



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.**

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<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 Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" 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)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Develop 10 + site as landscape forward cottage court development w/ 90 units ranging in size from 655 sf. to 1070 sf. distributed between 8 lots. project will include a community building- To Be Determined.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Rembe Urban Design and Development		Phone: 505-243-0188
Address: 1718 Central Ave SW		Email: design@rembedesign.com
City: Albuquerque	State: NM	Zip: 87104
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.: TR. 2 of Our Lady of Guadalupe pending replat (APPROVED DRB PR-2021-006261), TR 144-A-1, TR. 144A2	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): <b>F-13Z</b>	Existing Zoning: <b>RA</b>	Proposed Zoning <b>RA</b>
# of Existing Lots: <b>2</b>	# of Proposed Lots: <b>8</b>	Total Area of Site (Acres): +/-10.13
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1860 GRIEGOS RD. NW	Between: RIO GRANDE BLVD. NW	and: SAN ISIDRO NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2020-004174, PS-2021-00088, PR-2021-006261		

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.

<b>Signature:</b>	<b>Date:</b> 04/04/2022
<b>Printed Name:</b> Kenneth Myers, Architect-Rembe Urban Design	<input checked="" type="checkbox"/> Applicant or <input 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](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 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: \_\_\_\_\_

\_\_\_ 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 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

\_\_\_ 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: \_\_\_\_\_

\_\_\_ 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 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 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: \_\_\_\_\_

\_\_\_ 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 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

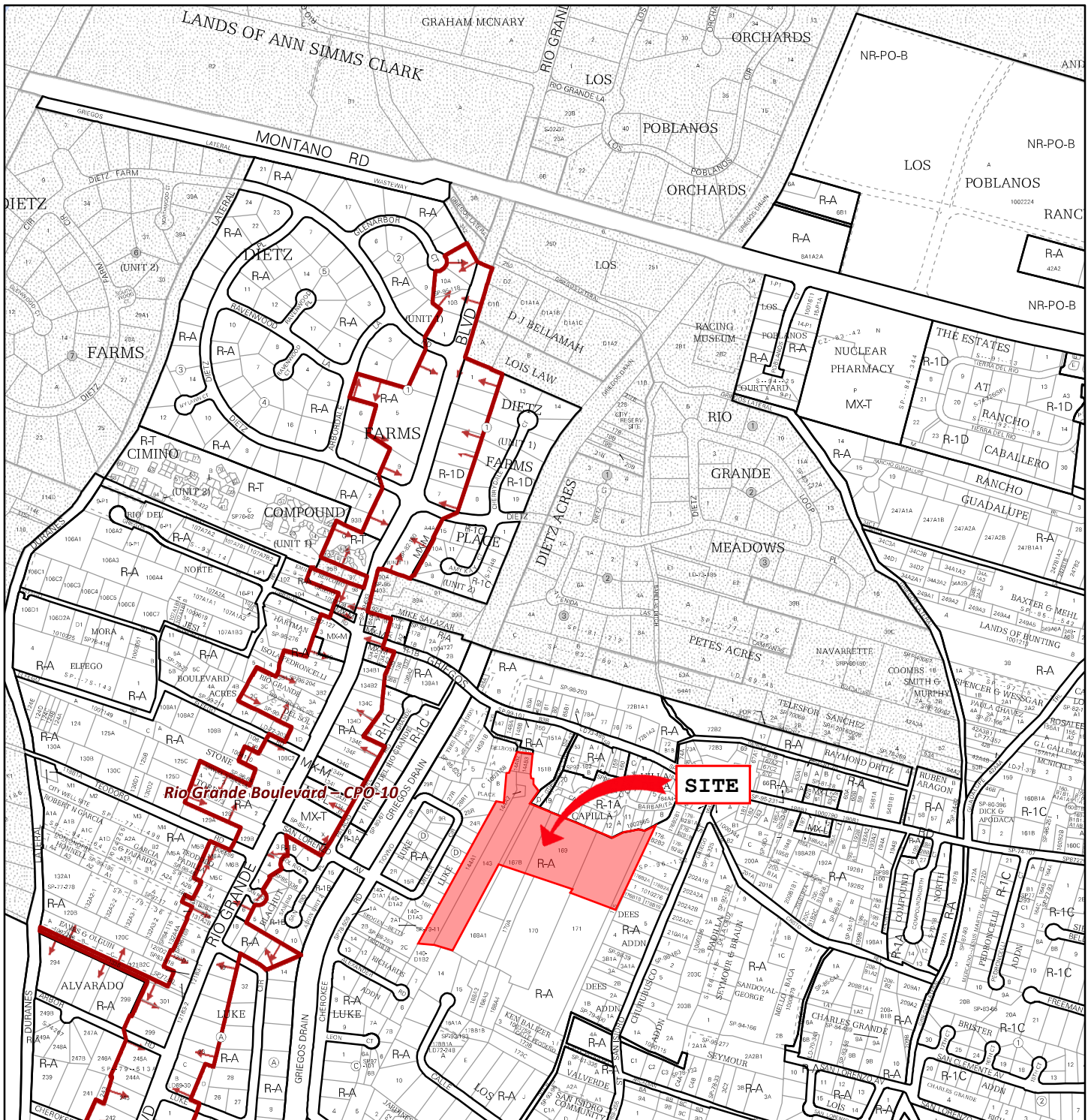
\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ 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.**

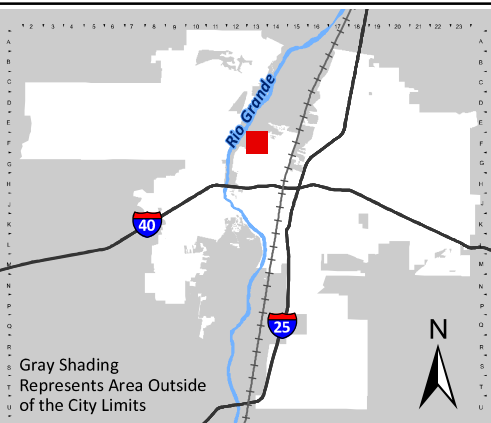


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



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

0 250 500 1,000 Feet



April 4, 2022

City of Albuquerque Planning Department-Design Review Board  
600 2nd St NW, Albuquerque, NM 87102

RE: Proposed Subdivision (Cottage Development) Located at 1860 Griegos Rd. NW

Thank you for your time.

