 846 LF
ROSA PARKS RD NW REQUIRED/PROVIDED STREET TREES: 34/34

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE 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 AREA.

SITE TREES

TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY SECOND FLOOR UNIT. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 68 FIRST FLOOR UNITS AND 90 SECOND FLOOR UNITS ARE PROVIDED.
158 SITE TREES ARE REQUIRED / 286 SITE TREES ARE PROVIDED

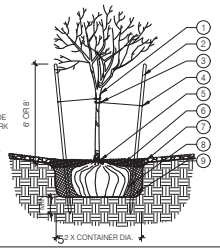
KEYED NOTES

SYMBOL	DESCRIPTION
1	PAVED GATHERING AREA
2	STORMWATER DETENTION AREA
3	SCULPTURAL WATER FEATURE
4	SIGNAGE
5	LANDSCAPE SWALE BETWEEN BOC AND SIDEWALK
6	POOL AND SPA AREA

BOULDERS, GRAVEL MULCH AND SURFACE TREATMENTS

56	SALVAGED BASALT LANDSCAPE BOULDER
2,975 SF	BLUEGRASS 'COOL SEASON' TURF
1,756 SF	DOG PARK- 4" DEPTH SHREDDED "BARK!"
12, 727 SF	NATIVE 'WARM SEASON' GRASS AND MEADOW SEEDING
119, 941 SF	4" DEPTH ROCK OR ORGANIC MULCH WITH FILTER FABRIC

1. STRESS POINT OF TREE
2. 8' OR 10' LODGEPOLE STAKES DRIVEN AT ANGLE (8' FOR MULTI OR CANOPY, 10' FOR TALL COLUMNAR)
3. 5/8" BLACK POLY TUBING, 12"-15" LONG MIN., NOTCH BACKSIDE OF POLY TUBING
4. #10 PLASTIC COATED GUYWIRE - (WRAP TWICE AROUND STAKE)
5. PLANT TREE ROOT COLLAR 1"-2" ABOVE FINISH GRADE
6. WATER RETENTION BASIN - 3" DEPTH SHREDDED BARK MULCH. THE WATER RETENTION BASIN SHALL BE TWICE THE PLANTING PIT DIAMETER. THE EDGES OF THE WATER RETENTION BASIN SHALL BE SMOOTHLY FORMED WITH NO OBTRUSIVE EDGES
7. 3" LAYER OF ROCK MULCH - SEE PLANTING PLAN
8. ROOTBALL WITH REMOVE ROPE AND BURLAP AFTER PLANTING
9. SPECIFIED PLANTING MIX - WATER AND TAMP TO REMOVE AIR POCKETS



CONSENSUS PLANNING
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com

DESCRIPTION

STATE OF NEW MEXICO
KENNETH A. ROMIG
#337
REGISTERED LANDSCAPE ARCHITECT
11-09-2023

PASEO AND KIMMICK
ALBUQUERQUE, NM
September 30, 2022

SUBMITTAL: SEPTEMBER 30, 2022

REVISIONS

NO.	DATE	DESCRIPTION

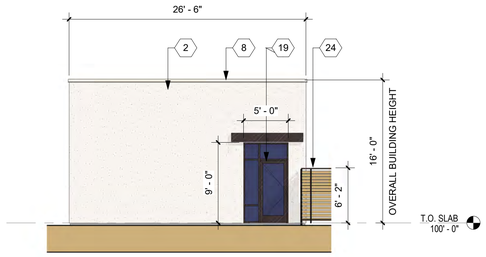
PROJECT NO: X
CAD DWG FILE:
DESIGNED BY: KR DATE: 9/30/22
DRAWN BY: KR DATE: 9/30/22
CHECKED BY: CG DATE: 9/30/22

SHEET TITLE

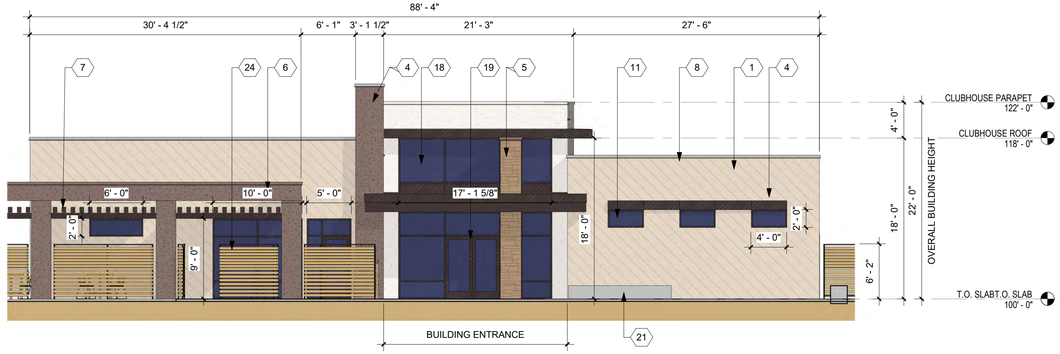
LANDSCAPE PLAN

DRAWING SHEET

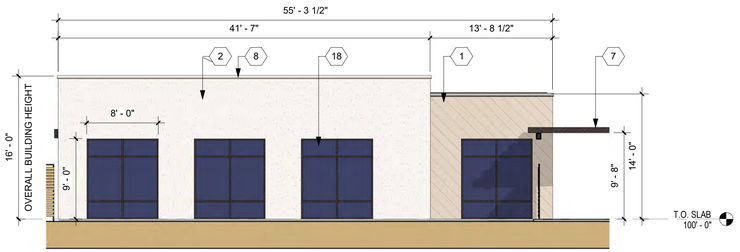
LS100



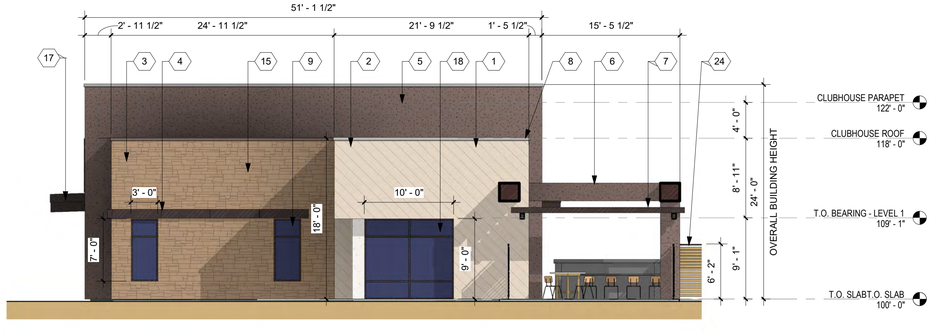
D1 FITNESS BUILDING - NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



D3 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



C1 FITNESS BUILDING - EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



B1 FITNESS BUILDING - WEST ELEVATION
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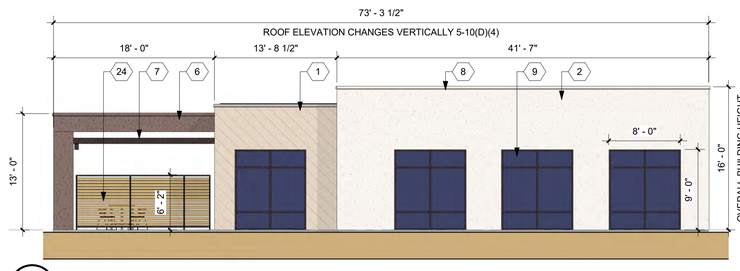

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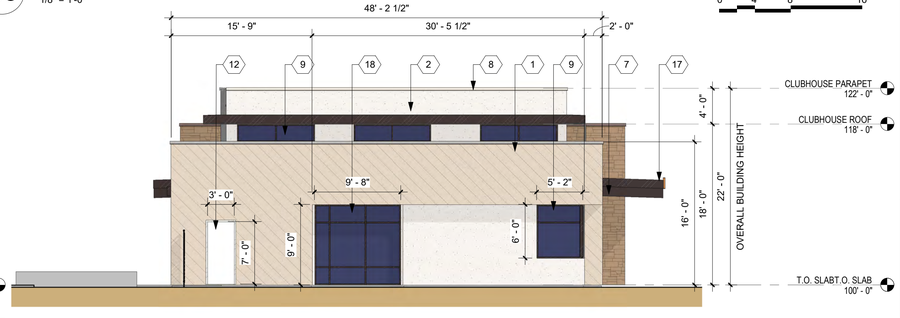

B3 CLUBHOUSE WEST ELEVATION
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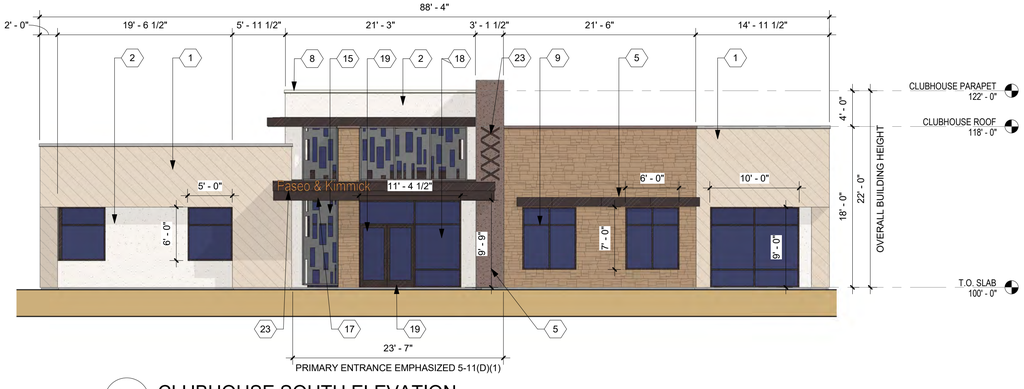
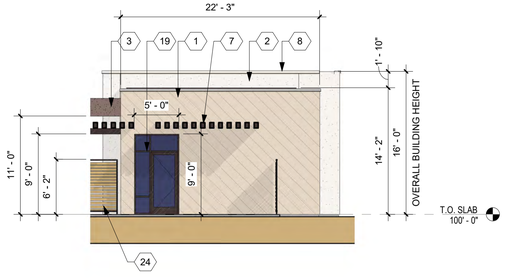


A1 FITNESS BUILDING - SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



A3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.
H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
PRIMARY PEDESTRIAN ENTRANCES TO EACH PRIMARY BUILDING SHALL BE EMPHASIZED AND PROVIDE WEATHER PROTECTION THROUGH VARIATIONS IN THE FACADE, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

COMPLIANCE WITH SECTION 5-11(D)(2) FACADE DESIGN:
WINDOWS 5-11(D)(2)(a):
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2) WINDOWS RECESSED 2" AT UPPER LEVELS
ARTICULATION 5-11(D)(2)(b):
1) AT LEAST ONE ELEMENT THAT IS RECESSED OR PROJECTED FROM THE FACADE EVERY 30 FT.
2) EACH STREET FACING FACADE DESIGN WITH MORE THAN ONE BUILDING FINISH MATERIAL OR COLOR
3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(Ev)2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
3. STUCCO COLOR 3
4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
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11. FIBER GLASS FULL LITE PATIO DOOR
12. HM DOOR
13. PAINTED GUARDRAIL
14. SCONCE LIGHTS AT BUILDING ENTRIES
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21. PATIO WALL, STUCCO, CMU, OR STONE VENEER
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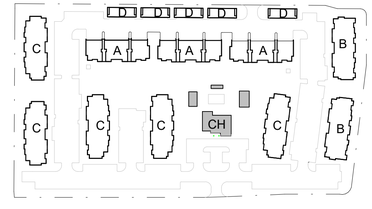
23. BUILDING SIGNAGE
24. DECORATIVE PRIVACY SCREEN/FENCE, STEEL WITH WOOD INFILL

LEGEND

STUCCO (ELITE GRAY)
STUCCO (HICKORY SMOKE)
STUCCO (GRASSLAND)
STONE OR MASONRY VENEER
STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL
GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick
Albuquerque, NM

REVISIONS

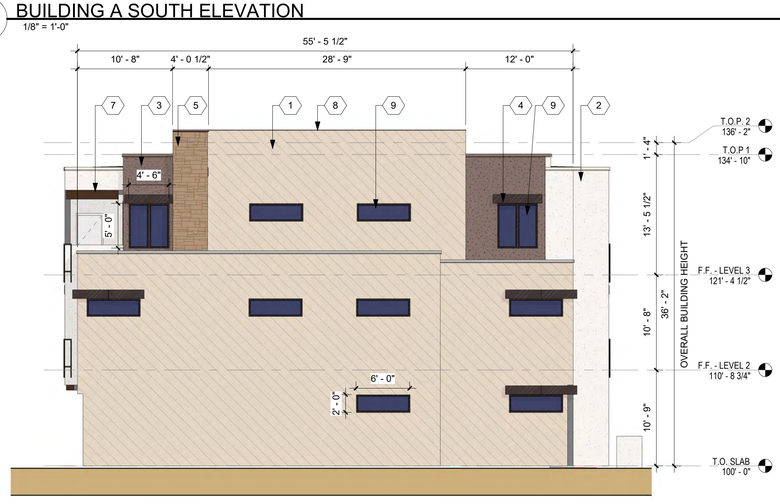
DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME
CLUBHOUSE AND FITNESS COLOR ELEVATIONS

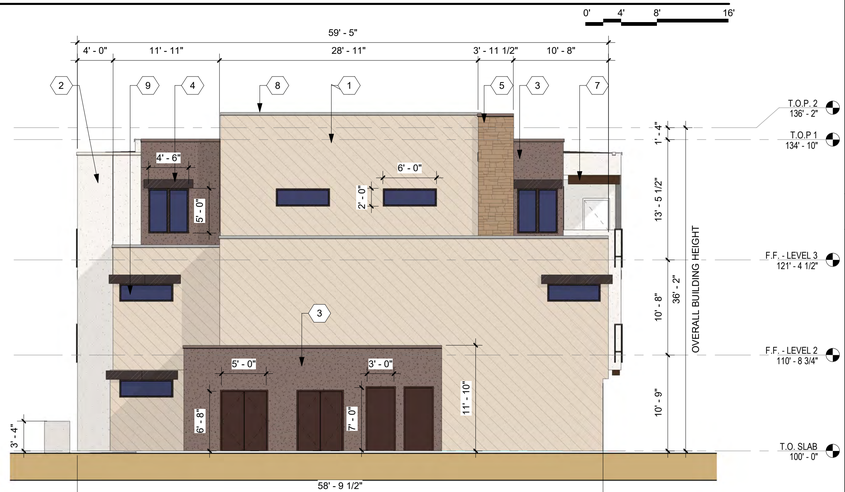
SHEET NO
SDP-5.1

9/30/2022 9:36:48 AM

D1 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



B1 BUILDING A SIDE ELEVATION
1/8" = 1'-0"



B3 BUILDING A EAST ELEVATION
1/8" = 1'-0"

A1 BUILDING A NORTH ELEVATION
1/8" = 1'-0"

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COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
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STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

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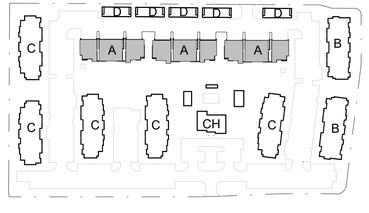
KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick
Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME
BUILDING A COLOR ELEVATIONS

SHEET NO
SDP-5.2

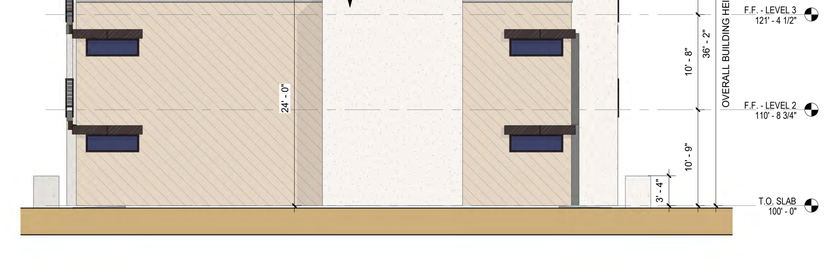
9/30/2022 9:36:51 AM

C1 BUILDING B EAST ELEVATION

1/8" = 1'-0"

B1 BUILDING B SIDE ELEVATION

1/8" = 1'-0"



B2 BUILDING B SIDE ELEVATION

1/8" = 1'-0"

A1 BUILDING B WEST ELEVATION

1/8" = 1'-0"

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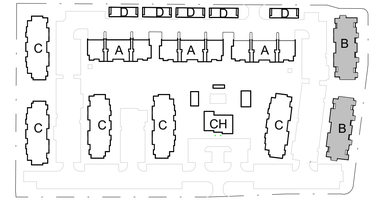
20. OVERHEAD GARAGE DOOR
21. PATIO WALL, STUCCO, CMU, OR STONE VENEER
22. WATER FOUNTAIN
23. BUILDING SIGNAGE
24. DECORATIVE PRIVACY SCREEN/FENCE, STEEL WITH WOOD INFILL

LEGEND

- STUCCO (ELITE GRAY)
- STUCCO (HICKORY SMOKE)
- STUCCO (GRASSLAND)
- STONE OR MASONRY VENEER
- STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick

Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

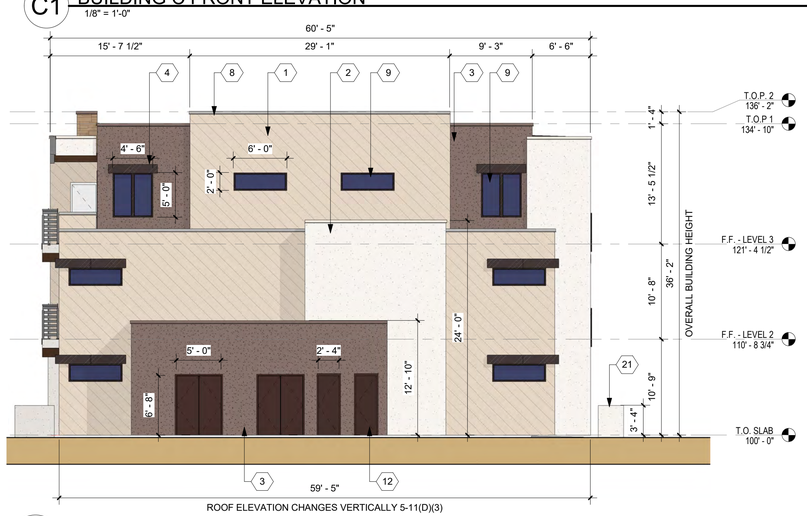
BUILDING B COLOR ELEVATIONS

SHEET NO

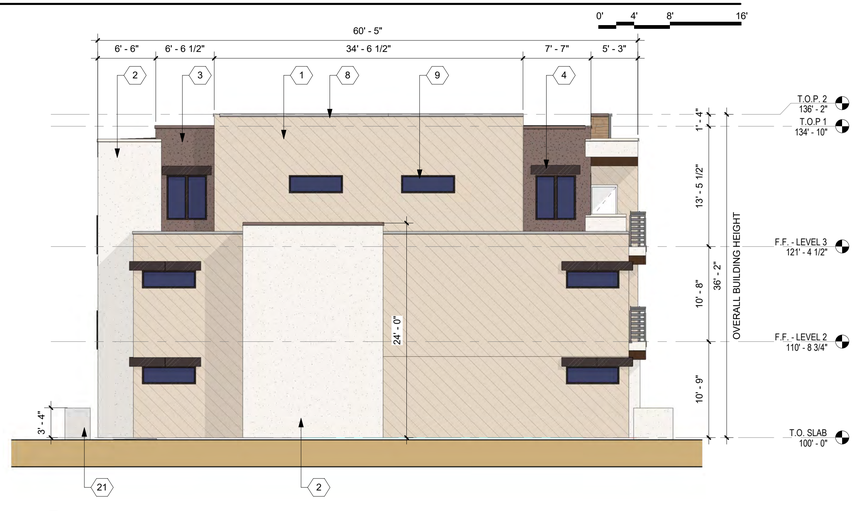
SDP-5.3

9/30/2022 9:36:53 AM

C1 BUILDING C FRONT ELEVATION
1/8" = 1'-0"



B1 BUILDING C WEST ELEVATION
1/8" = 1'-0"



B2 BUILDING C EAST ELEVATION
1/8" = 1'-0"

A1 BUILDING C REAR ELEVATION
1/8" = 1'-0"

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.
H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
PRIMARY PEDESTRIAN ENTRANCES TO EACH PRIMARY BUILDING SHALL BE EMPHASIZED AND PROVIDE WEATHER PROTECTION THROUGH VARIATIONS IN THE FACADE, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

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1) GROUND FLOOR STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 20% OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS
2) WINDOWS RECESSED 2" AT UPPER LEVELS
ARTICULATION 5-11(D)(2)(b):
1) AT LEAST ONE ELEMENT THAT IS RECESSED OR PROJECTED FROM THE FACADE EVERY 30 FT.
2) EACH STREET FACING FACADE DESIGN WITH MORE THAN ONE BUILDING FINISH MATERIAL OR COLOR
3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(E)(2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
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2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
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2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
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4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
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13. PAINTED GUARDRAIL
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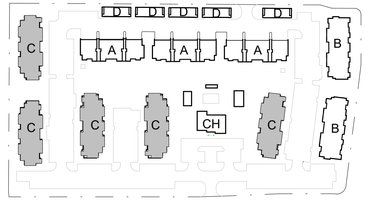

