



Effective 3/01/2022

<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 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)	<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>		
Request for zone change from UNCL to MX-T for educational use, 50' public park easement vacation, preliminary approval of site plan concept, indentification of other issues (see letter).		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Covenant Schools of America		Phone: 505-797-7577
Address: 6501 Wyoming Blvd NE		Email: pal@covenantschools.com
City: Albuquerque	State: NM	Zip: 87109
Professional/Agent (if any): Dave Cook, consultant to SMPC Architects		Phone: 505-220-0733
Address: 219 Central Ave NW, Suite 800		Email: dcookarch51@gmail.com
City: Albuquerque	State: NM	Zip: 87102
Proprietary Interest in Site: none	List all owners: Covenant is sole property owner	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract B	Block:	Unit: Unit 1
Subdivision/Addition: Cherry Hills	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): E-19-Z	Existing Zoning: UNCL	Proposed Zoning: MX-T
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.88 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: approx 7040 Barstow	Between: Cherry Hills Dr	and: Parrot Run Rd
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
Z-72-163, ax-172-141, S-72-42 PA 22-061		

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: 4-5-22
Printed Name: Dave Cook	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. 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](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 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

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat

\_\_\_ Design elevations & cross sections of perimeter walls

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ 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)

\_\_\_ 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

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets

\_\_\_ 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

\_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

**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 / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

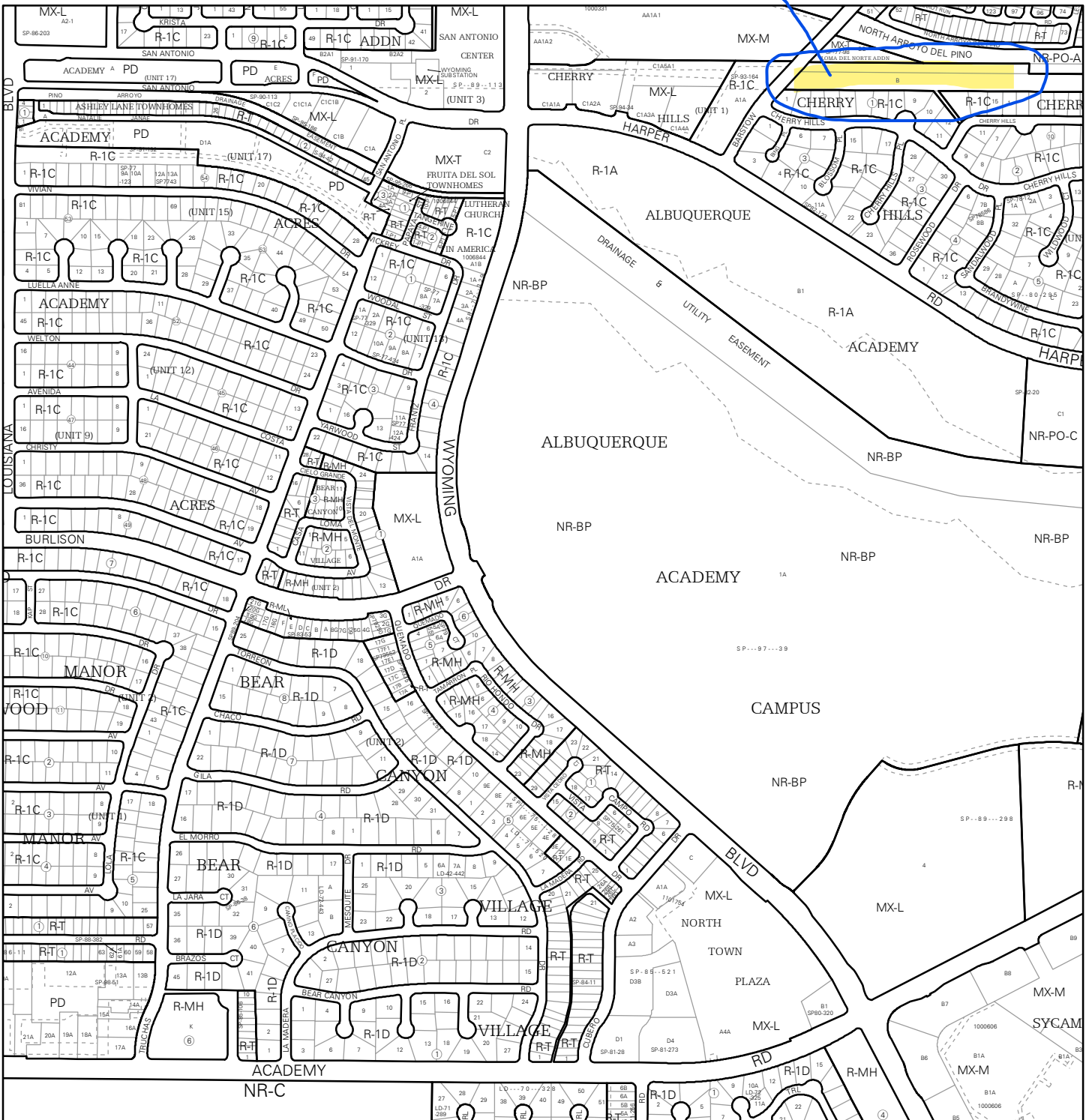
\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

