



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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary 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"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
	<input type="checkbox"/> Temporary Deferral of SAW (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 Approval for Las Ramblas Subdivision		

APPLICATION INFORMATION		
Applicant: Rember Urban Design + Development		Phone: 505-453-7164
Address: 1718 Central Ave. SW		Email: rembe@infillsolutions.com
City: Albuquerque	State: NM	Zip: 87104
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505-828-2200
Address: Po BOX 90606		Email: diane@goodwinengineers.com
City: Albuquerque	State: NM	Zip: 87199
Proprietary Interest in Site:	List all owners: Archdiocese of Santa Fe Real Estate Corp.	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tr. 143,144A1, 144B3, 167B, 168A1, 169,175,171	Block:	Unit:
Subdivision/Addition: Cordova Subdivision	MRGCD Map No.: 31	UPC Code: 101306126405140157
Zone Atlas Page(s): F-13	Existing Zoning: R-A	Proposed Zoning R-A
# of Existing Lots: 8 Tracts	# of Proposed Lots: 20	Total Area of Site (Acres): +/- 9.37Ac.
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Griegos Road	Between: Greigos Drain	and: SAn Isidro St. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature: <i>Diane Hoelzer</i>	Date: 7-6-21
Printed Name: Diane Hoelzer, PE	<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? no if yes, indicate language: n/a
- 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 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@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
 - 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@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
 - 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

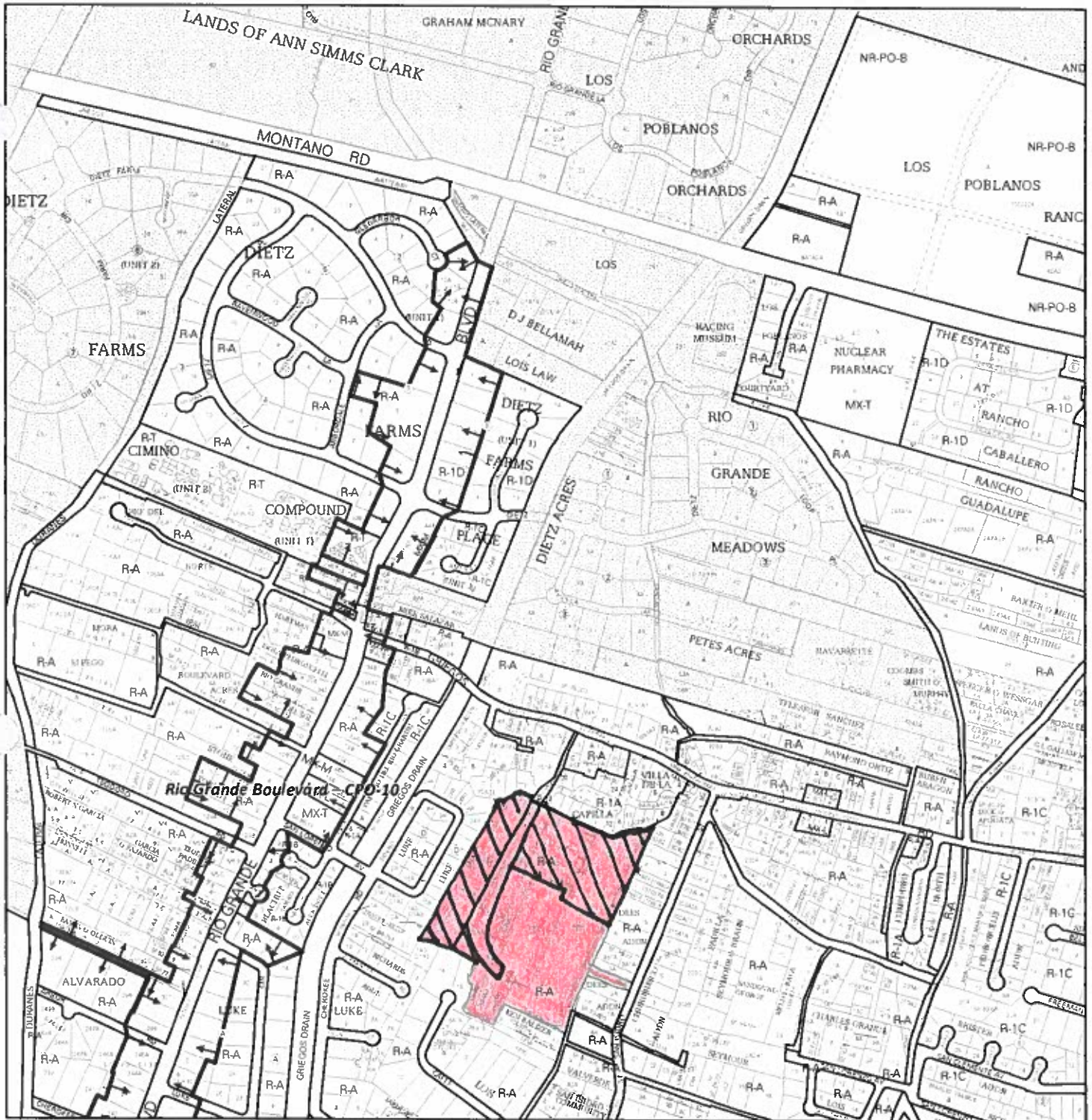
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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@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
 - 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: <u>Diane Hoelzer</u>	Date: <u>7-6-21</u>	
Printed Name: <u>Diane Hoelzer</u>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

