

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

referred 10/6

Supplemental form

SUBDIVISION

- ___ Major Subdivision action
- ___ Minor Subdivision action
- ___ Vacation
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan
- ___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ___ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ___ Annexation
- ___ County Submittal
- ___ EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan (Phase I, II, III)
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): DEKKER PERKH SABATINI, LTD PHONE: 761-9700
 ADDRESS: 7601 JEFFERSON NE SUITE 100 FAX: 761-4222
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: kym@dpdesign.org

APPLICANT: INTERCONTINENTAL DEV. AND CONSULTING PHONE: 892-5533
 ADDRESS: PO BOX 1443 FAX: 892-2412
 CITY: CORRALES STATE NM ZIP 87048 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT AND A ZONE CHANGE FROM R-D TO SU-1 FOR PRD

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. C Block: _____ Unit: _____
 Subdiv/Addn/TBKA: LEEB BOSQUE
 Existing Zoning: P-D Proposed zoning: SU-1 PRD MRGCD Map No _____
 Zone Atlas page(s): P.13-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z-, V-, S-, etc.):
1000696

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 41 Total area of site (acres): 7
 LOCATION OF PROPERTY BY STREETS: On or Near: COOPS BOULEVARD
 Between: LA OPILITA and EAGLE RANCH ROAD
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team Date of review: 9/23/08

SIGNATURE [Signature] DATE 10.2.08
 (Print) KYM DICOME Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
<u>08EPC - 40102</u>	<u>A2M</u>	___	<u>\$ 625.00</u>
<u>08EPL - 40103</u>	<u>SPS</u>	___	<u>\$ 385.00</u>
<u>08EPC - 40105</u>	<u>SBP</u>	___	<u>\$ 385.00</u>
_____	<u>ADY</u>	___	<u>\$ 75.00</u>
_____	<u>CMF</u>	___	<u>\$ 50.00</u>

Hearing date November 20, 2008

Total \$ 1520.00

[Signature] 10.2.08
 Planner signature / date

Project # 1000696

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

ANNEXATION (EPC08)

- ___ Application for zone map amendment including those submittal requirements. See below. Annexation and establishment of zoning must be applied for simultaneously.
 - ___ Petition for Annexation Form and necessary attachments
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - ___ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - ___ Letter of authorization from the property owner if application is submitted by an agent
 - ___ BCC Notice of Decision for City Submittals
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

- SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- SDP PHASE II - DRB F'NAL SIGN-OFF (DRBPH2)** (Unadvertised)

- ___ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - ___ Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - ___ Zone Atlas map with the entire plan area clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
 - ___ Fee for EPC final approval only (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings. **Your attendance is required.**

AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

- ✓ Zone Atlas map with the entire property clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)

AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

- ___ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ___ Plan to be amended with materials to be changed noted and marked
 - ___ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
 - ___ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
 - ___ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

- ___ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - ___ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

KYIM DICOME
 Applicant name (print)
10-2-08
 Applicant signature / date



Form revised APRIL 07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
06EPC - 40102
 - - -
 - - -

Kyime 10-2-08
 Planner signature / date
 Project # 1000696

FORM P(1): SITE PLAN REVIEW – E.P.C. PUBLIC HEARING

SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16) Maximum Size: 24" x 36"

IP MASTER DEVELOPMENT PLAN (EPC11)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - Completed Site Plan for Subdivision and/or Building Permit Checklist
 - Sign Posting Agreement
 - TIS/AQIA Traffic Impact Study form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15) Maximum Size: 24" x 36"

SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (EPC17)

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **30 copies**.
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **30 copies**
- Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
- Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Completed Site Plan for Subdivision and/or Building Permit Checklist
- TIS/AQIA Traffic Impact Study form with required signature
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities (administrative reviews referred to the EPC, or requests for waivers of requirements) the following materials are required in addition to those listed above for application submittal:

- ___ Collocation evidence as described in Zoning Code §14-16-3-17(A)(5)
- ___ Notarized statement declaring # of antennas accommodated. Refer to §14-16-3-17(A)(10)(d)2
- ___ Letter of intent regarding shared use. Refer to §14-16-3-17(A)(10)(e)
- ___ Letter of description as above also addressing concealment issues, if relevant. Refer to §14-16-3-17(A)(12)(a)
- ___ Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower
- ___ Registered Engineer's stamp on the Site Development Plans
- ___ Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01) Maximum Size: 24" x 36"

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)

- ___ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ___ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **30 copies**
- ___ DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **30 copies**
- ___ Site plans and related drawings reduced to 8.5" x 11" format (**1copy**)
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- ___ TIS/AQIA Traffic Impact Study form with required signature
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

KYM DICOME
Applicant name (print)
[Signature] 10.2.08
Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08EPL - 401003
08EPL - 40005

[Signature] 10.2.08
Planner signature / date
 Project # 1000696

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: DEKKER PERICH SABATINI DATE OF REQUEST: 10/25/08 ZONE ATLAS PAGE(S): D-13

CURRENT:

ZONING P-D

PARCEL SIZE (AC/SQ. FT.) 7 AC

LEGAL DESCRIPTION:

LOT OR TRACT # C BLOCK # _____

SUBDIVISION NAME LEE'S BOSQUE

REQUESTED CITY ACTION(S):

ANNEXATION [] SECTOR PLAN [] SITE DEVELOPMENT PLAN: _____
COMP. PLAN [] ZONE CHANGE A) SUBDIVISION BUILDING PERMIT
AMENDMENT [] CONDITIONAL USE [] B) BUILD'G PURPOSES [] ACCESS PERMIT []
C) AMENDMENT [] OTHER []

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT []
NEW CONSTRUCTION
EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION: 1

OF UNITS: 41
BUILDING SIZE: 1790 (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

DATE 10-2-08

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO BORDERLINE []

THRESHOLDS MET? YES [] NO MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []
Notes:

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. *Any subsequent changes to the development proposal identified above may require an update or new TIS.*

TRAFFIC ENGINEER _____

DATE 10-2-08

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [] NO

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. *Any subsequent changes to the development proposal identified above may require an update or new AQIA.*

APPLICANT _____

DATE 10-2-08

Required TIS and/or AQIA **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

**SITE DEVELOPMENT PLAN
FOR SUBDIVISION CHECKLIST**

Revised 4/18/06

This checklist will be used by the Planning Department to verify the completeness of site plans submitted for review by the Environmental Planning Commission (EPC) and Development Review Board (DRB). Since development proposals vary in type and scale, there may be application requirements that are not included here and others that may not be necessary. Nonetheless, it is the applicant's responsibility to provide a complete submittal. The EPC and DRB will not consider incomplete submittals. Incomplete submittals run the risk of not being scheduled for hearing until they are made complete. Site development plans should ordinarily be composed of the following plan sheets:

1. **Site Plan** (required)
2. **Conceptual Utility Plan** (required)
3. **Design requirements for future site development plans for building permit** (optional, but STRONGLY recommended)

The following checklist describes the minimum information necessary for each sheet. Most of the site plan requirements for *Sheet #1* are taken from the definition for "SITE DEVELOPMENT PLAN" as outlined in the Zoning Code (§ 14-16-1-1 et. seq.). **The Applicant shall include and check off all items shown on the site plan or write in "n/a" if not applicable.**

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Accompanying Material

- A. Fee payment
- B. Complete application
- C. Written Summary of Request
- D. 8-1/2" x 11" reductions

SHEET # 1 – SITE PLAN (Required)

- 1. Scale: at least 1" = 100'
- 2. Bar Scale
- 3. North Arrow
- 4. Scaled Vicinity Map
- 5. The Site (property lines)
- 6. Proposed Use(s)
- 7. Pedestrian Ingress and Egress (Access)
- 8. Vehicular Ingress and Egress (Access)
- 9. Any Internal Circulation Requirements
- 10. For each lot:
 - a. Maximum Building Height
 - b. Minimum Building Setback
 - c. Maximum Total Dwelling Units and / or
 - d. Nonresidential Uses' Maximum Floor Area Ratio (F.A.R.)

**SHEET #2 – DESIGN REQUIREMENTS FOR FUTURE SITE DEVELOPMENT
PLANS FOR BUILDING PERMIT (Optional, but STRONGLY
recommended)**

- ___ 1. Overall Design Theme and Land Use Concept
- ___ 2. Off-Street Parking Requirements and Design (Automobile and Bicycle)
- ___ 3. Street Design
- ___ 4. Transit Facilities (benches, shelters, pedestrian connections, etc.)
- ___ 5. Landscape Design Requirements (plant list, buffer areas, locations, amounts, etc.)
- ___ 6. Architectural Design Requirements (façade elements, massing, colors, materials, etc.)
- ___ 7. Signage Design Requirements (face area, colors, materials, maximum height, etc.)
- ___ 8. Lighting Design Requirements (type, locations, colors materials, maximum height, etc.)
- ___ 9. Pedestrian Amenities (walkways, plazas, shade structures, etc.)

→ ADDRESSED ON THE SITE PLAN FOR BUILDING PERMIT WHICH IS SUBMITTED WITH THIS REQUEST.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

This checklist will be used to verify the completeness of site plans submitted for review by the Environmental Planning Commission and Development Review Board. Because development proposals vary in type and scale, there may be submittal requirements that are not specified here. Nonetheless, applicants are responsible for providing a complete submittal. Certification as specified below is required.

I CERTIFY THAT THE SUBMITTED SITE DEVELOPMENT PLAN IS COMPLETE AND ACCURATE, AND THAT ALL APPLICABLE INFORMATION AS SPECIFIED IN THIS CHECKLIST IS PROVIDED. FURTHER, I UNDERSTAND THAT THIS APPLICATION IS BEING ACCEPTED PROVISIONALLY AND THAT INACCURATE AND/OR INCOMPLETE INFORMATION MAY RESULT IN THE SUBSEQUENT REJECTION OF THE APPLICATION OR IN A DELAY OF ONE MONTH OR MORE IN THE DATE THE APPLICATION IS SCHEDULED FOR PUBLIC HEARING.