\_\_\_ 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.**



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

**AGIS**  
Albuquerque Geographic Information System

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:  
**E-19-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

April 5, 2022

Development Review Board  
Planning Department  
City of Albuquerque

Re: PA# 22-061 Sketch Plat  
Covenant Schools—Daycare Center, Barstow Site  
Zone change from unclassified to MX-T for educational pre-school use  
Public park easement vacation request

The property owner seeks to develop the site at tract "B" Cherry Hills, Unit 1 off of Barstow Street into a Daycare Center for ages 0-5. The owner is negotiating with PNM a reduction of the existing utility easement that totally covers the 150' site width for overhead transmission lines. The line re-configuration and narrower 75' easement will allow space for the development of a 12,000 sf daycare, and a future special needs school with an associated gym for special needs preschool children. The site also has a 50' public park easement with an existing walking path within the PNM easement. Total proposed building area is approximately 25,000 SF.

The applicant is requesting an amendment of the existing unclassified zone to MX-T. Also requested is a vacation of the 50' public park easement west of the walking path "Y", thus allowing the path from the east to continue to the west along the existing northern route. The existing path in the vacated easement will be removed to allow the development of the school site.

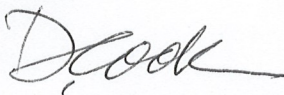
This educational use is consistent with surrounding neighborhood uses, and benefits the community as an important service to families and the public, with low impact. The development of day-care type facilities promotes the education, health, safety, and welfare of the public by enabling dual employment for families and increasing the overall available workforce. The special needs pre-school addresses an important lack in the community for highly specialized family care that public and private facilities do not provide in Albuquerque. Development of this site upgrades the low-use utility and open space site with quality educational facilities that promote private economic development and public fiscal sustainability via an increased tax base.

Questions:

1. Should the public park easement width be increased to include the existing location of the walking path where proposed to remain?
2. Are there any issues with dead end access to the site, provided that a required turn-around is included for emergency vehicles and other vehicles?
3. Will any additional utility easements be required on this site where the existing 15' public water and sanitary sewer easement ends at the south property line?
4. Are there any other obvious issues or concerns to be addressed in the site plan?

Thank you for your consideration and help with this development. We look forward to discussing these issues at the review meeting.

Sincerely,



Dave Cook  
Consultant to SMPC Architects

BOUNDARY SURVEY FOR  
TRACT "B"  
CHERRY HILLS, UNIT 1  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 30  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2020

**NOTES**

1. Bearings are New Mexico State Plane grid bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances in parenthesis are record.
4. Basis of boundary are the following plats and documents or record entitled:  
"CHERRY HILLS", (02-19-1974, D06-023)  
"LOMA DEL NORTE, UNIT NO. 6", (01-02-1975, D06-111)  
"CHERRY HILLS, UNIT 1", (05-12-1975, D06-149)  
"LOMA DEL NORTE, UNIT 6-A", (02-25-1977, D07-125)  
"CHERRY HILLS, UNIT 2", (09-15-1977, D08-013)  
records of Bernalillo County, New Mexico.
5. Date of Survey: July, 2020.
6. Title Report: None Provided
7. Address of Property: Barstow Street NE, Albuquerque, NM 87111
8. City of Albuquerque, New Mexico IDO Zone: UNCL
9. 100 Year Flood Zone Designation: Zone X as shown on Panel 141 of 825, Flood Insurance Rate Map, Bernalillo County Unincorporated Areas, New Mexico, dated September 26, 2008. This property does not lie within the 100 Year Flood Plain.

