



Effective 3/01/2022

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) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input checked="" type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant/Owner: Joe Grady, Grady Group LLC.		Phone: (505) 330-7999
Address: P.O. Box 30801		Email: joegrady6@hotmail.com
City: Albuquerque	State: New Mexico	Zip: 87190
Professional/Agent (if any): Dennis R. Holloway, Architect		Phone: (505) 263-7801
Address: 625 Ivory Road S.E.		Email: archvr@cybermesa.com
City: Rio Rancho	State: New Mexico	Zip: 87124
Proprietary Interest in Site: Grady Group LLC.		List all owners: Grady Group LLC.
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 7, 8, & 9 (Previously combined)	Block: 32	Unit:
Subdivision/Addition: Terrace Addition	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-15-Z	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .46 Acres
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1203 Coal Avenue S.E.	Between: Cedar Street	and: Spruce
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:	Date: 12.22.22
Printed Name: Dennis R. Holloway, Architect	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? NO. 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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- ___ 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)
- ___ 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
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ 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, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

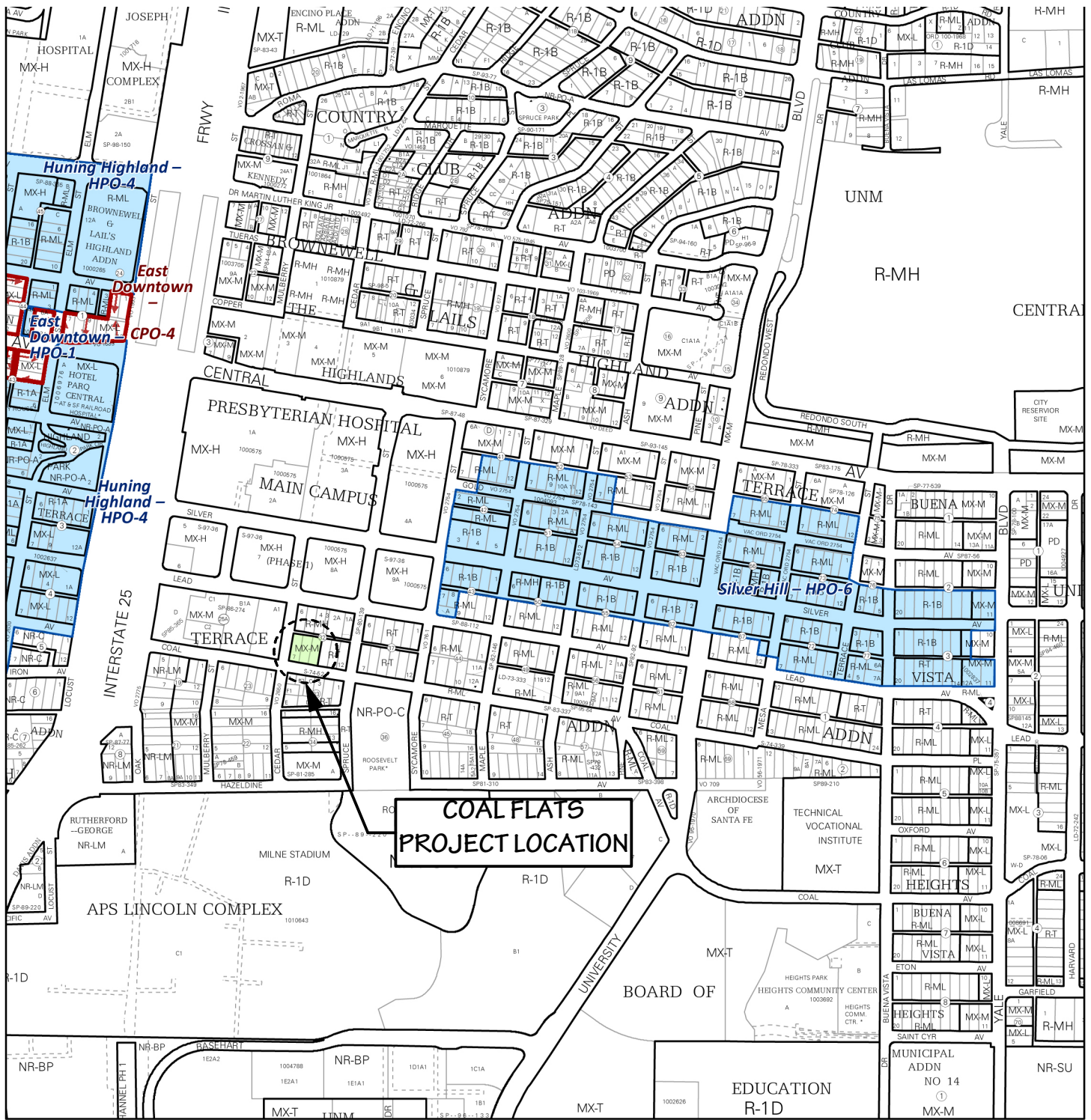
MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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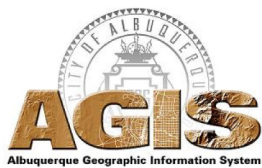
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ 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.

