



Effective 3/01/2022

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS
<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)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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)
BRIEF DESCRIPTION OF REQUEST		
planning an approximate 95,000 SF entertainment facility and parking lot with drainage ponds.		

APPLICATION INFORMATION		
Applicant/Owner: Albuquerque Investors LLC, Attn: Woodsonia Real Estate Inc		Phone:
Address: 20010 Manderson St Suite 101		Email:
City: Elkhorn	State: NE	Zip: 68022
Professional/Agent (if any): Tierra West, LLC / Jon Niski		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		Email: JNISKI@TIERRAWESTLLC.COM
City: Albuquerque	State: NM	Zip: 87109
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.: Parcel B-1-A Correction Plat of Parcels C-1-A, C-1-B and B-1-A Renaissance Center III	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101606122811730119
Zone Atlas Page(s): F16	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 9.2281
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Desert Surf Cir NE	Between: Desert Surf Cir	and: Alexander Blvd NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
AA-97-12, DRB-97-8, Z-99-116, Z-866-1, 2001C235, 2019C004		

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: 05.17.22
Printed Name: Ronald R. Bohannon	<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 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 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



TIERRA WEST, LLC

May 17, 2022

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

**RE: ANDRETTI RACING – ENTERTAINMENT FACILITY
DESERT SURF CIR NE
UPC: 101606122811730119**

Dear Ms. Wolfley:

Tierra West LLC is submitting a sketch plan for a new entertainment facility Andretti's racing which will be located next to Top Golf. The parcel is zoned NR-C which permits this type of use. A preliminary site plan is attached showing the orientation of the building in relation to Top Golf. We have also included a conceptual grading plan on the project showing the infill of the existing depression.

The plan is to bring in approximately 90,000 cubic yards of dirt to help balance the site. A couple of drainage easements and a pond covenant encumber the site that we will be modifying and working through the vacation process to modify those items. Access will be through Desert Surf Roadway and potentially from Ken Sanchez way. We have performed rough parking calculations and the site is large enough for the parking but would like to discuss this with Code Enforcement.

The utilities for the site exist in Desert Surf Circle and we should be able to take both water (domestic and fire) as well as gravity flow to the sewer line in the roadway.

We anticipate a pylon or pole sign to be placed along Montano Road and Desert Surf Circle.

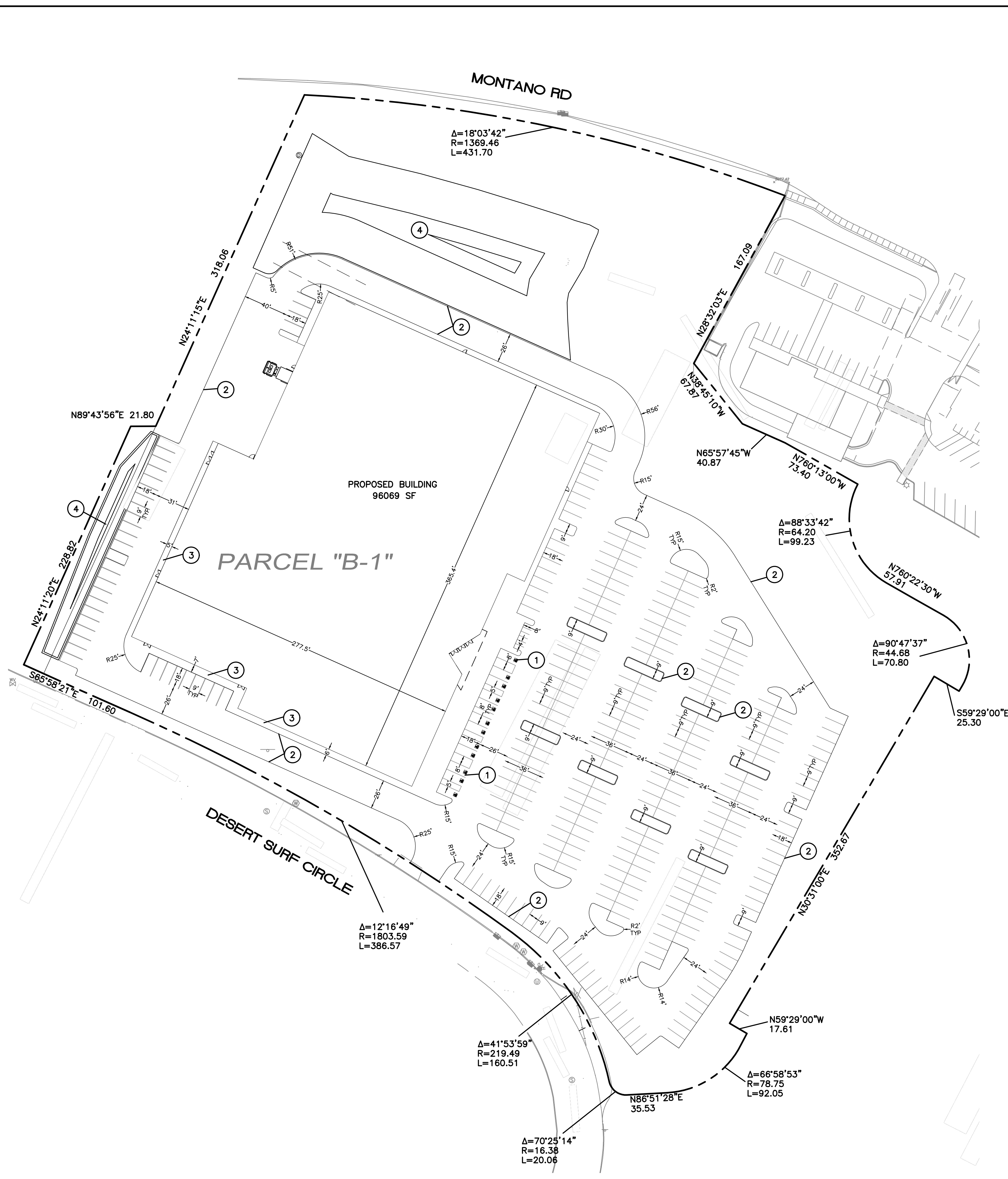
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

