



**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**

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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**

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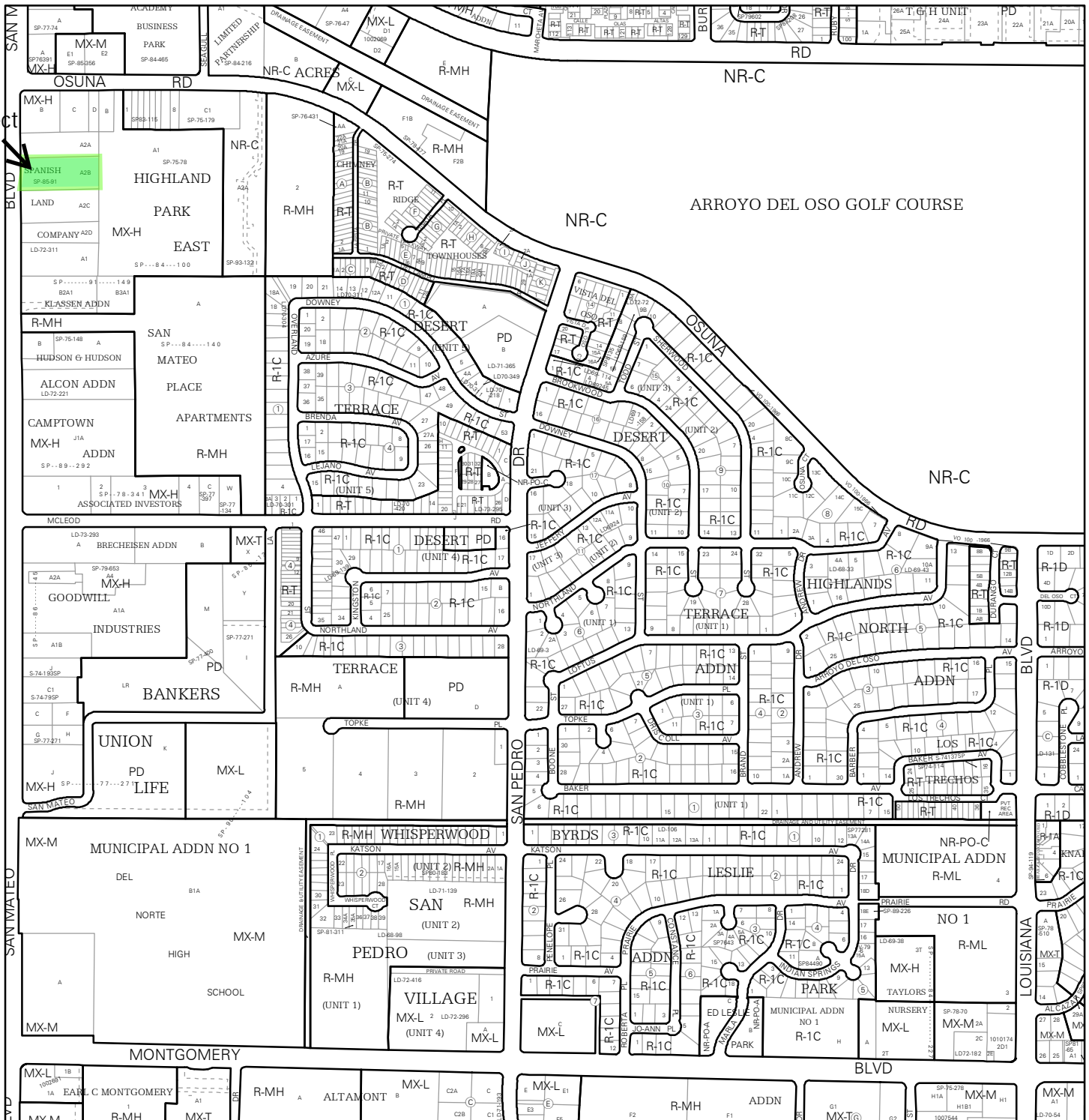
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent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

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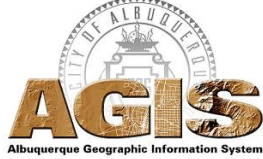
- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of 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

