



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 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)	MISCELLANEOUS APPLICATIONS	<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)	PRE-APPLICATIONS
<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)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<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)
BRIEF DESCRIPTION OF REQUEST		

APPLICATION INFORMATION		
Applicant/Owner: Vetri Management Inc.		Phone: 505-879-7168
Address: 4509 Atherton Way NW		Email: vinodh@vetrimgt.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Equiterra Regenerative Design		Phone: 505-242-2851
Address: 302 Central Avenue SE		Email: delcie@equiterra.design
City: Albuquerque	State: NM	Zip: 87102
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.: LOTS ONE (1), TWO (2) AND FIVE (5)	Block: THREE (3)	Unit:
Subdivision/Addition: SIGMA CHI	MRGCD Map No.:	UPC Code: 101505847305840801
Zone Atlas Page(s): J-15-Z	Existing Zoning: R-MH	Proposed Zoning R-MH
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): .47
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1801 MESA VISTA NE	Between: MESA VISTA	and: LOMAS BLVD.
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: April 8, 2022
Printed Name: Delcie Dobrovolny	<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: _____

___ 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 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 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

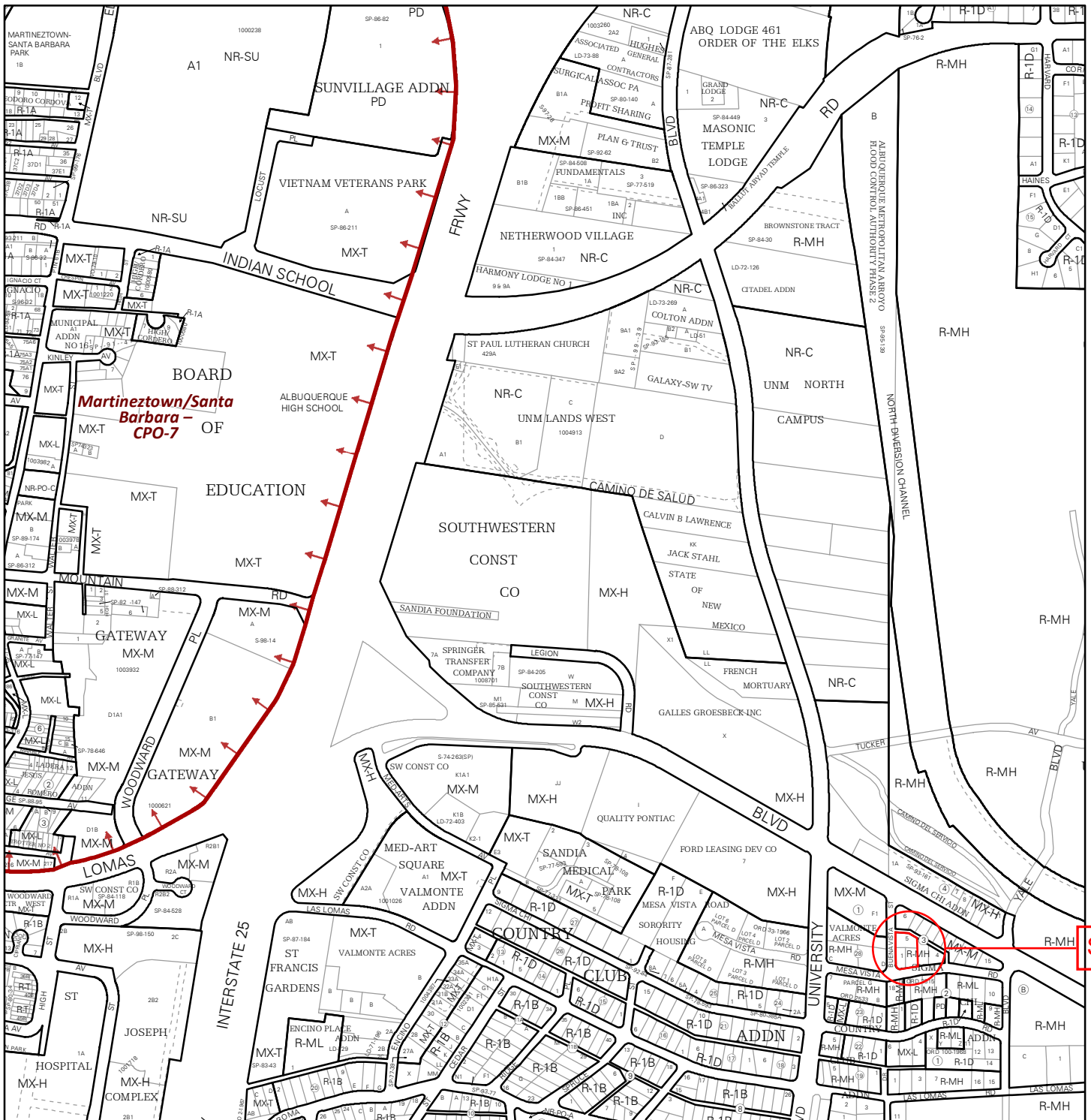
___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ 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>

