

**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? 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 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: \_\_\_\_\_

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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
- \_\_\_ 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.**

<b><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></b>	
Signature: <i>Jared Winchester</i>	Date: 2/18/2022
Printed Name: Jared Winchester	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	



**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 S/W (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 S/W (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)

**BRIEF DESCRIPTION OF REQUEST**  
 Seeking preliminary review and feedback in re-platting 9 residential lots recently purchased into 1 single lot. This re-plat effort will go towards the construction of a future mixed-use, 32 unit multi-family housing development with approx. 12,000 gsf of commercial space.

<b>APPLICATION INFORMATION</b>		
Applicant: B3 Development LLC		Phone: 505-922-5671
Address: 111 Wyoming Blvd. NE		Email: ahorton@ideconomic.com
City: Albuquerque	State: NM	Zip: 87108
Professional/Agent (if any): Improve Group		Phone: 505-485-4312
Address: 3550 Pan American Freeway		Email: jaredwinchester@improvetgroup.net
City: Albuquerque	State: NM	Zip: 87107
Proprietary Interest in Site:	List <u>all</u> owners: B3 Development LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: SEE ATTACHED SHEET FOR INFORMATION	Block:	Unit:
Subdivision/Addition: FOR EACH OF THE 9 EXISTING LOTS	MRGCD Map No.:	UPC Code: 101805601132720114 - 101805601228820122
Zone Atlas Page(s): L-17-Z	Existing Zoning: MX-L	Proposed Zoning: No Change
# of Existing Lots: 9 lots	# of Proposed Lots: 1 Lot	Total Area of Site (Acres): 1.1472 total ac
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 1000 San Mateo Blvd. SE	Between: Southern Ave. SE	and: Katheryn Ave. SE
<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.

<b>Signature:</b> <i>Jared Winchester</i>	<b>Date:</b> 2/18/2022				
<b>Printed Name:</b> Jared Winchester, Improve Group	<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 #			

Site Information for the 9 Separate lots:

(1000, 1004, 1008, 1012, 1016, 1020, 1024, 1028, and 1032 San Mateo Blvd SE)

**UPC:** 101805601132720114

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1000 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LT 1 BLK 4 ESPERANZA ADDN EXC WLY PORT OUT TO R/W CONT 0.1396 AC +- OR 6,081 SQ FT +-

**Acres:** 0.1396

**Tax Year:** 2021

**UPC:** 101805601132320115

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1004 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LOT 2 BLK 4 EXC WLY PORT OUT TO R/W ESPERANZA ADDN CONT 6,027 SQ FT M/L

**Acres:** 0.1384

**Tax Year:** 20

**UPC:** 101805601131720116

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1008 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LT 3 BLK 4 EXC WLY PORT OUT TO R/W ESPERANZA ADDN CONT 5,892 SQ FT M/L

**Acres:** 0.1353

**Tax Year:** 2021

**UPC:** 101805601131320117

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1012 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LOT 4 BLK 4 EXC THE WLY PORT OUT TO R/W ESPERANZA ADDN CONT 5,784 SQ FT M/L

**Acres:** 0.1328

**Tax Year:** 2021

**UPC:** 101805601030720118

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1016 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** \* 005 004 ESPERANZA ADDN

**Acres:** 0.155

**Tax Year:** 2021

**UPC:** 101805601130320119

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1020 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LT 6 BLK 4 ESPERANZA ADDN EXC WLY PORT OUT TO R/W SAN MATEOBLVD SE CONT 5,650 SQ FT +- AKA (6-14-NRW)

**Acres:** 0.1297

**Tax Year:** 2021

**UPC:** 101805601229720120

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1024 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LT 7 (EXECPT W'LY PORT OUT TO R/W) BLK 4 ESPERANZA ADDN CONT 4,621

**Acres:** 0.1061

**Tax Year:** 2021

**UPC:** 101805601229320121

**Owner:** GALANTER ABE & SALLY

**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1028 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LOT 8 BLK 4 EXC WLY PORT OUT TO R/W ESPERANZA ADDN CONT 4,600 SQ FT M/L

