



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 and Comment			

APPLICATION INFORMATION			
Applicant: Contractors Leasing LLC		Phone:	
Address: 2906 Broadway Blvd NE		Email:	
City: Albuquerque	State: NM	Zip: 87107	
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100	
Address: 5571 Midway Park PI NE		Email: vperea@tierrawestllc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site:		List <u>all</u> owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOT 1A BLK 2 SUNPORT PARK REPL OF LTS 1,2&3 BLK 2 LT 2-A-1 BLK 2 PLAT OF LOTS 2-A-1, 2-A-2 & 2-A-3 BLK 2 SUNPORT PARK		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code: 101505514525430415 101505519726930412
Zone Atlas Page(s): M-15-Z		Existing Zoning: NR-BP	
# of Existing Lots: 2		# of Proposed Lots: 1	
		Proposed Zoning NR-BP	
		Total Area of Site (Acres): 10.69	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 2900 Transport		Between: Flightway	and: Transport
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1009573, 1009090, 1007017			

Signature:		Date: 05/10/2021	
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
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? _____ 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

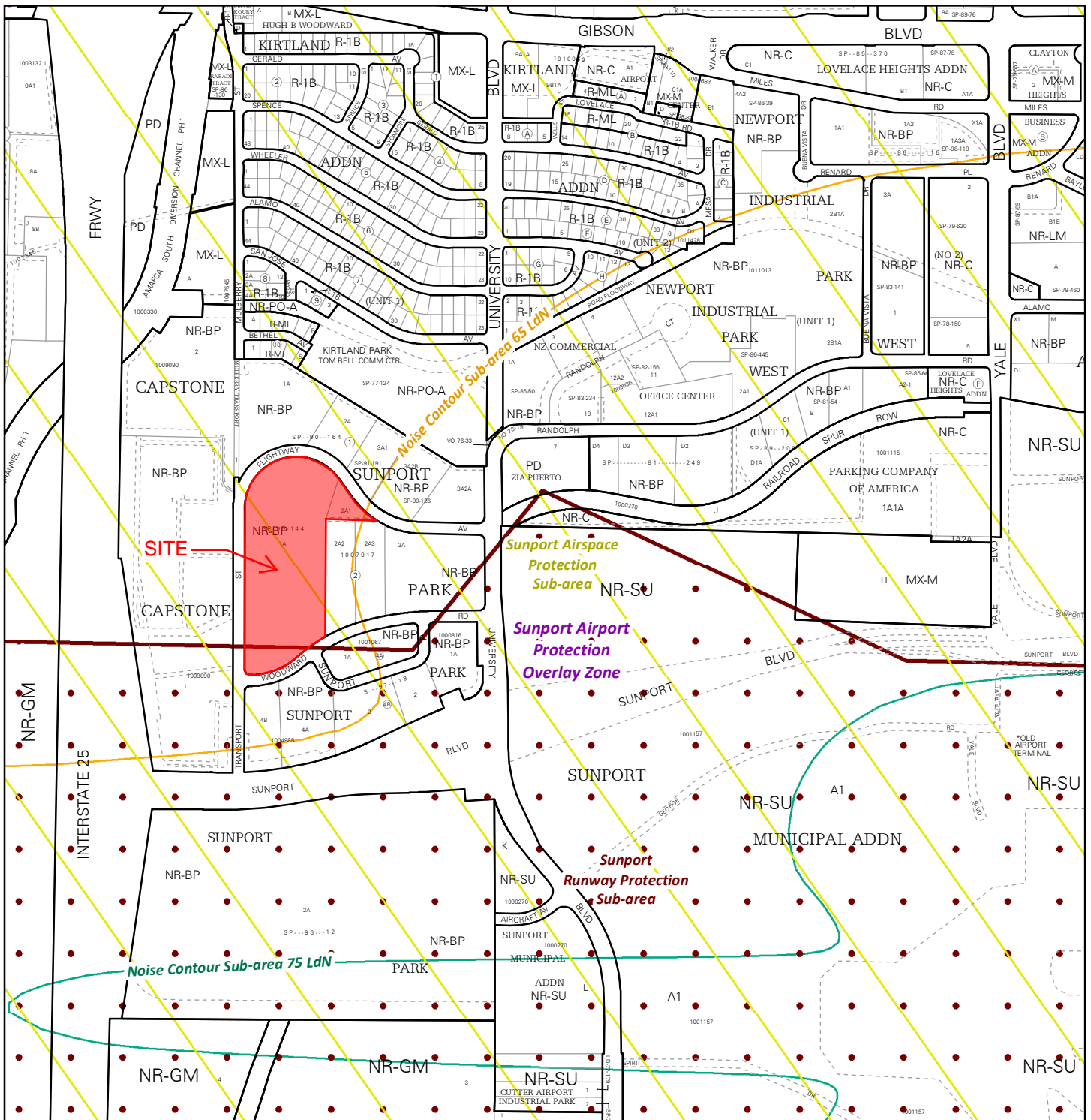
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