We respectfully submit the following information and attached documentation for your review and comment.

The proposed cottage court development will provide a landscape forward, Farm inspired, sustainable residential development located at the property North and West of 1860 Griegos Rd NW between the Griegos Drain and San Isidro St NW. Rembe Properties will maintain ownership and operation of the development and looks to cultivate strong ties with the existing church community, and surrounding neighborhoods.

The 10.13-acre property will be subdivided into 8 lots, ranging in size from one to two acres. Each lot will be defined as a 'Cottage Court' and will contain a mix of one- and two-bedroom single family dwellings no smaller than 655 square feet and no larger than 1070 square feet. The total number of units distributed across the entire site will be 90 units.

Parking will be distributed throughout the property over seven tree lined parking lots, hidden within large, landscaped areas, away from view.

The proposed 'Cottage Courts' have been designed consistent with section 4-3(B)(3) and associated sections of the current edition of the IDO.

The project will include a community building for use by the residents and the property management and maintenance team.

In addition, we seek clarification to the following questions:

1. Regarding the infrastructure list that we will be required to provide for our DRB submittal: What utilities and infrastructure will be we need to include?



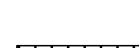

Please contact us with any further questions or comments.  
Best Regards,

Jay Rembe, Owner  
Kenneth Myers, Architect

**SITE INFORMATION**

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107  
 ZONE ATLAS MAP: F-13Z  
 ZONING: R-A  
 DEVELOPMENT TYPE: COTTAGE DEVELOPMENT  
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.  
 PROJECT DESCRIPTION: LANDSCAPE FORWARD COTTAGE COURT DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF. DISTRIBUTION AND INFORMATION SHEET AS102

**EXISTING EASEMENTS LEGEND**

- SEE PENDING BULK PLAT DRB PROJECT NUMBER: PR-2021-006261 FOR SPECIFIC EASEMENT INFORMATION
-  PRIVATE ACCESS EASEMENT
  -  EXISTING ROAD EASEMENT, PUBLIC WATER, PUBLIC WATER AND SANITARY SEWER EASEMENTS
  -  EXISTING ACCESS EASEMENT
  -  EXISTING ROAD EASEMENT

**KEYED NOTES-SITE PLAN**

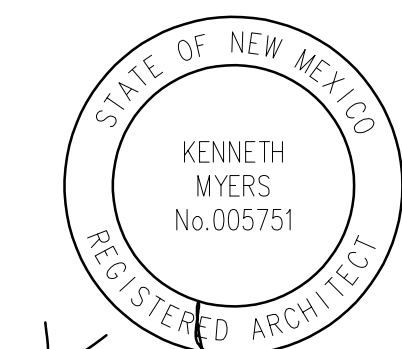
1. EXISTING EASEMENTS- SEE EXISTING EASEMENT LEGEND
2. PROVIDE CURVE TO EASEMENT PER TRANSPORTATION DRB COMMENT.
3. EXISTING ADOBE WALL TO REMAIN- +/-42" TALL ABOVE EXISTING SIDEWALK-NOT IN SCOPE OF WORK
4. EXISTING CHURCH CAMPUS- TO REMAIN- NOT IN SCOPE OF WORK
5. EXISTING 'GROTTO' TO REMAIN-NOT IN SCOPE OF WORK
6. EXISTING CHURCH PARKING TO REMAIN-NOT IN SCOPE OF WORK
7. EXISTING OUT-BUILDING TO BE REMOVED



1860 GRIEGOS RD. NW  
 ALBUQUERQUE, NM 87107

**GRIEGOS FARMS**

Architect Stamp:



04/04/2022

**REMBE**  
 urban design + development  
 1718 Central SW, Suite A  
 Albuquerque NM 87104  
 t: 505.243.0188

Project: **GRIEGOS FARMS**

Drawn By: **KMA** Checked By: **KMA**

Phase: **SD**

Date: **04/04/2022**

Drawing Title: **SKETCH PLAT**

Project Number: **2102**

Sheet Number:

**AS110**

**SITE INFORMATION**

ADDRESS: PROPERTY NORTH AND WEST OF 1860 GRIEGOS, ALBUQUERQUE, NM 87107  
 ZONE ATLAS MAP:F-13-Z  
 ZONING: R-A  
 DEVELOPMENT TYPE: COTTAGE COURT  
 PROJECT SIZE: 10 ACRE +/- PARCEL SUBDIVIDED AS 8 LOTS EACH BETWEEN 1 AND 2 ACRES.  
 PROJECT DESCRIPTION: LANDSCAPE FORWARD COTTAGE COURT DEVELOPMENT W/ 90 UNITS RANGING IN SIZE FROM 655 SF. TO 1070 SF. DISTRIBUTED BETWEEN 8 LOTS(SEE UNIT COUNT NOTES THIS SHEET). PROJECT WILL INCLUDE A COMMUNITY BUILDING TO BE DETERMINED.

