



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"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review and Comment		

APPLICATION INFORMATION		
Applicant: M & M CO		Phone:
Address: 8220 La Mirada Rd NE Suite 700		Email:
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: owner	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1	Block:	Unit:
Subdivision/Addition: La Mirada Subdivision	MRGCD Map No.:	UPC Code: 101906048047020404
Zone Atlas Page(s): G-19-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 70	Total Area of Site (Acres): 23.8 acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 4315 Wyoming Blvd NE	Between: Montgomery Blvd NE	and: La Mirada PI NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR-2019-002309, PS-2019-00029, SD-2019-00221, SD-2019-00223, SD-2019-00226, SD-2019-00227, SI-2019-00414		

Signature:		Date: 4/6/2021			
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-000447	sk	\$50			
Meeting Date: April 14, 2021				Fee Total: \$50	
Staff Signature: Vanessa A Segura			Date: 4/6/21	Project # PR-2019-002309	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- 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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - Scale drawing of the proposed subdivision plat (7 copies, folded)
 - Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Proposed Final Plat (7 copies, 24" x 36" folded)
 - ___ Design elevations & cross sections of perimeter walls (3 copies)
 - ___ Copy of recorded IIA
 - ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - ___ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
 - ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
 - ___ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - ___ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - ___ Proposed Infrastructure List, if applicable
 - ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - ___ DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- ___ 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 on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - ___ Zone Atlas map with the entire site clearly outlined and labeled
 - ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 4-6-21
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers - - -
Staff Signature: _____	
Date: _____	



TIERRA WEST, LLC

April 6, 2021

Ms. Jolene Wolfley, Chair
Design Review Board
PO Box 1293
Albuquerque, NM 87102

RE: **SKETCH PLAT REVIEW AND COMMENT
LT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1
LA MIRADA SUBDIVISION
ZONE ATLAS MAP: G-19-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat review and comment on behalf of M & M Co for a town home subdivision. The subject property is located at 4315 Wyoming Blvd. The site is zoned mixed use moderate (MX-M).

The site was previously a vacant shopping center that will be demolished and redeveloped into 70 residential lots with access off La Mirada. This will be a town house development so there will be zero lot line setbacks from some of the lots. An emergency access will be provided to the redeveloped commercial properties to the north. A conceptual grading and drainage plan has been submitted to Hydrology for review and a Fire One Plan is already approved by the Fire Marshal.