 10.2.08
Applicant or Agent Signature / Date

NOTE: MAXIMUM SIZE FOR SUBMITTAL IS 24" X 36".

Site development plan packets shall be composed of the following plan sheets (unless otherwise approved in writing prior to submittal by the Planning Department):

1. **Site Plan** (including utilities and easements)
2. **Landscaping Plan**
3. **Preliminary Grading Plan** (A separate Grading Plan sheet is required for a sites 1 acre or more.)
4. **Building and Structure Elevations**
5. **Conceptual Utility Plan**

Submitted plan packets must be organized in the above manner. The following checklist describes the minimum information necessary for each plan element. **The Applicant must include all checklist items on their site plan drawings and confirm inclusion by checking off the items below. Non-applicable items must be labeled "N/A." Each non-applicable designation must be explained by notation on the Checklist.**

Accompanying Material

- A. 8-1/2" x 11" reduction for each plan sheet.
- B. **Written project summary.** Each application must include a brief narrative description of the proposed project, its primary features and how compatibility with the surrounding context has been achieved.

SHEET #1 - SITE PLAN

A. General Information

1. Date of drawing and/or last revision
2. Scale: 1.0 acre or less 1" = 10'
1.0 - 5.0 acres 1" = 20'
Over 5 acres 1" = 50'
Over 20 acres 1" = 100' *[Other scales as approved by staff]*
3. Bar scale
4. North arrow
5. Scaled vicinity map
6. Property lines (clearly identify)
7. Existing and proposed easements (identify each)
8. Phases of development including location and square footages of structures, circulation, parking and landscaping

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

B. Proposed Development

1. Structural

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

2. Parking and Internal Circulation

- A. Parking layout with spaces numbered per aisle and totaled.
 - 1. Location and typical dimensions, including handicapped spaces
 - 2. Calculations: spaces required: 164 provided: 186
Handicapped spaces required: - provided: ON DRIVEWAYS
(SU-1 OFF STREET PARKING ESTABLISHED BY PLANNING COMMISSION)
- B. Bicycle parking & facilities
 - 1. Bicycle racks, spaces required: -
provided: ON LOTS
 - 2. Other bicycle facilities, if applicable
- C. Vehicular Circulation (Refer to Chapter 23 of DPM)
 - 1. Ingress and egress locations, including width and curve radii dimensions
 - 2. Drive aisle locations, including width and curve radii dimensions
 - 3. End aisle locations, including width and curve radii dimensions
 - 4. Location & orientation of refuse enclosure, with dimensions
 - 5. Curb cut locations and dimensions
- D. Pedestrian Circulation
 - 1. Location and dimensions of all sidewalks and pedestrian paths
 - 2. Location and dimension of drive aisle crossings, including paving treatment
 - 3. Location and description of amenities, including patios, benches, tables, etc.

3. Streets and Circulation

- A. Locate and identify adjacent public and private streets and alleys.
 - 1. Existing and proposed pavement widths, right-of-way widths and curve radii
 - 2. Identify existing and proposed turn lanes, deceleration lanes and similar features related to the functioning of the proposal, with dimensions
 - 3. Location of traffic signs and signals related to the functioning of the proposal
 - 4. Identify existing and proposed medians and median cuts
 - 5. Sidewalk widths and locations, existing and proposed
- B. Identify Alternate transportation facilities within site or adjacent to site
 - 1. Bikeways and bike-related facilities

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT CHECKLIST

Revised: 9/28/2006

- 2. Pedestrian trails and linkages
- 3. Bus facilities, including routes, bays and shelters existing or required
- 4. Utilities
 - 1. Fire hydrant locations, existing and proposed. (ON UTILITY PLAN)
 - 2. Distribution lines (ON UTILITY PLAN)
 - 3. Right-of-Way and easements, existing and proposed, on the property and adjacent to the boundaries, with identification of types and dimensions.
 - 4. Existing water, sewer, storm drainage facilities (public and/or private).
 - 5. Proposed water, sewer, storm drainage facilities (public and/or private) } (ON GRADING & DRAINAGE SHEET)
- 5. Phasing
 - A. Proposed phasing of improvements and provision for interim facilities. Indicate phasing plan, including location and square footage of structures and associated improvements including circulation, parking and landscaping.

SHEET #2 - LANDSCAPING PLAN

Landscaping may be shown on sheet #1 with written approval from Planning Department staff.

- 1. Scale - must be same as scale on sheet #1 - Site plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Identify nature of ground cover materials
 - A. Impervious areas (pavement, sidewalks, slope pavings, curb and gutters, etc.)
 - B. Pervious areas (planting beds, grass, ground cover vegetation, etc.)
 - C. Ponding areas either for drainage or landscaping/recreational use
- 7. Identify type, location and size of plantings (common and/or botanical names).
 - A. Existing, indicating whether it is to be preserved or removed.
 - B. Proposed, to be established for general landscaping.
 - C. Proposed, to be established for screening/buffering.
- 8. Describe irrigation system - Phase I & II . . .
- 9. Planting Beds, indicating square footage of each bed
- 10. Turf Area - only 20% of landscaped area can be high water turf; provide square footage and percentage.
- 11. Responsibility for Maintenance (statement)
- 12. Statement of compliance with Water Conservation... Ordinance, see article 6-1-1-1.
- 13. Landscaped area requirement; square footage and percent (specify clearly on plan)
- 14. Landscaped area provided; square footage and percent (specify clearly on plan)
- 15. Planting or tree well detail
- 16. Street Tree Plan as defined in the Street Tree Ord.

SHEET #3 - PRELIMINARY GRADING PLAN -

The Preliminary Grading Plan provides the Planning Commission and staff with an understanding of site topography and how it relates to adjacent property. Planning staff may waive or allow adjustments to the Preliminary Grading Plan requirements for sites that are small, relatively flat and have no existing or proposed extraordinary drainage facilities. Waivers must be obtained in writing from the City Engineer prior to application submittal.

Grading information for sites that are under 1 acre can be included on Sheet #1.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT *CHECKLIST*

Revised: 9/28/2006

A. General Information

- 1. Scale - must be same as Sheet #1 - Site Plan
- 2. Bar Scale
- 3. North Arrow
- 4. Property Lines
- 5. Existing and proposed easements
- 6. Building footprints
- 7. Location of Retaining walls

Your attendance is required.

B. Grading Information

- 1. On the plan sheet, provide a narrative description of existing site topography, proposed grading improvements and topography within 100 feet of the site.
- 2. Indicate finished floor elevation and provide spot elevations for all corners of the site (existing and proposed) and points of maximum cut or fill exceeding 1 foot.
- 3. Identify ponding areas, erosion and sediment control facilities.
- 4. Cross Sections
Provide cross section for all perimeter property lines where the grade change is greater than 4 feet at the point of the greatest grade change. Provide one additional cross section in each direction within no more than 100 feet of the reference point.

SHEET #4 - BUILDING AND STRUCTURE ELEVATIONS

A. General Information

- A. Scale (minimum of 1/8" or as approved by Planning Staff).
- B. Bar Scale
- C. Detailed Building Elevations for each facade
 - 1. Identify facade orientation
 - 2. Dimensions of facade elements, including overall height and width
 - 3. Location, material and colors of windows, doors and framing
 - 4. Materials and colors of all building elements and structures
 - 5. For EPC and DRB submittals only – Color renderings or similar illustrations
- E. Site Development Plans for single family residential projects with multiple units may require submittal of specific information on building features in lieu of elevation drawings for each building. Applicants are advised to discussed submittal requirements with Planning Department staff.

B. Signage

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

Applicants should make sure that the submitted site development plan drawings are accurate and complete, and that items specified in this checklist have been clearly indicated on the plan drawings as required.

Ms. Lori Moye, Chair
Environmental Planning Commission
City of Albuquerque

October 2, 2008

Dear Ms. Moye, Chair, and EPC Commissioners;

This application is for a request of a zone change from R-D to SU-1 for PRD for 7 acres located on Coors Boulevard south of Eagle Ranch Road and north of La Orillia. Access to the site is from Bosque Meadows Road. There are 41 units proposed on the approximately 7 acre site which yields a density of less than 6 dwelling units per acre. Accompanying the zone change request is a site development for subdivision and a site plan for building permit.

The reason for the zone change request is not to increase the density or a change in use but, rather, to allow reductions in setbacks and lots sizes/widths as required in the existing R-D zone (which is regulated by the R-T zone). The street sections were reviewed with Transportation and were verbally approved based on the streets being private and other examples of existing built sites with similar street sections.

Justification for a zone change from R-D to SU-1/PRD

Resolution 270-1980

Per Resolution 270-1980 the burden rests on the applicant to justify a zone change and this resolution adopts policies for a zone change. The most significant policy (D.3) that applies to this request is that “a different category is more advantageous to the community as articulated in the Comprehensive Plan and other City adopted plans.” The zoning Code states that PRD uses and development should be compatible with adjacent properties, including public open spaces, public trials, and existing neighborhoods and communities. This site is surrounded by public open space and there are two large existing developments to the north and east which are zoned SU-1/PRD.

Comprehensive Plan

This site is classified as Developing Urban by the Comprehensive Plan. The goal of these areas is to create a quality urban environment which perpetuates the tradition of identifiable, individual built integrated communities within a metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment. Applicable policies are:

Policy 5.D states that the location, intensity, and design of the new development shall respect existing neighborhood values, natural environmental conditions, and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern. There are several SU-1 PRD developments in the immediate area to the east and north of this site and there are several public open space tracts surrounding this site. In conclusion, this zoning is appropriate for this area based on the compatibility with the surrounding uses.



