



<b>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>		
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & 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 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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form P2)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Sketch Plan review and comment for a 191-unit apartment complex (2-buildings, 3-stories each) on a 6.04 vacant tract of land.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Two Rivers, LLC		Phone: 505-250-3950
Address: 5800 San Francisco Rd NE		Email: jim@jacksonresnm.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Pl NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract 52	Block:	Unit: 2
Subdivision/Addition: Atrisco Grant	MRGCD Map No.:	UPC Code: 100905647441510205
Zone Atlas Page(s): L-9	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 6.04
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Sunset Gardens Rd SW	Between: 86th St SW	and: 82nd St SW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2018-001681, 1003449		

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.

<b>Signature:</b>	<b>Date:</b> 09/06/2022
<b>Printed Name:</b> Vinny Perea	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM P2: SITE PLAN – DRB

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

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 on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form.*

### SKETCH PLAN – DRB

#### SITE PLAN – DRB

#### MAJOR AMENDMENT TO SITE PLAN – DRB

#### EXTENSION OF SITE PLAN – DRB

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ 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
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) (*not required for Extension*)
- \_\_\_ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)(3)
- \_\_\_ Explanation and justification of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)  
*Note: If requesting more than allowed by deviation, a Variance – ZHE or Variance – DRB will be required, as applicable.*
- \_\_\_ Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B) (*not required for Extension*)
- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C) (*not required for extension*)
  - \_\_\_ Office of Neighborhood Coordination neighborhood meeting inquiry response
  - \_\_\_ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - \_\_\_ Completed neighborhood meeting request form(s)
  - \_\_\_ If a meeting was requested or held, copy of sign-in sheet and meeting notes
- \_\_\_ Sign Posting Agreement
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension*)
  - \_\_\_ 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
- \_\_\_ Completed Site Plan Checklist
- \_\_\_ Site Plan and related drawings
- \_\_\_ Copy of the original approved Site Plan or Master Development Plan (*for amendments and extensions*)
- \_\_\_ Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)
- \_\_\_ Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units
- \_\_\_ Landfill disclosure statement per IDO Section 14-16-6-4(S)(5)(d)(2.)(d.) if site is within a designated landfill buffer zone
- \_\_\_ Infrastructure List, if required

#### FINAL SIGN-OFF FOR MASTER DEVELOPMENT PLANS AND SITE PLANS - EPC

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

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 on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P2 at the front followed by the remaining documents *in the order provided on this form.*

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- \_\_\_ PDF of application as described above
- \_\_\_ 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
- \_\_\_ Solid Waste Department signature on Site Plan
- \_\_\_ Signed Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement filing information
- \_\_\_ Approved Grading and Drainage Plan
- \_\_\_ Copy of Site Plan with Fire Marshal's stamp, i.e. "Fire 1" plan (*not required for Master Development Plans*)
- \_\_\_ Copy of EPC Notice of Decision and letter explaining how each EPC condition has been met
- \_\_\_ Site Plan and related drawings
- \_\_\_ Infrastructure List, if require



September 6, 2022

Ms. Jolene Wolfley  
City of Albuquerque – DRB Chair  
Plaza del Sol, 600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: REQUEST FOR DRB SKETCH PLAN REVIEW AND COMMENT  
SUNSET APARTMENTS  
TRACT 52 UNIT 2 ATRISCO GRANT**

Dear Ms. Wolfley,

Tierra West, LLC is submitting a sketch plan for a new multi-family apartment complex, located along the south side of Sunset Gardens Rd between 86<sup>th</sup> Street and 82<sup>nd</sup> Street. The tract is zoned MX-L which permits this type of use. A preliminary site plan is attached showing the orientation of the buildings in relation to the existing roadways and property lines.

