

**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](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) Proposed Amended Infrastructure List
- 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

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- 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**

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- \_\_\_ 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**

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- \_\_\_ 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**

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- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_ 6) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



**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:	

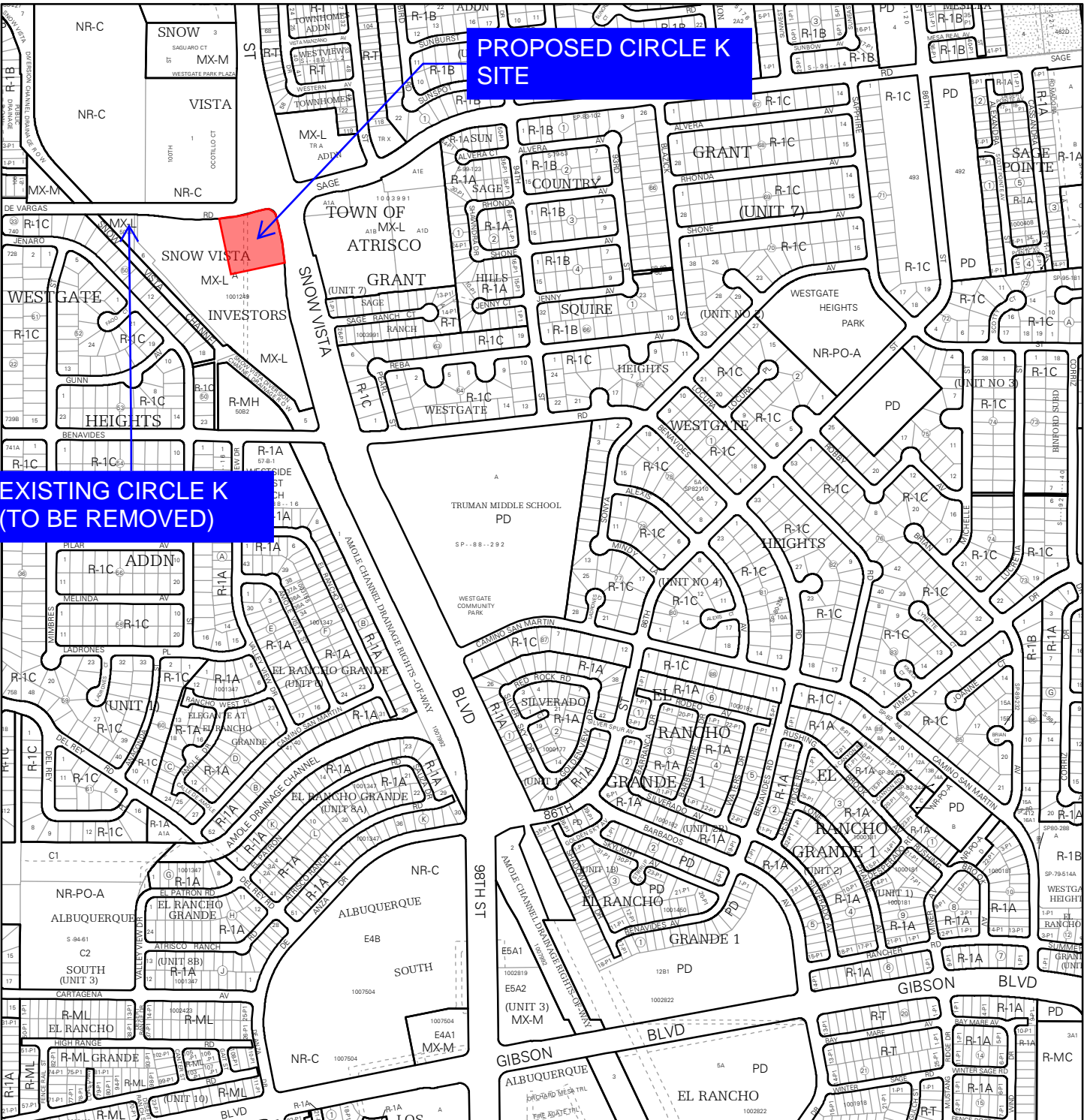
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area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