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engineering

The CCP also encourages cluster development; this site design includes clustered units maximizing open spaces and view corridors. The CCP also encourages variety in building size and massing. This site orients the buildings so that there is not a row of the backs of buildings along Coors but rather allows for a variety of sides and backs intertwined with streets and open space. The CCP discusses a transition from low buildings to higher buildings and this layout proposes all of the two story units be located furthest from Coors Boulevard.

History of the Site

In 1997, there was a request to rezone the property to C-1 which met with opposition so the applicant requested a change to rezone to R-2 but that case was withdrawn because of the neighborhood opposition.

In 2001 there was a request for a zone change from R-D to SU-C-1 uses, a request for approval of a Site Development Plan for Subdivision and a variance to the West Side Strategic Plan (WSSP). The case was denied by the EPC on March 22, 2001. The EPC decision was appealed to the City Council by the applicant in May 2001. The case was referred to the LUPZ committee of the City Council who then deferred the case to August 2001 to allow the amendment to the WSSP to be reviewed and acted on by City Council which is the appropriate authoritative body to act on amendment to sector development plans. The City Council denied the amendment and therefore the appeal was rendered moot but the LUPZ voted to have the case heard before the full Council. The case was heard before full Council on August 20, 2001 at which time the applicant acknowledged and accepted the reasons for the EPC denial but requested that the case be remanded back to the EPC to allow the applicant to modify their request. The Neighborhood Association was in agreement with the remand and would work with the applicant as “the use is consistent with the West Side Strategic Plan.” The Council sent instructions to the EPC that “any development on the subject property should be consistent with the current West Side Strategic Plan and consistent with the uses and intensity allowed under the property’s current zoning.” The applicant did not take the case back thru the EPC.

In a letter from the Coors Trail Neighborhood Association concerning the above zone change request, the then president of the association stated that “A high quality townhouse or patio home development (like La Luz) would be an appropriate use of the area” (February 22, 2001). Even though the applicant is requesting a zone change, the change will produce such a development in keeping with the neighborhood preferences.

In May of 2005 a subdivision plat was submitted to the Development Review Board for 42 lots under the current R-D zoning. The applicant requested a number of deferrals. The DRB required a site plan be processed thru the Planning Director which needed to show how this site met the Coors Corridor Plan. After nine months the applicant withdrew the case.

The Site development Plan for Subdivision and Building Permit:

The second part of the request is review and approval of a site development plan which includes a site development plan for subdivision and a site development plan for building permit along with the required landscape plan, conceptual grading and drainage plan and site utility plan along with a view plane photo sheet showing the views from Coors Boulevard.

■ ■ ■
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Policy 5.M of the Comprehensive Plan states that Urban and site design which maintains and enhances unique vistas and improves the quality of the visual environment shall be encouraged. This site does incorporate unique vista opportunities because it fall within the Coors Corridor Plan and the layout of the streets and homes present excellent view planes from Coors Boulevard.

The West Side Strategic Plan

The WSSP states that standard designs are based on a minimum set of standards that all developers must adhere to get their plans approved and that these existing standard systems discourage unique designs as well as deviations from minimum standards such as sidewalk and setback requirements. This zone change request would allow a deviation from the setback requirements as well as the lot sizes/widths to create a more unique design than the “standard subdivision”. The WSSP states that there is a desire for better design, more variety, more flexibility in the marketplace, and design responses specifically tailored to the unique West Side geography. It proposes that performance-based systems should be utilized for zoning, site plan, subdivision, drainage improvements, parks and open space, and residential street design submittals. While these performance based systems are not in place, the WSSP is obviously promoting the philosophy and this site plan tries to incorporate many of those standards.

The WSSP states the need to preserve views to the Sandias and the Bosque thru reasonable site design without unreasonably limiting the development rights of the property owner. The proposed site design allows for a more clustering of units with the creation of view corridors and common open spaces without compromising density.

The WSSP classifies areas as community service areas, neighborhood and community activity centers where the commercial activity and high density residential should be located. This site is not located in any activity center but rather a neighborhood residential.

The site was originally designed to be a gated community but since the WSSP strongly discouraged on the West Side because “they suggest an environment separate from the community as a whole, make it difficult for residents to reach nearby commercial or residential areas, restrict access to transit lines, and compliance provision of emergency services.” Therefore the gate has been removed but the streets will remain private.

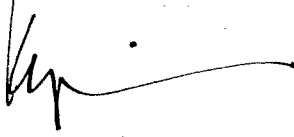
Coors Corridor Plan

This site falls with the Segment 3 of the Coors Corridor Plan, where the view preservation of the Sandias is a key issue. The majority of the units meet the plane view restriction but several in the rear do not. Section D. of the CCP does allow Exceptions if a hardship can be shown and the intent of the plan is still met. We have submitted a series of photos with the building superimposed to scale showing that the buildings will not obstruct any more view of the Sandias than the existing tree line to the east and none of the buildings penetrate above the view of the ridge line of the Sandia Mountains as seen from four feet above the east edge of the roadway. The hardship is that the finished floors of the buildings in the rear (to the east) of the property are controlled by the existing elevation of the Corrales Main Canal. If the finished floors are dropped any further, the site could not drain.

■ ■ ■
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landscape
planning
engineering

We feel this is a project that the community can be proud of and appreciate the Commission's consideration on this matter.

Sincerely,



Kym E. Dicome
Planner



architecture

interiors

landscape

planning

engineering



INTERCONTINENTAL
DEVELOPMENT & CONSULTING

P.O. Box 1443 • Corrales, NM 87048 • Voice: (505) 892-5533 • Fax: (505) 892-2412

October 2, 2008

City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, New Mexico 87102

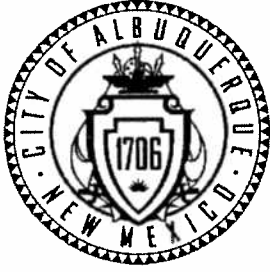
To Whom It Concerns;

I hereby authorize Dekker, Perich, Sabatini, Ltd. to act as our agent for the EPC
submittal of the Bosquecito project.

Sincerely,



Scott Grady
ICDC, LLC.



City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

September 29, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent: Goodwin and Associates

Applicant: Raylee Vantage Homes

Legal Description: Tract C, Lee's Bosque

Acreage: 6 acres

Zone Atlas Page: D-13

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

TREATMENT PLAN REVIEW: Testing Plan reviewed, comments submitted. Awaiting acceptance of recommended plan revisions.

SUPPORTING DOCUMENTATION:

An Intensive Cultural Resource Survey of 6 Acres for the Proposed Bosquecito Subdivision in Northwest Albuquerque by Roni Polk and Douglas Bogges (Lone Mountain Archaeological Services, Douglas Bogges, P.I.) NMCRIS #94196.

Testing Plan for LA 149393 and LA 149409 in the Proposed Bosquecito Subdivision in Northwest Albuquerque by Douglas Bogges (Lone Mountain Archaeological Services, Douglas Bogges, P.I.)

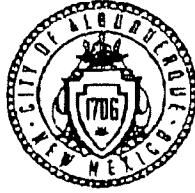
SITE VISIT: Yes

RECOMMENDATION(S):

- ***CERTIFICATE OF APPROVAL PENDING OUTCOME and RESULTS of TESTING PLAN (ref O-07-72 Section 4C(1), preservation plan required).***

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 24, 2008

Kym E. Dicome
Dekker Perich Sabatini
7601 Jefferson NE, Suite 100/87109
Phone: 505-761-9700/Fax: 505-761-4222

Dear Kym:

Thank you for your inquiry of September 15, 2008 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT C, LEE'S BOSQUE SUBDIVISION, LOCATED ON COORS BOULEVARD NW BETWEEN BOSQUE MEADOWS ROAD NW AND EAGLE RANCH ROAD NW** zone map **D-12-13**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this proposal and the contact names are as follows:

ALBAN HILLS N.A. (ABH)

Cindi Caruso Mapel

6507 Calle Redonda NW/87120 292-3029 (h)

Patsy Nelson

3301 La Rambla NW/87120 898-9588 (h) 228-5087 (c)

TAYLOR RANCH N.A. (TRN) "R"

Brett Lopez

4815 Northern Trail NW/87120 836-7831 (h)

Rene Horvath

5515 Palomino Dr. NW/87120 898-2114 (h)

COORS TRAIL N.A. (CRT) "R"

Janet Laros

2924 River Willow Tr. NW/87120 890-0657 (h)

Jim Timmons

2715 Pueblo Grande NW/87120 890-8471 (h)

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

Letter to Kym. E. Dicome
Dekker Perich Sabatini
September 24, 2008
Page 2

COTTONWOOD TRAILS H.O.A. (CTH)

Janet Laros
2924 River Willow Trail NW/87120 890-0657 (h)
Nigel Burgess
P.O. Box 67590/87193 888-4479 ext. 15 (w)

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planningmaform(09/24/08)

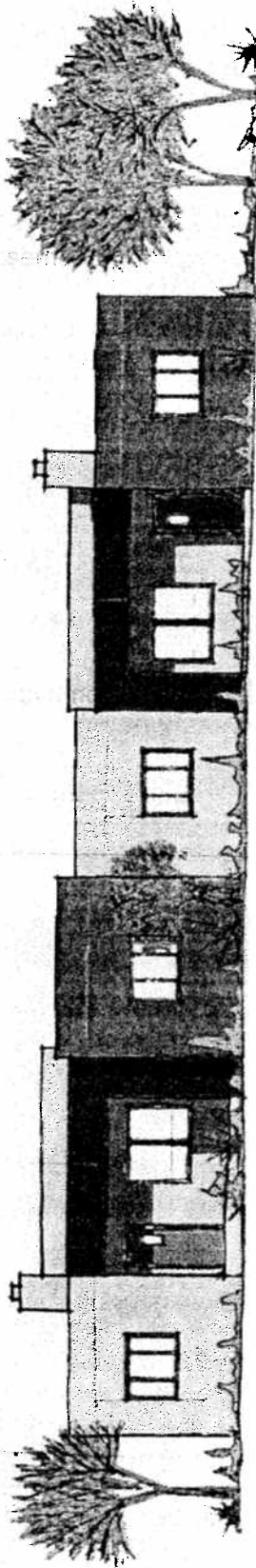
**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

