



**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>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

<b>BRIEF DESCRIPTION OF REQUEST</b>

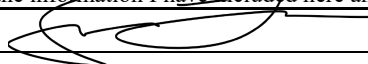
<b>APPLICATION INFORMATION</b>		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>

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>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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:  
**M-10-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

Gray Shading  
Represents Area Outside  
of the City Limits

Feet  
0 250 500 1,000



December 2, 2024  
Ms. Jolene Wolfley  
Development Facilitation Team  
Plaza Del Sol Building  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: SKETCH PLAT FOR MAJOR SUBDIVISION  
UNSER AND SAGE: TRACTS 483, 484 AND 485, UNIT NUMBER 7 ATRISCO GRANT, AND  
TRACT D-2 PLAT FOR TRACTS D-1, D-2, D-3, AND D-4 ALBUQUERQUE SOUTH UNIT 1,  
BEING A REPLAT OF TRACT D ALBUQUERQUE SOUTH UNIT 1  
ZONE ATLAS PAGE: M-10-Z**

Dear Ms. Wolfley,

Tierra West LLC is requesting a Sketch Plat review and comments for a subsequent Subdivision Major – DHO. The subject site is legally described as Tracts 483, 484 And 485, Unit Number 7 Atrisco Grant, and Tract D-2 Plat for Tracts D-1, D-2, D-3, And D-4 Albuquerque South Unit 1, Being A Replat of Tract D Albuquerque South Unit 1. The subject site is located at the southwest corner of Unser Blvd SW and Sage Rd SW.

**Planning Context**

The subject site is wholly zoned PD following a Zone Map Amendment and Site Plan request that was heard and approved by the EPC on June 20,2024. The zone map amendment was for the southern parcel of the subject site from MX-L to PD. Following the EPC hearing, the site is wholly zoned PD. The site plan includes all parcels as legally described above. The EPC case numbers are PR-2020-004014 / RZ-2024-00031 and SI-2024-00747. See the IDO zone map showing the subject site (highlighted in blue), below. The City’s AGIS/IDO Zone Viewer has not been updated to reflect the recent zone map amendment.

**Request – Major Subdivision**

We are requesting a sketch plat as a pre application meeting requirement with CABQ staff. The subdivision will be a Major Subdivision DHO due to the requirement for major public infrastructure. Following this DFT request, we will be applying for a Major Subdivision DHO and EPC Site Plan sign off from DFT staff. We are requesting a re-plat from two parcels to five total parcels as shown on the attached sketch plat.

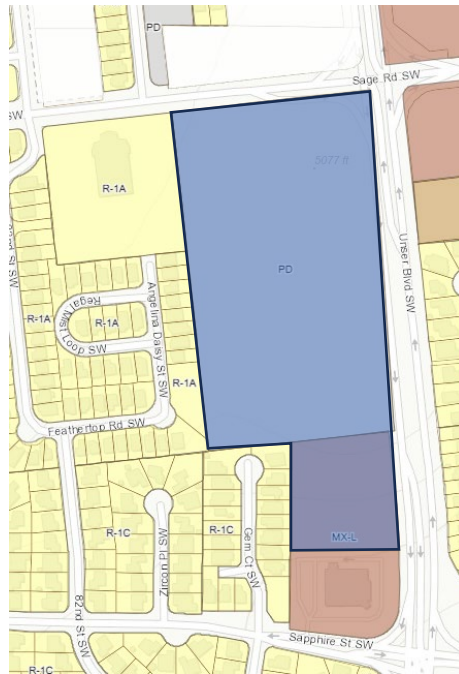


Figure 1: Subject Site in Blue

**Conclusion**

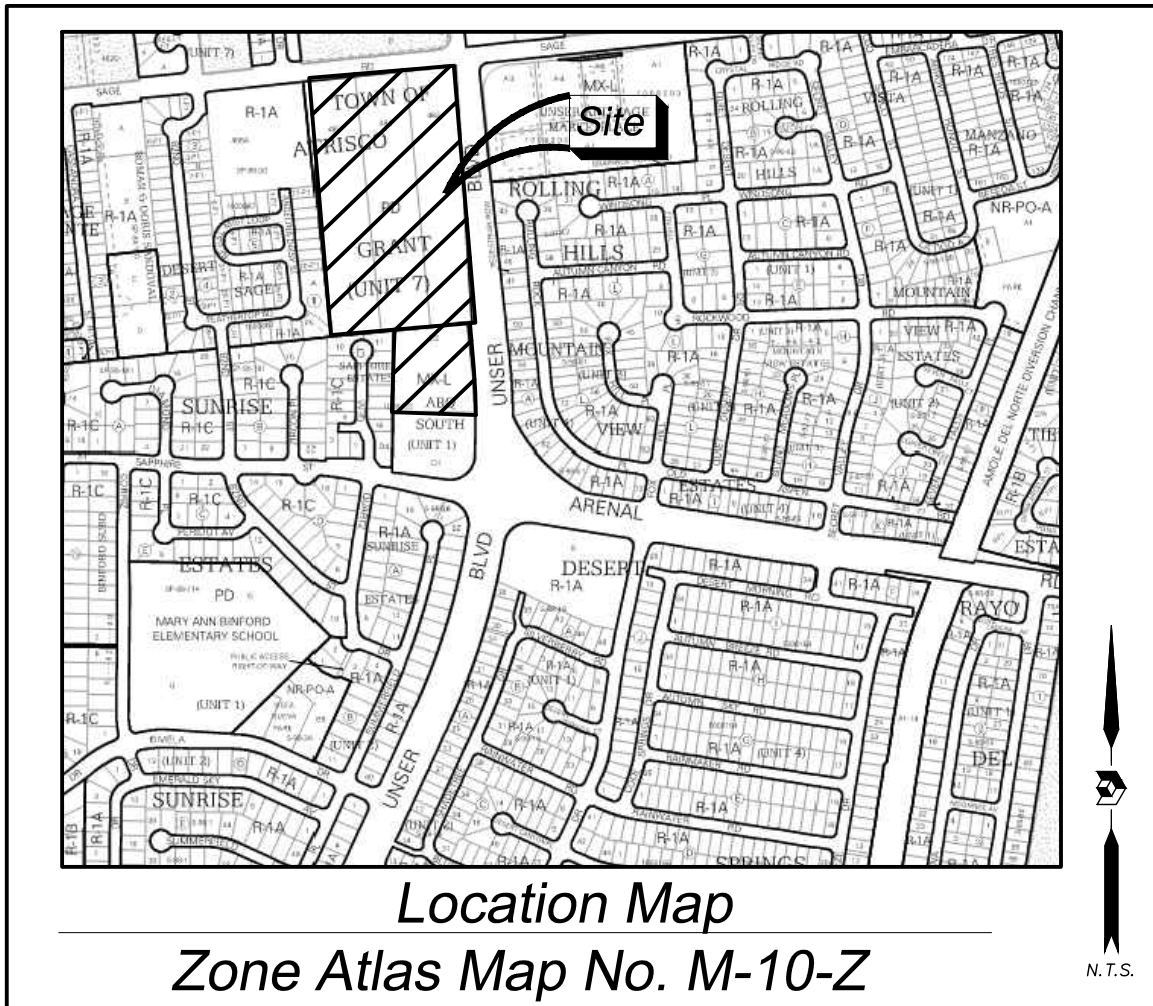
This request is for a sketch plat review and comment by the Development Facilitation Team. As part of this submittal, please find the proposed site plan, sketch plat, and zone atlas map.