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: 05/10/2021	
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

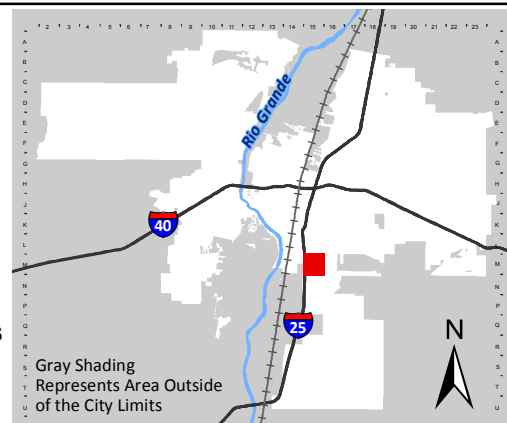


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).











Rio Grande

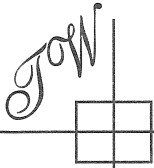
40 25

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-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

0 250 500 1,000 Feet



TIERRA WEST, LLC

May 10, 2021

Ms. Jolene Wolfley, Chair
Design Review Board
PO Box 1293
Albuquerque, NM 87102

RE: **SKETCH PLAT REVIEW AND COMMENT
TRANSPORT ST & FLIGHTWAY AVE
LOTS 1-A AND 2-A-1, BLOCK 2 SUNPORT PARK
ZONE ATLAS MAP: M-15-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting sketch plat review and comment on behalf of Contractors Leasing, LLC and Larry Gutierrez. The subject property is located at 2900 Transport Street, West of University Blvd and between Woodward Road and Flightway Avenue, totaling 10.70 acres +/- . The site is zoned Non-Residential Business Park (NR-BP) and has a previous site development plan that was approved for Multi-Family uses prior to the City's adoption of the Integrated Development Ordinance. The project is currently working through the development process and we anticipate requiring at least a replat from two lots to one lot and a site development plan approval through the Development Review Board. The intent of this sketch plat submittal is to try and identify any additional requirements by the City of Albuquerque.

The clients are looking to eliminate the lot line between the two subject lots, reducing to one single lot (Lot 2-A-1-A), to properly construct a multi-family apartment complex development. The development will consist of 7 3-story residential buildings, 4 garage buildings, and a clubhouse with a pool. The northernmost 3-story residential building along Flightway Avenue will also include an underground parking structure beneath the 3 residential stories, which will total 4 floors for this building. Access to this underground parking structure will come from Flightway Avenue, while access to the first residential floor will be provided from the adjacent onsite parking and pedestrian walkways. We currently have a valid ABCWUA Water & Sewer Availability statement as well as an approved Fire 1 Plan through the Fire Marshal's office for this site.