BOSQUECITO

Albuquerque, New Mexico

EPC SUBMITTAL: Site Plan for Building Permit, Site Plan for Subdivision and Zone Change Amendment

10-02-2008



DRAWING INDEX

- SHEET 1 OF 8 COVER
- SHEET 2 OF 8 SITE PLAN FOR SUBDIVISION
- SHEET 3 OF 8 SITE PLAN FOR BUILDING PERMIT
- SHEET 4 OF 8 VIEW/PRESERVATION-FRAMES
- SHEET 5 OF 8 LANDSCAPE PLAN
- SHEET 6 OF 8 SITE GRADING AND DRAINAGE
- SHEET 7 OF 8 SITE UTILITIES
- SHEET 8 OF 8 BUILDING ELEVATION

OWNER

RAYLEE VANTAGE HOMES
P.O. BOX 1443
CORRALES, NM 87048
(505) 338-1450
FAX: (505) 882-4212

ARCHITECT/PLANNER

DEKKERPERICHISABATINI, LTD.
7601 JEFFERSON ST., N.E. SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

LANDSCAPE ARCHITECT

THE HILLTOP
7909 EDITH N.E.
ALBUQUERQUE, NM 87184
(505) 895-0990
FAX: (505) 898-7737

CIVIL ENGINEER

MARK GOODWIN & ASSOCIATES
8816 ADAMS ST. NE
ALBUQUERQUE, NM 87113
(505) 828-2200
FAX: 505-707-0600



**Dekker
Perich
Sabatini**

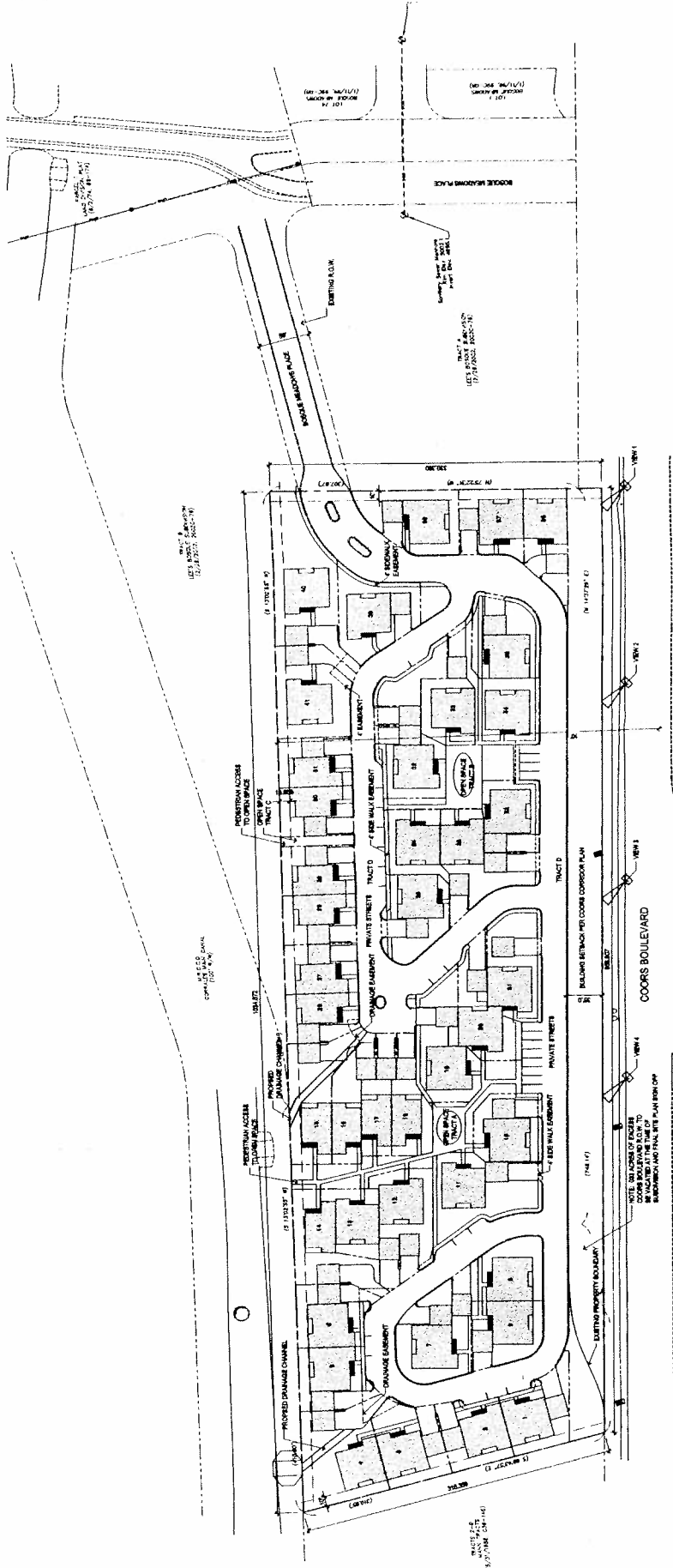
10000 UNIVERSITY BLVD
SUITE 100
ALBUQUERQUE, NM 87124
505.263.1111
www.dpsarchitect.com

PROJECT

PROJECT

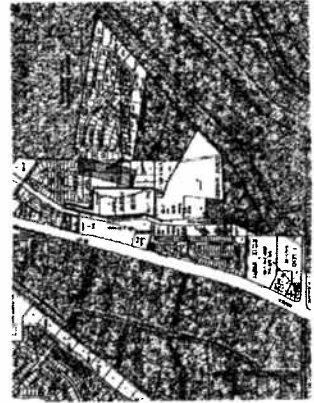
PROJECT

**BOSQUEITO
COORS BLVD
ALBUQUERQUE, NM**



**ARCHITECTURAL SITE PLAN
SITE DEVELOPMENT PLAN FOR SUBDIVISION**

SCALE 1"=50'



LOCATION MAP ZONE ATLAS 2-12, D-13
SCALE: NONE

LEGAL DESCRIPTION
TRACT C, LEE'S BOSQUE

PROJECT NUMBER _____
Application Number _____
Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way for construction of Public Improvements.
DBB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL

Traffic Engineering, Transportation Division	Date
Albuquerque Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
City Engineer	Date
Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date
Environmental Health, if necessary	Date

SUBDIVISION DATA
SITE PLAN AREA 34.628 SF (7.2 ACRES)
ZONE ATLAS NUMBER D12 AND D13
NUMBER OF TRACTS CREATED 4
EXISTING ZONING SU-1 FOR PDR
PROPOSED ZONING SU-1 FOR PDR

NOTES
* MAXIMUM BUILDING HEIGHT PER ZONE (AS STATED UNDER PRO) IS 28' 0"
* ALL DESIGN REQUIREMENTS ARE ADDRESSED ON THE ATTACHED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
* PRIVATE STREETS TO BE MAINTAINED BY HOA

LOT DATA

LOT NUMBER	LOT SIZE SF	BLK & TRNK SF	OPEN SPACE SF
1	4,462 SF	2,774 SF	1,688 SF
2	4,471 SF	2,822 SF	1,649 SF
3	5,426 SF	2,878 SF	2,548 SF
4	7,846 SF	3,236 SF	4,610 SF
5	5,171 SF	3,284 SF	1,887 SF
6	4,426 SF	2,884 SF	1,542 SF
7	6,782 SF	3,284 SF	2,391 SF
8	4,426 SF	2,884 SF	1,542 SF
9	3,826 SF	2,731 SF	2,094 SF
10	4,471 SF	2,878 SF	1,649 SF
11	5,236 SF	3,248 SF	2,111 SF
12	4,471 SF	2,778 SF	1,677 SF
13	4,471 SF	2,800 SF	1,677 SF
14	4,426 SF	2,878 SF	1,649 SF
15	4,471 SF	2,878 SF	1,649 SF
16	4,471 SF	2,878 SF	1,649 SF
17	4,471 SF	2,878 SF	1,649 SF
18	4,471 SF	2,878 SF	1,649 SF
19	4,471 SF	2,878 SF	1,649 SF
20	4,471 SF	2,878 SF	1,649 SF
21	4,471 SF	2,878 SF	1,649 SF

LOT DATA

LOT NUMBER	LOT SIZE SF	BLK & TRNK SF	OPEN SPACE SF
22	4,471 SF	2,878 SF	1,649 SF
23	5,471 SF	2,878 SF	2,648 SF
24	4,826 SF	3,177 SF	2,022 SF
25	4,471 SF	2,778 SF	1,677 SF
26	3,826 SF	2,884 SF	1,473 SF
27	3,826 SF	2,884 SF	1,473 SF
28	3,826 SF	2,884 SF	1,473 SF
29	3,826 SF	2,884 SF	1,473 SF
30	3,826 SF	2,884 SF	1,473 SF
31	3,826 SF	2,884 SF	1,473 SF
32	4,426 SF	2,778 SF	1,677 SF
33	4,426 SF	2,778 SF	1,677 SF
34	5,774 SF	2,884 SF	3,890 SF
35	5,236 SF	2,878 SF	2,111 SF
36	4,311 SF	2,778 SF	1,677 SF
37	4,311 SF	2,778 SF	1,677 SF
38	4,311 SF	2,778 SF	1,677 SF
39	4,311 SF	2,778 SF	1,677 SF
40	4,311 SF	2,778 SF	1,677 SF
41	4,311 SF	2,778 SF	1,677 SF



Dekker Perich Sabatini
 2801 ALBUQUERQUE BLVD
 ALBUQUERQUE, NM 87110
 TEL: 505-263-1111
 FAX: 505-263-1112
 WWW: www.dpsab.com

