



Effective 11/16/2023

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

| | |
|--|---|
| MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Extension of Infrastructure List or IIA (<i>Form S3</i>) |
| <input type="checkbox"/> Site Plan Administrative DFT (<i>Forms SP & P2</i>) | PRE-APPLICATIONS |
| <input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (<i>Form P2</i>) | <input type="checkbox"/> Sketch Plat Review and Comment (<i>Form S3</i>) |
| <input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (<i>Form S3</i>) | <input type="checkbox"/> Sketch Plan Review and Comment (<i>Form S3</i>) |
| <input type="checkbox"/> Temporary Deferral of S/W (<i>Form S3</i>) | APPEAL |
| <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (<i>Form S3</i>) | <input type="checkbox"/> Decision of Site Plan Administrative DFT (<i>Form A</i>) |

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION

| | | |
|-------------------------------|-------------------------|--------|
| Applicant/Owner: | | Phone: |
| Address: | | Email: |
| City: | State: | Zip: |
| Professional/Agent (if any): | | Phone: |
| Address: | | Email: |
| City: | State: | Zip: |
| Proprietary Interest in Site: | List <u>all</u> owners: | |

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|-----------------------|---------------------|-----------------------------|
| Lot or Tract No.: | Block: | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): | Existing Zoning: | Proposed Zoning |
| # of Existing Lots: | # of Proposed Lots: | Total Area of Site (Acres): |

LOCATION OF PROPERTY BY STREETS

Site Address/Street: _____ Between: _____ and: _____

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

| | |
|---------------|--|
| Signature: | Date: |
| Printed Name: | <input type="checkbox"/> Applicant or <input type="checkbox"/> Agent |

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

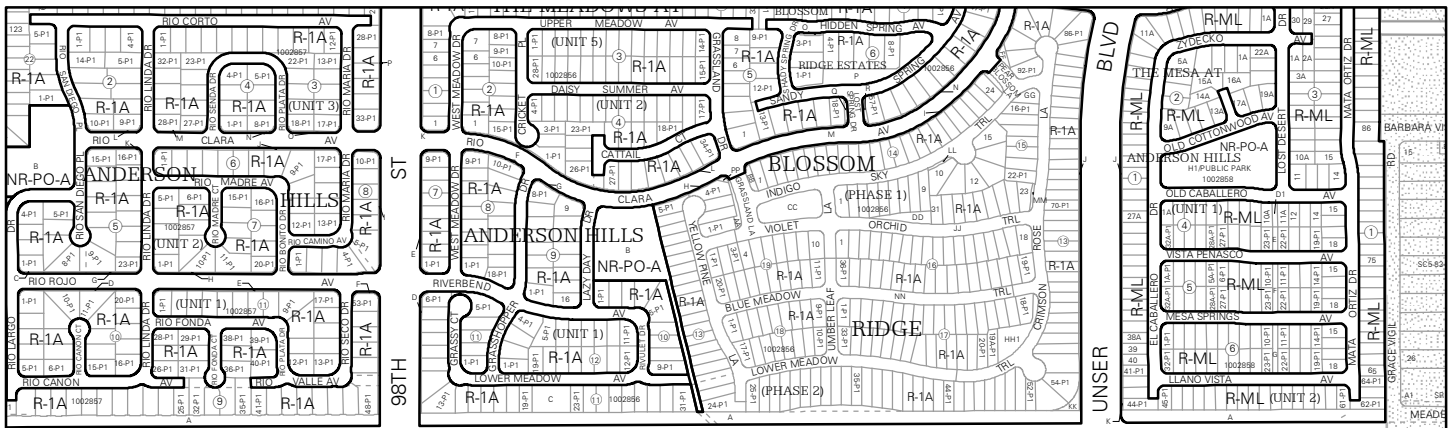
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

