

July 3, 2024

City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Unser Crossing - Sketch Plat Submittal

To whom it may concern:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- DFT Application
- Form S3
- Exhibit / Sketch plat of site
- Proposed Site Plan
- Zone Atlas page

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. This project will construct two buildings (for warehousing and distribution) where no buildings currently exist. The site is approximately 22 acres and is currently divided into 5 tracts. The site contains existing water, sewer and storm drain infrastructure that was previously constructed with City Project Number 735661. This project will replat the site into 2 tracts (as defined by the red lines in the exhibit). Due to the change in site layout from the original design in CPN 735661, the public water and sewer lines will need to be removed and rerouted to accommodate the new buildings. In addition, it is our understanding that the site has "free discharge" and will comply with the approved drainage plan reflected in CPN 735661 and Hydronum K10D045.

Please schedule us for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Kelly Klein, PE  
Project Manager  
Community Development and Planning



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

**BRIEF DESCRIPTION OF REQUEST**

We are submitting a "Sketch Plat" package for the site known as "Unser Crossing". This project will construct two buildings (for warehousing and distribution) where no buildings currently exist. The site is approximately 22 acres and is currently divided into 5 tracts. The site contains existing water, sewer and storm drain infrastructure that was previously constructed with City Project Number 735661. This project will replat the site into 2 tracts (as defined by the red lines in the exhibit). Public water and sewer lines will need to be removed and rerouted to accommodate the new buildings.

It is our understanding that the site has "free discharge" and will comply with the approved drainage plan reflected in CPN 735661 and Hydronum K10D045.

**APPLICATION INFORMATION**

|   |                         |            |
|---|-------------------------|------------|
| Applicant/Owner: Armstrong Development Properties, Inc    |                         | Phone:     |
| Address: One Armstrong Place                              |                         | Email:     |
| City: Butler  | State: PA               | Zip: 16001 |
| Professional/Agent (if any): Bohannon Huston, Kelly Klein |                         | Phone:     |
| Address: 7500 Jefferson St NE                             |                         | Email:     |
| City: Albuquerque   | State: NM               | Zip: 87019 |
| 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.: Unser Crossings, Tract 1, 2, 3, 4 and 14 | Block:                | Unit:                          |
| Subdivision/Addition:                                      | MRGCD Map No.:        | UPC Code:                      |
| Zone Atlas Page(s): K-09-Z and K-10-Z                      | Existing Zoning: NR-C | Proposed Zoning NR-C           |
| # of Existing Lots: 5                                      | # of Proposed Lots: 2 | Total Area of Site (Acres): 22 |


**LOCATION OF PROPERTY BY STREETS**

|                                 |                         |                     |
|---------------------------------|-------------------------|---------------------|
| Site Address/Street: Central SW | Between: 86th Street SW | and: Bridge Blvd SW |
|---------------------------------|-------------------------|---------------------|

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

PR-2018-001389

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: 07-03-2024  |
| Printed Name: Kelly Klein  | <input type="checkbox"/> Applicant or <input checked="" 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](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 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](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 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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- \_\_\_ 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](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 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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- \_\_\_ 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**

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 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 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