The intent of the sketch plat submittal is to understand any outstanding or unforeseen items required to approve a replat, site plan, and building permit. Our intent is for our subsequent DRB submittal to be for Preliminary/Final Plat and Site Plan for Building Permit and we would like to capture any items at this time that could be adverse to allowing us to be able to follow through with the replat and building permit processes.

5571 Midway Park Pl. NE
(505) 858-3100
Albuquerque, NM 87109
1-800-245-3102
ferrawestllc.com

If you have any questions ahead of the meeting or need additional information regarding this matter, please do not hesitate to contact me.

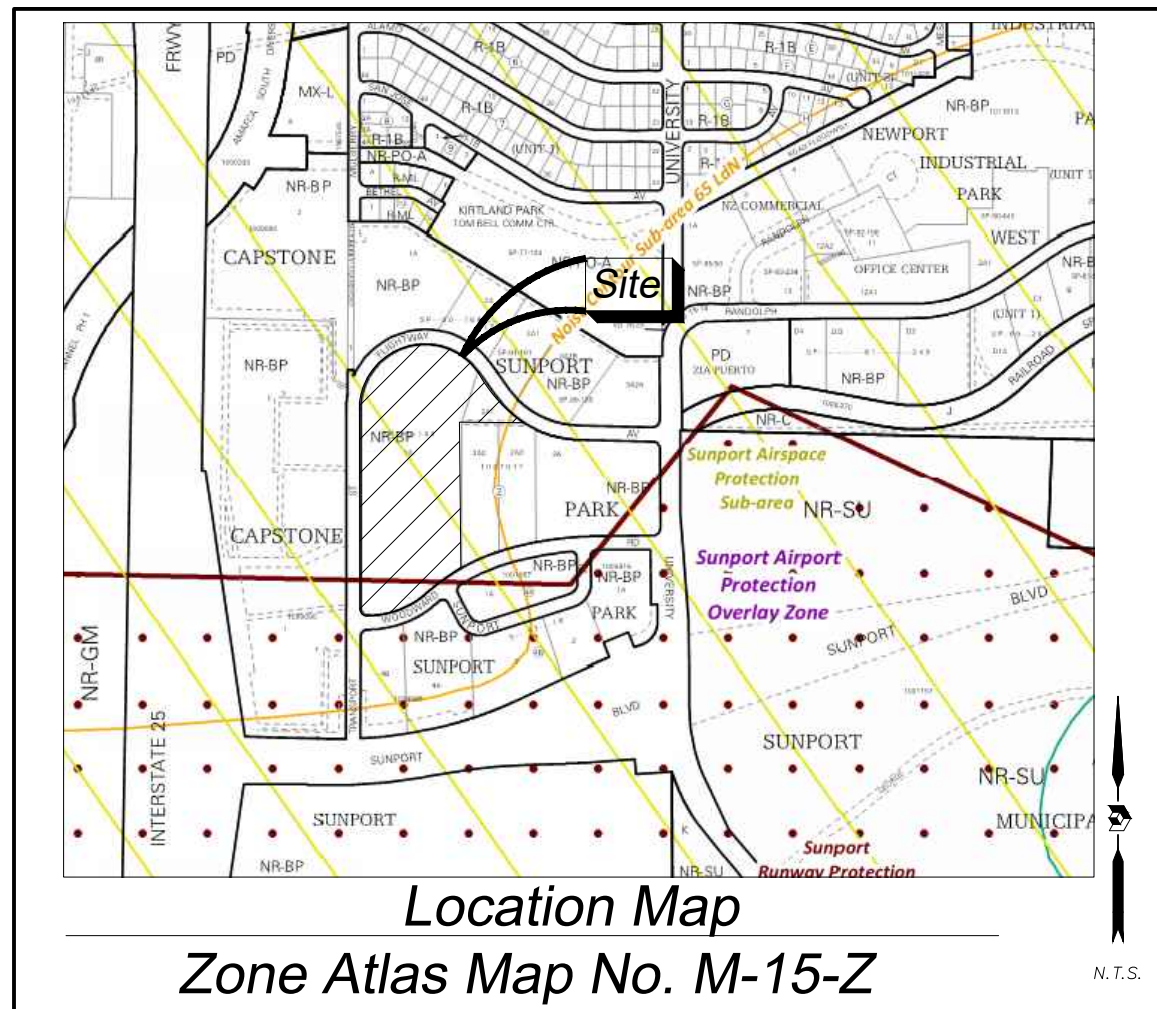
Sincerely,

A handwritten signature in black ink, appearing to read 'R. Bohannon', written in a cursive style.

Ronald R. Bohannon, P.E.

Enclosure/s

JN: 2020072
RRB/vp/kw