Signature: <i>Sarah Schmidt</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent



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:  
**M-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

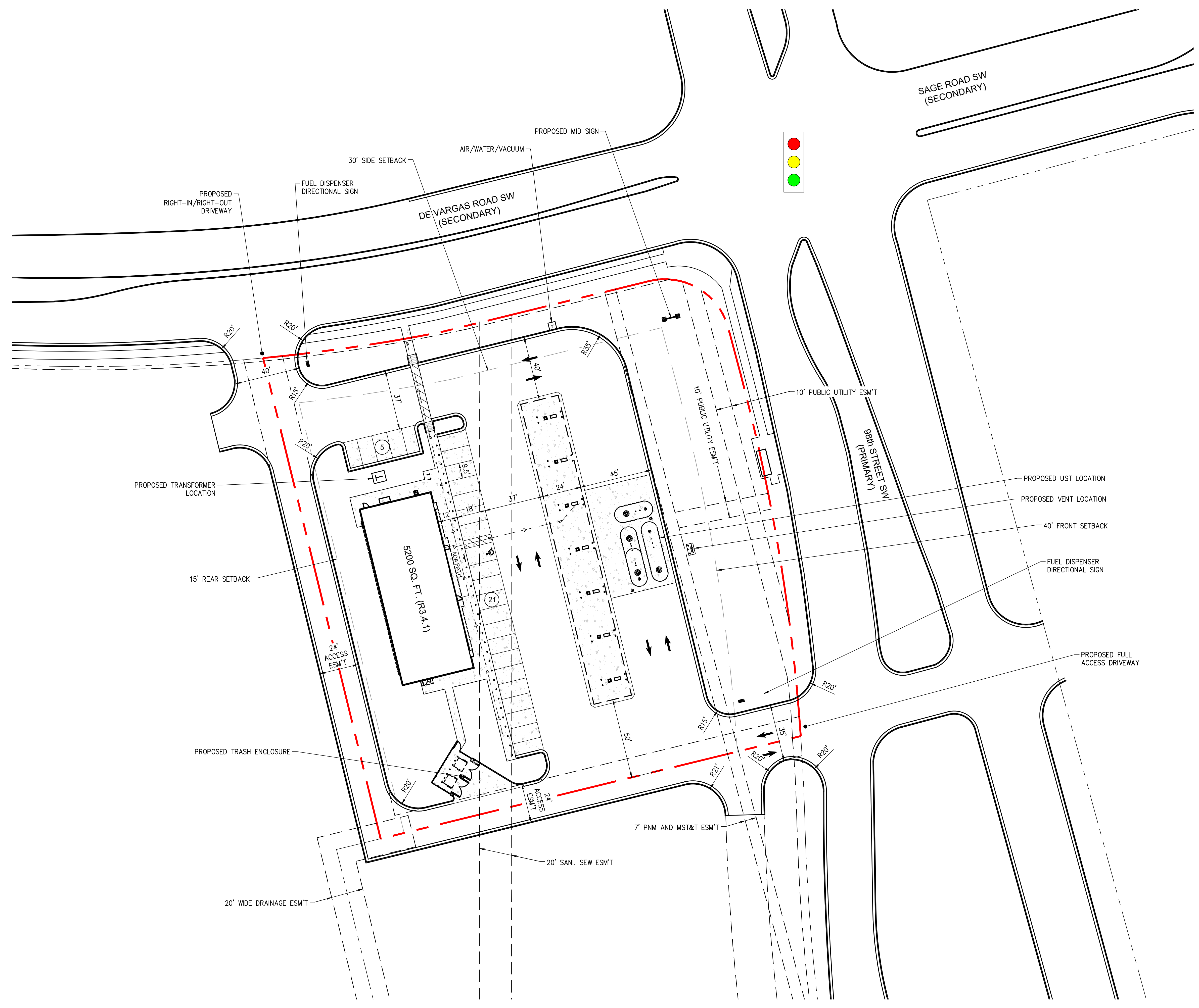
**Albuquerque, NM SWC - 98th & Sage  
Proposed CK Development**

The proposal is for the construction of a 5200 square foot Circle K convenience store with seven multi-product fuel dispensers on the southwest corner of De Vargas Road SW (Sage Rd SW to the east) and Snow Vista Boulevard SW (98th Str. SW to the north). The building and canopy would orient parallel with Snow Vista Boulevard. This would be an upgraded replacement to the existing store at 10000 De Vargas Road SW, south (same) side of the road approximately 600' further west. Access points are existing and would not additionally encroach the public rights-of-way.