ARCHITECT

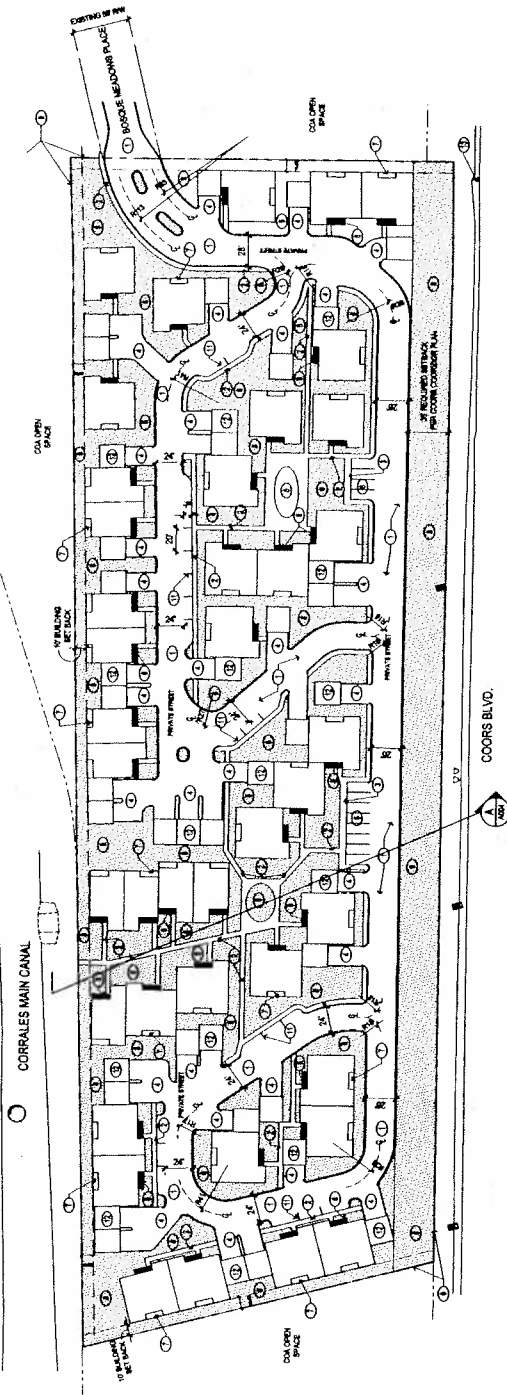
OWNER

PROJECT

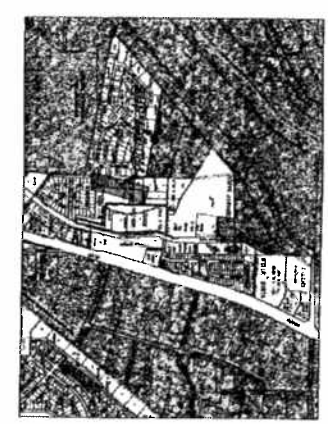
**BOSQUECITO
 COORS BLVD
 ALBUQUERQUE, NM**

PROJECT NUMBER: _____
 Application Number: _____
 Date: _____
 City Engineer: _____
 Environmental Health Department (conditional): _____
 Solid Waste Management: _____
 DMB (Chiropractor, Planning Department): _____
 Environmental Health (if necessary): _____

PERMIT NO. **A002**



**ARCHITECTURAL SITE PLAN
 SITE DEVELOPMENT PLAN FOR BUILDING PERMIT**
 SCALE: 1" = 32'



LOCATION MAP
 SCALE: 1" = 400'

LEGAL DESCRIPTION
 TRACT C, LEE'S BOSQUE

BOSQUECITO SITE DEVELOPMENT PLAN

DWELLING UNIT	1794 SF	330	= 55,020 SF
BEDROOM - 1 STORY	1344 SF	111	= 15,072 SF
BEDROOM - 2 STORY	483 SF	341	= 16,473 SF
GARAGE			= 86,117 SF TOTAL
FOOTPRINT			
1 STORY	1300 SF	130	= 55,500 SF
2 STORY	1271 SF	111	= 15,048 SF
GARAGE	483 SF	341	= 16,473 SF
TOTAL FOOTPRINT			= 86,221 SF TOTAL
TOTAL PAVED DRIVE AREA			= 86,144 SF
OPEN SPACE REQUIRED	2,400 SF	141	= 86,400 SF
OPEN SPACE PROVIDED			= 164,877 SF
TOTAL SITE AREA	514,628 SF	F.A.R. = 0.239	
DENSITY	4.41 UNITS / 7.2 ACRES	= 0.60 DU/ACRE	
PARKING			
PARKING REQUIRED	41 UNITS	41 SPACES	= 104 SPACES
PARKING PROVIDED	41 GARAGES	12 SPACES PER DRIVE	= 42 SPACES
	31 DRIVES	7.2 SPACES PER GARAGE	= 86 SPACES
	111 UNITS	4 SPACES PER UNIT	= 444 SPACES
	PERPENDICULAR OFF STREET PARKING	21 SPACES	= 21 SPACES
	PARALLEL ON STREET PARKING (MARKED)	21 SPACES	= 188 SPACES PROVIDED
SITE LIGHTING			
SINGLE LAMPS ON 15' POLES AS PER COA ZONING REGULATION			

NOTES

1. ALL EXCESS OPEN SPACE SHALL BE PLANTED AT THE TIME OF SUBMISSION FOR APPROVAL AND SHALL BE MAINTAINED BY THE CITY TO BE APPROPRIATE AS PRESERVED OPEN SPACE AS DEFINED BY SECTION 16-18-34 OF THE ZONING ORDINANCE. PLANTING SHALL BE MADE TO THE CITY AS DETERMINED AT BUILDING PERMIT.

KEYED NOTES

1. ASPHALT PAVEMENT
2. 4' WIDE SIDEWALK-TYPICAL
3. 10' WIDE DRIVEWAY-TYPICAL
4. ASPHALT PAVED DRIVEWAY-TYPICAL
5. 8' x 20' FRONT PORCH-TYPICAL
6. LANDSCAPED AREA-TYPICAL
7. PROPERTY LINE
8. 10' SETBACK
9. 10' SETBACK
10. 10' SETBACK
11. 10' SETBACK
12. GARAGE-TYPICAL
13. ABC ROBE ROUTER 103 & 90

collection
 is from
 property
 adjacent



**Dekker
Perich
Sabatini**

1601 JEFFERSON BL
ALBUQUERQUE, NM 87103
505.263.1155
505.263.1155
1710 GARDEN BL, N.W.

ARCHITECT

ENGINEER

PROJECT

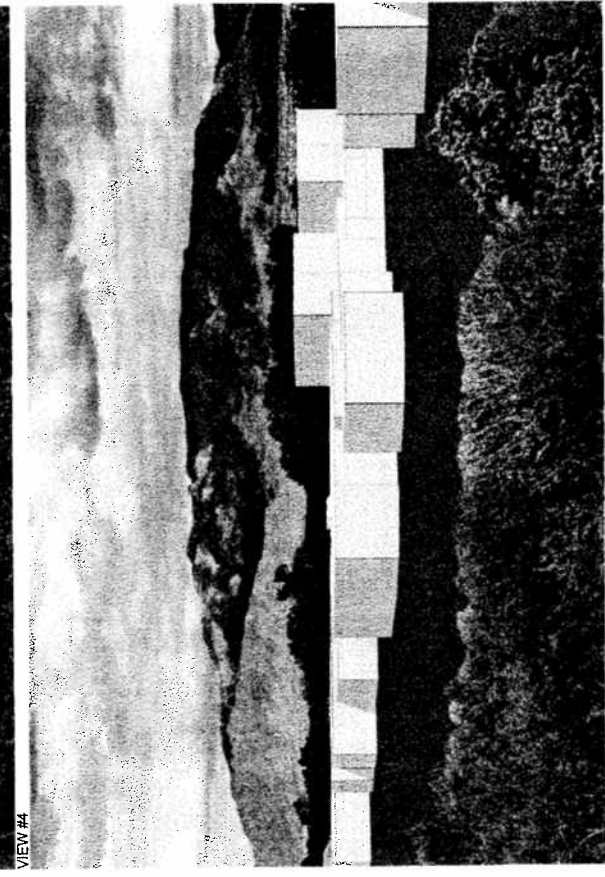
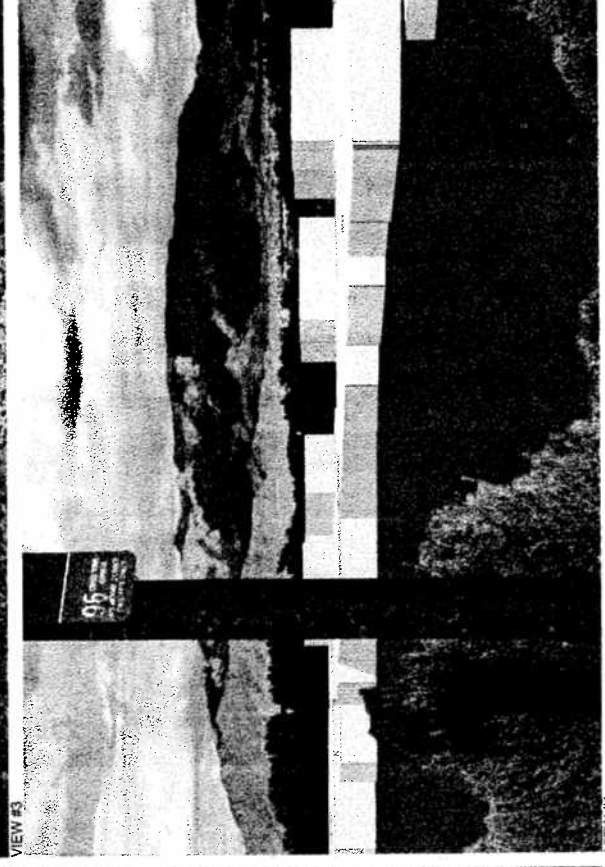
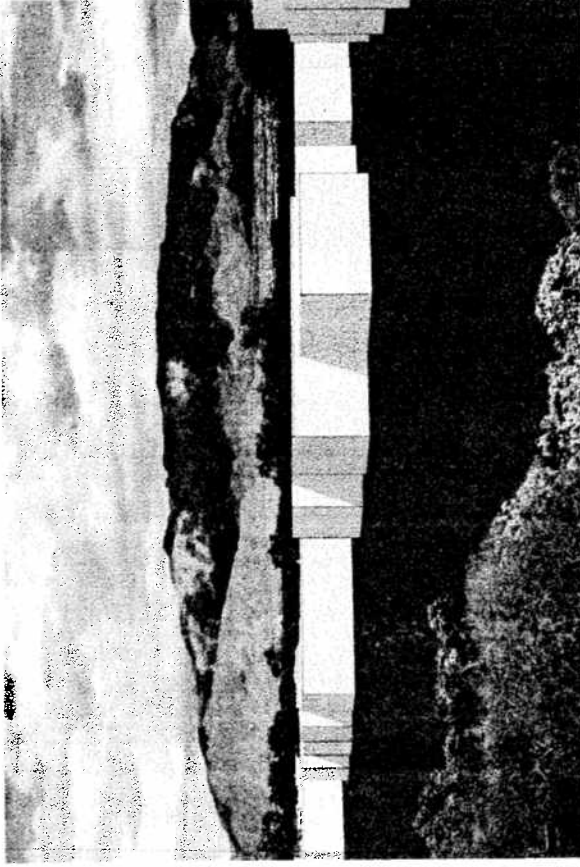
**BOSQUECITO
COORS ROAD
ALBUQUERQUE, NM**