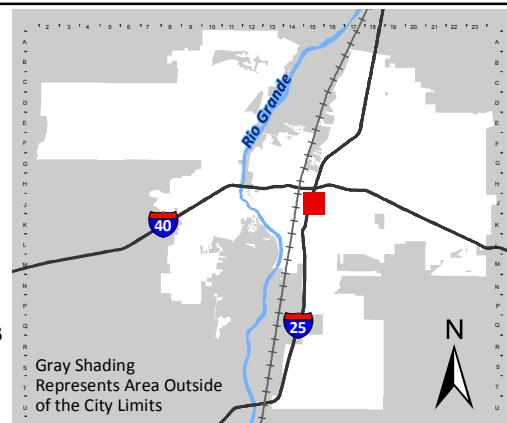
IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

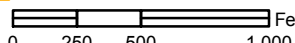
Zone Atlas Page:
J-15-Z

- Easement
- 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



April 8, 2022
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87103

RE: Sketch Plat for 1801 Mesa Vista Road NE

On behalf of Vetri Management, we are submitting this Sketch Plat for review and comment related to construction of a new multi-family development located at 1801 Mesa Vista Road NE. The owner proposes to demolish the existing, condemned building and build a new multi-family building consisting of 36 to 39 units and a leasing office.

The building is on a notably sloping site which we can use to advantage depending on how maximum building height is determined. We would like confirmation of maximum building heights considering the slope. We do anticipate using a portion of the additional allowed 12' due to structured first-level parking. Parking will be on the first (lowest) level with apartments on levels two through four.

Open space requirements will be met through a combination of ground level areas, individual balconies and roof deck. We would be interested in understanding the process and feasibility of a variance to reduce the percentage of required ground-level open space if required.

We look forward to discussing this project with you.

Sincerely,

Delcie Dobrovolsky, Principal

PLAT OF SURVEY
LOTS 1, 2 AND 5, BLOCK 3
SIGMA CHI ADDITION

WITHIN SECTION 16, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 OCTOBER 2012

SURVEY LEGAL DESCRIPTION

Lots numbered One (1), Two (2) and Five (5) in Block numbered Three (3) of SIGMA CHI ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 18, 1938, in Plat Book D, Folio 16.

PLAT NOTES

- Bearings are New Mexico State Plane Grid, based upon Albuquerque Control System Monumentation. All bearings and distances shown hereon are field measured. All bearings and distances shown in parenthesis are from the plat of record. All found and accepted monuments tagged with metal disk "PS 14269" where applicable.
- All distances are ground.
- Date of field survey: October 19, 2012.
- This survey is a retracement survey based upon found monuments and the plat of record. No title information regarding this property was provided by owner. Buyer: Coe & Peterson, LLC

PLAT/DEED INFORMATION:

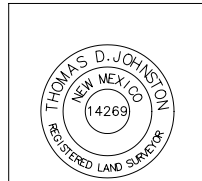
- Plat of Sigma Chi Addition, recorded 3/18/1938 in Plat Book D, Folio 16.
- It is hereby certified that this property is NOT located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps dated August 16, 2012. Zone X (No flood hazard) Panel 350002 0353 H.

