



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) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> 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)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final 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"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<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: Diamond Tail Realty LLC		Phone:	
Address: 20 Fall Pippin Ln Suite 203		Email:	
City: Asheville	State: NC	Zip: 28803	
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:		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.: TR H-11 plat of Tracts H-1 Thru H-11 Ventana Square at Ventana Ranch a replat of Tract H-A		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101006503902630602
Zone Atlas Page(s): B-10-Z	Existing Zoning: MX-M	Proposed Zoning MX-M	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 1.08	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Paseo Del Norte		Between: Universe Blvd	and: Paseo Del Norte
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1000390, SI-2020-00533, PR-2020-004024, SI-2020-00498			

Signature:	Date: 3/30/2021
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
Meeting Date:				Fee Total:	
Staff Signature:			Date:	Project #	

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@caba.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@caba.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@caba.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@caba.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, 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.

Signature: _____

Date: 03/30/21

Printed Name: Ronald R. Bohannan

Applicant or Agent

FOR OFFICIAL USE ONLY

Project Number:

Case Numbers

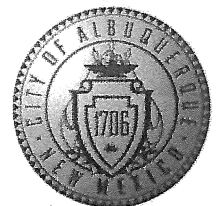
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Staff Signature:

Date:



TOWN

TIERRA WEST, LLC

March 30, 2021

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

RE: **SKETCH PLAT REVIEW AND COMMENT
AUTOZONE
TR H-11 PLAT OF TRACTS H-1 THRU H-11 VENTANA SQUARE
AT VENTANA RANCH A REPART OF TRACT H-A
ZONE ATLAS MAP: B-10-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat review and comment on behalf of Diamond Tail Realty LLC for the Auto Zone auto parts store. The subject property is located at Paseo Del Norte and Universe Blvd. The site is zoned is mixed use- moderate (MX-M). We believe there will be infrastructure that will be required for the development of the property and would like to review with DRB for any required needs. Currently the property is vacant. The building area would be 7380sq ft.

