

**FORM S1: SUBDIVISION OF LAND – MAJOR**

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

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
  - \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*
  - \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
  - \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
  - \_\_\_ Sign Posting Agreement
  - \_\_\_ Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
  - \_\_\_ TIS Traffic Impact Study Form
  - \_\_\_ Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
  - \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
  - \_\_\_ Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
  - \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1)
    - \_\_\_ Office of Neighborhood Coordination notice inquiry response
    - \_\_\_ Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
    - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
    - \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
  - \_\_\_ Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat
  - \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
  - \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
  - \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
  - \_\_\_ Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
  - \_\_\_ Proposed Infrastructure List

- EXTENSION OF PRELIMINARY PLAT
- INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**  
**For temporary sidewalk deferral extension, use Form V.**

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents *in the order provided on this form.*
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- Preliminary Plat or site plan
- Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: <u>2-25-22</u>
Printed Name: <u>Nina Villa</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input checked="" type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

**BRIEF DESCRIPTION OF REQUEST**

Extension of Infrastructure Improvements Agreement, Procedure B  
 Project: Senior Living Apartments at Ceja Vista

**APPLICATION INFORMATION**

Applicant: DBG Properties, LLC	Phone: 503-994-6509
Address: 2164 SW Park Place	Email: egrodahl@dbgpropertiesllc.com
City: Portland State: OR	Zip: 97205
Professional/Agent (if any): Huitt-Zollars, Inc.	Phone: 505-892-5141
Address: 333 Rio Rancho Drive NE	Email: nvilla@huitt-zollars.com
City: Rio Rancho State: NM	Zip: 87124
Proprietary Interest in Site: Owner	List all owners: DBG Properties, LLC

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

Lot or Tract No.: Tract RR3A1	Block:	Unit:
Subdivision/Addition: Plat for Westland South	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): P-09-Z	Existing Zoning:	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 5.4

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 10001 Ceja Vista Road Between: Dennis Chavez Blvd. and: 98th Street

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

City Project No. 614196

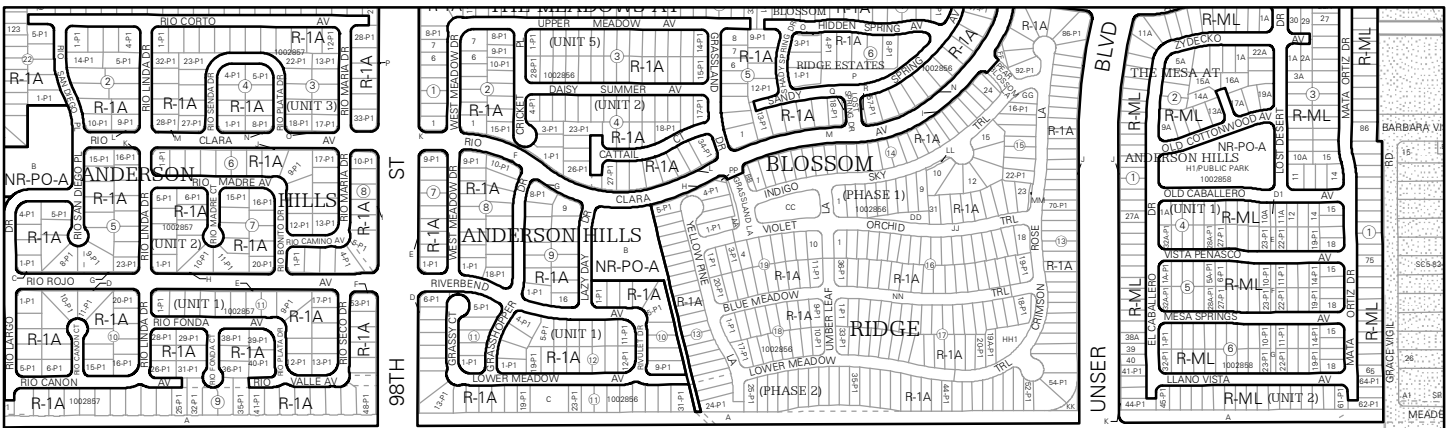
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 2-25-22
Printed Name: Nina Villa	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

