



**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) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form 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 (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Minor - Final Plat (Form 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 (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Approval of Sketch Plat Review & Comment			

<b>APPLICATION INFORMATION</b>			
Applicant: Aztec Village Limited Partnership		Phone: (503) 288-6210	
Address: 412 NW 5th Ave., Suite 200		Email:	
City: Portland	State: OR	Zip: 97209-3893	
Professional/Agent (if any): Isaacson & Arfman, Inc. (Fred C. Arfman)		Phone: (505) 268-8828	
Address: 128 Monroe Street NE		Email: freda@iacivil.com	
City: Albuquerque	State: NM	Zip: 87108	
Proprietary Interest in Site: Owner		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.: Lots 7 thru 12		Block: 44	Unit:
Subdivision/Addition: Huning Highland		MRGCD Map No.:	UPC Code: SEE ATTACHED SHEET
Zone Atlas Page(s): K-14	Existing Zoning: MX-L	Proposed Zoning Same	
# of Existing Lots: 6	# of Proposed Lots: 1	Total Area of Site (Acres): 0.9787	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 701 Central Ave NE		Between: Central Ave. NE	and: Copper Ave. NE
<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:	Date: 12.28.2021
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:			Date:		Project #

UPC NUMBERS – CONTINUATION:

LOT 7 101505700938821410

LOT 8 101505700838321411

LOT 9 101505700837821412

LOT 10 101505700536621401

LOT 11 101505700536621401

LOT 12 101505701236621402

**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](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 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
  - 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 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
  - Design elevations & cross sections of perimeter walls
  - 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](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 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.
  - 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
  - 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, 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
  - DXF file and hard copy of final plat data for AGIS submitted and approved

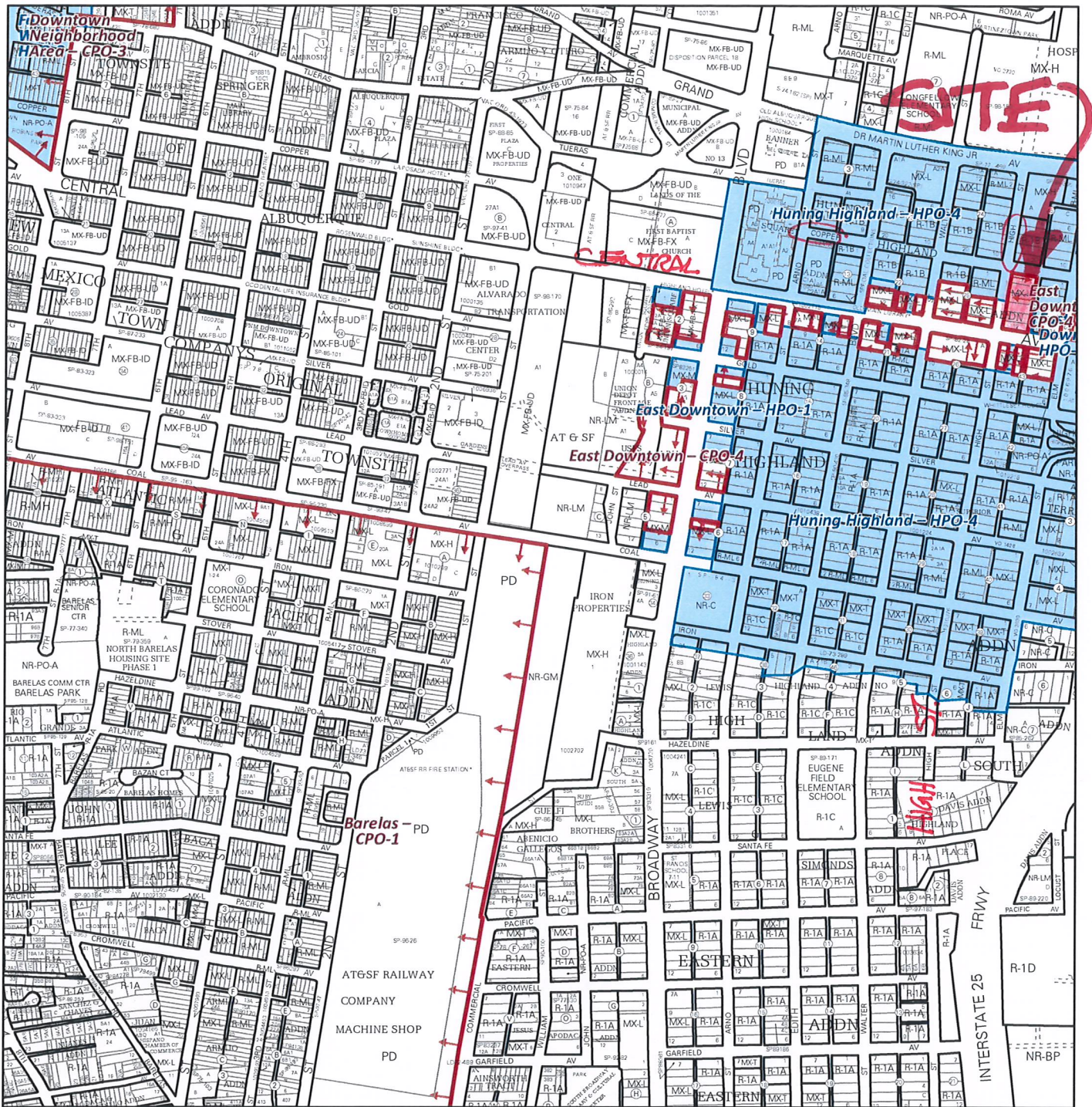
*Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.*