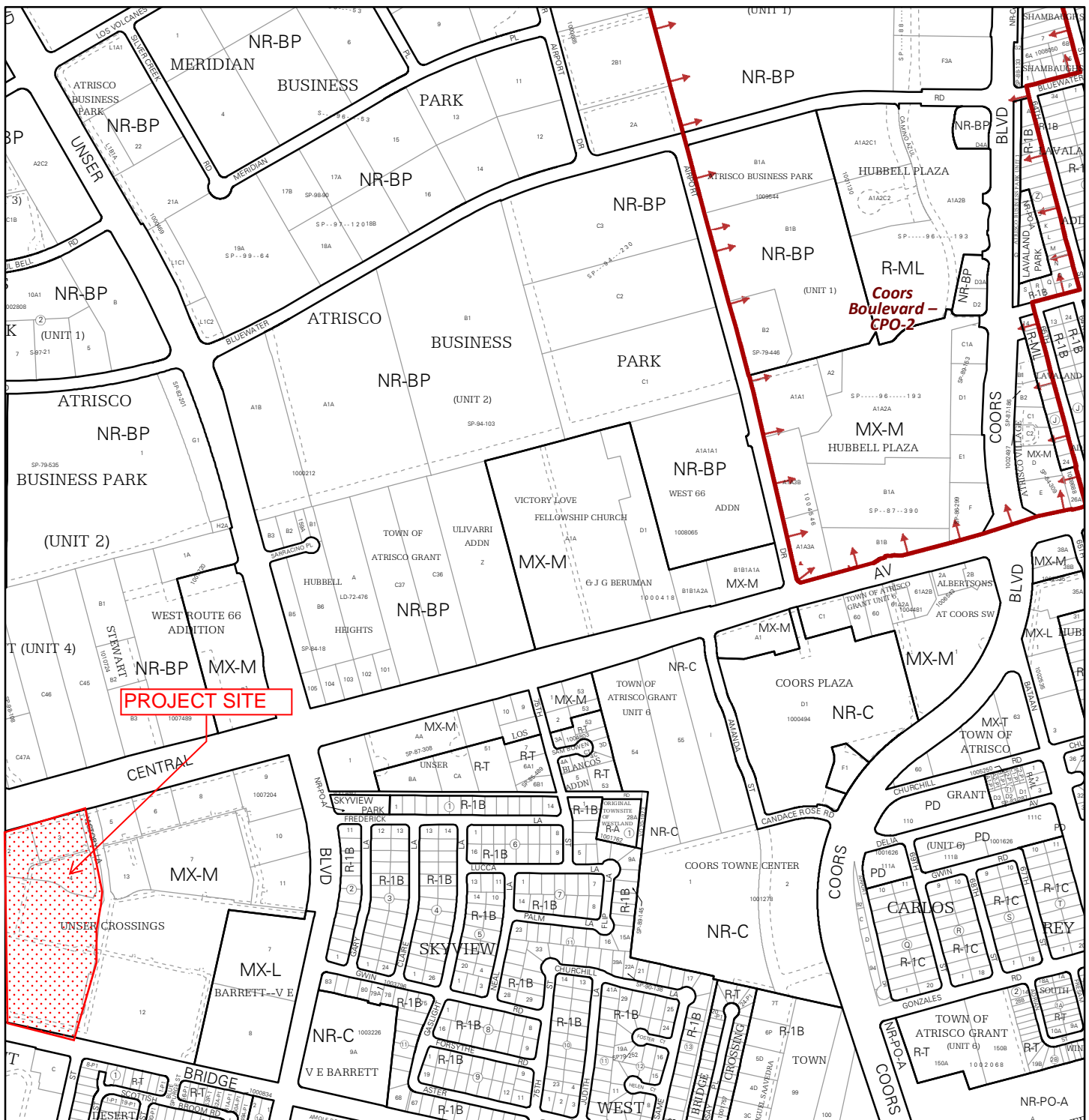
**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 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

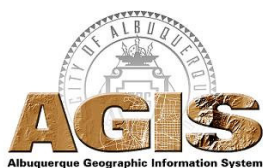




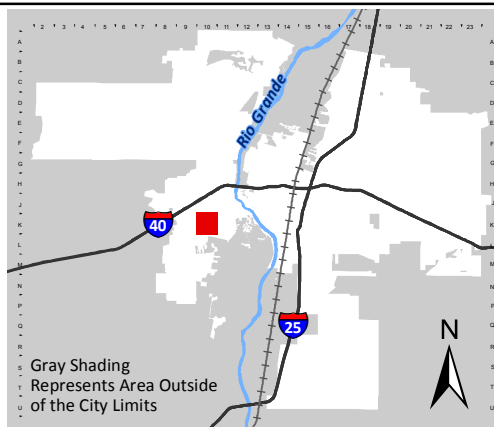


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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: K-10-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