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

Sincerely,



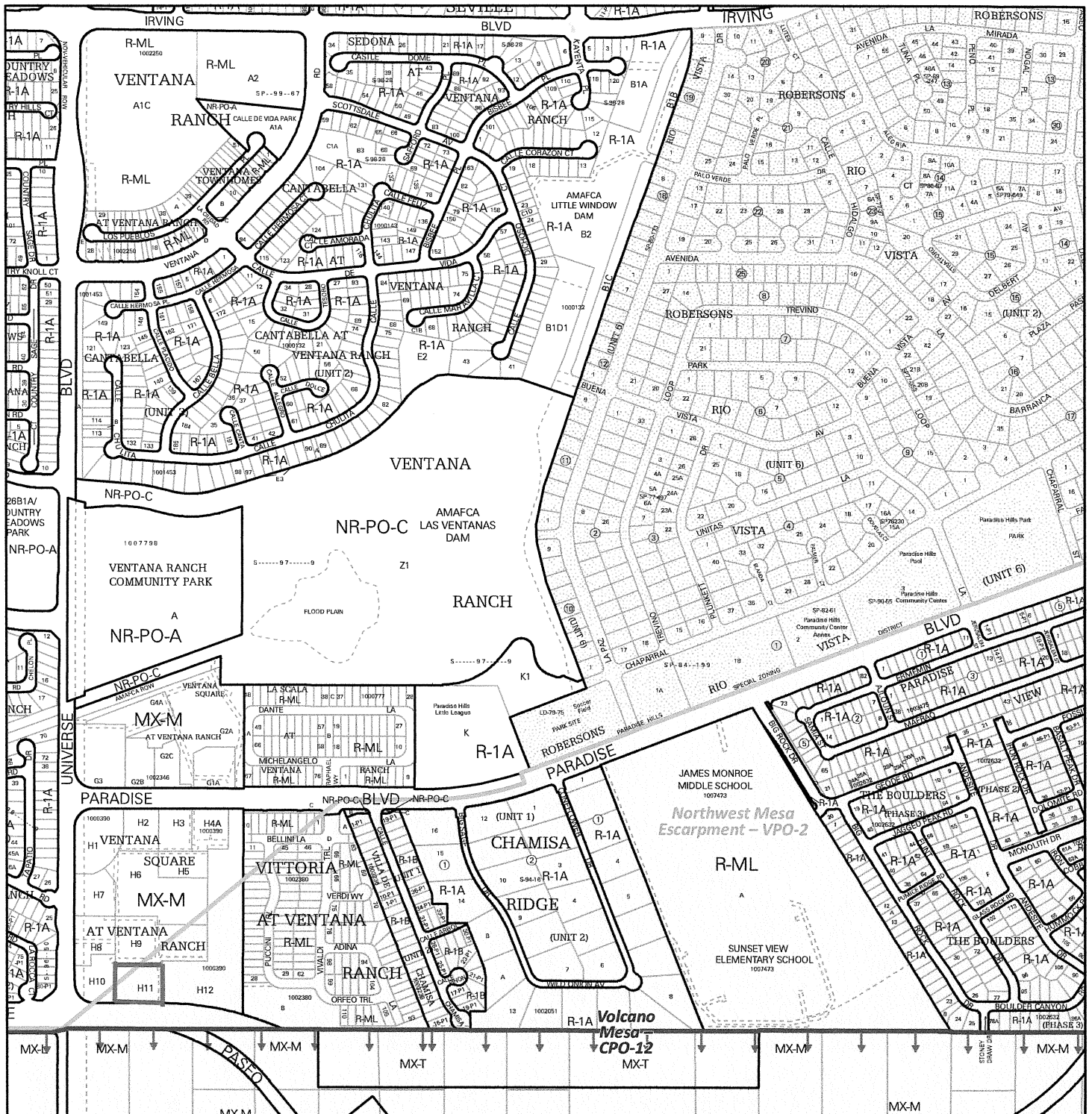
Ronald R. Bohannon, P.E.