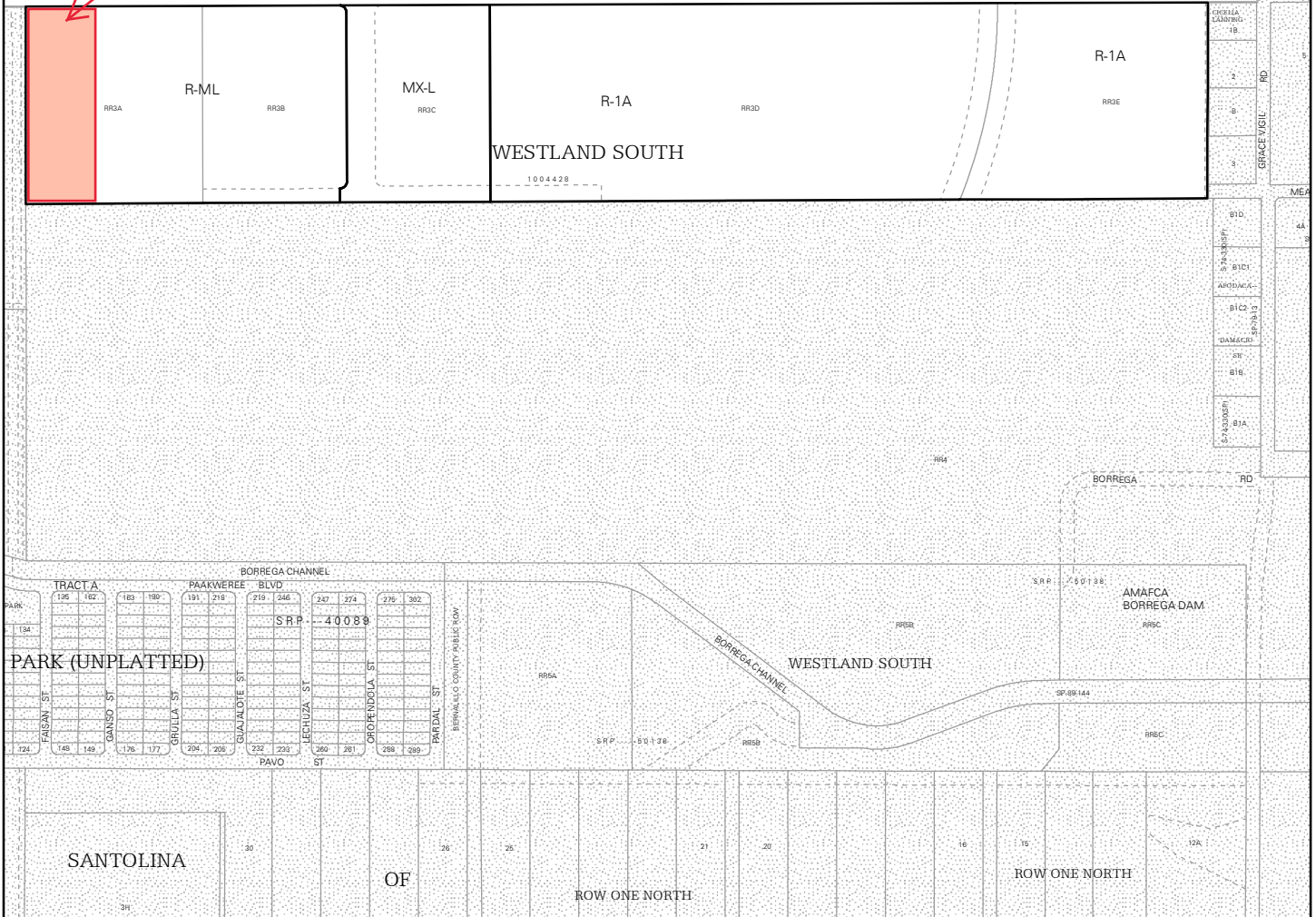
Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date:	Fee Total:
Staff Signature:	Date:
	Project #