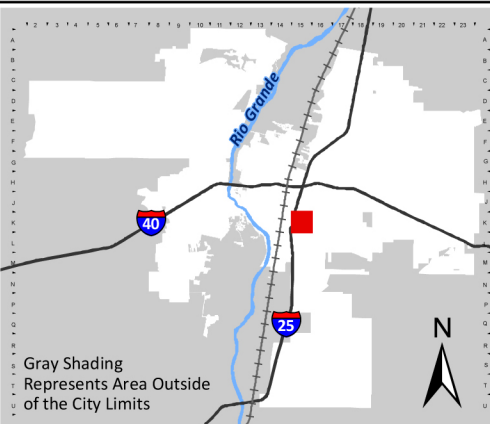


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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: K-15-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
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

DENNIS R. HOLLOWAY, ARCHITECT

Architecture • Planning • Passive Solar Design • Native American Vernacular • Computer Virtual Realities

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E-mail : archvr@cybermesa.com • Website: <http://www.DennisRHollowayArchitect.com>

12.22.22

City of Albuquerque, NM
Development Review Board
Developmental Facilities Team

RE: Apartment Complex Project Proposal located at:
1203 Coal Avenue S.E. Albuquerque, NM

Dear DRB and DFT Members:

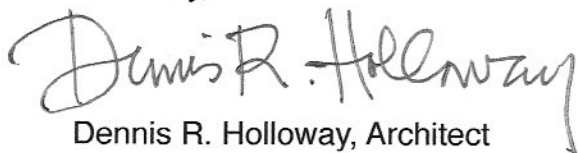
We are requesting DRB Sketch Plan review of our proposed project for an 11 dwelling-unit Apartment Complex to be located on a .46 acre site at 1203 Coal Avenue S.E., Albuquerque, NM.

The attached sketch plot plan shows a proposed 4-story (15,200 sq.ft.) building containing 6 dwellings on the west side of the site, and a 2-story (6880 sq.ft.) townhouse row containing 5 dwellings on the east side of the site. Note that gated parking and landscaped areas are achieved. One way traffic ingress to the complex is from Cedar Street (which is two-way). One way traffic egress flows to Coal Avenue (which is east-bound one-way). Dumpster access is from Cedar Street.

We are requesting to be placed on the agenda for the January 11 DFT meeting.

If you have further questions, please contact me at (505) 263-7801, or the Owner, Joe Grady, at (505) 330-7999.

Sincerely,



Dennis R. Holloway, Architect

cc: Joe Grady, Grady Group LLC

Cedar Street S. E.

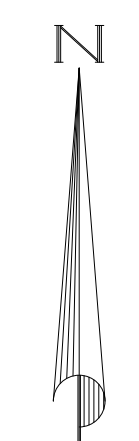


Coal Avenue S. E.