Enclosure/s

cc: Diamond Trail Realty, LLC
Mitch Bramlitt

JN: 2020074
RRB/jn/kw

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

Albuquerque Geographic Information System

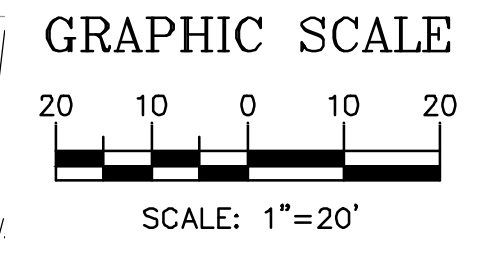
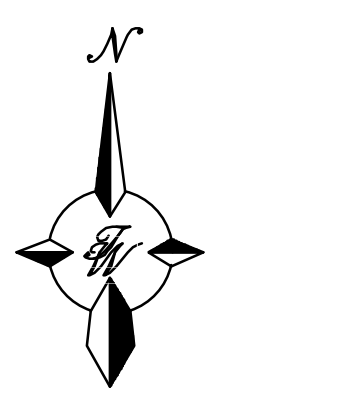
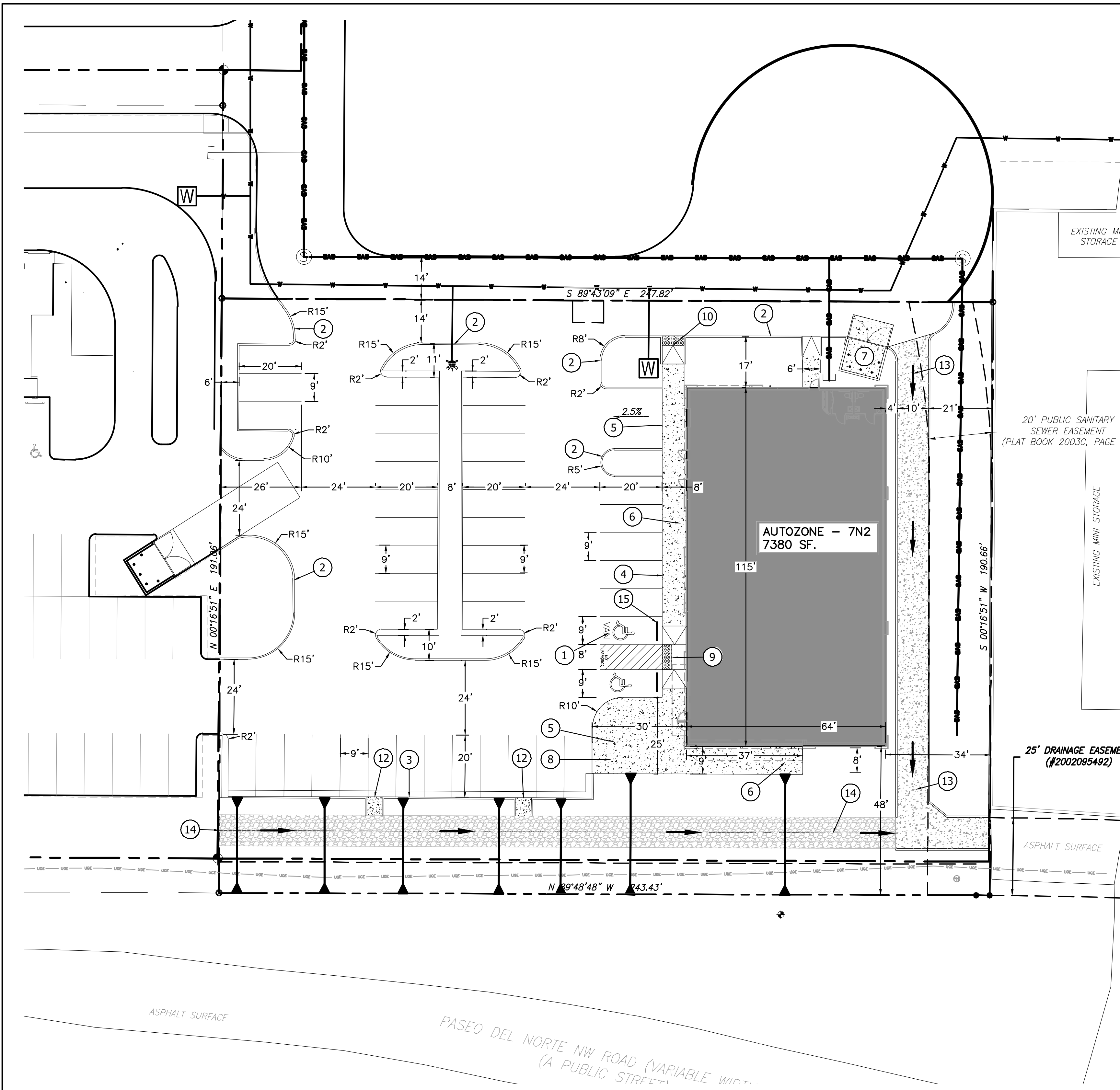
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
B-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

