



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	PRE-APPLICATIONS	
<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)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
38 LOT RESIDENTIAL DUPLEX SUBDIVISION WITH ASSOCIATED SITE AND INFRASTRUCTURE IMPROVEMENTS		
APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any): Ron Harris - EVOLUTION PLANNING & DESIGN, LLC		Phone: 480-450-7471
Address: 2954 S. Hillridge St		Email: evteampplanning@gmail.com
City: Mesa	State: AZ	Zip: 85212
Proprietary Interest in Site: None - design consultant		List <u>all</u> owners: Landmark Land Ltd.
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A-1	Block:	Unit:
Subdivision/Addition: Bridgepoint Subdivision	MRGCD Map No.: N/A	UPC Code: 100905645249810404
Zone Atlas Page(s): L-9-Z & K-09-Z	Existing Zoning: PD	Proposed Zoning PD
# of Existing Lots: 1	# of Proposed Lots: 38	Total Area of Site (Acres): 4.52
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 99999 Bridge Blvd SW	Between: 86th St SW	and: 82nd St SW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PA#: 24-031; DRB-95-517; PR-2020-04098		
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: <i>Ronald Harris</i>		Date: 6/12/24
Printed Name: Ronald Harris		<input type="checkbox"/> Applicant or X Agent

SEC 86th Street SW & Bridge Blvd SW

SKETCH PLAT APPLICATION

LEGAL DESCRIPTION

TRACT A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT FOR BRIDGEPOINT SUBDIVISION FILED OCTOBER 4, 1996, VOLUME 96C, FOLIO 418 RECORDS OF BENALILLO COUNTY, NEW MEXICO.

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 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) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 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 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**

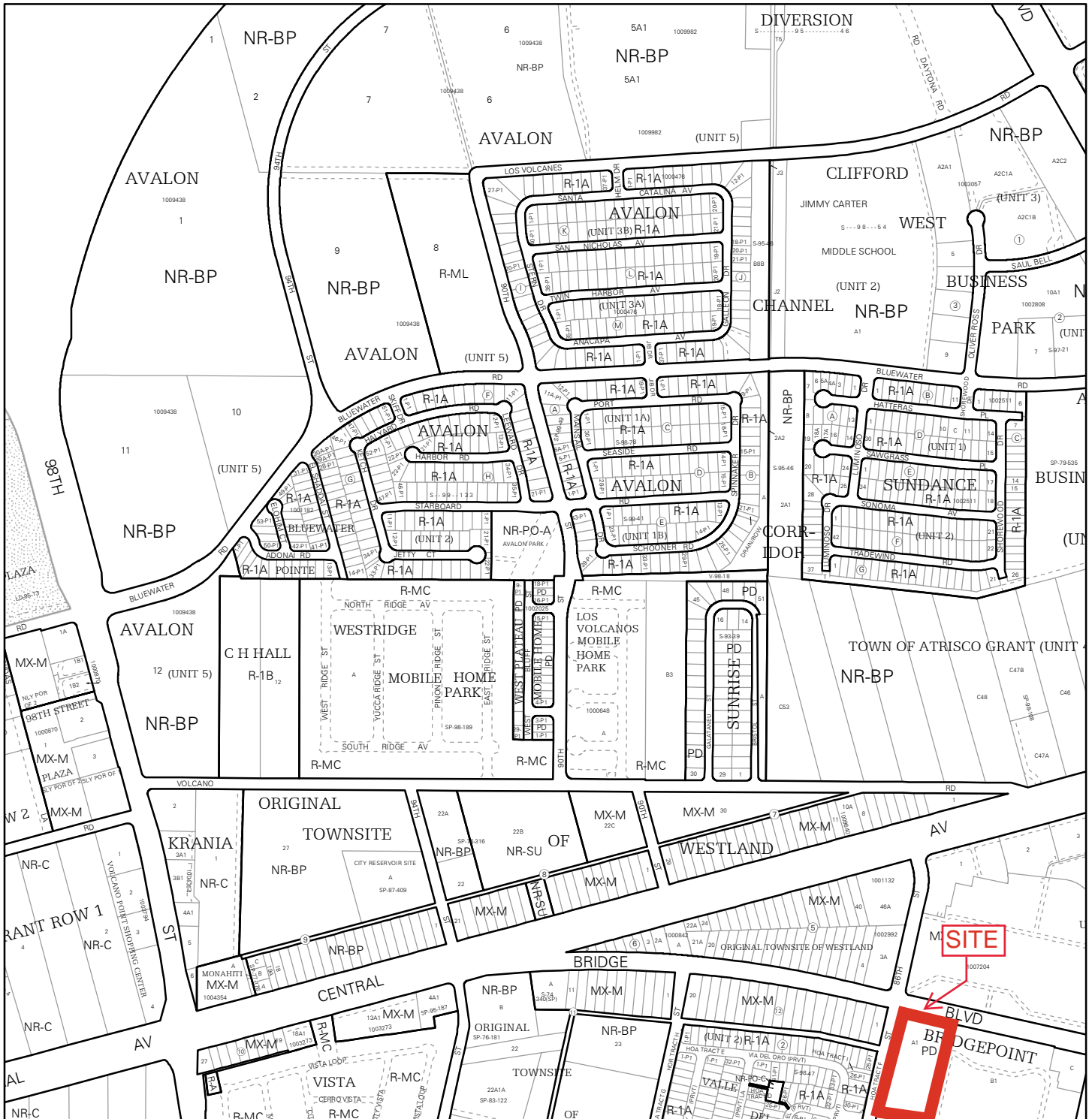
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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 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