NORTH

Dekker

SEAL

STATE OF NEW MEXICO
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PROJECT

Paseo and Kimmick
Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

BUILDING C COLOR ELEVATIONS

SHEET NO

SDP-5.4

9/30/2022 9:36:57 AM

GENERAL SHEET NOTES

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- STUCCO (HICKORY SMOKE)
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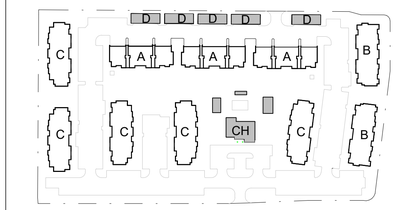
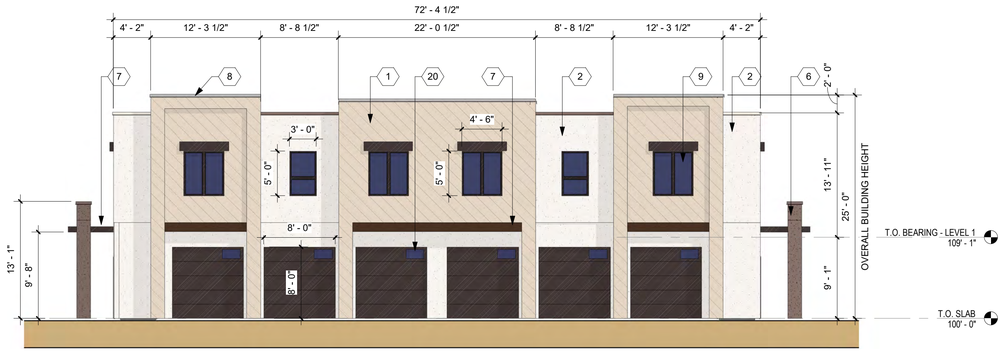
KEY PLAN

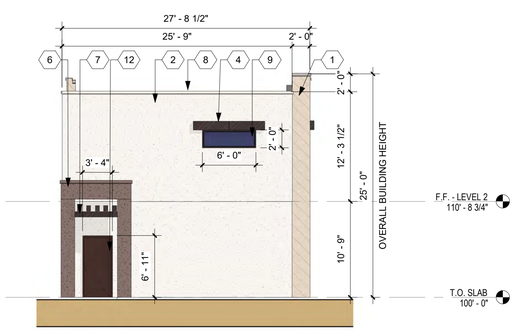


NORTH

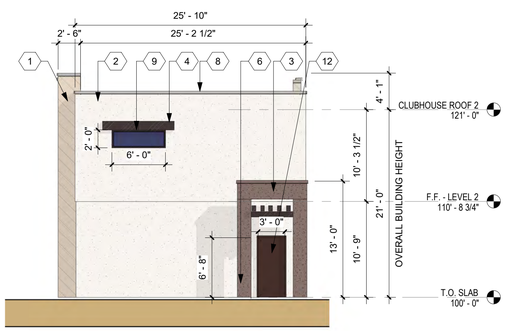


C1 BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

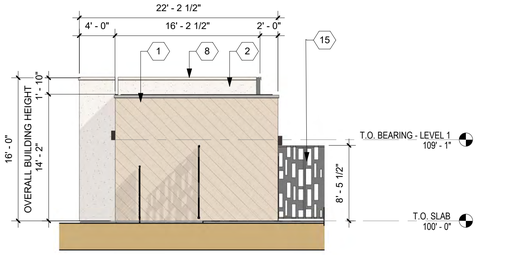
B1 BUILDING D - NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



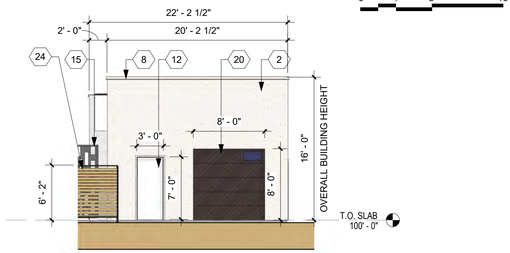
A1 BUILDING D - WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



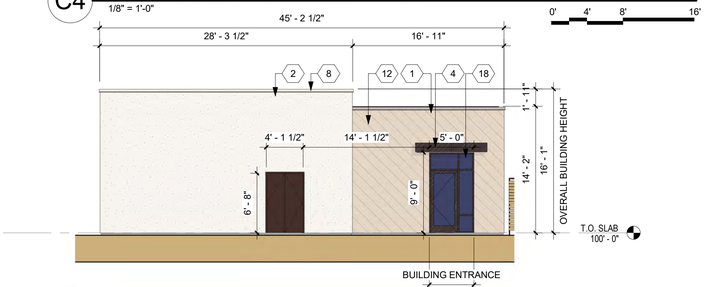
A3 BUILDING D - EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



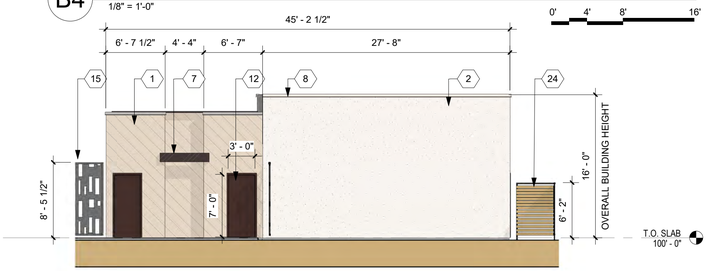
D4 PUMP HOUSE - SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



C4 PUMP HOUSE - NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



B4 PUMP HOUSE - WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



A4 PUMP HOUSE - EAST ELEVATION
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Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
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PROJECT

Paseo and Kimmick

Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

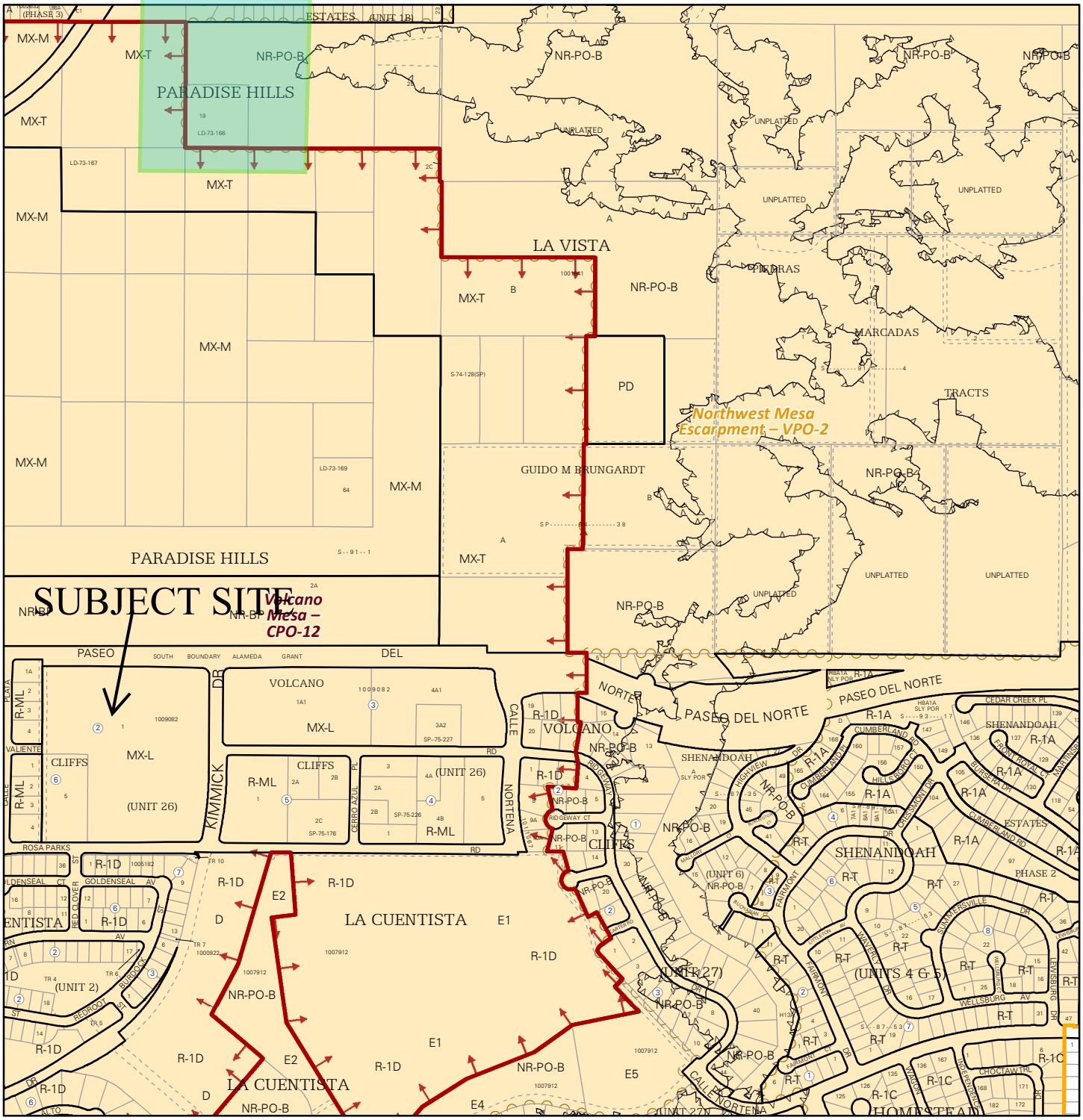
DRAWING NAME

BUILDING D AND PUMP HOUSE COLOR ELEVATIONS

SHEET NO

SDP-5.5

9/30/2022 9:36:59 AM



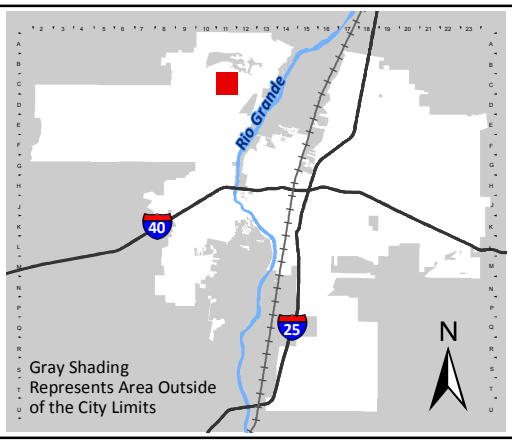
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:

C-11-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

Feet: 0 250 500 1,000

Regina Okoye

From: Regina Okoye
Sent: Thursday, November 6, 2025 9:24 AM
To: 'phcassoc@gmail.com'; 'wescona0@gmail.com'; 'elizabethkayhaley@gmail.com'; 'kym.fleck@gmail.com'; 'aboard111@gmail.com'; 'Jane Baechle'
Cc: Angela Williamson (awilliamson@modulusarchitects.com); Brydie Clark
Subject: Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing - SWC of Paseo del Norte and Kimmick
Attachments: Emailed-Mailed-Notice-PublicHearing-Print&Fill.pdf; CABQ_Public_Notice_Checklist.pdf; IDOZoneAtlasPage_C-11-Z.PDF; EPC Drawing Set.pdf; ONC Response.pdf

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/5/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to *(mark as relevant)*:

- ☑ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.[1]
- ☑ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 99999 Paseo del Norte NW and 99999 Rosa Parks Rd NW
   Location Description Southwest corner of Paseo del Norte NW & Kimmick Dr NW
2. Property Owner* JUBILEE DEVELOPMENTS LLC
3. Agent/Applicant* *[if applicable]* JUBILEE DEVELOPMENTS LLC (applicant)/ Modulus Architects & Land Use Planning, Inc. (agent)
4. Application Type(s)[2]* per IDO Table 6-1-1
   - ☑ Site Plan – EPC
   - ☐ Subdivision _____ (Minor or Major or Bulk Land)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance – EPC
   - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
   - ☐ Other: _____

   Summary of project/request[3]*:
   Ground up development of a multi-family development. It will consist of 1, 2 and 3 bedroom units.
5. This application will be decided at a public meeting or hearing by*:
   - ○ Development Hearing Officer (DHO)
   - ○ Landmarks Commission (LC)
   - ◉ Environmental Planning Commission (EPC)

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

Hearing Date/Time*: December 18, 2025 @ 8:40am

Location*[4]: VIA ZOOM

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Angela M. Piarowski, CEO/Principal

Email: angela@modulusarchitects.com

Phone: (505) 338.1499 ext. 1000

☑ Attachments:

☑ Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination*

☐ Others: _____

☐ Online website or project page: _____

Project Information Required for Mail/Email Notice by IDO §14-16-6-4(K)(1)(b):

1. Zone Atlas Page(s)*[5] C-11-Z
2. Project Illustrations, as relevant*[6]

☑ Architectural drawings

☑ Elevations of the proposed building(s)

☐ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

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

☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

[4] Physical address or Zoom link

[5] Available online here: http://data.cabq.gov/business/zoneatlas

[6] While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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

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

   N/A

   [Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. ***For Site Plan Applications only***, attach site plan showing, at a minimum:*

   - ☑ a. Location of proposed buildings and landscape areas.*
   - ☑ b. Access and circulation for vehicles and pedestrians.*
   - ☑ c. Maximum height of any proposed structures, with building elevations.*
   - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
   - ☑ e. **For non-residential development***:
     - ☑ Total gross floor area of proposed project.
     - ☑ Gross floor area for each proposed use.

Additional Information from IDO Zoning Map[7]:

1. Area of Property *[typically in acres]* _____
2. IDO Zone District MX-L
3. Overlay Zone(s) *[if applicable]* CPO-13 and VPO-2
4. Center or Corridor Area *[if applicable]* Paseo del Norte - Premium Transit/ Commuter

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

NOTE: Pursuant to IDO §14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for "Boards, Commissions, and ZHE Signs."

Useful Links

Integrated Development Ordinance (IDO): https://ido.abc-zone.com
IDO Interactive Map: https://tinyurl.com/idozoningmap

[7] Available here: https://tinyurl.com/idozoningmap

Regina Okoye, Vice President
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office 505.338.1499 (Ext. 1003)
Mobile + Text 505.267.7686
Direct: 505.808.3868
Email: rokoye@modulusarchitects.com

Meet Modulus Link Here: Meet Modulus Architects & Land Use Planning Here!
Website: www.modulusarchitects.com
Join us on Facebook: Modulus Architects on Facebook
Join us on Instagram: Modulus Architects on Instagram
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois

MODULUS
ARCHITECTS & LAND USE PLANNING

AMADOR SAMMY & SYLVIA
14429 CRYSTAL LANTERN DR
HACIENDA HGTS CA 91745-2510

BEDROCK PARTNERSHIP & N M GEN PARTNERSHIP C/O GERALD GOLD
PO BOX 26506
ALBUQUERQUE NM 87125-6506

BETA INVESTMENTS LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

BURKHARD BENJAMIN L & ASHLEY E
6009 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

ELA CHARLES S & CONNIE C
6001 GOLDENSEAL AVE NW
ALBUQUERQUE NM 87120-5427

FALCON MARIANO
10908 CRANDALL RD SW
ALBUQUERQUE NM 87121-2607

FALLS PROPERTY TRUST & APODACA PATRIC V & APODACA DICK F & ISABELLE
PO BOX 14777
ALBUQUERQUE NM 87191-4777

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KHODAIE MORTEZA
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2223 MONTEVINE AVE SE
RIO RANCHO NM 87124-8868

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ALBUQUERQUE NM 87120-5427

MONTOYA MICHAEL L
624 3RD ST NE
RIO RANCHO NM 87124-4078

MOYA JOHN A
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ALBUQUERQUE NM 87120-5427

NAPOLEONE D NELL & RUDY N
6109 GOLDENSEAL CT NW
ALBUQUERQUE NM 87120-5431

PEREZ MARIA & MEJIA EVA S
6111 GOLDENSEAL CT NW
ALBUQUERQUE NM 87120-5431

ROSS JOHN & ELAINE
9905 WIND CAVE DR NW
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SAMPSON ERIC ANTHONY & ERIKA KIRBY
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TRACT 5 U26 LLC
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ALBUQUERQUE NM 87106-9601

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VOLCANO CLIFFS INC
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PO BOX 30928
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Paradise Hills Civic Association
Kym Fleck
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Albuquerque NM 87114

Westside Coalition of Neighborhood Associations
Jane Baechle
5515 Palomino Drive
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Westside Coalition of Neighborhood Associations
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SIGN POSTING AGREEMENT

Environmental Planning Commission

All persons requesting a hearing before the Environmental Planning Commission are responsible for the posting and maintaining of one or more signs on the property.

Failure to maintain the signs during this entire period may be cause for deferral or denial of the application.

Per Integrated Development Ordinance 14-16-6-4(J)(4): **The applicant shall post at least 1 sign on each street abutting the property that is the subject of the application, at a point clearly visible from that street, for at least 15 calendar days before the public hearing and for the appeal period of 15 calendar days following any decision, required pursuant to Subsection 14-16-6-4(T) and Subsection 14-16-6-4(U)(3)(a)1**.

1. LOCATION

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

2. NUMBER

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

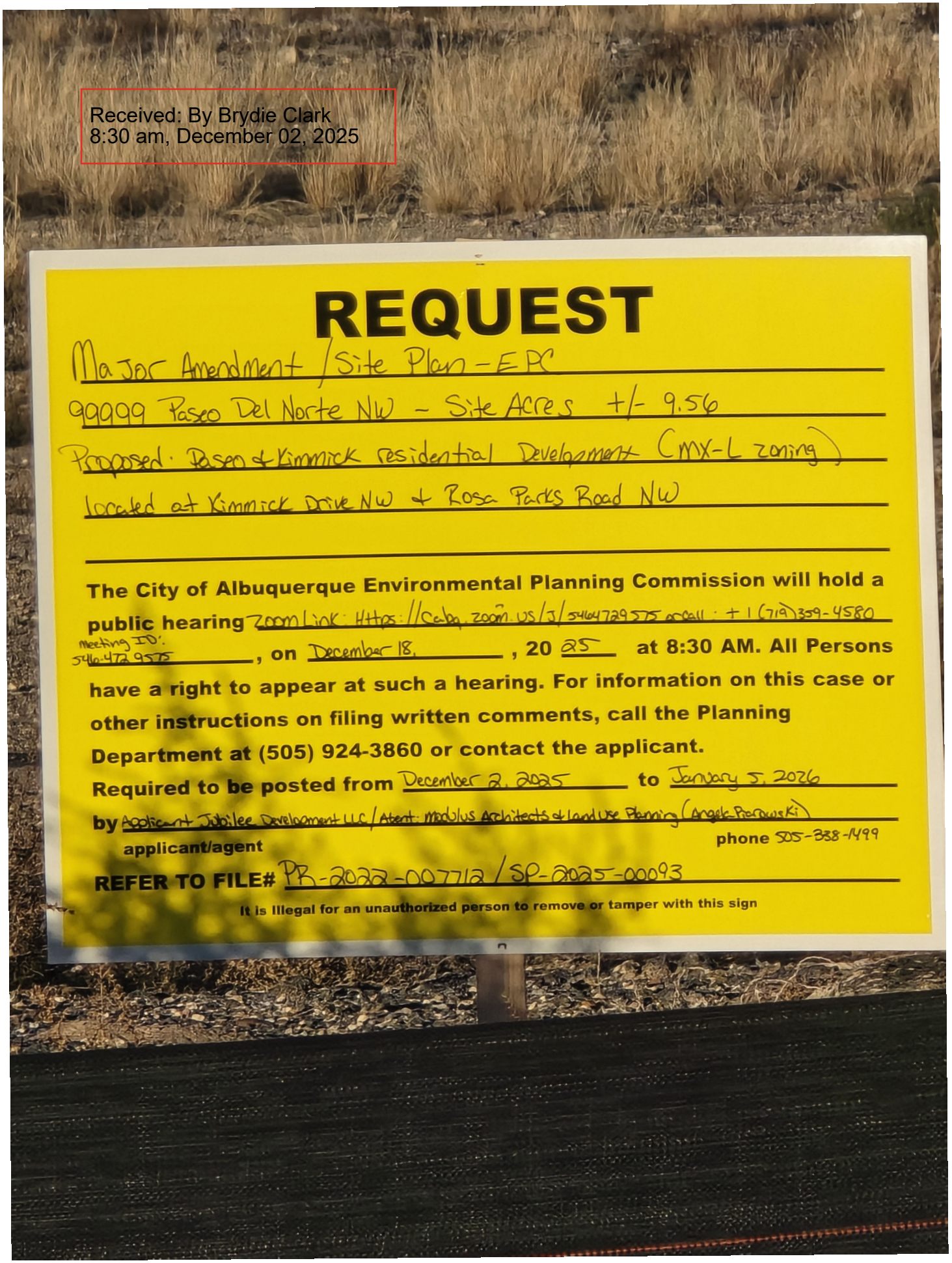
3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples help prevent tearing and are best for attaching signs to a post or backing.

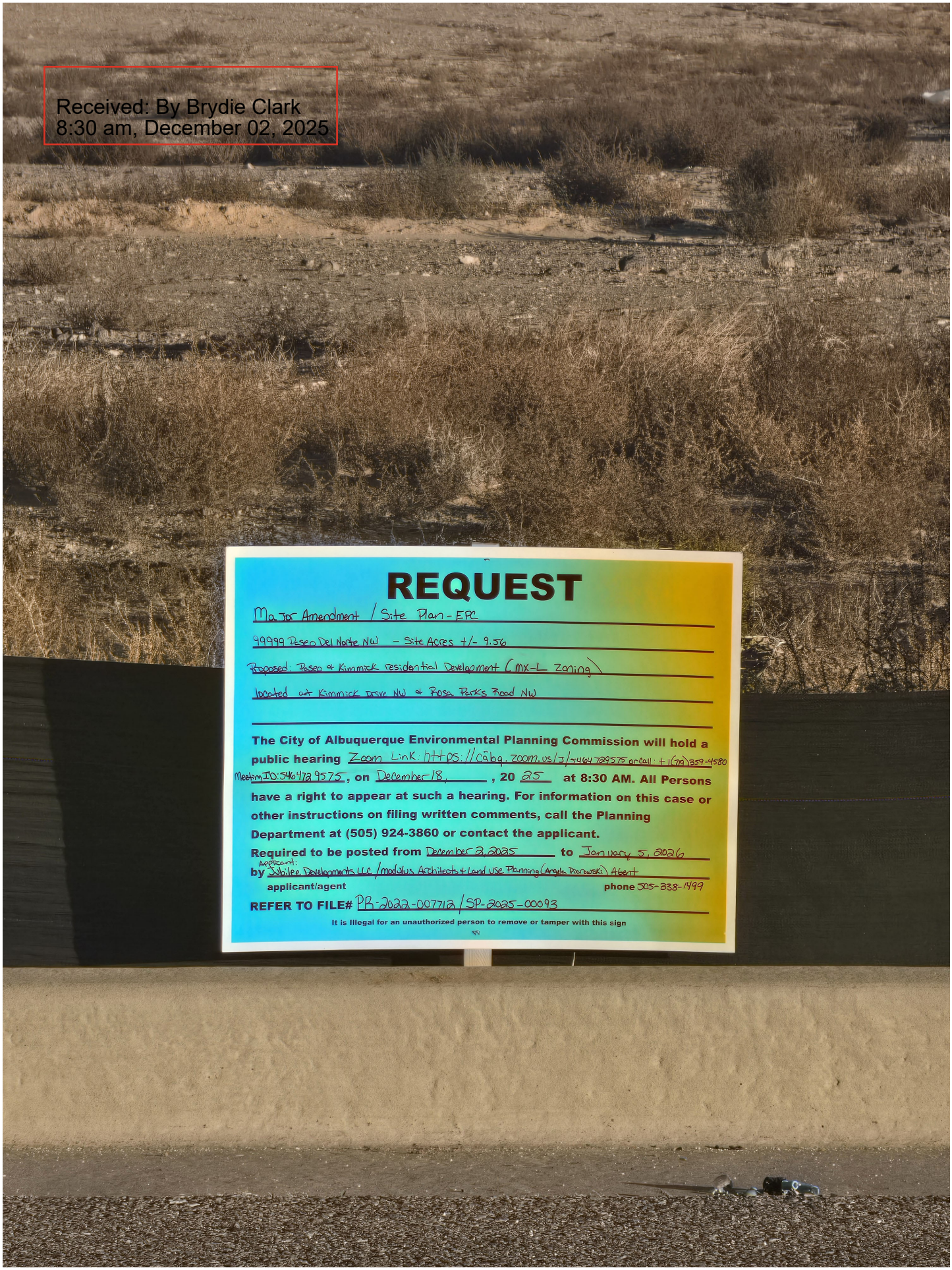
Signs must be posted from 15 days prior to the hearing to 15 days after the hearing.