The plan is to develop two 3-story buildings, 38 feet high, and 191 total units. Primary access to the property will come from Sunset Gardens Rd, with a secondary/fire emergency access on 82<sup>nd</sup> Street. The three property street frontages of Sunset Gardens Rd, 82<sup>nd</sup> Street, and 86<sup>th</sup> Street currently do not have any curb/gutter and sidewalk. These will need to be installed with the development. Sunset Gardens between 82<sup>nd</sup> Street and 86<sup>th</sup> Street is currently 23 feet wide, this will also need to be widened with the development to be 40 feet wide to match the existing roadway section west of 86<sup>th</sup> Street and east of 82<sup>nd</sup> Street.

The NW and NE property corners currently encroach onto where the proposed public curb ramps are being proposed. A replat of dedicating public right-of-way will be required so that all public improvements (sidewalk, curb/gutter, and curb ramps) are outside of the property lines. Since there will be an infrastructure list required, we would prefer to tie that list to the replat instead of the site plan (if we are able to go through the Site Plan-Admin approval process). A traffic scoping form has been completed and submitted to the City Transportation Department where it has been confirmed that no traffic study will be required.

Please review this site plan and application and let us know of any items and components we may be missing as part of our approval process. If you have any questions please feel free to contact me at (505) 858-3100 or [vperea@tierrawestllc.com](mailto:vperea@tierrawestllc.com).

Sincerely,


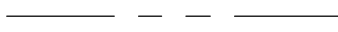

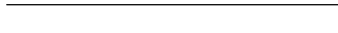
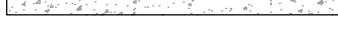

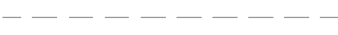



Vinny Perea, P.E.

JN: 2022028  
RRB/vp/



**LEGEND**

-  CURB & GUTTER
-  BOUNDARY LINE
-  EASEMENT
-  BUILDING
-  PROPOSED SIDEWALK
-  EXISTING CURB & GUTTER
-  EXISTING BOUNDARY LINE
-  PROPOSED ASPHALT PAVEMENT

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

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated \_\_\_\_\_, and the Findings and Conditions in the Official Notification of Decision are satisfied.  
 Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