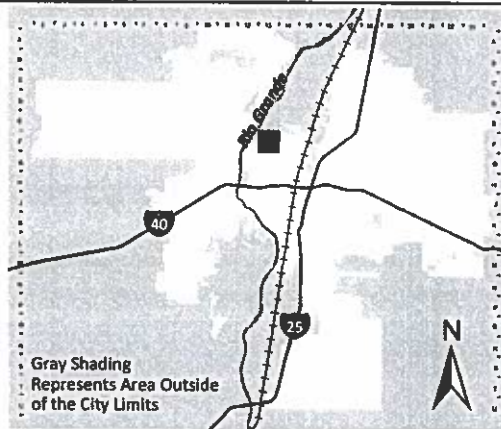


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
F-13-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





D. Mark Goodwin & Associates, P.A.
Consulting Engineers

P.O. BOX 90606, ALBUQUERQUE, NM 87199
(505) 828-2200 FAX 797-9539

July 12, 2021

Ms. Jolene Wolfley
DRB Chair
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

**Re: Las Ramblas Cottage and Cluster Development
Request Sketch Plat hearing**

Dear Ms. Wolfley:

On behalf of our client, we are requesting a Sketch Plat hearing for the above referenced project.

This project site is adjacent to the Our Lady of Guadalupe Catholic Church. The project is divided into two areas that are bisected by the Guadalupe Church Road. The main entrance/exist is off of Griegos Road. This internal road loops around the Church with a second entrance/exit from San Isidro Street at the east end. This proposed infill project consists of a cottage development (+/-4.39 acres) adjacent to the west side of the entrance road and a cluster development (+/- 5.00 acres) on the east side.

The proposed cottage development entails 12 clusters consisting of a total of 41 units. Between the clusters will be communal landscaped areas. There are three separate parking areas for residents to park. Additional parking is proposed on the east side of the public Guadalupe Church Road. Our proposal is for a 53' ROW with 7' wide section for parallel parking and (1) 11' wide lane and (1) 10 wide lane. It is proposed that some of the landscaped areas along the west property boundary may be used for runoff retention.

The proposed cluster development on the east side would have a large open space area in the center and likely be used as a retention drainage pond as well. A modified hammerhead has been created at the end using the standard 28' radius. We would like to only construct sidewalk on the residential side of the road and leave more room for landscaping in the open space area.

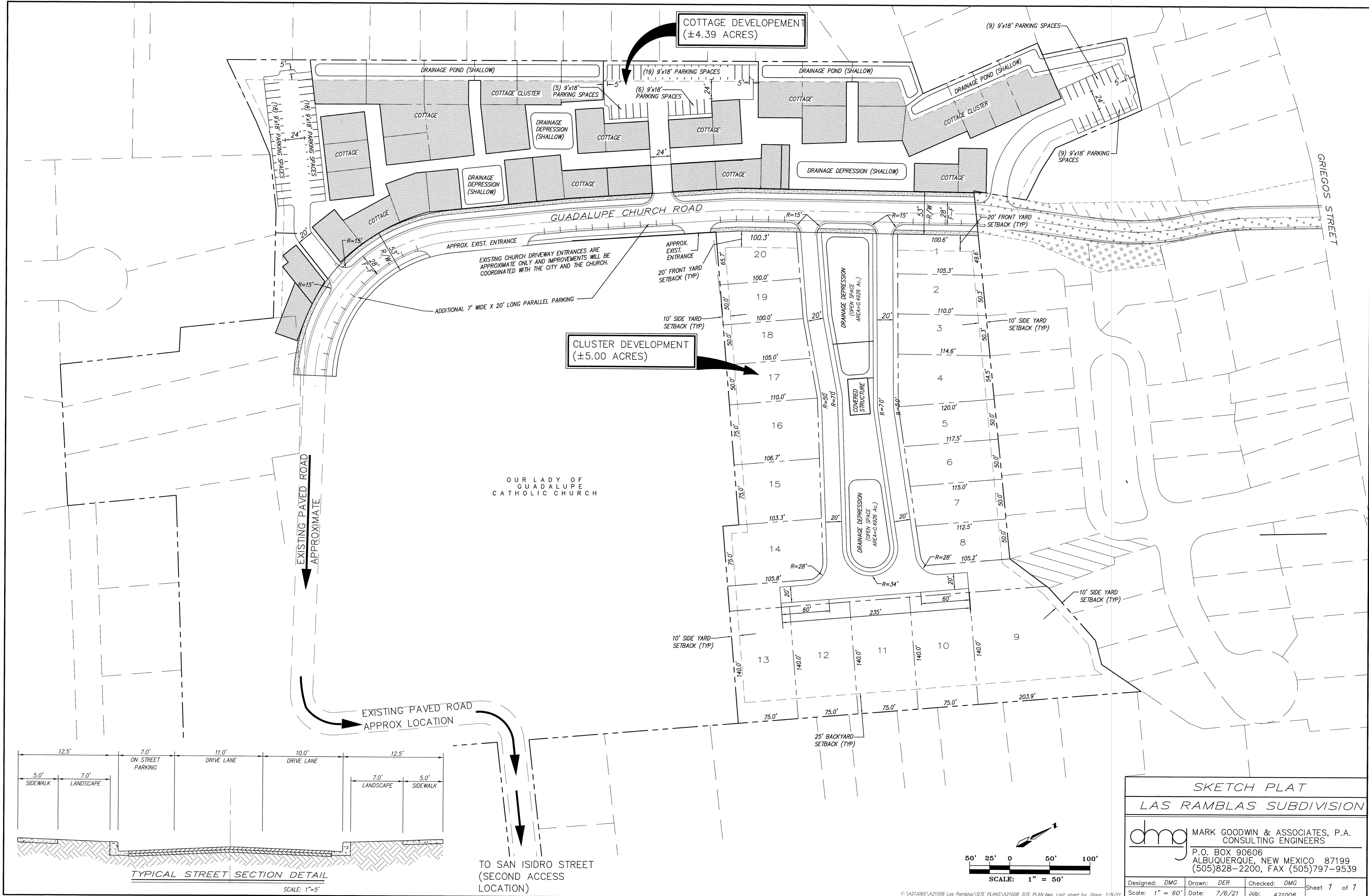
Please contact our office if you have any questions or comments.