1203 Coal Avenue S. E.
FORMER OFFICE BUILDING
(NOW DEMOLISHED)

Spot Elevation Abbreviations:
(Add 5000 feet to Obtain NAVD88 Datum)
TC xxxx - Top of Curb
BSW xxxx - Back of Sidewalk
SW xxxx - Bottom of Retaining Wall (Low Side)
TW xxxx - Top of Retaining Wall
TA xxxx - Top of Asphalt Pavement
FL xxxx - FlowLine of Conc. Swale

Scale: 1" = 10'
Contour Interval = 0.5' (6")
(North Alley 1.0' Contour Interval)

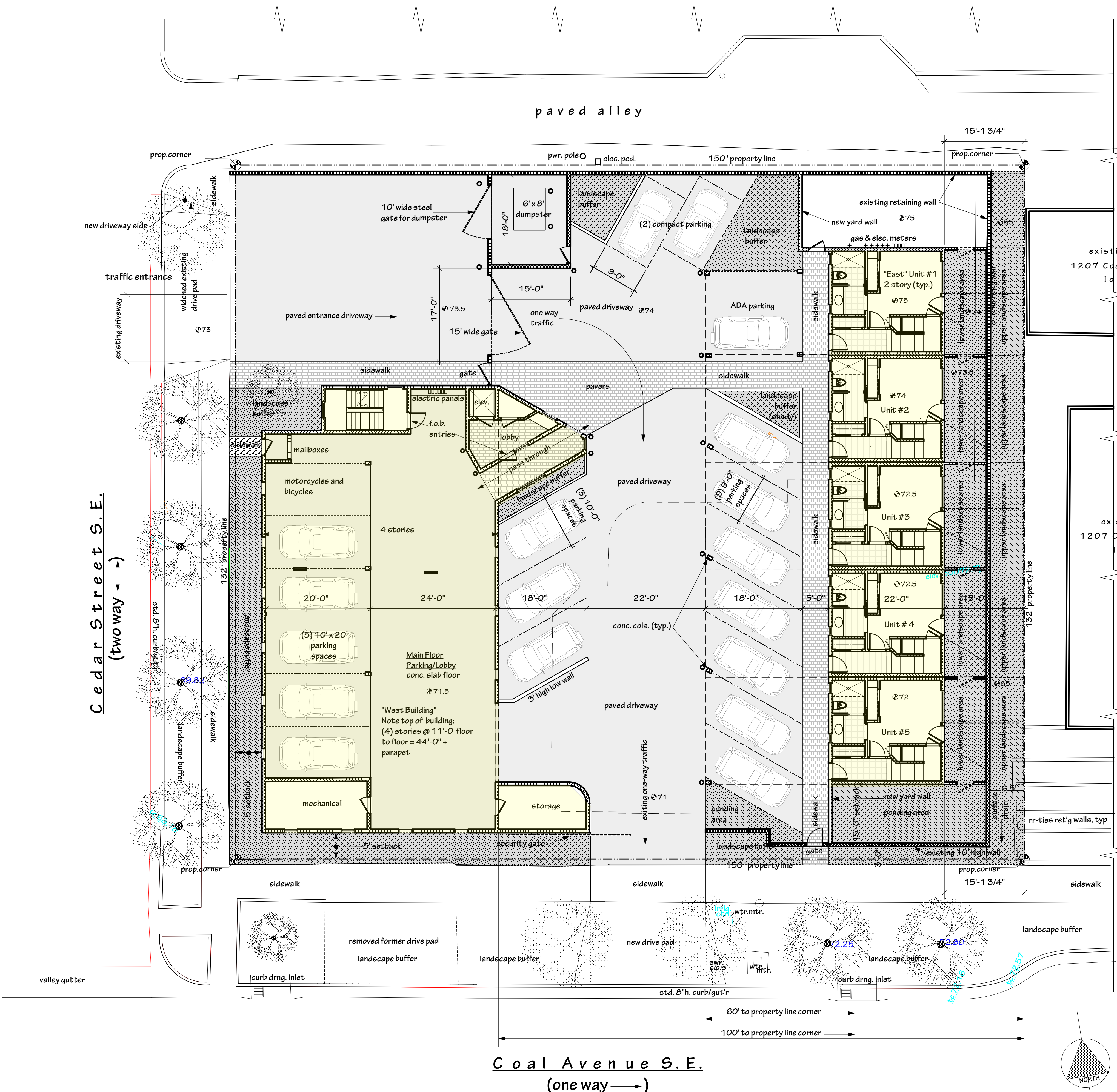


Albuquerque BenchMark Reference:
AGRS Station '4_K15', an Alum.Disc
in Median of Central Ave., East of I-25
Elevation=5047.763
Field Surveys Completed April 29, 2020.
This CAD file is prepared in a modified
NM State Plane coordinate system, as
ground surface coordinates. Combined
factor = 1/0.999676736 applied at
origin 0,0. Central Zone, NAD83.
Bearings are grid.
Elevations are NAVD88 datum.
NOTE: This is not a boundary survey.
Property lines shown hereon are for
reference only, and are based on
previous surveys by others.

Survey and Plat Prepared Under
the Responsible Direction of:

Rex J. Vogler
NM PS #10466
Rio Grande Surveying Co.
PO Box 7155, Abd, NM, 87194
(505)379-4579 m
rgsc360@gmail.com

Topographic Survey of
1203 Coal Avenue S.E.
Albuquerque, New Mexico