Project Number & Address: PR-2022-007712 - 99999 PASEO DEL NORTE NW & 99999 ROSA PARKS RD NW

Applicant/Agent Signature Regina O'Hoyo **Date:** 11/6/2025


Received: By Brydie Clark
8:30 am, December 02, 2025
REQUEST
Major Amendment / Site Plan - EPC
99999 Paseo Del Norte NW - Site Acres +/- 9.56
Proposed: Paseo & Kimmick residential Development (MX-L zoning)
located at Kimmick Drive NW & Rosa Parks Road NW
The City of Albuquerque Environmental Planning Commission will hold a public hearing Zoom Link: Https://cabq.zoom.us/j/5464729575 or call: +1 (719) 359-4580 Meeting ID: 546 472 9575, on December 18, , 20 25 at 8:30 AM. All Persons have a right to appear at such a hearing. For information on this case or other instructions on filing written comments, call the Planning Department at (505) 924-3860 or contact the applicant.
Required to be posted from December 2, 2025 to January 5, 2026
by Applicant: Jubilee Development LLC / Agent: Modulus Architects & Land Use Planning (Angela Piercewski)
applicant/agent
phone 505-338-1499
REFER TO FILE# PR-2022-007712 / SP-2025-00093
It is illegal for an unauthorized person to remove or tamper with this sign

Received: By Brydie Clark
8:30 am, December 02, 2025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Required to be posted from December 2, 2025 to January 5, 2026
Applicant:
by Jubilee Developments LLC / modulus Architects + Land use Planning (Angela Piorowski) Agent
applicant/agent
phone 505-338-1499
REFER TO FILE# PR-2022-007128 / SP-2025-00093
It is illegal for an unauthorized person to remove or tamper with this sign

Received: By Brydie Clark
8:30 am, December 02, 2025
REQUEST

F) PUBLIC COMMENT

Maher, Nichole

From: Mike T. Voorhees <mike@cyonic.com>
Sent: Wednesday, December 3, 2025 2:26 AM
To: PlanningEPC
Cc: Jane Baechle
Subject: Letter to the EPC regarding Site Plan – EPC Application for 99999 Paseo del Norte NW and 99999 Rosa Parks Rd NW
Attachments: Site Plan – EPC Julbilee Developments.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
Report Suspicious

Please acknowledge receipt and provide the attached pdf to the EPC for consideration in this case to be heard on December 18, 2025.

Date: December 3, 2025

To: Environmental Planning Commission

From: Michael T. Voorhees, Vice President, WSCONA

Re: Site Plan – EPC Application

Hearing Date: December 18, 2025

Address: 99999 Paseo del Norte NW and 99999 Rosa Parks Rd NW
Location: Southwest corner of Paseo del Norte NW & Kimmick Dr NW

Applicant: Jubilee Developments LLC

Chair Aragon and Commissioners:

Overview: This application comes before the EPC after a significant history of prior applications, administrative actions, lawsuits, and court rulings, of which you, as commissioners, may not be aware. This prior history is relevant to the current Application, and includes binding orders of the New Mexico Court of Appeals (Case No. A-1-CA-41831 and Case No. A-1-CA-41896). In order to facilitate timely development of this parcel in compliance with the IDO, the Comprehensive Plan, and New Mexico Law, and to avoid years of additional protracted litigation, we are providing this information to assist you. It should also be noted that prior to the conclusion of the litigation, WSCONA held extensive and repeated in-person good faith negotiations with the applicant over a series of months, and had reached an understanding of principles for a settlement. However, the applicant failed to produce the deliverables that were agreed to, and the settlement was not finalized. The terms of that proposed settlement are no longer available, as the Court of Appeals rulings preclude them at this location.

Brief Summary of Relevant Administrative History: In September of 2022, the current applicant, in coordination with the prior owners of the property in question, improperly applied for approvals from the DRB for a site plan amendment, a new site plan, and a preliminary plat. Due to the adjacency of the site to Major Public Open Space, the DRB did not have the authority to hear such an application, and this was, in part, the subject of our administrative appeals and lawsuits, the Court of Appeals definitively ruling “we reverse and remand, because the properties were adjacent.” During the pendency of our legal actions, the City nevertheless allowed the applicant to submit a series of additional applications predicated upon the DRB approvals, including a final plat before the DHO (subsequently withdrawn after the LUHO supported our administrative appeal) a one-year extension of the DRB approval before the same DHO (without notifying interested parties), subdivision before a different DHO (again, without notifying interested parties), and an additional subdivision before yet another DHO. As the New Mexico Court of Appeals reversed the DRB approval and remanded this matter to the City, all of those subsequent approvals are thus null and

void. The matter now comes before the EPC as the proper decision-making body under the IDO, specifically 14-16-5-2(J)(2)(b)(9).

MAJOR PUBLIC OPEN SPACE EDGES

Lots 5 Acres or Greater

> "Development on lots 5 acres or greater adjacent to Major Public Open Space shall: Be reviewed by the Environmental Planning Commission (EPC), pursuant to Subsection 14-16-6-6(I)."

WSCONA has supported development on this parcel consistent with prior planning, including office, retail, and service activities at the neighborhood scale extending goods and services to locations that may not be able to support major retail, provided that the development is in a scale and character that complements the cultural landscape, and does not degrade the views to and from Petroglyph National Monument. The site in question, given its adjacency to Major Public Open Space and proximity to Petroglyph National Monument, as well as the topographic prominence of the site as Paseo del Norte rises up the West Mesa from the Escarpment, demands that any proposal be planned carefully in order to blend in with its surroundings.

Unfortunately, this application fails utterly to do so, insisting upon imposing unnecessarily tall structures that will most certainly alter our City in undesirable ways. The Albuquerque Comprehensive Plan, in Chapter 11, discuses extensively the importance of Heritage Conservation.

> *If we work to preserve and protect our unique cultural resources, we have an opportunity to leverage the area's distinctive culture and history to strengthen our economy and compete successfully as a region for the growth and development we want.*

Under section 11.1.2.3, it describes cultural landscapes. This description is useful and informative in guiding any decision on development in or near sensitive areas, and states:

> *The volcanoes, escarpment, and volcanic rock outcroppings on the Northwest Mesa have been used for thousands of years – and continue to be used – for sacred pilgrimages by Native American pueblos. Arroyo corridors through this area provide the historic spine of trails connecting sacred sites from the Rio Grande, up the escarpment, past petroglyphs and other shrines, to the volcanic cones.*
>
> *Cultural landscapes can also include views to important natural or built features. Along many corridors, views to the Sandia Mountains, the Bosque, the volcanoes, and the valley become cultural corridors to those walking, driving, or biking. Views into and from Open Space can also become cultural landscapes. Open Space inherently operates as a cultural landscape, since it includes natural areas used by humans, while also serving as a home to wildlife and plants.*

Preserving, enhancing, and leveraging these cultural landscapes can be accomplished through zoning and regulatory standards for development within or adjacent to these areas. Controls related to the built environment often regulate access; sensitive edge treatments; materials; building height, massing, and placement; walls and fences; signs; and utilities.

The Comprehensive Plan also describes Petroglyph National Monument as follows:

For Native American Pueblos, the site encompasses the entire lava bed, the volcanoes' caves and shafts, the petroglyphs, and additional features of importance in meaning and use. In many native cultural and spiritual beliefs, places where underground forces erupt above ground hold tremendous spiritual power. Pilgrimages to and through these sacred sites provide opportunities to direct prayers where they can pass through multiple dimensions. The volcanoes, petroglyphs, escarpment, rock outcrops of basalt (especially those containing petroglyphs), lava tubes and caves, the Sandia Mountains, and other locations are sacred places for many Native Americans, functioning together as an interlocking system of spiritual communication connected to ceremonial practices.

By insisting upon tall structures that block the site lines used in these spiritual practices, the Applicant demonstrates an ignorance of the importance of this place to the 29 Pueblos and Tribes recognized by both the City and the National Park Service for their connection to this land. The IDO, under 14-16-6-6(I)(3) Review and Decision Criteria, states in part:

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

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

The disregard for the cultural landscape demonstrated by this application for development in such a sensitive area is as shocking in its audacity as were the prior efforts to circumvent the proper review process. For this reason, the Site Plan – EPC should be denied under Review and Decision Criterion 14-16-6-6(I)(3)(a).

In establishing Petroglyph National Monument, Congress cited in its rationale "the national significance of the West Mesa Escarpment and the petroglyphs and the urgent need to protect the cultural and natural resources of the area from urbanization".

It is this kind of unwarranted urban encroachment that necessitated the establishment of Petroglyph National Monument in the first place, and unfortunately continues to threaten our shared cultural landscapes.

However, if you feel that consistency with the Comprehensive Plan is entirely subjective, we next provide concrete, objective measures against which the application also fails.

Applicability of "any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property."

The site of the proposed development had a prior approved site plan which limited building heights on the entire site to no more than 26 feet, and required those restrictions to be listed in the site plan. Those restrictions were required by the prior Volcano Cliffs Sector Development Plan, under SU-2 Volcano Cliffs Mixed-Use (VCMX), B. BUILDING PLACEMENT AND DESIGN, Height 1.d. Building height limits as follows: ***Where a site is adjacent to a site zoned R-1, SU-2/VCLL, or SU-2/VCRR, height is limited to 26 feet.***

As can be seen in the above map, the Site is immediately north of and adjacent to the La Cuentista II neighborhood, separated only by Rosa Parks Drive. Based upon the "EPC Drawing Set" pdf submitted with the application, 10 of the proposed buildings (type A, B, & C) in the application exceed the height restriction of 26 feet maximum building height, which renders this application non-compliant.

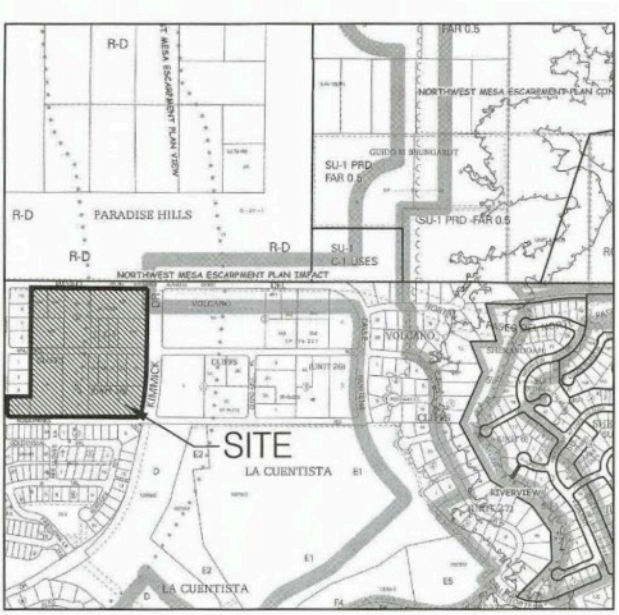
For this reason, the Site Plan – EPC must be denied under Review and Decision Criterion 14-16-6-6(I)(3)(c), as it fails to comply with the conditions of the height restriction contained in the prior approved site plan.

The IDO, under 14-16-6-6(I)(3) Review and Decision Criteria, states in part:

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

> *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.*

Applicability of VPO-2



VICINITY MAP
C-11-Z

In the original DRB hearing, wherein the DRB did not have the authority to hear the application, because the maps used by the City were at such a large scale and used thick boundary lines, it was unclear exactly whether the boundary of the VPO-2 crossed the boundary of the parcel of the proposed site under consideration. Even in the Vicinity Map, the largest scale used in that proceeding and reproduced here for your reference, the boundary is unclear.

In looking into this aspect of the appeal, the Court ruled that based upon the maps used in that proceeding, "substantial evidence supports a determination that the proposed development site was not within the VPO-2 "Height Restrictions Sub-area". And given the lack of precision and vagueness of the maps presented in that application, we concur.

Therefore, for this hearing we are providing much more precise geographic information so that the EPC can make its determinations accurately.

The IDO states in 14-16-3-6(E)(1) that for the Northwest Mesa Escarpment VPO-2, ***"Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards."***

Indeed, it appears that the agent for applicant in the original application realized that the VPO-2 boundary did cross the lot line in question, and worried about the legitimacy of their site plan approval. The agent, Consensus Planning, requested that Councilor Dan Lewis propose an amendment that would change how the VPO-2 was applied, so as to favor their client's application. WSCONA objected to this proposal and raised numerous concerns. Subsequently, this proposed amendment was appropriately rejected by the EPC.

Undaunted, Councilor Lewis persisted, reintroducing the amendment in LUPZ and moving for its adoption before the whole City Council, where it passed. WSCONA appealed the enactment of the amendment to District Court (Case No. D-202-CV-2023-03961) and prevailed.

In the ruling, Judge Ortega wrote "The Court holds that Councilor Lewis should have recused himself from considering the Amendment both before the LUPZ and the Council meeting…For the foregoing reasons, the decision of the Council is REVERSED.

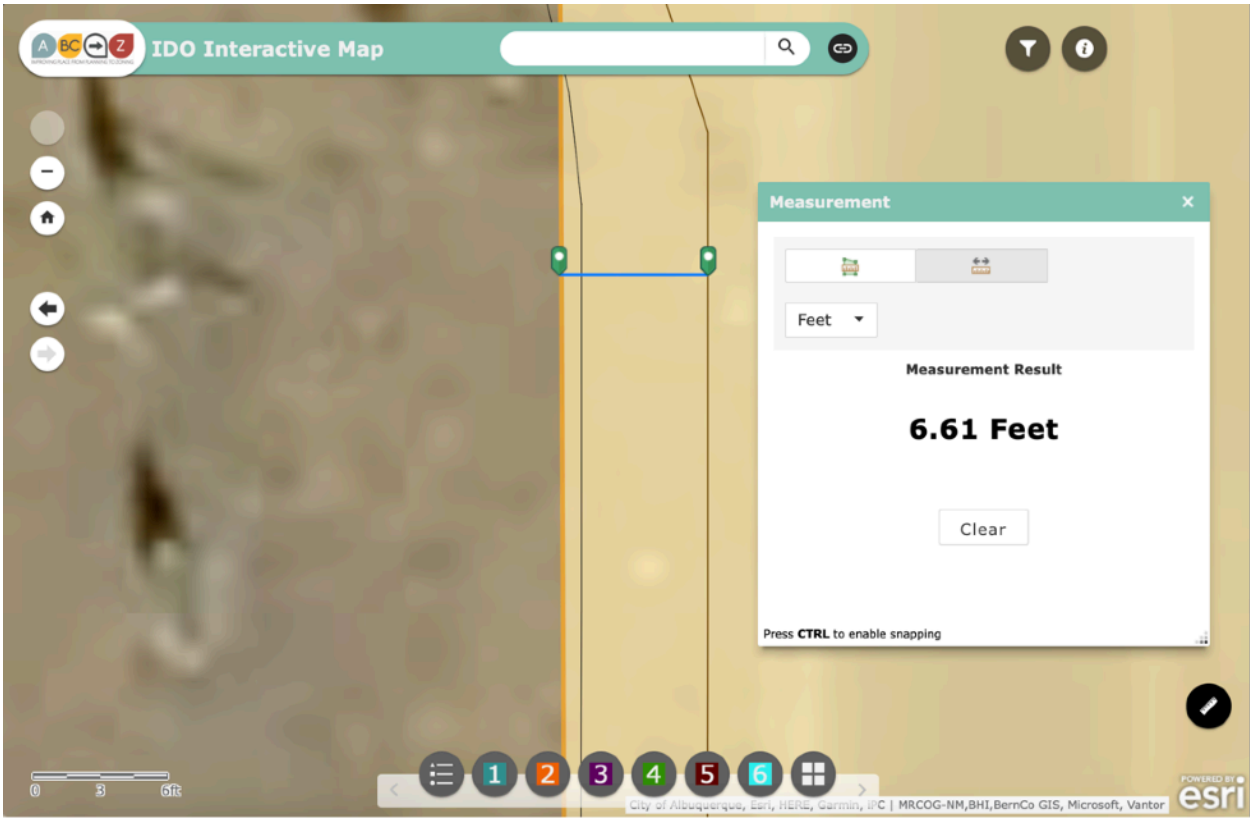
This matter is REMANDED to the Council for a new hearing without Councilor Lewis's participation."

The City then appealed the District Court decision, but the New Mexico Court of Appeals affirmed the District Court (Case No. A-1-CA-41896).

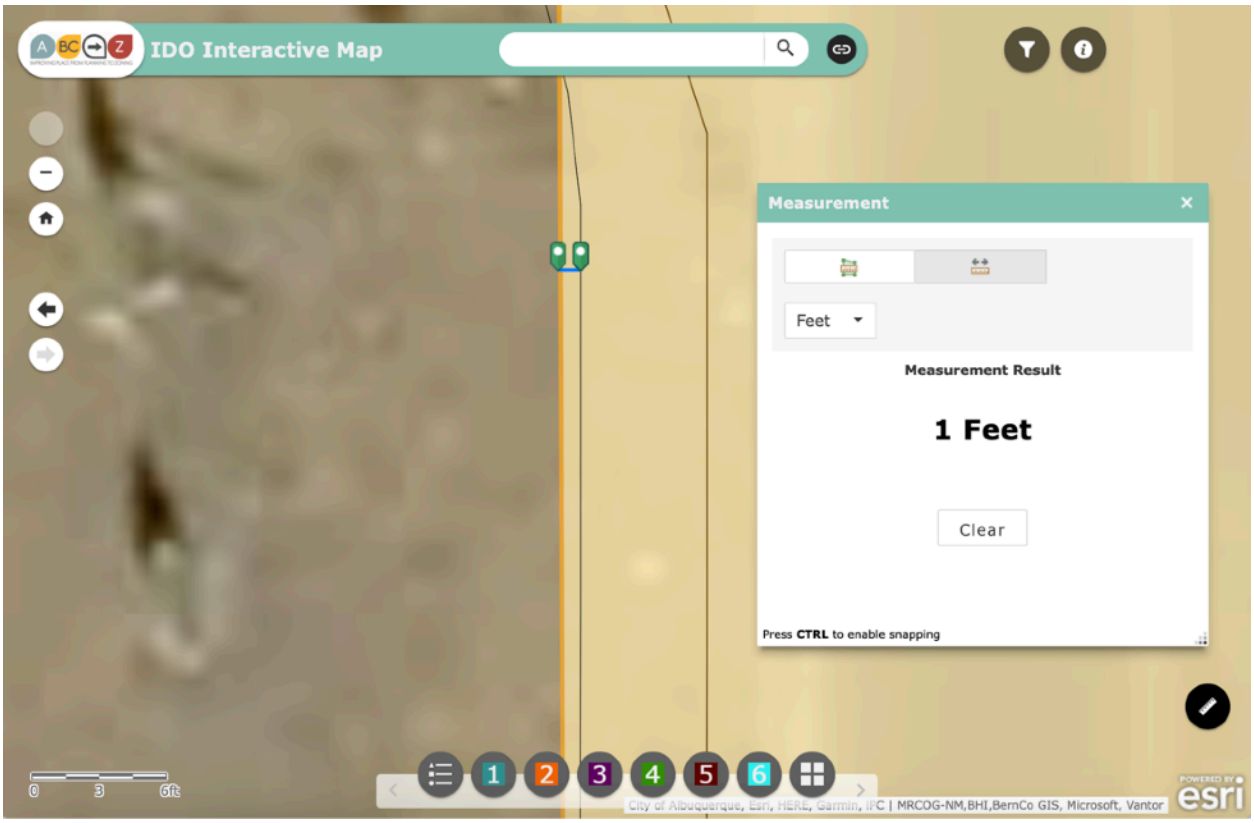
Thus the attempt to unlawfully amend the IDO to favor the applicant in the prior DRB hearing was not successful, and 14-16-3-6(E)(1) remains unchanged. ***"Where the VPO-2 boundary crosses a lot line, the entire lot is subject to these standards."***

So, to determine accurately the applicability of the VPO-2 Height Restrictions Sub-Area, we used the City's IDO Interactive Map at full magnification. We then compared the boundaries of VPO-2 against both the Bernalillo County Assessor Parcel boundaries and the City of Albuquerque Platted Parcels (AGIS). While discrepancies exist between the extent of overlap in the County and City data, each shows that the VPO-2 boundary does cross the lot line of the parcel in question. (See below.)