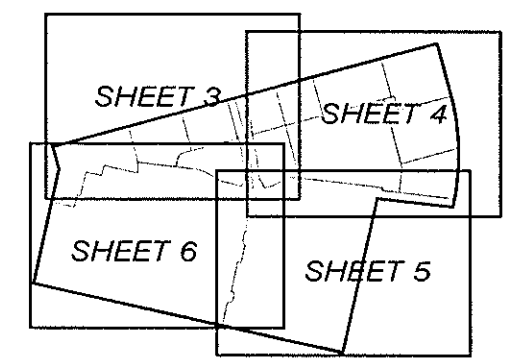
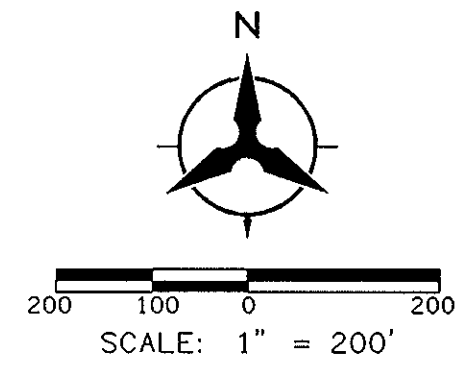
NOTE: SEE SHEETS 3 THRU 7 FOR SUBDIVISION DETAILS

| Curve Data |               |           |           |            |           |
|------------|---------------|-----------|-----------|------------|-----------|
| ID         | DELTA         | TANGENT   | ARC       | RADIUS     | CHORD BRC |
| C1         | 27° 34' 44"   | 301.66'   | 591.62'   | 1229.11'   | 585.92'   |
|            | (27° 34' 45") | (301.72') | (591.75') | (1229.36') | (586.05') |

TABLES ARE FOR THIS SHEET ONLY

| Tangent Data |                  |           |
|--------------|------------------|-----------|
| ID           | BEARING          | DISTANCE  |
| T1           | N29° 25' 55" E   | 190.37'   |
| T2           | N63° 31' 04" W   | 68.56'    |
| T3           | S12° 48' 38" W   | 4.37'     |
|              | (S12° 48' 43" W) | (3.87')   |
| T4           | N14° 59' 22" W   | 122.28'   |
|              | (N13° 15' 20" W) | (122.27') |