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

Sincerely,

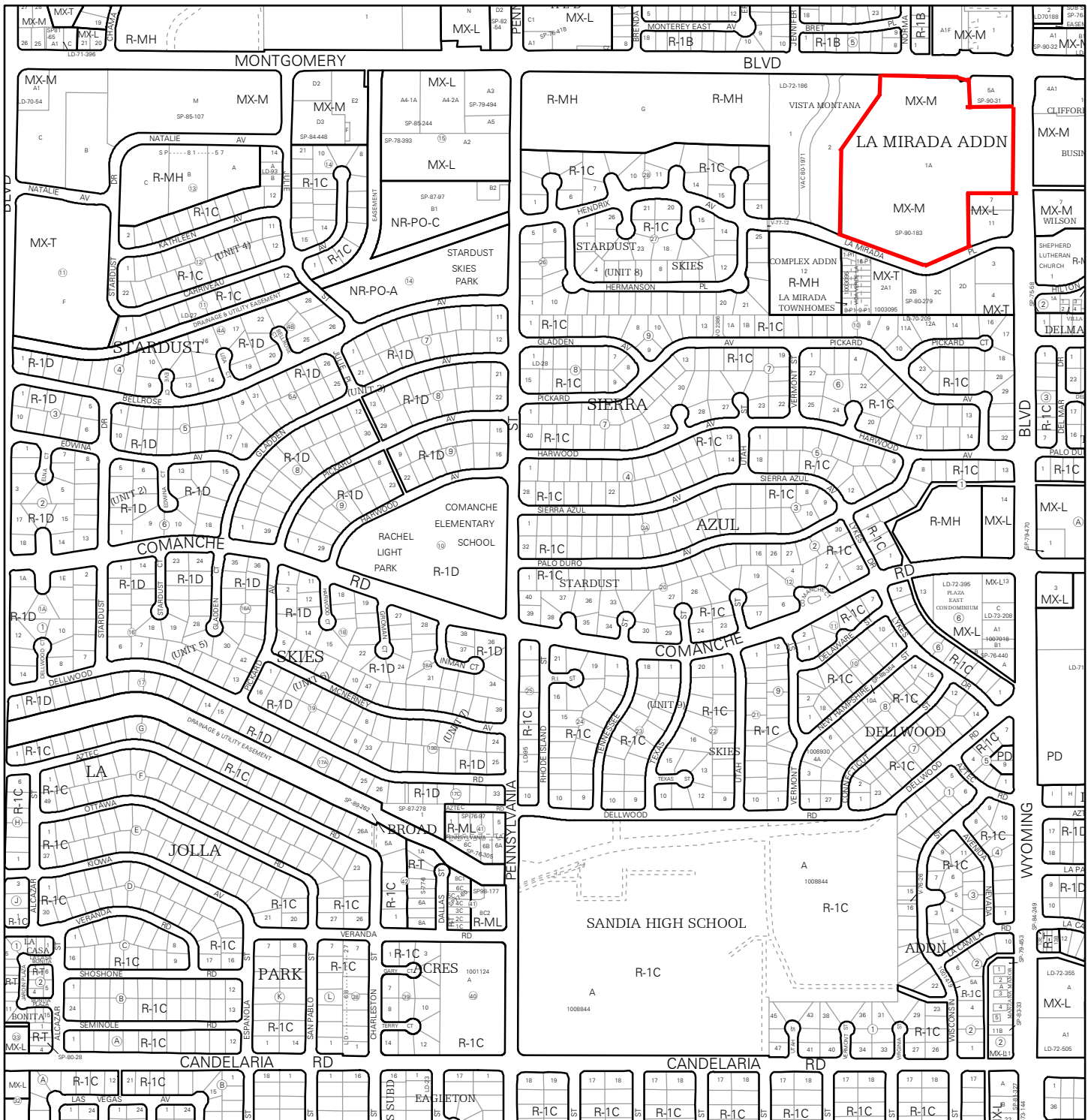
Ronald R. Bohannon, P.E.

Enclosure/s

cc:

JN: 2021008
RRB/jn/kw

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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:
G-19-Z

- Easement
- 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

Escarpment

Petroglyph National Monument

0 250 500 1,000 Feet

DEVELOPMENT DATA

Legal Description: Lot 1-A-1, La Mirada Subdivision containing 8.3236 acres

Zoning: MX-M

Land Use: Townhouses

Pedestrian and Vehicular Access:

- Primary vehicular access is from La Mirada Place NE, an existing urban local roadway. The subdivision shall be gated and the new roadway serving the subdivision shall be privately owned and maintained by a Homeowners' Association.
- Pedestrian access will be private, gated access from La Mirada Place NE and in two locations from the adjacent MX-M properties, as shown on the Site Plan.
- Transit access is provided on Montgomery Boulevard (Route 5) and Wyoming Boulevard (Route 31).

Lot Sizes: The MX-M zone does not have minimum lot size or width requirements. The typical lot size is 2,550 square feet and typical width is 30 feet.

Setbacks: Development shall comply with the minimum setbacks of the MX-M Zone District

- Front, minimum: 5 feet
- Side, minimum: 0 feet
- Street side, minimum: 5 feet
- Rear, minimum: 15 feet

Density: 9.0 Dwelling Units per Acre

Maximum Building Height allowed: 48 feet

Building Design: Townhouses shall comply with the building design requirements of IDO Section 14-16-5-11(C)

Low-Density Residential Development

Usable Open Space: Per the Townhouse Use-specific Standards in IDO Section 14-16-4-3(B)(5)(a), usable open space is required in the amount of 200 square feet per 1 Bedroom, 250 square feet per 2 Bedroom, and 300 square feet per 3+ Bedroom dwelling unit. The total usable open space required, assuming 3 bedrooms per unit is 22,200 square feet, 27,975.42 square feet is provided.

Parking Requirements: 1 space per dwelling unit up to 2 bedroom and 2 spaces for each 3+ bedroom dwelling unit. Required parking may be reduced by 10% due to proximity to transit. The site is located within 330 feet of the nearest bus stop for Route 31, which has a peak frequency of between 30 and 45 minutes. Townhomes are proposed with @ car garages and 20' driveways.