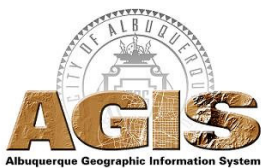
**CEJA VISTA**

DENNIS CHAVEZ BLVD

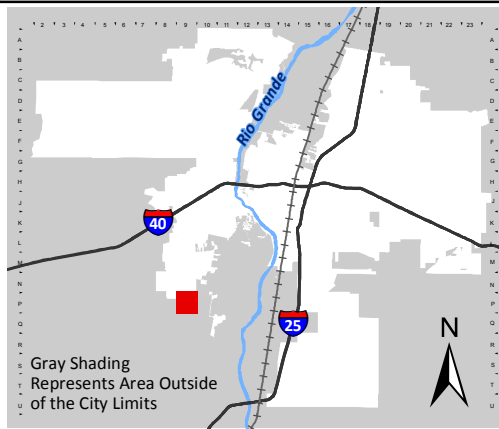


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

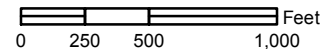


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



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





**DATE:** February 24, 2022

**TO:** City of Albuquerque, Development Review Services

**ADDRESS:** 600 2<sup>nd</sup> Street NW, Albuquerque, NM 87102

**RE:** Ceja Vista Project Extension

Dear Sir/Madam,

Please accept this letter as our authorization to have Huitt-Zollars act as our Agent for the Ceja Vista Senior Living Apartments.

Legal Description: Tract RR3A1 Plat for Westland South

Thank you,

A handwritten signature in blue ink that reads 'Eric Grodahl'. The signature is fluid and cursive, with the first name 'Eric' being more prominent than the last name 'Grodahl'.

Eric Grodahl, Principal

DBG Properties, LLC

cc: Nina Villa – Huitt-Zollars

File

February 25, 2022

City of Albuquerque Planning Department  
Plaza del Sol Building  
600 Second NW  
Albuquerque, NM 87102

Ref: Request for Extension of Infrastructure Improvements Agreement  
Senior Living Apartments at Ceja Vista  
Project No. 614196

Dear Sir or Madam:

Huitt-Zollars, Inc. on behalf of DBG Properties, LLC is processing a one-year extension of the Infrastructure Improvements Agreement thru the City of Albuquerque Development Review Board.

Grading on the site has been completed and construction has begun, however, it will not be completed by the initial construction deadline.

DBG Properties, LLC is firmly committed to completing the required infrastructure as quickly as possible. If you have any questions or comments feel free to contact me at 505-892-5141.

Sincerely,



Nina Villa



**GENERAL SHEET NOTES**

- A. SITE PLAN SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS, UNLESS NOTED OTHERWISE.
- B. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
- C. ALL CURBS AND ACCESSIBLE RAMPS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS.
- D. STREETS, PARKING SPACES, AND ASSOCIATED DRIVES TO BE ASPHALT UNLESS NOTED OTHERWISE.
- E. SITE PLAN SHALL COMPLY WITH LOCAL, FEDERAL ADA STANDARDS, & GUIDELINES.
- F. ALL PARKING SPACES A T 9'-0" X 18'-0" UNLESS NOTED OTHERWISE; RE: B1/AS501 FOR TYP. ACCESSIBLE PARKING.
- G. DESIGN WILL COMPLY WITH 2009 INTERNATIONAL FIRE CODE APPENDIX B,C&D.
- H. ALL RADI ALONG FIRE LANE SHALL BE 28'-0"
- I. COMMUNITY BUILDING AND CARD ACCESS GATES AND EMERGENCY ACCESS DRIVE WILL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- J. FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES; REF: D1/AS502.
- K. FDC SHALL BE WITHIN 100 FEET OF A HYDRANT.
- L. SLOPES WILL NOT EXCEED 10% IN GRADE FOR FIRE ACCESS ROADS.
- M. WATER IS DIVERTED AWAY FROM BUILDING WALLS AND FOUNDATIONS BY SLOPING THE EXTERIOR GRADE AWAY FROM THE BUILDING.
- N. ALL DWELLING UNITS WILL BE LOCATED ALONG AN ACCESSIBLE ROUTE THAT LINKS ALL BUILDINGS AND COMMON AREAS AROUND THE SITE.
- O. ALL TYPE "B" UNITS ALONG AN ACCESSIBLE ROUTE SHALL BE ADAPTABLE UNITS; ALL UNITS UNLESS NOTED AS TYPE A SHALL BE TYPE B UNITS.
- P. ALL BUILDINGS HAVE HIGHLY VISIBLE SIGNAGE WITH CONTRASTING COLORS THAT IS LIT FROM DUSK TILL DAWN AS WELL AS DAYLIGHT HOURS.
- Q. 40 BIKE PARKING STALLS WILL BE AVAILABLE TO TENANTS AT ALL TIMES AND WILL BE LOCATED AT ACCESSIBLE LOCATIONS ACROSS THE SITE. (39 REQUIRED)
- R. FOR ASPHALT SECTIONS REFER TO GEOTECHNICAL ENGINEERING SERVICES REPORT NO. 1-7066 BY DGB PROPERTIES ON JULY 14, 2017.
- S. SITE SHALL BE DESIGNED, CONSTRUCTED, MONITORED AND MAINTAINED IN ACCORDANCE WITH THE FEDERAL CLEAN WATER ACT.

