



**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>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>
<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"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)

**BRIEF DESCRIPTION OF REQUEST**

A review is required to determine staff support of the project given the variances needed.

- Maximum building height - max 60'-6", actual 66'-0"
  - Off-street parking spaces - required 36, provided 34
  - Exemption from 5-9(D) so that rear parking setback is the 5' minimum required when not abutting a protected lot.
  - Exemption from 5-6-4 edge buffer landscaping requirement so that only the wall is needed instead of trees every 15'
- We also request a review of fire and refuse access to the site to determine if the current layout would require modification.

**APPLICATION INFORMATION**

Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street:	Between:	and:
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**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: <i>B. Williams</i>	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input 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](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 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](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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- \_\_\_ 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](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 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**

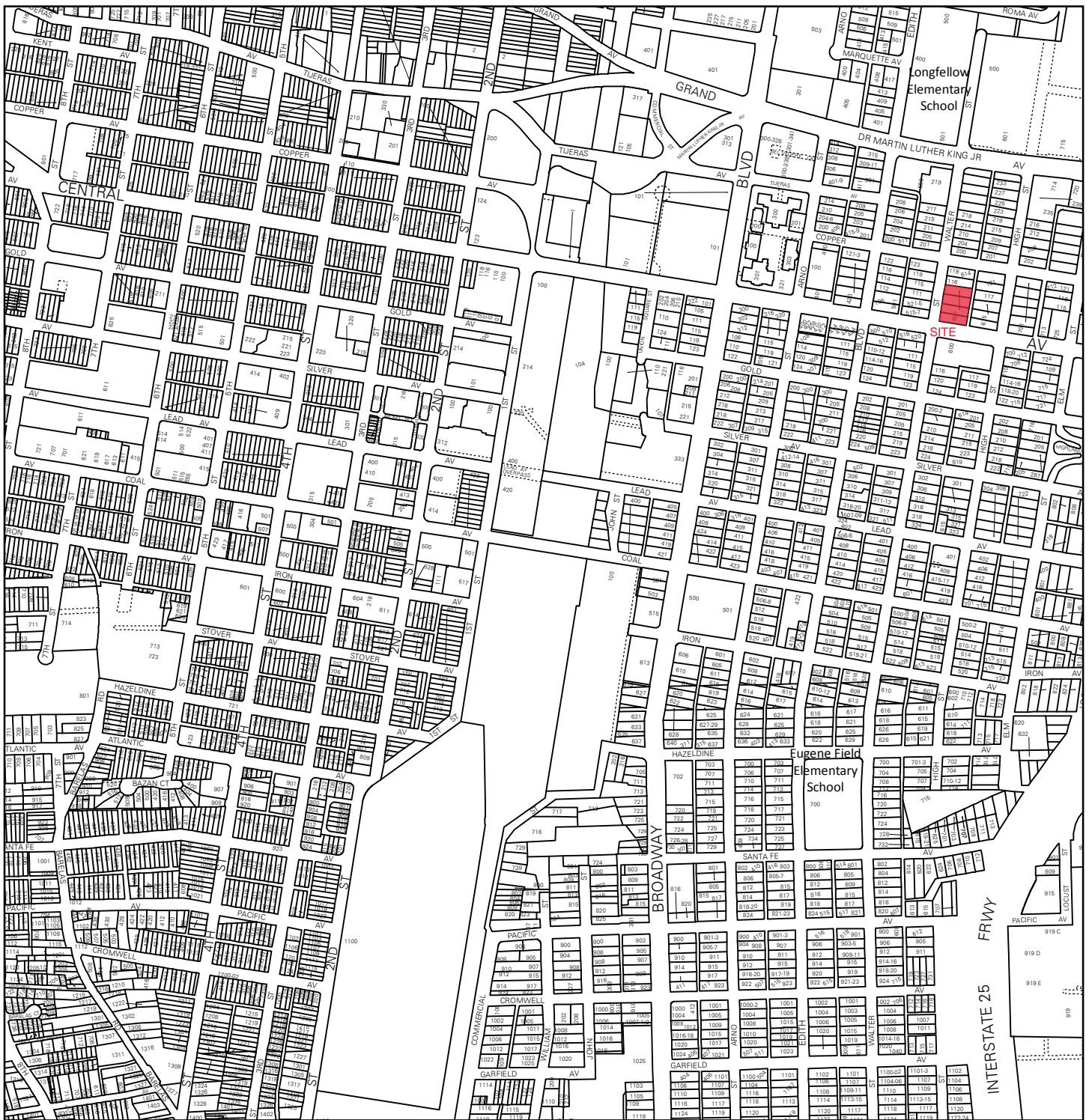
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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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