Sincerely,

MARK GOODWIN & ASSOCIATES, PA

Diane Hoelzer, PE
Senior Engineer

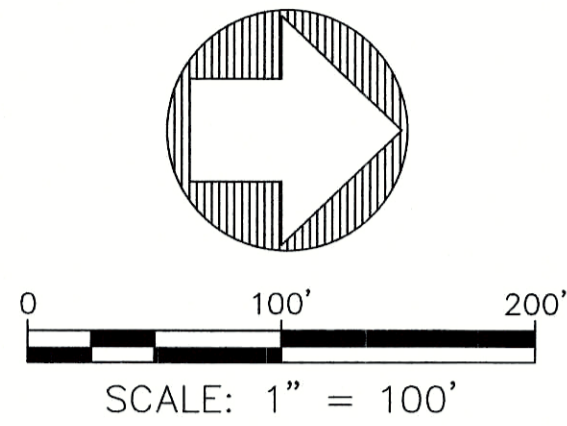
DLH/dlh
Attachments



F:\A21\JOBS\A21008 - Las Ramblas\SITE PLANS\A21008_SITE PLAN.dwg, A21008_SITE PLAN, 7/9/2021 3:33:49 PM

SKETCH PLAT			
LAS RAMBLAS SUBDIVISION			
MARK GOODWIN & ASSOCIATES, P.A. CONSULTING ENGINEERS			
P.O. BOX 90606 ALBUQUERQUE, NEW MEXICO 87199 (505)828-2200, FAX (505)797-9539			
Designed: <i>DMG</i>	Drawn: <i>DER</i>	Checked: <i>DMG</i>	Sheet 7 of 7
Scale: 1" = 60'	Date: 7/6/21	Job: A21008	

SKETCH PLAT OF
TRACTS 1 & 2, OUR LADY OF GUADALUPE
 BEING A REPLAT OF TRACTS 143,144B3,167B,168A1,168A2
 168A3,168A4,169,170,170A,171,175, M.R.G.C.D. MAP #31 AND
 S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
 PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2021



ACS MONUMENT "11-F13R"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1505347.37 FT.
 X=1515181.75 FT.
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4973.67 FT.

LUKE SUBDIVISION
 FILED: 10/27/1949
 BK. C, PG. 166

ACS MONUMENT "14-F13"
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 PUBLISHED DATA IN NAD 1983
 Y=1506751.047 FT.
 X=1515687.389 FT.
 DELTA ALPHA= -0°14'24.52"
 GROUND TO GRID FACTOR= 0.999683724
 PUBLISHED DATA IN NAVD 1988
 ELEVATION= 4975.508 FT.



LEGEND

- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 10464"
- ⊕ FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 8686"
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 3949"
- FOUND PK NAIL
- FOUND IRON PIPE
- ⊗ FOUND 1/2" REBAR
- ⊗ FOUND 5/8" REBAR
- SET 1/2" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 22909"
- ⬡ = PLAT REFERENCE, SEE SHEET 3

Z:\2020\20038\CADD\SHEETS\20038-BULK PLAT.dwg2/16/2021 4:11:26 PM

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AERIAL