



**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 SW (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

Proposed 6 foot metal fence delineated on the attached Site Development Plan. Will this action require an Administrative Amendment or a review by the EPC? Also, will this require a variance?

Additional Case History Numbers Below:  
 PR-2019-002667 VA-2019-00239, PR-2018-001511 SD-2020-00056, PR-2018-001511 SD-2020-00057,  
 PR-2019-002923 SI-2019-00340, PR-2018-001584 SI-2020-00056, PR-2018-001584 SI-2018-00132

**APPLICATION INFORMATION**

Applicant/Owner: Presbyterian Healthcare Services		Phone:
Address: PO Box 26666		Email:
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): ABQ Land Use Consulting LLC		Phone: 505-306-6289
Address: 6300 Riverside Plaza Ln NW Ste 100		Email: carl@abqland use.com
City: Albuquerque	State: NM	Zip: 87120
Proprietary Interest in Site: Agent	List all owners: Presbyterian Healthcare Services	

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

Lot or Tract No.: 3B1	Block: 0000	Unit:
Subdivision/Addition: Coors Village	MRGCD Map No.:	UPC Code: 101106122809531302
Zone Atlas Page(s): F11	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots:	Total Area of Site (Acres): 6.8038

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: 4515 Coors Blvd NW Between: Western Trail NW and: Milne Rd NW

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

1000032, 1007282, 1001624, PR-2018-001511 SD-2018-00084, PR-2018-001584 RZ-2018-00047, VA-2019-00239  
 PR-2018-001584 SI-2019-00015, PR-2018-001584 SI-2019-00043, SI-2018-00221, PR-2019-002667 SI-2019-00249

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: <i>Carl Garcia</i>	Date: 3-6-2024
Printed Name: Carl Garcia	<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.*

- \_\_\_ 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) 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.*

- \_\_\_ 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**

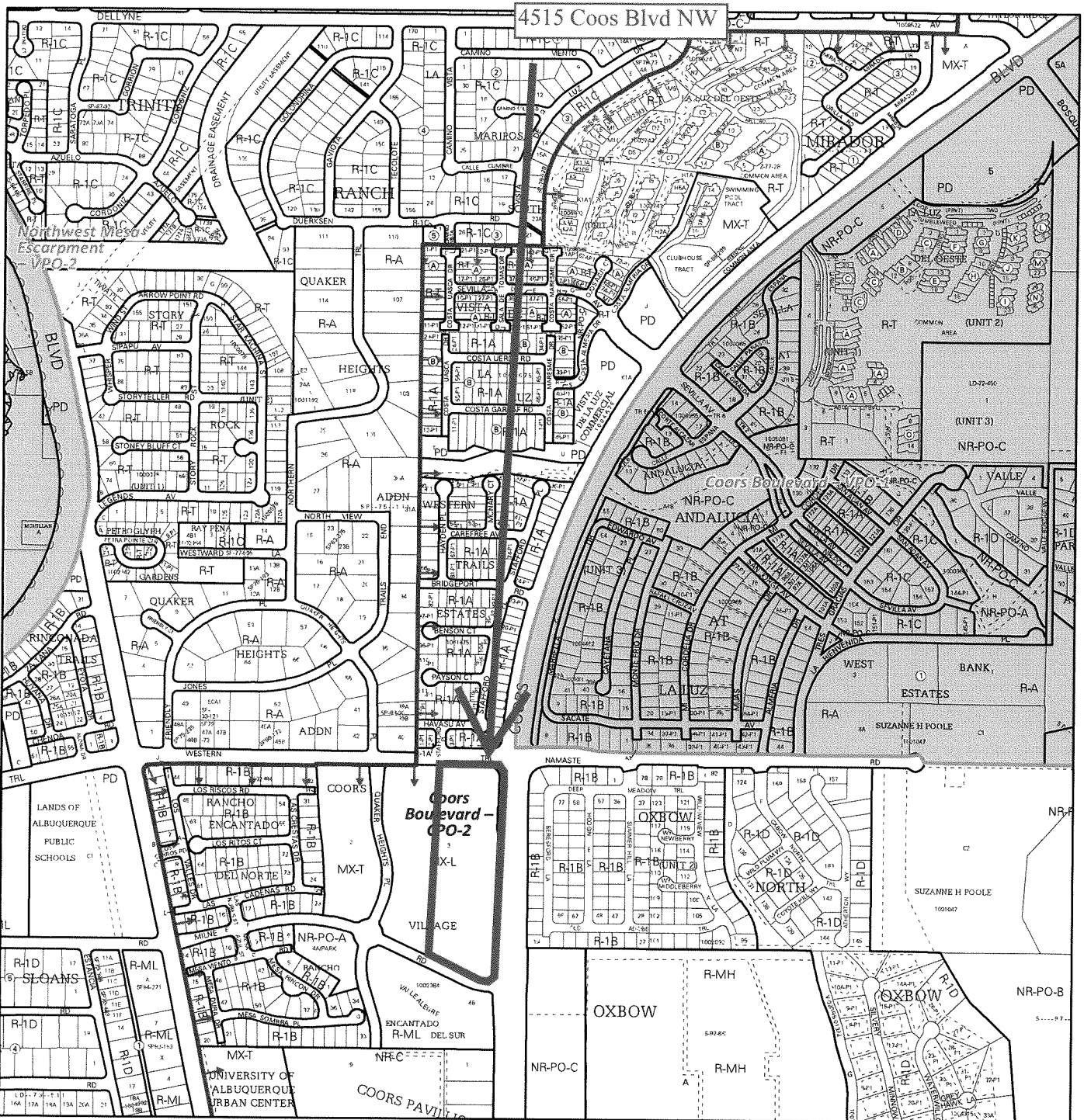
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other 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



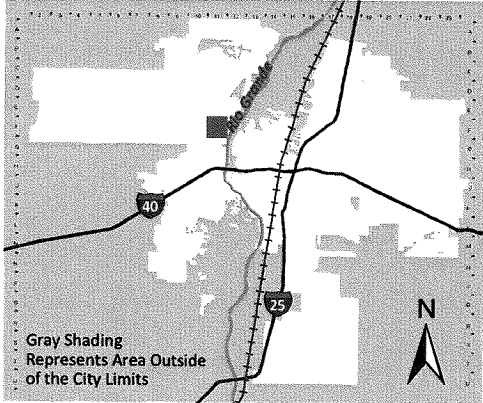
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**F-11-Z**

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

0 250 500 1,000 Feet



**ABQ Land Use Consulting LLC**  
Planning & Zoning Process Specialists

**3/5/2024**

**RE: 4515 Coors Blvd NW – Sketch plat for proposed 6-foot metal fence**

This is a request for a sketch plat review for the above-listed address. The proposal is for a 6-foot metal fence delineated on the Site Development Plan and Site Plan.

This property is governed by a Site Development Plan. The question is, will this require an Administrative Amendment or a full Amendment in front of the EPC?

Also, will this require a variance ZHE?

Please let me know if there are any questions.

Thank you,

Carl Garcia

ABQ Land Use Consulting LLC

505-306-6289

# Proposed Revised Site Plan

111 SQ. FT.

**PRES NOW**  
24/7 Urgent and Emergency Care

MOVE A.1 (A-30 Sign Type C) ON EXISTING SITE PLAN FROM THE INTERSECTION OF COORS AND WESTERN TRAILS TO THE FACILITY ENTRANCE DRIVE ON WESTERN TRAILS.

INCREASE THE SIZE OF F.24 (C-3 Sign Type B) BY 60% FOR BETTER LEGIBILITY

Wall-mounted signs deferred to EPC  
DRB sign-off for monument sign move only

Proposed metal fence

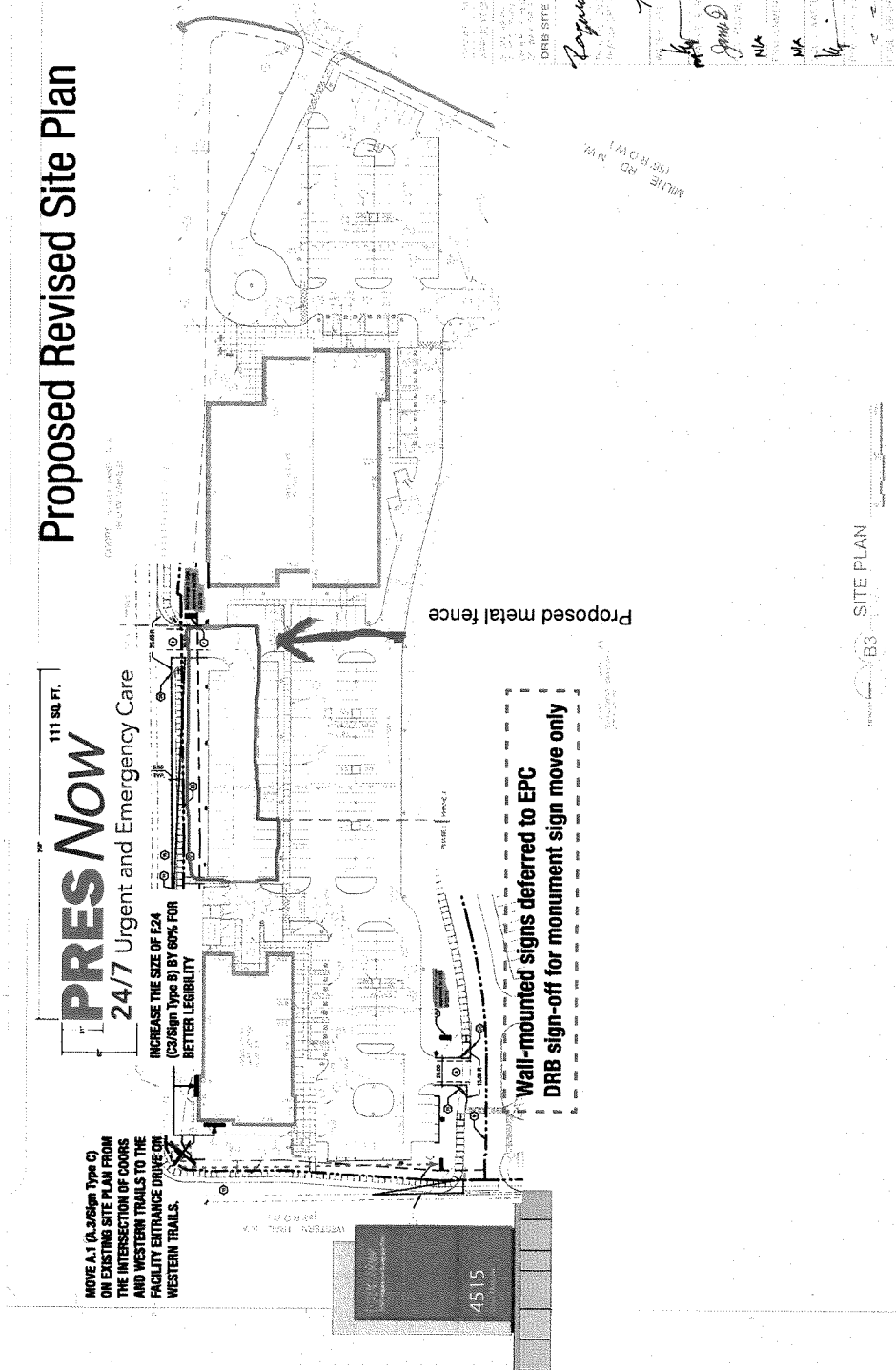
DEKKER  
PERICH  
SABATIN

7/30/19

PHS AMBULATORY CARE FACILITY  
COORS BLVD. NW  
ALBUQUERQUE, NM

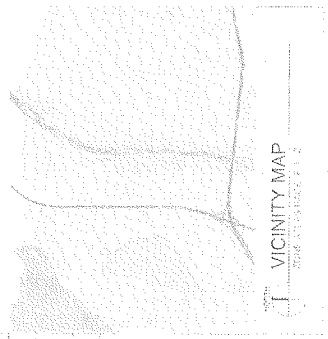
DRB SITE DEVELOPMENT PLAN APPROVAL

DATE	APPROVED BY	REVISIONS
7/15/19	Raymond M. Wild	
07-10-19	Mark Lee	
7-20-19	John D. Steyer	
7-28-19	MA	
7/10/19	MA	



SITE PLAN

SDP1-



GENERAL SHEET NOTES

LEGEND

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

SHEET KEYED NOTES

- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
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- 10. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

PARKING CALCULATIONS

AREA	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (SQ. M.)
EXISTING	1000	111	930
PROPOSED	111	12	99
TOTAL	1111	123	1029

PROJECT DATA

PROJECT NO. 19-001

DATE: 7/10/19

SCALE: AS SHOWN

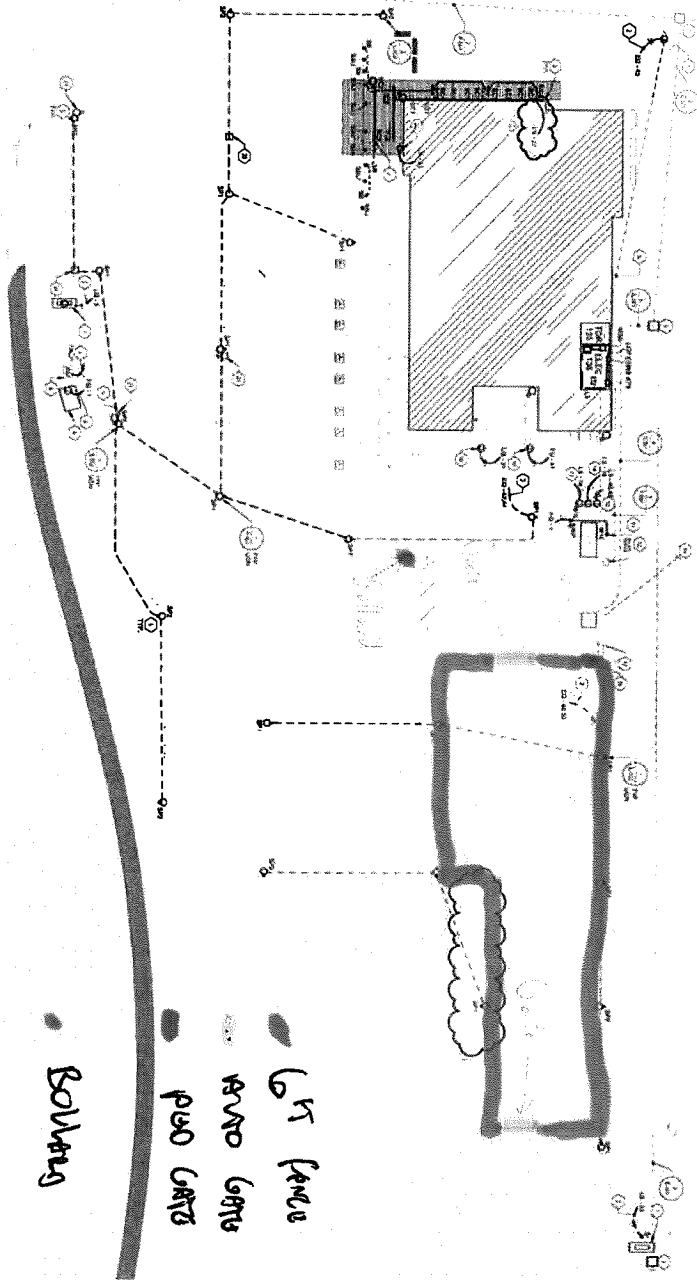
DRAWN BY: [Name]

CHECKED BY: [Name]

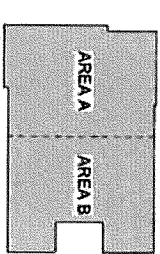
APPROVED BY: [Name]

WESTERN TRAIL N.W.

COORS BOULEVARD N.W.



A1 ELECTRICAL SITE PLAN



**DIENOTES**

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).

2. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICIAN.

3. ALL ELECTRICAL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF ALBUQUERQUE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL ELECTRICAL WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL EQUIPMENT AND MATERIALS.

9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL ELECTRICAL WORK.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ELECTRICAL EQUIPMENT AND MATERIALS.

13. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL ELECTRICAL WORK.

**GENERAL SHEET NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE ELECTRICAL CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL ELECTRICAL WORK.

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15. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND SAFE WORK AREA AT ALL TIMES.

**PRESSNow 24/7 Urgent & Emergency Care**  
 4515 Coors Blvd. NW  
 Albuquerque, NM 87120



7601 JEFFERSON MC. SMITH RD  
 ALBUQUERQUE, NM 87116  
 505.346.1789 / @PERRINSON\_EE

**DEKKER PERICH SABATINI**

UNREGISTERED ELECTRICAL ENGINEER

PERMIT SET

NO.	DATE	DESCRIPTION
1	2/10/13	ISSUED FOR PERMIT SET
2	2/10/13	REVISED PER CITY COMMENTS
3	2/10/13	REVISED PER CITY COMMENTS
4	2/10/13	REVISED PER CITY COMMENTS
5	2/10/13	REVISED PER CITY COMMENTS
6	2/10/13	REVISED PER CITY COMMENTS
7	2/10/13	REVISED PER CITY COMMENTS
8	2/10/13	REVISED PER CITY COMMENTS
9	2/10/13	REVISED PER CITY COMMENTS
10	2/10/13	REVISED PER CITY COMMENTS

ES101