**SITE REQUIREMENTS**

**OPEN SPACE AREA**  
 OPEN SPACE REQUIREMENTS:  
 OPEN SPACE REQUIRED 130,680 SF.  
 OPEN SPACE PROVIDED 210,066 SF.  
**PARKING REQUIREMENTS:**  
 1 SPACE PER UNIT +2 VISITORS= 90 +  
 2 SPACES PER 8 LOTS= 106 SPACES  
**147 SPACES PROVIDED**  
 5 HC SPACES  
 7 MOTORCYCLES SPACES  
 21 BIKE SPACES

**SITE FINISH LEGEND**

- LANDSCAPE BUFFER
- GRAVEL PARKING STALLS
- ASPHALT PARKING DRIVE ISLE
- 4'-0" PATHWAY THROUGH DEVELOPMENT
- 5'-0" WIDE ADA COMPLIANT SIDEWALK PER DPM STANDARDS
- 6'-0" WIDE CONCRETE PEDESTRIAN PATH PER DPM STANDARDS

**UNIT COUNT AND INFO**

UNIT TYPE	UNIT SF.	BEDROOM	UNIT COUNT	TOTAL SF.
UNIT A	655 SF.	ONE BED	46	30,130 SF.
UNIT B	897 SF.	TWO BED	10	8,970 SF.
UNIT C	1070 SF.	TWO BED	34	36,380 SF.
<b>TOTAL</b>			<b>90</b>	<b>75,480 SF.</b>

LOT #:	ALLOWABLE BLT. SF.	ACTUAL BLT. SF.
LOT 1	13,553.72	13,216
LOT 2	8,249.59	8,210
LOT 3	11,119.01	10,940
LOT 4	8,351.70	5,415
LOT 5	8,225.34	5,895
LOT 6	12,792.84	12,762
LOT 7	9,045.55	8,867
LOT 8	10,203.67	10,175

**KEYED NOTES-SITE PLAN**

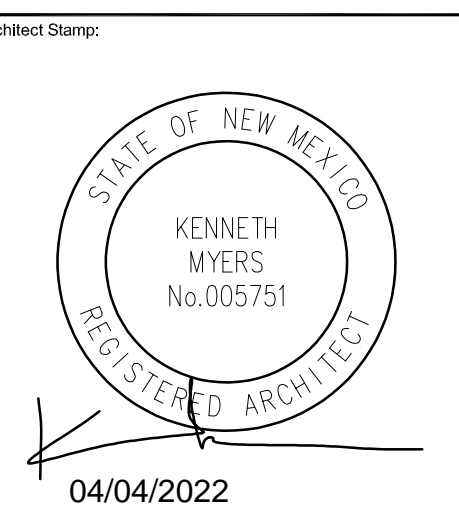
- FIRE ACCESS ALTERNATIVE HAMMERHEAD
- LOCKABLE TRASH CONTAINERS
- 6'-0" CONCRETE PEDESTRIAN PATH DPM STANDARDS
- APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER
- +/- 36" TALL SITE WALL/ FENCE
- +/- 6'-0" TALL OPAQUE WALL/ FENCE
- EXISTING 6'-0" ADOBE WALL TO REMAIN
- PRIVATE DRIVE- SEE ROAD SECTION B1/AS102-SIM.
- 26'-0" SECURITY GATE
- WATER FEATURE
- PARKING LOT- SEE GENERAL NOTES, ROAD SECTION C1/AS102-TYPICAL
- PARKING LOT DRIVEWAYS SEE ROAD SECTION C2/AS102
- LANDSCAPED COURTYARD-FINAL LANDSCAPING TBD
- APPROXIMATE LOCATION OF AMENITIES BUILDING- TBD
- VINEYARD AND LAWN AREA- FINAL LAYOUT TBD
- EXISTING PRIVATE ROADWAY AT ACCESS EASEMENT- SEE ROAD SECTION B2/AS102
- MOTORCYCLE SPACE PER DPM STANDARDS
- BIKE PARKING PER DPM STANDARDS
- STORAGE BUILDING
- ON-STREET PARKING PER DPM STANDARDS
- HC PARKING SPACE PER DPM STANDARDS
- 5'-0" WIDE SIDEWALK PER DPM STANDARDS
- PEDESTRIAN TABLE PER DPM STANDARDS
- EXISTING CHURCH CAMPUS AND PARKING TO REMAIN-NOT IN SCOPE OF WORK
- EXISTING BIKE LANE TO REMAIN



NORTH  
**A1 SITE PLAN**  
 1"=50'-0"

1860 GRIEGOS RD. NW  
 ALBUQUERQUE, NM 87107

**GRIEGOS FARMS**



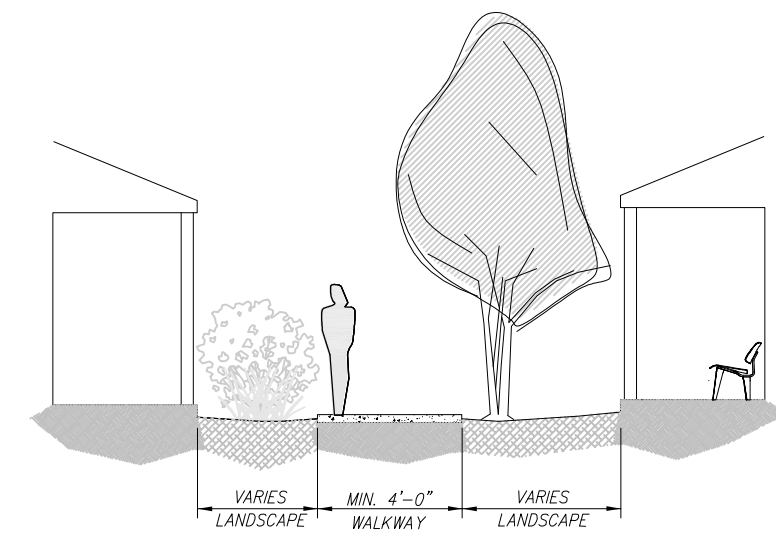
04/04/2022  
**REMBE**  
 urban design + development  
 1718 Central SW, Suite A  
 Albuquerque NM 87104  
 t: 505.243.0188