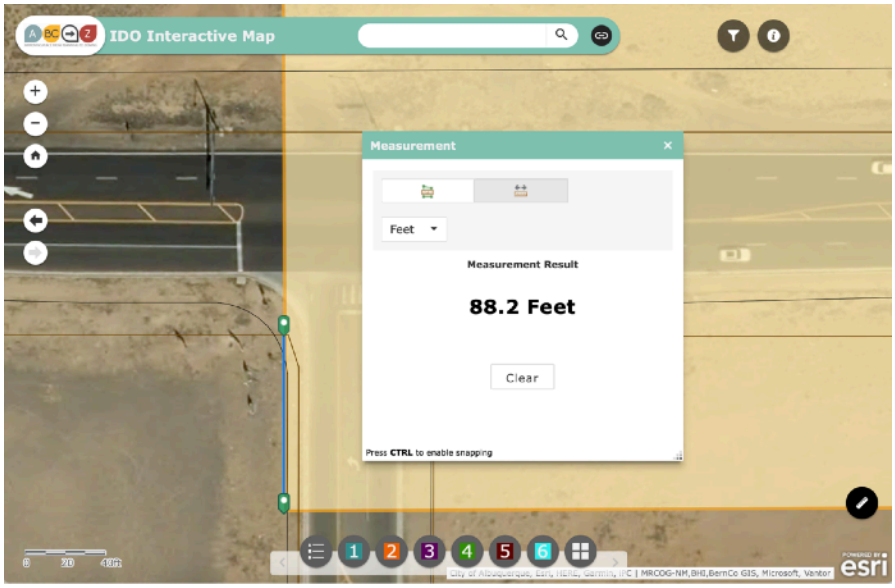
Albuquerque IDO Interactive Map at Full Magnification Showing the Boundary of VPO-2 (Pale Yellow with Yellow-Orange outer boundary) and the calibrated GIS Measurement to the lot line of the legally binding Bernalillo County Assessor Parcel (UPC 101106403616430102) at the North East portion of the site under consideration. The measurement shows that the boundary of VPO-2 indeed crosses the lot line, terminating 6.61 feet into the parcel.



Albuquerque IDO Interactive Map at Full Magnification Showing the Boundary of VPO-2 (Pale Yellow with Yellow-Orange outer boundary) and the calibrated GIS Measurement to the lot line of the City of Albuquerque Platted Parcels (AGIS) (PIN ABQ215671) at the North East portion of the site under consideration. The measurement shows that the boundary of VPO-2 indeed crosses the lot line, terminating 1 foot into the parcel.



Albuquerque IDO Interactive Map at Lower Magnification Showing the Boundary of VPO-2 and the calibrated GIS Measurement showing the North-South extent of overlap at 88.2 feet on the Bernalillo County Assessor Parcel.



Thus for the current Site Plan – EPC application, the provisions of VPO-2 under 14-16-3-6(E)(4)(a) is applicable and the following restriction applies:

> ***Building and/or structure height shall not exceed 15 feet, as measured from natural grade.***

Provisions do exist for requesting a variance, however under 14-16-3-6(E)(4)(c)

> ***"No building or structure shall exceed 19 feet in height from the finished grade, inclusive of any Variance granted."***

Based upon the "EPC Drawing Set" pdf submitted with the application, all of the proposed buildings, with the exception of the Pump House, exceed the height restrictions of VPO-2, and even the Pump House would need a justifiable variance to comply. For this reason, the Site Plan – EPC must be denied under Review and Decision Criterion 14-16-6-6(I)(3)(c), as it fails to comply with the restrictions of VPO-2.

The IDO, under 14-16-6-6(I)(3) Review and Decision Criteria, states in part:

Any application for a Site Plan – EPC shall be approved if it meets all of the following criteria.

> *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.*

Conclusions

Since the application fails to comply with the Comprehensive Plan, the terms and conditions of the prior approved site plan, and the height restrictions of the Northwest Mesa Escarpment View Protection Overlay Zone (VPO-2), the EPC is obligated to deny this application.

Thank you for your attention in this matter.

Michael T. Voorhees
Vice President
West Side Coalition of Neighborhood Associations

G) APPLICANT'S RESPONSE TO PUBLIC COMMENTS

MODULUS
ARCHITECTS & LAND USE PLANNING

Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM. 87102

Submitted by:
Angela Piarowski, CEO/President
Modulus Architects & Land Use Planning, Inc.
Agent for **Jubilee Development, LLC.**
4590 Paradise Blvd. NE., Albuquerque, NM 87114

Re: WSCONA Letter Dated December 3, 2025
Site Plan – EPC Application
Hearing Date: December 18, 2025

Chair Aragon and Honorable Commissioners:

This letter responds to WSCONA's December 3, 2025 correspondence. Nearly every assertion in that letter is legally incorrect and outside the scope of this EPC hearing. The New Mexico Court of Appeals has already resolved the only dispositive issues, and WSCONA's attempts to reopen settled matters must be rejected.

The Court of Appeals explicitly ordered this matter to be heard as a *new* EPC case under the current IDO—nothing more, nothing less.

The Court held that the Property is adjacent to Major Public Open Space and because the property is adjacent to Major Public Open Space, the application must be reviewed under Site Plan – EPC procedures under the current IDO. This means the EPC conducts a fresh review under the current IDO. Rather than proceed with the original Site Plan approval, the applicant withdrew that application and filed an entirely new application for approval of a Site Plan-EPC under the current IDO.

2. The Court of Appeals affirmed the finding of the district Court that the Property is not within the VPO-2 Height Restriction Area and made *no findings whatsoever* supporting WSCONA's claims about height limits, prior conditions, or VPO-2 Height Restriction applicability.
WSCONA's letter repeatedly misstates the appellate ruling. In fact:

- The Court expressly found that the site was not within the VPO-2 Height Restrictions Sub-Area.
- The Court did not adopt or validate any alleged 26-foot height limits.
- The Court did not hold that prior approvals or conditions remain binding.
- The Court did not hold that all of the decisions made in the prior proceedings were invalid, including the approval of the preliminary plat. The Court, in fact, made it clear that it was not making any ruling on the prior preliminary plat approval.

3. Issues already decided by the Court cannot be relitigated—including in an administrative proceeding.
Under controlling law, once the District Court and Court of Appeals resolves an issue, it is final and the parties to the case are bound by the decision. WSCONA cannot attempt to reinsert rejected or abandoned arguments into this hearing. In fact, WSCONA is barred from doing so by the doctrine of "res judicta" or issue preclusion. The EPC should not revisit matters the Courts have already decided.

4. WSCONA's letter is legally irrelevant to the EPC's limited scope of review.

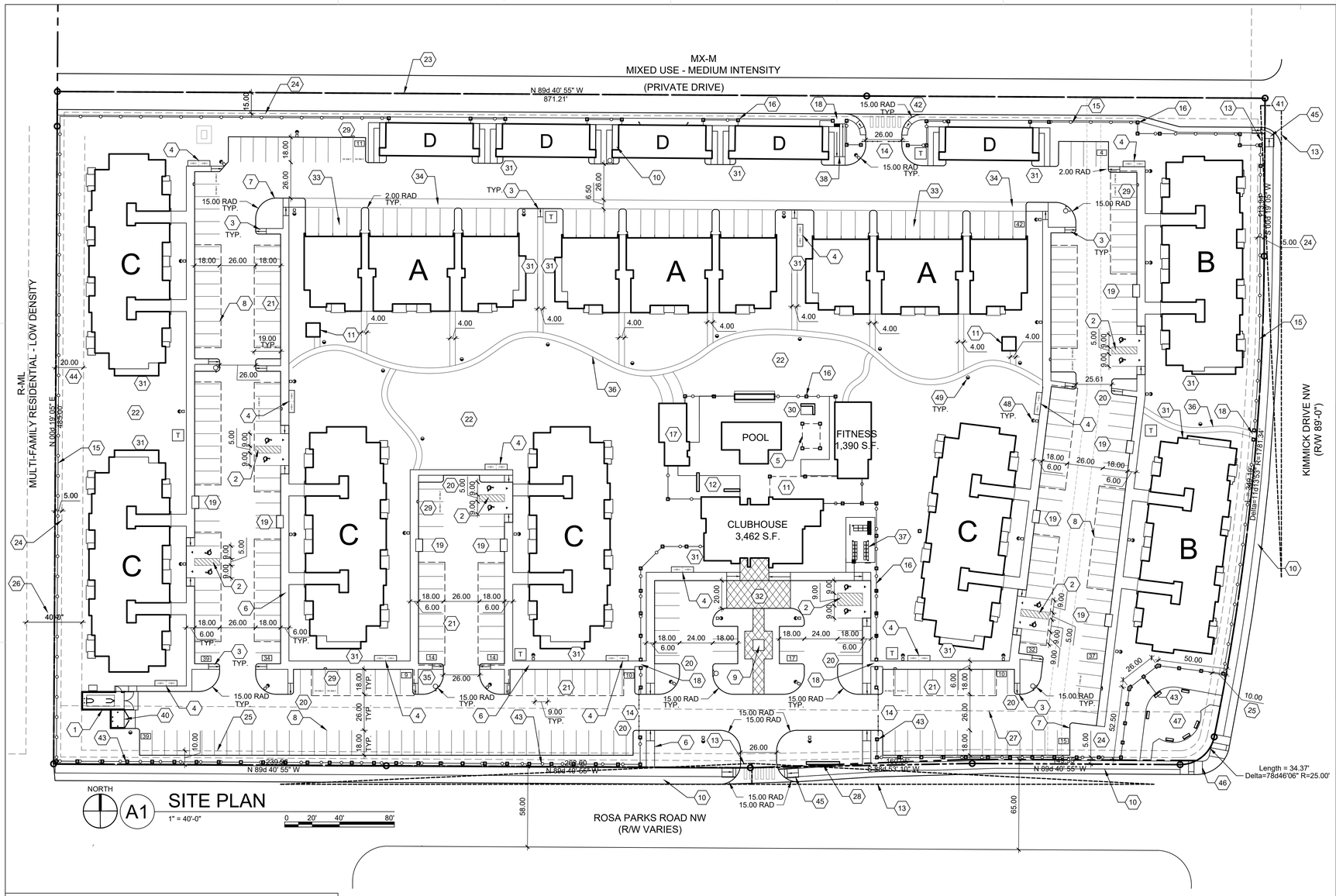
The EPC must evaluate the application only under the criteria in IDO 14-16-6-6(I).
WSCONA's narratives about prior appeals, negotiations, or withdrawn applications have **no** bearing on what the EPC is legally permitted to consider.

Conclusion
WSCONA's letter is premised on incorrect interpretations of the law, misstatements of the appellate ruling, and attempts to revive issues that are not before this Commission. The only directive from the Court is that the EPC perform a new review under the current IDO. Everything else in WSCONA's letter should be disregarded as legally irrelevant.

Sincerely,

Angela Piarowski
CEO & Managing Partner
Modulus Architects & Land Use Planning, Inc.
8220 San Pedro Dr. NE, Suite 520 (Paseo Nuevo Building)
Albuquerque, New Mexico 87113
Office: (505) 338.1499 ext. 1000
Cell + Text: (505) 999.8016
Email: angela@modulusarchitects.com
New Mexico | Texas | Arizona | Colorado | Florida | Utah | Illinois
MODULUS
ARCHITECTS & LAND USE PLANNING

H) SITE PLAN



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.
D. ALL LIGHT FIXTURES AND LIGHTING DESIGN SHALL COMPLY WITH THE CITY OF ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE (IDO): SECTION 14-16-5-8 OUTDOOR LIGHTING.
E. THE SITE PLAN IS IN COMPLIANCE WITH 5-2(J) MPOS EDGES.
F. STREETS, PARKING SPACES AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
G. 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.
H. ALL ROOFTOP MECHANICAL UNITS WILL BE LOCATED TOWARD THE MIDDLE OF THE ROOF AND SHIELDED BY PARAPETS.
I. LIGHT POLES FOR SITE LIGHTING WILL NOT EXCEED THE MAXIMUM HEIGHT ALLOWED OF 20' OR 16' IF LOCATED WITHIN 100' OF A RESIDENTIAL ZONE. REF: D5/SDP-1.3 AND ELECTRICAL SHEETS.

UNIT DATA

UNIT TYPE	HEATED AREA	QUANTITY	TOTAL AREA
1-BEDROOM			
1A	788 SF	54	42,552 SF
1B	719	46	33,074 SF
1C	772	4	3,088 SF
1D	788	16	12,608 SF
2-BEDROOM			
2A	968	54	52,272 SF
2B	1,069	24	25,656 SF
2C	956	8	7,648 SF
2D	1,092	6	6,552 SF
3-BEDROOM			
3A	1,203	26	31,278 SF
	TOTAL	238	214,728 SF

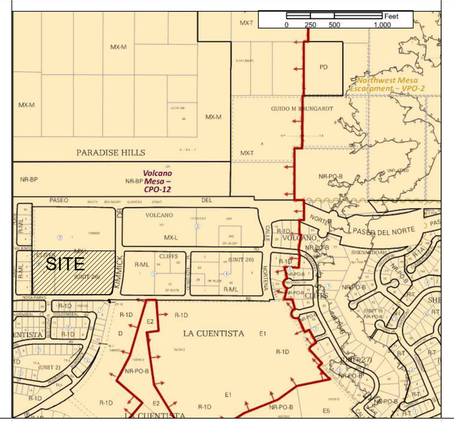
SHEET KEYED NOTES

1. TRASH COMPACTOR/RECYCLE BIN ENCLOSURE WITH GATE, REF: C1/SDP1.2 AND D4/SDP1.2
2. ACCESSIBLE PARKING WITH ACCESSIBLE SIGNAGE AND STRIPING, REF: A3/SDP1.2
3. ACCESSIBLE RAMP, REF: D5/SDP1.2
4. 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: B5/SDP1.2
5. SHADE STRUCTURE, SEE D3/SDP1.3
6. 6' WIDE CONCRETE SIDEWALK PER COA IDO STANDARDS, REF: B4/SDP1.2
7. CONCRETE CURB AND GUTTER, REF: A2/SDP1.2
8. PARKING STRIPING 4" WIDE, COLOR WHITE
9. WATER FOUNTAIN
10. FEATURE 6' WIDE ACCESSIBLE PATHWAY FROM PUBLIC R.O.W. 5% MAX SLOPE WITH 2% MAX CROSS SLOPE
11. COVERED OUTDOOR GRILLING AREA
12. OUTDOOR SEATING AREA
13. 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.
14. VEHICULAR PAINTED STEEL PICKET SECURITY GATE, SEE B1/SDP5.3
15. PERIMETER PAINTED STEEL PICKET FENCE, SEE A2/SDP5.3
16. DECORATIVE FENCE
17. POOL EQUIPMENT/PET CARE STATION/RESTROOMS
18. SECURED PEDESTRIAN GATE
19. COMPACT PARKING SPACE WITH SIGNAGE
20. MOTORCYCLE PARKING SPACE WITH SIGNAGE
21. CARPORT WITH SHIELDED LIGHTING INDICATED BY DASHED LINES, TYPICAL
22. REFER TO CIVIL FOR WATER HARVESTING IN THIS AREA
23. EV CAPABLE PARKING SPACE
24. BUILDING SETBACK
25. UTILITY EASEMENT
26. DRAINAGE AND UTILITY EASEMENT

SHEET KEYED NOTES

27. 100 FOOT OFFSET FROM THE SINGLE FAMILY PROPERTY LINE SOUTH OF ROSA PARKS
28. ILLUMINATED MONUMENT SIGN WITH PROJECT NAME AND ADDRESS
29. TANDEM ELECTRIC VEHICLE CHARGING STATION
30. SPA
31. FIRE DEPARTMENT CONNECTION
32. PATTERNED CONCRETE
33. TANDEM PARKING SPACE IN FRONT OF GARAGE SPACE
34. STRIPED 6' WIDE FOOT SIDEWALK WITH 'NO PARKING' SIGNAGE
35. 4 FOOT WIDE CONCRETE SIDEWALK
36. 4 FOOT WIDE ACCESSIBLE PATH
37. MAIL CENTER, RE: A1/SDP-1.3
38. ACCESSIBLE RAMP
39. NOT USED
40. RECYCLE BIN ENCLOSURE WITH GATE, REF: D4/SDP1.2
41. FULL ACCESS DRIVEWAY
42. DRIVEWAY IS EXIT ONLY
43. SCREEN WALL/FENCE, SEE D3/SDP-1.2
44. 20' LANDSCAPE BUFFER
45. CURB RAMP PER CITY STANDARD DETAIL 2443
46. CURB RAMP PER CITY STANDARD DETAIL 2444
47. COMMUNITY GATHERING AREA WITH OUTDOOR SEATING AND LANDSCAPING, SEE LANDSCAPE SHEETS
48. LIGHT POLE, REF: D5/SDP-1.3 AND ELECTRICAL SHEETS
49. BOLLARD PATH LIGHT, REF: ELECTRICAL SHEETS

VICINITY MAP



PROJECT DATA

ZONING:
IDO - MIXED-USE - LOW INTENSITY ZONE DISTRICT (MX-L)
LAND USE:
VACANT
LEGAL DESCRIPTION:
all or a portion of Tract 1-B Plat of Tracts 1-A & 1-B, Block 2, Volcano Cliffs Subdivision, Unit 26 (A Replat of Tract 1, Block 2 and Lot 5, Block 6 Volcano Cliffs Subdivision, Unit 26)
SITE AREA: 9.56 ACRES
ZONE ATLAS: C-11-Z
SETBACKS: FRONT= 5' MIN, SIDE = 5', INTERIOR= 0', REAR= 15'
BUILDING HEIGHT:
MAXIMUM ALLOWED: 38'-0"
ACTUAL HEIGHT: 37'-8" MAXIMUM
SPRINKLED: YES, NFPA 13R
BUILDING OCCUPANCY: R-2
CONSTRUCTION TYPE: TYPE VB
PARKING CALCULATIONS: (TABLE 5-5-1)
1 BR = 1.2 SPACES PER: 120 X 1.2 = 144 SPACES
2 BR = 1.6 SPACES PER: 92 X 1.6 = 148 SPACES
3 BR = 1.8 SPACES PER: 26 X 1.8 = 47 SPACES
TOTAL PARKING REQUIRED = 339 SPACES

SURFACE SPACES = 163
COVERED SPACES = 129
GARAGE SPACES = 72
TANDEM SPACES = 42
PROVIDED PARKING = 406 TOTAL SPACES

ELECTRIC VEHICLE (IDO SECTION 5-5(C)(9):
EV CHARGING STATIONS REQUIRED: 5% X 339 = 17 SPACES (18 SPACES PROVIDED)
EV CAPABLE REQUIRED: 25% X 339 = 85 SPACES (86 SPACES PROVIDED)

ADA PARKING REQUIRED (NMAC TABLE 1106.2):
339 SPACES = 12 ADA SPACES REQUIRED INCLUDING 2 VAN
ADA PARKING PROVIDED = 12 SPACES INCLUDING 2 VAN

MOTORCYCLE PARKING REQUIRED (IDO TABLE 5-5-4):
301-500 REQUIRED OFF-STREET PARKING SPACES
REQUIRED = 6 SPACES
PROVIDED = 7 SPACES

BICYCLE PARKING REQUIRED
406 X 0.10 = 41 SPACES
BICYCLE PARKING PROVIDED 44 SPACES

OPEN SPACE CALCULATIONS

TABLE 2-4-3 / MX-L ZONING
USABLE OPEN SPACE
1 BD: 225 SF PER UNIT
225 SF x 120 UNITS = 27,000 SF
2 BD: 285 SF PER UNIT
285 SF x 92 UNITS = 26,220 SF
3 BD: 350 SF PER UNIT
350 SF x 26 UNITS = 9,100 SF
TOTAL 62,320 SF REQUIRED OPEN SPACE
PROVIDED OPEN SPACE: 180,622 SF

LEGEND

- LANDSCAPE AREA
- PROPERTY LINE
- REQUIRED SETBACKS
- PROPOSED PRIVATE SEWER EASEMENT, SEE CIVIL
- FIRE HYDRANT
- BIKE RACK
- SIDEWALK RAMP (ARROW POINTS DOWN)
- T — 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.
- LIGHT POLE, REF: D5/SDP-1.3 AND ELECTRICAL SHEETS
- BOLLARD PATH LIGHT, REF: ELECTRICAL SHEETS
- 6" BOLLARD WITH SIGN AT ADA PARKING SPACES
- XX — PARKING COUNT

Dekker

SEAL
STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

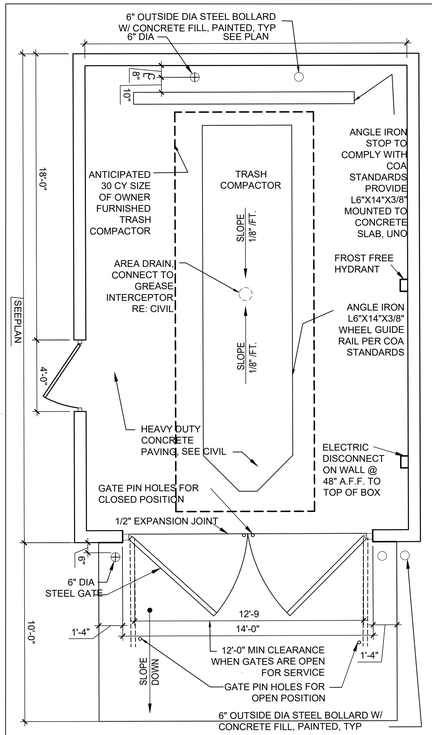
PROJECT
Paseo and Kimmick
ALBUQUERQUE, NM

REVISIONS

DRAWN BY
REVIEWED BY
DATE 11/4/2025
PROJECT NO. 22-0033

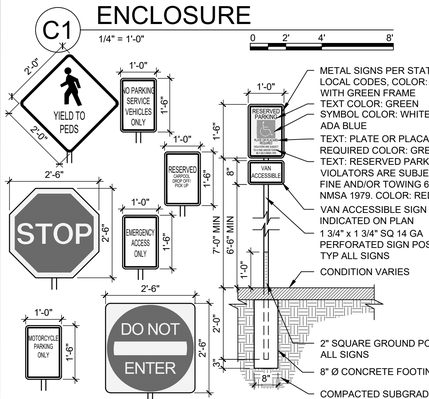
DRAWING NAME
SITE DEVELOPMENT PLAN

SHEET NO.
SDP-1.1



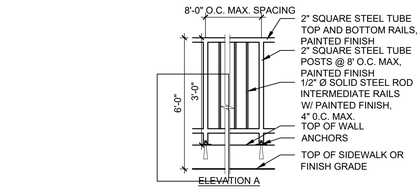
TRASH COMPACTOR ENCLOSURE

C1 1/4" = 1'-0" 0 2' 4' 8'