0 250 500 1,000 Feet



LEGEND

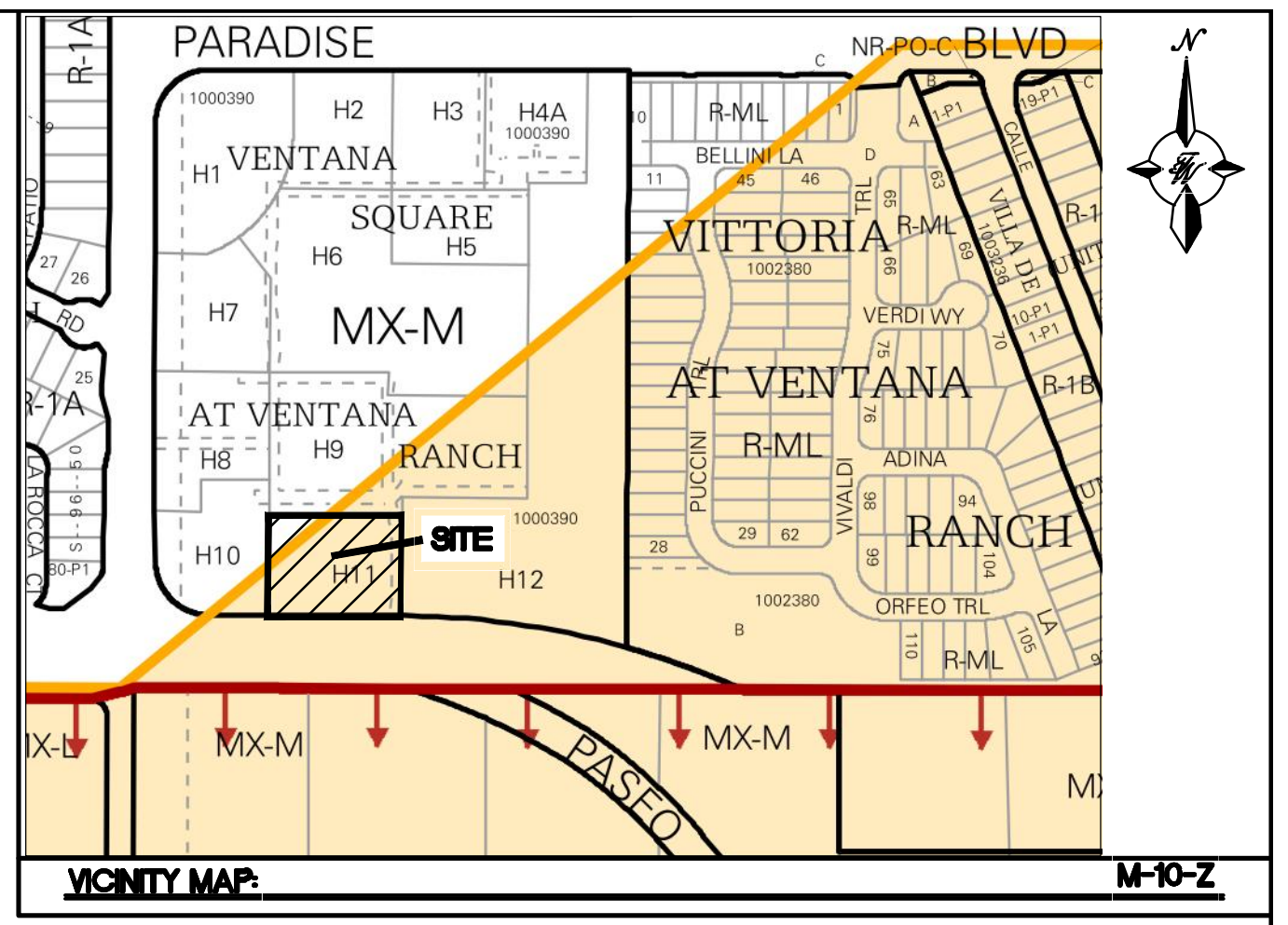
	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	SIDEWALK
	SCREEN WALL
	RETAINING WALL
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING

KEYED NOTES

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C6)
- 2 HEADER CURB (SEE DETAIL SHT. C)
- 3 CURB & GUTTER (SEE DETAIL SHT. C)
- 4 6" TURNDOWN CURB (SEE DETAIL SHT. C)
- 5 ZERO CURB (SEE DETAIL SHT. C)
- 6 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C)
- 7 DUMPSTER (SEE DETAIL SHT. C)
- 8 BICYCLE RACKS (SEE DETAIL SHT. C)
- 9 CURB HC RAMP (SEE DETAIL SHT C5)
- 10 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C5)
- 11 TRANSFORMER
- 12 CONCRETE RUNDOWN (SEE DETAIL SHT C5)
- 13 CONCRETE CHANNEL (SEE DETAIL SHT C5)
- 14 COBBLE SWALE
- 15 WHEEL STOP (SEE DETAIL SHT C)