Project: **GRIEGOS FARMS**  
 Drawn By: **KMA** Checked By: **KMA**  
 Phase: **SD**  
 Date: **04/04/2022**

Drawing Title:  
**SITE PLAN**

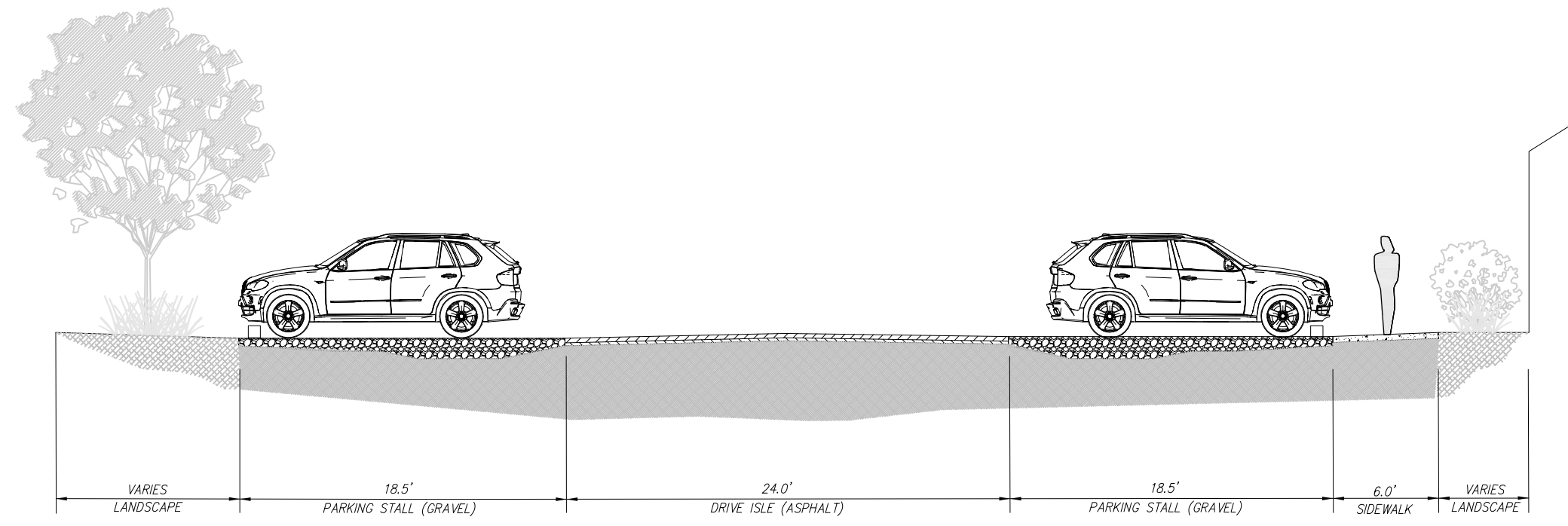
Project Number:  
**2102**

Sheet Number:  
**AS101**



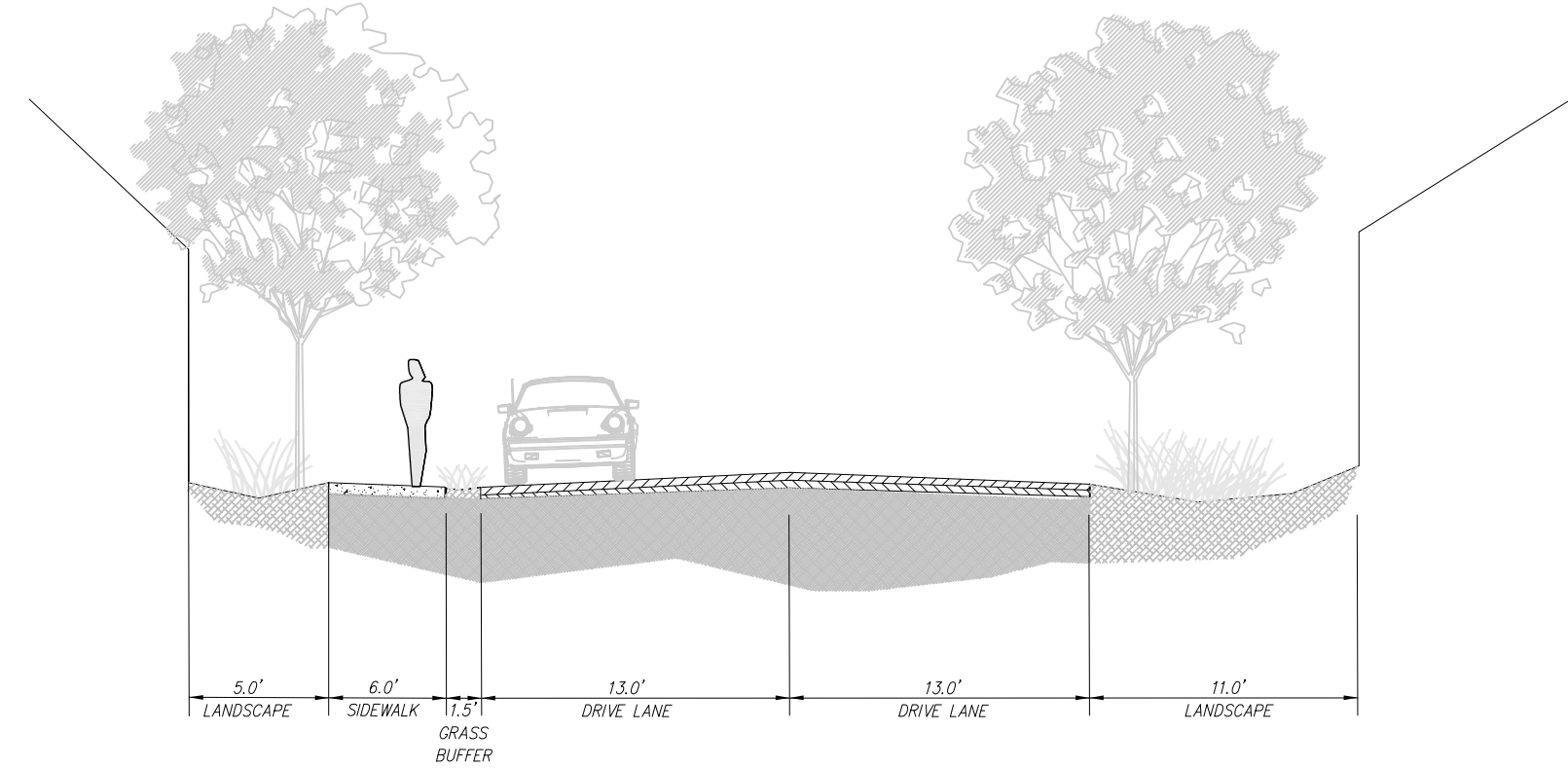
**D1** TYPICAL PEDESTRIAN WALKWAY SECTION