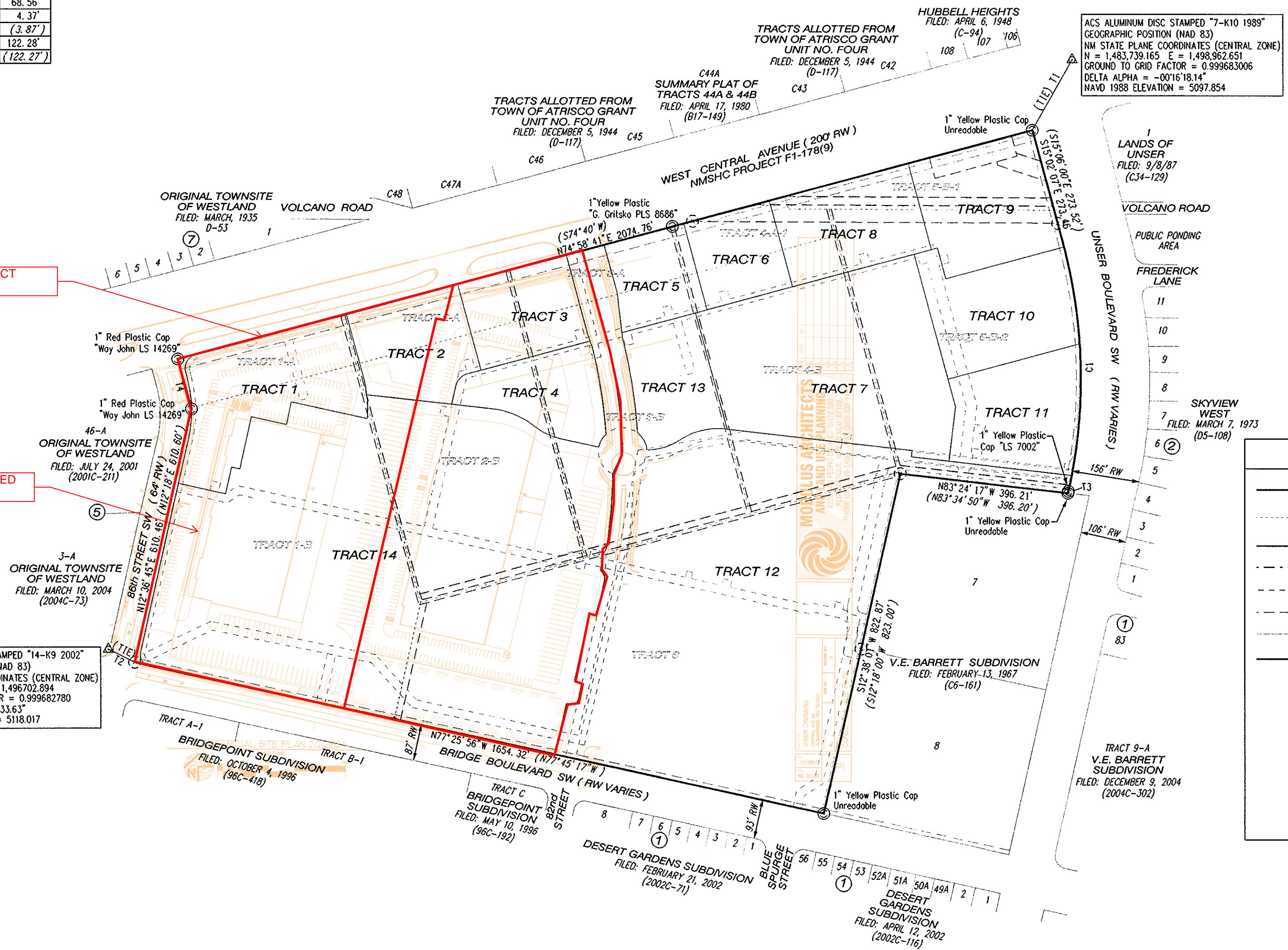
PLAT OF  
**UNSER CROSSINGS**  
(A REPLAT OF TRACTS 1A, 1B, 2A, 2B, 3A, 3B, 4B  
& TRACT 6 V.E. BARRETT SUBDIVISION  
AND TRACTS 4-A-1, 5-B-1 & 5-B-2  
LANDS OF WEFCO, PARTNERS)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY, 2008



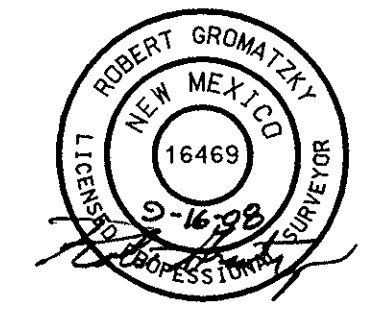
RED : NEW TRACT  
BOUNDARIES

ORANGE: PROPOSED  
SITE PLAN

ACS ALUMINUM DISC STAMPED "14-K9 2002"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N = 1482352.731 E = 1496702.894  
GROUND TO GRID FACTOR = 0.999682780  
DELTA ALPHA = -00°16'33.63"  
NAVD 1988 ELEVATION = 5118.017



| LEGEND |   |
|--------|---|
|        | SUBDIVISION BOUNDARY LINE   |
|        | EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT |
|        | NEW LOT LINE  |
|        | CENTERLINE  |
|        | PROPOSED EASEMENT LINE  |
|        | EXISTING EASEMENT LINE  |
|        | ADJOINING PROPERTY LINE   |
|        | RIGHT OF WAY  |
|        | PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT      |
|        | CITY OF ALBUQUERQUE CONTROL MONUMENT                                  |
|        | #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"  |
|        | FOUND #5 REBAR/CAP AS NOTED   |
|        | FOUND #5 REBAR NO CAP   |
|        | EXISTING EASEMENTS VACATED BY VACATION ACTION 08DRB-70232             |