**PROJECT DATA**

**ZONING:**  
(RM-L) RESIDENTIAL - MULTI-FAMILY LOW DENSITY ZONE DISTRICT

**LEGAL DESCRIPTION:**  
TRACT RR-3-A-1, LOCATED ON DENNIS CHAVEZ BLVD. SW, BETWEEN 98TH ST. SW & 118TH ST. SW

**SITE AREA:** 5.423 ACRES  
**ZONE ATLAS:** P-09-Z  
**SETBACKS:** FRONT= 15', SIDE= STREET 10', INTERIOR= 5', REAR= 15'  
**BUILDING HEIGHT:** 35'-0"+10% DEVIATION @ 3'-0" = 38'-0"  
**SPRINKLED:** FULLY SPRINKLED  
**FIRE FLOW:** 4,500 GPM  
**HYDRANTS REQUIRED:** 5 TOTAL  
**BUILDING OCCUPANCY:** R-2, 156 APARTMENTS  
**CONSTRUCTION TYPE:** V-A, FULLY SPRINKLED

**BUILDING SF:**

BUILDING	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	TOTAL
<b>BUILDING A</b>	20,777 GSF	20,296 GSF	19,912 GSF	60,985 GSF
<b>BUILDING B</b>	20,777 GSF	20,296 GSF	19,912 GSF	60,985 GSF
<b>CLUBHOUSE</b>	3,156 GSF			3,156 GSF
<b>TOTAL</b>				125,128 GSF

**PARKING CALCULATION:** (TABLE 5-5-1)  
REQUIRED: MULTI-FAMILY = 1.5 / D.U.  
REQUIRED: 156 UNITS X 1.5 SPACES = 234 SPACES  
PROVIDED CARPOOL PARKING: 1 = 4 PARKING CREDIT SPACES  
PROVIDED VANPOOL PARKING: 1 = 7 PARKING CREDIT SPACES  
PROVIDED ELECTRIC VEHICLE CHARGING STATION: 2% OF 234 = 5 ELECTRIC CHARGING STATIONS CREDIT SPACES / EACH ELECTRIC CHARGING STATION SHALL COUNT AS 2 SPACES. 5 ELECTRIC CHARGING STATIONS X 2 = 5 CREDIT SPACES  
REQUIRED: 234 SPACES - 4 CARPOOL CREDIT - 7 VANPOOL CREDIT - 5 ELECTRIC CHARGING STATION CREDIT = 218  
TOTAL: 218 SPACES  
PROVIDED: 218 PARKING SPACES

