



Effective 12/15/2022

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 checked="" 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		
<p>We would like to add new entrances to the west elevation of the existing building at 615 Gold SW. This facade is on an existing property line. The owner, Douglas Peterson Investments LLC, owns both lots and would like approval to build this project on the condition of providing a Shared Parking and Access Agreement, with the understanding that it will not change the ownership at the Property in a manner that would cause the owner of the improvements at 615 Gold SW to be different than the owner of the parking that is west of 615 Gold without either the prior approval of the City of Albuquerque or without discontinuing the use of the western side of the improvements at 615 old as entrances and exits.</p>		
APPLICATION INFORMATION		
Applicant/Owner: Douglas Peterson Investments LLC		Phone: 505-884-3578
Address: 2325 San Pedro NE		Email: doug@petersonproperties.net
City: Albuquerque	State: NM	Zip: 87110
Professional/Agent (if any): Martin Grummer - Architect		Phone: 505-265-2507
Address: 331 Wellesley Pl NE		Email: mgrummer@centurylink.net
City: Albuquerque	State: NM	Zip: 87106
Proprietary Interest in Site: Owner	List all owners: Douglas Peterson Investments LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 18, 19, 29, 21, 22, 23, and 24		Block: 20
Subdivision/Addition: New Mexico Town Company's Original Township		Unit:
MRGCD Map No.:		UPC Code: 101405706641923001
Zone Atlas Page(s): K-14-Z	Existing Zoning: MX-FB-UD	Proposed Zoning MX-FB-UD
# of Existing Lots: 7	# of Proposed Lots: 7	Total Area of Site (Acres): 0.5722
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Gold Ave	Between: 6th St	and: 7th St
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
<p>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.</p>		
Signature:		Date: 5 May 2023
Printed Name: Martin Grummer		<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.*

- ___ 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) 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**

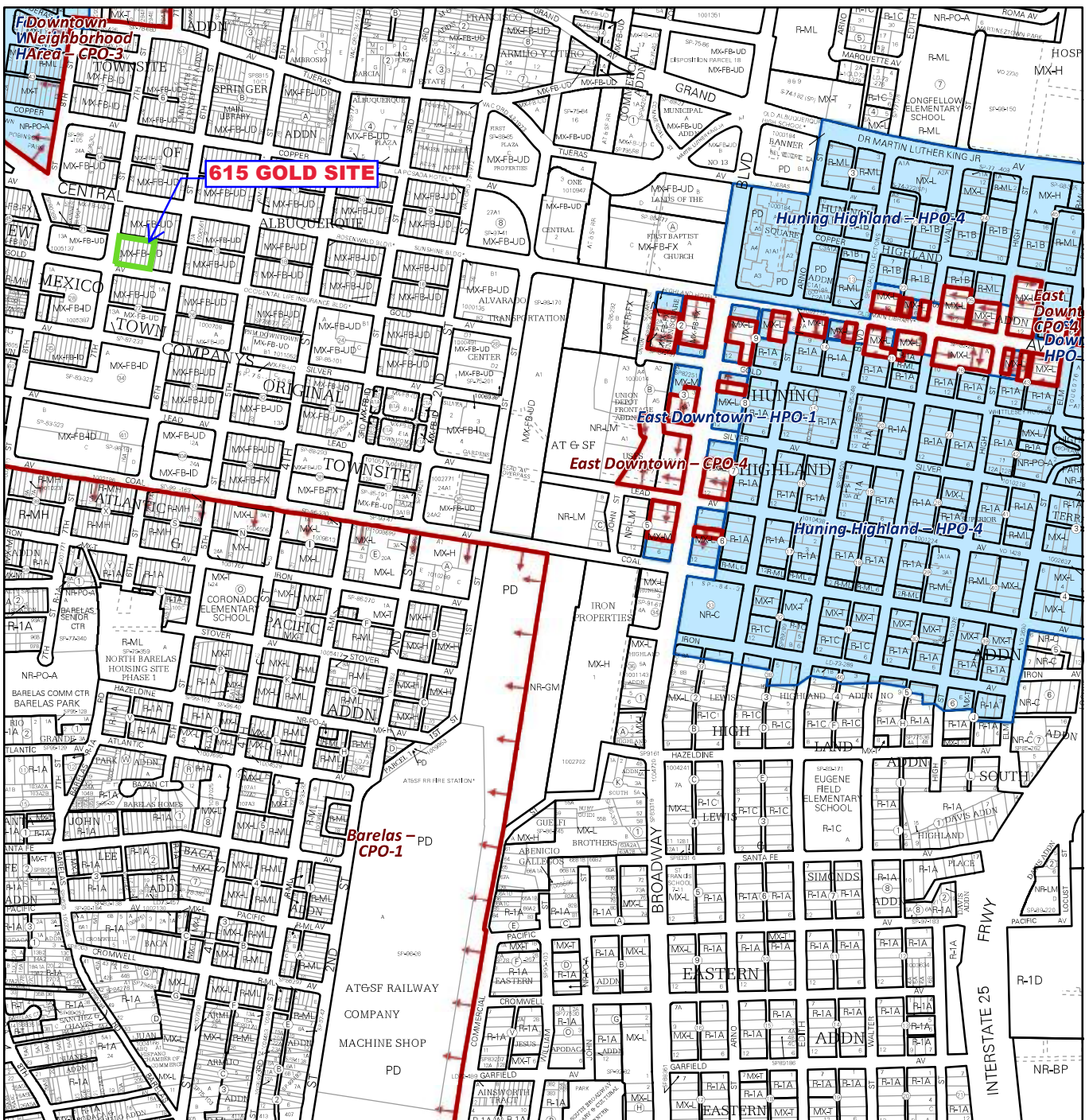
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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 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


