



<b>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>		
<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>		
Sketch Plat for Reveiw and Comments		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: RSF LAND & CATTLE COMPANY LLC		Phone: (505) 803-8187
Address: 4801 LANG AVE NE SUITE 210		Email: CASEYALLMAN@GMAIL.COM
City: ALBUQUERQUE	State: NM	Zip: 87109
Professional/Agent (if any): Tierra West LLC		Phone: (505) 858-3100
Address: 5571 Midway Park Place NE		Email: AHERRERA@TIERRAWESTLLC.COM
City: ALBUQUERQUE	State: NM	Zip: 87109
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 MM-1B TRACTS MM-1-A AND MM-1-B SEVEN BAR RANCH	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101406505748020207
Zone Atlas Page(s): B-14-Z	Existing Zoning: MX-M	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 3.7193
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: SEVEN BAR LP NW	Between: COTTONWOOD DR NW	and: OLD AIRPORT AVE NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
2004C311, 1003384, S-94070		

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: 06.02.22
Printed Name: Ronald R. Bohannon	<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? \_\_\_\_\_ 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.**





# TIERRA WEST, LLC

June 2, 2022

Ms. Jolene Wolfley, Chairwoman  
Development Review Board  
PO Box 1293  
Albuquerque, NM 87102

RE: **SKETCH PLAT REVIEW AND COMMENT  
FIIZ DRINKS - COTTONWOOD  
TR MM-1-B PLAT OF TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH  
ZONE ATLAS MAP: B-14-Z**

Dear Ms. Wolfley:

Tierra West, LLC is submitting Sketch plat and plan review comment on behalf of NM Specialty Soda, LLC, Dr. Casey Allman and Greg Foltz, Coldwell Banker Commercial. The subject property is undeveloped and located at the SE corner of Seven Bar Loop NW and Old Airport Rd NW totaling 3.72 acres zoned MX-M. The site will consist of two proposed lots, one being 0.55- acres of a drive-through soda shop with small indoor and outdoor seating and the balance the property for future development consistent with the zoning. The new franchise to this vacant lot we believe adds value to the surrounding developments and shopping centers for City of Albuquerque residents. Parking and queuing lengths are appropriate per the COA DPM standards for consumers.

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

Sincerely,

Ronald R. Bohannon, P.E.