**MINOR AMENDMENT TO PRELIMINARY PLAT / 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 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
  - Original Preliminary Plat, Infrastructure List, and/or Grading Plan
  - Infrastructure List, if applicable

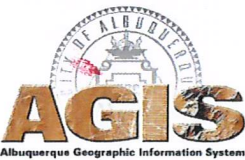
*Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.*

<i>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.</i>	
Signature:	Date: <u>12.28.2021</u>
Printed Name: Fred C. Arfman	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

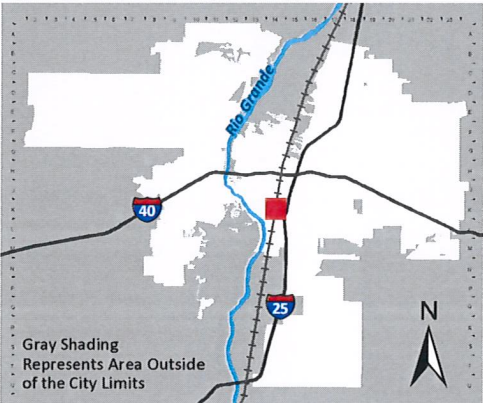


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-14-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

December 27, 2021

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

Reference: **Imperial Inn Renovation & Additions**  
Lots 7 thru 12. Block 44, Huning's Highland Addition  
(K-14)

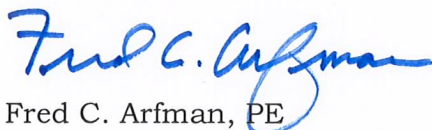
Subject: Sketch / Minor Plat Description

Isaacson & Arfman, Inc., agent for Palindrome Communities / Pacificap Inc., dba Aztec Village Limited Partnership, having an address of 412 NW 5th Ave, Suite 200, Portland, OR. 97209, request a Sketch Plat review for the referenced project. The property is zoned MX-L and is currently an extended stay motel situated on six lots (Lots 7 – 12). The property is scheduled to be renovated with the addition of two building being constructed. The proposed replat will combine the six lots into a single tract.