Ronald R. Bohannon, P.E

JN: 2022011
RRB/jn/ye

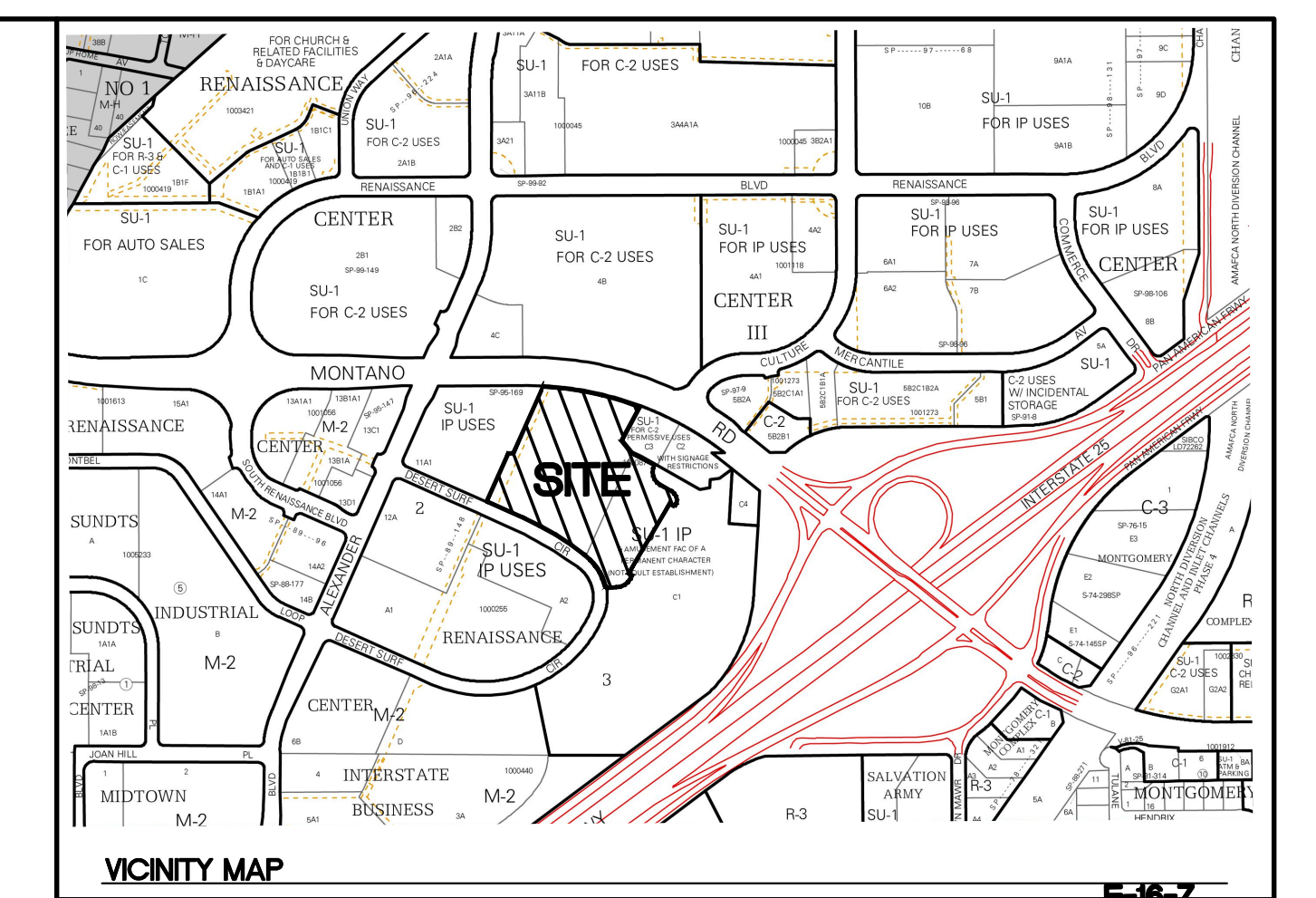
5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierreastllc.com



LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	ROW DEDICATION

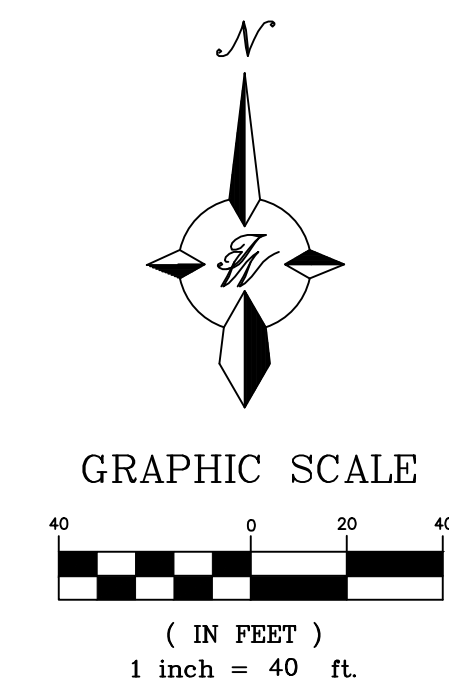
- KEYED NOTES**
- ① ACCESSIBLE PARKING PER ADA STANDARDS (TYP)
 - ② 6" CURB AND GUTTER (TYP) PER COA STD DWG 2415B
 - ③ CONCRETE SIDEWALK
 - ④ PONDING AREA



LEGAL DESCRIPTION:
 PARCEL B-1 RENAISSANCE CENTER III SUBDIVISION

SITE DATA

PROPOSED USAGE	INDOOR ENTERTAINMENT
LOT AREA	402445 SF (9.23 ACRES)
ZONING	NR-C
PARKING REQUIRED	1 SPACE/300 GSF=320 SPACES
PARKING PROVIDED	349 SPACES
HC PARKING REQUIRED	12 SPACES (2 VAN SPACES)
HC PARKING PROVIDED	12 SPACES (2 VAN SPACES)
BICYCLE SPACES REQUIRED	10% OF OFF-STREET PARKING
	35 SPACES
BICYCLE SPACES PROVIDED	35 SPACES
MOTORCYCLE SPACES REQUIRED	6 SPACES
MOTORCYCLE SPACES PROVIDED	6 SPACES
LANDSCAPE NEEDED	6586 SF
LANDSCAPE PROVIDED	12781 SF