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

Sincerely,

Sergio Lozoya  
Sr. Planner

JN: 2024029  
SL



RECORDING STAMP

Plat of  
**Tracts 1, 2, 3, 4 and 5**  
**TBD**  
 Town of Atrisco Grant, Projected  
 Section 34, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 June 2024

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 34, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF TRACTS 483, 484 AND 485, TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1944 IN BOOK D, PAGE 118, TOGETHER WITH TRACT D-2, ALBUQUERQUE SOUTH, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 26, 2002, IN BOOK 2002C, PAGE 318, NOW COMPRISING OF TRACTS 1, 2, 3, 4 AND 5, UNSER AND SAGE.

Project No. PR-2024-  
 Application No. -2024-  
 DHO Approval Date. \_\_\_\_\_  
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURYLINK	DATE
COMCAST	DATE
<b>City Approvals</b>	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	DATE

TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACTS 483, 484 AND 485, UNIT 7, TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT PARCEL ID: 101005511645720205 AND TRACT D-2, ALBUQUERQUE SOUTH, UNIT 1 PARCEL ID: 101005515537920904  
 BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FOUR TRACTS INTO FIVE NEW TRACTS, TO CREATE NEW PUBLIC RIGHT OF WAY, TO DEDICATE ADDITIONAL STREET RIGHT OF WAY AND TO GRANT EASEMENTS.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

\_\_\_\_\_  
 ? DATE  
 ?  
 AMIRHAMZEH ENTERPRISES, LLC

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 BY AMIRHAMZEH ENTERPRISES, LLC

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCRAGEMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO DATE  
 N.M.P.S. No. 11993



**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 16.6359 ACRES±  
 ZONE ATLAS INDEX NO: M-10-Z  
 NO. OF TRACTS CREATED: 5  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0.2654

**Notes:**

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

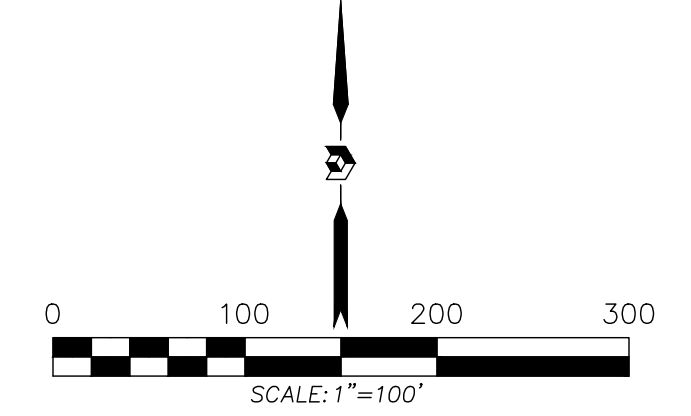
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			PROJECT INFORMATION		
STATE PLANE ZONE: <b>NM-C</b>	GRID /GROUND COORDINATES: <b>GRID</b>	GEOID: <b>ABQ GEOID</b>	LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER AMIRHAMZEH ENTERPRISES, LLC			CREW/TECH: CR		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 34	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME TBD			DATE OF SURVEY 05/16/2024		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY ALBUQUERQUE				COUNTY BERNALILLO			DRAWN BY: JK		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003152779			STATE NM				UPC 101005511645720205 101005515537920904			CHECKED BY: LM		
GROUND TO GRID: 0.9996848215			ELEVATION TRANSLATION: ±0.00'				ADDRESS NOT ASSIGNED			PSI JOB NO. 245094P		
										SHEET NUMBER 1 OF 3		



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

Plat of  
**Tracts 1, 2, 3, 4 and 5**  
**TBD**  
 Town of Atrisco Grant, Projected  
 Section 34, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 June 2024