Site Lighting: Site lighting shall be a maximum of 20 feet tall, fully shielded, and compliant with the Night Sky Protection Act.

GENERAL NOTES:

- EASEMENTS FOR UTILITY ALIGNMENTS WILL BE DEDICATED BY FUTURE PLATTING ACTION TO MUTUALLY BENEFIT ABUTTING PROPERTIES.
- TRACTS A, B, C AND D TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PRIVATE ACCESS ROADS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PERIMETER AND LOT FENCING SHALL BE 6'-0" SPLIT FACE CMU.
- EXISTING STRUCTURES ON SITE TO BE DEMOLISHED FOLLOWING APPROVAL OF THIS REQUEST AND SUBSEQUENT SUBDIVISION PLAT REQUEST.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE AREA.
- ALL INTERNAL SIDEWALKS WILL BE 5' IN WIDTH.

KEYED NOTES:

- DIVIDED ENTRY WITH 22' INGRESS AND EGRESS LANES.
- VEHICLE AND PEDESTRIAN GATE.
- PEDESTRIAN ACCESS GATE TO COMMERCIAL LOTS.
- PROJECT MONUMENT SIGN WITHIN ENTRANCE MEDIAN, SEE LANDSCAPE PLAN FOR MONUMENT SIGN DIMENSIONS, COLORS AND DETAIL.
- HANDICAP RAMP LOCATIONS
- 6' TALL SPLIT FACE CMU PRIVACY WALL, SEE CONCEPTUAL GRADING AND DRAINAGE PLAN FOR WALL SECTIONS AND DETAILS
- 6' TALL SPLIT FACE CMU PRIVACY WALL W/REAR ACCESS GATE

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 DRC 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 APPROVAL:

Traffic Engineering, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
City Engineer/Hydrology	_____	Date	_____
Code Enforcement	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
Solid Waste Management	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Site Vicinity