3/16"=1'-0"



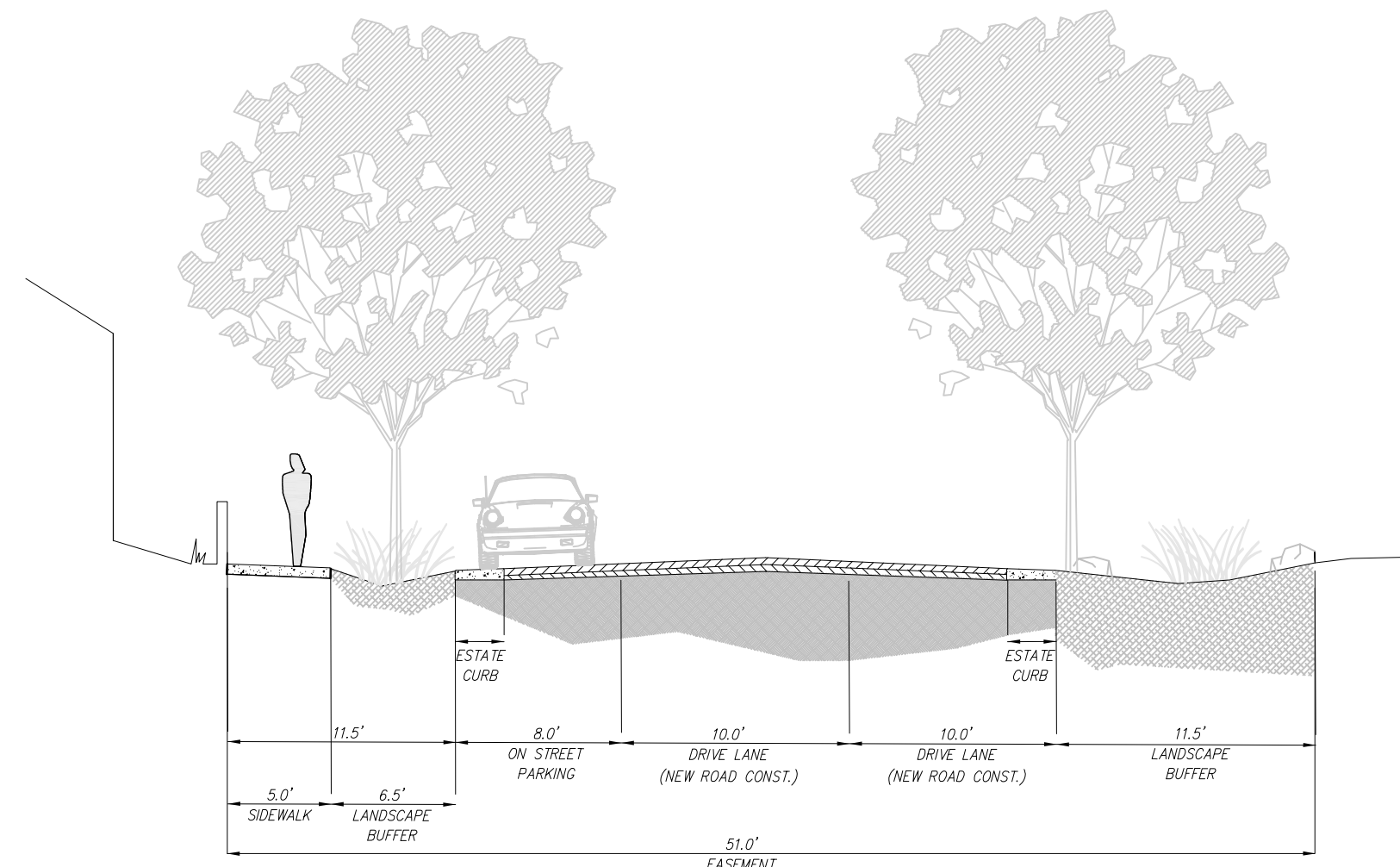
**C1** TYPICAL PARKING LOT SECTION DETAIL

3/16"=1'-0"