**Legend**

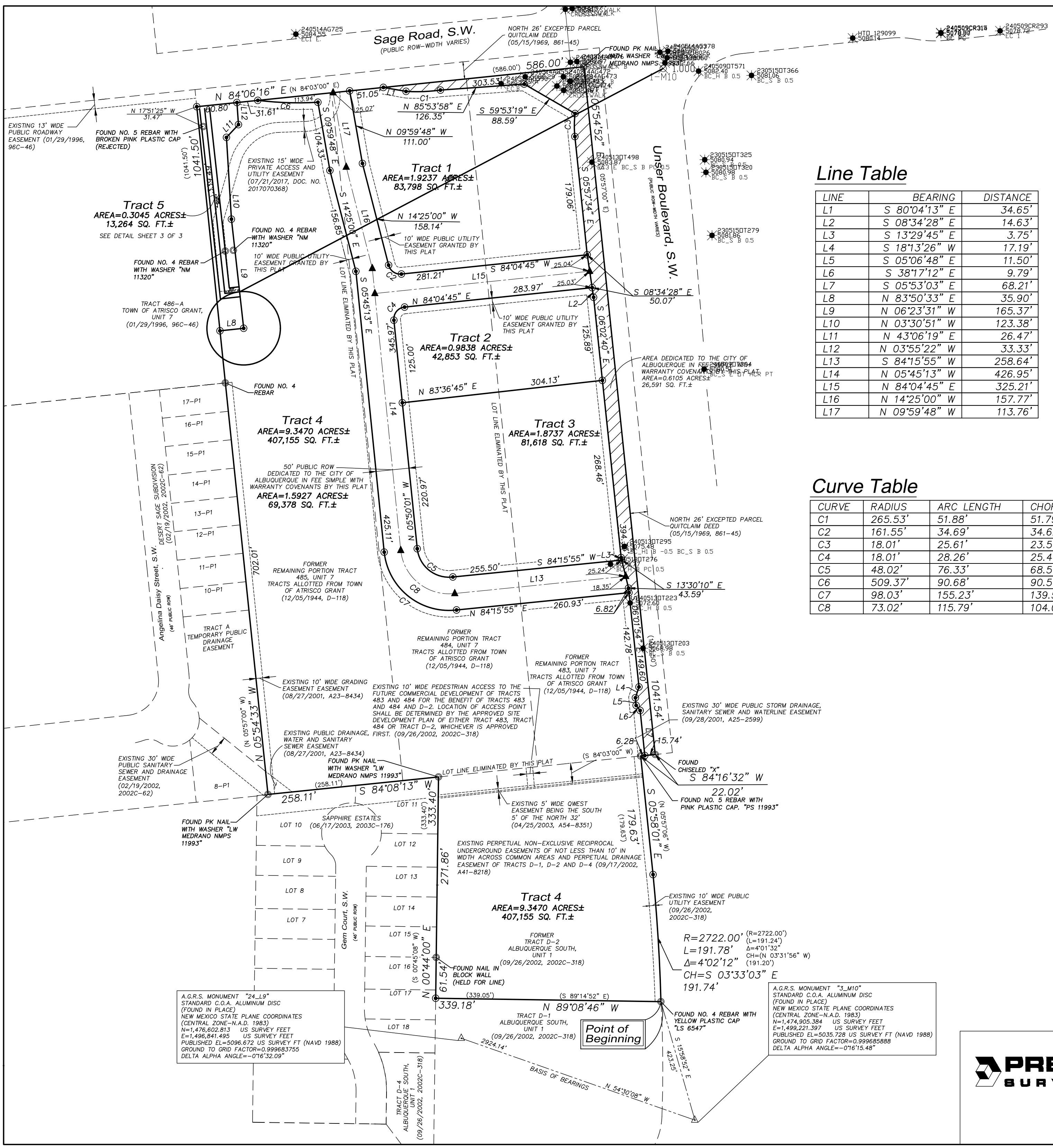
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- ▲ SET ALUMINUM CENTERLINE MONUMENT "PS 11993"

**Line Table**

LINE	BEARING	DISTANCE
L1	S 80°04'13" E	34.65'
L2	S 08°34'28" E	14.63'
L3	S 13°29'45" E	3.75'
L4	S 18°13'26" W	17.19'
L5	S 05°06'48" E	11.50'
L6	S 38°17'12" E	9.79'
L7	S 05°53'03" E	68.21'
L8	N 83°50'33" E	35.90'
L9	N 06°23'31" W	165.37'
L10	N 03°30'51" W	123.38'
L11	N 43°06'19" E	26.47'
L12	N 03°55'22" W	33.33'
L13	S 84°15'55" W	258.64'
L14	N 05°45'13" W	426.95'
L15	N 84°04'45" E	325.21'
L16	N 14°25'00" W	157.77'
L17	N 09°59'48" W	113.76'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	265.53'	51.88'	51.79'	N 87°49'22" E	111°11'37"
C2	161.55'	34.69'	34.62'	S 00°27'50" W	12°18'11"
C3	18.01'	25.61'	23.51'	N 55°10'08" W	81°30'15"
C4	18.01'	28.26'	25.44'	N 39°07'22" E	89°54'45"
C5	48.02'	76.33'	68.54'	N 51°34'58" W	91°05'06"
C6	509.37'	90.68'	90.56'	S 88°11'07" E	10°12'00"
C7	98.03'	155.23'	139.52'	S 51°20'35" E	90°43'47"
C8	73.02'	115.79'	104.03'	N 51°26'17" W	90°50'54"



A.G.R.S. MONUMENT "24\_L9"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,476,602.813 US SURVEY FEET  
 E=1,496,841.485 US SURVEY FEET  
 PUBLISHED EL=5096.672 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999683755  
 DELTA ALPHA ANGLE=-0°16'32.09"

A.G.R.S. MONUMENT "3\_M10"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,474,905.384 US SURVEY FEET  
 E=1,499,221.397 US SURVEY FEET  
 PUBLISHED EL=5035.728 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999685888  
 DELTA ALPHA ANGLE=-0°16'15.48"