SURVEYOR'S CERTIFICATION

I, Thomas D. Johnston, a Registered Professional Surveyor licensed under the laws of the State of New Mexico, do hereby certify that this survey was performed by me or under my direct supervision, that all buildings, structures, and improvements on the property are shown hereon, that all easements of record or made known to me by the owner of record or by the title company are shown hereon, and that this survey was performed to the Minimum Standards for Land Surveys in the State of New Mexico as adopted May 1, 2007, and is true and correct to the best of my knowledge and belief. I further certify that this survey and plat do not meet the requirements of the City of Albuquerque or Bernalillo County Subdivision Ordinances, and is not intended to subdivide any parcel.

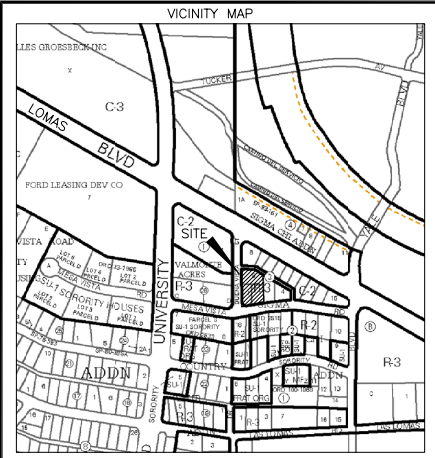


Thomas D. Johnston, PS 14269 10/30/2012
 Date



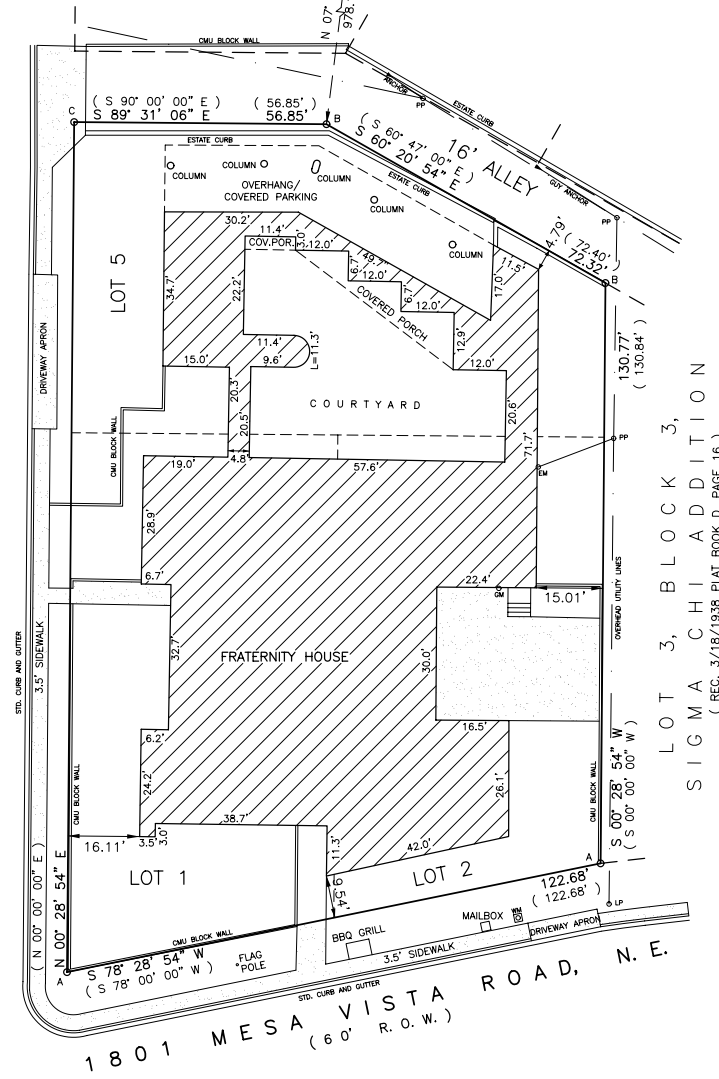
330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SC-10-04-12
CHECKED: T D J		
DRAWING NO. SC100412.DWG	10/26/2012	SHEET 1 OF 1



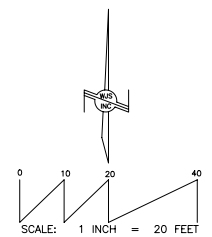
ACS MONUMENT "9_J17"
 x=1,545,165.941
 y=1,483,044.082
 Ground-to-grid:
 0.999659513
 Mapping Angle:
 -00°10'58.61"
 NMSP CENTRAL ZONE
 NAD 83

BUENA VISTA STREET, N.E.
 (50' R.O.W.)