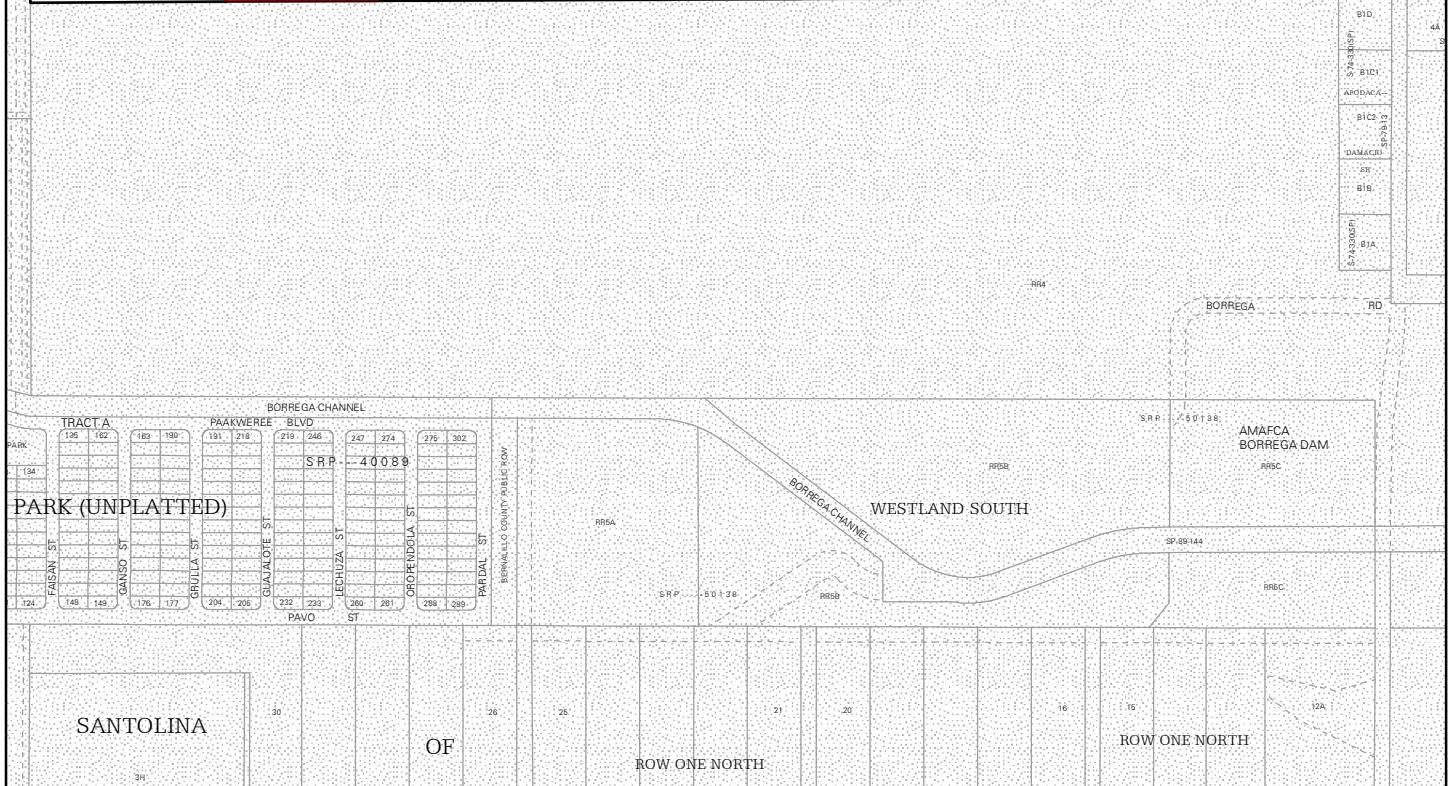
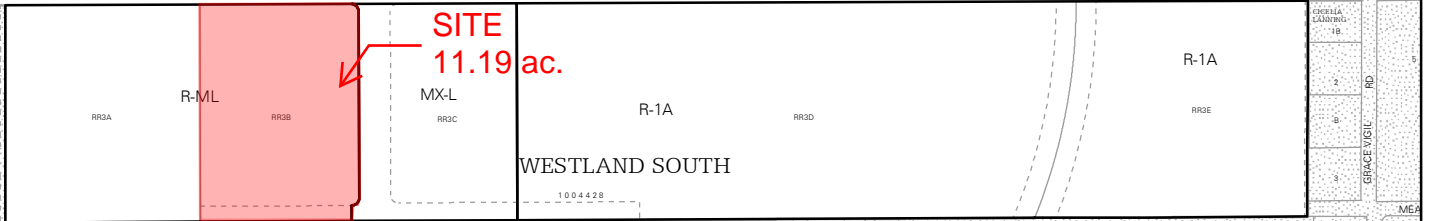
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use