Enclosure/s: Sketch Plat Exhibit  
Conceptual Site Plan

Cc: Casey Allman, Specialty Soda, LLC  
Greg Foltz, Coldwell Banker Commercial

JN: 2022048  
RRB/ah/ye

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



VICINITY MAP: B-14-Z

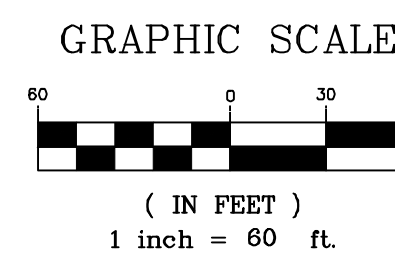
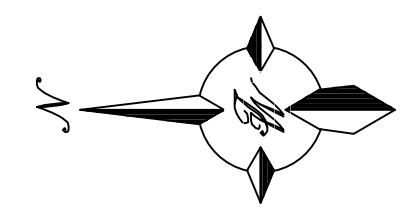
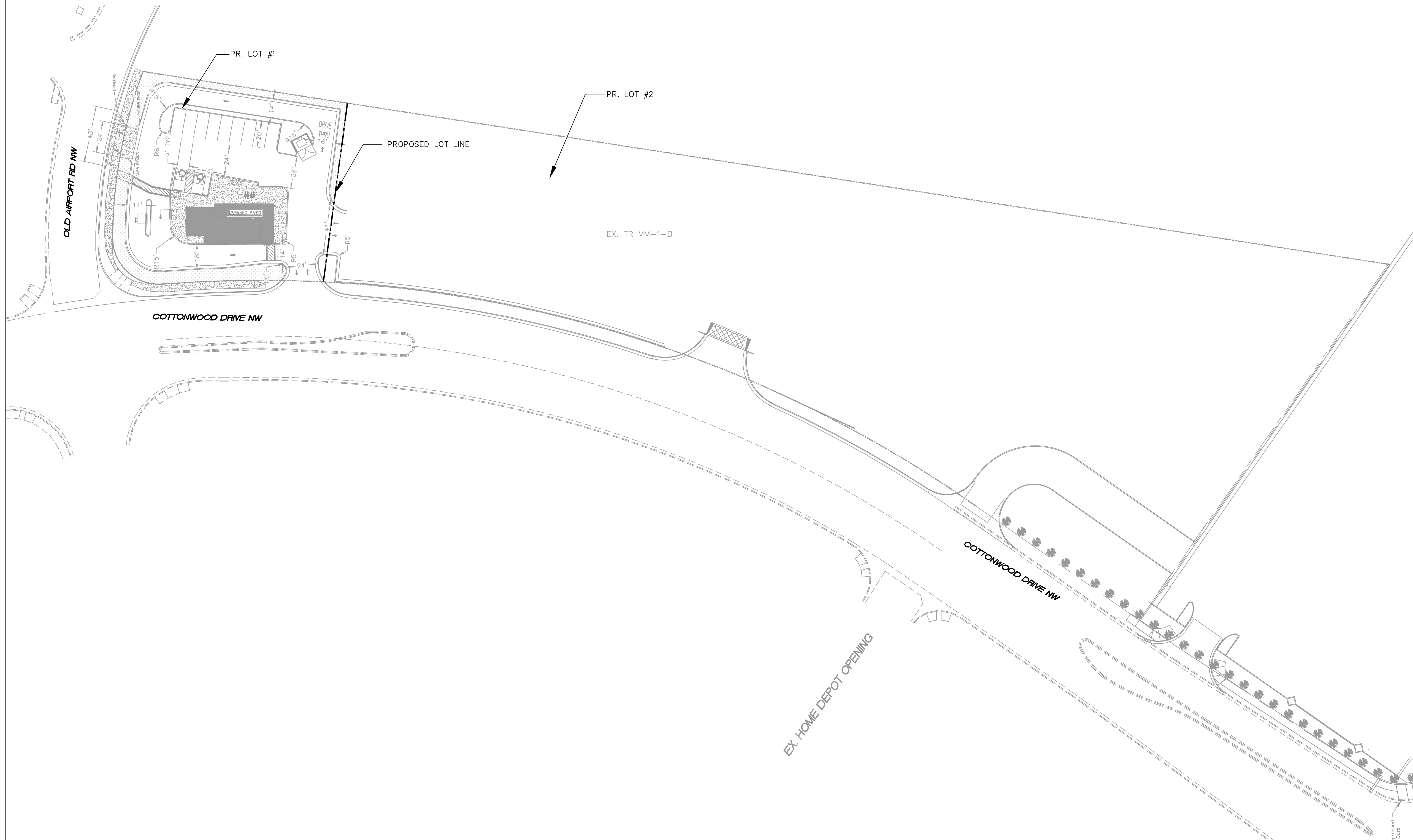
**LEGAL DESCRIPTION:**  
 TR MM-1-B TRACTS MM-1-A AND MM-1-B SEVEN-BAR RANCH (BEING A REPLAT OF TRACT MM-1 SEVEN-BAR RANCH) CONT 3.7193 AC

**SITE DATA:**

- EXISTING # OF LOTS= 1
- PROPOSED # OF LOTS= 2
- AREA OF EACH LOTS:
  - \* PR. LOT #1= 0.55 AC
  - \* PR. LOT #2= 3.17 AC