NO. 00000
△
△
△

DRAWN BY	JL
REVIEWED BY	BR
DATE	09/07/20
PROJECT NO.	08-007
DRAWING NAME	

VIEW PRESERVATION
VIEWFRAMES

SHEET NO. **A003**
OF 2



VIEW #1
VIEW LOCATIONS NOTED ON SHEET A001.

VIEW #2
RENDERING: A SITE MASSING MODEL WAS GENERATED THAT DEFINES BUILDING ENVELOPE MASSING AS PROPOSED. BUILDINGS IN THE MODEL HAVE BEEN ALIGNED IN COORDINATION WITH FOUNDATION ELEVATION FROM THE SITE PHOTOGRAPHY. THE PHOTOGRAPHY WAS OBTAINED FROM THE SITE PHOTOGRAPHY. THE OPTICS FOR THE MODEL RENDERINGS WERE SET TO 97 MM FOCAL LENGTH (FULL FORMAT) TO ACHIEVE A 20 DEGREE VERTICAL VIEW ANGLE. RENDERING OUTPUT WAS ESTABLISHED TO MATCH FRAME DIMENSIONS OF THE SITE PHOTOGRAPHY. THE RENDERINGS WERE LAYERED INTO THE SITE PHOTOGRAPHS UNMANIPULATED, UNSCALED, AS IS.



**Bekker
Perich
Sabatini**

2015 W. ALBUQUERQUE BLVD.
SUITE 100
ALBUQUERQUE, NM 87102
TEL: 505-263-1111
FAX: 505-263-1112
WWW.BPSABATINI.COM

ARCHITECT

TRACKER

PROJECT

**BOSQUECITO
COORS ROAD
ALBUQUERQUE, NM**

DESIGN BY: []
REVIEWED BY: []
DATE: 10/1/2008
PROJECT NO: 08-0076
DRAWING NO: []

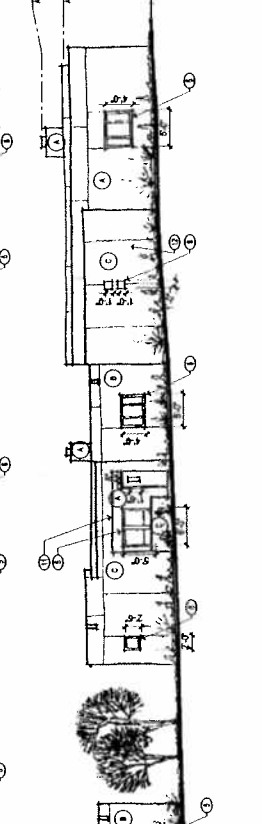
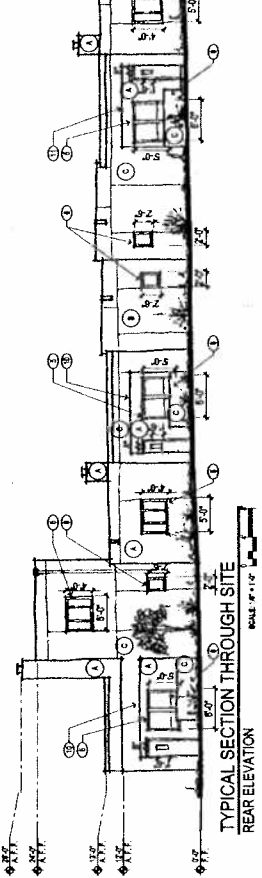
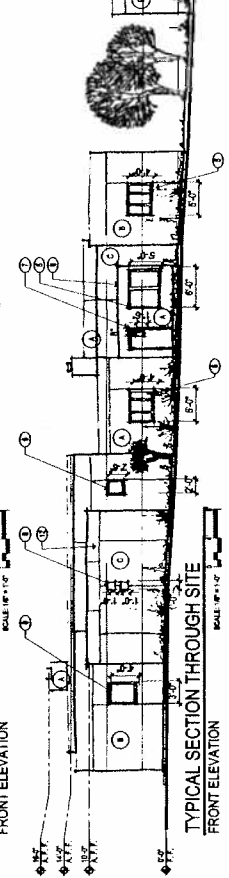
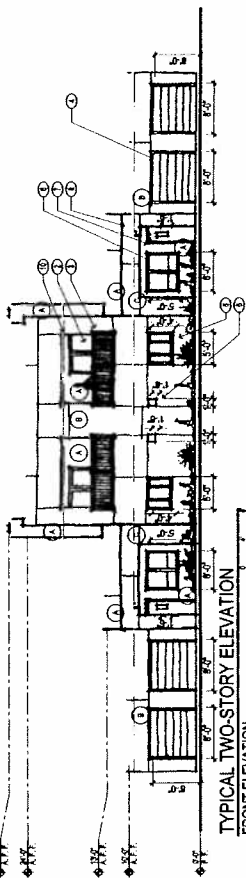
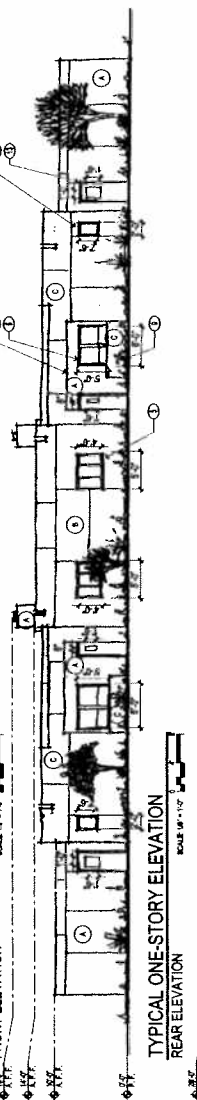
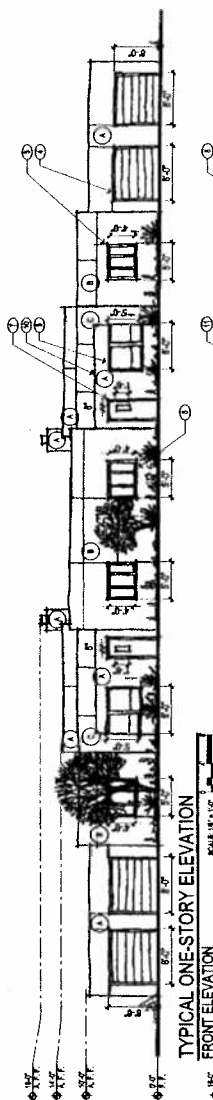
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OF 4