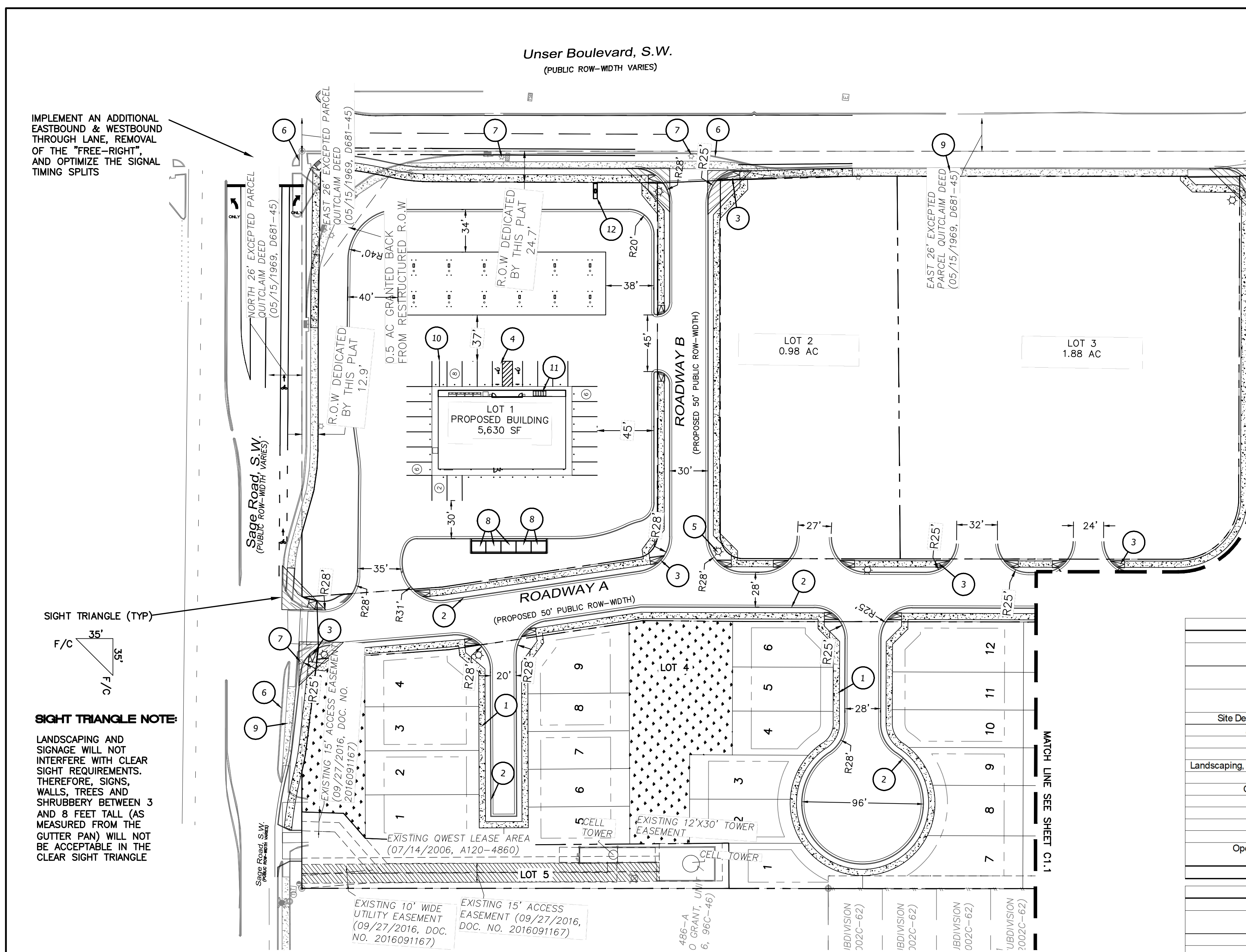


**OFFICE LOCATION:**  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
**505.856.5700 PHONE**  
**505.856.7900 FAX**

PROJECT INFORMATION	
CREW/TECH: CR	DATE OF SURVEY 05/16/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245094P	SHEET NUMBER 2 OF 3







**LEGEND**

- CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY
- PROPOSED BUILDING/RESIDENTIAL LOT LINE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- EXISTING CURB & GUTTER
- LANDSCAPE AREA
- LANE
- STRIPING

- KEYED NOTES**
- NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
  - STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
  - UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, SEE DETAIL SHEET C5.0
  - ACCESSIBLE PARKING SPACE W/SIGN (TYP.), SEE DETAIL SHEET C5.0
  - 16' LIGHT POLE (TYP.), SEE DETAIL SHEET C5.0
  - REMOVAL OF EXISTING CURB AND GUTTER
  - REMOVAL AND REPLACE EXISTING LIGHT POLE, 20' MAX. EXCEPT 16' MAX. WITHIN 70' OF RESIDENTIAL
  - DUMPSTER ENCLOSURE (TYP.), SEE DETAIL SHEET C5.0
  - EXISTING 6' PUBLIC SIDEWALK (TYP.)
  - MOTORCYCLE SPACE (4'X8' MIN) W/SIGN, SEE DETAIL SHEET C5.1
  - BICYCLE RACK, SEE DETAIL SHEET C5.1 (5 SPACES)
  - 30' PYLON SIGN

**USES AND DESIGN STANDARDS**

	LOT 1 & Lot 2
Model Zone	MX-M
Allowable Uses	Any allowable use in the MX-M zone district per IDO Table 4-2-1: Allowable Uses
Use Specific Standards	Any Use Specific Standard in IDO Section 14-16-4-3: Access and Connectivity
Dimensional Standards	Per IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Access and Connectivity	Per IDO Section 14-16-5-3: Access and Connectivity
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Per IDO Section 14-16-5-6: Landscaping, Buffering, and Screening
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges
Solar Access	Per IDO Section 14-16-5-10: Solar Access
Building Design	Per IDO Provision 14-16-5-11(E)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance

**LOT 1**

**SITE DATA**

PROPOSED USAGE: LIGHT VEHICLE FUELING STATION W/ INCIDENTAL USES OF LIQUOR SALES AND CONVENIENCE STORE.