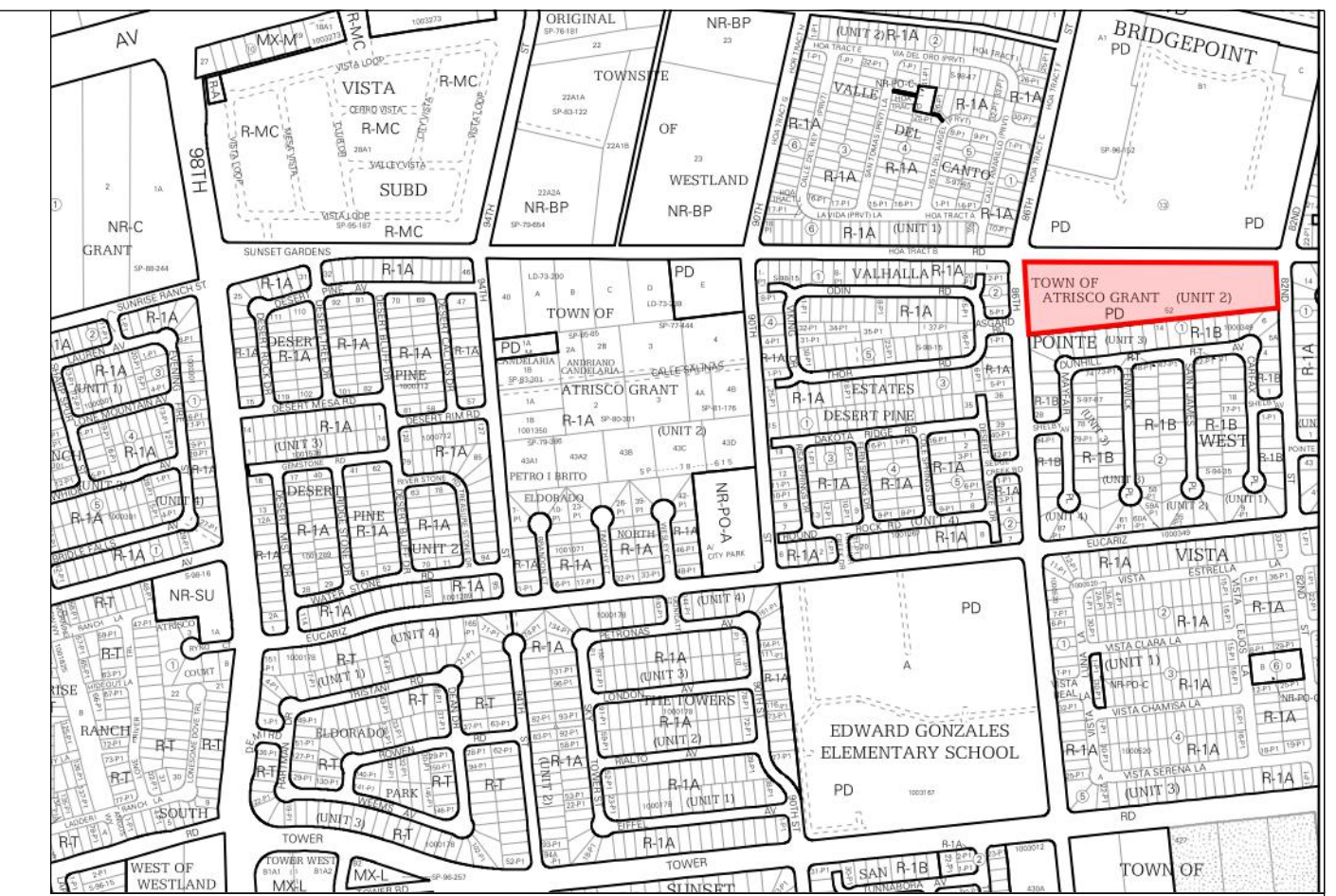
\* Environmental Health, if necessary

**SITE DATA:**

<b>BUILDING 1</b>	<b>BUILDING 2</b>
FLOOR 1 STUDIO = 6 1 BEDROOM = 15 2 BEDROOM = 23	FLOOR 1 STUDIO = 4 1 BEDROOM = 11 2 BEDROOM = 6
FLOOR 2 STUDIO = 6 1 BEDROOM = 14 2 BEDROOM = 24	FLOOR 2 STUDIO = 4 1 BEDROOM = 10 2 BEDROOM = 7
FLOOR 3 STUDIO = 5 1 BEDROOM = 14 2 BEDROOM = 23	FLOOR 3 STUDIO = 3 1 BEDROOM = 10 2 BEDROOM = 6
<b>TOTAL BUILDING 1 = 130 UNITS</b>	<b>TOTAL BUILDING 2 = 61 UNITS</b>
<b>PROJECT TOTAL = 191 UNITS</b>	
STUDIO = 28 (15%)	
1 BEDROOM = 74 (38%)	
2 BEDROOM = 89 (47%)	

**PARKING:**  
 28 STUDIO UNITS X 1 = 28 SPACES  
 74 1 BEDROOM UNITS X 1.2 = 89 SPACES  
 89 2 BEDROOM UNITS X 1.6 = 143 SPACES  
**TOTAL REQUIRED = 260 SPACES**  
**SPACES PROVIDED = 287**

**CHARGING STATIONS REQUIRED = 260 X 0.02 = 6 SPACES**  
**ADA SPACES REQUIRED = 5 + 2 VAN ACCESSIBLE**  
**BICYCLE PARKING REQUIRED = 260 X 0.10 = 26 SPACES**  
**MOTORCYCLE PARKING REQUIRED = 5 SPACES**