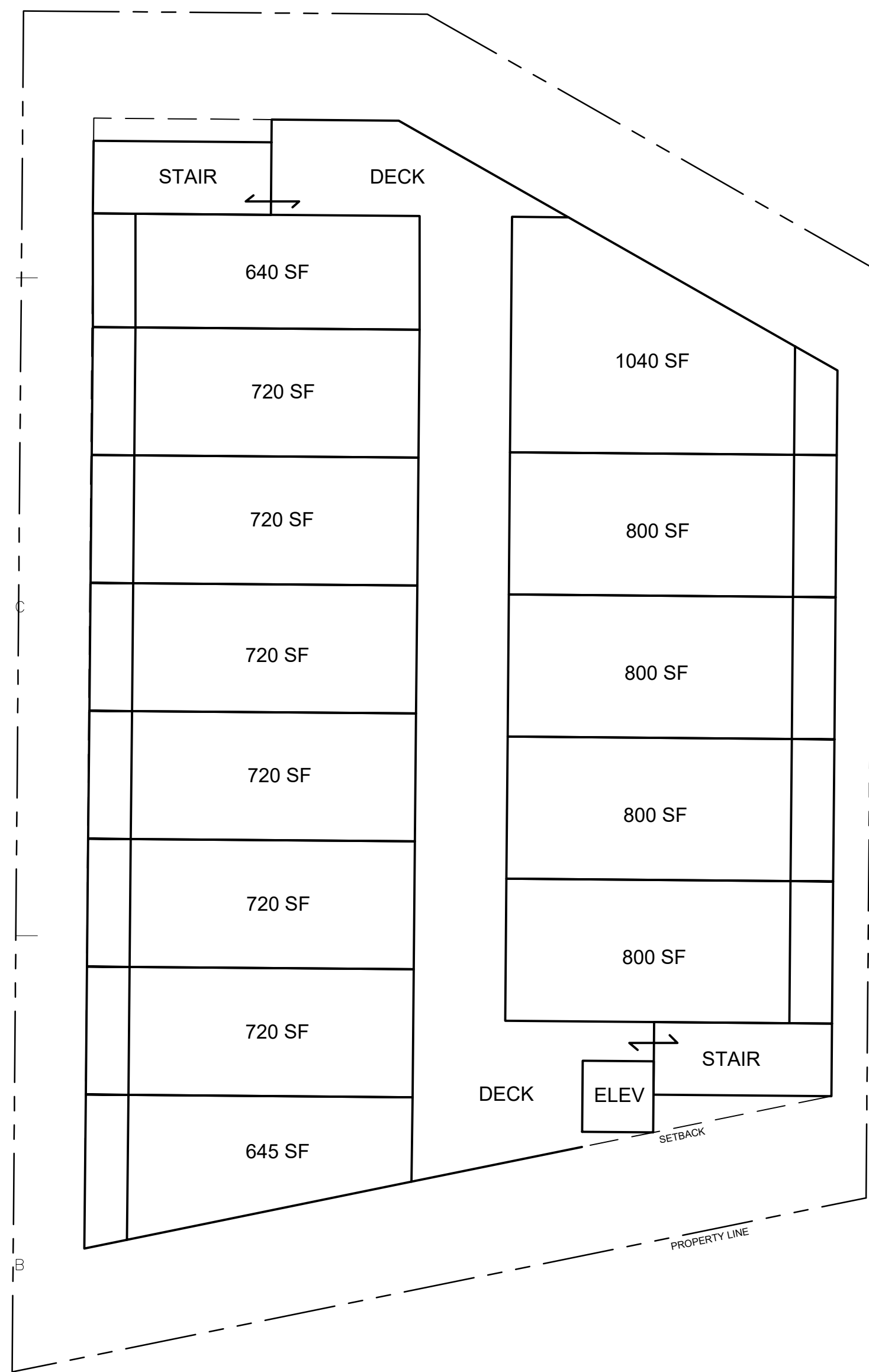


LOT 3, BLOCK 3,
 SIGMA CHI ADDITION
 (REC. 3/18/1938 PLAT BOOK D, PAGE 16)