DENNIS CHAVEZ BLVD



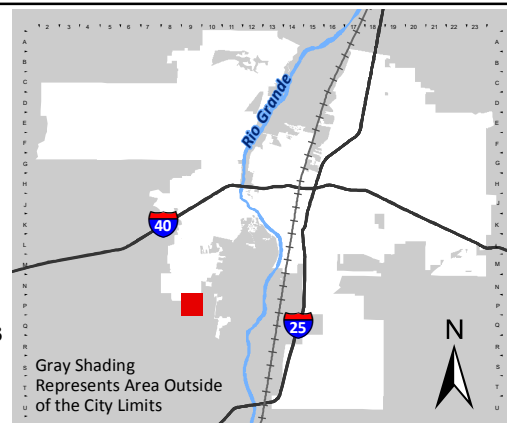
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

40 25

Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
P-09-Z

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

0 250 500 1,000 Feet



July 26, 2024

Jolene Wolfley, Associate Director
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Dear Ms. Wolfley,

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

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

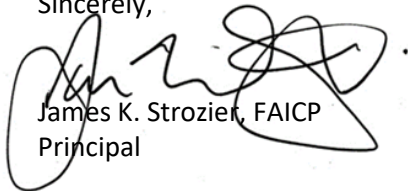
The purpose of this letter is to request a sketch plat review for a proposed project located on Unser Boulevard NW in Albuquerque. The site is located on the southwest corner of 98th Street and Dennis Chavez Boulevard and is shown on the attached zone atlas page P9. The project is for a new multi-family project.

The applicant is seeking the DFT's review and comments based on the proposed sketch plat submitted with this application. The intent of the applicant is to be fully informed of all requirements that may be imposed under the regulations of the IDO and discuss storm water management to obtain approval of a Preliminary/Final plan.

Please do not hesitate to contact me directly if you have any questions or require more information.

Thank you in advance for your review and consideration.

Sincerely,



James K. Strozier, FAICP
Principal

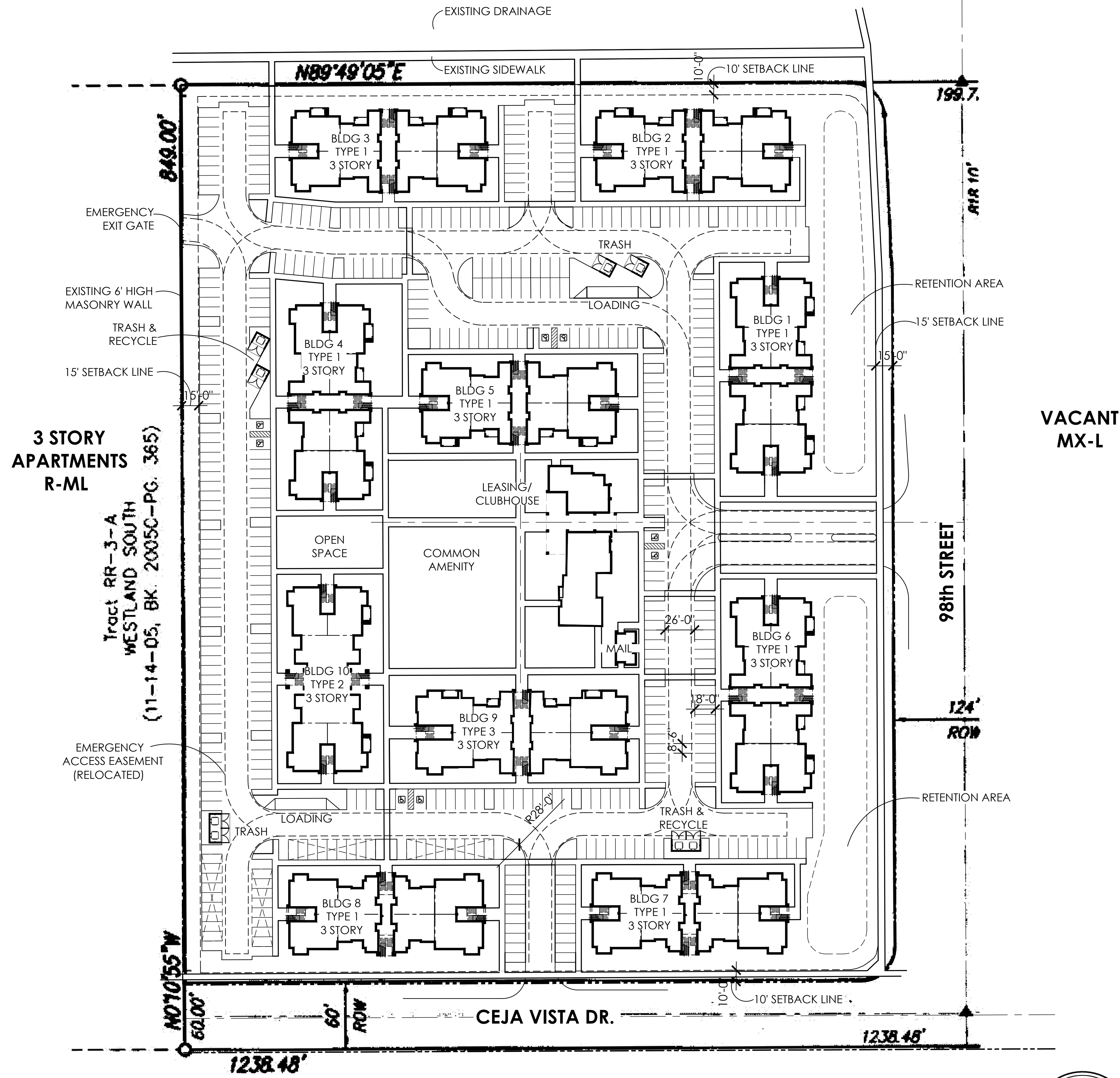
PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA,
SITES AP