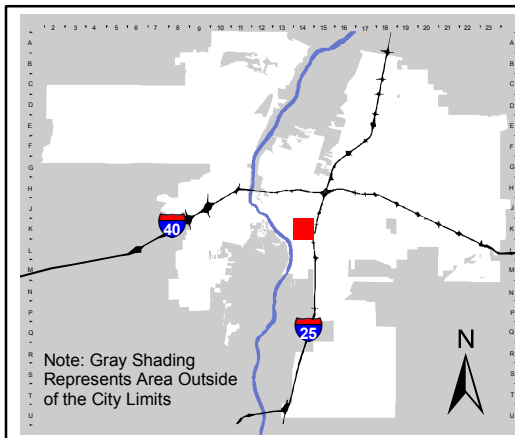
**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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 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 describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 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 current information and details visit: [www.cabq.gov/gis](http://www.cabq.gov/gis)

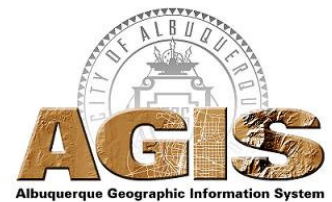


Note: Gray Shading Represents Area Outside of the City Limits

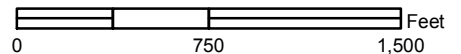
Address Map Page:

# K-14-Z

Map Amended through:  
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



February 19, 2023

Development Facilitation Team  
Planning Department  
City of Albuquerque, NM  
600 2nd St NW  
Albuquerque, NM 88102

**RE: Letter of Justification  
601 Central Ave. NE Sketch Plat Review**

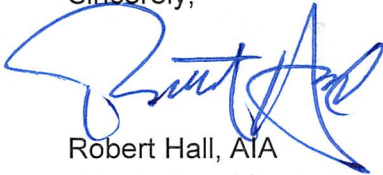
To Whom It May Concern,

Integrated Design & Architecture is requesting a sketch plat review of the feasibility of the proposed site plan development. The project is located at 601 Central Avenue NE between Walter St. and High St. The site is zoned as MX-L and would retain this zoning. The project proposes a 5-story, 68 unit, low income multifamily housing apartment building. A review is required to determine staff support of the project given the variances needed.

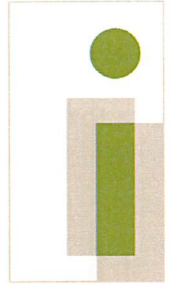
- Maximum building height - max 60'-6", actual 66'-0"
- Off-street parking spaces - required 36, provided 34
- Exemption from 5-9(D) so that rear parking setback is the 5' minimum required when not abutting a protected lot.
- Exemption from 5-6-4 edge buffer landscaping requirement so that only the wall is needed instead of trees every 15'

In regards to the IDO open space requirement, we would like to know if the proposed patio on the ground floor meets the IDO requirements even if we add a perforated screen along the central side for privacy/security as the definition in the IDO only states it be open on two sides. We also request a review of fire and refuse access to the site to determine if the current layout would require modification.