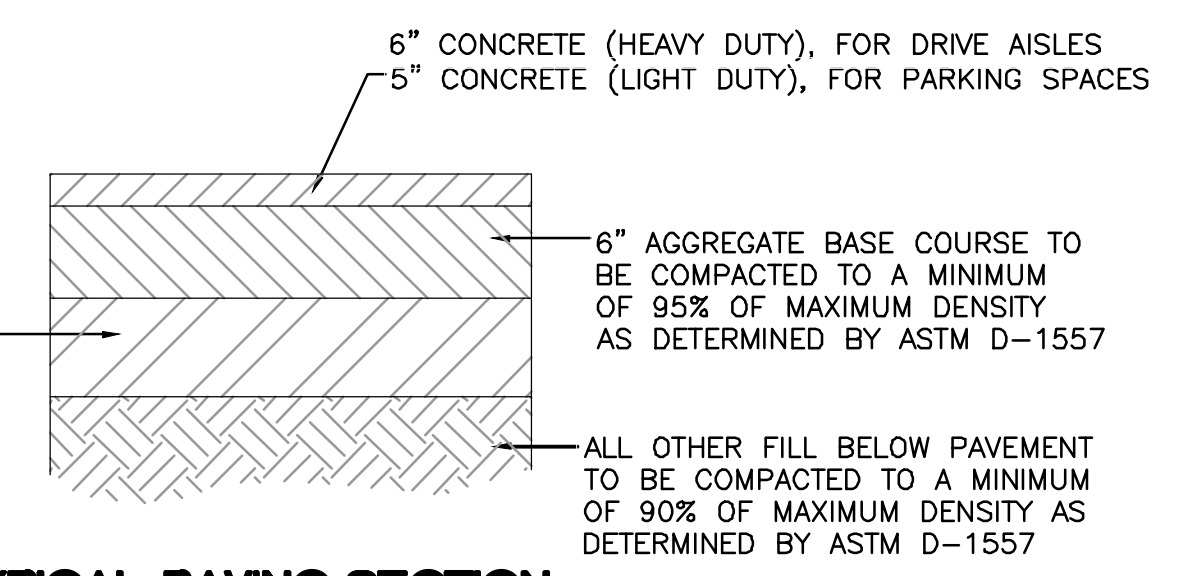
SITE DATA

PROPOSED USAGE:	AUTOZONE
LOT AREA:	47297 SF (1.09 ACRE)
ZONING:	MX-M
BUILDING AREA:	7380 SF
PARKING REQUIRED:	30 SPACES (7380 SF/1 SPACE PER 250 SF)
PARKING PROVIDED:	41 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING REQUIRED:	2 SPACES
MC PARKING PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	5 SPACES
LANDSCAPE AREA REQUIRED:	6015 SF
LANDSCAPE AREA PROVIDED:	12083 SF



VICINITY MAP: M-10-Z

LEGAL DESCRIPTION:
NOTES:
1. ---



TYPICAL PAVING SECTION
MATERIAL DESIGNATION FOR CONCRETE AND AGGREGATE BASE
NTS

- INDEX TO DRAWINGS**
- C1. TRAFFIC CIRCULATION LAYOUT
 - C2. GRADING AND DRAINAGE PLAN
 - C3. MASTER UTILITY PLAN
 - C4. BUILDING ELEVATIONS
 - C5. DETAIL SHEET
 - C6. DETAIL SHEET
 - L1. LANDSCAPING PLAN

ENGINEER'S SEAL	AUTOZONE	DRAWN BY BF
	PASEO DEL NORTE & UNIVERSE BLVD	DATE 03/01/21
RONALD R. BOHANNAN P.E. #7888	TRAFFIC CIRCULATION LAYOUT	2020074-TCL
	 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrewestllc.com	SHEET # C1
		JOB # 2020074

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