NOTE: A. Asphalt path, sprinkler system, landscaping, concrete walk, bollards and signs appear to have been constructed and maintained on this tract by the City of Albuquerque. Since no title search has been performed it is unclear if these are encroachments or if the City has rights for this use.

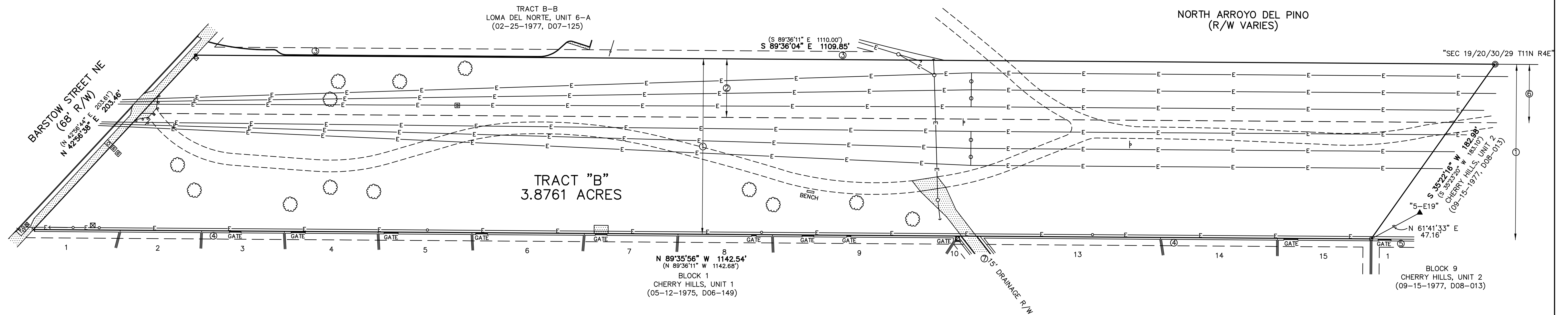
B. There are gates on the south wall that adjoins this property. It appears that owners of the properties to the south may use these gates to access this tract.

**DESCRIPTION**

A tract of land situate within the Elena Gallegos Grant, projected Section 30, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT "B", CHERRY HILLS, UNIT 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 12, 1975, in Volume D06, Folio 149, and containing 3.8761 acres more or less.

**LEGEND**

- CURB AND GUTTER
- CONCRETE
- WALL OR HEAD WALL
- BOLLARD
- TREE
- FENCE
- WATER METER
- CABLE TV PEDESTAL
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- ELECTRIC VAULT
- OVERHEAD ELECTRIC LINE
- POLE
- ANCHOR
- SPRINKLER CONTROL/VALVE/BOX
- SIGN
- EDGE ASPHALT PATH



- EASEMENTS**
- ① - 150' PNM EASEMENT (02-19-1974, D06-023)
  - ② - 50' PUBLIC PARK EASEMENT (05-12-1975, D06-149)
  - ③ - 7' PUE (01-02-1975, D06-111)
  - ④ - 7' PUE (05-12-1975, D06-149)
  - ⑤ - 7' PUE (09-15-1977, D09-013)
  - ⑥ - 50' PUBLIC PARK EASEMENT (09-15-1977, D09-013)
  - ⑦ - 15' PUBLIC WATER AND SANITARY SEWER EASEMENT (05-12-1975, D06-149)

- PROPERTY CORNERS**
- SET 1/2" REBAR WITH CAP "LS 7719"
  - × SET CROSS ON CONCRETE
  - FOUND 5/8" REBAR
  - ◎ FOUND BRASS CAP IN VALVE BOX

AGRS MONUMENT  
"5-E19"  
N=1513445.089  
E=1550362.301  
G-G=0.999651130  
Δα = -00°10'24.61"  
CENTRAL ZONE  
(NAD83)