City of Albuquerque zoning is MXL, Mixed-Use Light, in which the proposed use is conditional. Listed conditional considerations [IDO 4-3(D)(19)] are for adjacency to residential, which would not be applicable to the new site. At this early stage of development consideration, we do not anticipate requiring variances to the IDO.



Drawing name: L:\Circle K\2023 PMF Projects\230-603 - Albuquerque, NM, SWC - 98th & Sog\01 Preliminary\Conceptual Site Plan (CSP)\230-603-SWC-98th St. SW & De Vargas Rd SW-CSP.dwg, Mar 27, 2024 - 4:10pm



**SITE LEGEND:**

- PROPERTY SETBACK LINE
- GREEN SPACE SETBACK
- - - - - PROPERTY LINE
- # NUMBER OF PARKING SPACES

**SITE DATA:**

**ZONING:** C-2 (COMMUNITY COMMERCIAL ZONE)

**CURRENT LAND USE:** GASOLINE SERVICE STATION

**TOTAL LOT AREA:** ±1.92 ACRES  
±83,942 SQ. FT.

**AREA OF OUTPARCEL 1:** N/A  
**AREA OF OUTPARCEL 2:** N/A  
**AREA OF COMMERCIAL PARCEL:** N/A  
**AREA OF OPEN SPACE:** 29,665 SQ. FT.  
**GROSS FLOOR AREA OF BUILDINGS:** 5,200 SQ. FT.

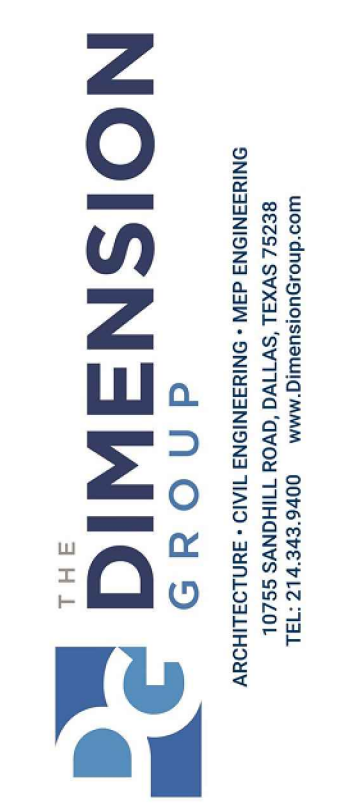
**BUILDING SETBACKS:** 40' FRONT  
30' SIDE (NORTH)  
N/A SIDE (SOUTH)  
15' REAR (WEST)

**GREENSPACE SETBACKS:** 10' FRONT  
6' SIDE (NORTH)  
10' SIDE (SOUTH)  
N/A REAR

**PARKING REQUIRED:** (9'x18' PER CODE)  
1 (1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA  
AREA - 5200 / 200 = 26 SPACES

**PARKING PROVIDED:**  
25 SPACES + 1 ADA = 26 PARKING  
+ 14 PUMP SPACES  
PARKING SPACES DIMENSION = 9.5'x18'

**TRUCK USED:** WB - 50 - OVERALL LENGTH = 55 FT  
TRAILER LENGTH 42.5 FT



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#	DATE	REVISION DESCRIPTION	BY
1			
2			
3			

Project no.	230-603	drawn by	
date	3/27/2024	designed by	
dwg.	230-603-SWC-98th St. SW & De Vargas Rd SW-CSP.dwg	approved by	

