



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>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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**

We would like to discuss subdivision and DRB requirements and obtain information for a proposed new construction project on 4th Street. We'd like Solid Waste & The Fire Department present for our Sketch Plat Review and Comment.

**APPLICATION INFORMATION**

Applicant: <b>Kellie Dunaway</b>	Phone: <b>505-243-3499</b>
Address: <b>906 1/2 Park Ave. SW</b>	Email: <b>kellie@integrateddesignarch.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b> Zip: <b>87102</b>
Professional/Agent (if any): <b>Integrated Design &amp; Architecture</b>	Phone: <b>505-243-3499</b>
Address: <b>906 1/2 Park Ave. SW</b>	Email: <b>bob@integrateddesignarch.com</b>
City: <b>Albuquerque</b>	State: <b>NM</b> Zip: <b>87102</b>
Proprietary Interest in Site: <b>N/A</b>	List all owners: <b>Robert G. Hall</b>

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <b>see attached</b>	Block: <b>see attached</b>	Unit:
Subdivision/Addition: <b>see attached</b>	MRGCD Map No.: <b>33</b>	UPC Code: <b>see attached</b>
Zone Atlas Page(s): <b>G-14-Z</b>	Existing Zoning: <b>MX-M</b>	Proposed Zoning <b>MX-M</b>
# of Existing Lots: <b>5</b>	# of Proposed Lots: <b>31</b>	Total Area of Site (Acres): <b>5</b>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <b>4th Street Albuquerque, NM 87107</b>	Between: <b>Fitzgerald Rd. NW</b>	and: <b>Fairfields Pl. NW</b>
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature:	Date: <b>5/26/2020</b>
Printed Name: <b>Robert G. Hall Integrated Design &amp; Architecture</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

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Platted Parcels (AGIS)

Full Address 420 FITZGERALD RD NW

Lot	1
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Block	1
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Subdivision	FITZGERALD ADDN
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PIN ABQ80069

Bernalillo County Assessor Parcels:

UPC	101406034308740419
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Tax Year 2020

Owner CITY OF ALBUQUERQUE

Legal Description \* 001 001REPL OF FITZGERALD ADD

Complete Owner Address PO BOX 1293 ALBUQUERQUE NM 87103

Complete Site Address 4TH ST ALBUQUERQUE NM 87107

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Platted Parcels (AGIS)

Full Address 420 FITZGERALD RD NW

Lot	2
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Block	1
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Subdivision	FITZGERALD ADDN
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PIN ABQ79888

Bernalillo County Assessor Parcels:

UPC	101406033008940420
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Tax Year 2020

Owner CITY OF ALBUQUERQUE

Legal Description ALL OF LOT 2 BLK 1 REPLAT OF FITZGERALD ADDN CONT .3582 AC

Complete Owner Address PO BOX 1293 ALBUQUERQUE NM 87103

Complete Site Address 420 FITZGERALD RD NW ALBUQUERQUE NM 87107

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Platted Parcels (AGIS)

Full Address 424 FITZGERALD RD NW

Lot	3
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Block	1
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Subdivision	FITZGERALD ADDN
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PIN ABQ79694

Bernalillo County Assessor Parcels:

UPC	101406032209040422
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Tax Year 2020

Owner CITY OF ALBUQUERQUE

Legal Description \* 003 001REPL OF FITZGERALD ADD

Complete Owner Address PO BOX 1293 ALBUQUERQUE NM 87103

Complete Site Address FITZGERALD RD NW ALBUQUERQUE NM 87107

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Platted Parcels (AGIS)

Full Address 3525 4TH ST NW

Lot	90C
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Block	0000
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Subdivision	MRGCD MAP 33
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PIN ABQ80519

Bernalillo County Assessor Parcels:

UPC	101406032807540418
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Tax Year 2020

Owner CITY OF ALBUQUERQUE

Legal Description MAP 33 TR 90C

Complete Owner Address PO BOX 2248 ALBUQUERQUE NM 87103-2248

Complete Site Address 3525 4TH ST NW ALBUQUERQUE NM 87107

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Platted Parcels (AGIS)

Full Address 3510 7TH ST NW

Lot	90B2
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Block	0000
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Subdivision	MRGCD MAP 33
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PIN ABQ80059

Bernalillo County Assessor Parcels:

UPC	101406027208540436
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Tax Year 2020

Owner CITY OF ALBUQUERQUE

Legal Description MAP 33 TR 90B2

Complete Owner Address PO BOX 2248 ALBUQUERQUE NM 87103-2248

Complete Site Address 3525 4TH ST NW ALBUQUERQUE NM 87107 2421

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**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- 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 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

**SKETCH PLAT REVIEW AND COMMENT**

- 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 (requires published notice, heard on the DRB Major Case Schedule)**