Sincerely,



Robert Hall, AIA  
Principal Architect  
Integrated Design & Architecture



**integrated**  
design & architecture



**Project Information**

ADDRESS: 601 CENTRAL AVE. NE ALBUQUERQUE, NM 87102

ZONING CODE: ALBUQUERQUE INTEGRATED DEVELOPMENT ORDINANCE, ADOPTED JULY 2023

ZONING: MX-L (MIXED USE - LOW INTENSITY)  
 UC-MS-PT OVERLAY ZONES:  
 CPO-4 EAST DOWNTOWN CHARACTER PROTECTION OVERLAY  
 MS MAIN STREET CORRIDOR (CENTRAL AVE.)  
 PT PREMIUM TRANSIT STATION AREA (EDO STATION)

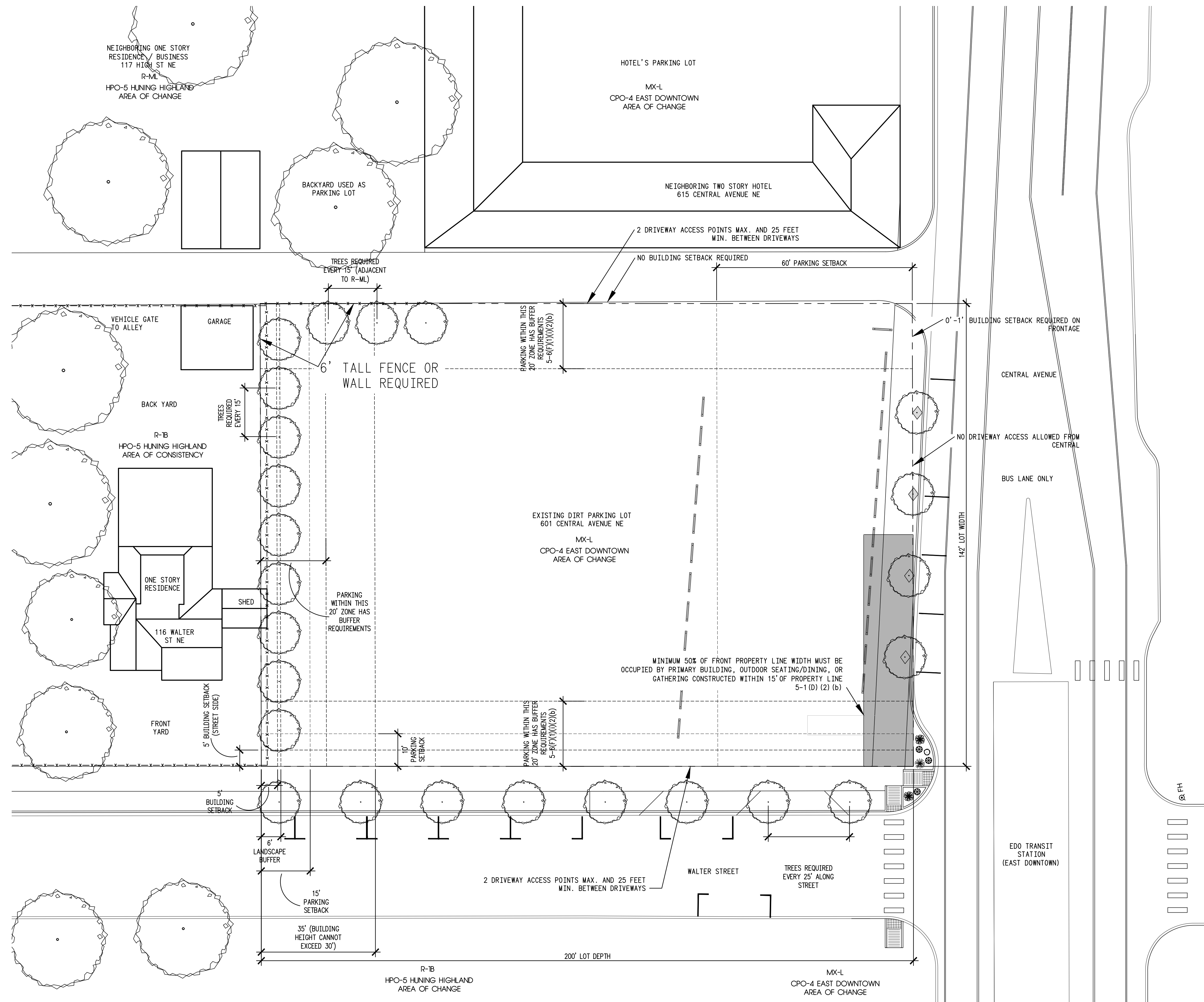
LOT SIZE: 142' x 200' (0.64 ACRE / 28,400 SQ. FT.)