LOT AREA: 86,207.21 SF (1.98 AC)

ZONING: PD (MX-M FOR DESIGN)

BUILDING AREA: 5,630 SF

BUILDING HEIGHT: 17'-5"

BUILDING SETBACK PROVIDED

FRONT (EAST) 173.5'

REAR (WEST) 66.9'

SIDE (NORTH) 92.6'

SIDE (SOUTH) 66.9'

PARKING REQUIRED: 22 SPACES (4/1000 GFA PARKING PROVIDED PER IDO TABLE 5-5-1 MIN. OFF-STREET PARKING REQUIREMENTS)

PARKING PROVIDED: 22 SPACES

TOTAL PARKING PROVIDED: 22 SPACES

HC PARKING REQUIRED: 1 SPACES

MC PARKING PROVIDED: 2 SPACES

MC PARKING REQUIRED: 1 SPACES

MC PARKING PROVIDED: 2 SPACES

MIN. REQUIRED STACKING SPACE: 1 (MEASURED FROM END OF QUEUING LANE TO END OF FUEL PUMP ISLAND PER IDO TABLE 5-5-8: REQUIRED STACKING SPACES)

ANY FUTURE LIQUOR RETAIL SALE USE SHALL BE PURSUANT TO THE MX-M ZONE DISTRICT STANDARDS AND REQUIRES A CONDITIONAL USE APPROVAL BY THE ZONING HEARING EXAMINER (ZHE).

**LOT 2**

LOT AREA: 42,809.19 SF (0.98 AC)

ZONING: PD (DESIGN FOR MX-M)

SEE USES AND DESIGN STANDARDS ON THIS SHEET

**LOT 3**

LOT AREA: 81,745.68 SF (1.88 AC)

ZONING: PD (DESIGN FOR MX-L)

SEE USES DESIGN STANDARDS ON THIS SHEET

**LOT 4**

PROPOSED USAGE: TOWNHOMES

LOT AREA: 406,625.73 SF (9.33 AC)

ZONING: PD (USED R-T FOR DESIGN)

SEE USES AND DESIGN STANDARDS ON THIS SHEET

TOTAL NO. RESIDENTIAL UNITS: 83 UNITS

THE SITE PLAN SHALL INCLUDE DUPLEXES AND SINGLE FAMILY USES FOR LOT 4 TO MATCH THE USES AND DESIGN STANDARDS TABLE FOR THIS LOT

**LOT 5**

EXISTING USAGE CELL PHONE TOWER

LOT AREA: 13,267.66 SF (0.30 AC)

ZONING: PD

NOTE: CELL PHONE TOWER IS EXISTING.

**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 SIGNOFF APPROVAL:**

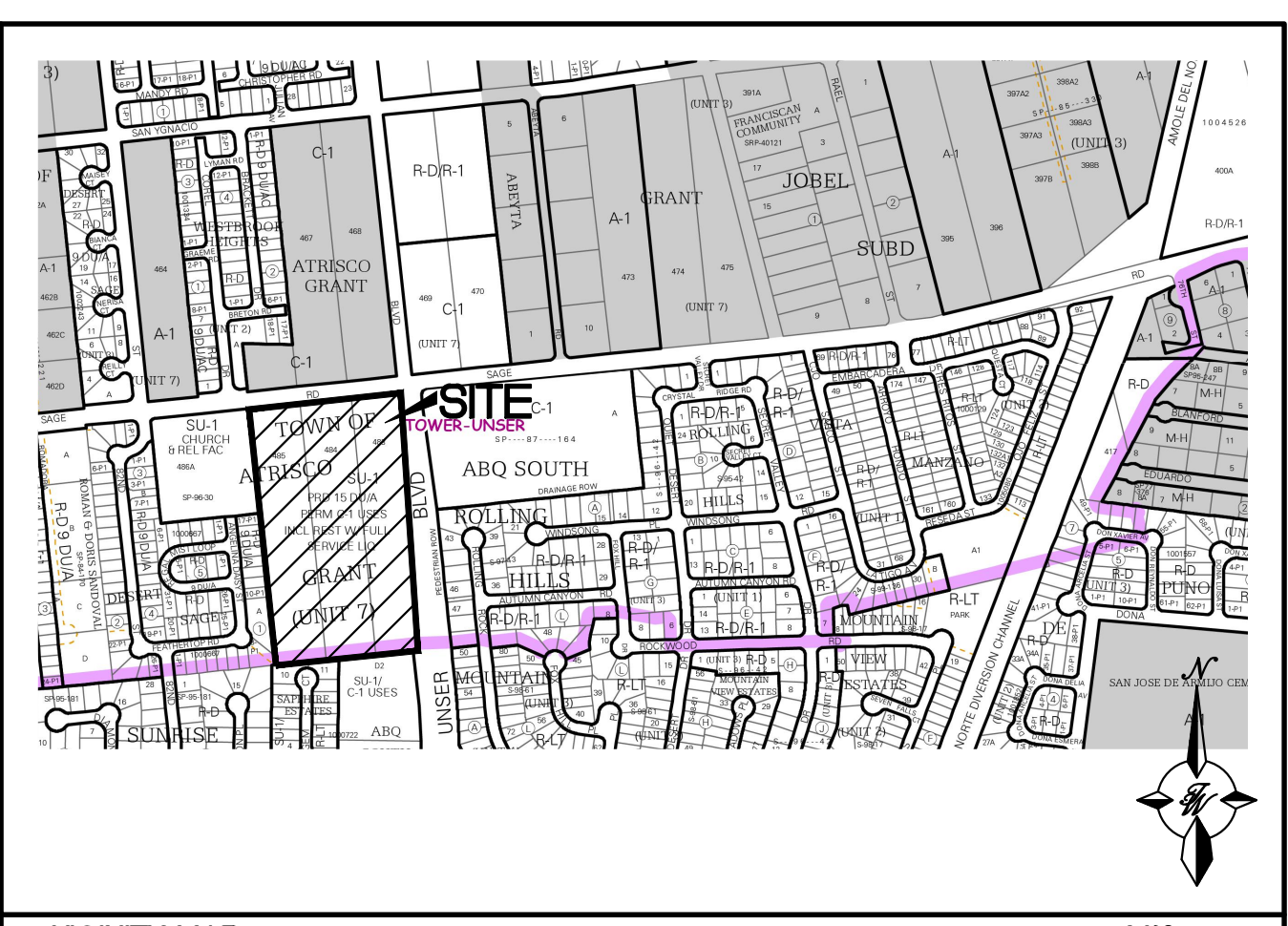
Traffic Engineer, Transportation Division	Date
Water Utility Development	Date
Parks & Recreation Department	Date
City Engineer	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\* Environmental Health, if necessary