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

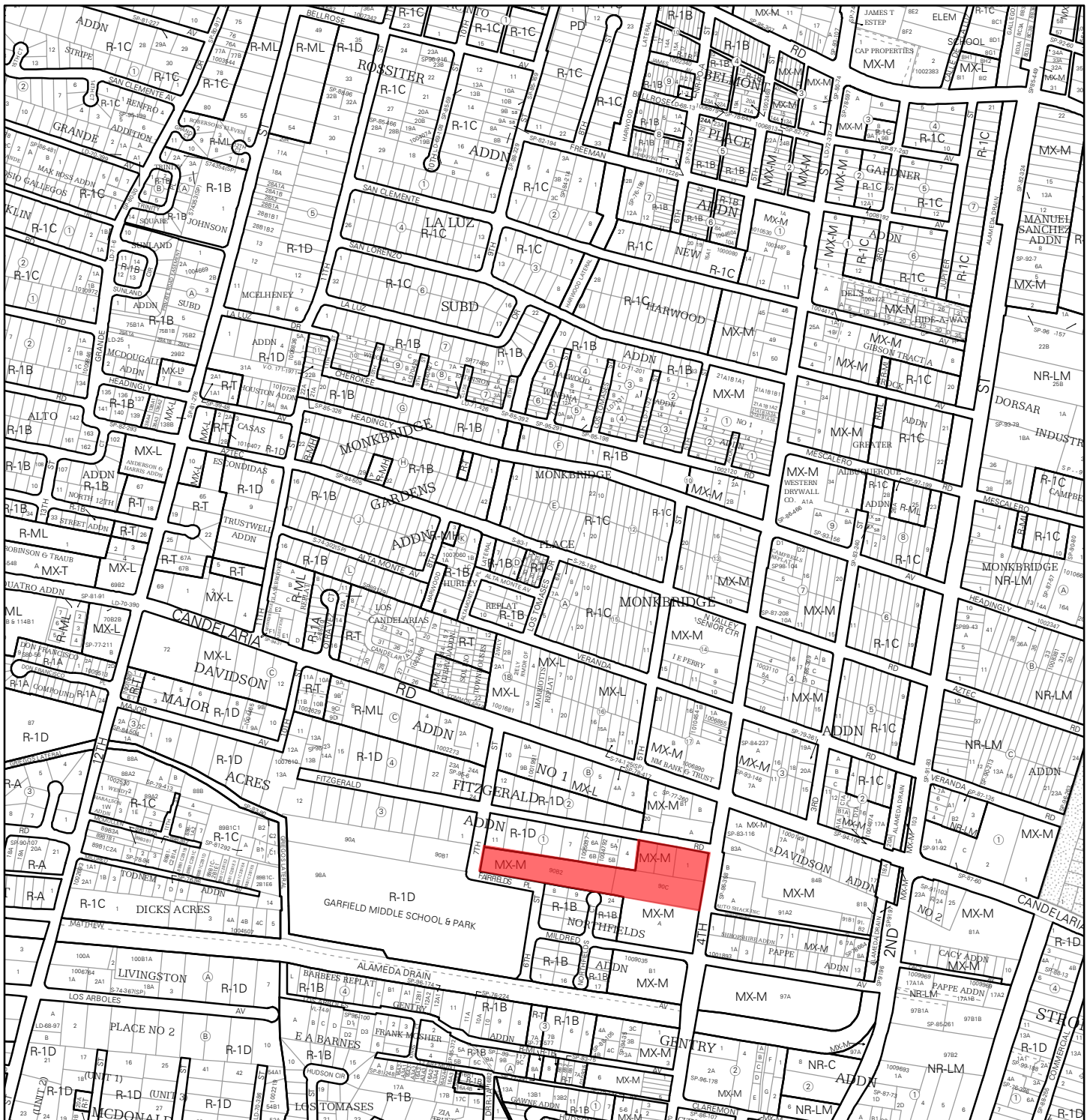
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**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.**

<p><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></p>	
<p>Signature: </p>	<p>Date: 5/26/2020</p>
<p>Printed Name: Robert G. Hall, Integrated Design &amp; Architecture</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



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:  
**G-14-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



May 26, 2020

Robert G. Hall  
Integrated Design & Architecture  
906 ½ Park Ave. SW  
Albuquerque, New Mexico 87102



**integrated**  
design architecture

City of Albuquerque Development Review Board  
600 2nd Street NW  
Albuquerque, NM 87102

RE: Brown Property Sketch Plat Description Letter

**Development Review Board,**

I am the Principal Architect at Integrated Design & Architecture (IDeA), an Architecture firm, working with a potential development team on a project on 4<sup>th</sup> Street at Fitzgerald called the Brown Property. We are anticipating an RFP in the coming weeks and would like a Sketch Plat review with the City of Albuquerque Planning Department, **including Transportation Engineers, Solid Waste, and Fire Department**, to discuss some of the development requirements of the City's Integrated Development Ordinance (IDO), Development Process Manual Volume II Design Criteria (DPM), and the Character Protection Overlay (CPO); all of which affect the project site.