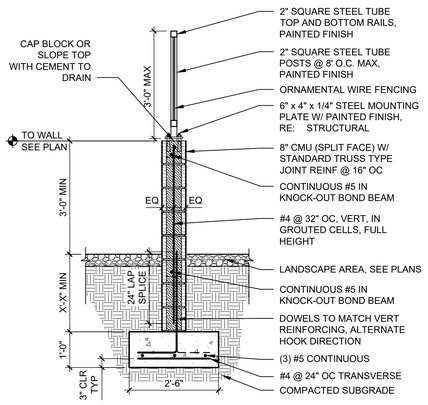


TRAFFIC SIGNAGE

B1 1/2" = 1'-0" 0 1' 2' 4'

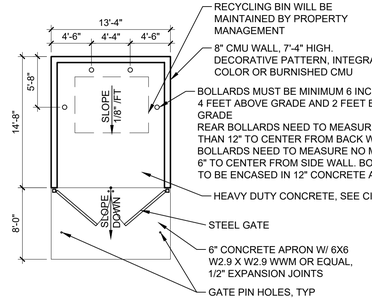


NOTES:
1. GROUT ALL CELLS SOLID BELOW GRADE



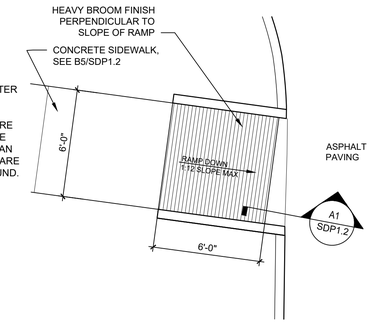
SCREEN WALL AT ROSA PARKS

D3 1/2" = 1'-0" 0 1' 2' 4'



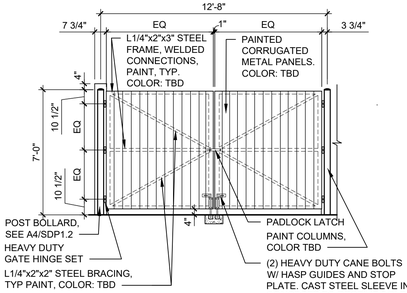
RECYCLING ENCLOSURE

D4 1/8" = 1'-0" 0 4' 8' 16'



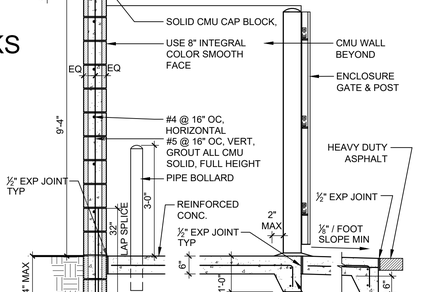
ACCESSIBLE RAMP

D5 1/4" = 1'-0" 0 2' 4' 8'



REFUSE ENCLOSURE GATE

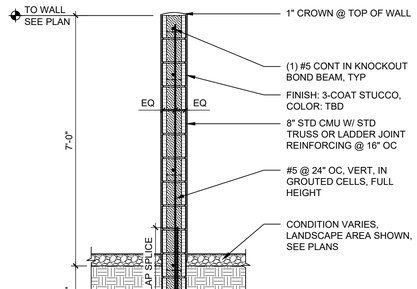
C2 1/4" = 1'-0" 0 2' 4' 8'



COMPACTOR ENCLOSURE SECTION

C4 1/2" = 1'-0" 0 1' 2' 4'

NOTE:
1. GROUT ALL CELLS BELOW GRADE.
2. SEE XX/XXXX FOR MASONRY CONTROL JOINT REQUIREMENTS.

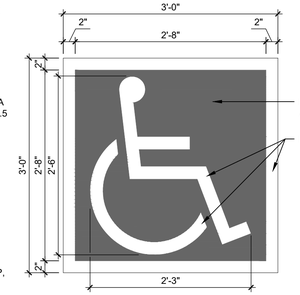


7' CMU SCREEN WALL

C5 1/2" = 1'-0" 0 1' 2' 4'

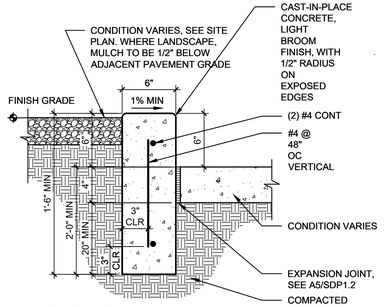
TRAFFIC SIGNAGE

B1 1/2" = 1'-0" 0 1' 2' 4'



ACCESSIBLE PAVEMENT MARKING

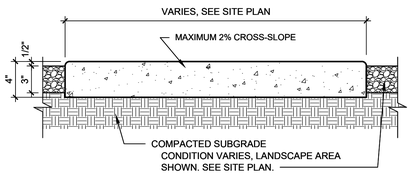
B2 1" = 1'-0" 0 1/2' 1' 2'



CONCRETE HEADER CURB

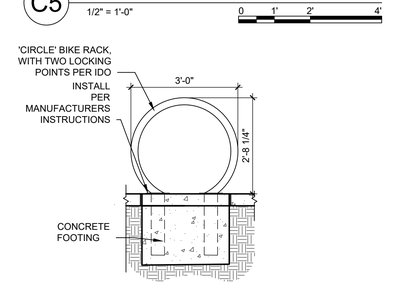
B3 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

NOTES:
1. SEE SITE PLANS AND A5/SDP1.1 FOR JOINTING.
2. CAST-IN-PLACE CONCRETE PAVING,LIGHT BROOM FINISH PERPENDICULAR TO TRAFFIC FLOW WITH 1/2" RADIUS ON EXPOSED EDGES
3. INTEGRAL COLOR WHERE/IF NOTED ON PLANS.
4. FINISH GRADE FOR LANDSCAPE AREAS SHALL BE 1/2" BELOW TOP OF PAVING.



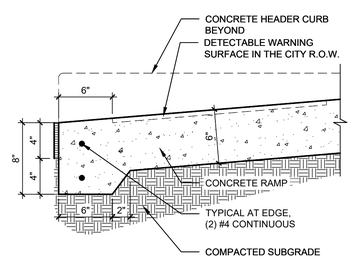
CONCRETE SIDEWALK

B4 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'



BICYCLE RACK

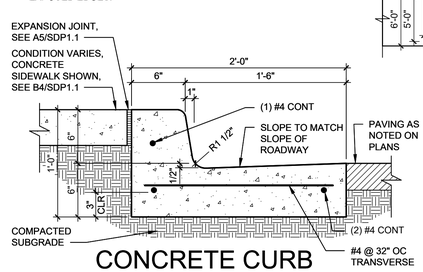
B5 1/2" = 1'-0" 0 1' 2' 4'



RAMP TRANSITION

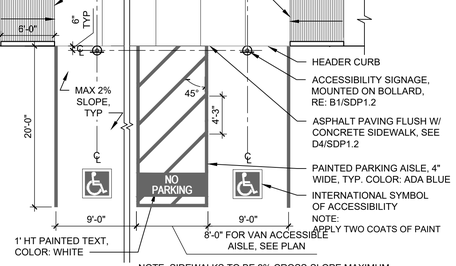
A1 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

NOTES:
1. WHERE BACK OF CURB AND GUTTER IS EXPOSED ALONG A RAMP, ADD 1/2" RADIUS ON EXPOSED EDGES.
2. CAST-IN-PLACE CONCRETE, LIGHT BROOM FINISH, WITH 1/2" RADIUS ON EXPOSED EDGES.



CONCRETE CURB & GUTTER

A2 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

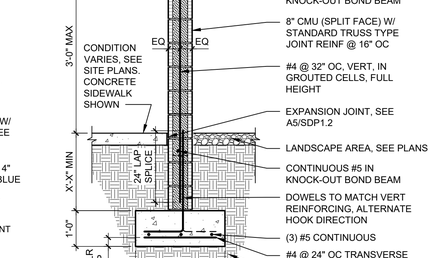


NOTE: SIDEWALKS TO BE 2% CROSS-SLOPE MAXIMUM

ACCESSIBLE PARKING

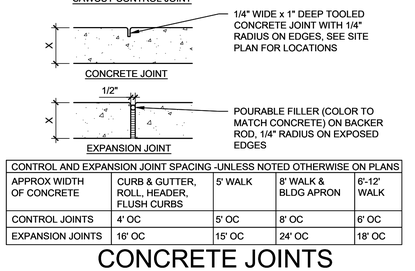
A3 1/8" = 1'-0" 0 4' 8' 16'

NOTES:
1. GROUT ALL CELLS SOLID BELOW GRADE



3' CMU SCREEN WALL

A4 1/2" = 1'-0" 0 1' 2' 4'



CONTROL AND EXPANSION JOINT SPACING -UNLESS NOTED OTHERWISE ON PLANS				
APPROX WIDTH OF CONCRETE	CURB & GUTTER, ROLL, HEADER, FLUSH CURBS	5' WALK	8' WALK & BLDG APRON	6'-12' WALK
CONTROL JOINTS	4' OC	5' OC	8' OC	6' OC
EXPANSION JOINTS	16' OC	15' OC	24' OC	18' OC

CONCRETE JOINTS & JOINT SPACING

A5 1 1/2" = 1'-0" 0 1/2' 1' 1 1/2'

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick
ALBUQUERQUE, NM

REVISIONS

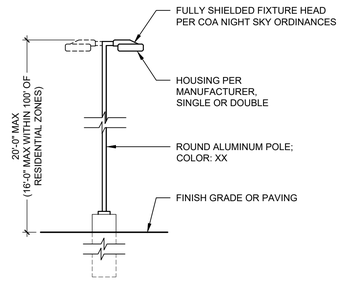
DRAWN BY	AG , JB
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO.	22-0033

DRAWING NAME
SITE DETAILS

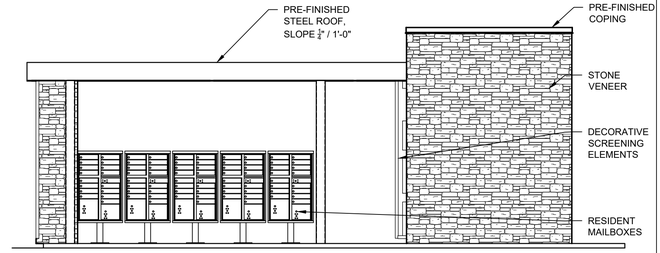
SHEET NO.
SDP-1.2

DEFERRED SUBMITTAL: SHADE STRUCTURE
BASIS OF DESIGN: TUUCI, M1 PLUS SOLANOX PERGOLA

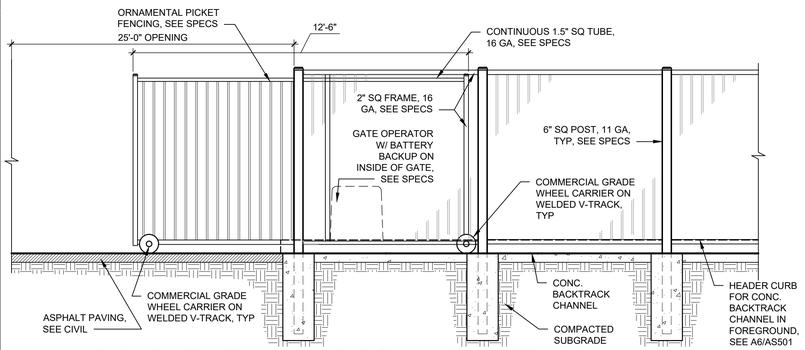
D3 SHADE STRUCTURE
1/4" = 1'-0"



D5 LIGHT POLE
1/4" = 1'-0"



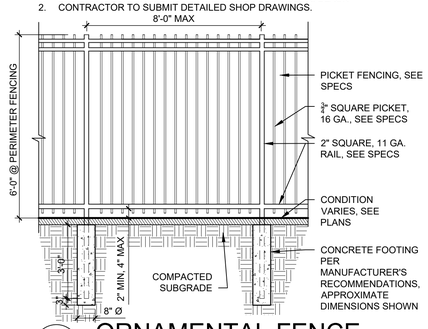
C5 MAIL CENTER
1/4" = 1'-0"



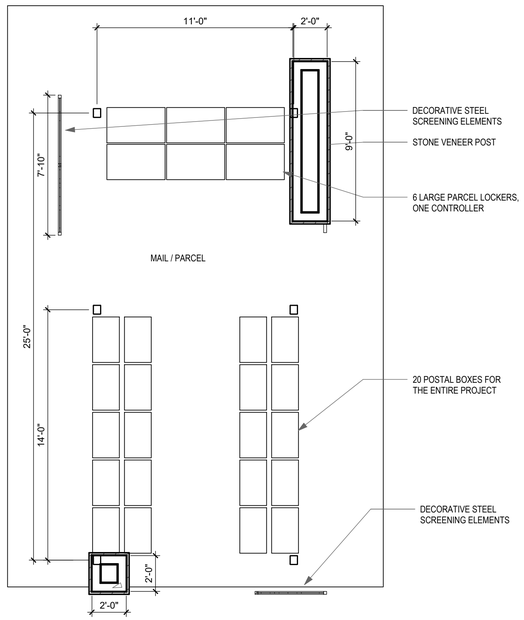
B1 DOUBLE VEHICULAR ROLLING GATE
3/8" = 1'-0"

1. NOTES:
2. BASIS OF DESIGN: AMERISTAR MONTAGE PLUS, COLOR: BLACK
3. USE WHOLE FENCE PANELS AS MUCH AS POSSIBLE ON GATES.
4. GATE OPERATOR FOR EACH LEAF IS LOCATED ON INSIDE OF GATE.
5. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS.

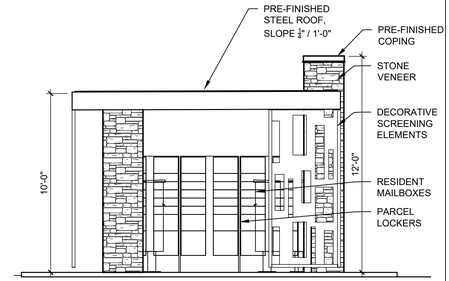
NOTES:
1. BASIS OF DESIGN: AMERISTAR MONTAGE PLUS COLOR: BLACK
2. CONTRACTOR TO SUBMIT DETAILED SHOP DRAWINGS.



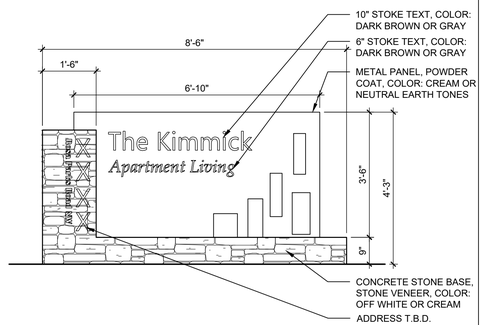
A2 ORNAMENTAL FENCE
3/8" = 1'-0"



A3 MAIL CENTER
1/4" = 1'-0"



B5 MAIL CENTER
1/4" = 1'-0"



A5 MONUMENT SIGN
1/2" = 1'-0"

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

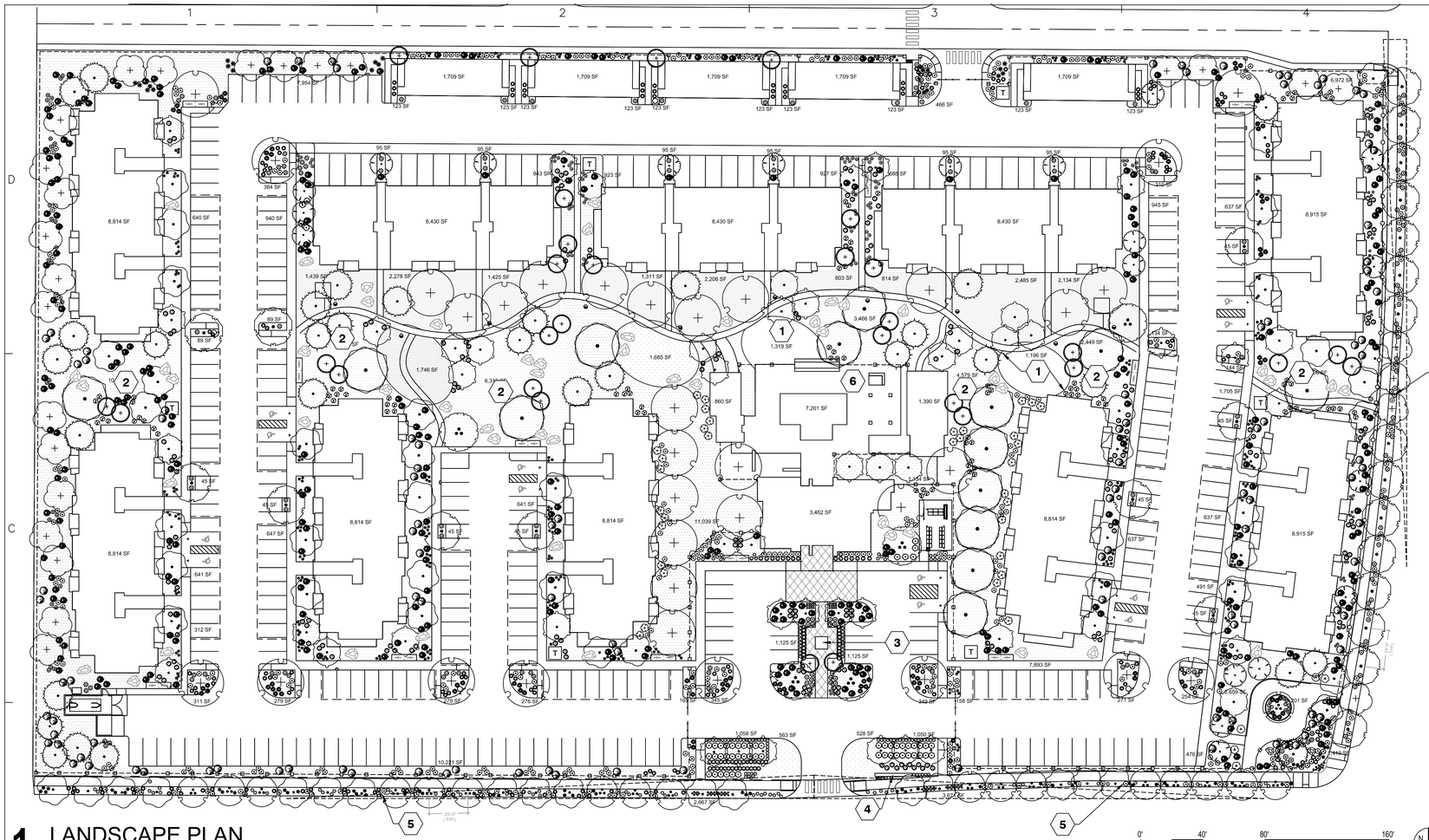
Paseo and Kimmick
ALBUQUERQUE, NM

REVISIONS

DRAWN BY	AG , JB
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO.	22-0033

DRAWING NAME
SITE DETAILS

SHEET NO.
SDP-1.3



1 LANDSCAPE PLAN

1" = 40'-0"

0' 40' 80' 160'

N

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
TREES				
	18	Acer grandidentatum `JFS-NuMex 3` Mesa Glow® Bigtooth Maple	2.5" Cal.	25` x 18`
	14	Acer negundo 'Sensation' Sensation Box Elder	2.5" Cal. B&B	40` x 30`
	50	Cercis canadensis texensis Texas Redbud	2.5" Cal. B&B	15` x 12`
	56	Chilopsis linearis 'Art's Seedless' Art's Seedless Desert Willow	24" Box	20` x 25`
	30	Forestiera neomexicana New Mexico Privet	15 gal.	15` x 15`
	18	Pinus nigra Austrian Pine	6` HT. B&B	35` x 25`
	27	Prosopis glandulosa 'Maverick' TM Maverick Thornless Honey Mesquite	24" Box	25` x 30`
	13	Quercus fusiformis Texas Live Oak	2.5" Cal.	25` x 30`
	25	Quercus muehlenbergii Chinkapin Oak	2.5" Cal. B&B	40` x 40`
	5	Quercus shumardii Shumard Oak	2.5" Cal. B&B	60` x 40`
	20	Quercus x 'Crimschmidt' TM Crimson Spire Oak	2.5" Cal. B&B	40` x 15`
	33	Ulmus americana-ascendens American Elm	2.5" Cal. B&B	35` X 35`

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
SHRUBS				
	46	Achillea filipendulina `Coronation Gold` Coronation Gold Fernleaf Yarrow	1 gal.	3` x 2`
	17	Buddleja davidii 'White Profusion' White Profusion Butterfly Bush	15 gal.	5` x 5`
	165	Callirhoe involucrata Purple Poppymallow	1 gal.	1` x 2`
	168	Cistus x purpureus Orchid Rockrose	5 gal.	4` x 5`
	204	Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Langman's Sage	5 gal.	5` x 5`
	89	Teucrium aroanium Creeping Germander	1 gal.	1` x 2`
	73	Teucrium chamaedrys Germander	1 gal.	1` x 2`
	33	Vauquelinia californica Arizona Rosewood	15 gal.	12` x 10`
GRASSES				
	91	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	2` x 2`
	81	Festuca idahoensis 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.	2` x 1`
	164	Muhlenbergia rigens Deer Grass	1 gal.	4` x 4`
NATIVE SHRUBS				
	55	Arctostaphylos x coloradensis 'Chieftain' Chieftain Mock Bearberry Manzanita	5 gal.	2` x 5`
	87	Cornus stolonifera Red Twig Dogwood	5 gal.	7` x 7`
	245	Potentilla fruticosa 'Goldfinger' Goldfinger Bush Cinquefoil	1 gal.	3` x 3`
	292	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	1 gal.	3` x 8`

SYMBOL	QTY	BOTANICAL / COMMON NAME	INSTALL SIZE	MATURE SIZE
DESERT ACCENTS				
	22	Dasylirion texanum Texas Sotol	5 gal.	5` x 5`
	27	Ephedra viridis Mormon Tea	1 gal.	5` x 5`
	78	Ericameria laricifolia 'Aguirre' TM Aguirre Turpentine Bush	1 gal.	3` x 4`
	112	Mahonia haematocarpa Red Barberry	5 gal.	1` x 1`
	133	Mirabilis multiflora Colorado Four O'Clock	5 gal.	2` x 5`
	91	Nolina microcarpa Sacahuista	1 gal.	5` x 6`
	58	Yucca elata Soaptree Yucca	1 gal.	2` x 2`

GENERAL LANDSCAPE NOTES

1. PRIOR TO BEGINNING WORK ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT IN THE FIELD WITH THE OWNER'S REPRESENTATIVE.
2. IF DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND THE SITE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO PROCEEDING ON THAT PORTION OF WORK.
3. ALL PLANTING AREAS ARE TO HAVE WEEDS AND COMPETITIVE VEGETATION REMOVED PRIOR TO PREPARATION FOR PLANTING.
4. ALL EXISTING PLANT MATERIALS TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. DAMAGED MATERIALS SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
5. PLANT QUANTITIES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY, PLANS SHALL TAKE PRECEDENCE.
6. THE OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT MATERIAL PRIOR TO PLANTING. IN ADDITION, THE OWNER REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE. THE OWNER'S REPRESENTATIVE IS TO APPROVE ANY AND ALL SUBSTITUTIONS.
7. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
8. PLANTING INSTALLATION SHALL BE IN ACCORDANCE WITH ALL CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS (SECTION 1005 - PLANTING) AND DETAILS.
9. PER IDO 5-3 (D) WALKWAYS AND SIDEWALKS ARE SHADED.
10. LANDSCAPING IS PURSUANT IDO 5-6 LANDSCAPING BUFFERING AND SCREENING.
11. IRRIGATION NOTE: AUTOMATIC TIMERS PURSUANT TO IDO 5-6(C)(14)(C).
12. PURSUANT TO IDO 5-6 (C)(4)(i) "ALL VEGETATION SHALL COMPLY WITH ARTICLE 9-12 AND PARTS 6-1-1 AND 6-6-2 OF ROA 1994 (POLLEN CONTROL, WATER CONSERVATION LANDSCAPING AND WATER WASTE, AND STREET TREES) AND SECTION 4 OF THE ALBUQUERQUE BERNALILLO COUNTY WATER AUTHORITY (ABCWUA) LEGISLATION AND ORDINANCES (WATER WASTE REDUCTION ORDINANCE) AS APPLICABLE."

