



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

Major Site Plan Amendment to revise to a town-home development of 36 units from the previously approved 28 units

APPLICATION INFORMATION

Applicant/Owner: BETA Investments LLC		Phone: 505-796-6119
Address: 9798 Coors Blvd NW #400		Email: brian@abrazohomes.com
City: Albuquerque	State: NM	Zip: 87114
Professional/Agent (if any): Development Managing Consultants		Phone: 505-228-1401
Address: 9320 Menaul Blvd. NE Suite D		Email: steve@dmcnm.com
City: Albuquerque	State: NM	Zip: 87112
Proprietary Interest in Site: Agent	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.: LOT 1	Block:	Unit: UNIT 26
Subdivision/Addition: VOLCANO CLIFFS SUBDIVISION	MRGCD Map No.:	UPC Code: 101106410411830201
Zone Atlas Page(s): C-11	Existing Zoning: R-ML	Proposed Zoning R--ML
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Rosa Parks	Between: Kimmick	and: Valiente
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-007875, SI-2023-01028

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: <i>Ron E. Hensley</i>	Date: 9/14/23
Printed Name: Ron E. Hensley / Development Management Consultants	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

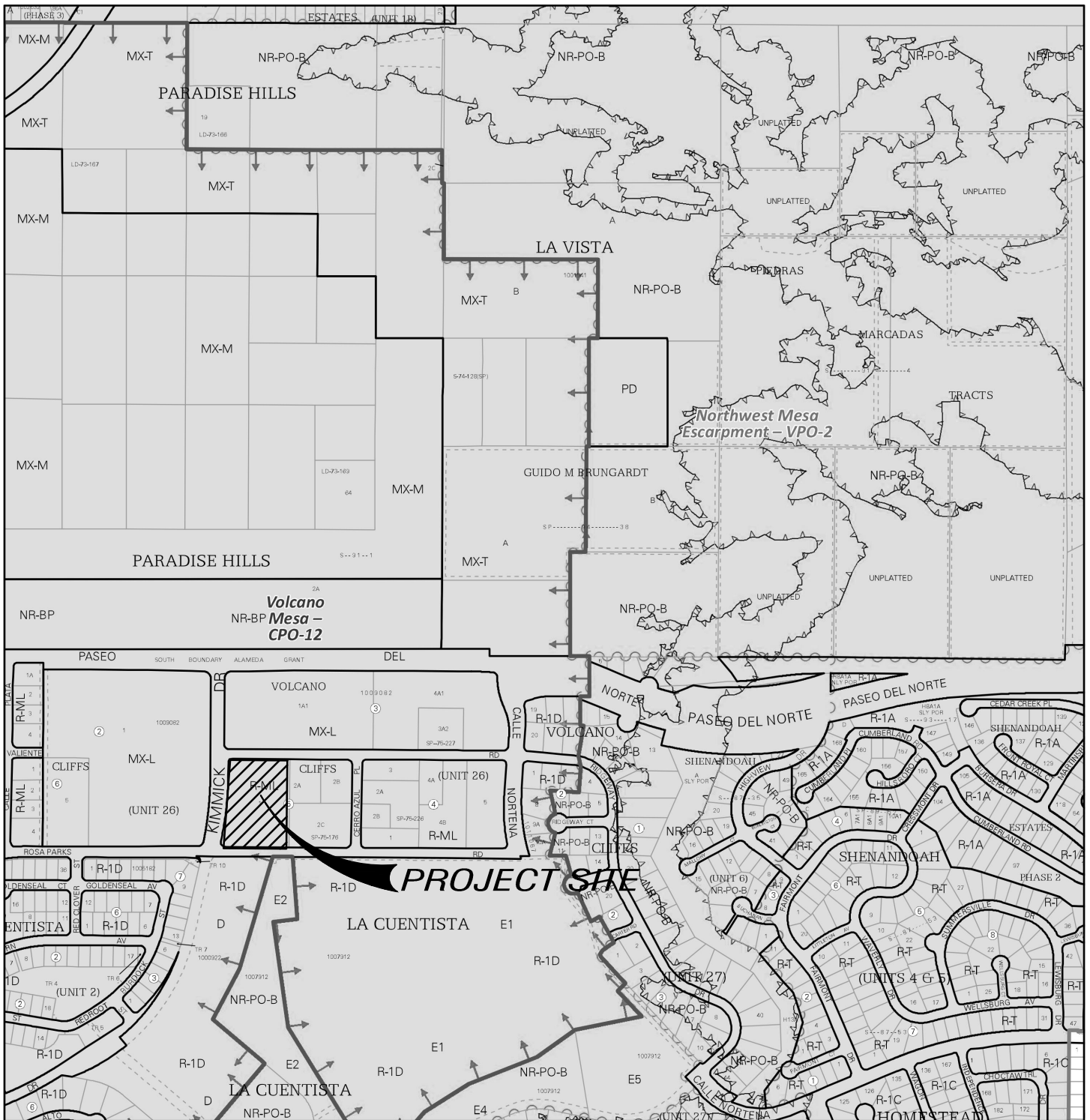
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