Comprising
Lots 7, 8 and 9 in Block 32
of the
TERRACE ADDITION
May 2020



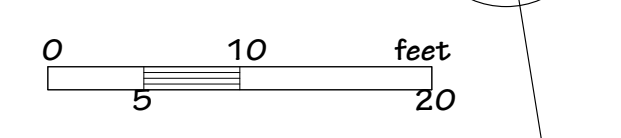
Project Data:	
Total Lot Area = 19800 s.f. (.45 acres)	
Total Building Area = 16,200 s.f.	
Residential Units = 11 Units	
Required Parking Spaces = 1.5 Spaces/Unit = 17 Spaces	
ADA Parking Required = 1 Space	
Motorcycle Parking = 3 Spaces	
* Deduction for Bus Stop = 25% = 4 Space Deduction	
Parking Provided = 16 Spaces + 1 ADA Space + 2 Compact Spaces = 19 Spaces	
* Street Parking on Cedar Avenue not included.	
Landscape Area Calculations	
Total Lot Area = 19,800 s.f.	
Less Building Area = 5,340 s.f.	
Net Lot Area = 14,460 s.f.	
Required Landscaper Area = 14,460 x 15% = 2169 s.f.	
Provided Landscape Area = +/- 3814 s.f.	
Legal Description: Lots 7, 8, & 9 in Block 32 of the Terrace Addition	

Cedar Street S.E.
(two way ↔)

Coal Avenue S.E.
(one way →)

PLOT PLAN

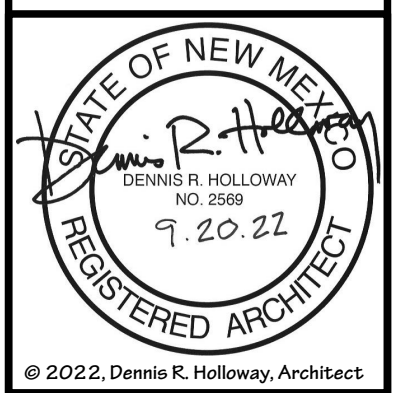
Scale: 1" = 10'-0"



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COAL FLATS
PROPOSED NEW RESIDENCES for Mr. Joe Grady
 1203 Coal Avenue S.E., Albuquerque, New Mexico

PLOT PLAN
 Scale: 1" = 10'-0"



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SHEET #
A1
 OF SHEETS
 REVISED DATE: 8/20/22