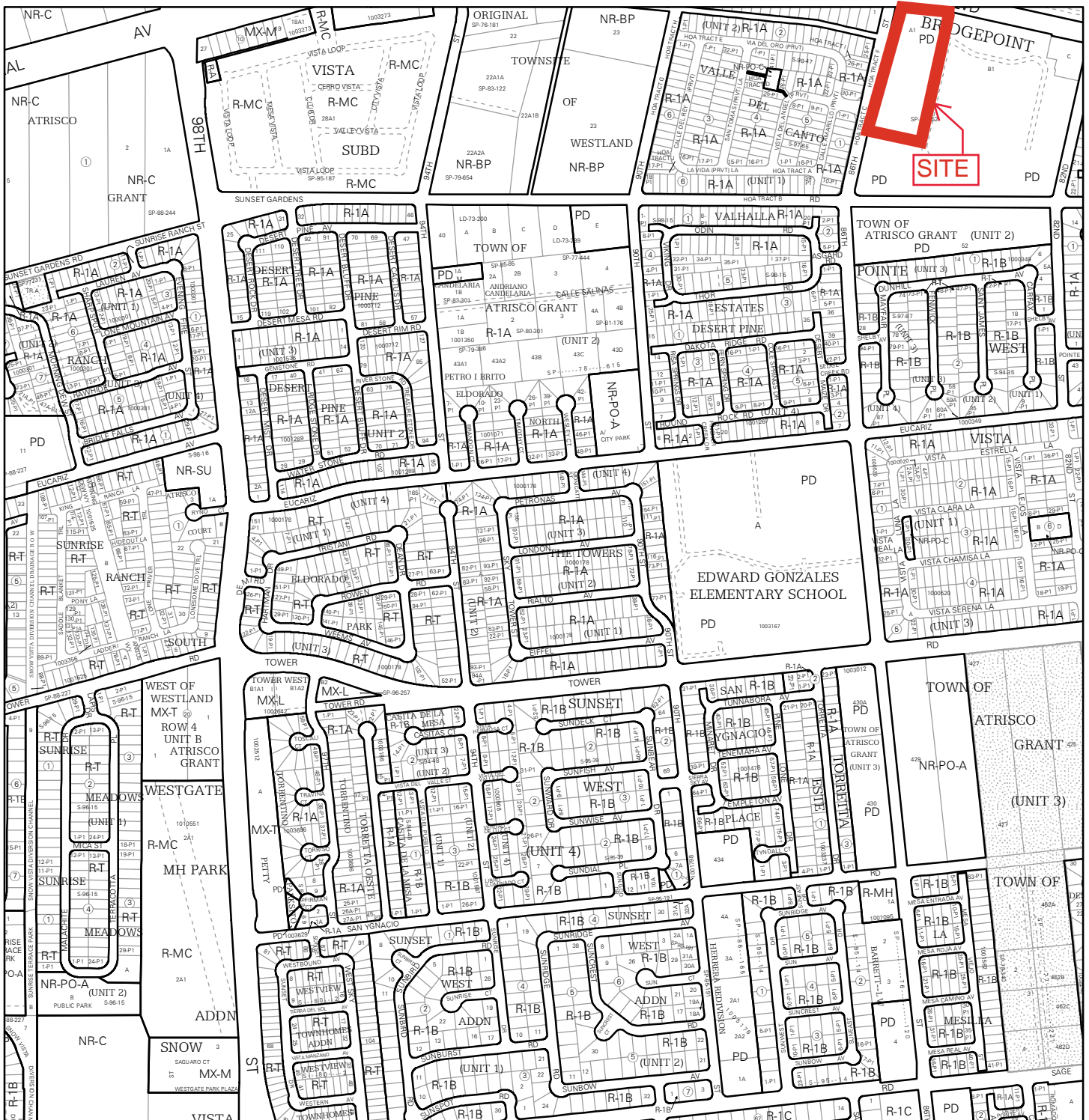
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-09-Z