DOC# 2008103544  
09/16/2008 03:41 PM Page: 2 of 7  
City: PLT R: 537, 00 5: 20085 P: 0209 M. Toulouse Olivere, Bernalillo Cour  
FILED: FEBRUARY 21, 2002 (2002C-71)  
FILED: APRIL 12, 2002 (2002C-116)

**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

P:\080289\SURVEY\004 replat\graphics\080289plot02.dgn  
16-SEP-2008 14:40  
mcole

JOB NO. 080289 004



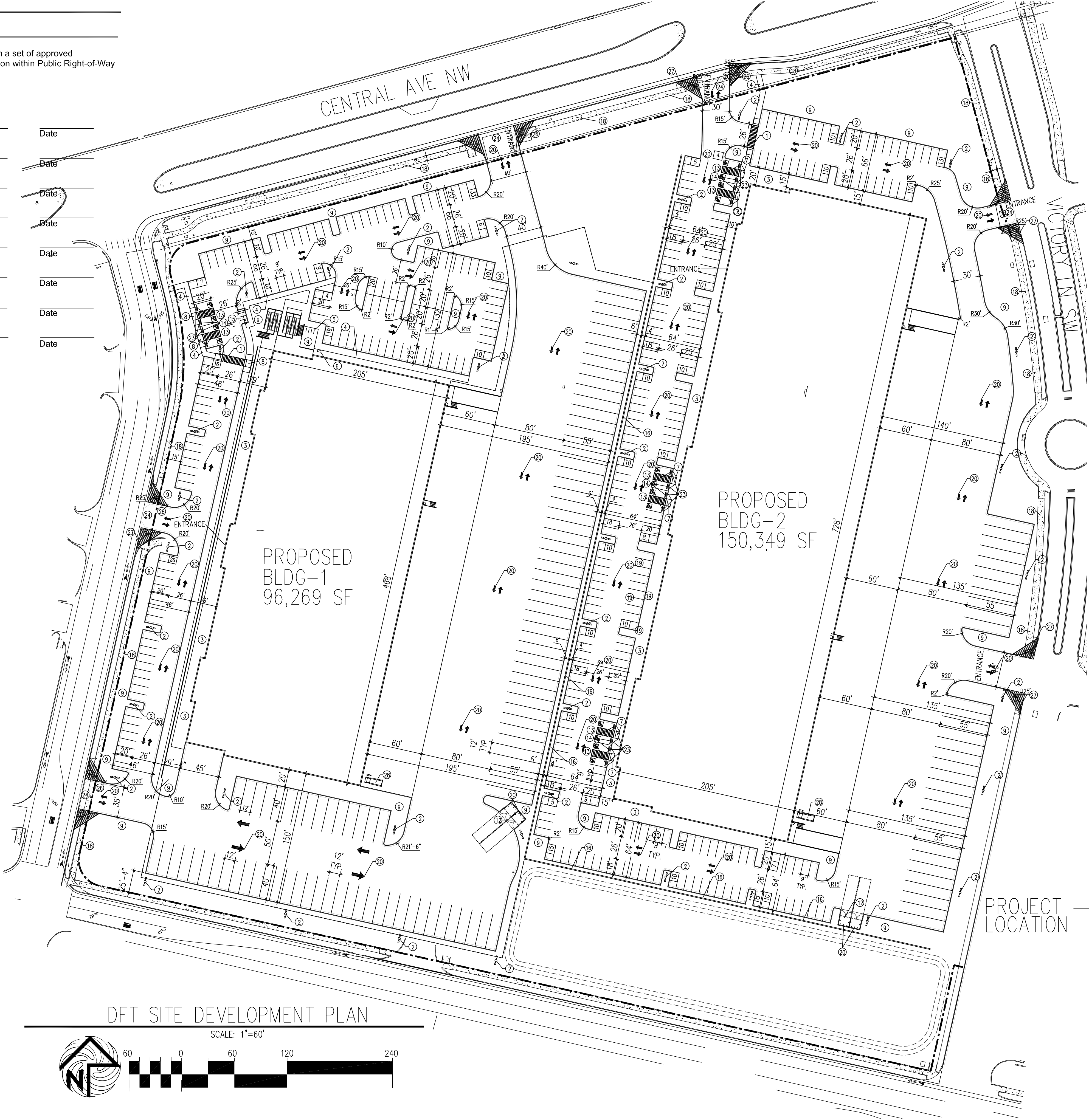
PROJECT NUMBER: \_\_\_\_\_

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 or for construction of public improvements.