DENNIS CHAVEZ BLVD.



SITE DATA

ASSESSOR'S PARID 100905311031530146

SITE AREA:
GROSS SITE AREA +/- 11.194 AC
NET SITE AREA +/- 11.194 AC

ZONING:
EXISTING ZONING R-ML
PROPOSED ZONING R-ML

DENSITY ALLOWED:
DENSITY ALLOWED NO STANDARD
GROSS DENSITY PROVIDED +/- 19.30 DU/AC

BUILDING HEIGHT:
BUILDING HT. - MAX. ALLOWED 38'
BUILDING HT. - PROVIDED 3 STORIES

SETBACKS:
FRONT BUILDING SETBACK MINIMUM 15'
SIDE BUILDING SETBACK MINIMUM 10'
REAR BUILDING SETBACK MINIMUM 15'

UNIT MIX:

| APARTMENT TYPE & MIX | | |
|----------------------|--------|-----|
| UNIT TYPE | RATIO | #DU |
| A1 1BR/1BA | 5.0% | 12 |
| B1 2BR/2BA | 45.0% | 108 |
| C1 3BR/2BA | 45.0% | 108 |
| D1 4BR/2BA | 5.0% | 12 |
| TOTAL | 100.0% | 240 |

PARKING:

| PARKING REQUIRED (8.5' x 18' TYP. P.S. INCL. 2'-0" OVERHANG) | | | | |
|--|-----|-------------|-----------|----------------|
| UNIT TYPE | #DU | P.S. RATIO | P.S. REQ. | |
| A 1BR/1BA | 12 | 1.2 P.S./DU | 15 | |
| B 2BR/2BA | 108 | 1.6 P.S./DU | 173 | |
| C 3BR/2BA | 108 | 1.8 P.S./DU | 195 | |
| D 4BR/2BA | 12 | 1.8 P.S./DU | 22 | |
| TOTAL | | | 405 | (1.69 P.S./DU) |

PARKING PROVIDED - SURFACE 405
TOTAL PARKING PROVIDED 405 (1.69 P.S./DU)

OPEN SPACE:

| USABLE OPEN SPACE REQUIRED | | | | |
|----------------------------|-----|-------------|--------|-----------|
| UNIT TYPE | #DU | RATIO | REQ. | |
| A 1BR/1BA | 12 | 225 S.F./DU | 2,700 | |
| B 2BR/2BA | 120 | 285 S.F./DU | 34,200 | |
| C 3BR/2BA | 102 | 350 S.F./DU | 35,700 | |
| D 4BR/2BA | 6 | 350 S.F./DU | 2,100 | |
| TOTAL | | | 74,700 | (1.72 AC) |