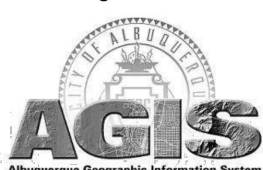
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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:
C-11-Z

--- Easement

⊗ 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

⬆ 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



0 250 500 1,000 Feet



The **H**ENSLEY **E**NGINEERING **G**ROUP

September 14, 2023

City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Lot 1, Unit 26 Volcano Cliffs Subdivision
Site Plan Amendment

BETA Investments LLC, the owner of the subject property, is seeking review a Site Plan - in order to facilitate the construction of MX at Petroglyph, a townhome development of 36 units to be leased at market rate.

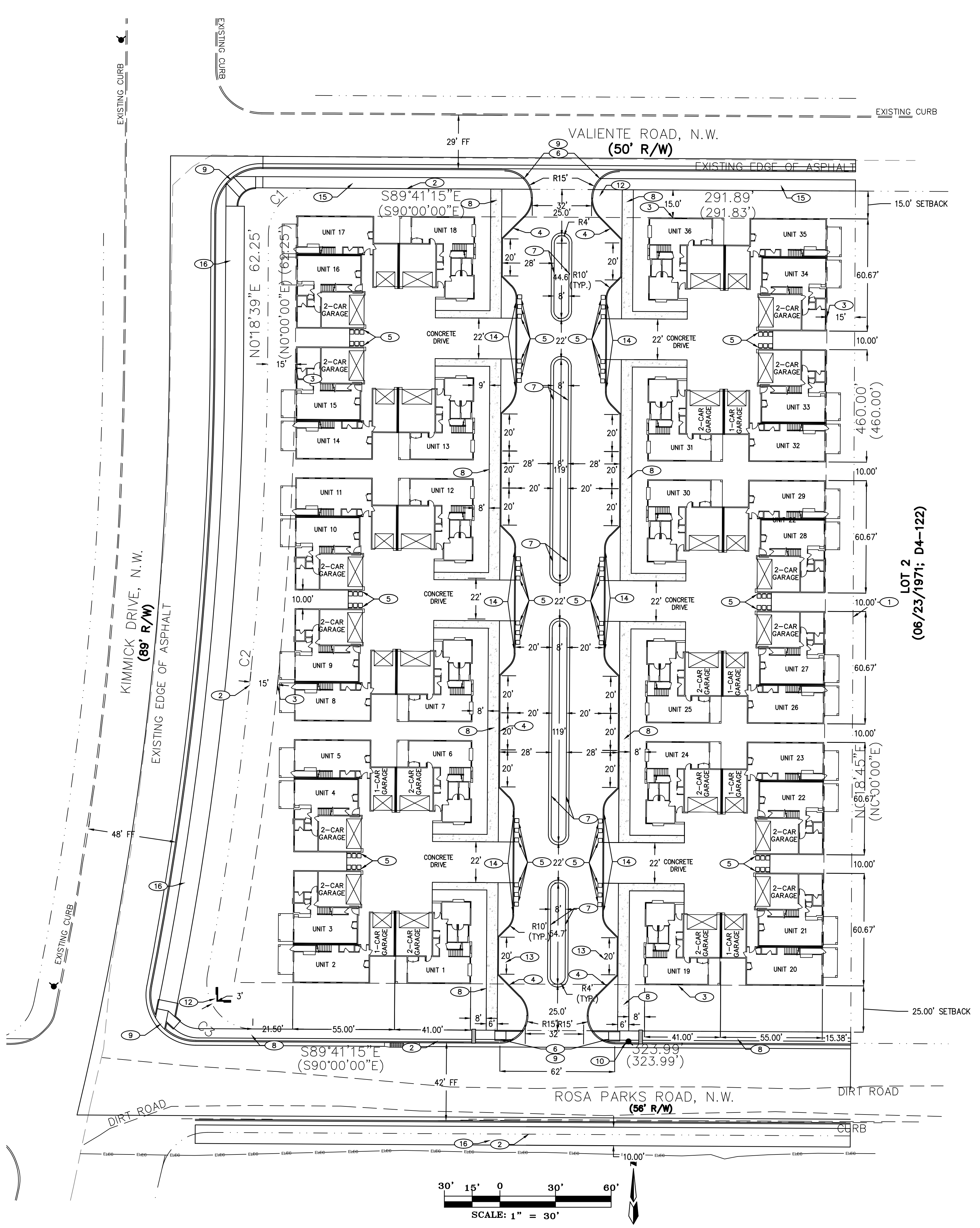
The subject site is currently vacant and is situated on Rosa Parks Road at Kimmick Drive. The lot is zoned R-ML which allows townhome development. The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any conditions specifically applied to development.