**Acres:** 0.1056

**Tax Year:** 2021

**UPC:** 101805601228820122

**Owner:** GALANTER ABE & SALLY

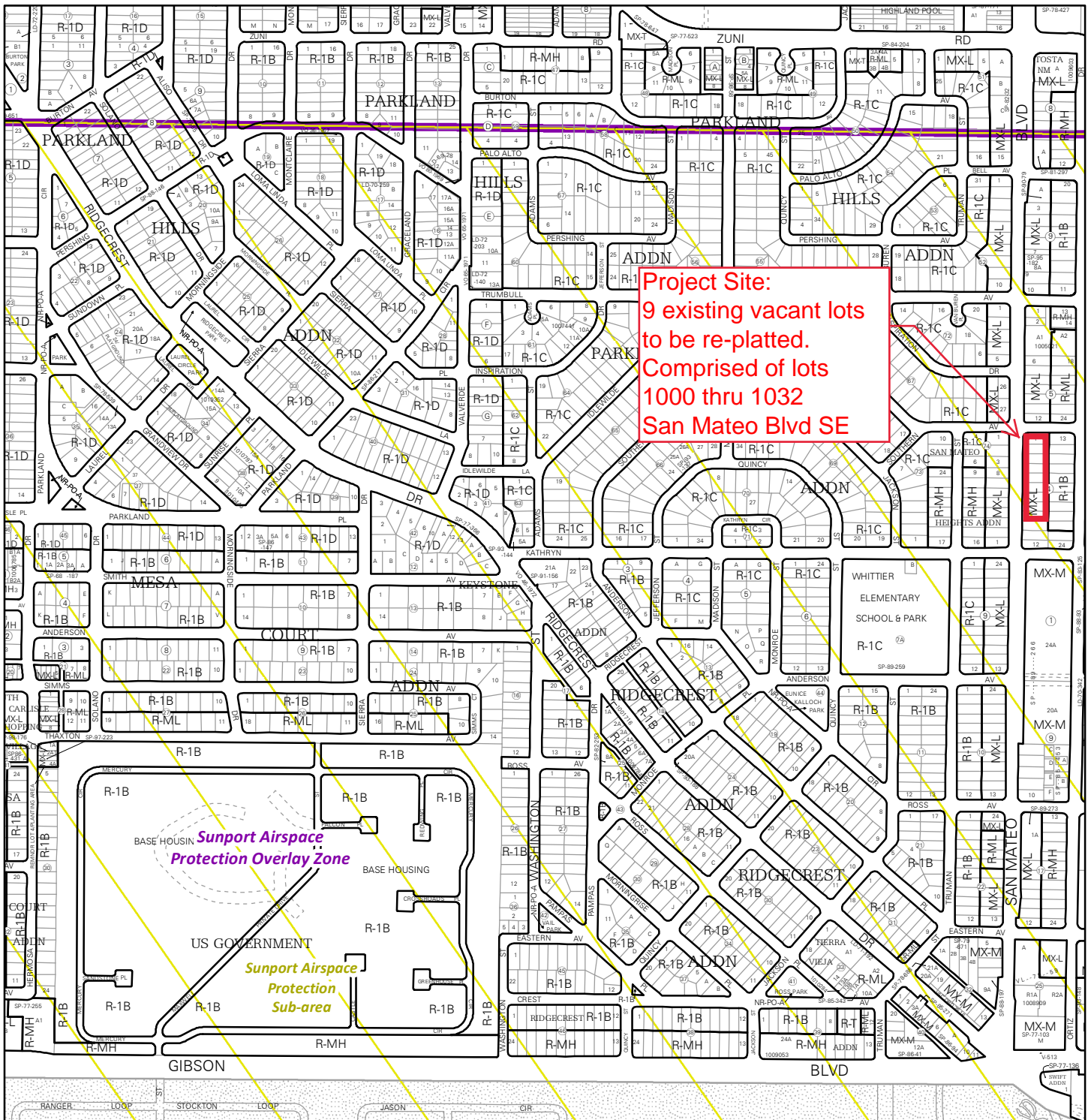
**Owner Address:** PO BOX 92531 ALBUQUERQUE NM 87199-2531