We have provided a proposed site plan sketch of initial density studies and would like to obtain information surrounding development requirements including curb cuts at Public Alleys, Public Access Local Street Requirements including right-of-way, setbacks, and road lengths, and site access for solid waste and fire. We do not have site control and are not representing the owner or seeking approval of our site sketch, the intent of this meeting is to gather information and comments from the DRB.

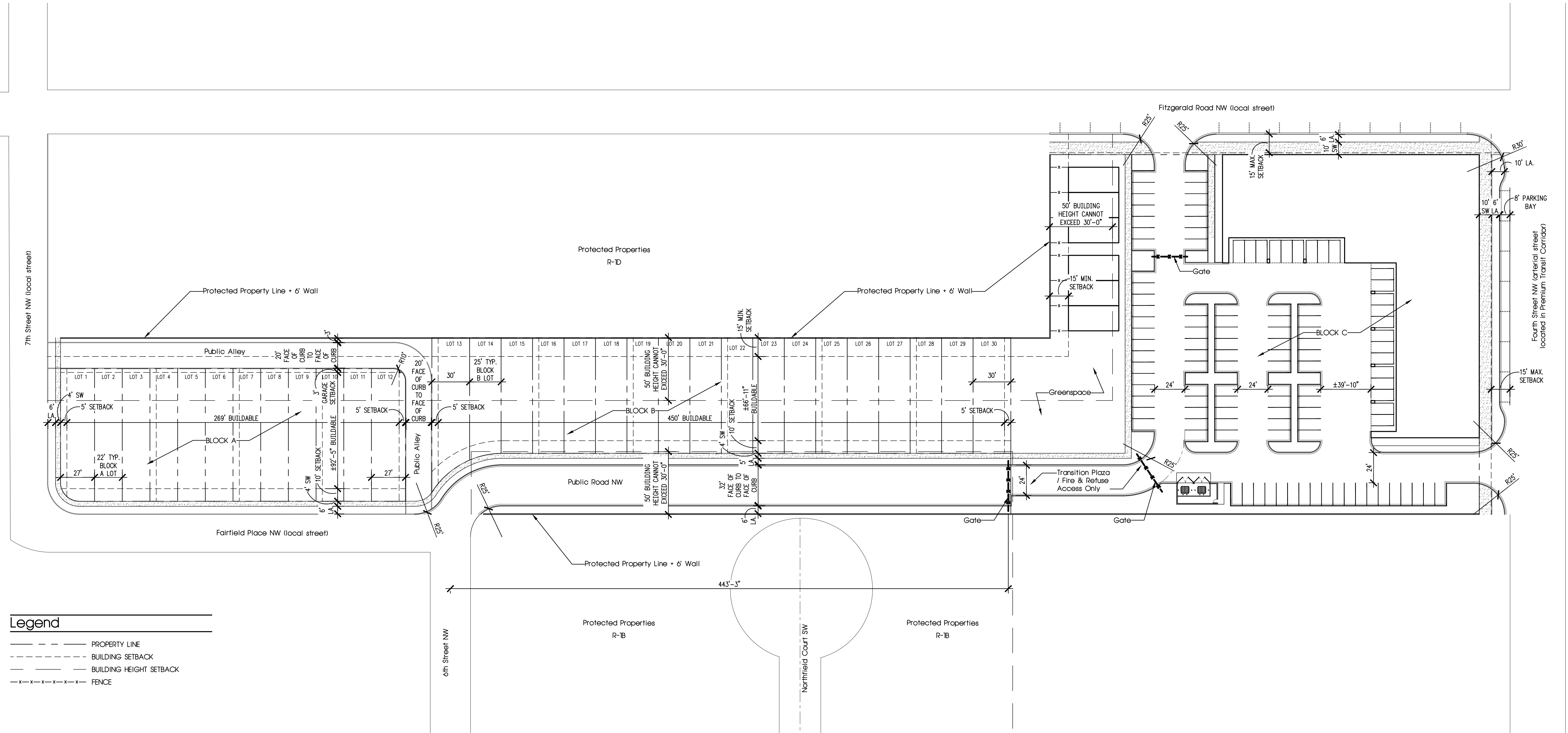
The existing site is zoned Mixed-Use – Moderate Intensity (MX-M) adjacent to Residential – Single-Family (R-1) zones and a series of streets. The proposed development study on the site can be broken down into 3 blocks: Public Alleys and smaller-scale townhome development on the west, Block A; a Public Access Local Street and smaller-scale townhome development in the center, Block B; and multi-family residential, ground-floor commercial, and associated parking lot and greenspace requirements on the east, Block C.

I look forward to our discussion!

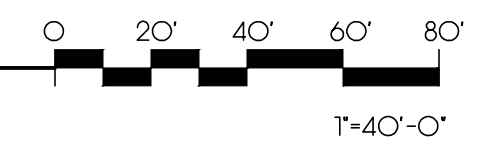
Sincerely,

Robert G. Hall  
Integrated Design & Architecture





SITE PLAN - SKETCH PLAT



# BROWN PROPERTY

MAY 26, 2020