Based on the submitted information, we request review of the proposed Site Plan Amendment.

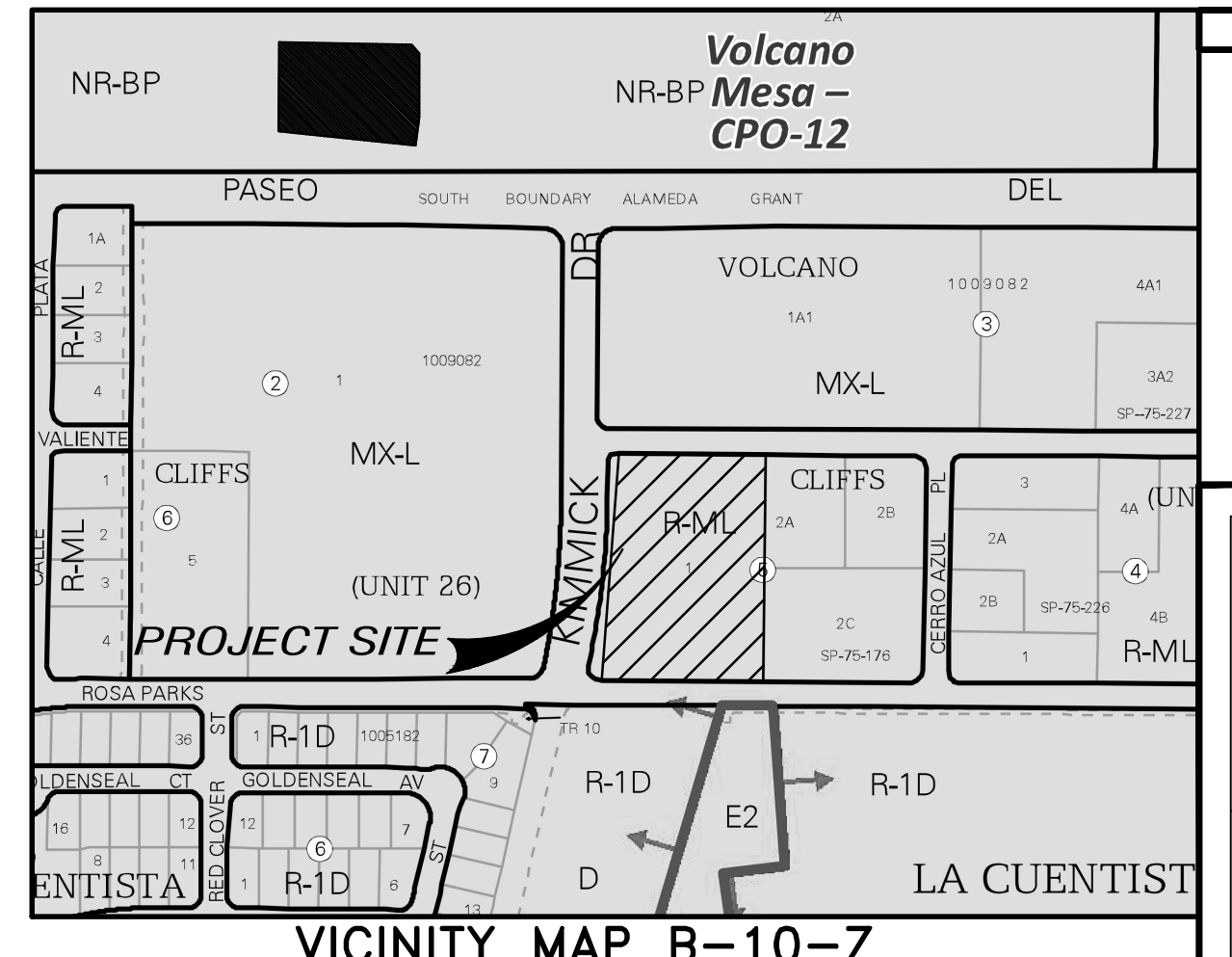
Sincerely,

Ron E. Hensley P.E.