**Situs Address:** 1032 SAN MATEO BLVD SE ALBUQUERQUE NM 87108

**Legal Description:** LOT 9 BLK 4 EXC THE WLY PORT OUT TO R/W ESPERANZA ADDN CONT 4,562 SQ FT M/L


**Acres:** 0.1047

**Tax Year:** 2021



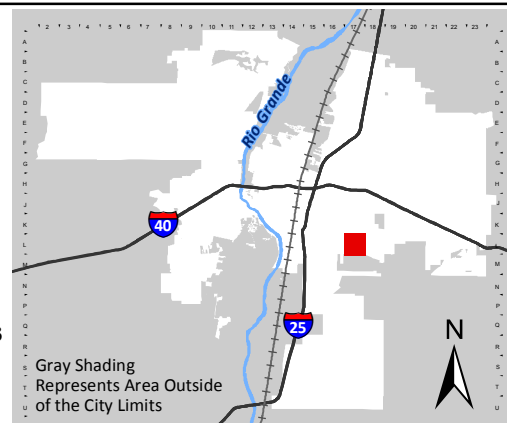
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**L-17-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

N

0 250 500 1,000  
Feet



# IMPROVE GROUP

It's about time.

February 21, 2022

DRB Sketch Plat Review

Re: Re-plat for Multi-Family Affordable Housing  
1000 - 1032 San Mateo Blvd. SE  
Albuquerque, NM 87108

Dear Committee,

The following sketch plat application is in order to gain feedback and guidance for the re-platting of properties and future development of an affordable, mixed-use multi-family housing project along San Mateo Blvd. SE, in the International District. B3 Development LLC has recently purchased 9 separate lots from 1000 to 1032 San Mateo Blvd with the intent to re-plat these properties as one single lot as a beginning step in this development process. This project is a continuation of B3's ongoing revitalization efforts within the International District community. Improve Group is coordinating with these efforts, and will be the Architect for this development project.

The attached drawings show the existing individual lots at the corner of San Mateo and Southern, followed by a conceptual site plan which indicates a schematic site layout for the development. A 3D massing model view of the design concept has also been included for reference. The development will include 32 one and two bedroom units within a 3-story building. The north end of the building will have a commercial component with approximately 12,000 GSF of space distributed between 2 floor levels. The project will include street improvements; removing an old bus turn-off lane and adding a new ingress/egress point along San Mateo Blvd., while modifying an existing access point off of Southern Blvd. Due to the narrow site dimensions and the need to provide off-street parking within the site, the location of the new property line along San Mateo is a critical component to establish. We look forward to any and all feedback that will help provide us with a better understanding for next steps.