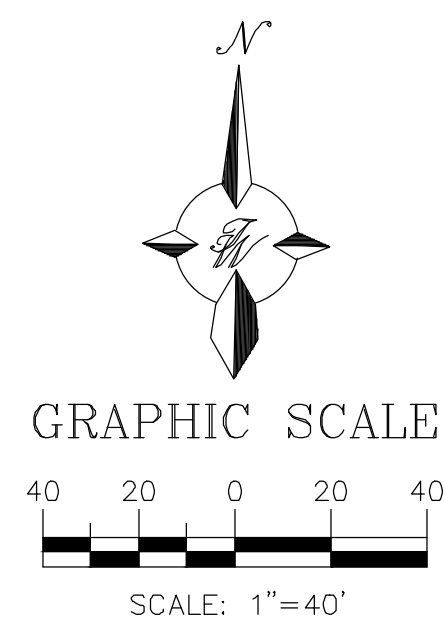
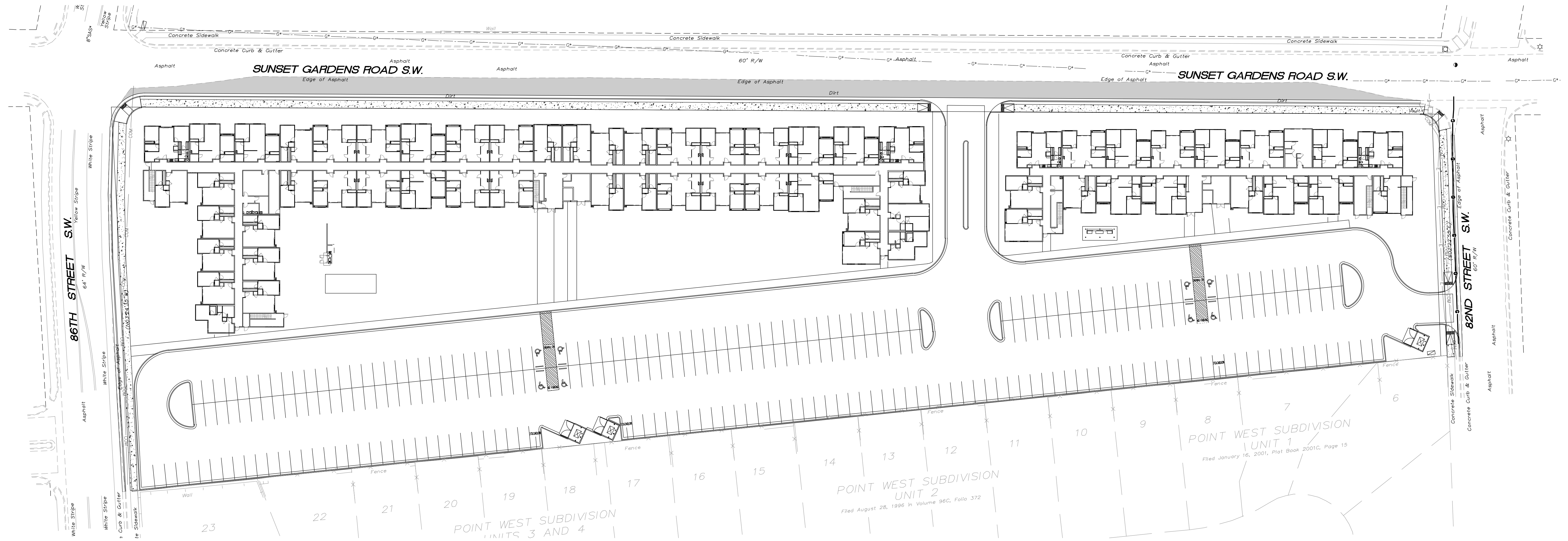


**ZONE ATLAS**

**L-9-Z**

**LEGAL DESCRIPTION:**

TR A-1-A-1 PLAT OF TRS A-1-A-1, B-1-A-1 & B-1-A-2 BLACKARROYO DAM CONT 8.0350 AC



**CLEAR SIGHT TRIANGLE NOTE:**  
 LANDSCAPING, SIGNAGE, WALLS, FENCES, TREES, AND SHRUBBERY BETWEEN 3 FEET AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) ARE NOT ALLOWED WITHIN THE CLEAR SIGHT TRIANGLE.