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.

- 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
- ___ 7) Survey
- ___ 8) Shared Parking and Access Agreement Draft

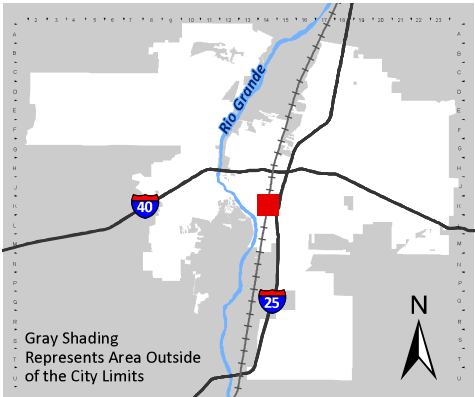


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Rio Grande

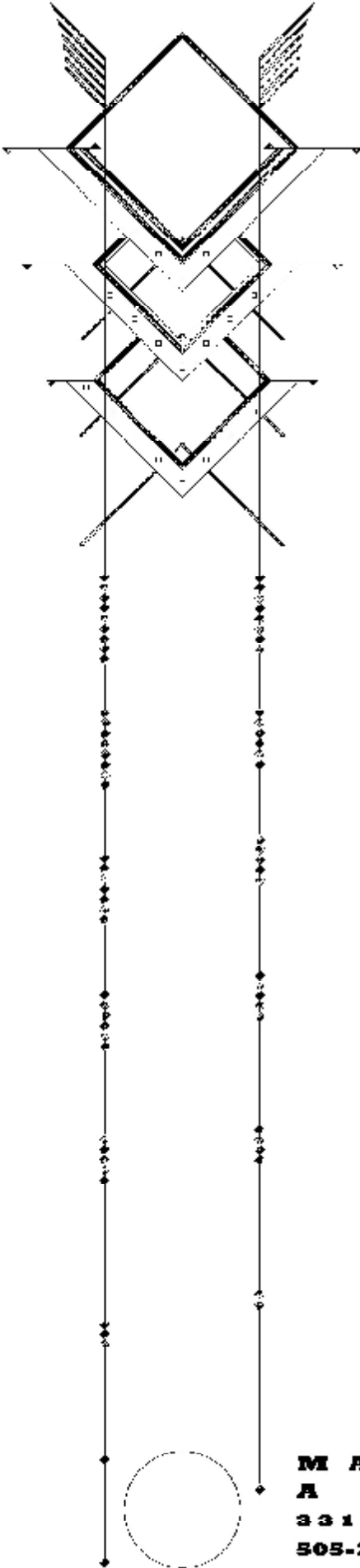
40 25

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



5 May 2023

Jay Rodenbeck
Planning Department
600 2nd Street NW,
P.O. Box 1293
Albuquerque, NM 87103