CONCEPTUAL SITE PLAN

SWC 98th STREET SW & DE VARGAS RD SW  
ALBUQUERQUE, NEW MEXICO

SHEET  
CSP1.0W



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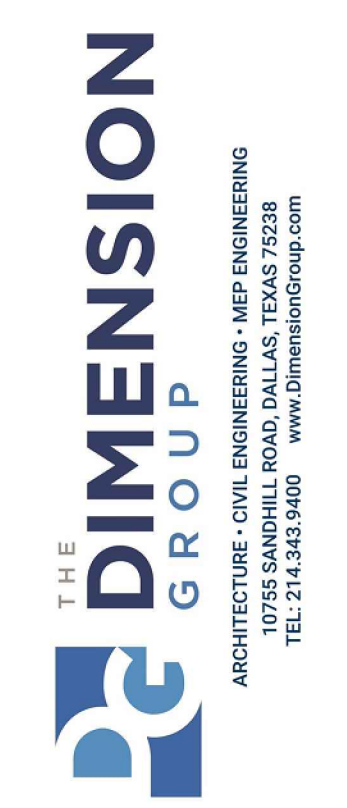
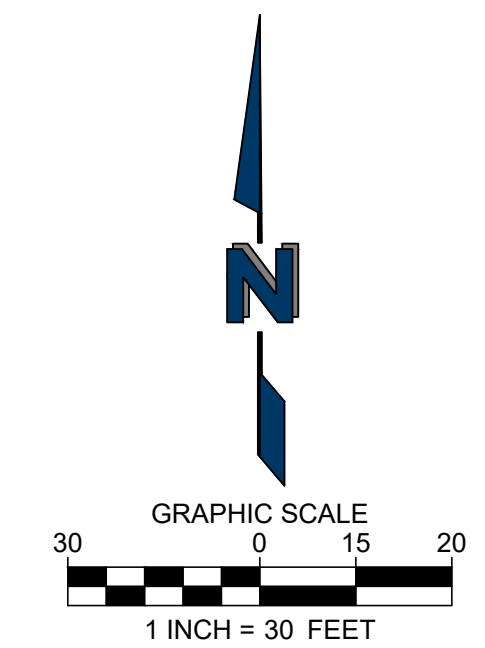
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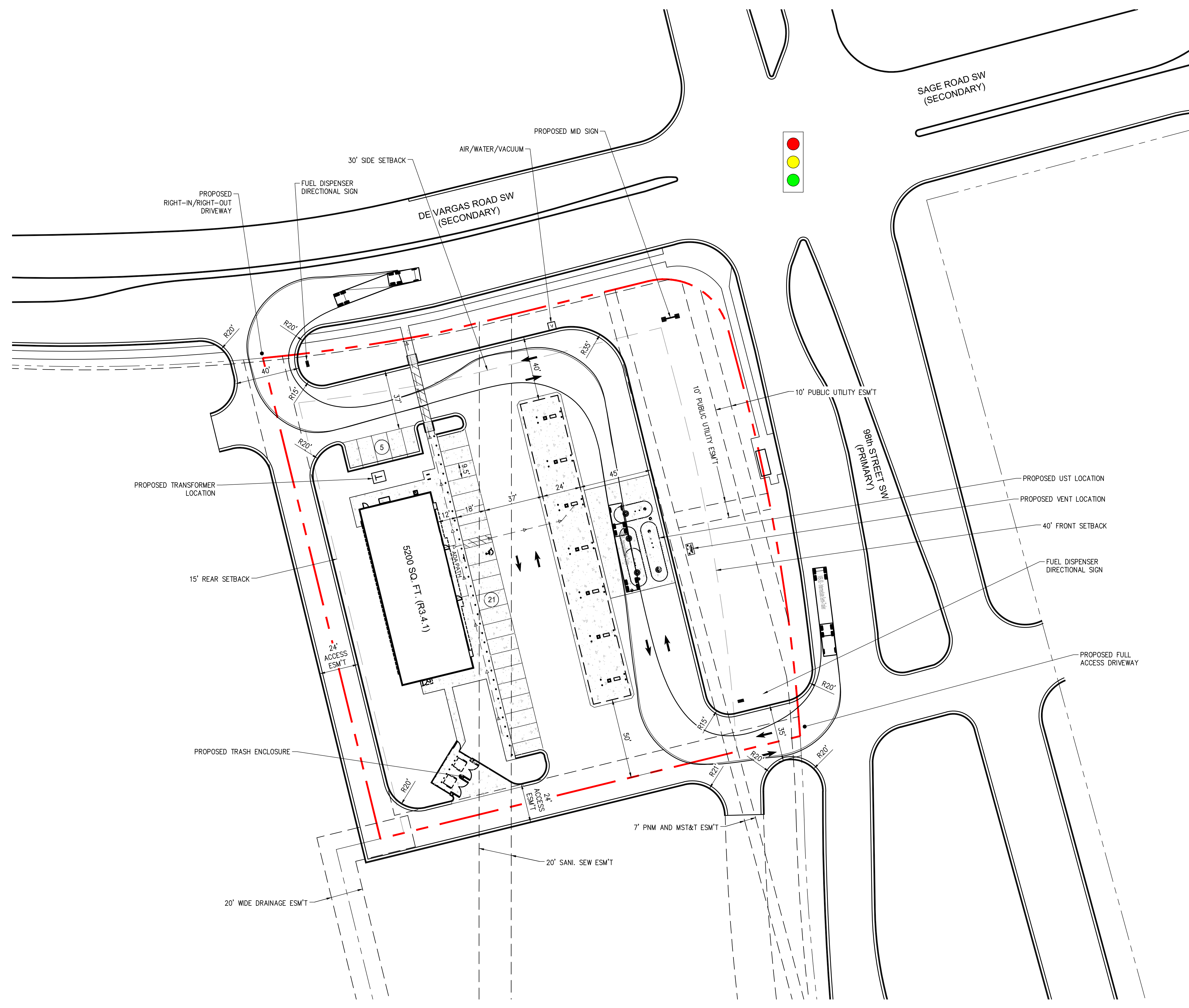
Project no.	230-603	drawn by	
date	3/27/2024 - 4:10 pm	designed by	
dwg.	230-603-SWC-98th St SW & De Vargas Rd SW-CSP	approved by	

CONCEPTUAL SITE PLAN

SWC 98th STREET SW & DE VARGAS RD SW  
ALBUQUERQUE, NEW MEXICO



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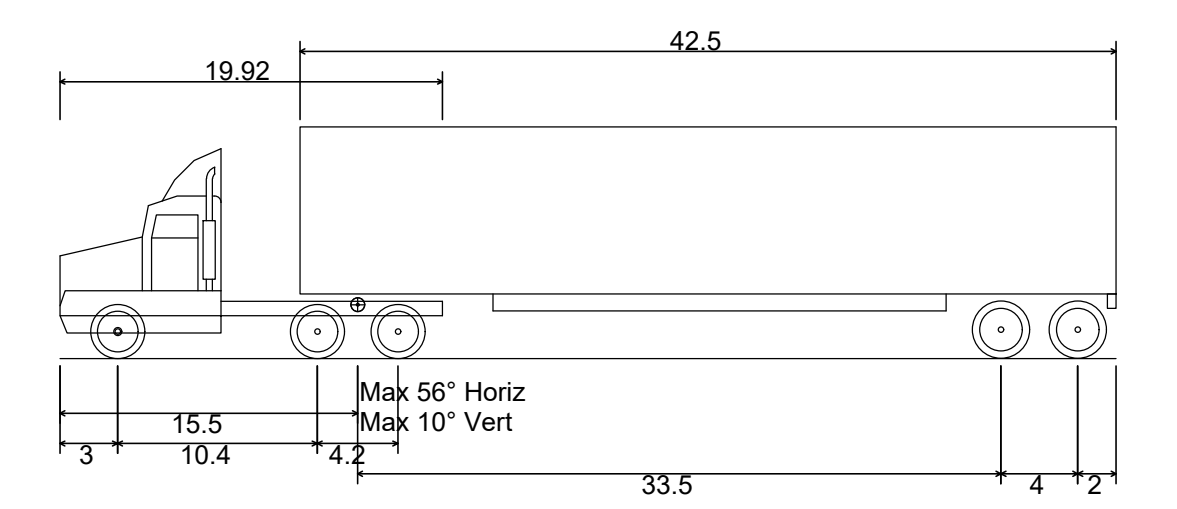
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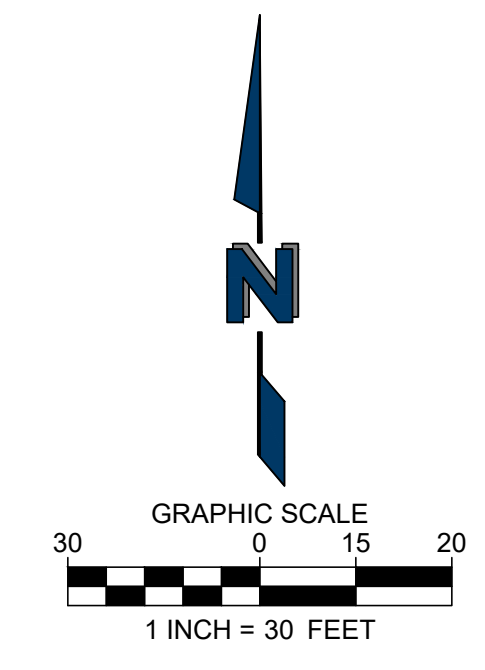
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 TRAILER LENGTH 42.5 FT



WB-50 - Intermediate Semi-Trailer  
 Overall Length 55.00ft  
 Overall Width 8.50ft  
 Overall Body Height 12.05ft  
 Min Body Ground Clearance 1.33ft  
 Max Track Width 8.50ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 17.90°



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DATE	REVISION DESCRIPTION	BY
3/27/2024	drawn by	
3/27/2024	designed by	
3/27/2024	approved by	

CONCEPTUAL SITE PLAN  
 SWC 98th STREET SW & DE VARGAS RD SW  
 ALBUQUERQUE, NEW MEXICO



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CONCEPTUAL SITE PLAN
SWC 98th STREET SW & DE VARGAS RD SW ALBUQUERQUE, NEW MEXICO

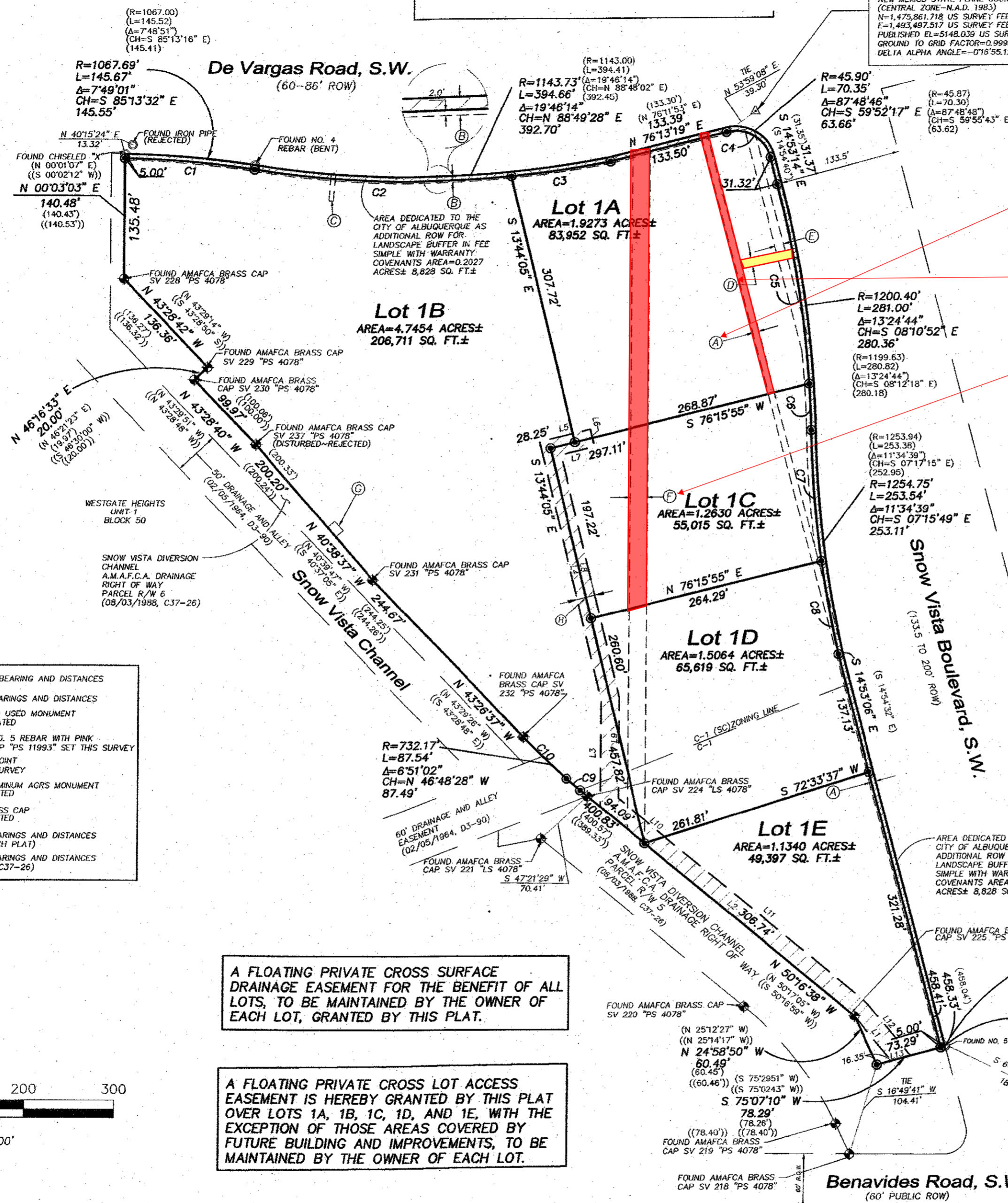


Plat of  
Lots 1A, 1B, 1C, 1D and 1E  
**Snow Vista Investors**

Town of Atrisco Grant, Projected Section 33,  
Township 10 North, Range 2 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
November 2022

DOCH 2022106470  
12/14/2022 01:45 PM Page: 2 of 2  
PLAT R: 226.00 B: 2022C.P: 0139 Linda Stover, Bernalillo County

A.G.R.S. MONUMENT "9\_M9"  
STANDARD A.C.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,475,861.718 US SURVEY FEET  
E=1,493,497.917 US SURVEY FEET  
PUBLISHED EL=5148.039 US SURVEY FEET (NAVD 1988)  
GROUND TO GRID FACTOR=0.999682417  
DELTA ALPHA ANGLE=-0716'55.12"



**Easement Notes**

- (A) EXISTING 7' PNM AND MST&T EASEMENT (01/29/1974, BK. MS. 351-PG.72)
- (B) EXISTING 7' PUBLIC UTILITY EASEMENT (04/23/1997, 97C-119)
- (C) EXISTING 5'x30' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (D) EXISTING 10' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225)
- (E) EXISTING 10' PUBLIC UTILITY EASEMENT-LOCATION SCALED NO DIMENSIONS PROVIDED (08/03/2001, 2001C-225)
- (F) EXISTING 20' SANITARY SEWER EASEMENT (02/05/1964, D3-90) REVISED (04/23/1997, 97C-119)-NO ENCROACHMENT SHALL TAKE PLACE WITHIN THE EXISTING PUBLIC SANITARY SEWER EASEMENT AND CONTINUED ACCESS SHALL BE PROVIDED FOR OPERATION AND MAINTENANCE BY THE WATER AUTHORITY.
- (G) 14'x10.53' PUBLIC UTILITY EASEMENT (08/03/2001, 2001C-225) REFERENCES (02/05/1964, D3-90)
- (H) 20' WIDE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOTS 1A, 1B, 1C, 1D, AND 1E TO BE MAINTAINED BY THE OWNER OF EACH LOT. GRANTED BY THIS PLAT

**Curve Table**

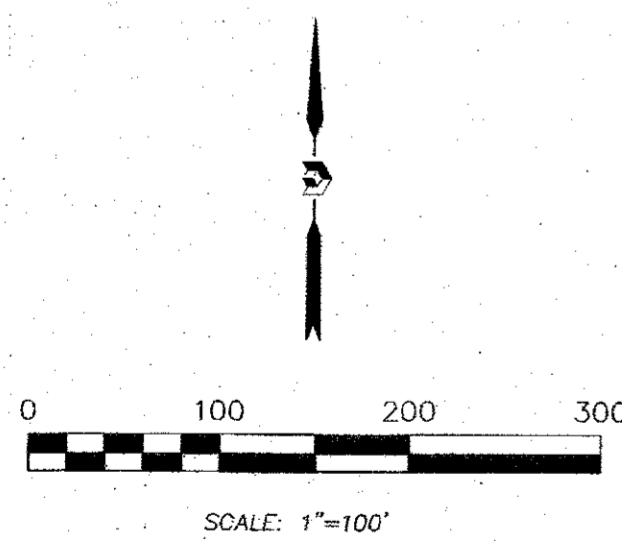
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1062.68'	144.91'	144.80'	S 85°13'26" E	7°48'47"
C2	1148.73'	285.06'	284.33'	S 88°23'58" E	14°13'05"
C3	1148.73'	111.44'	111.40'	N 81°42'44" E	5°33'30"
C4	40.90'	62.64'	56.69'	S 59°54'12" E	87°44'55"
C5	1205.40'	227.65'	227.31'	S 09°25'54" E	10°49'14"
C6	1205.40'	52.18'	52.17'	S 04°50'15" E	2°28'49"
C7	1259.75'	147.87'	147.79'	S 02°43'32" E	6°43'32"
C8	1259.75'	106.76'	106.73'	S 10°37'41" E	4°51'21"
C9	732.17'	20.46'	20.46'	S 49°25'58" E	1°36'03"
C10	732.17'	67.34'	67.31'	S 45°57'48" E	5°16'10"

**Easement Line Table**

LINE	BEARING	DISTANCE
L1	N 39°14'41" W	65.78'
L2	N 50°17'26" W	371.32'
L3	N 00°01'26" E	120.89'
L4	N 13°44'05" W	298.39'
L5	N 76°16'09" E	56.26'
L6	S 13°35'51" E	20.01'
L7	S 76°16'09" W	38.25'
L8	S 13°44'05" E	280.80'
L9	S 00°01'26" W	113.71'
L10	S 50°17'26" E	62.20'
L11	S 50°17'26" E	301.66'
L12	S 39°14'41" E	76.77'
L13	S 75°07'10" W	21.96'

**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
- ⊕ CONTROL POINT SET THIS SURVEY
- △ FOUND ALUMINUM A.G.R.S. MONUMENT AS DESIGNATED
- ⊙ FOUND BRASS CAP AS DESIGNATED
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (2001 ADRICH PLAT)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (C37-26)



A FLOATING PRIVATE CROSS SURFACE DRAINAGE EASEMENT FOR THE BENEFIT OF ALL LOTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT, GRANTED BY THIS PLAT.

A FLOATING PRIVATE CROSS LOT ACCESS EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER LOTS 1A, 1B, 1C, 1D, AND 1E, WITH THE EXCEPTION OF THOSE AREAS COVERED BY FUTURE BUILDING AND IMPROVEMENTS, TO BE MAINTAINED BY THE OWNER OF EACH LOT.

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD	LAND GRANT: TOWN OF ATRISCO	PROPERTY OWNER: LAWRENCE GOODMAN REVOCABLE TRUST	PRECISION SURVEYS, INC.		CREW/TECH: MT
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 33	TOWNSHIP: 10 NORTH	RANGE: 02 EAST	MERIDIAN: NMPPM	DATE OF SURVEY: 10/30/2020
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		MATCHES DRAWING UNITS: YES	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 100905510538420307	CHECKED BY: LM
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000321233		BASE POINT FOR SCALING AND/OR ROTATION: N=0, E=0	SUBDIVISION NAME: SNOW VISTA INVESTORS		ADDRESS: 1125 SNOW VISTA BOULEVARD, S.W.		PSI JOB NO. 216212P
DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700
ELEVATIONS VALID: NO		FAX: 505.856.7900		DRAWN BY: JK		SHEET NUMBER: 2 OF 2	