	Lot 3
Model Zone	MX-L
Allowable Uses	Any allowable use in the MX-L zone district per IDO Table 4-2-1: Allowable Uses
Use Specific Standards	Any Use Specific Standard in IDO Section 14-16-4-3
Dimensional Standards	Per IDO Table 5-1-2: Mixed-use Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Access and Connectivity	Per IDO Section 14-16-5-3: Access and Connectivity
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Per IDO Section 14-16-5-6: Landscaping, Buffering, and Screening
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges
Solar Access	Per IDO Section 14-16-5-10: Solar Access
Building Design	Per IDO Provision 14-16-5-11(E)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance

	Lot 4
Model Zone	R-T
Allowable Uses	Single Family Detached, Townhomes, Duplex
Use Specific Standards	IDO Provision 14-16-4-3(B)(6)
Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Materials to Alert Motorist	Per IDO Section 14-16-14(D)(3)(C)
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Per IDO Section 14-16-5-6: Landscaping, Buffering, and Screening
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
Neighborhood Edges	Per IDO Section 14-16-5-9: Neighborhood Edges
Solar Access	Per IDO Section 14-16-5-10: Solar Access
Building Design	Per IDO Provision 14-16-5-11(C)
Signs	Per IDO Section 14-16-5-12: Signs
Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance



**VICINITY MAP:** MIO

**LEGAL DESCRIPTION:**

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC

TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

- GENERAL NOTES - SITE PLANS:**
- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
  - WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
  - GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
  - GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
  - GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
  - PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
    - 1/2" @ ALL EXIT DOORS
    - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
    - 1 1/2" @ OVERHEAD DOORS
    - 1 1/2" @ PRE-FAB METAL WALL PANELS
  - PARKING LOT SHALL BE ASPHALT PAVING

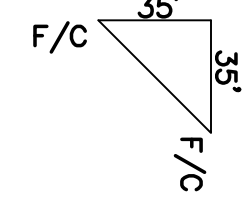
- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
  - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
  - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
  - BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
  - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

**INDEX TO DRAWINGS**

C1.0	SITE PLAN-EPC
C1.1	SITE PLAN-EPC
C2.0	CONCEPTUAL GRADING PLAN
C2.1	CONCEPTUAL DRAINAGE PLAN
C3.0	CONCEPTUAL MASTER UTILITY PLAN
C4.0	LOT 1 BUILDING ELEVATIONS
C4.1	LOT 5 CELL TOWER IMAGES
C5.0	DETAIL SHEET
C5.1	DETAIL SHEET
C5.2	DETAIL SHEET
LS-101	LANDSCAPING PLAN
LS-102	LANDSCAPING PLAN

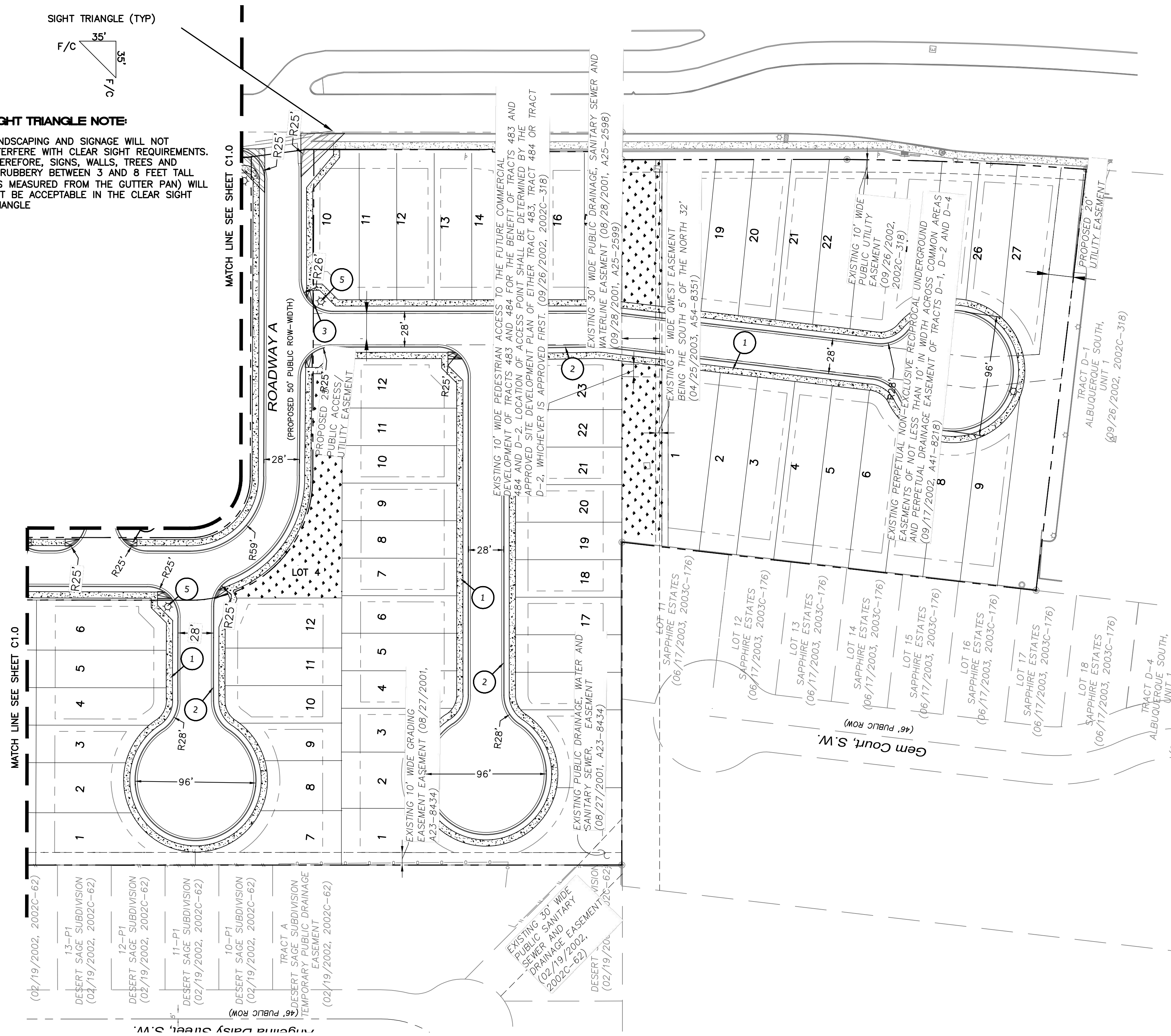
	<b>SAGE AND UNSER DEVELOPMENT</b> ALBUQUERQUE, NM	DRAWN BY TW
	<b>SITE PLAN - EPC</b>	DATE 6/3/2024
	5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 2024029_SP
RONALD R. BOHANNAN P.E. #7868	6/3/2024	SHEET # <b>C1.0</b>
		JOB # 2024029

SIGHT TRIANGLE (TYP)