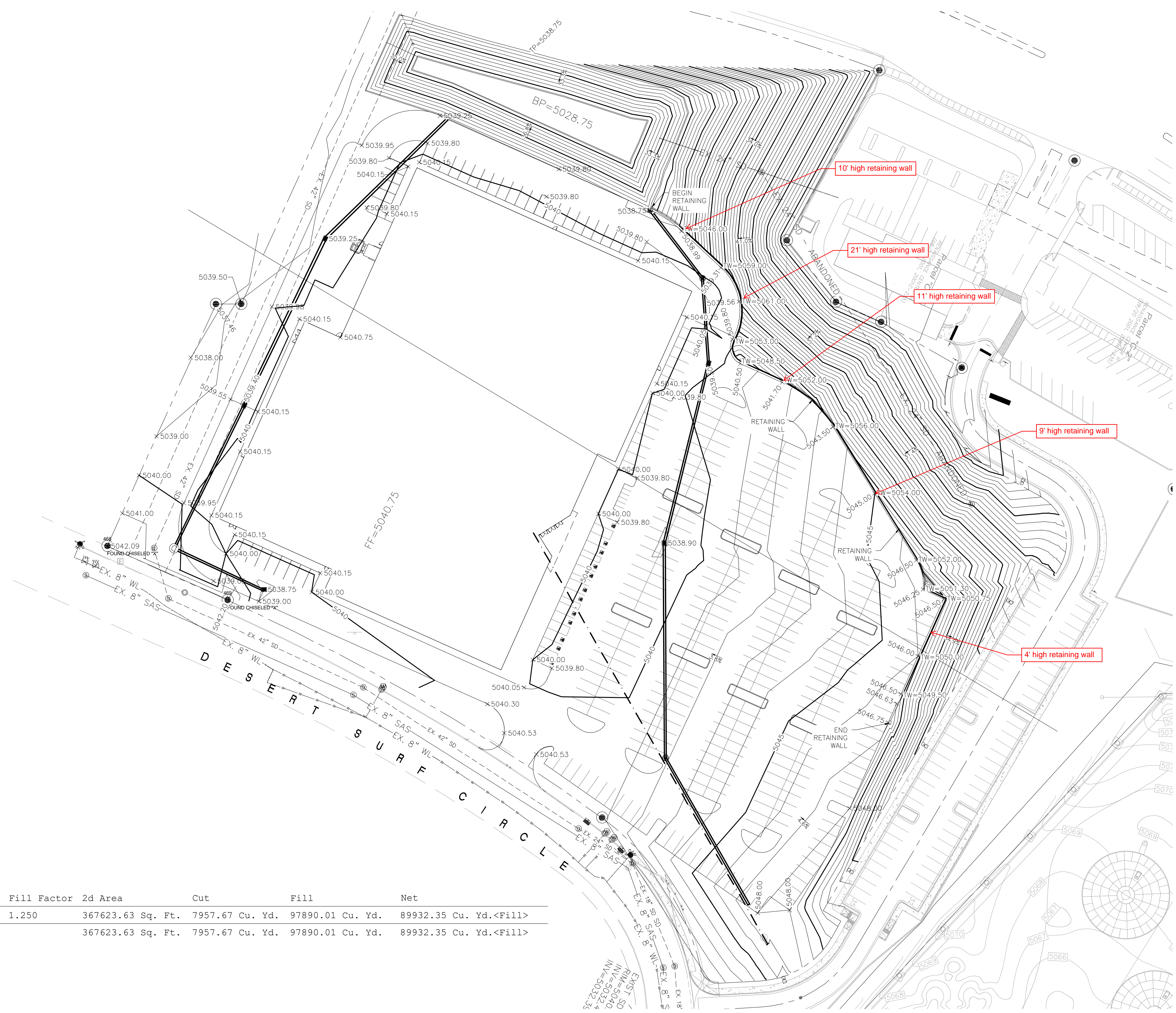


ENGINEER'S SEAL	ANDRETTI'S SITE	DRAWN BY
	ALBUQUERQUE, NM	pm
SKETCH PLAT		DATE
		5-17-22
		DRAWING
		SHEET #
		1
		JOB #
		2021063

TIERRA WEST, LLC
 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tierrowestllc.com

RONALD R. BOHANNAN
 P.E. #7868

Z:\2022\2022011_Andretti Racing\dwg\Bases\2022011_Base-Gr.dwg Mar 24, 2022 - 4:20pm



Cut/Fill Summary

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
Cut-Fill Dirtwork	1.000	1.250	367623.63 Sq. Ft.	7957.67 Cu. Yd.	97890.01 Cu. Yd.	89932.35 Cu. Yd.<Fill>
Totals			367623.63 Sq. Ft.	7957.67 Cu. Yd.	97890.01 Cu. Yd.	89932.35 Cu. Yd.<Fill>