**LEGEND**

- EXISTING BOUNDARY LINE
- - - PROPOSED BOUNDARY LINE

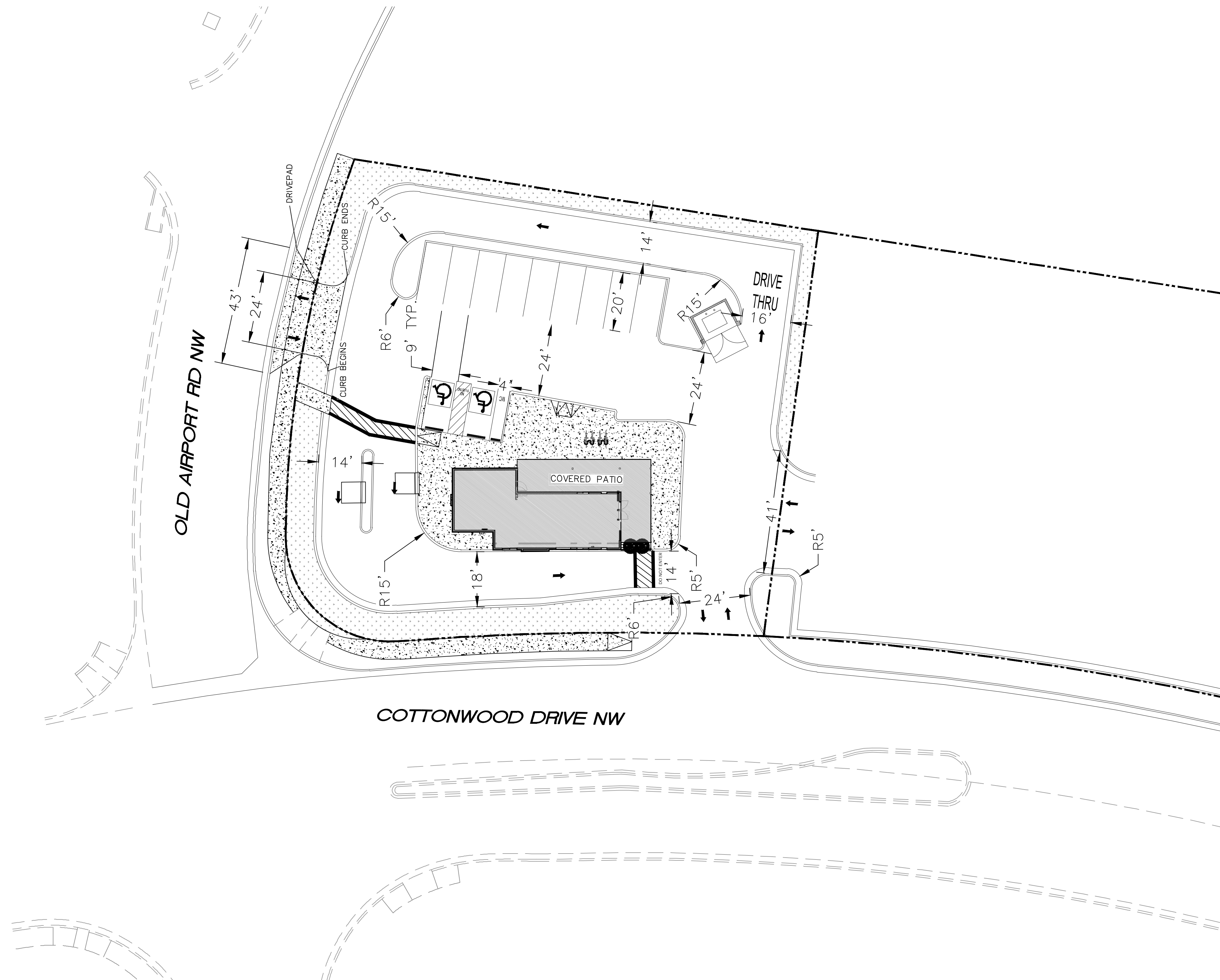


ENGINEER'S SEAL	<b>FIIZ DRINKS</b> <b>COTTONWOOD/OLD AIRPORT</b> <b>SKETCH PLAT</b> <b>EXHIBIT</b>	DRAWN BY JL
		DATE 5-13-2022
		2401SPB-05-28-04X
		SHEET #
		<b>C2</b>
RONALD R. BOHANNAN P.E. #7868	 <b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	JOB # 2022048



VICINITY MAP:

B-14-Z



**SITE DATA:**

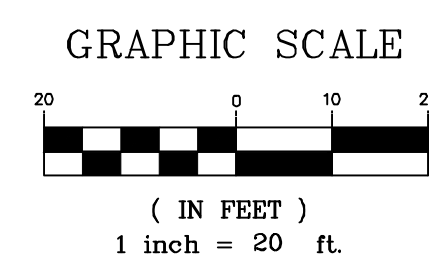
LOT AREA:	0.55 AC
BUILDING AREA:	1,734 SF
* MAX. BLDG. HEIGHT:	40'
PARKING PROVIDED:	9 SPACES
HC PARKING PROVIDED:	2 SPACES
MC PARKING PROVIDED:	1 SPACES
TOTAL PARKING PROVIDED:	12 SPACES

**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	CENTERLINE
	BUILDING
	SIDEWALK
	EXISTING CURB & GUTTER
	PEDESTRIAN ROUTE
	LANDSCAPE AREA

**NOTES:**

- COMMON STORM DRAINAGE, PEDESTRIAN, AND VEHICULAR ACCESS ACROSS NEW TRACTS IS GRANTED BY THIS SITE PLAN AND WILL BE GRANTED ON THE REPLAT.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- SETBACKS: THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 10 FEET FROM JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. THE CLEAR SIGHT TRIANGLE SHALL NOT BE INFRINGED UPON. ALONG COORS BLVD. THE FRONT LANDSCAPED STREET YARD SHALL BE 10 FEET WIDE.
- BUILDINGS CANNOT EXCEED THE HEIGHTS AS SPECIFIED IN THE COMPREHENSIVE CITY ZONING CODE AND WITHIN THE COORS CORRIDOR PLAN, WHICHEVER IS MORE RESTRICTIVE.
- ACCESS AT COTTONWOOD DRIVE SHALL BE LIMITED TO RIGHT-TURN IN AND RIGHT-TURN OUT ACCESS ONLY. ACCESS AT OLD AIRPORT ROAD SHALL BE FULL MOVEMENT.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW BY STUCCO PARAPETS OR STUCCO MOUNTED SCREENS, FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.



ENGINEER'S SEAL	<b>FIZ DRINKS</b> <b>COTTONWOOD/OLD AIRPORT</b> <b>SITE PLAN FOR</b> <b>BUILDING PERMIT</b>	DRAWN BY JL
		DATE 5-13-2022
		2401SPB-05-28-04X
		SHEET #
		<b>C1</b>
		JOB # 2022048
RONALD R. BOHANNAN P.E. #7868	 <b>TIERRA WEST, LLC</b> 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	