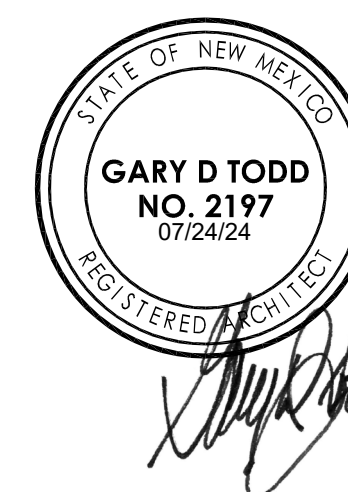
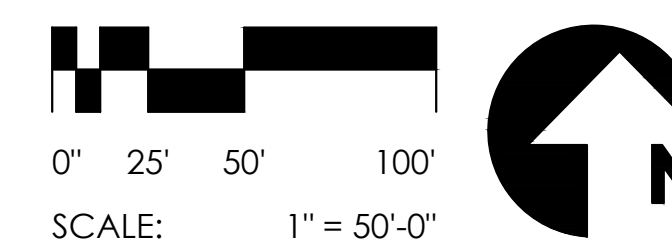
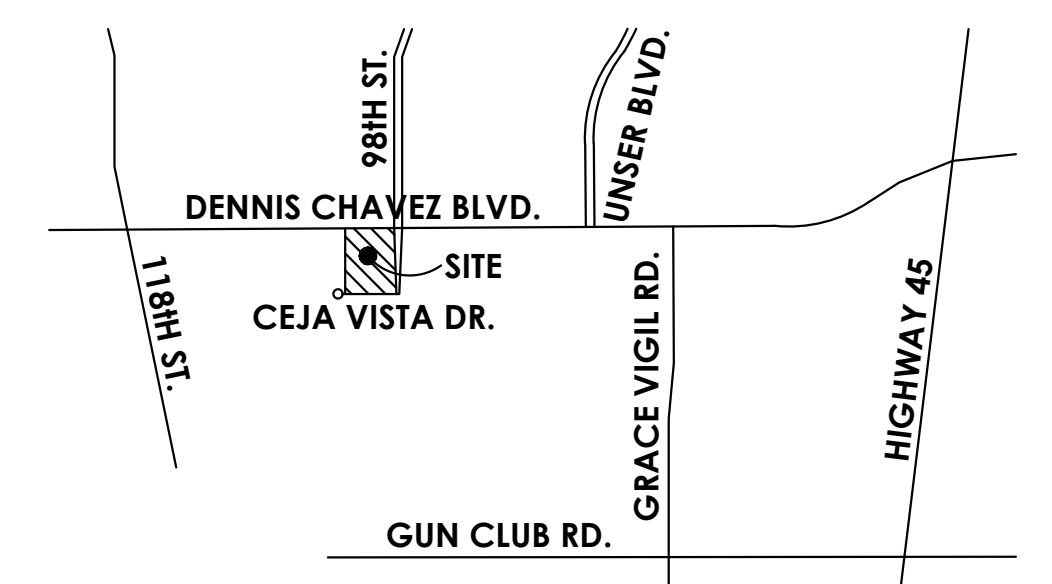
PROVIDED 114,359 (2.63 AC)
PRIVATE OPEN SPACE: NO REQUIRED

SOLID WASTE/COLLECTION:

| DUMPSTER REQUIRED (8 CUBIC YARD DUMPSTER TYP.) | | | | |
|--|-------------------|------|--|--|
| | RATIO | REQ. | | |
| TRASH | 1 DUMPSTER/40 DU | 6 | | |
| RECYCLE | 1 DUMPSTER/120 DU | 2 | | |
| TOTAL | | 8 | | |

3 TIMES PER WEEK FOR COLLECTION
TOTAL DUMPSTER PROVIDED 8

VICINITY MAP



TODD + ASSOCIATES

602-952-8280 / TODDASSOC.COM
24-2031-00

DBG PROPERTIES

Tierra Linda Apartments

Albuquerque, New Mexico
CLIENT REVIEW

July 24, 2024

CONCEPTUAL SITE PLAN

Preliminary Not For Construction

A1.0