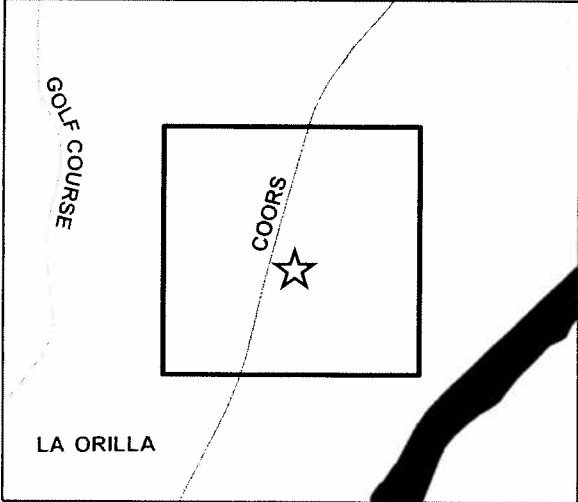
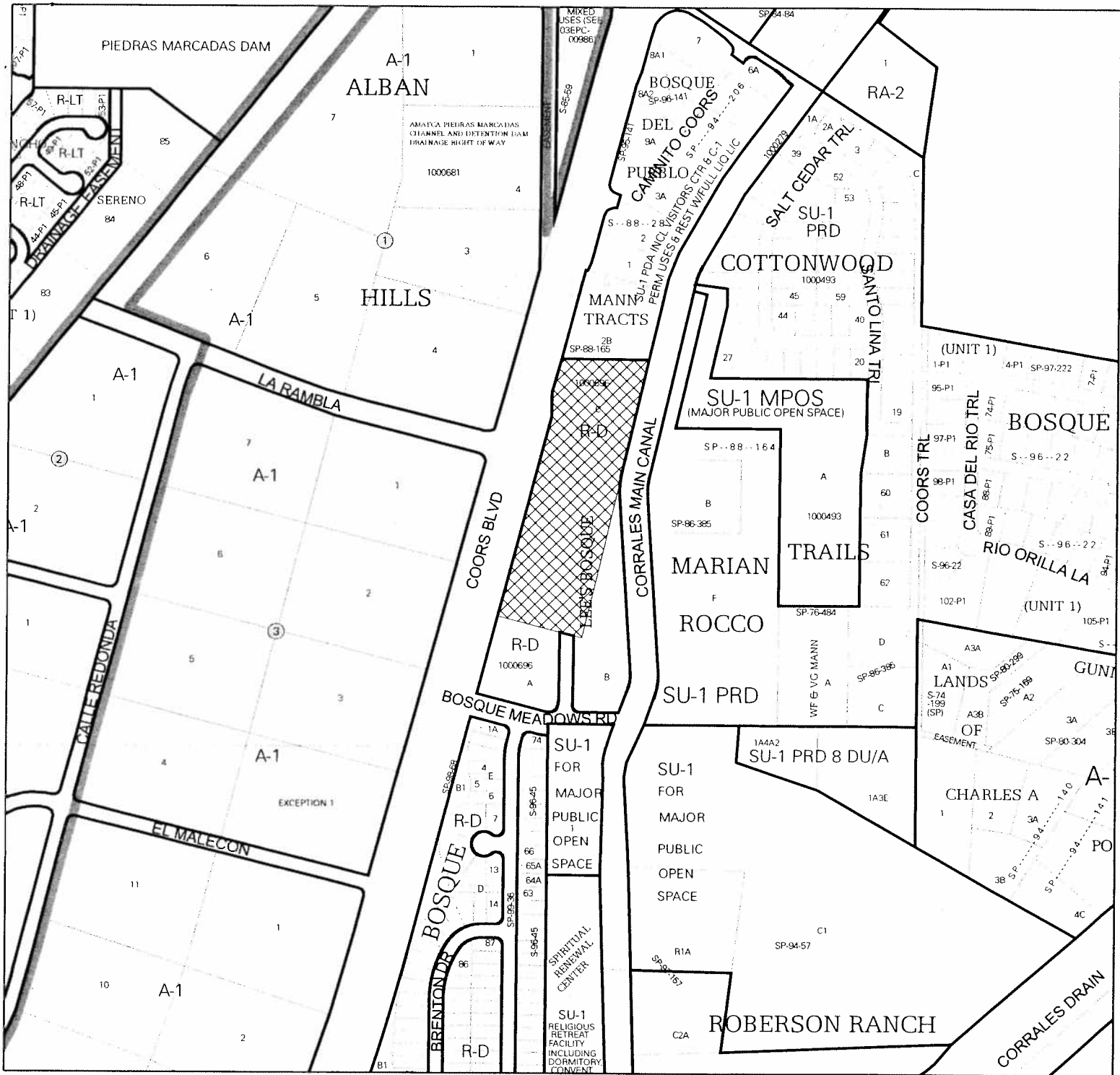
SECTION ELEVATION - COORS BLVD.
SEE EXHIBIT 'A' FOR MORE DETAIL
NOT TO SCALE

- KEYED NOTES**
- BUILDING ELEVATIONS**
1. PAINTED GARAGE DOOR, SANDSTONE FINISH
 2. PAINTED INTERIOR WALL, WHITE
 3. PAINTED INTERIOR WALL, WHITE
 4. GARAGE DOOR
 5. OPERABLE VINYL WINDOW, SANDSTONE FINISH
 6. OPERABLE VINYL WINDOW, SANDSTONE FINISH
 7. ENTRY DOOR
 8. FRONT PORCH
 9. BALCONY PATIO WALL
 10. BALCONY
 11. REAR PORCH
 12. GARAGE SIDE ELEVATION
 13. GARAGE ENTRY DOOR

- STUCCO COLOR LEGEND**
- BUILDING ELEVATIONS**
- (A) STUCCO COLOR A: LIGHT BROWN
 - (B) STUCCO COLOR B: MEDIUM BROWN
 - (C) STUCCO COLOR C: RUST



BUILDING ELEVATIONS



ZONING MAP

Note: Grey shading indicates County.



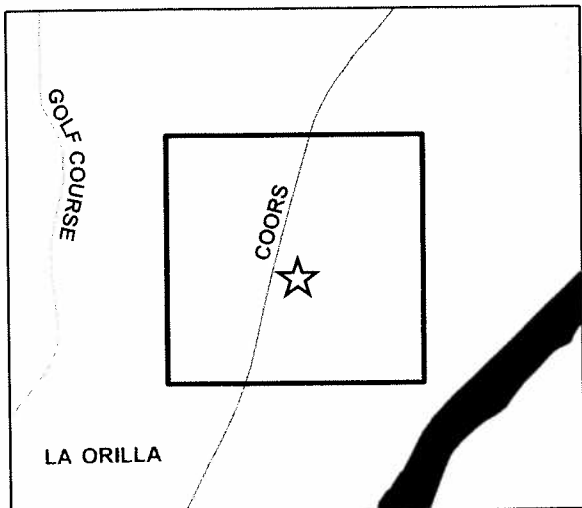
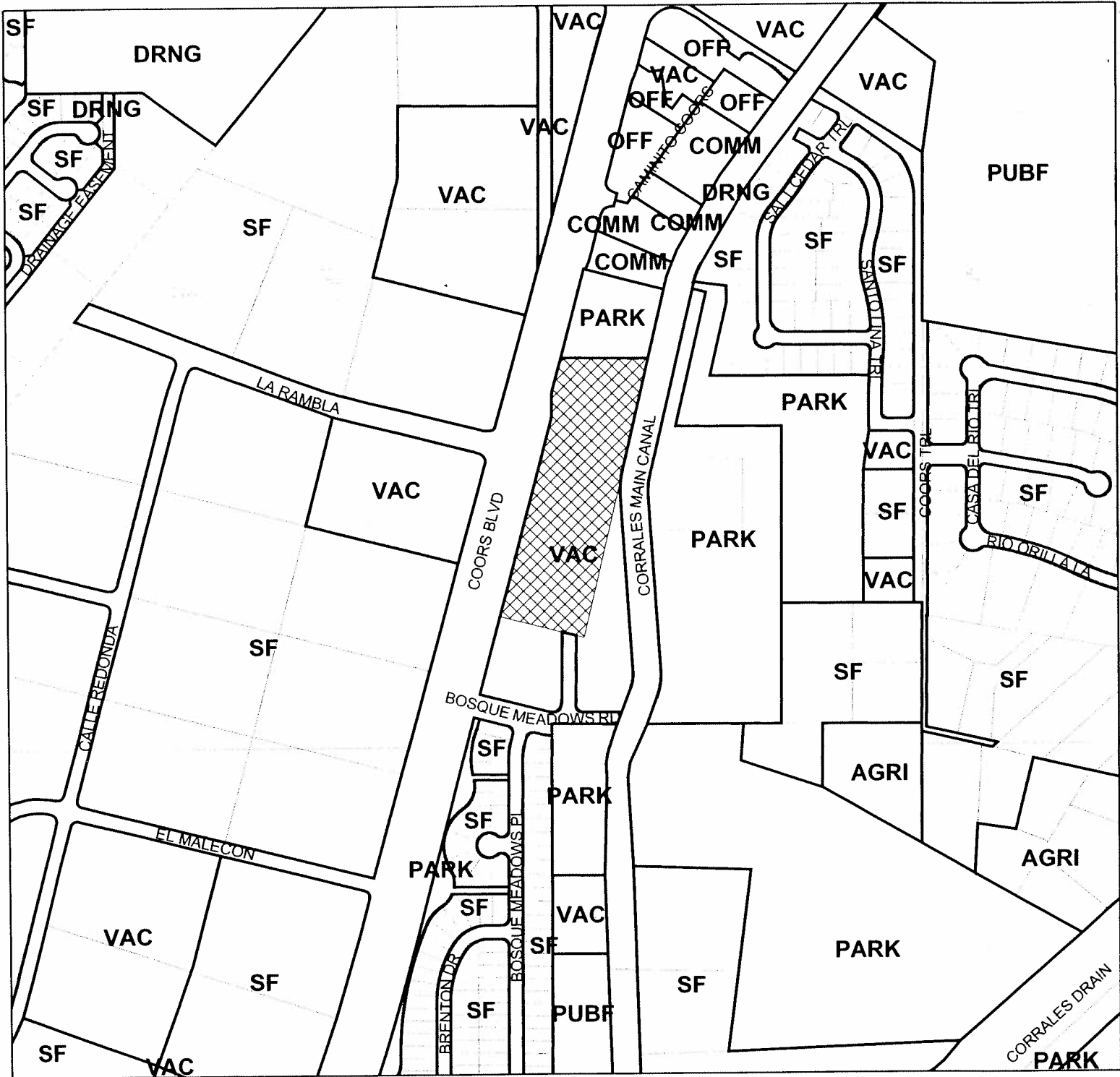
1 inch = 500 feet

Project Number:
1000696

Hearing Date:
11/20/2008

Zone Map Page:
D-13

Additional Case Numbers:
08EPC-40102
08EPC-40103
08EPC-40105



LAND USE MAP

Note: Grey shading indicates County.