**25% OF 218 REQUIRED PARKING MAY BE COMPACT**  
PROVIDED COMPACT PARKING: 5 SPACES @ 9'-0" x 16'-0"  
PROVIDED STANDARD PARKING: 215 SPACES @ 9'-0" x 18'-0"  
**STANDARD ACCESSIBLE SPACES:**  
REQUIRED: 2 STANDARD SPACES & 8 VAN ACCESSIBLE  
PROVIDED: 10 TOTAL SPACES; 8 VAN ACCESSIBLE AND 2 STANDARD  
**BIKE PARKING: 0.25 PER UNIT**  
REQUIRED: 0.25 x 156 = 39  
PROVIDED: 40  
20% SECURED LONG TERM STORAGE: 8  
EXTERIOR BIKE PARKING: 32

**MOTORCYCLE PARKING**  
REQUIRED AND PROVIDED = 5 SPACES FOR 51-300 TOTAL PARKING SPACES  
REQUIRED = 5 SPACES  
PROVIDED = 5 SPACES

**LEGEND**

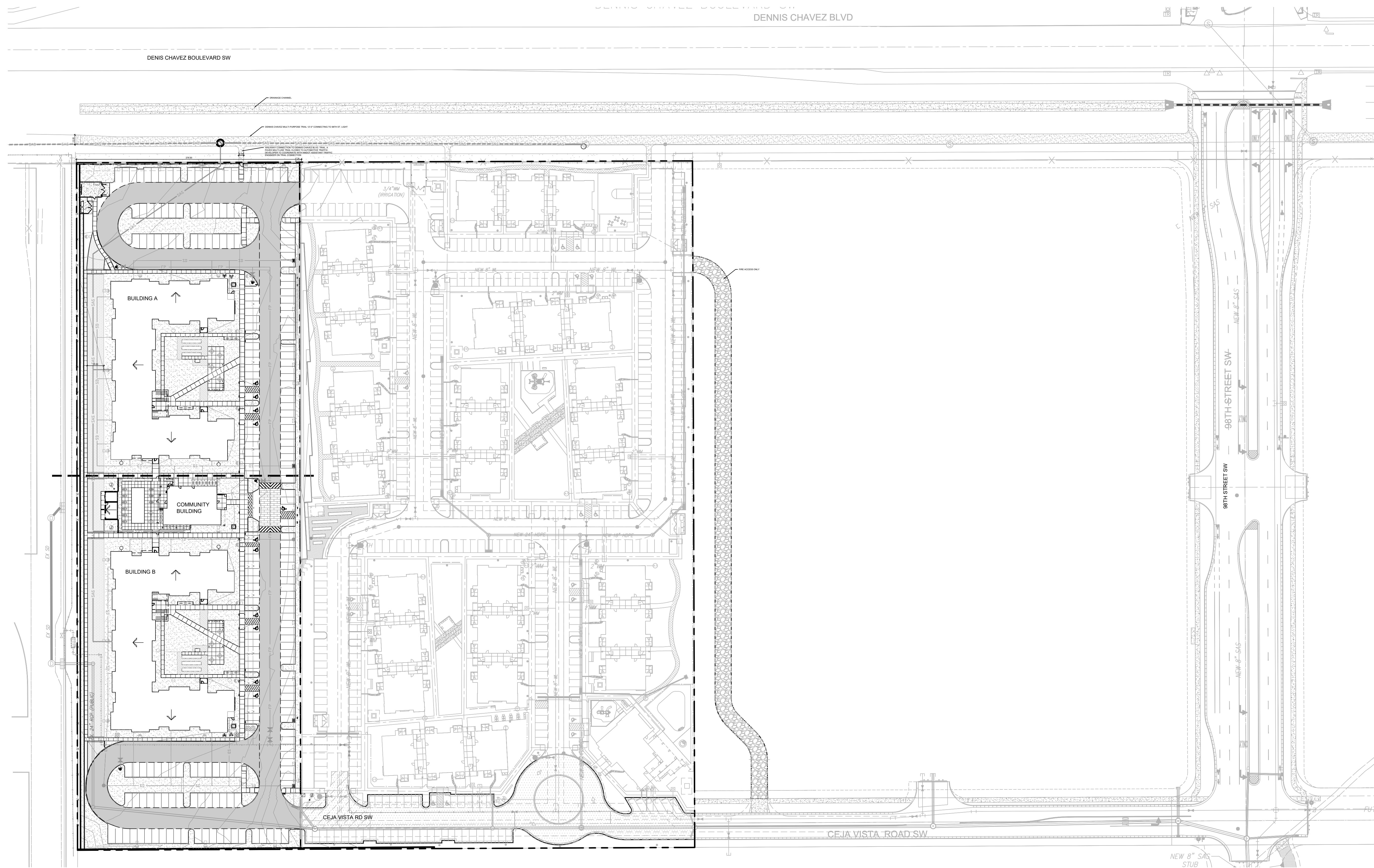
- ACCESSIBLE PARKING AND ACCESSIBLE GROUND FLOOR DWELLING UNIT
- TRANSFORMER WITH SAFETY BOLLARDS & 6" THICK CONCRETE PAD PER PNM STANDARDS, RE: ELECTRICAL
- FH** FIRE HYDRANT, RE: CONCEPTUAL UTILITY PLAN
- PIV** POST INDICATOR VALVE, RE: CONCEPTUAL UTILITY PLAN
- FDC** FIRE DEPARTMENT CONNECTION, RE: CONCEPTUAL UTILITY PLAN
- DIRECTION OF ROOF SLOPE.
- LIGHT POLE, RE: B2/AS502