Subject Site

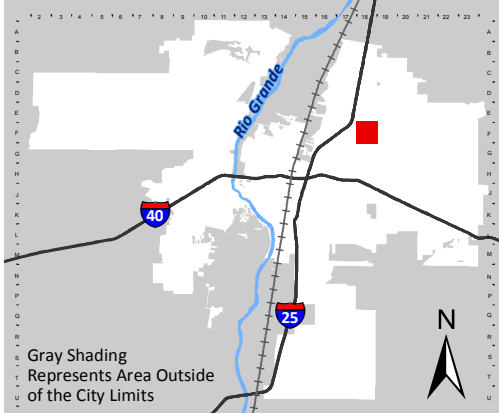


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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-18-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



Development Facilitation Team (DFT)  
City of Albuquerque, Planning Department  
Plaza Del Sol, 600 Second NW  
Albuquerque, New Mexico 87102

March 11, 2024

**RE: SKETCH PLAN – 6000 SAN MATEO ALBUQUERQUE NM 87109**

To whom it may concern,

Modulus Architects, Inc., hereafter referred to as the “Agent,” for the purpose of this request, represents 7B & Development, hereafter referred to as the “Applicant”. The agent is requesting a sketch plan review and comments. The parcel (the “subject site”) is +/- 1.6 acres in size, zoned NR-C. The subject site and is legally described as:

TR A2B PLAT OF TRS A2A, A2B, A2C & A2D A REPL OF TRS A2A & A2B SPANISH LAND CO SUBD CONT 1.5611 AC M/L

The site is currently a parking lot for a car dealership. It is currently replatted. The site is located within the San Mateo Blvd Major Transit Corridors, within an Area of Change and is not within a Center, as designated in the Albuquerque Comprehensive Plan. The site is also within the North Albuquerque Community Planning Area.

This request is to develop the site into an automated Car wash and include site improvements.  
The Total Building: 14,660 sqft  
Wash Tunnel and Equipment Room: 4,020 sqft  
Parking Area: 9,940 sqft  
Offices, Control Room, Restroom, Etc: 700 sqft

The agent would like verification the following questions:

Zoning:

- Are there any additional setbacks or buffers required due to nearby properties?
- Are there any overlay zones or corridors affecting this site?

ABCWUA:

- Where is the nearest water main? Can we tap it for a 2” service line?
- Where is the nearest sewer main? Can we connect for sanitary service?
- Can the new carwash connect to the existing storm pipe within San Mateo Blvd?
- What are the tap fees? Are there any additional utility impact fees?

If you have any additional questions or concerns regarding this submittal, please feel free to contact me directly at (505) 338-1499 or email me at: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com).

**Best regards,**

**REGINA OKOYE, VICE PRESIDENT**

**MODULUS ARCHITECTS & LAND USE PLANNING, INC.**

**8220 SAN PEDRO DR. NE, SUITE 520**

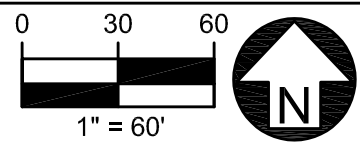
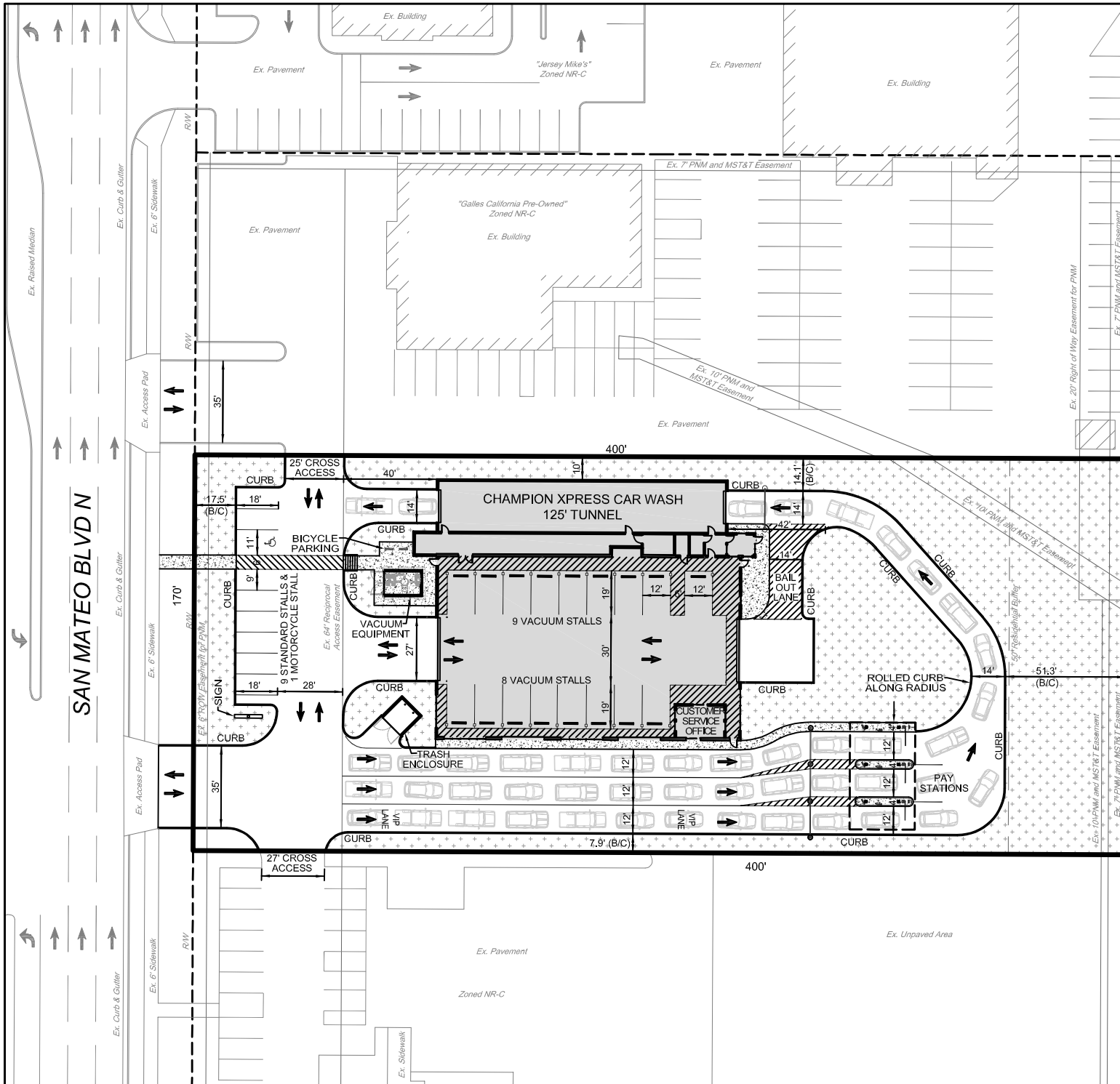
**ALBUQUERQUE, NM 87113**

Office 505.338.1499 (Ext. 1003)

Mobile + Text 505.267.7686

Email: [rokoye@modulusarchitects.com](mailto:rokoye@modulusarchitects.com)

**New Mexico | Texas | Arizona | Colorado | Oklahoma**



Lot Size = 1.56± acres

Provided Vacuum Parking: 17 spaces  
Employee Parking: 9 spaces  
Motorcycle Parking: 1 Space

Zoning: NR-C: Non-Residential Commercial

FEMA Info: Zone "X" (FIRM # 35001C0139G)  
Area determined to be outside the 0.2% annual chance floodplain

- Proposed Sidewalk
- Proposed Landscaping
- Proposed Building

SITE PLAN FOR THIS PROPERTY IS BASED SOLELY ON INFORMATION PROVIDED BY THE SELLER OF SAID PROPERTY AND PUBLIC DATA. PLAN ACCURACY DEPENDS ENTIRELY UPON INFORMATION PROVIDED AND IS MADE WITHOUT BENEFIT OF TOPOGRAPHIC OR BOUNDARY SURVEY. IMPOSED BUILDING SETBACKS, RESTRICTIVE DEVELOPMENT COVENANTS, AVAILABILITY OF PUBLIC UTILITIES, AND LOCATION OF ANY TYPES OF EASEMENT WHICH MAY AFFECT THE UTILIZATION OF THE PROPERTY. THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY AND IS NOT TO BE UNDERSTOOD OR CONSTRUED AS HAVING PROVIDED ENGINEERING OR SURVEYING SERVICES.

Prepared For:  
**CHAMPION XPRESS CAR WASH**  
6000 San Mateo Blvd NE  
Albuquerque, Bernalillo County, NM 87109

Plan By: <b>BURKHARDT</b>	Development By: 7B Commercial Construction 13105 Dover Avenue Lubbock, TX 79424 Phone: 937.388.0060 www.burkhardtinc.com
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No.	Revision Desc.	Date
1	Original Issue	03.01.2024
2	Revised per City Code	03.08.2024

Date: 03.08.2024

Sheet: Preliminary Site Plan

Sheet No.: 1 of 1