ZONE ATLAS PAGE G-19-Z

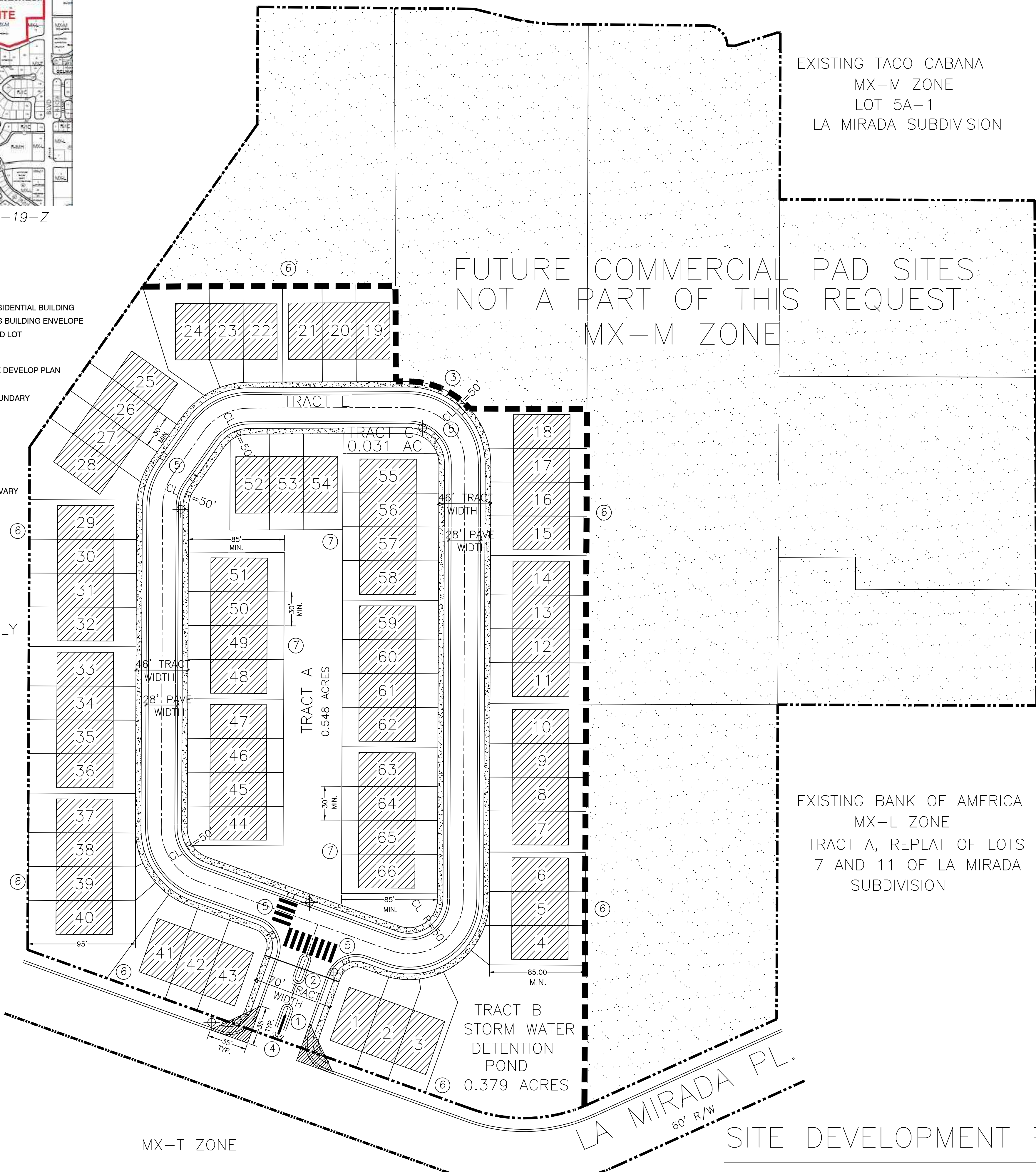
Legend

- TYPICAL MULTI-UNIT RESIDENTIAL BUILDING
HATCHED AREA DEPICTS BUILDING ENVELOPE ON INDIVIDUALLY OWNED LOT
- NOT A PART OF THE SITE DEVELOP PLAN
- EXISTING PROPERTY BOUNDARY
- SITE PLAN BOUNDARY
- ROADWAY CENTERLINE
- CURB AND GUTTER
- 20' TALL STREET LIGHT
EXACT LOCATIONS MAY VARY

EXISTING MULTI-FAMILY
R-MH ZONE
LOTS 1 AND 2
LA MIRADA AND VA

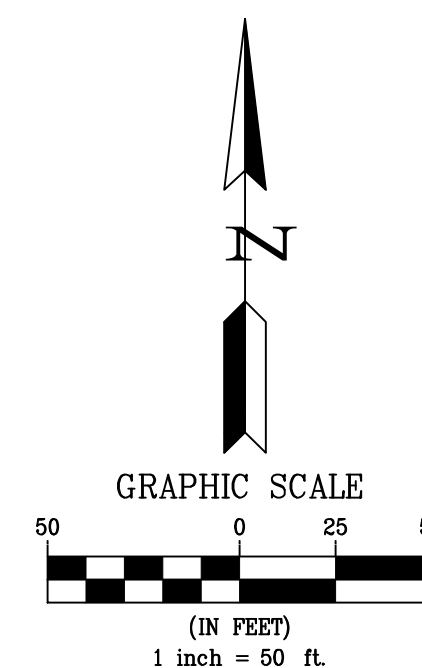
MONTGOMERY BLVD.

R/W VARIES; 106 MIN.



EXISTING TACO CABANA
MX-M ZONE
LOT 5A-1
LA MIRADA SUBDIVISION

FUTURE COMMERCIAL PAD SITES
NOT A PART OF THIS REQUEST
MX-M ZONE



WYOMING BLVD.
106' R/W

EXISTING BANK OF AMERICA
MX-L ZONE
TRACT A, REPLAT OF LOTS
7 AND 11 OF LA MIRADA
SUBDIVISION

TRACT B
STORM WATER
DETENTION
POND
0.379 ACRES

MX-T ZONE

LA MIRADA PL.
60' R/W

SITE DEVELOPMENT PLAN

LA MIRADA SQUARE
SITE DEVELOPMENT PLAN
ENVIRONMENTAL PLANNING COMMISSION

DATE:
3/9/2021

SHEET:
S-1