KEY to Land Use Abbreviations

- AGRI Agricultural
- COMM Commercial - Retail
- DRNG Drainage
- MFG Manufacturing or Mining
- MULT Multi-Family or Group Home
- OFF Office
- PARK Park, Recreation, or Open Space
- PRKG Parking
- PUBF Public Facility
- SF Single Family
- TRAN Transportation Facility
- VAC Vacant Land or Abandoned Buildings
- WH Warehousing & Storage



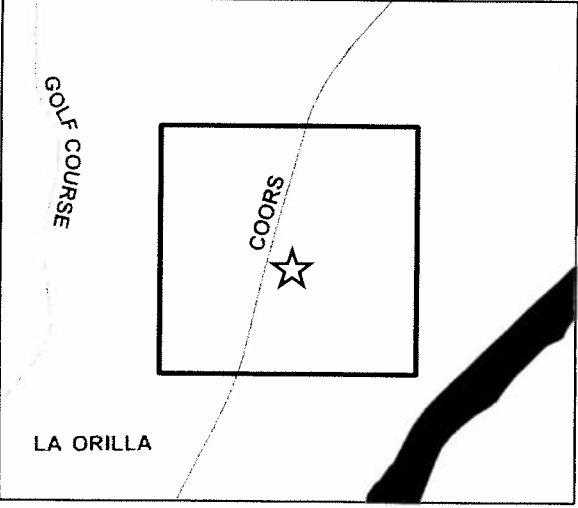
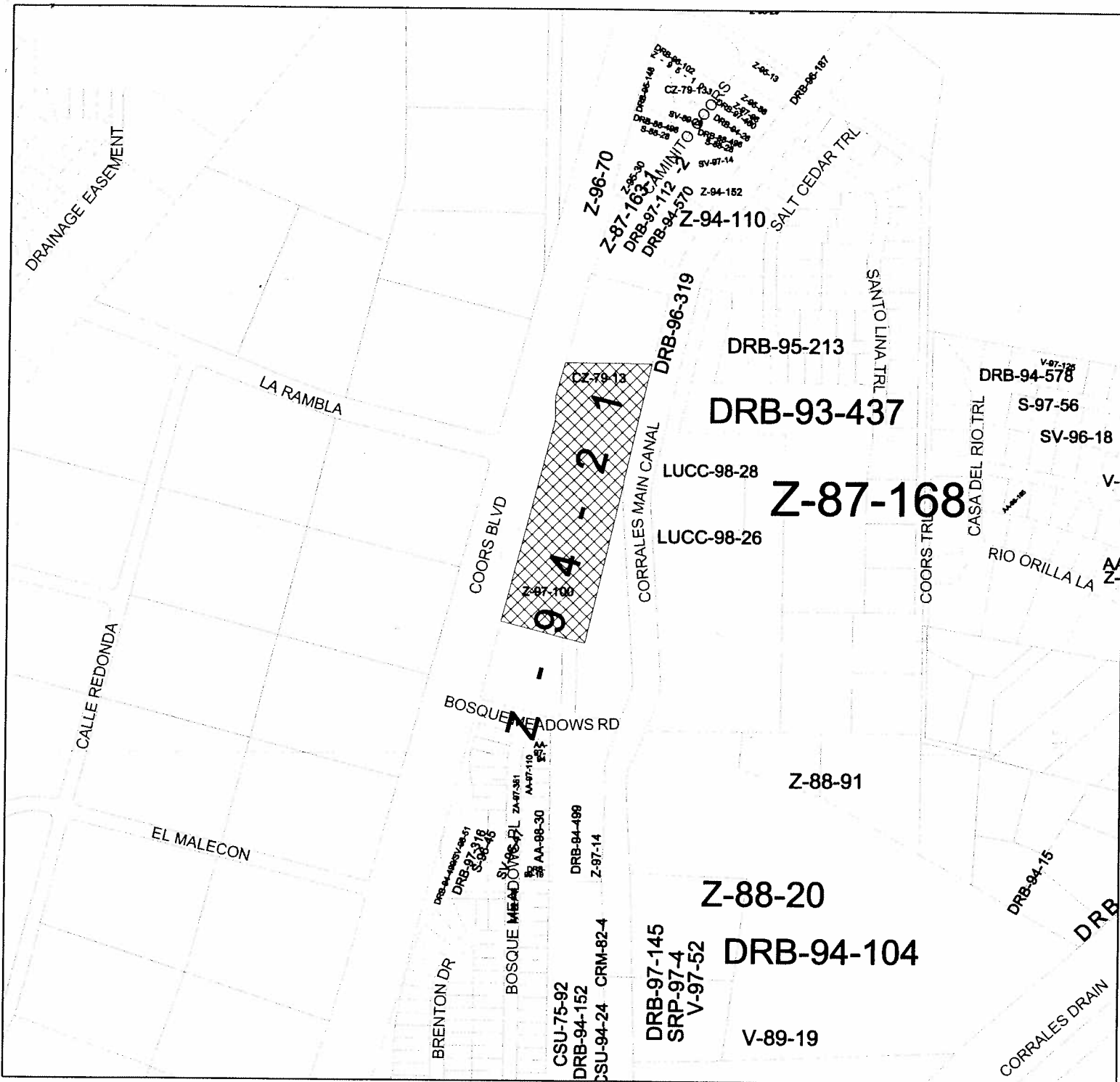
1 inch = 500 feet

Project Number:
1000696

Hearing Date:
11/20/2008

Zone Map Page:
D-13

Additional Case Numbers:
08EPC-40102
08EPC-40103
08EPC-40105



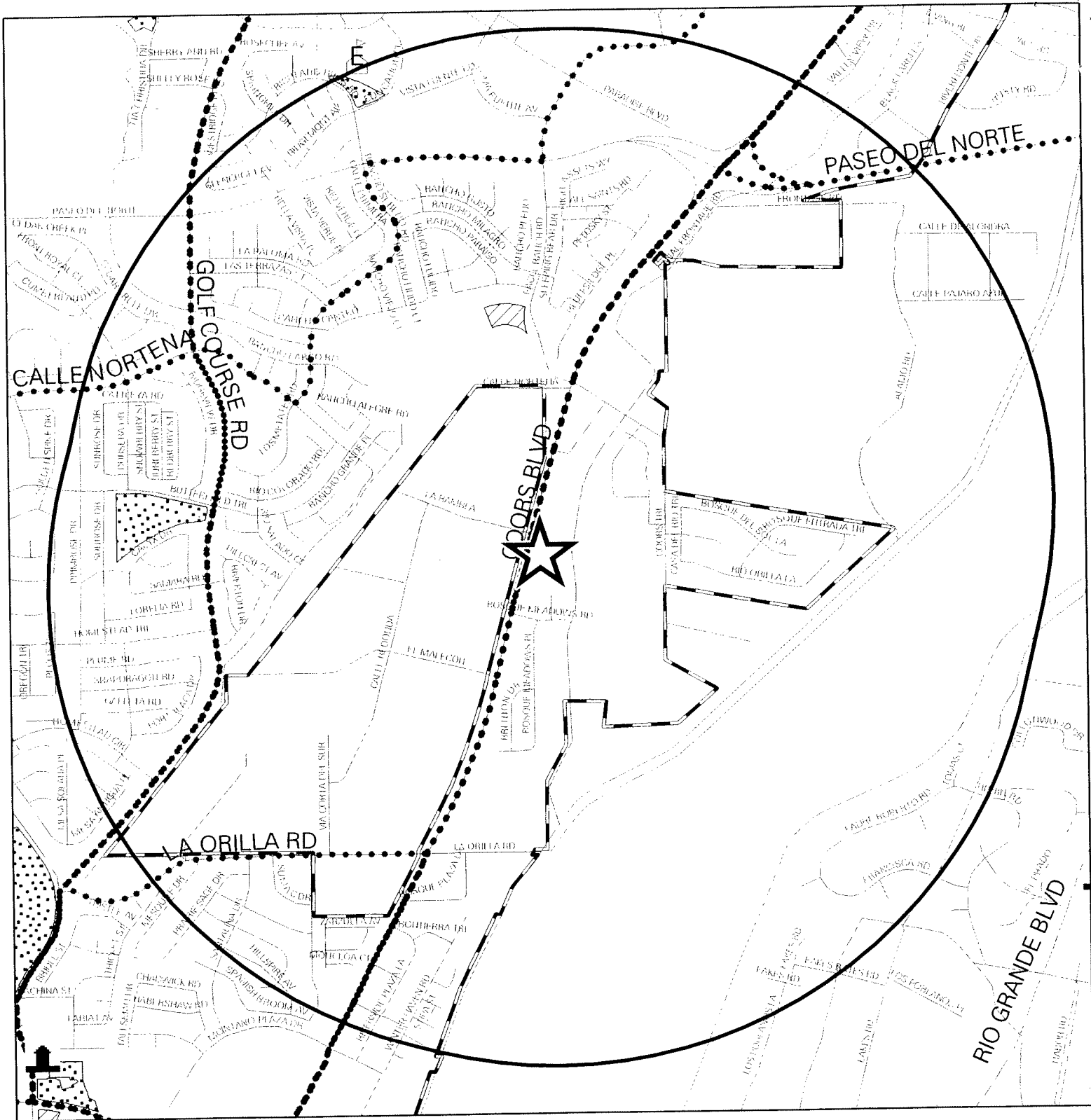
HISTORY MAP

Note: Grey shading indicates County.



1 inch = 500 feet
 Project Number:
 1000696
 Hearing Date:
 11/20/2008
 Zone Map Page:
 D-13

Additional Case Numbers:
 08EPC-40102
 08EPC-40103
 08EPC-40105



Public Facilities Map with One-Mile Site Buffer

- | | | | |
|----------------------|-----------------------------|-----------------------------|-------------------------|
| COMMUNITY CENTER | FIRE | APS Schools | Developed County Park |
| MULTI-SERVICE CENTER | POLICE | ABQ Ride Routes | Undeveloped County Park |
| SENIOR CENTER | SHERIFF | AGIS Jurisdiction | Developed City Park |
| LIBRARY | SOLID WASTE | Landfill Buffer (1000 feet) | Undeveloped City Park |
| MUSEUM | Landfills designated by EHD | | |