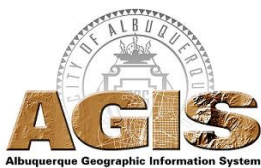
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

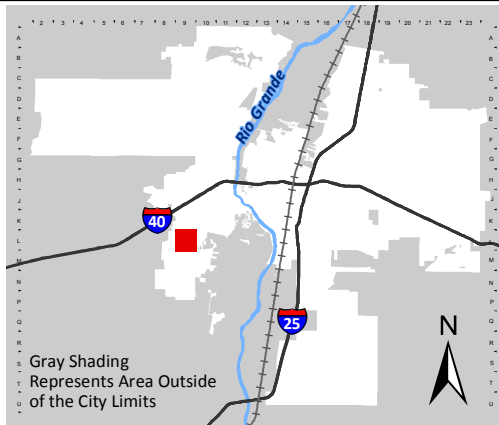


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
L-09-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

Feet
0 250 500 1,000

SEC 86th Street SW & Bridge Blvd SW

SKETCH PLAT APPLICATION

LEGAL DESCRIPTION

TRACT A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT FOR BRIDGEPOINT SUBDIVISION FILED OCTOBER 4, 1996, VOLUME 96C, FOLIO 418 RECORDS OF BENALILLO COUNTY, NEW MEXICO.

PROJECT DESCRIPTION

This project proposal is located on a 4.52-acre parcel, which is currently vacant and has not been previously developed. Located at the corner of two major Collector roadways, this property was originally entitled as part of the Bridgepoint Subdivision, and slated as a Future Phase development parcel within the current approved plans for the existing Bridgepoint Apartments which exist to the east and south of this parcel. PD (Planned Development) Zoning was granted for the Bridgepoint Subdivision. Subsequently, this project site plan proposal will be submitted to the Environmental Planning Commission for review and acceptance.

The proposed site plan and plat will consist of 38 subdivided residential home lots which will accommodate 19 duplex buildings. Each 2-story home will include 2-car garage, full depth driveway and private backyard. The community will feature amenitized common space area for residents as well as adequate open space to manage project drainage. Project access will be taken from 86th Street and has been aligned with the existing intersection of the Valle Del Canto subdivision to the west. The project will feature a gated entry and internal street design per the City of Albuquerque engineering requirements.

The project will also include an array of off-site engineering improvements, including roadway widening, curb, gutter and sidewalk work along both street faces of the project.

We believe this residential proposal is an ideal project use for this property location. As the parcel has sat vacant since the Bridgepoint Subdivision approval in the mid 1990's, this is an opportunity to implement a transitional density and residential product type between the existing apartments to the east and existing single-family residential neighborhood to the west.

The future developer of the project is well experienced, specializing in residential 'infill' project types, typically playing the roles of acquiring, planning, permitting, constructing, and marketing the project. We look forward to working closely with City staff to bring this new residential opportunity to fruition.



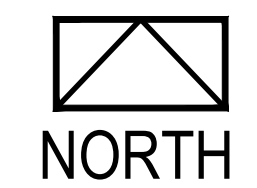
SKETCH PLAT

TRACT A-1 AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTION PLAT FOR BRIDGEPOINT SUBDIVISION FILED OCTOBER 4, 1996, VOLUME 96C, FOLIO 418 RECORDS OF BENALILLO COUNTY, NEW MEXICO.

CONCEPTUAL PLAN DATA

TOTAL AREA:	4.52 ac
EXISTING ZONING:	PD
TOTAL LOTS:	38
GROSS DENSITY:	8.44 du/ac

SITE PLAN



Plan is conceptual and subject to change.
Requires Engineering and City approvals.

PREPARED BY

EVOLUTION
PLANNING
& DESIGN
480.450.7471
evteamplanning@gmail.com

SEC 86th Street SW & Bridge Blvd. SW
ALBUQUERQUE, NEW MEXICO

UPC 100905645249810404

LOCATION

SCALE
1" = 40.0'

DATE
06/06/24

REVISION

TITLE
SKETCH
PLAT

SHEET

SK.01