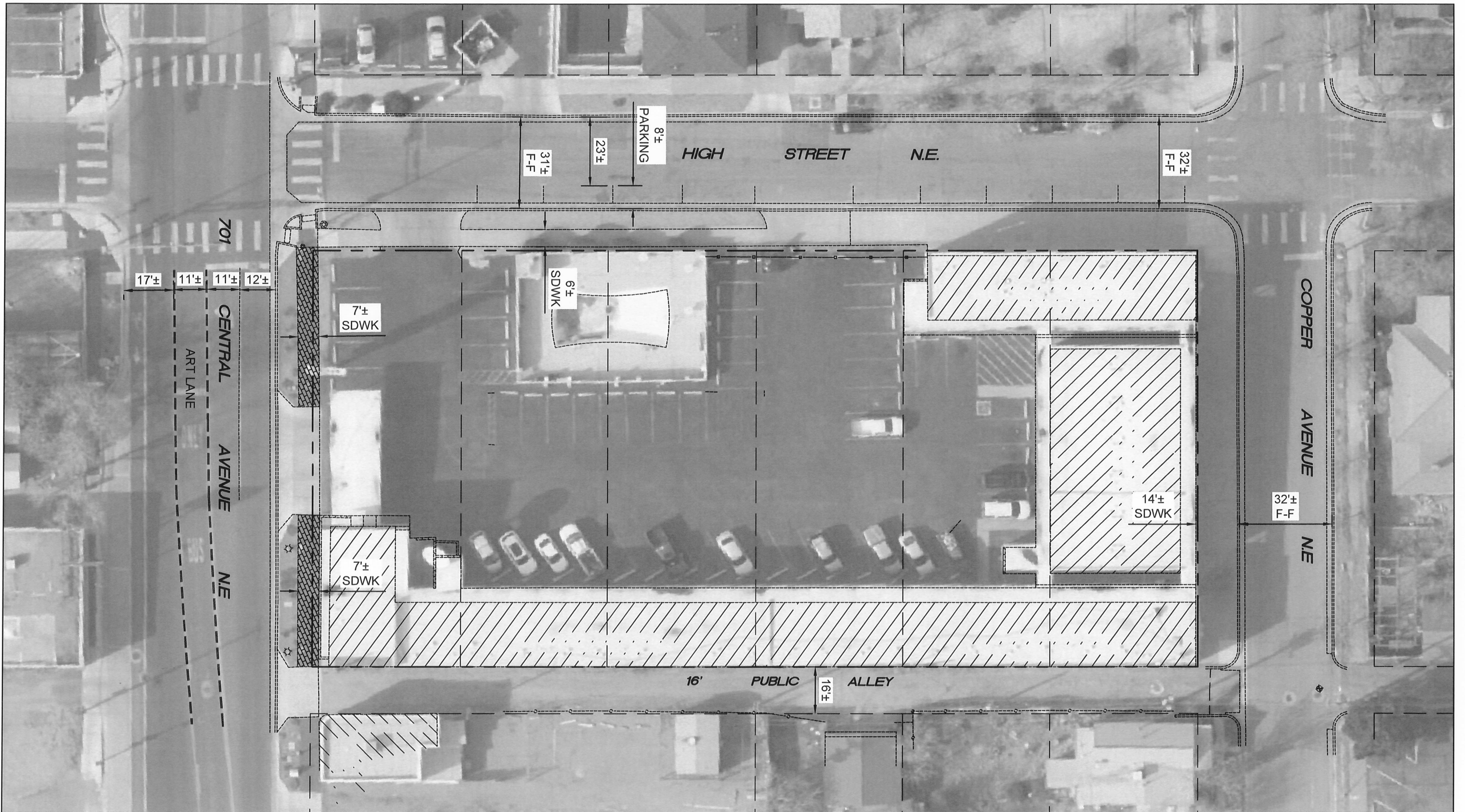
The development will require the re-construction of some of the internal private improvements additional public water and sanitary connections and revised site access points for pedestrians and vehicles. A Fire-1-Plan has been secured from the Fire Marshal's Office and was attached to the Water & Sanitary Sewer Availability request to the Water Authority.

**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



**SITE SKETCH**

SCALE: 1"=30'