LANDSCAPE CALCULATIONS

SITE AREA (9.56 AC)	416,434 SF
BUILDING FOOTPRINT	- 101,447 SF
NET LOT	314,987 SF
REQUIRED/PROVIDED LANDSCAPE	78,747 SF (25%)/ 142,750 SF (45%)

COVERAGE

REQUIRED/PROVIDED VEGETATIVE COVER	59,060 SF (75%) / 189,698 SF (240%)
REQUIRED/PROVIDED GROUND-LEVEL COVER	14,765 SF (25%) / 42,201 SF (54%)

PARKING LOT TREES

PARKING LOT SPACES PROVIDED	298
ONE (1) TREE IS REQUIRED PER 10 PARKING SPACES	
REQUIRED/PROVIDED PARKING LOT TREES (1/10 SPACES)	30/295

PARKING LOT AREA

AT LEAST 10 PERCENT OF THE PARKING LOT AREA OF LOTS CONTAINING 50 OR FEWER SPACES SHALL BE LANDSCAPED. 15% OF THE PARKING LOT AREA CONTAINING MORE THAN 50 SPACES SHALL BE LANADSCAPED.

PARKING LOT AREA	129,538 SF
REQUIRED/PROVIDED PARKING LOT LANDSCAPE	19,431 SF (15%)/53,209 SF (41%)

ANY PARKING LOT LOCATED WITHIN 30 FEET OF THE FRONT LOT LINE SHALL BE SCREENED FROM THE STREET BY A LANDSCAPE BUFFER AT LEAST 10 FEET IN WIDTH OF CONTINUOUS EVERGREEN SHRUBBERY 3 FEET IN HEIGHT.

ANY PARKING LOT LOCATED WITHIN 20 FEET OF THE SIDE OR REAR LOT LINE SHALL BE SCREENED BY A LANDSCAPE STRIP AT LEAST 6 FEET WIDE CONTAINING AT LEAST 2 TREES AND 6 SHRUBS PER 25 FEET OF THE PARKING LOT EDGE.

STREET TREES

STREET TREE REQUIREMENTS ARE BASED ON AN AVERAGE SPACING OF 25' O.C.
KIMMICK DRIVE NW FRONTAGE IS 477 LF.
KIMMICK DRIVE REQUIRED/PROVIDED STREET TREES: 19/19
ROSA PARKS RD NW FRONTAGE IS 846 LF
ROSA PARKS RD NW REQUIRED/PROVIDED STREET TREES: 34/34

CLEAR SIGHT DISTANCE

LANDSCAPING AND SIGNAGE 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 AREA.

SITE TREES

TREE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENTS ARE AT A RATE OF ONE TREE PER GROUND FLOOR UNIT AND ONE TREE FOR EVERY SECOND FLOOR UNIT. NO ADDITIONAL TREES ARE REQUIRED FOR UNITS ABOVE SECOND STORY. 68 FIRST FLOOR UNITS AND 90 SECOND FLOOR UNITS ARE PROVIDED.
158 SITE TREES ARE REQUIRED / 286 SITE TREES ARE PROVIDED

KEYED NOTES

SYMBOL	DESCRIPTION
1	PAVED GATHERING AREA
2	STORMWATER DETENTION AREA
3	SCULPTURAL WATER FEATURE
4	SIGNAGE
5	LANDSCAPE SWALE BETWEEN BOC AND SIDEWALK
6	POOL AND SPA AREA

BOULDERS, GRAVEL MULCH AND SURFACE TREATMENTS

61	SALVAGED BASALT LANDSCAPE BOULDER
2,975 SF	BLUEGRASS 'COOL SEASON' TURF
1,756 SF	DOG PARK- 4" DEPTH SHREDDED "BARK!"
12, 727 SF	NATIVE 'WARM SEASON' GRASS AND MEADOW SEEDING
119, 941 SF	4" DEPTH ROCK OR ORGANIC MULCH WITH FILTER FABRIC

CONSENSUS PLANNING
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail:cp@consensusplanning.com

DESCRIPTION

STATE OF NEW MEXICO
KENNETH A. ROMIG
#337
REGISTERED LANDSCAPE ARCHITECT
11-25-2025

PASEO AND KIMMICK ALBUQUERQUE, NM

NOVEMBER 25, 2025

SUBMITTAL: NOVEMBER 25, 2025

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: X
CAD DWG FILE:
DESIGNED BY: KR DATE:11/25/25
DRAWN BY: KR DATE:11/25/25
CHECKED BY: CG DATE:11/25/25

SHEET TITLE

LANDSCAPE PLAN

DRAWING SHEET

LS100

LEGEND:

XX / XX — BASIN DESIGNATION / BASIN AREA, ACRES — BASIN NAME AND AREA

SUB-BASIN BOUNDARY

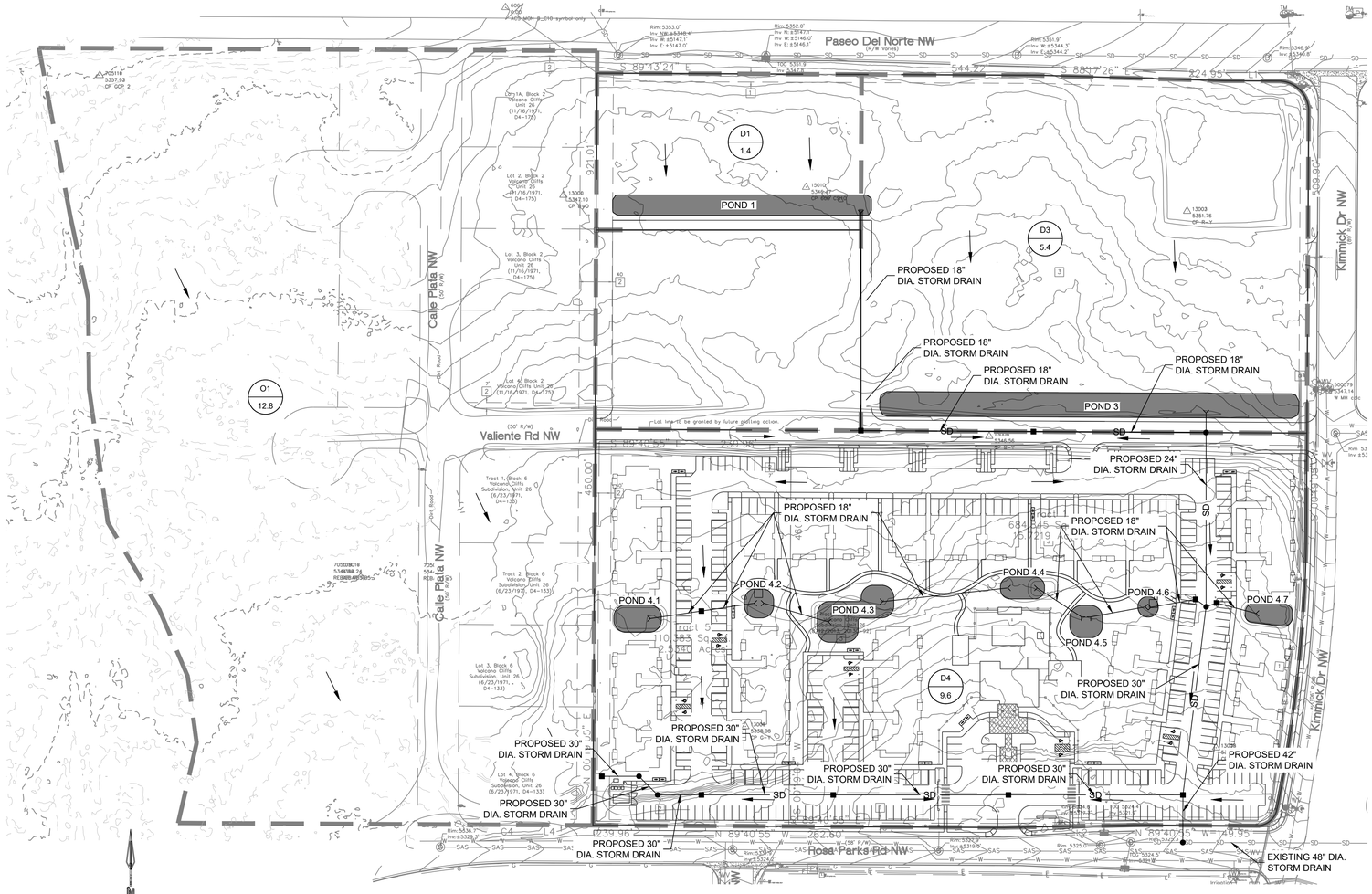
SD — PROPOSED STORM DRAIN

PROPOSED DROP INLET

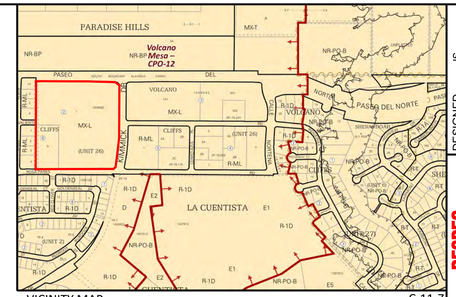
PROPOSED STORM DRAIN MH

PROPOSED FLOW ARROW

PROPOSED POND



City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 09/09/22
BY: Renée C. Brissette
Hydro/Trans #: C11D004A
THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.



VICINITY MAP: C-11-Z

BACKGROUND

TRACT 1, BLOCK 2 AND TRACT 5, BLOCK 6, VOLCANO CLIFFS SUBDIVISION, UNIT 26 CONTAINS APPROXIMATELY 18.2 ACRES IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE PROPERTY IS BOUNDED BY PASEO DEL NORTE TO THE NORTH, KIMMICK DRIVE TO THE EAST, ROSA PARKS ROAD TO THE SOUTH, AND RESIDENTIAL LOTS TO THE WEST. SEE VICINITY MAP ABOVE. THE PROPOSED DEVELOPMENT IS MIXED USE CONTAINING APARTMENTS, SELF-STORAGE, AND FUTURE COMMERCIAL. THE SAD 228 DRAINAGE REPORT COMPLETED BY WILSON & COMPANY IN JANUARY 2012 RESTRICTS THE DISCHARGE FROM THE PROJECT SITE TO THE HISTORIC RATE. WILSON & COMPANY SUBSEQUENTLY COMPLETED A CONCEPTUAL GRADING AND DRAINAGE PLAN THAT WAS APPROVED IN JULY 2017.

METHODOLOGY

HYDROLOGY CALCULATIONS FOR THE SITE ARE PERFORMED IN ACCORDANCE WITH THE ALBUQUERQUE DEVELOPMENT PROCESS MANUAL (DPM) ARTICLE 6.2 USING THE RATIONAL METHOD TO CALCULATE PEAK FLOW RATES TO ENSURE ALL FLOW PATHS ARE SUFFICIENT TO CARRY FLOWS. THE REQUIRED WATER QUALITY VOLUME WAS CALCULATED BY MULTIPLYING THE IMPERVIOUS AREA BY THE FIRST FLUSH RUNOFF VALUE OF 0.42" FOR NEW DEVELOPMENT. ALL HYDROLOGIC AND HYDRAULIC CALCULATIONS CAN BE FOUND ON THIS SHEET.

EXISTING CONDITIONS

THE SITE IS CURRENTLY UNDEVELOPED. THE EXISTING SITE TERRAIN GENERALLY SHEET DRAINS FROM NORTH TO SOUTH AT VARYING SLOPES BETWEEN 1%-4%. THERE IS NO DESIGNATED 100-YEAR FLOODPLAIN SHOWN ON THE PROPERTIES. RUNOFF GENERATED BY THE SITE IS COLLECTED IN AN EXISTING PILL BOX MANHOLE NEAR THE SOUTHWEST CORNER OF THE SITE AND ENTERS THE EXISTING STORM DRAIN IN ROSA PARKS ROAD.

DEVELOPED CONDITIONS

THE DRAINAGE INTENTION OF THE DEVELOPED CONDITIONS IS TO ADHERE TO THE AFOREMENTIONED DRAINAGE STUDIES COMPLETED BY WILSON & COMPANY AND REDUCE THE DEVELOPED FLOW RATES TO THE HISTORIC RATE. EACH LOT MAY DEVELOP INDEPENDENTLY OF THE OTHER LOTS. THE FINAL LOT DEVELOPMENT PLANS WILL ADDRESS THE DETAILS OF THE GRADING AND DRAINAGE WITHIN THE LIMITS OF THIS MASTER PLAN. THE SITE HAS BEEN SPLIT INTO 5 SUB-BASINS AND ARE DESCRIBED BELOW.

SUB-BASIN O1 CONTAINS 12.8 ACRES. THIS OFFSITE SUB-BASIN LOCATED WEST OF THE SUBJECT SITE ENTERS SUB-BASIN D4 IN THE EXISTING CONDITION AND WILL BE ACCOMMODATED BY SUB-BASIN D4. RUNOFF WILL BE COLLECTED BY A DROP INLET LOCATED AT THE SOUTHEAST CORNER OF SUB-BASIN D4. THESE OFFSITE FLOWS WILL BE ROUTED ALONG THE SOUTHERN PORTION OF SUB-BASIN D4 IN A PRIVATE STORM DRAIN UNTIL REACHING ITS ULTIMATE OUTFALL INTO THE EXISTING ROSA PARKS STORM DRAIN NEAR THE SOUTHEAST CORNER OF SUB-BASIN D4.

SUB-BASIN D1 CONTAINS 1.4 ACRES AND WILL BE DEVELOPED IN THE FUTURE AS A COMMERCIAL USE. UNTIL SUCH TIME THIS SUB-BASIN DEVELOPS, FLOWS GENERATED BY THE SUB-BASIN WILL BE COLLECTED IN POND 1 ALONG THE SOUTHERN PORTION OF THE SUB-BASIN. A PRIVATE STORM DRAIN WILL BE STUBBED INTO THE POND TO ROUTE FLOWS ULTIMATELY TO THE ROSA PARKS EXISTING STORM DRAIN.

SUB-BASIN D2 CONTAINS 1.8 ACRES AND WILL BE A SELF-STORAGE DEVELOPMENT. RUNOFF WILL BE COLLECTED IN POND 2 AT THE SOUTHEAST CORNER OF THE SUB-BASIN. POND 2 IS INTENDED TO SERVE AS BOTH STORM WATER QUALITY VOLUME AS WELL AS FLOW REDUCTION TO THE HISTORICAL RATE. RUNOFF WILL THEN BE ROUTED INTO A PRIVATE STORM DRAIN THAT ULTIMATELY OUTFALLS TO THE ROSA PARKS EXISTING STORM DRAIN.

SUB-BASIN D3 CONTAINS 5.4 ACRES AND WILL DEVELOPED IN THE FUTURE AS A COMMERCIAL USE. UNTIL SUCH TIME THIS SUB-BASIN DEVELOPS, FLOWS GENERATED BY THE SUB-BASIN WILL BE COLLECTED IN POND 3 ALONG THE SOUTHERN PORTION OF THE SUB-BASIN. A PRIVATE STORM DRAIN WILL BE STUBBED INTO THE POND TO ROUTE FLOWS ULTIMATELY TO THE ROSA PARKS EXISTING STORM DRAIN.

SUB-BASIN D4 CONTAINS 9.6 ACRES AND WILL BE AN APARTMENT DEVELOPMENT. RUNOFF WILL BE COLLECTED IN A SERIES OF PONDS (4.1 THROUGH 4.7) ALONG THE CENTER OF THE SUB-BASIN IN THE WEST-EAST DIRECTION. THESE PONDS ARE INTENDED TO SERVE AS BOTH STORM WATER QUALITY VOLUME FOR THE NORTH HALF OF THE APARTMENT SITE AS WELL AS FLOW REDUCTION TO THE HISTORICAL RATE. RUNOFF WILL THEN BE ROUTED INTO A PRIVATE STORM DRAIN THAT ULTIMATELY OUTFALLS TO THE ROSA PARKS EXISTING STORM DRAIN. THE PRIVATE STORM DRAIN ALONG THE SOUTHERN PORTION OF THE SUB-BASIN WILL SERVE TWO PURPOSES. THE FIRST IS TO CONVEY NOT ONLY THE FLOWS GENERATED BY THE APARTMENTS, BUT ALSO THE OFFSITE FLOWS FROM SUB-BASIN O1. THE SECOND IS TO SERVE AS STORM WATER QUALITY VOLUME FOR THE SOUTHERN HALF OF THE APARTMENT SITE.

THE MAIN TRUNK LINE IN THE PRIVATE STORM DRAIN EASEMENT ON THE PLAT WILL REQUIRE THE NECESSARY PRIVATE DRAINAGE DOCUMENTATION SHOWING THE MAINTENANCE RESPONSIBILITY.