**SIGHT TRIANGLE NOTE:**

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 CLEAR SIGHT TRIANGLE

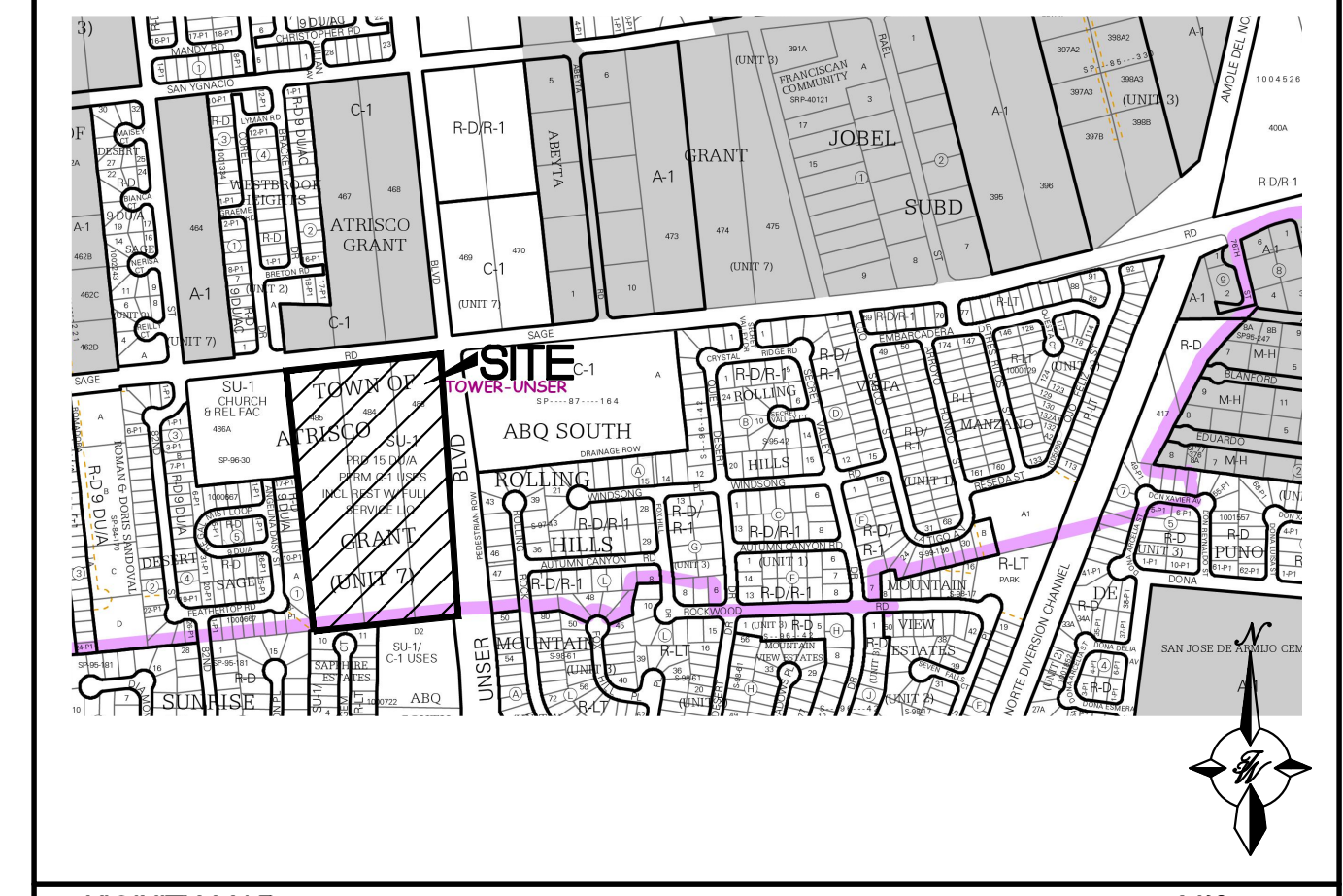


**LEGEND**

- CURB & GUTTER
- - - PROPOSED BOUNDARY LINE
- - - EXISTING BOUNDARY LINE
- - - EASEMENT
- - - RIGHT-OF-WAY
- - - PROPOSED BUILDING/RESIDENTIAL LOT LINE
- - - PROPOSED SIDEWALK
- - - EXISTING SIDEWALK
- - - EXISTING CURB & GUTTER
- - - LANDSCAPE AREA
- - - LANE
- - - STRIPING

**KEYED NOTES**

- 1 NEW 5' CONCRETE SIDEWALK PER COA STD DWG 2430 (TYP.), SEE DETAIL SHEET C5.0
- 2 STANDARD CURB AND GUTTER (TYP.) PER COA STD DWG 2415B, SEE DETAIL SHEET C5.0
- 3 UNIDIRECTIONAL ACCESSIBLE (TYP.) RAMP PER COA STD DWG 2443, SEE DETAIL SHEET C5.0
- 4 ACCESSIBLE PARKING SPACE W/SIGN (TYP.), SEE DETAIL SHEET C5.0
- 5 16' LIGHT POLE (TYP.), SEE DETAIL SHEET C5.0
- 6 REMOVAL OF EXISTING CURB AND GUTTER
- 7 REMOVAL AND REPLACE EXISTING LIGHT POLE, 20' MAX. EXCEPT 16' MAX. WITHIN 70' OF RESIDENTIAL
- 8 DUMPSTER ENCLOSURE (TYP.), SEE DETAIL SHEET C5.0
- 9 EXISTING 6' PUBLIC SIDEWALK (TYP.)
- 10 MOTORCYCLE SPACE (4'X8' MIN) W/SIGN, SEE DETAIL SHEET C5.1
- 11 BICYCLE RACK, SEE DETAIL SHEET C5.1 (5 SPACES)
- 12 30' PYLON SIGN



VICINITY MAP

**LEGAL DESCRIPTION:**

TRS 483 484 & 485 UNIT NO 7 ATRISCO GRANT CONT 15.000 AC  
 TR D-2 PLAT FOR TRACTS D-1, D-2, D-3 & D-4  
 ALBUQUERQUESOUTH UNIT 1 BEING A REPLAT OF TRACT D  
 ALBUQUERQUESOUTH UNIT 1 CONT 2.6205 AC

**SITE DATA**

LOT 4  
 PROPOSED USAGE: TOWNHOUSE  
 LOT AREA: 406,625.73 SF (9.33 AC)  
 ZONING: PD (USED R-T FOR DESIGN)  
 SEE USES AND DESIGN STANDARDS ON THIS SHEET  
 TOTAL NO. RESIDENTIAL UNITS: 83 UNITS  
 ZONINH:

**USES AND DESIGN STANDARDS**

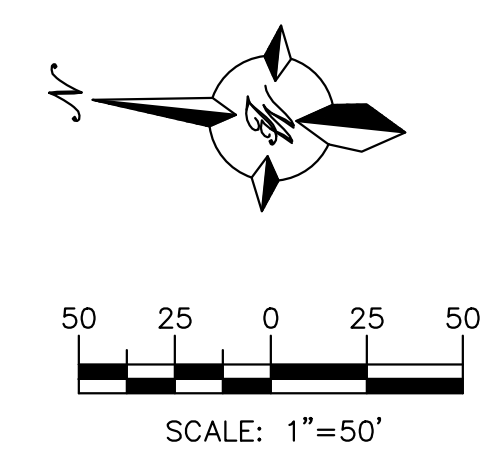
Lot 4	
Model Zone	R-T
Allowable Uses	Townhomes
Use Specific Standards	IDO Provision 14-16-4-3(B)(6)
Dimensional Standards	Per IDO Table 5-1-1: Residential Zone District Dimensional Standards
Site Design and Sensitive Lands	No sensitive lands present
Access and Connectivity	Per IDO Section 14-16-5-3: Access and Connectivity
Subdivision of Land	Per IDO Section 14-16-5-4: Subdivision of Land
Parking and Loading	Per IDO Section 14-16-5-5: Parking and Loading
Landscaping, Buffering, and Screening	Landscape per proposed Landscape Plan
Walls and Fences	Per IDO Section 14-16-5-7: Walls and Fences
Outdoor and Site Lighting	Per IDO Section 14-16-5-8: Outdoor and Site Lighting
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Operation and Maintenance	Per IDO Section 14-16-5-13: Operation and Maintenance
Lot 4 The site plan shall include duplexes and single family uses for Lot 4 to match Uses and Design Standards.	

**GENERAL NOTES - SITE PLANS:**

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	<b>SAGE AND UNSER DEVELOPMENT</b> ALBUQUERQUE, NM	DRAWN BY TW
	<b>SITE PLAN - EPC</b>	DATE 6/3/2024
6/3/2024 RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL. NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>C11</b>
		JOB # 2024029