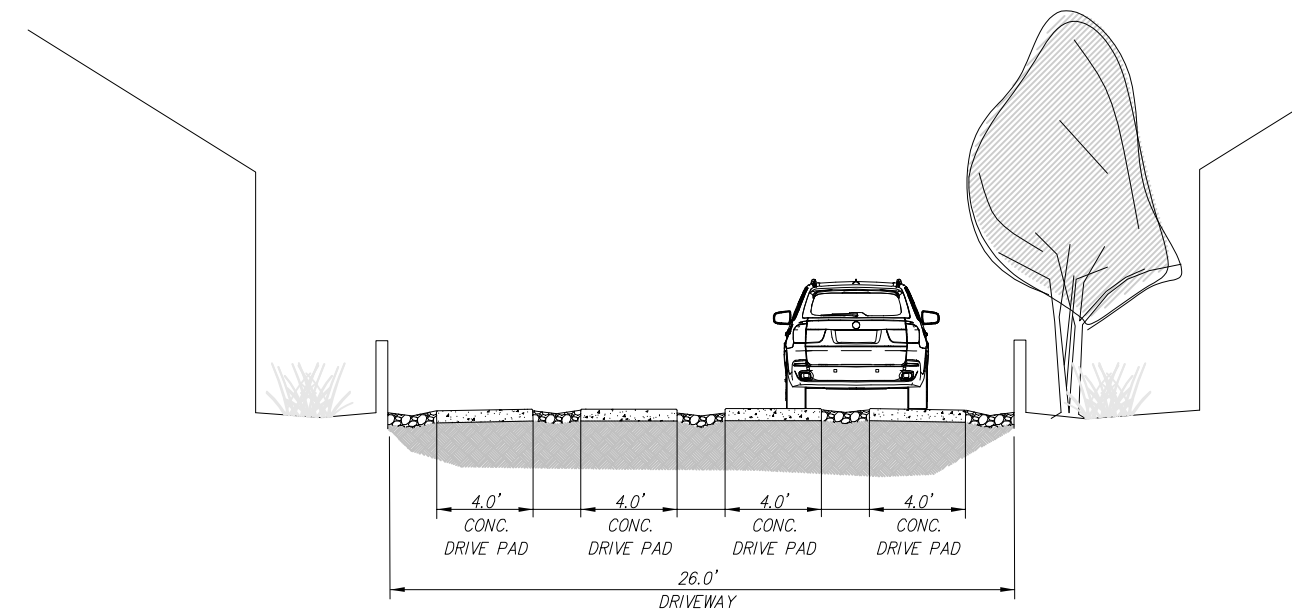
**B1** PRIVATE DRIVE SECTION DETAIL

3/16"=1'-0"



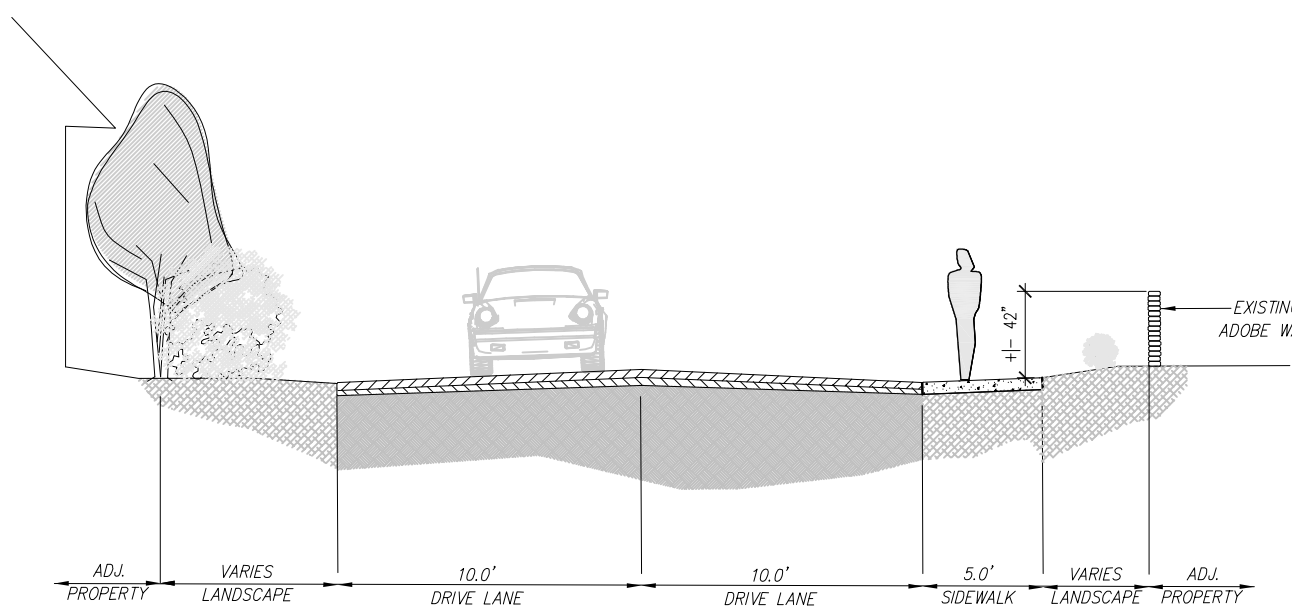
**A1** TYPICAL STREET SECTION DETAIL @ GUADALUPE CHURCH ROAD

3/16"=1'-0"