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE NEW MEXICO 87109
WWW.RESPECCOM PHONE (505) 253-9718

DESIGNED JS
DRAWN JS
CHECKED JS
DATE 9.08.2022

REVISION

STAMP

JEREMY W SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION
9/2022

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: W0262.01

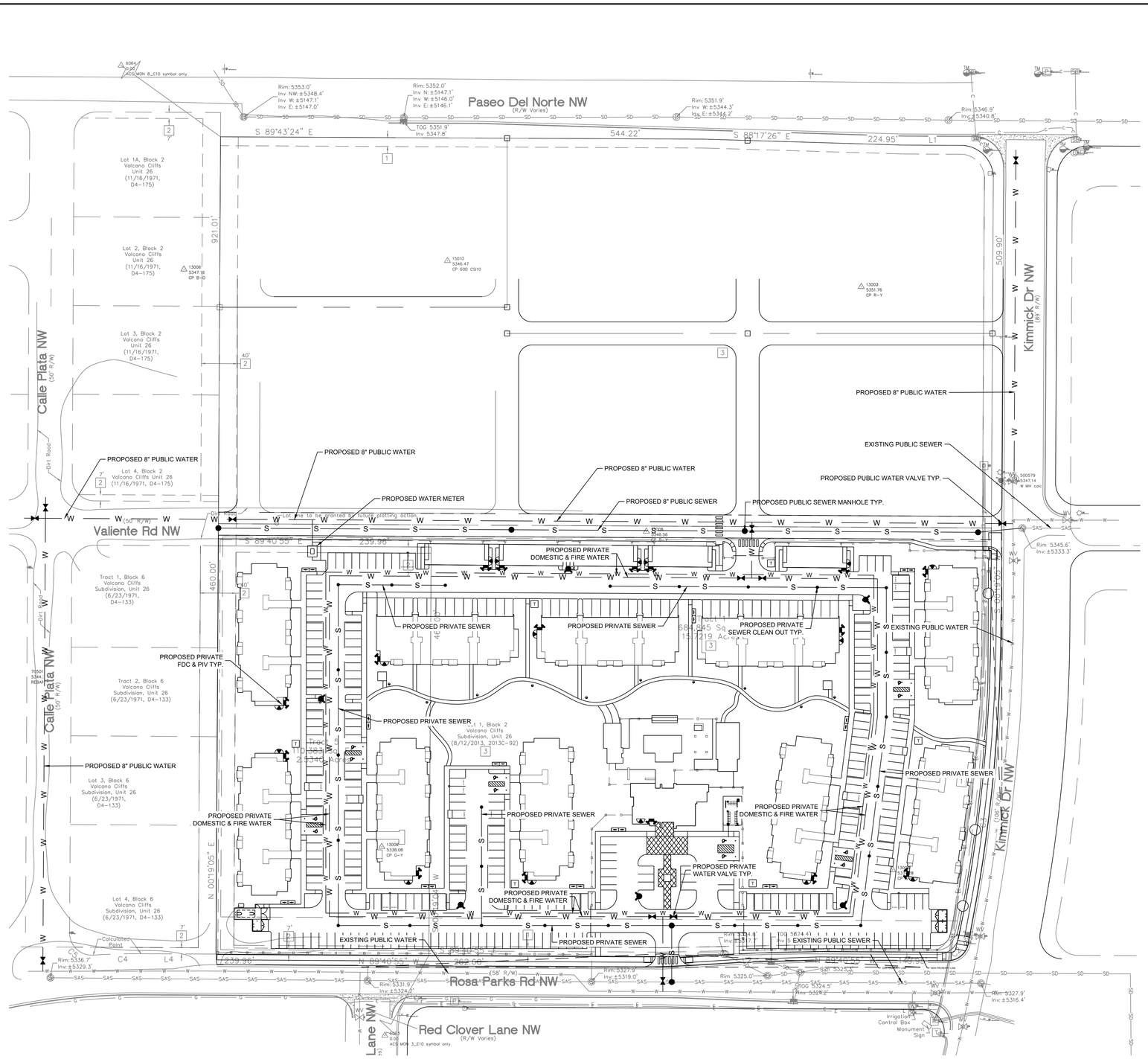
PROJECT NAME: PASEO & KIMMICK

SHEET TITLE: CONCEPT DRAINAGE PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-100

NAME: N:\Projects\W0262-Aleem Hasham\W0262.01 Hasham Paseo & Kimmick\3. DWG_Sheets\W0262.01 DRAINAGE.dwg PLOT DATE: Sep 08, 2022 3:51pm



LEGEND

- PROPERTY BOUNDARY
- W — NEW WATERLINE
- NEW WATER VALVE TYP.
- NEW WALL INDICATOR VALVE TYP.
- NEW FIRE DEPARTMENT CONNECTION TYP.
- NEW HYDRANT TYP.
- S — NEW SEWER LINE
- NEW SEWER CLEAN OUT TYP.
- NEW SEWER MANHOLE TYP.
- W — W — EXISTING WATERLINE
- SAS — SAS — EXISTING SEWER LINE

REVISION

DESIGNED
DRAWN
CHECKED
DATE 12.04.2023

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE NEW MEXICO 87109
WWW.RESPECFIRM.COM PHONE: (505) 253-9718

STAMP

HUGH W. FLOYD
NEW MEXICO
16633
REGISTERED PROFESSIONAL ENGINEER

PRELIMINARY
NOT FOR CONSTRUCTION
12/2023

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: W0262.01

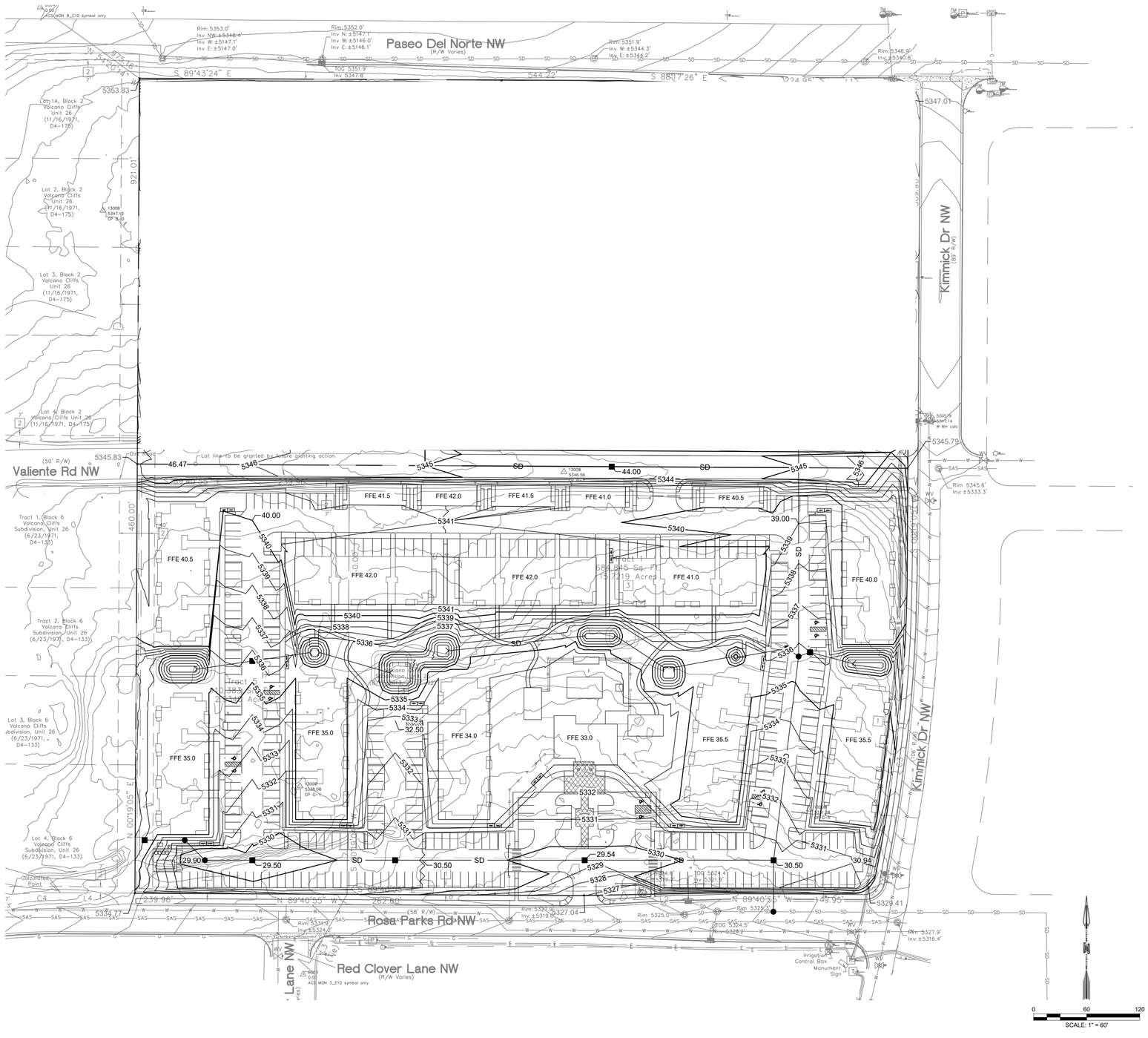
PROJECT NAME: PASEO & KIMMICK

SHEET TITLE: CONCEPT UTILITY PLAN

SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-102

NAME: N:\Projects\W0262-Aleem Hasham\W0262.01 Hasham Paseo & Kimmick\3. DWG_Sheets\W0262.01 UTILITY - dwg PLOT DATE: Dec 04, 2023 4:00pm



LEGEND:

- PROPERTY BOUNDARY
- 5270 — PROPOSED MAJOR CONTOUR
- 5272 — PROPOSED MINOR CONTOUR
- 5270 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED HIGH POINT
- PROPOSED RETAINING WALL
- SD — PROPOSED STORM DRAIN
- PROPOSED DROP INLET
- PROPOSED STORM DRAIN MH

City of Albuquerque
Planning Department
Development Review Services
HYDROLOGY SECTION
PRELIMINARY APPROVED
DATE: 09/09/22
BY: Renée C. Brissette
HydroTrans # C11D004A

THESE PLANS AND/OR REPORT ARE CONCEPTUAL ONLY. MORE INFORMATION MAY BE NEEDED IN THEM AND SUBMITTED TO HYDROLOGY FOR BUILDING PERMIT APPROVAL.

DESIGNED	JS
DRAWN	JS
CHECKED	JS
DATE	7.27.2022

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
7770 JEFFERSON STREET SUITE 200
ALBUQUERQUE, NEW MEXICO 87109
WWW.RESPECCOM PHONE: (505) 253-9718

STAMP

JEREMY W SHELL
NEW MEXICO
26341
PROFESSIONAL ENGINEER
7/27/2022

PRELIMINARY
NOT FOR CONSTRUCTION
7/2022

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

nm811 Know what's below. Call before you dig.

PROJ. #: W0262.01

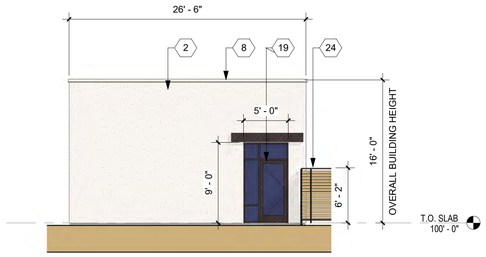
PROJECT NAME: PASEO & KIMMICK

SHEET TITLE: CONCEPT GRADING PLAN

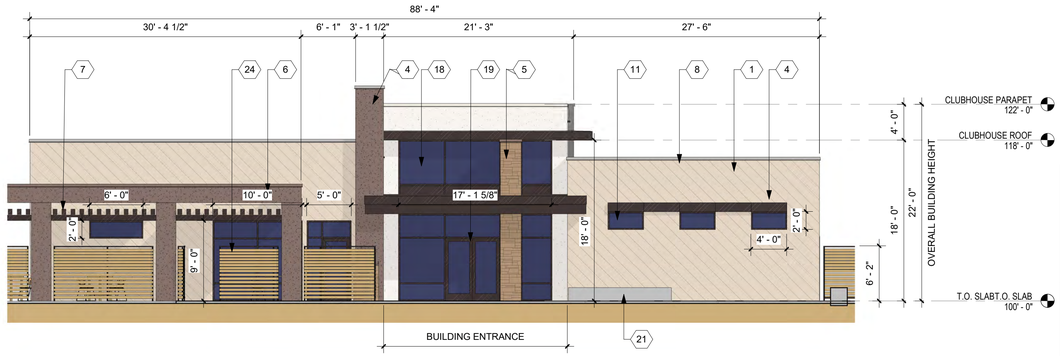
SUBMITTED FOR: DRB SITE PLAN

SHEET NUMBER: C-101

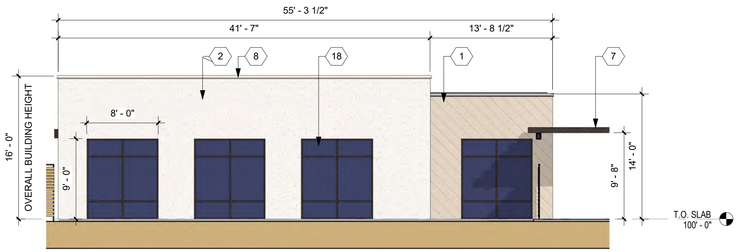
NAME: N:\Projects\W0262-Aleem Hasham\W0262.01 Hasham Paseo & Kimmick\3. DWG_Sheets\W0262.01 GRADING.dwg PLOT DATE: Jul 27, 2022 10:27am



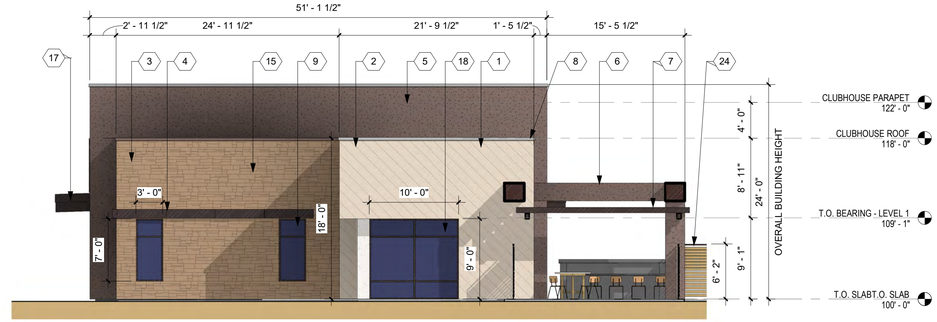
D1 FITNESS BUILDING - NORTH ELEVATION
1/8" = 1'-0"



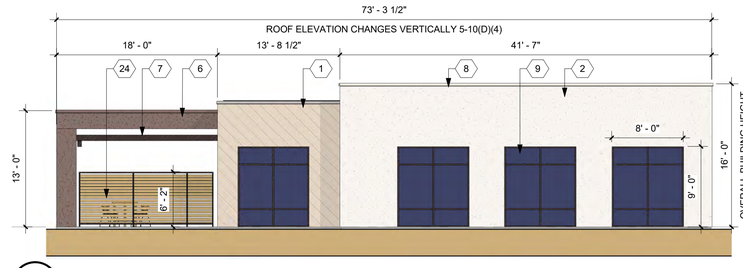
D3 CLUBHOUSE NORTH ELEVATION
1/8" = 1'-0"



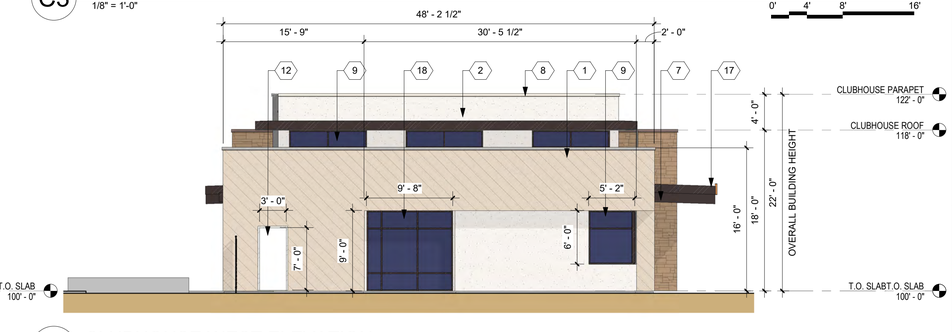
C1 FITNESS BUILDING - EAST ELEVATION
1/8" = 1'-0"



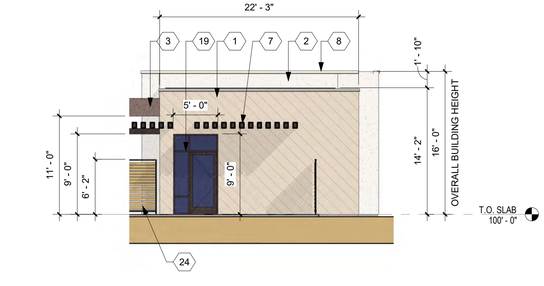
C3 CLUBHOUSE EAST ELEVATION
1/8" = 1'-0"



B1 FITNESS BUILDING - WEST ELEVATION
1/8" = 1'-0"



B3 CLUBHOUSE WEST ELEVATION
1/8" = 1'-0"



A1 FITNESS BUILDING - SOUTH ELEVATION
1/8" = 1'-0"

A3 CLUBHOUSE SOUTH ELEVATION
1/8" = 1'-0"

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.
H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.
I. DEVELOPMENT SHALL COMPLY WITH IDO SECTION 3-6(E) VPO-2

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
PRIMARY PEDESTRIAN ENTRANCES TO EACH PRIMARY BUILDING SHALL BE EMPHASIZED AND PROVIDE WEATHER PROTECTION THROUGH VARIATIONS IN THE FACADE, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

COMPLIANCE WITH SECTION 5-11(D)(2) FACADE DESIGN:
WINDOWS 5-11(D)(2)(a):
1) GROUND FLOOR STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 20% OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS
2) WINDOWS RECESSED 2" AT UPPER LEVELS
ARTICULATION 5-11(D)(2)(b):
1) AT LEAST ONE ELEMENT THAT IS RECESSED OR PROJECTED FROM THE FACADE EVERY 30 FT.
2) EACH STREET FACING FACADE DESIGN WITH MORE THAN ONE BUILDING FINISH MATERIAL OR COLOR
3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(Ev)2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

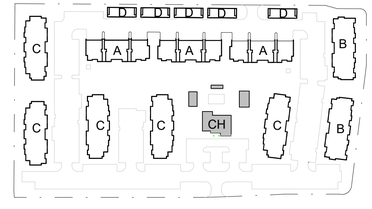
REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
3. STUCCO COLOR 3
4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
8. PREFINISHED METAL COPING
9. VINYL WINDOW
10. FIBER GLASS ENTRY DOOR
11. FIBER GLASS FULL LITE PATIO DOOR
12. HM DOOR
13. PAINTED GUARDRAIL
14. SCONCE LIGHTS AT BUILDING ENTRIES
15. DECORATIVE STEEL SCREENING ELEMENT (DARK BRONZE)
16. PREFINISHED LEADER AND DOWNSPOUT
17. ENTRY AWNING
18. ALUMINUM STOREFRONT (DARK BRONZE)
19. ALUMINUM STOREFRONT DOOR (DARK BRONZE FINISH)
20. OVERHEAD GARAGE DOOR
21. PATIO WALL, STUCCO, CMU, OR STONE VENEER
22. WATER FOUNTAIN
23. BUILDING SIGNAGE
24. DECORATIVE PRIVACY SCREEN/FENCE, STEEL WITH WOOD INFILL

LEGEND

STUCCO (ELITE GRAY)
STUCCO (HICKORY SMOKE)
STUCCO (GRASSLAND)
STONE OR MASONRY VENEER
STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL
GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick

Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

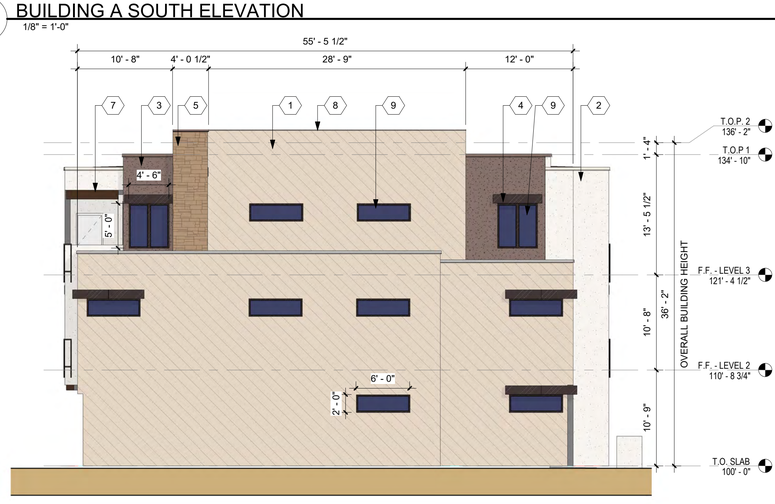
CLUBHOUSE AND FITNESS COLOR ELEVATIONS

SHEET NO

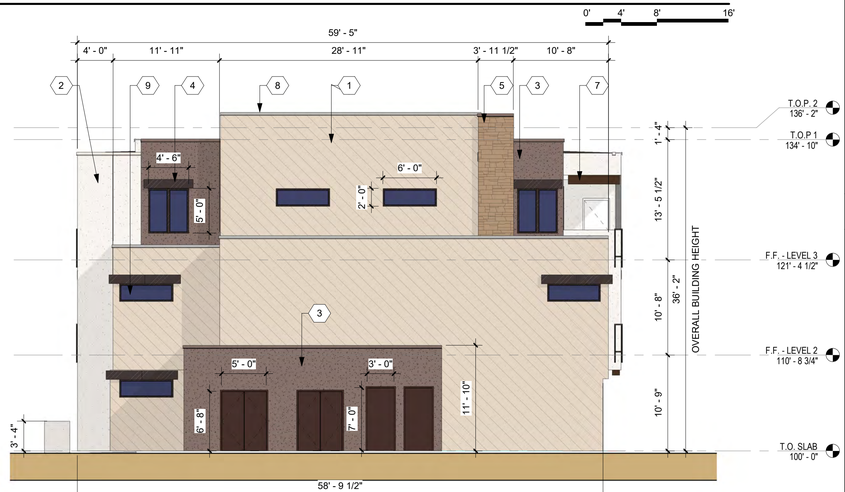
SDP-5.1

9/30/2022 9:36:48 AM

D1 BUILDING A SOUTH ELEVATION
1/8" = 1'-0"



B1 BUILDING A SIDE ELEVATION
1/8" = 1'-0"



B3 BUILDING A EAST ELEVATION
1/8" = 1'-0"

A1 BUILDING A NORTH ELEVATION
1/8" = 1'-0"

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.