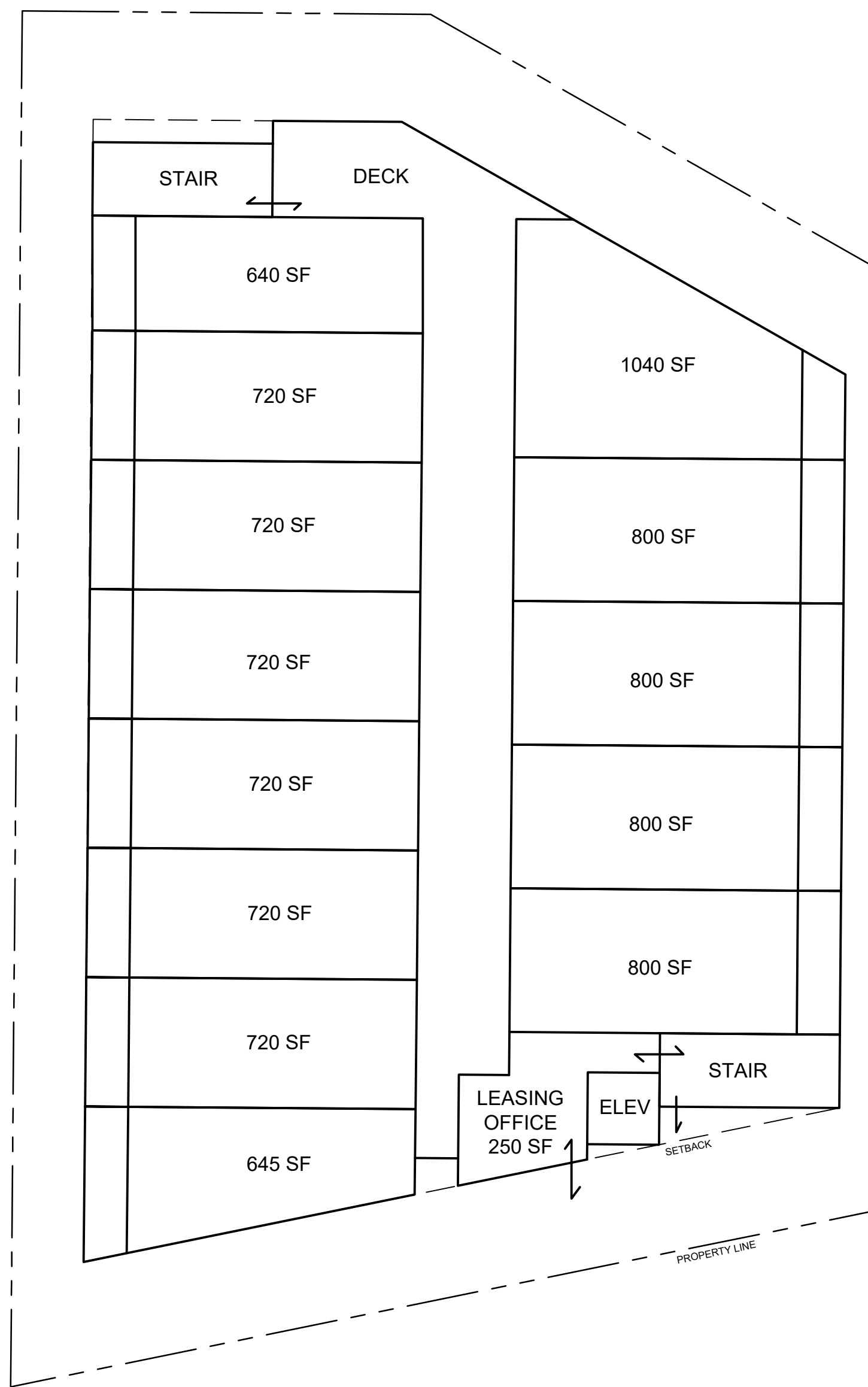
1801 MESA VISTA ROAD, N.E.
 (60' R.O.W.)