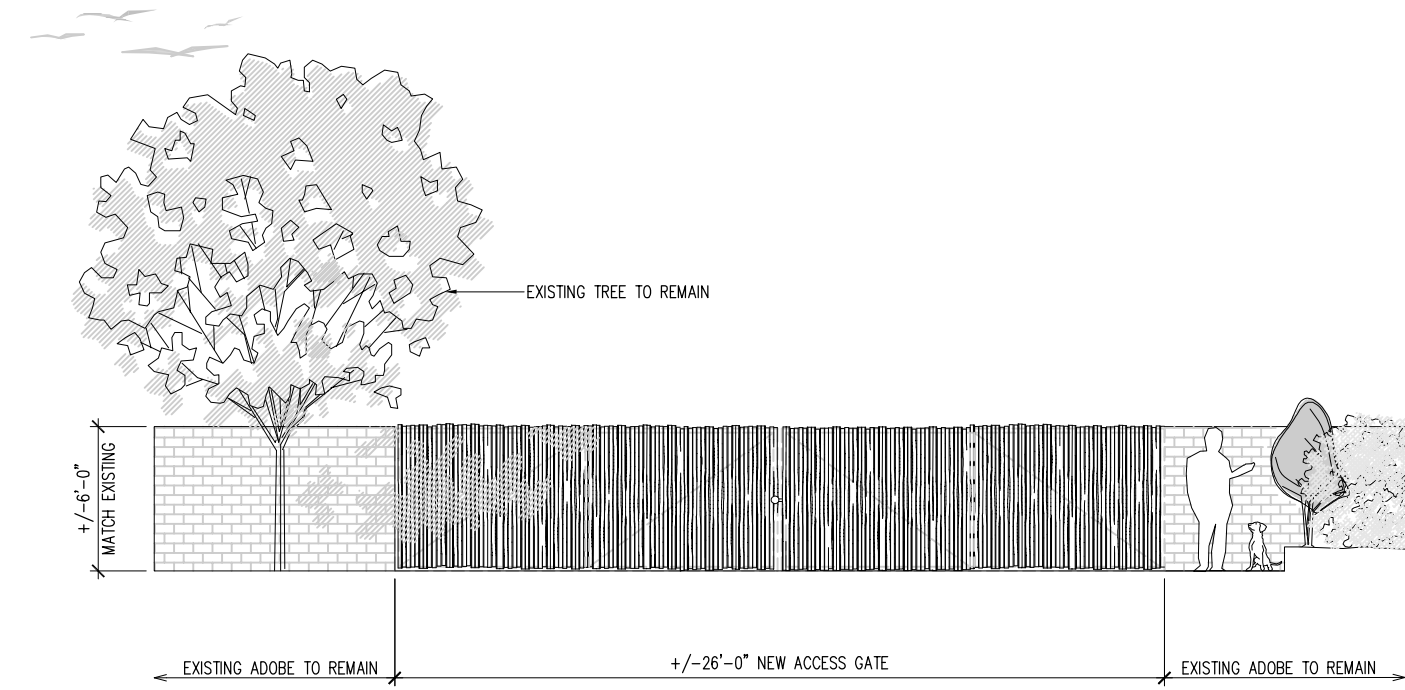
**C2** PARKING DRIVEWAY ROAD DETAIL SECTION

3/16"=1'-0"



**B2** ACCESS EASEMENT SECTION DETAIL

3/16"=1'-0"



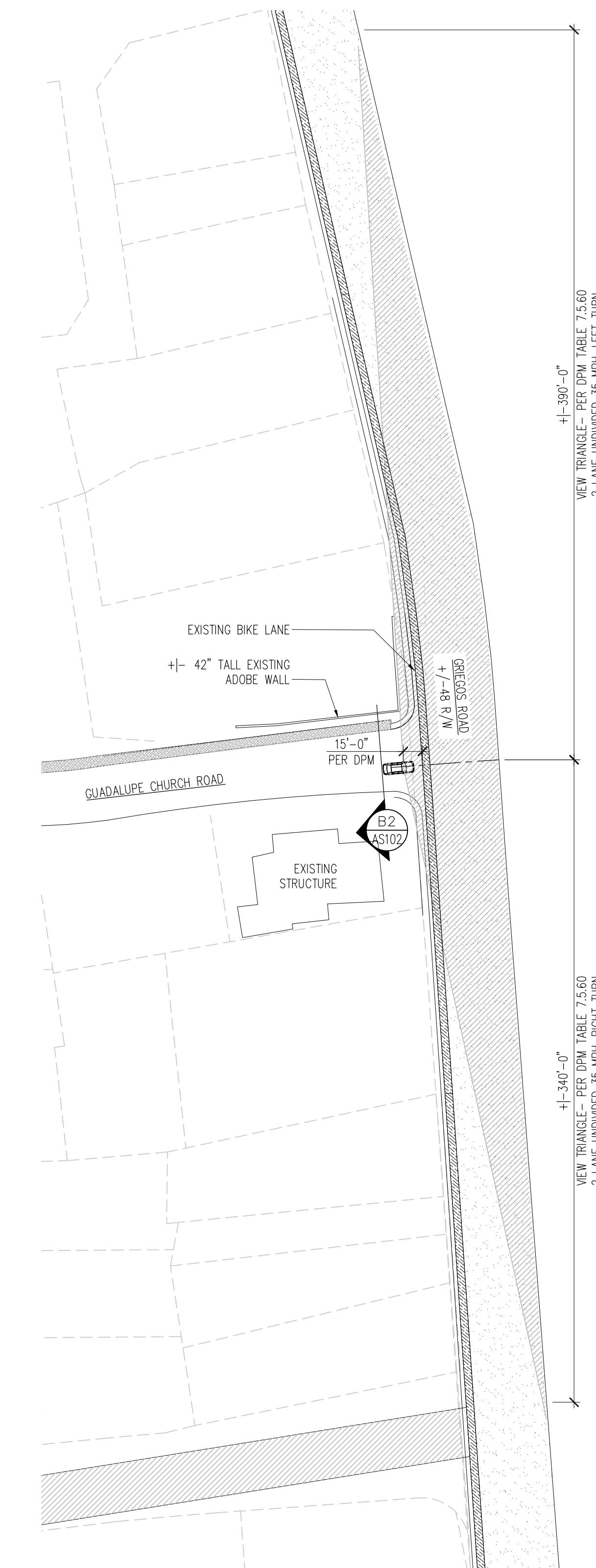
**A2** TRACT 'A' ACCESS EASEMENT SECTION DETAIL