H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.
I. DEVELOPMENT SHALL COMPLY WITH IDO SECTION 3-6(E) VPO-2

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
PRIMARY PEDESTRIAN ENTRANCES TO EACH PRIMARY BUILDING SHALL BE EMPHASIZED AND PROVIDE WEATHER PROTECTION THROUGH VARIATIONS IN THE FACADE, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

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3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(Ev)2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
3. STUCCO COLOR 3
4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
8. PREFINISHED METAL COPING
9. VINYL WINDOW
10. FIBER GLASS ENTRY DOOR
11. FIBER GLASS FULL LITE PATIO DOOR
12. HM DOOR
13. PAINTED GUARDRAIL
14. SCONCE LIGHTS AT BUILDING ENTRIES
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18. ALUMINUM STOREFRONT (DARK BRONZE)
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21. PATIO WALL, STUCCO, CMU, OR STONE VENEER
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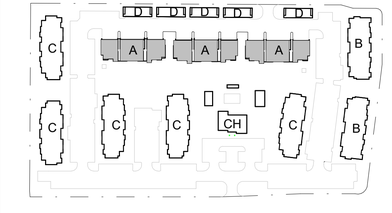
LEGEND

- STUCCO (ELITE GRAY)
- STUCCO (HICKORY SMOKE)
- STUCCO (GRASSLAND)
- STONE OR MASONRY VENEER
- STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick

Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

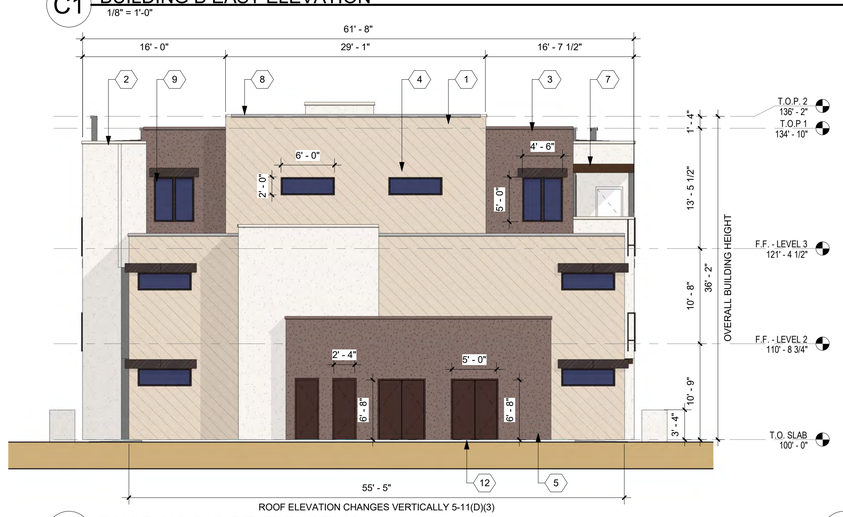
BUILDING A COLOR ELEVATIONS

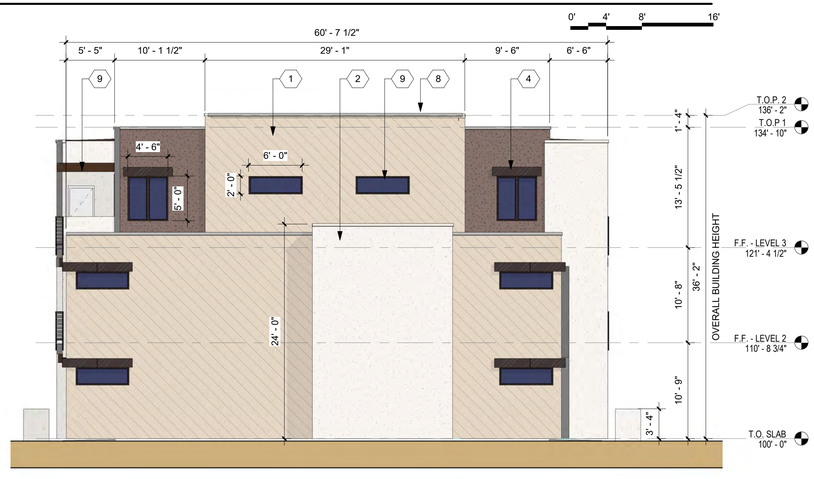
SHEET NO

SDP-5.2

9/30/2022 9:36:51 AM

C1 BUILDING B EAST ELEVATION
1/8" = 1'-0"





B1 BUILDING B SIDE ELEVATION
1/8" = 1'-0"

B2 BUILDING B SIDE ELEVATION
1/8" = 1'-0"

A1 BUILDING B WEST ELEVATION
1/8" = 1'-0"

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.
H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.
I. DEVELOPMENT SHALL COMPLY WITH IDO SECTION 3-6(E) VPO-2

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
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WINDOWS 5-11(D)(2)(a):
1) GROUND FLOOR STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 20% OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS
2) WINDOWS RECESSED 2" AT UPPER LEVELS
ARTICULATION 5-11(D)(2)(b):
1) AT LEAST ONE ELEMENT THAT IS RECESSED OR PROJECTED FROM THE FACADE EVERY 30 FT.
2) EACH STREET FACING FACADE DESIGN WITH MORE THAN ONE BUILDING FINISH MATERIAL OR COLOR
3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(E)(2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
3. STUCCO COLOR 3
4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
8. PREFINISHED METAL COPING
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10. FIBER GLASS ENTRY DOOR
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13. PAINTED GUARDRAIL
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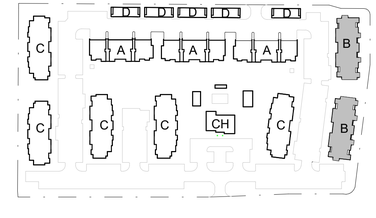
19. ALUMINUM STOREFRONT DOOR (DARK BRONZE FINISH)
20. OVERHEAD GARAGE DOOR
21. PATIO WALL, STUCCO, CMU, OR STONE VENEER
22. WATER FOUNTAIN
23. BUILDING SIGNAGE
24. DECORATIVE PRIVACY SCREEN/FENCE, STEEL WITH WOOD INFILL

LEGEND

- STUCCO (ELITE GRAY)
- STUCCO (HICKORY SMOKE)
- STUCCO (GRASSLAND)
- STONE OR MASONRY VENEER
- STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

Dekker

SEAL

STATE OF NEW MEXICO
HANNAH FEIL GREENHOOD
No. 5594
11/04/2025
REGISTERED ARCHITECT

PROJECT

Paseo and Kimmick
Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

BUILDING B COLOR ELEVATIONS

SHEET NO

SDP-5.3

9/30/2022 9:36:53 AM

WALL PLANE PROJECTION OR RECESS 5-11(E)(2)(b)4 & 5-11(D)(2)

C1 BUILDING C FRONT ELEVATION

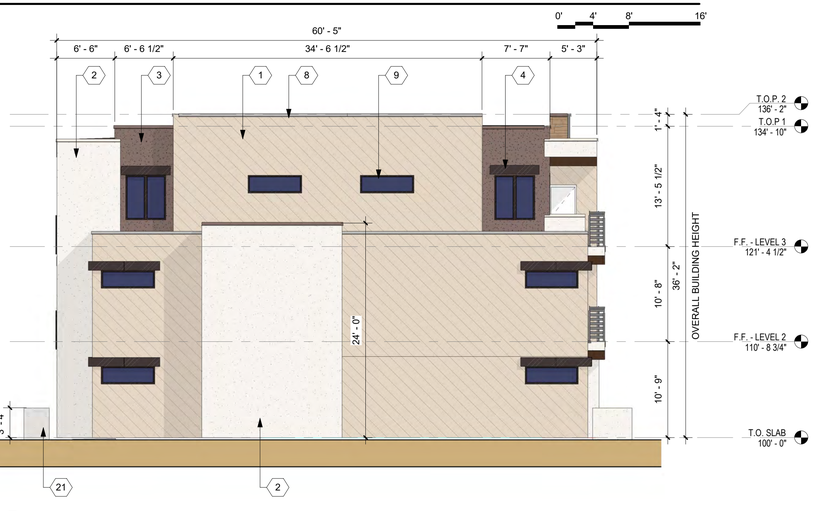
1/8" = 1'-0"

ROOF ELEVATION CHANGES VERTICALLY 5-11(D)(3)

B1 BUILDING C WEST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'



B2 BUILDING C EAST ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

WALL PLANE PROJECTION OR RECESS 5-11(E)(2)(b)4 & 5-11(D)(2)

A1 BUILDING C REAR ELEVATION

1/8" = 1'-0"

0' 4' 8' 16'

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.
F. STREET FACING FACADES SHALL COMPLY WITH IDO SECTIONS 5-11(D) 5-11(E)(2)
G. 14-16-5-11(D)(2)(a) LOW E 366 GLAZING WILL BE ADDED TO THE WEST FACING WINDOWS FOR THE WEST SIDES OF THE 2 C BUILDINGS ALONG THE WESTERN BOUNDARY.
H. 14-16-5-2(J)(1)(d) LIGHT REFLECTIVE VALUE (LRV) RATING SHALL BE LIMITED TO BETWEEN 20 and 50 PERCENT.
I. DEVELOPMENT SHALL COMPLY WITH IDO SECTION 3-6(E) VPO-2

IDO COMPLIANCE

COMPLIANCE WITH SECTION 5-11(D)(1) BUILDING ENTRANCES:
PRIMARY PEDESTRIAN ENTRANCES TO EACH PRIMARY BUILDING SHALL BE EMPHASIZED AND PROVIDE WEATHER PROTECTION THROUGH VARIATIONS IN THE FACADE, PORTICOS, ROOF VARIATIONS, RECESSES OR PROJECTIONS, OR OTHER INTEGRAL BUILDING FORMS.

COMPLIANCE WITH SECTION 5-11(D)(2) FACADE DESIGN:
WINDOWS 5-11(D)(2)(a):
1) GROUND FLOOR STREET-FACING FACADE SHALL CONTAIN A MINIMUM OF 20% OF ITS SURFACES IN TRANSPARENT WINDOWS AND/OR DOORS
2) WINDOWS RECESSED 2" AT UPPER LEVELS
ARTICULATION 5-11(D)(2)(b):
1) AT LEAST ONE ELEMENT THAT IS RECESSED OR PROJECTED FROM THE FACADE EVERY 30 FT.
2) EACH STREET FACING FACADE DESIGN WITH MORE THAN ONE BUILDING FINISH MATERIAL OR COLOR
3) BALCONY MASSING, ATERIAL, OR COLOR SHALL VARY TO CREATE VISUAL INTEREST.

COMPLIANCE WITH 5-11(D)(3) ROOF DESIGN:
ROOFLINES LONGER THAN 60 FT. SHALL INCLUDE AT LEAST ONE VERTICAL OR HORIZONTAL ELEVATION CHANGE OF AT LEAST 2 FT.

COMPLIANCE WITH FACADE DESIGN 5-11(E)(2)(a)
STREET FACING FACADES TO INCORPORATE AT LEAST 2 FEATURES ALONG 30% OF THE LENGTH OF THE FACADE
1) WINDOWS ON UPPER FLOORS (AT ALL FACADES)
2) BALCONIES FROVIDE SHADE AND PROTECTION FROM THE WEATHER
COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
STREET FACING FACADE INCORPORATE AT LEAST 1 ADDITIONAL FEATURE:
1) WALL PLANE PROJECTIONS OR RECESSES OF AT LEAST 1FT EVERY 100FT FOR AT LEAST 25% OF FACADE
2) CHANGE IN COLOR TEXTURE AND MATERIAL AT LEAST 50FT OF FACADE LENGTH

REFERENCE KEYNOTES

1. STUCCO COLOR 1 (CREAM)
2.STUCCO COLOR 2 (FIELD WHITE)
3. STUCCO COLOR 3
4. STUCCO PROJECTION (DARK BROWN)
5. STONE OR MASONRY VENEER (BROWN)
6. STUCCO COLUMN (COLOR)
7. EXPOSED WOOD BEAM
8. PREFINISHED METAL COPING
9. VINYL WINDOW
10. FIBER GLASS ENTRY DOOR
11. FIBER GLASS FULL LITE PATIO DOOR
12. HM DOOR
13. PAINTED GUARDRAIL
14. SCONCE LIGHTS AT BUILDING ENTRIES
15. DECORATIVE STEEL SCREENING ELEMENT (DARK BRONZE)
16. PREFINISHED LEADER AND DOWNSPOUT
17. ENTRY AWNING
18. ALUMINUM STOREFRONT (DARK BRONZE)
19. ALUMINUM STOREFRONT DOOR (DARK BRONZE FINISH)
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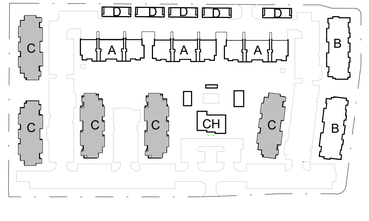
LEGEND

- STUCCO (ELITE GRAY)
- STUCCO (HICKORY SMOKE)
- STUCCO (GRASSLAND)
- STONE OR MASONRY VENEER
- STUCCO ACCENT (VIRTUAL TAUPE)

KEY PLAN



NORTH

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Paseo and Kimmick

Albuquerque, NM

REVISIONS

DRAWN BY	CWW , TO
REVIEWED BY	RAW
DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

BUILDING C COLOR ELEVATIONS

SHEET NO

SDP-5.4

9/30/2022 9:36:57 AM

GENERAL SHEET NOTES

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B. ALL DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF FINISH UNLESS OTHERWISE NOTED.
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IDO COMPLIANCE

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COMPLIANCE WITH FACADE DESIGN 5-11 (E)(2)(a) (3)
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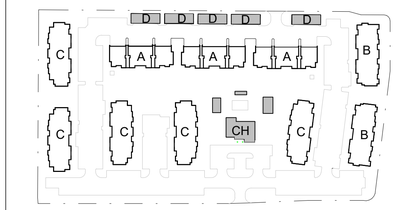
KEY PLAN



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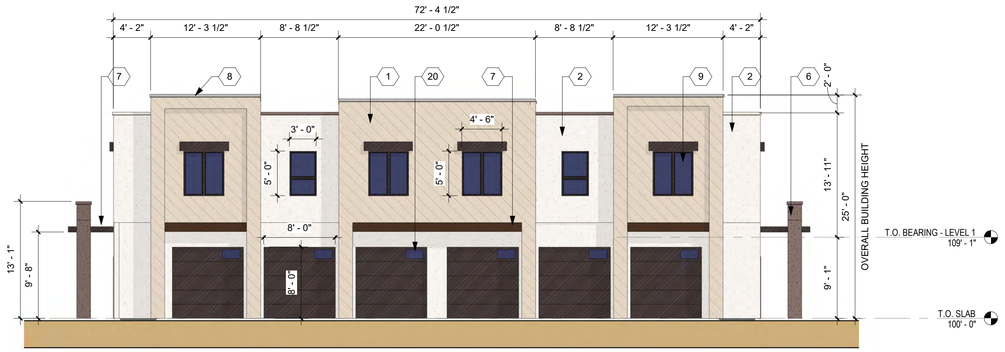
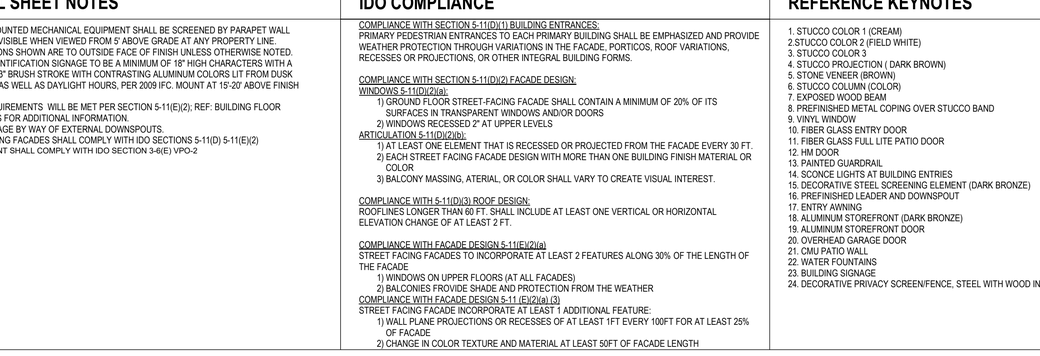
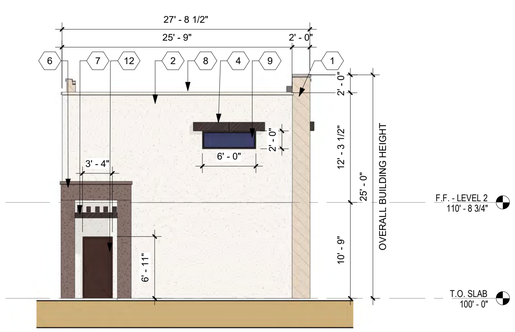


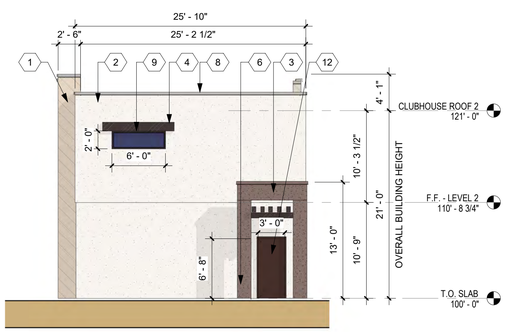
C1 BUILDING D - SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



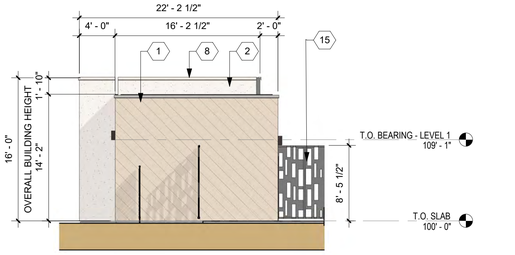
B1 BUILDING D - NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



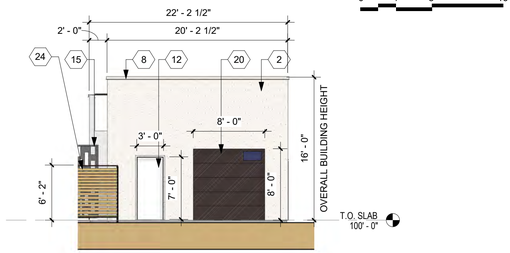
A1 BUILDING D - WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



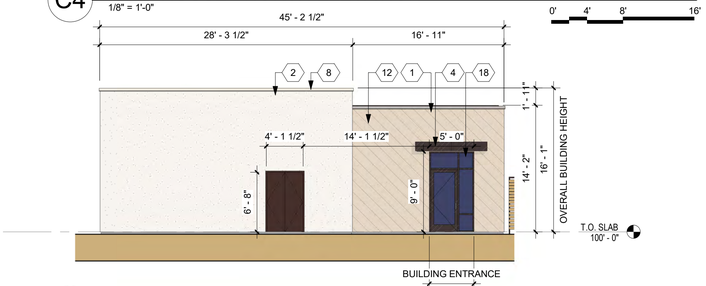
A3 BUILDING D - EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



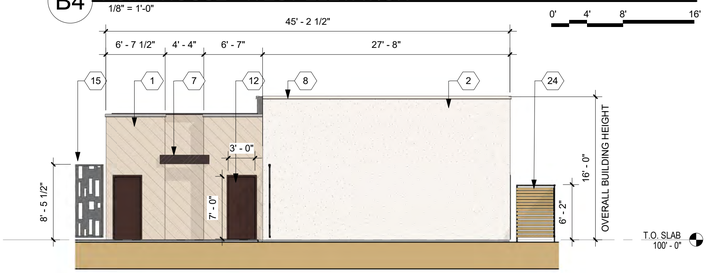
D4 PUMP HOUSE - SOUTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



C4 PUMP HOUSE - NORTH ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



B4 PUMP HOUSE - WEST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'



A4 PUMP HOUSE - EAST ELEVATION
1/8" = 1'-0"
0' 4' 8' 16'

Dekker

SEAL

STATE OF NEW MEXICO
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Paseo and Kimmick

Albuquerque, NM

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DRAWN BY	CWW , TO
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DATE	11/4/2025
PROJECT NO:	22-0033

DRAWING NAME

BUILDING D AND PUMP HOUSE COLOR ELEVATIONS

SHEET NO

SDP-5.5

9/30/2022 9:36:59 AM

Exterior Material Board

Exterior color and reflectivity standards for residential areas

In any residential area, exterior colors shall have a “light reflective value” (LRV) within the range of 20% to 50% rating. Stucco and other materials with colors similar to those illustrated in Exhibit 11 may be used, as long as they have integral color and meet the standards for reflectivity and harmony with the natural landscape.

Dark Sky Compliant Light Fixture

Metal Panel Screening Elements

SW 6163

Grassland

FULL DETAILS

LRV: 50

RGB: 193 / 188 / 167

Hex Value: #C1BCA7

Location Number: 212-C2

Available in: Interior/Exterior

Color Collections: Pottery Barn Collection 2024

Color Family(s): Green

This light green with its gray undertone invokes sensations of a prairie breeze. A perfectly soothing selection for bedrooms and bathrooms.

Field Cream Stucco Color

SW 7650

Ellie Gray

FULL DETAILS

LRV: 40

RGB: 170 / 169 / 164

Hex Value: #AAA9A4

Location Number: 239-C6

Available in: Interior/Exterior

Color Collections: TradeLane Properties Scheme 1

Color Family(s): Neutral

Create a vivid pop of color in your bedroom with this cool, mist gray neutral and its charcoal cyan undertone – especially when you pair with a bright white.

Field Mid Stucco Color

SW 7039

Virtual Taupe

FULL DETAILS

LRV: 20

RGB: 138 / 122 / 106

Hex Value: #8A7A6A

Location Number: 249-C5

Available in: Interior/Exterior

Color Collections: Holiday Inn Scheme 1, Contemporary Color Scheme

Color Family(s): Neutral

This toasty warm gray will wrap your space in an inviting glow. Pair with a cool, soft white like Aesthetic White for a gentle, nature-inspired style.

Accent Stucco Color

SW 7027

Hickory Smoke

FULL DETAILS

LRV: 7

RGB: 86 / 69 / 55

Hex Value: #564537

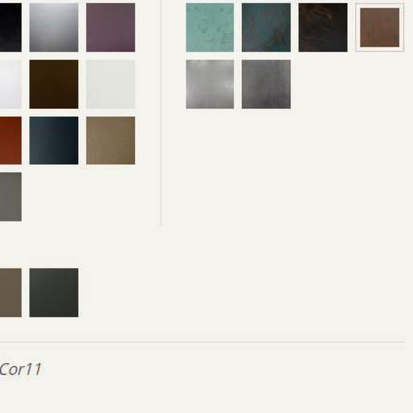
Location Number: 241-C7

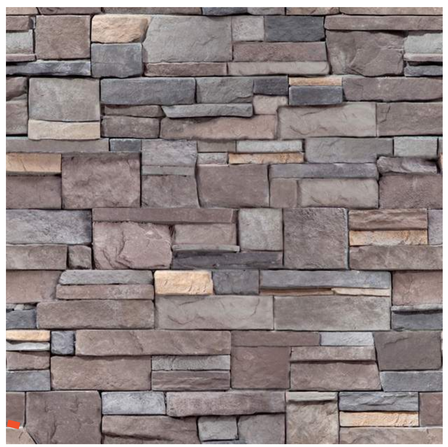
Available in: Interior/Exterior

Color Collections: Urban Color Scheme 5, Southwest Color Scheme 8

Color Family(s): Neutral

Accent Steel Elements Color (Sunshades, Railing) etc.





Stone Veneer

SITE PLAN EXHIBITS

Context Plan Overall Development Looking North East

Site Plan

Kimmick Dr NW
Interior community park with native basalt boulders, gravel, and vegetation on site.
Provided expansive parking and landscape to buffer the new buildings from the residential to the south
Replaced parking to provide public open space

View From West Balcony Looking East

View Landscape Path looking East

View Landscape Path looking East

View from Balcony Looking East

View from Balcony Looking at Amenity Area

View of East Gateway Element Looking North