RECORDING STAMP

Plat of
Lot 2-A-1-A, Block 2
Sunport Park
 Section 33, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 February 2021

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 1-A, BLOCK 2, SUNPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 21, 1990, IN MAP BOOK 90C, PAGE 195 TOGETHER WITH LOT 2-A-1, BLOCK 2, SUNPORT PARK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 24, 2008, IN MAP BOOK 2008C, PAGE 165, NOW COMPRISING OF LOT 2-A-1-A, BLOCK 2 SUNPORT PARK.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

 ? DATE
 ?
 ?
 ?

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021 BY
 ?

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Project No. PR-2021-
 Application No. SD-2021-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
 N.M.P.S. No. 11993



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: STANDARD TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GROUND BEARING ANNOTATION: GROUND ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: YES GRID TO GROUND: 1.0003199098 GROUND TO GRID: 0.9996801925				PLSS INFORMATION LAND GRANT: N/A SECTION: 33 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				PROPERTY INFORMATION PROPERTY OWNER: LOT 1-A: CONTRACTORS LEASING LLC LOT 2-A-1: LARRY P. GUTIERREZ SUBDIVISION NAME: SUNPORT PARK UPC: LOT 1-A: 101505514525430415 LOT 2-A-1: 101505519726930412				PROJECT INFORMATION CREW/TECH: MT DATE OF SURVEY: 12/23/2020 DRAWN BY: JK CHECKED BY: LM PSI JOB NO.: 204165P SHEET NUMBER: 1 OF 2			
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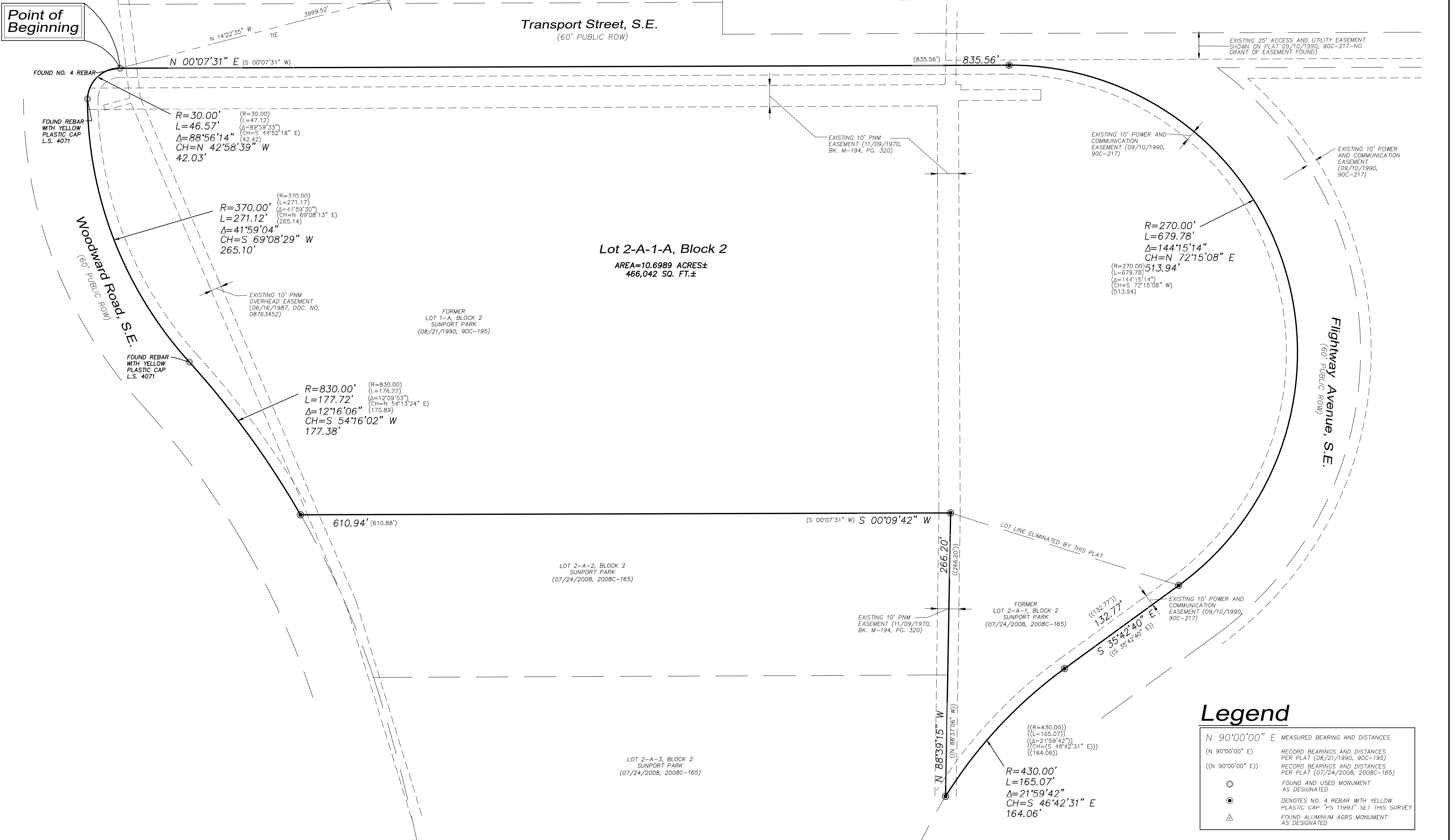
OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Lot 2-A-1-A, Block 2
Sunport Park
 Section 33, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 February 2021