Re: Sketch Plat for 615 Gold Ave. SW in Albuquerque, NM

Jay

We would like to add new entrances to the west elevation of the existing building at 615 Gold SW. This facade is on an existing property line. The owner, Douglas Peterson Investments LLC, owns both lots and would like approval to build this project on the condition of providing a Shared Parking and Access Agreement, with the understanding that it will not change the ownership at the Property in a manner that would cause the owner of the improvements at 615 Gold SW to be different than the owner of the parking that is west of 615 Gold without either the prior approval of the City of Albuquerque or without discontinuing the use of the western side of the improvements at 615 Gold as entrances and exits.

We've spent a lot of time and money to bring these two properties in downtown under the same ownership for the first time and we're excited what this project can do. We feel it's also in the best interests of the City, as a champion for downtown revitalization, for this property to come back to life as soon as possible.

You can contact Doug at 884-3478 or me at 265-2507 with any questions or concerns.

SINCERELY

Martin FM Grummer

MARTIN FM GRUMMER
ARCHITECT
331 WELLESLEY PL NE ALBUQUERQUE, NM 87106
505-265-2507 mgrummer@centurylink.net



MARTIN J. ZIMMERMAN
 PROFESSIONAL ENGINEER
 LICENSE NO. 1780
 MECHANICAL
 STATE OF NEW MEXICO
 EXPIRES 1/20/2007

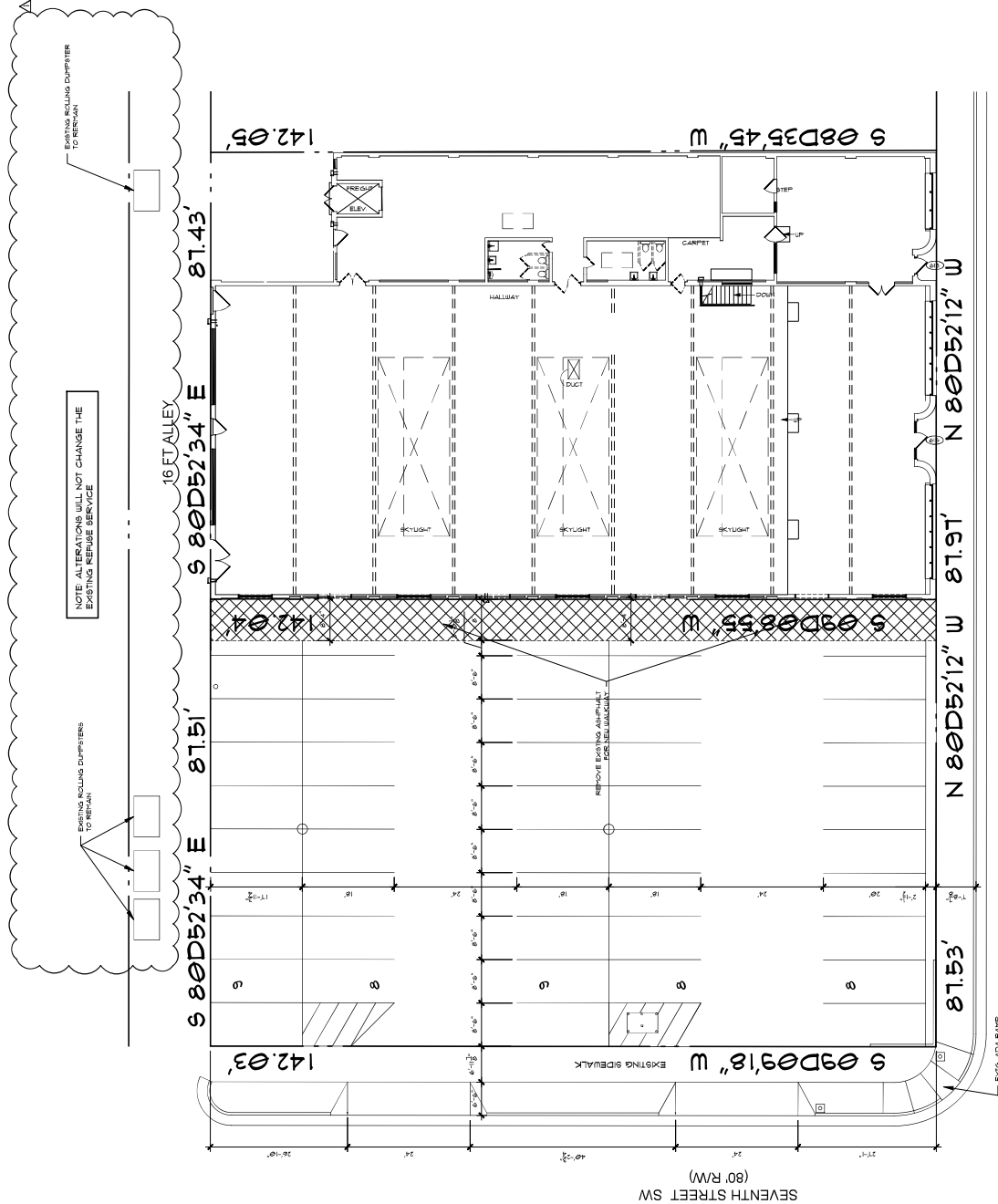
DATE: 21 FEB 2023
 DRAWN BY: MHPG
 CHECKED BY:
 VERIFIED BY:

REVISIONS
 14 APR 2023

EXISTING SITE PLAN
 SHELL IMPROVEMENT
 615 GOLD AVE. SW
 ALBUQUERQUE, NM 87102

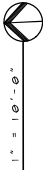
ALL DIMENSIONS ARE TO BE FIELD VERIFIED. IF THERE ARE DISCREPANCIES, PLEASE NOTIFY THE ARCHITECT. DRAWING ARE NOT TO BE SCALED. USE DIMENSIONS FOR ACCURACY.

SHEET NO:
A1.2



GOLD AVENUE SW
 (60' R/W)

EXISTING SITE PLAN



1" = 10'-0"

SEVENTH STREET SW
 (80' R/W)

Agreement No. _____

Date of Agreement: _____

Shared Parking and Access Agreement

In conjunction with the redevelopment of Lots 18, 19, 20, 21, 22, 23 and 24 of Block 20, New Mexico Town Company's Original Townsite of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1882, located at generally the northeast corner of Gold Ave. and 7th Street in the City of Albuquerque (the "Property") which is generally shown on *Exhibit A*, the City of Albuquerque has allowed, and Douglas Peterson Investments, LLC, a New Mexico limited liability company ("Owner") has agreed, that the redevelopment of the portion of the building at 615 Gold SW located on Lot 21 (the west face of the building) shall be with some building entrances and exits facing west and a private sidewalk located adjacent thereto. Additionally, users of the improvements on 615 Gold SW may use the parking that is on lots 21, 22, 23 and 24.

The Owner, and its successors and assigns, agrees that it will not change the ownership at the Property in a manner that would cause the owner of the improvements at 615 Gold SW to be different than the owner of the parking that is west of 615 Gold SW without either the prior approval of the City of Albuquerque or without discontinuing the use of the western side of the improvements at 615 Gold SW as entrances and exits.

No sale or transfer of all or any portion of the Property shall be deemed to void or violate this Agreement. The terms of this Agreement shall bind the Owners, successors, and assigns. This Agreement can be amended by the mutual consent of the Owner and the City of Albuquerque. THIS AGREEMENT SHALL BE RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE PROPERTY.

IN WITNESS WHEREOF, the parties have executed this Agreement of the date noted below.

Owner (applicant)
Douglas Peterson Investments, LLC,
a New Mexico limited liability company
By Douglas Peterson, Manager

Date

City of Albuquerque,
Planning Director

Date

Approved as to Form – City Attorney

Date

Exhibit A