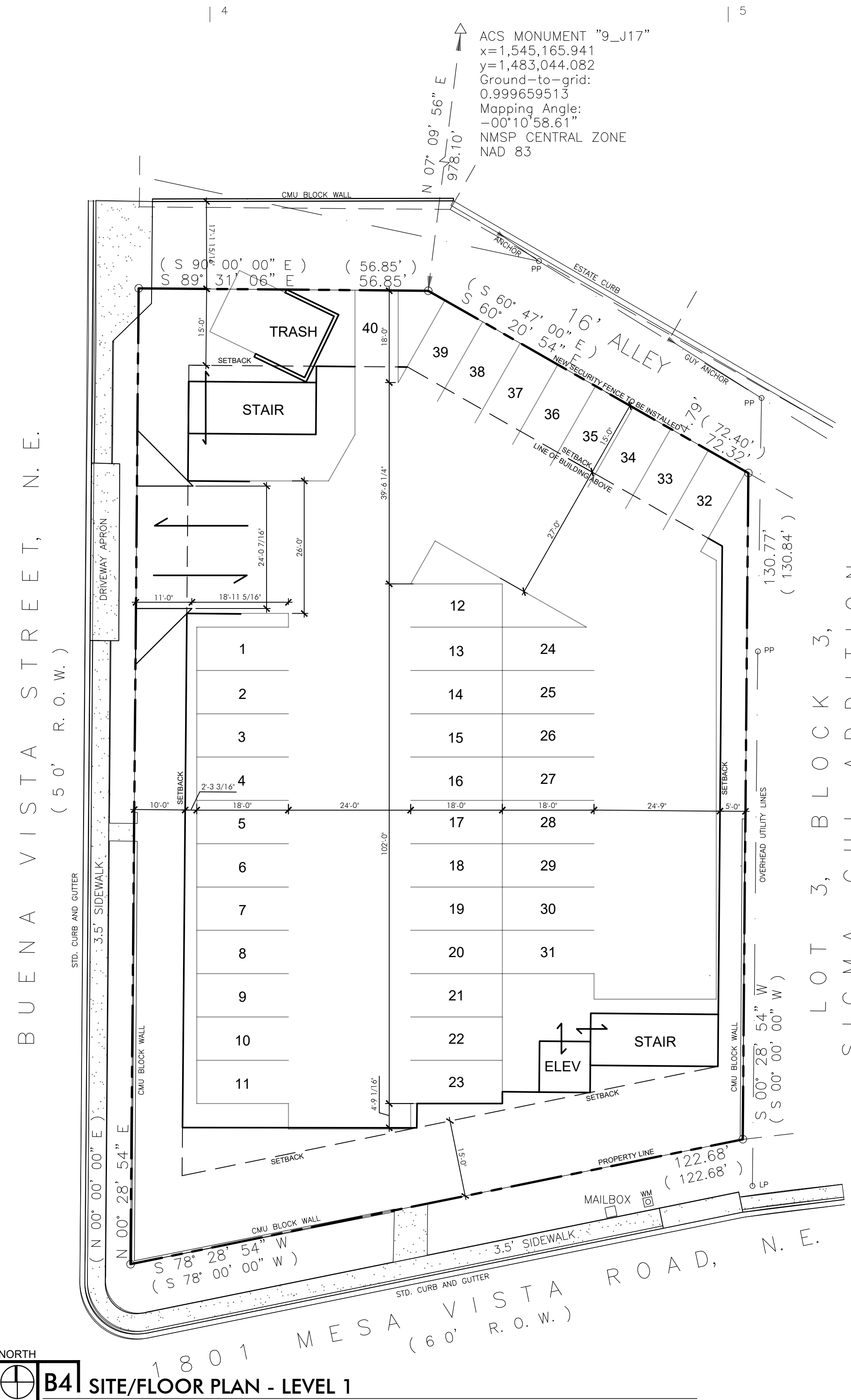
MONUMENT LEGEND:
 ○ = FOUND/SET MONUMENT AS NOTED:
 A: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 B: SET PK NAIL AND DISK "PS 14269"
 C: SET "+*" IN CONCRETE



B1 FLOOR PLAN - LEVEL 3 & 4 - [13+13 (26) UNITS]
1/16" = 1'-0"