RECORDING STAMP

A.G.R.S. MONUMENT "L_25_30"
 STANDARD MMSHC BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,477,335.008 US SURVEY FEET
 E=1,524,161.952 US SURVEY FEET
 PUBLISHED EL=5041.3 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999678244
 DELTA ALPHA ANGLE=-0°13'23.37"

A.G.R.S. MONUMENT "13_L14"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,477,685.829 US SURVEY FEET
 E=1,522,174.051 US SURVEY FEET
 PUBLISHED EL=4970.901 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999682141
 DELTA ALPHA ANGLE=-0°13'37.14"

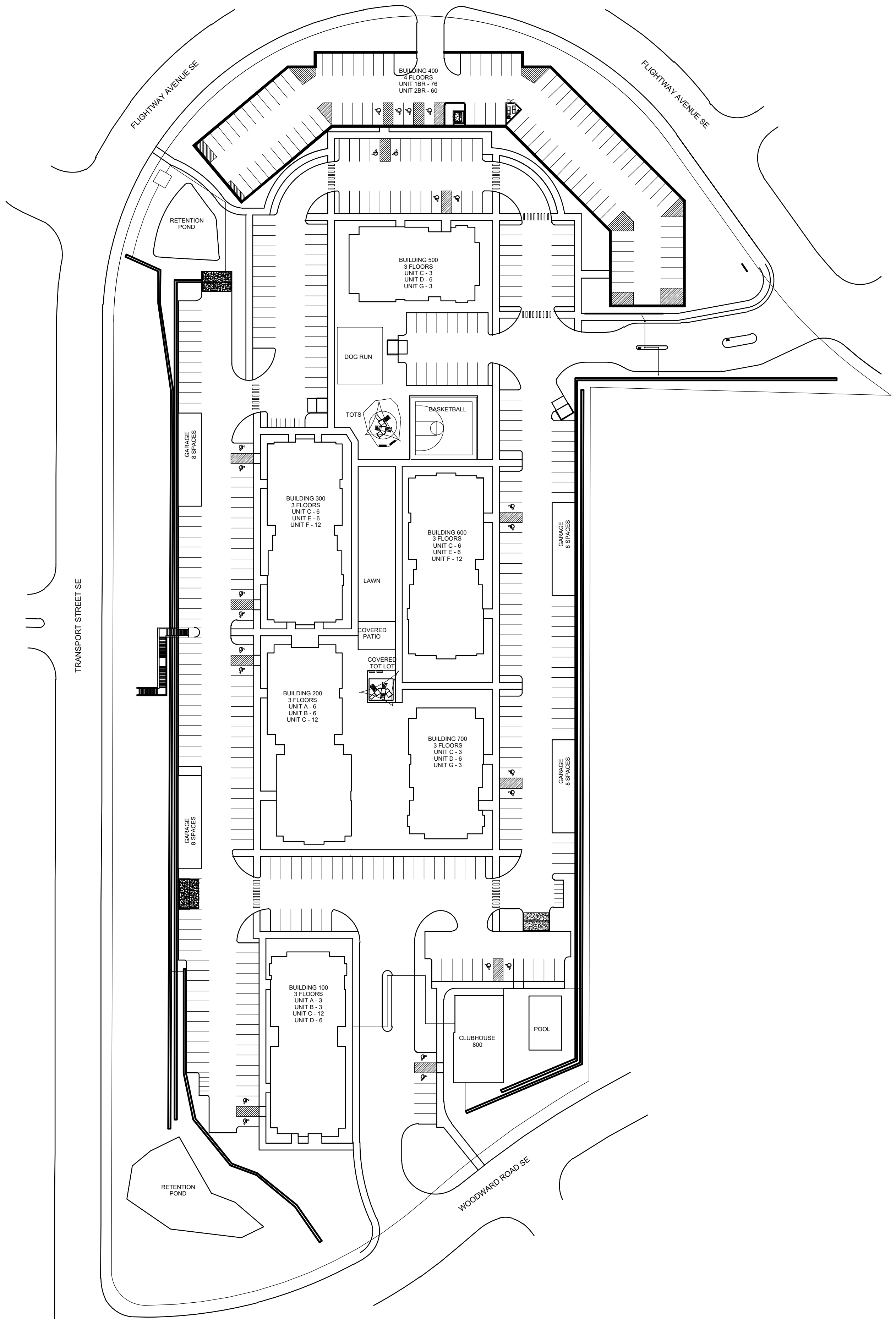


Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (08/21/1990, 90C-195)
 ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (07/24/2008, 2008C-165)

○ FOUND AND USED MONUMENT AS DESIGNATED
 ● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: GRID TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003199098 DISTANCE ANNOTATION: GROUND GROUND TO GRID: 0.9996801925 BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: YES			PLSS INFORMATION LAND GRANT: N/A SECTION: 33 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				PROPERTY INFORMATION PROPERTY OWNER: LOT 1-A: CONTRACTORS LEASING LLC LOT 2-A-1: LARRY P. GUTIERREZ SUBDIVISION NAME: SUNPORT PARK UPC: LOT 1-A: 101505514525430415 LOT 2-A-1: 101505519726930412		PROJECT INFORMATION CREW/TECH: MT DATE OF SURVEY: 12/23/2020 DRAWN BY: JK CHECKED BY: LM PSI JOB NO.: 204165P SHEET NUMBER: 2 OF 2	
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX										



SITE PLAN



SCALE: 1" = 60'-0"