Thank you for your assistance,

Jared Winchester  
Project Architect  
Improve Group

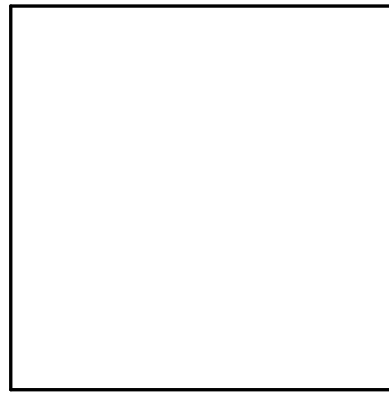




1 EXISTING CONDITIONS SITE AND VICINITY AERIAL  
1" = 50'-0"

MIXED USE AFFORDABLE HOUSING DEVELOPMENT  
1000 SAN MATEO BLVD SE  
ALBUQUERQUE, NM 87108  
PROJECT NUMBER : 61257

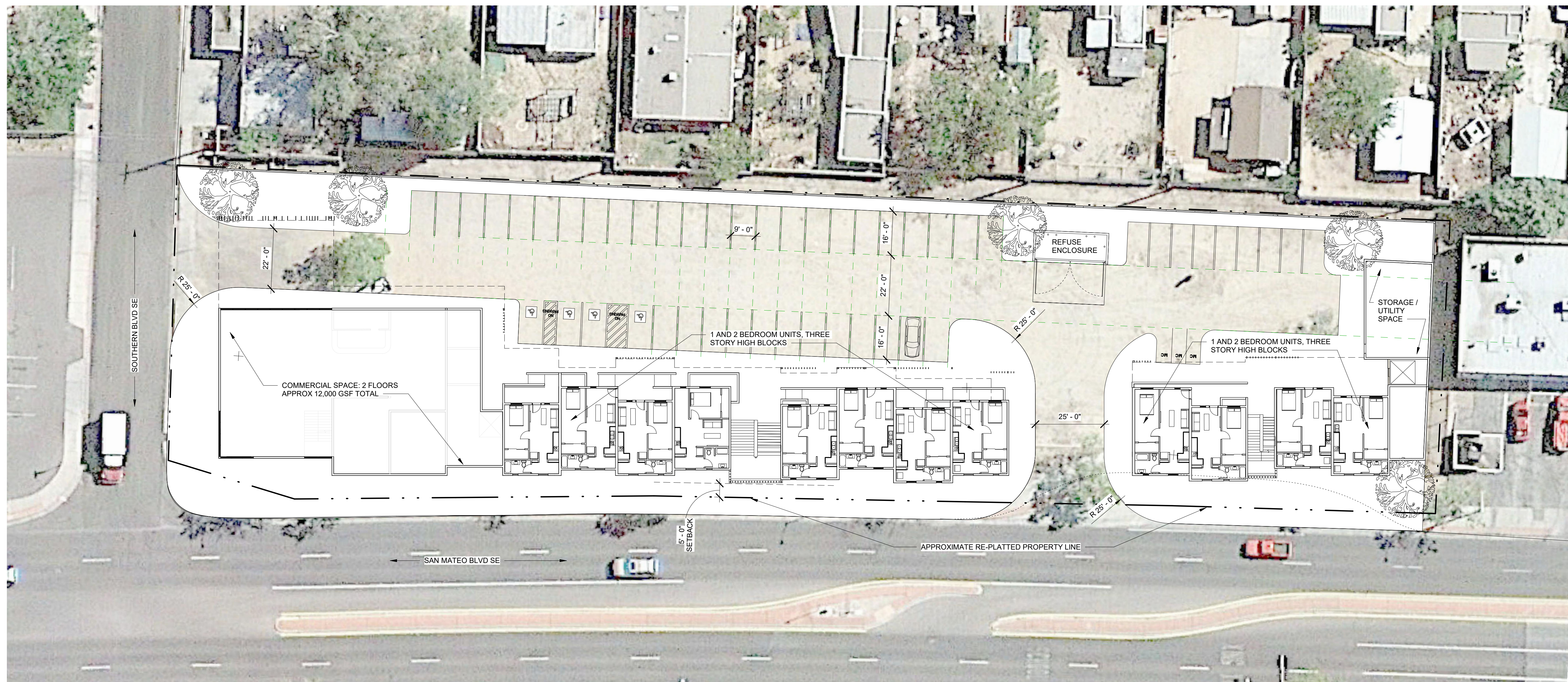
REVIEW DOCUMENTS,  
NOT FOR CONSTRUCTION



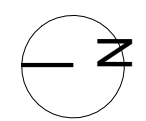
DATE  
18 FEBRUARY 2022  
SHEET TITLE  
EXISTING CONDITIONS  
SITE AERIAL

AS-100





**1** CONCEPTUAL SITE PLAN  
1" = 20'-0"



MIXED USE AFFORDABLE HOUSING DEVELOPMENT  
1000 SAN MATEO BLVD SE  
ALBUQUERQUE, NM 87108  
PROJECT NUMBER : 61257

REVIEW DOCUMENTS,  
NOT FOR CONSTRUCTION



DATE  
18 FEBRUARY 2022  
SHEET TITLE  
CONCEPTUAL SITE PLAN

**AS-101**



# SAN MATEO MULTIFAMILY HOUSING





3550 Pan American Fwy  
Albuquerque, NM 87107  
(800) 244-1452