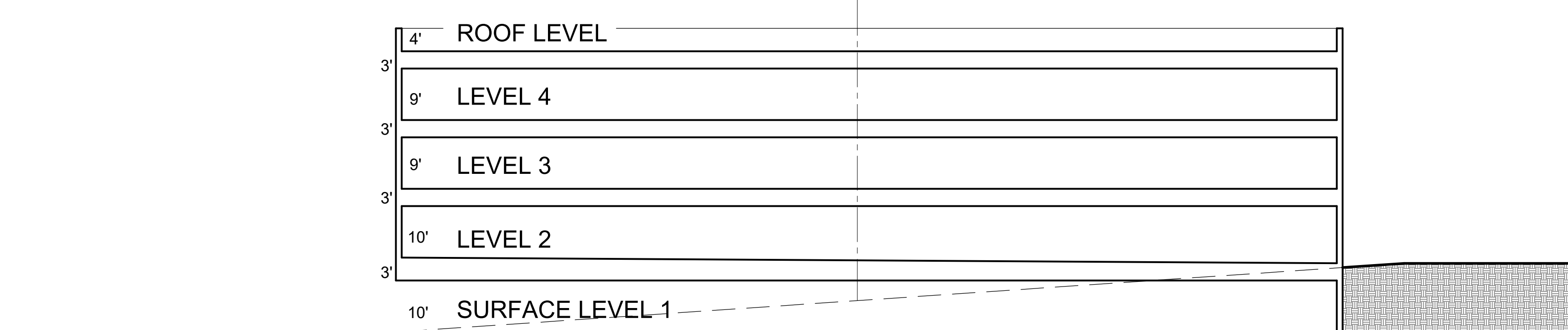


B3 FLOOR PLAN - LEVEL 2 - [13 UNITS]
1/16" = 1'-0"



B4 SITE/FLOOR PLAN - LEVEL 1
1/16" = 1'-0"

MAX HT (47'-6") - TAKEN @ MIDPOINT OF SLOPE [MAX HT ALLOWED (60')]



A1 SITE SECTION LOOKING EAST
1/16" = 1'-0"



A4 MASSING PERSPECTIVE FROM SOUTHWEST

UNM Apartments
Site Information:
 UPC: 101505847305840801
 County: Bernalillo
 Address: 1801 Mesa Vista Road NE; Albuquerque, NM
 Site Area: 0.4385 acres
Zoning Information:
 R-MH (Adjacent to MX-M, R-MH and R-ML)
 Purpose: The purpose of the R-MH zone district is to promote and encourage the development of high-density attached and multi-family housing, with taller, multi-story buildings encouraged in Centers and Corridors in areas close to major streets and public transit facilities. The primary land use is multi-family dwellings, with limited civic and institutional uses to serve the surrounding residential area.
 Zone Atlas Page(s): J-15
 • In Near Heights Community Planning Area
 • In UNM Center
 • In Activity Center (AC)
 • In Major Transit Corridor Area (MT)
 • Area of Change or Consistency: Change
Project-Specific Requirements:
Setbacks:
 • Front 15ft
 • Side Interior: 5ft
 • Side street: 10ft
 • Rear 15ft
Height:
 48ft maximum + 12f for structured parking = 60ft
Parking:
 Standard Vehicle Parking:
 Without reductions: 59 parking spaces required
 With reductions*: 40 parking spaces required
 *Reductions taken:
 • 20% due to designation as MT in Areas of Change
 • 10% due to proximity to transit - within 330 feet of 15-45min bus stop
 • (1) Electric Vehicle Charging Station (counts as 2 spaces)
 Motorcycle parking: 2 spaces required
 Bicycle parking: 3 spaces required
Open Space/Landscaping:
 8,775 sf of open space required
 26 trees required - Shade trees must be planted at 25' on center along required pedestrian walkways and street frontages

NOT FOR CONSTRUCTION

EQUITERRA
 302 central ave se.
 albuquerque, nm 87102
 ph 505.242.2851
 www.equiterria.design

VETRI MANAGEMENT
UNM APARTMENTS FEASIBILITY
 1801 MESA VISTA NE
 ALBUQUERQUE, NM

SKETCH PLAT

DRAWN BY: SD
 CHECKED BY: KDB, DD
 DATE: APR 07, 2022

REVISIONS

UNM APARTMENTS

22007
A-SKPLT

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