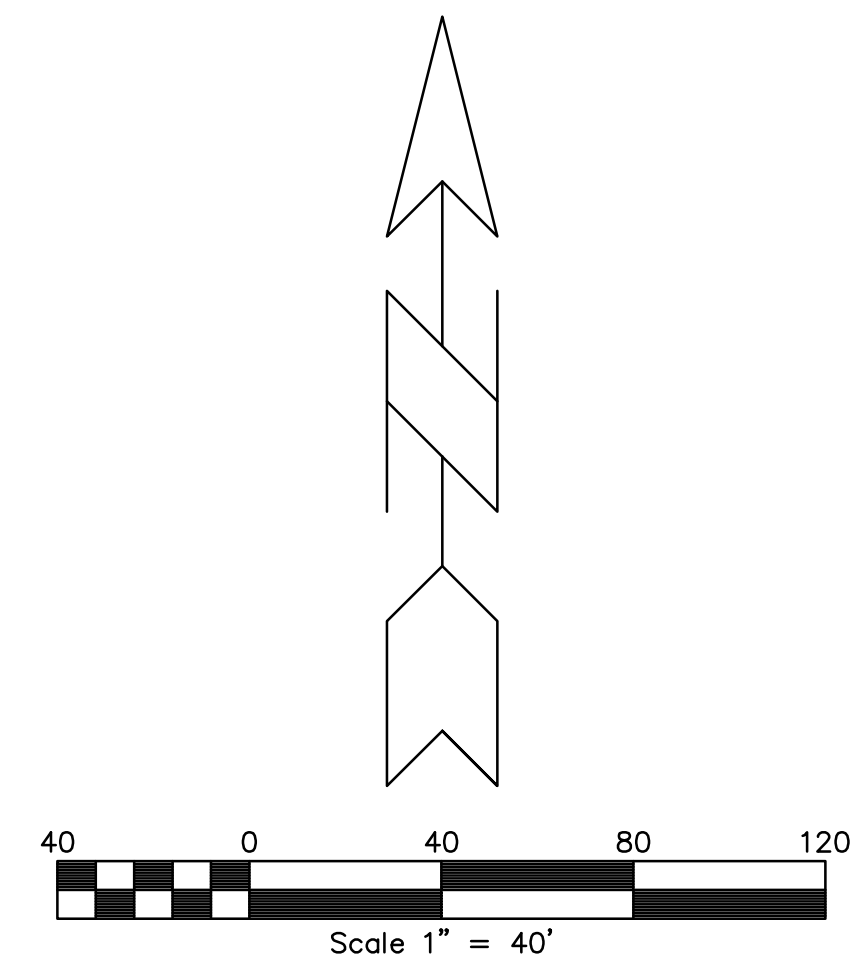
AGRS MONUMENT  
"SEC 19/20/30/29 T11N R4E"  
N=1513571.915  
E=1550426.701  
G-G=0.999653932  
Δα = -00°10'24.17"  
CENTRAL ZONE  
(NAD83)

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, New Mexico Professional Land Surveyor No. 7719, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based, were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract of land."

Timothy Aldrich, P.S. No. 7719

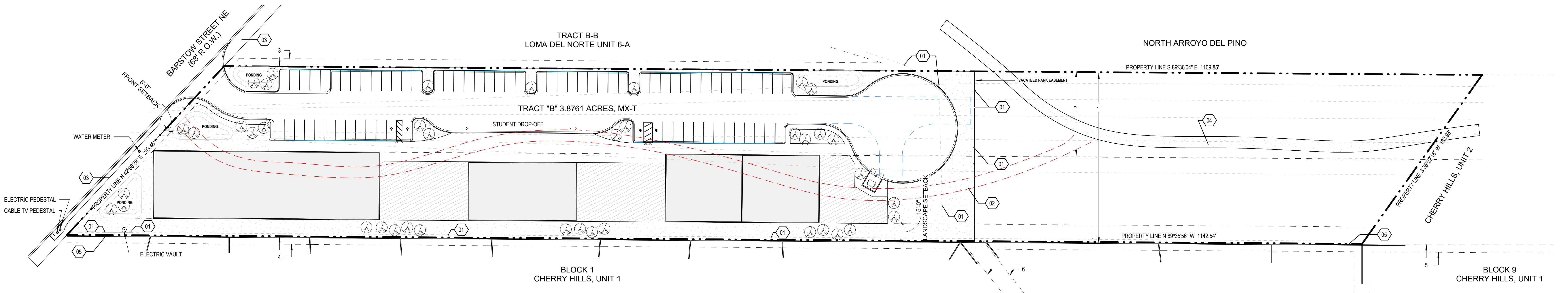
08-10-2020  
Date



Drawn By:	TA	Date:	08-10-20
Checked By:	TA	Drawing Name:	12041BND.DWG
Job No.:	12-041	Sheet:	1 of 1