**PERMIT SET**

- REVISIONS
- △
  - △
  - △
  - △
  - △
  - △

DRAWN BY: AG  
REVIEWED BY: RAW, JM  
DATE: 11/15/2019  
PROJECT NO.: 19-0019  
DRAWING NAME:

SITE PLAN - OVERALL



**A1 SITE PLAN - OVERALL**  
1" = 60'-0"  
0 60' 120'

Current DRC  
Project Number: \_\_\_\_\_

FIGURE 12

Date Submitted: 12/4/19  
 Date Site Plan Approved: \_\_\_\_\_  
 Date Preliminary Plat Approved: \_\_\_\_\_  
 Date Preliminary Plat Expires: \_\_\_\_\_  
 DRB Project No.: PR-2019-002770  
 DRB Application No.: \_\_\_\_\_

ORIGINAL

**INFRASTRUCTURE LIST**

(Rev. 2-16-18)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**CEJA VISTA UNIT 1 PHASE II**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**TRACT RR3A1 PLAT FOR WESTLAND SOUTH**

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
		12'	WATERLINE (2 WR)	20' Public WL Easement	Tr RR3A1 West Property Line	Tr RR3A1 East Property Line	/	/	/
			PRV STATION	West of Tract RR3A1			/	/	/
			Second NB Right Turn Lane	Dennis Chavez Blvd.	at 98th Street		/	/	/
			Striping for SB Lanes	98th Street	North of Dennis Chavez Blvd.		/	/	/
			Relocate Signal Equipment for Ultimate Build-out	Dennis Chavez Blvd.	at 98th Street		/	/	/
							/	/	/
							/	/	/
							/	/	/

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	P.E.	City Crst Engineer		
<input type="text"/>	<input type="text"/>						/	/	/		
<input type="text"/>	<input type="text"/>						/	/	/		
Approval of Creditable Items:							Approval of Creditable Items:				
Impact Fee Administrator Signature							Date		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 requirements.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

AGENT / OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	
<b>Scott Eddings</b> NAME (print)	<i>Julianne Walphey</i> 12/4/19 DRB CHAIR - date	<i>Carla Flores</i> 12-4-19 PARKS & RECREATION - date
<b>Huitt-Zollars, Inc.</b> FIRM	<i>[Signature]</i> 12/4/19 TRANSPORTATION DEVELOPMENT - date	<i>[Signature]</i> 12-4-19 AMAFA - date
<i>Scott Eddings</i> 12/4/19 SIGNATURE - date	<i>[Signature]</i> 12/4/19 UTILITY DEVELOPMENT - date	<i>[Signature]</i> 12-4-19 CODE ENFORCEMENT - date
	<i>[Signature]</i> 12/4/19 CITY ENGINEER - date	- date
DESIGN REVIEW COMMITTEE REVISIONS		

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER