



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 & Comment Approval			

APPLICATION INFORMATION			
Applicant: Tekin & Associates, LLC (Mark Tekin)		Phone: (469) 458-0485	
Address: 2600 N Dallas Pkwy #370		Email: mark.tekin@tekindevelopment.com	
City: Frisco	State: TX	Zip: 75034	
Professional/Agent (if any): Isaacson & Arfman, Inc.		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Developer		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract A, Lots 1 thru 4 & 29 thru 32		Block: 27	Unit: B
Subdivision/Addition: North Albuquerque Acres		MRGCD Map No.:	UPC Code: SEE ATTACHED SHEET
Zone Atlas Page(s): C-18		Existing Zoning: NR-BP	Proposed Zoning NA
# of Existing Lots: 8		# of Proposed Lots: 1	Total Area of Site (Acres): 6.5798
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 9320 San Pedro Dr NE		Between: Eigel Rock Av NE	and: Oakland Av NE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

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>Fred C. Arfman</i>	Date: 03.22.21
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2021-00043	SK	\$50			
Meeting Date: April 7, 2021			Fee Total: \$50		
Staff Signature: <i>Vanessa A Segura</i>			Date: 3/23/21	Project # PR-2021-005272	

UPC CODES:

<u>LOT</u>	<u>UPC</u>
Lot 1	101806427245811701
Lot 2	101806428745811702
Lot 3	101806430345811703
Lot 4	101806432045811704
Lot 29	101806432043611709
Lot 30	101806430343611710
Lot 31	101806428743611711
Lot 32	101806427343611712

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@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

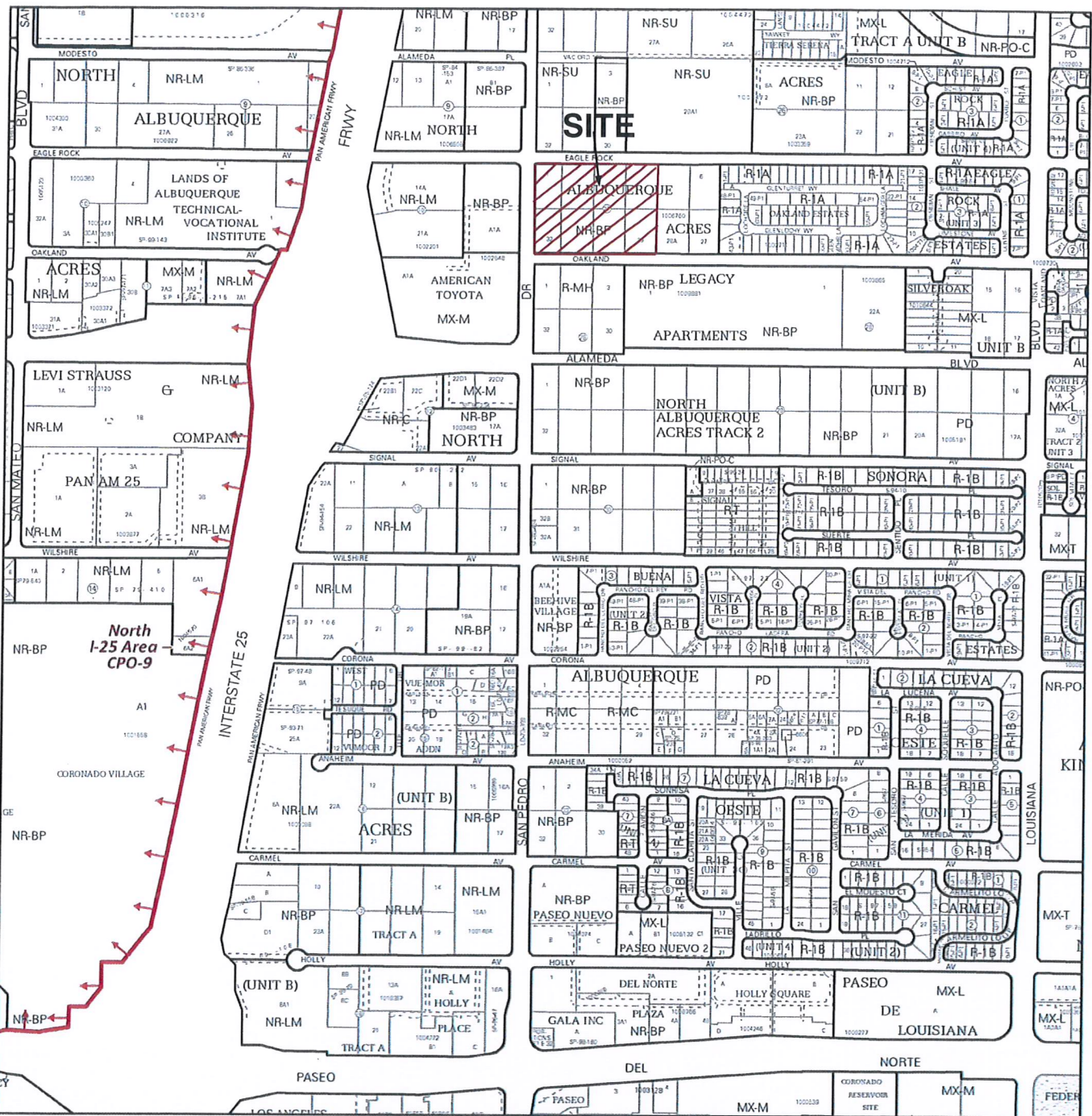
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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:	Date: 03.23.21
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: PR-2021-005272	Case Numbers PS-2021-00043
Staff Signature:	
Date: 3/23/21	

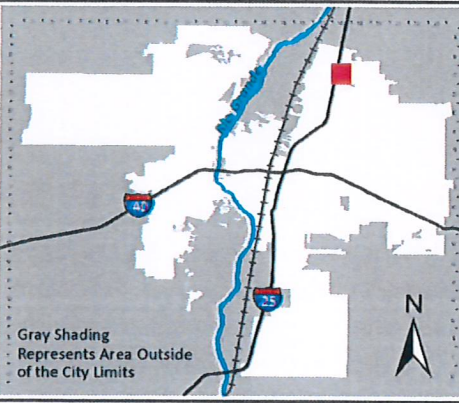


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-18-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

March 22, 2021

Jolene Wolfley, DRB Chair
Planning Department
City of Albuquerque
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

Reference: **Sierra Vista Apartments**
Tract 4, North Andalucia at La Luz

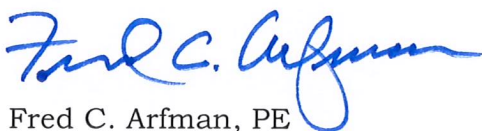
Subject: Sierra Vista Apartments Sketch Plat Description

Isaacson & Arfman, Inc., agent for Tekin Development, LLC request a Sketch Plat review for the referenced project. The Sierra Vista Apartments will consist of 156 Townhome apartments on 6.04 acres of redevelopment on San Pedro Dr. between Eagle Rock Ave, and Oakland Ave.

The development will require construction of roadway improvements to the adjacent roadways, dedication of right-of-way along San Pedro Dr. and extension of private fire and distribution water lines and sanitary sewer line onsite. A new master metered water service will be located off of the proposed San Pedro Dr. entrance. The final plat will establish the proposed water easement and other easement for private utilities required to support the project.

Thank you for your consideration on this matter and we are poised to provide additional information upon request.

Sincerely,
Isaacson & Arfman, Inc.


Fred C. Arfman, PE

Attachments: Development Review Application, Form S2, Zone Atlas Page, Sketch Plat

ALTA. / N.S.P.S. LAND TITLE SURVEY OF
LOTS 1, 2, 3, 4, 29, 30, 31 AND 32, BLOCK 27
NORTH ALBUQUERQUE ACRES
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2021

KEYED ENCROACHMENTS

- ▲ Building and Fence line encroach into 10' Public Service Company of New Mexico Easement
- ▲ Block Wall and Concrete encroach into 10' Public Service Company of New Mexico Easement
- ▲ Asphalt Paving & Utility Pole encroach into 6' New Mexico Gas Company Easement
- ▲ Asphalt Paving & Storm Drain Line encroach into 5' Public Service Company of New Mexico Easement
- ▲ Concrete Stairs, Block Wall, Concrete Landing & Asphalt Ramp encroach into 5' Public Service Company of New Mexico Easement

EAGLE ROCK AVENUE NE.
 60' R.O.W.
 ASPHALT PAVING

KEYED INVERT DATA

- A Storm Drain Manhole
Rim Elevation = 5238.71
Inv Elev = Unable to open
- B Storm Drain Manhole
Rim Elevation = 5225.46
(E)Inv Elev = 5218.00
(W)Inv Elev = 5217.44
(NE)Inv Elev = 5217.62
- C Sanitary Sewer Manhole
Rim Elevation = 5225.63
(E)Inv Elev = 5214.58
(W)Inv Elev = 5213.57
- D Storm Drain Manhole
Rim Elevation = 5224.80
(NW)Inv Elev = 5214.93
(SE)Inv Elev = 5215.13
- E Sanitary Sewer Manhole
Rim Elevation = 5223.77
(E)Inv Elev = 5212.71
(W)Inv Elev = 5213.51
- F Storm Drain Manhole
Rim Elevation = 5224.06
(N)Inv Elev = 5212.51
(S)Inv Elev = 5212.92
(NE)Inv Elev = 5212.52
- G Storm Drain Manhole
Rim Elevation = 5224.25
(NW)Inv Elev = 5213.99
(SE)Inv Elev = 5214.57
- H Storm Drain Manhole
Rim Elevation = 5224.20
(NW)Inv Elev = 5214.94
(SE)Inv Elev = 5214.36
- I Sanitary Sewer Manhole
Rim Elevation = 5237.52
(E)Inv Elev = 5227.62
(W)Inv Elev = 5227.58
- J Storm Drain Manhole
Rim Elevation = 5226.53
Inv Elev = 5215.72
- K Sanitary Sewer Manhole
Rim Elevation = 5226.64
(N)Inv Elev = 5211.49
(S)Inv Elev = 5211.45
- L Storm Drain Manhole
Rim Elevation = 5225.11
(N)Inv Elev = 5216.68
(S)Inv Elev = 5216.61
- M Storm Drain Manhole
Rim Elevation = 5227.55
(N)Inv Elev = 5217.65
(S)Inv Elev = 5217.68
- N Storm Drain Manhole
Rim Elevation = 5224.80
(N)Inv Elev = 5216.83
(S)Inv Elev = 5216.64
- O Sanitary Sewer Manhole
Rim Elevation = 5227.68
(N)Inv Elev = 5210.68
(S)Inv Elev = 5210.33
(W)Inv Elev = 5211.25
(E)Inv Elev = 5211.25
- P Sanitary Sewer Manhole
Rim Elevation = 5218.82
Inv Elev = Unable to open
- Q Sanitary Sewer Manhole
Rim Elevation = 5235.72
(E)Inv Elev = 5224.48
(W)Inv Elev = 5224.45
(S)Inv Elev = 5224.57
- R Storm Drain Manhole
Rim Elevation = 5240.39
(W)Inv Elev = 5232.44
(SE)Inv Elev = 5232.70
- S Sanitary Sewer Manhole
Rim Elevation = 5242.66
(E)Inv Elev = 5234.16
(W)Inv Elev = 5233.21
(S)Inv Elev = 5233.26
- T Storm Drain Inlet
Grote Elevation = 5227.59
Inv Elev = 5226.55
- U Storm Drain Manhole
Rim Elevation = 5229.62
Inv Elev = Unable to open
- V Storm Drain Manhole
Rim Elevation = 5231.33
Inv Elev = Unable to open

NORTH ALBUQUERQUE ACRES
 Filed 04-24-1936, Vol. 2004C, Page 352
 OWNER: RAIGLA MICHAEL & STANNKE MARTHA

LEGEND

- Bolard
- Storm Drain Manhole
- Sign
- ▭ Concrete Area
- ▲ Sanitary Sewer Manhole
- ⊕ Gas Meter
- ⊖ Power Pole
- ⊗ Gate Meter
- ⊘ Water Meter
- ⊙ Water Valve
- ⊚ Hose Bib
- ⊛ Handicap Parking Space
- ⊜ Utility Box
- C.E. Covered Entry
- ▭ Wall
- ⊞ Communications Box
- ⊟ Set Survey Monument
- ⊠ Sign
- Sanitary Sewer Line
- Storm Sewer Line
- Gas Line
- Overhead Utility Lines
- Metal Fence with Wire Fence
- Edge of Pavement

Albuquerque, Central Survey
 New Mexico State Plane Coordinates,
 NAD 83
 Zone 12N
 GRS 80
 Datum: NAD 83
 Spheroid: GRS 80
 Datum: NAD 83
 Projection: UTM
 Zone: 12N
 Datum: NAD 83
 Spheroid: GRS 80
 Datum: NAD 83
 Projection: UTM
 Zone: 12N



117°31'31"E 2627.92'
 "BASIS OF BEARINGS"
SAN PEDRO DRIVE NE.
 R.O.W. VARIES
 ASPHALT PAVING

120°07'31"E 1653.05'
 "BASIS OF BEARINGS"
OAKLAND AVENUE NE.
 R.O.W. VARIES
 ASPHALT PAVING