ron@thegroup.cc



SITE DATA	
LOCATION	ROSA PARKS RD, N.W. ALBUQUERQUE, NM
LEGAL DESCRIPTION	VOLCANO CLIFFS SUBDIVISION UNIT 26
CURRENT ZONING	R-ML
ZONE ATLAS PAGE	B-10
BUILDING CONSTRUCTION	TOWNHOUSE - 2B
APPLICABLE CODE	2015 IBC / IFC
TOTAL LOT AREA	(3.40 AC) 147,944 SF
MAX. BUILDING HEIGHT ALLOWED	50% OF BLDG. FOOTPRINT 26 FEET
MAX. BUILDING HEIGHT	36% OF BLDG. FOOTPRINT 26 FEET
NUMBER OF UNITS	36 SEMI-ATTACHED
BUILDING FOOTPRINT AREA	58,800 SF
NET LOT AREA (LOT AREA - BUILDING AREA)	89,100 SF
REQUIRED LANDSCAPE AREA (15% OF NET LOT)	13,372 SF
PROPOSED LANDSCAPE AREA	41,948 SF
PROPOSED LANDSCAPE % OF NET LOT AREA	47%
USABLE OPEN SPACE	48,020 SF
REQUIRED OPEN SPACE	350 * 24 + 285*12=11,820 SF
PAVED DRIVE AND PEDESTRIAN AREA	45,473 SF
REQUIRED PARKING	24 * 2 + 12*1=60 SPACES
PARKING PROVIDED	76 SPACES
REQUIRED ADA PARKING	2 SPACES (1 VAN)
PROVIDED ADA PARKING	1 GARAGE SPACE/UNIT



- GENERAL NOTES**
- CURB DIMENSIONS ARE TO FACE OF CURB U.N.O.
 - WORK WITHIN CITY ROW WILL REQUIRE CITY WORK ORDER
 - SITE LIGHTING - LIGHTING PROVIDED ON BUILDING FACADES AND IN THE PARKING LOT TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS
 - SEE GEO-TECHNICAL REPORT FOR SUB-GRADE PREP REQUIREMENTS OF THE BUILDING AND PARKING LOT

- KEYED NOTES**
- PROPERTY LINE
 - RIGHT OF WAY
 - SETBACK
 - NEW STANDARD CURB PER SP 2-SITE DETAILS
 - REFUSE CART AREA TO MAINTAIN 25' VERTICAL CLEARANCE FREE OF OBSTRUCTION AND VEGETATION.
 - NEW CURB RETURN DRIVEWAY ENTRANCE PER CABQ SPECIFICATIONS
 - NEW ESTATE CURB PER SP 2-SITE DETAILS
 - 6" CONC. SIDEWALK WITH 1.5% (2% MAX) CROSS SLOPE PER SP2-SITE DETAILS
 - HANDICAP RAMP W/TRUNCATED DOME SURFACE PER SP2-SITE DETAILS
 - NEW FIRE HYDRANT PER CABQ FIRE DEPT.
 - PREMISES STREET ADDRESS 4" HIGH MIN. W/MINIMUM STROKE WIDTH OF 0.5 IN. VISIBLE FROM STREET PER IFC 2015, SEC. 505
 - MONUMENT SIGN PER SP 2-SITE DETAILS
 - STANDARD PARKING SPACE (TYP.) PER TCL 1-TRAFFIC CIRCULATION LAYOUT
 - NEW MOUNTABLE CURB PER SP 2-SITE DETAILS
 - 5" CONC. SIDEWALK
 - 10' TRAIL

PROJECT NUMBER PR-2022-007875
 APPLICATION NUMBER _____

DRB SITE PLAN FOR BUILDING PERMIT
 IS AN INFRASTRUCTURE LIST REQUIRED? (X) YES () NO. IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABCWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
ENVIRONMENTAL HEALTH DEPARTMENT, IF NECESSARY	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING	DATE

THE group
 THE HENSLEY ENGINEERING GROUP
 300 BRANDING IRON RD. SE
 RIO RANCHO, NEW MEXICO 87124
 Phone: (505) 410-1622

DEVELOPMENT MANAGEMENT CONSULTANTS
 PROFESSIONAL CONSTRUCTION MANAGERS & CONSULTING ENGINEERS

9320 Menaul Blvd. NE, ste. D
 Albuquerque, NM 87112

DMC Office: (505) 296-7100
 Fax: (505) 296-7105

PROJECT ADDRESS: 99999 ROSA PARKS N.W., ALBUQUERQUE, NM

PROJECT NAME: MX AT PETROGLYPH

SHEET: SP1

DATE: AUG. 2, 2022

SCALE: AS NOTED