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	<b>SUNSET APARTMENTS ALBUQUERQUE, NM</b>	DRAWN BY PM
	<b>CONCEPTUAL SITE PLAN</b>	DATE 09-06-22
RONALD R. BOHANNAN P.E. #7868	<b>TIERRA WEST, LLC</b> 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING
		SHEET # <b>C1.0</b>
		JOB # 2022028





# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 12/2020)

**Project Title:** Sunset Apartments Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_  
Zone Atlas Page: L-9 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_  
Legal Description: Tract 52 Unit 2 Atrisco Grant  
City Address: SE Corner of Sunset Gardens Rd/86th St

**Applicant:** Tierra West, LLC Contact: Vinny Perea  
Address: 5571 Midway Park Pl NE, Albuquerque, NM 87109  
Phone#: 505-858-3100 Fax#: 505-858-1118 E-mail: vperea@tierrawestllc.com

### Development Information

Build out/Implementation Year: 2023/2024 Current/Proposed Zoning: MX-L / MX-L

Project Type: New:  Change of Use:  Same Use/Unchanged:  Same Use/Increased Activity:

Proposed Use (mark all that apply): Residential:  Office:  Retail:  Mixed-Use:

Describe development and Uses:

New Development on vacant land for multi-family apartments complex, consisting of two 3-story buildings with 187 total dwelling units.

Days and Hours of Operation (if known): N/A - Residential

### Facility

Building Size (sq. ft.): Building 1 = 148,300 sf Building 2 = 60,875 sf Total = 209,175 sf

Number of Residential Units: 187

Number of Commercial Units: N/A

### Traffic Considerations

Expected Number of Daily Visitors/Patrons (if known):\* \_\_\_\_\_

Expected Number of Employees (if known):\* \_\_\_\_\_

Expected Number of Delivery Trucks/Buses per Day (if known):\* \_\_\_\_\_

Trip Generations during PM/AM Peak Hour (if known):\* AM: 16 (Enter), 54 (Exit) PM: 44 (Enter), 28 (Exit)

**AM peak 70 trips  
PM peak 72 trips**

Driveway(s) Located on: Street Name Sunset Gardens Rd (Primary) & 82nd St (Fire Emergency)

Adjacent Roadway(s) Posted Speed:	Street Name	Sunset Gardens Rd	Posted Speed	25 mph
	Street Name	86th St	Posted Speed	35 mph
		82nd St		25 mph

\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required

**Roadway Information (adjacent to site)**

Sunset Gardens Rd - Local  
82nd St - Local

Comprehensive Plan Corridor Designation/Functional Classification: 86th St - Major Collector No Comp Plan Corridors  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: No Comp Plan Centers  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City

Adjacent Roadway(s) Traffic Volume: 86th St - 6941 (AWDT 2016) Volume-to-Capacity Ratio: 86th St NB - 0.75-1.0 (AM), 0.25-0.5 (PM)  
(if applicable) 86th St SB - 0.5-0.75 (AM), 0.5-0.75 (PM)

Adjacent Transit Service(s): None Nearest Transit Stop(s): Bus Route 94 - SB Unser between Bridge & Sunset Gardens

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: Existing designated bike lane along 86th St  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Proposed sidewalk along 86th St, Sunset Gardens Rd, and 82nd St

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No  Borderline [ ]

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: Previously Studied: [ ]

Notes:

*M.P. P.E.*

8/4/2022

TRAFFIC ENGINEER

DATE