3/16"=1'-0"



**D3** VIEW TO WEST FROM INTERSECTION AT GUADALUPE CHURCH ROAD AND GRIEGOS

3/16"=1'-0"



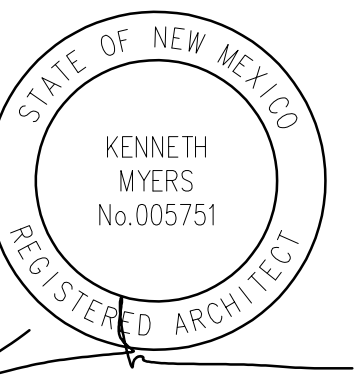
**A3** VIEW ANGLE DIAGRAM @ GRIEGOS ROAD INTERSECTION

1"=50'-0"

1860 GRIEGOS RD. NW  
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GRIEGOS FARMS

Architect Stamp:



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t: 505.243.0188

Project: **GRIEGOS FARMS**

Drawn By: **KMA** Checked By: **KMA**

Phase: **SD**

Date: **04/04/2022**

Drawing Title: **ROAD SECTIONS**

Project Number: **2102**

Sheet Number:

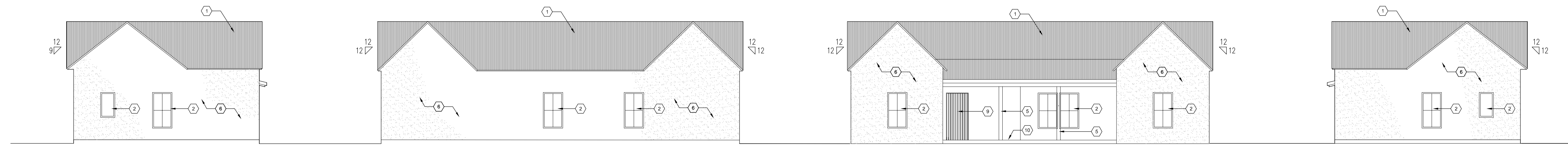
**AS102**

**KEYED NOTES-SITE PLAN**

1. CORRUGATED METAL ROOFING- 24 GA. INTEGRATED COLOR-COLOR: CHARCOAL GRAY- ALL TRIM TO MATCH
2. ANDERSON 100 SERIES WINDOW SYSTEM-COLOR: DARK BRONZE
3. ANDERSON DOOR SYSTEM SYSTEM-COLOR: DARK BRONZE
4. WOOD BEAM-COLOR: COLONIAL WHITE
5. 6X6 WOOD COLUMN W/ DECORATIVE BASE-COLOR: COLONIAL WHITE
6. STUCCO FINISH-COLOR: COLONIAL WHITE
7. CORRUGATED METAL DORMER- MATCH ADJACENT ROOFING MATERIAL.
8. GUTTER SYSTEM-COLOR: MATCH ROOFING
9. FIBERGLASS ENTRY DOOR- PAINT TO MATCH WINDOW COLOR: DARK BRONZE
10. CONCRETE PORCH

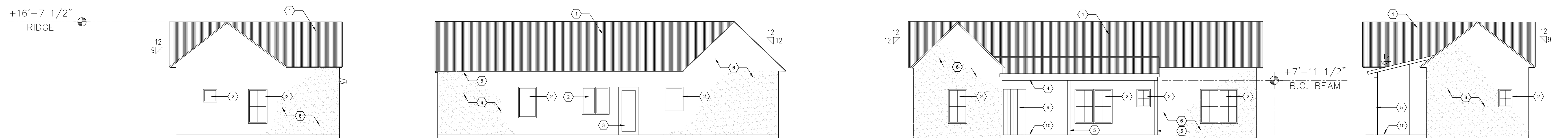
1860 GRIEGOS RD. NW  
ALBUQUERQUE, NM 87107

GRIEGOS FARMS



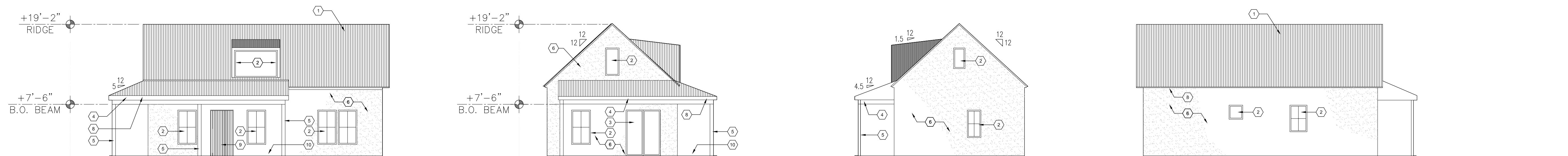
**C1 UNIT C ELEVATIONS**

1/8"=1'-0"



**B1 UNIT B ELEVATIONS**

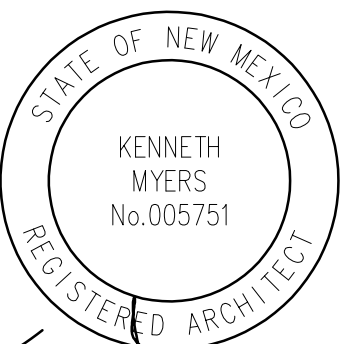
1/8"=1'-0"



**A1 UNIT A ELEVATIONS**

1/8"=1'-0"

Architect Stamp:



04/04/2022

**REMBE**  
urban design + development

1718 Central SW, Suite A  
Albuquerque, NM 87104  
t: 505.243.0188

Project: **GRIEGOS FARMS**

Drawn By: **KMA** | Checked By: **KMA**

Phase: **SD**

Date: **04/04/2022**

Drawing Title:

**BUILDING ELEVATIONS**

Project Number:

2102

Sheet Number:

**A201**