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



### Site Plan Overall

1" = 40'-0"

0' 20' 40' 80'

#### PARKING

ZONE: MX-T  
 USE: INSTITUTIONAL, CHILD DAYCARE FACILITY  
 REQUIREMENT PER IDO 14-16-5 TABLE 5-5  
 1 SPACE / 400 SF  
 25,000 TOTAL SF / 400 = 62.5  
 63 REQUIRED SPACES  
 74 PROVIDED SPACES  
 4 ADA SPACES REQUIRED WITH 1 VAN LOADING AISLE  
 4 ADA SPACES PROVIDED WITH 1 VAN LOADING AISLE

#### SHEET KEYNOTES

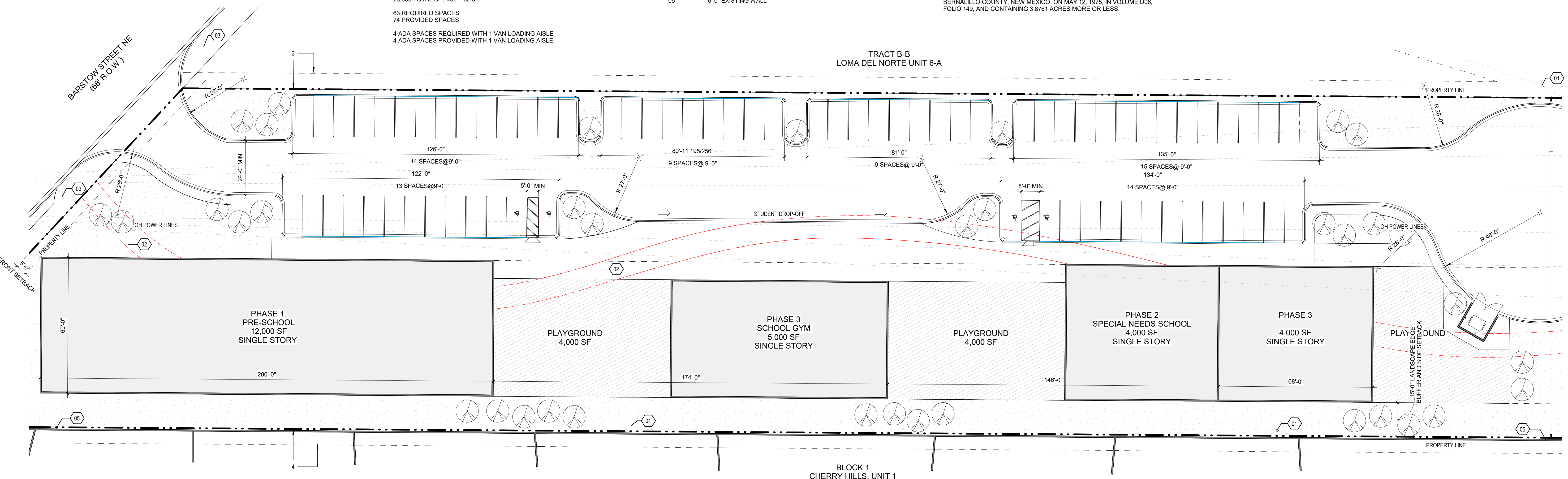
- 01 EXISTING UTILITY POLE
- 02 WALKING TRAIL TO BE REMOVED
- 03 EXISTING SIDEWALK TO REMAIN
- 04 WALKING TRAIL TO REMAIN
- 05 6'-0" EXISTING WALL

#### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 30, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT "B", CHERRY HILLS, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1975, IN VOLUME D06, FOLIO 149, AND CONTAINING 3.8761 ACRES MORE OR LESS.

#### EASEMENTS

1. 150' PNM EASEMENT - PROPOSED 75'
2. 75' PUBLIC PARK EASEMENT - PROPOSED VACATION
3. 7' PUE
4. 7' PUE
5. 7' PUE
6. 15' PUBLIC WATER AND SANITARY SEWER EASEMENT



### Site Plan Enlarged

1" = 20'-0"

0' 10' 20' 40'