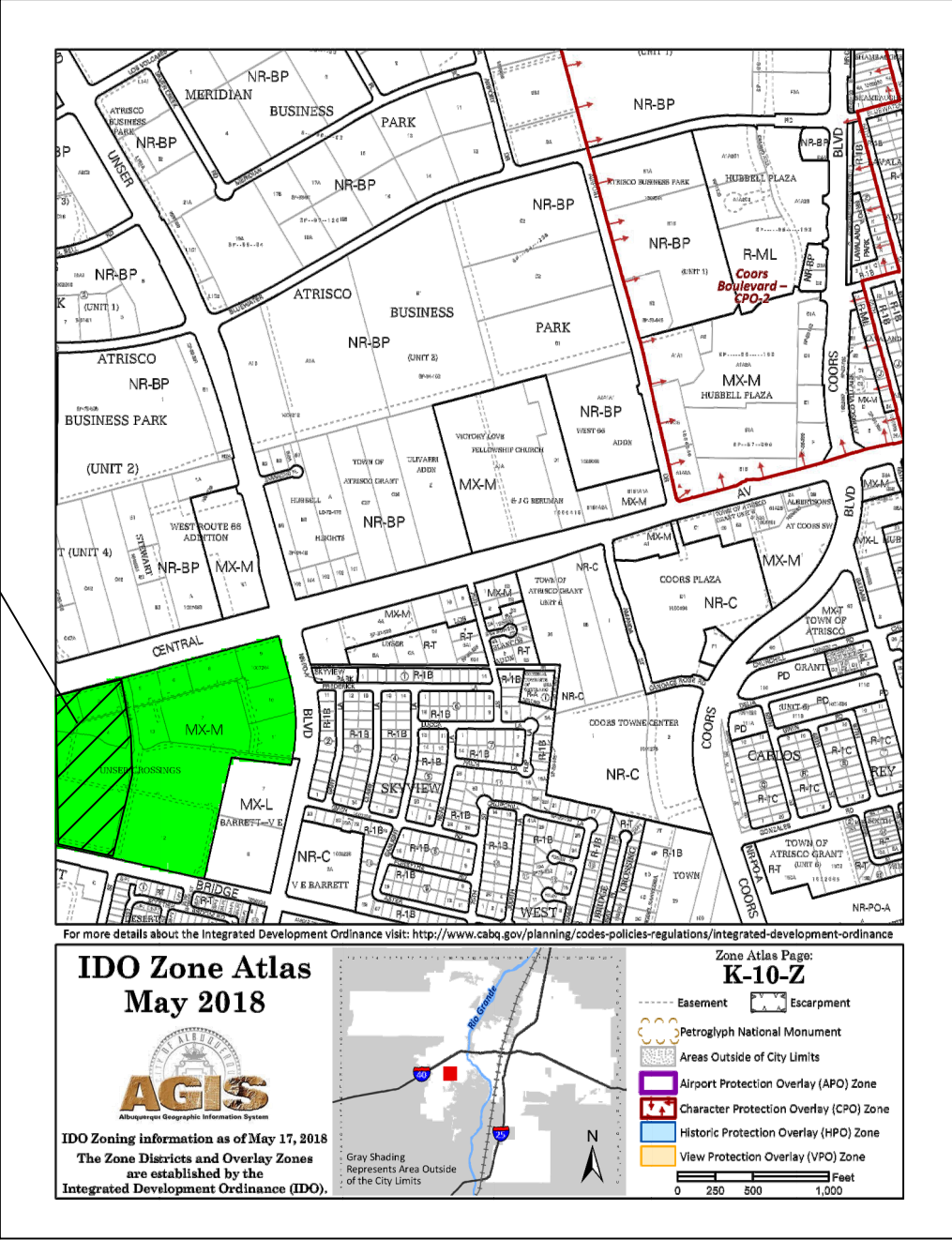
DFT SITE DEVELOPMENT PLAN APPROVAL:

|   |            |
|---|------------|
| Traffic Engineering, Transportation Division    | Date _____ |
| ABCWUA  | Date _____ |
| Parks and Recreation Department                 | Date _____ |
| Hydrology                                       | Date _____ |
| Code Enforcement                                | Date _____ |
| * Environmental Health Department (conditional) | Date _____ |
| Solid Waste Management                          | Date _____ |
| Planning Department                             | Date _____ |
| *Environmental Health, if necessary             |            |



- KEYED NOTE:
- ① 8', OR AS INDICATED WITHIN SITE PLAN PEDESTRIAN CROSSWALK RE: DETAIL 2/G5
  - ② LIGHT POLE LOCATION RE: DETAIL 1/G4
  - ③ CONC. SIDEWALK ADJACENT BLDG RE: DET 1/G5
  - ④ CONC. SIDEWALK RE: DET 1/G5
  - ⑤ INDICATES BIKE RACK LOCATION. (5 BIKE CAPACITY) RE: DETAIL 12/G4
  - ⑥ BENCH LOCATION RE: DETAIL 5/G4
  - ⑦ HANDICAP RAMP RE: 13/G5
  - ⑧ TAPERED RAMP DETAIL RE:14/G5
  - ⑨ INDICATES LANDSCAPE PLANTING AREA G.C. TO PROVIDE/COORDINATE REQ. SLEEVING FOR E.A. WELL LOCATION
  - ⑩ NOT USED
  - ⑪ 6" HIGH CONC. ISLAND /CURB RE: SITE GRADING PLAN FOR INFO
  - ⑫ REFUSE ENCLOSURE RE: DET 8/G5
  - ⑬ H.C. PARKING STALL RE: DET 13/G4
  - ⑭ WHEELSTOP RE: DET 4/G4
  - ⑮ INDICATES PROPOSED MOTORCYCLE PARKING STALL LOCATION RE: SITE PLAN FOR LOCATIONS. RE: DET. 6/G4
  - ⑯ NEW RETAINING WALL PER SECTION 5--7(D) OF THE IDO.
  - ⑰ PAINTED STRIPPING/SIGNING AS INDICATED ON SITE PLAN ALL STANDARD PARKING STALL STRIPPING SHALL BE WHITE
  - ⑱ EXISTING SIDEWALK TO REMAIN
  - ⑲ INDICATES CLEAR SIGHT TRIANGLE: NOTE: CLEAR SITE AREA SHALL BE FREE OF ALL SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET AS MEASURED VERTICALLY FROM ADJACENT GUTTERPAN.
  - ⑳ BOLLARD PAINTED SAFETY YELLOW RE: DET. 3/G5
  - ㉑ PAVEMENT MARKINGS TO FOLLOW COA STANDARD 2600-105 RE: DET. 7/G4
  - ㉒ NEW ASPHALT
  - ㉓ ADA SIGN RE: DET. 10/G4
  - ㉔ VALLEY GUTTER SIMILAR TO COA STANDARD DRAWING 2420
  - ㉕ BOLLARD RE: DET. 3/G4
  - ㉖ PARALLEL CONCRETE RAMP PER COA DRAWING STANDARD 2447
  - ㉗ STOP SIGN RE: DET. 9/G4
  - ㉘ DETECTABLE WARNING PER COA STANDARD DRAWING 2446
  - ㉙ PROPOSED ROLL-OFF LOCATION (30 YARD MARATHON OR EQUAL)
- GENERAL NOTES:
- 1. PROTECTED BIKE LANE AND EXTENSION OF VICTORY LANE ARE TO BE BUILT PER WORK ORDER.
  - 2. JERSEY BARRIERS IN VICTORY LANE AT THE NORTH END OF THE TRAFFIC CIRCLE AND ALONG CENTRAL ARE TO BE REMOVED.

| SITE DATA TABLE             | WAREHOUSE- BLDG-1 | WAREHOUSE- BLDG-2 |
|-----------------------------|-------------------|-------------------|
| PROPOSED USES:              | WAREHOUSE- BLDG-1 | WAREHOUSE- BLDG-1 |
| BUILDING SIZE:              | 96,269 SF         | 150,349 SF        |
| TOTAL PARKING REQ:          | 32 SPACES         | 50 SPACES         |
| TOTAL PARKING PROV:         | 160 SPACES        | 256 SPACES        |
| HC PROVIDED:                | 4 SPACES          | 4 SPACES          |
| HC REQUIRED:                | 3 SPACES          | 4 SPACES          |
| BIKE SPACES PROVIDED:       | 20 SPACES         | 25 SPACES         |
| BIKE SPACES REQUIRED:       | 10% OF TOTAL      | 10% OF TOTAL      |
| MOTORCYCLE SPACES PROVIDED: | 4 SPACES          | 4 SPACES          |
| MOTORCYCLE SPACES REQUIRED: | 4 SPACES          | 4 SPACES          |



VICINITY MAP

| REV | DATE      | BY | REVISION       |
|-----|-----------|----|----------------|
| 1   | 6/14/2024 | S  | Initial Design |
| 2   | 6/14/2024 | S  | Revised Design |
| 3   | 6/14/2024 | S  | Final Design   |
| 4   | 6/14/2024 | S  | Final Design   |
| 5   | 6/14/2024 | S  | Final Design   |
| 6   | 6/14/2024 | S  | Final Design   |
| 7   | 6/14/2024 | S  | Final Design   |
| 8   | 6/14/2024 | S  | Final Design   |
| 9   | 6/14/2024 | S  | Final Design   |
| 10  | 6/14/2024 | S  | Final Design   |
| 11  | 6/14/2024 | S  | Final Design   |
| 12  | 6/14/2024 | S  | Final Design   |
| 13  | 6/14/2024 | S  | Final Design   |
| 14  | 6/14/2024 | S  | Final Design   |
| 15  | 6/14/2024 | S  | Final Design   |
| 16  | 6/14/2024 | S  | Final Design   |
| 17  | 6/14/2024 | S  | Final Design   |
| 18  | 6/14/2024 | S  | Final Design   |
| 19  | 6/14/2024 | S  | Final Design   |
| 20  | 6/14/2024 | S  | Final Design   |
| 21  | 6/14/2024 | S  | Final Design   |
| 22  | 6/14/2024 | S  | Final Design   |
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| 73  | 6/14/2024 | S  | Final Design   |
| 74  | 6/14/2024 | S  | Final Design   |
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| 82  | 6/14/2024 | S  | Final Design   |
| 83  | 6/14/2024 | S  | Final Design   |
| 84  | 6/14/2024 | S  | Final Design   |
| 85  | 6/14/2024 | S  | Final Design   |
| 86  | 6/14/2024 | S  | Final Design   |
| 87  | 6/14/2024 | S  | Final Design   |
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| 97  | 6/14/2024 | S  | Final Design   |
| 98  | 6/14/2024 | S  | Final Design   |
| 99  | 6/14/2024 | S  | Final Design   |
| 100 | 6/14/2024 | S  | Final Design   |

MODULUS ARCHITECTS  
AND LAND USE PLANNING

8220 SAN PEDRO DR. N.E. SUITE 520  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE (505) 338-1499 FAX (505) 338-1498



|   |                 |                     |
|---|-----------------|---------------------|
| PROJECT TITLE<br>UNSER CROSSING<br>CENTRAL AVE. S.W.<br>ALBUQUERQUE, NEW MEXICO | DRAWN BY:<br>S  | DATE:<br>6/14/2024  |
| PROJECT MANAGER<br>S  | JOB NO.         | SCALE:<br>RE: SCALE |
| SHEET TITLE<br>DFT SITE DEVELOPMENT PLAN  | sheet-<br>AS101 | of.                 |