3-4(E)(3) SETBACK STANDARDS (MX-L & CPO-4)

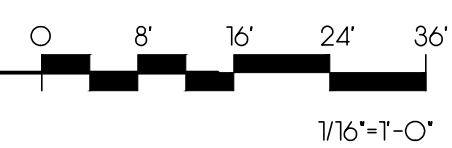
FRONT:  
 MINIMUM 0 FEET  
 MAXIMUM 1 FOOT  
 SIDE:  
 MINIMUM INTERIOR 0 FEET  
 MINIMUM STREET SIDE 5 FEET  
 REAR:  
 MINIMUM 5 FEET  
 5-6(E)(2)(b) MINIMUM LANDSCAPING EDGE BUFFER REQUIRED (NEXT TO R-1)  
 MINIMUM 6 FEET FOR BUILDINGS ≤ 30 FEET TALL  
 MINIMUM 10 FEET FOR BUILDINGS > 30 FEET TALL

BUILDING HEIGHT: 60'6" MAX, 55' + 5% DEVIATION PER TABLE 6-4-1  
 \*\*\* SECTION 14-16-3-4(E)(4) BUILDING HEIGHT STEPDOWN TO 30 FEET MAX. WITHIN 35 FEET OF AN R-1 LOT IN WHICH CASE NEIGHBORHOOD EDGE PROVISIONS FOR BUILDING HEIGHT IN SUBSECTION 14-16-5-9(C) DO NOT APPLY.  
 \*\*\* SECTION 14-16-5-9(C)(2) BUILDING HEIGHT STEPDOWN TO 30 FEET MAX. WITHIN 50 FEET OF AN R-1 LOT  
 \*\*\* SECTION 14-16-3-4(E)(4) BUILDING HEIGHT BONUSES DO NOT APPLY.

PARKING SETBACKS: 3-4(E)(6)(c)  
 FRONT: MINIMUM 60 FEET (30% OF LOT DEPTH)  
 STREET: MINIMUM 10 FEET  
 REAR: MINIMUM 5 FEET  
 DRIVEWAY ACCESS POINTS: 1 ACCESS POINT ALLOWED PER 100 FEET FRONTAGE



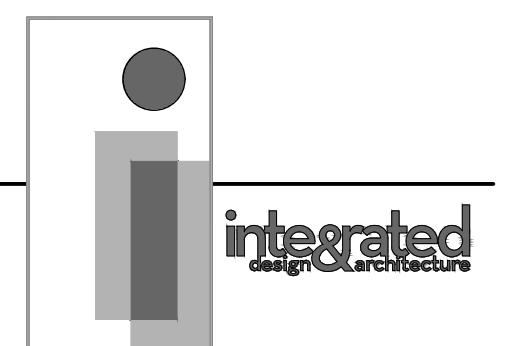
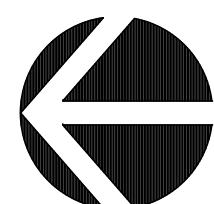
EXISTING SITE PLAN

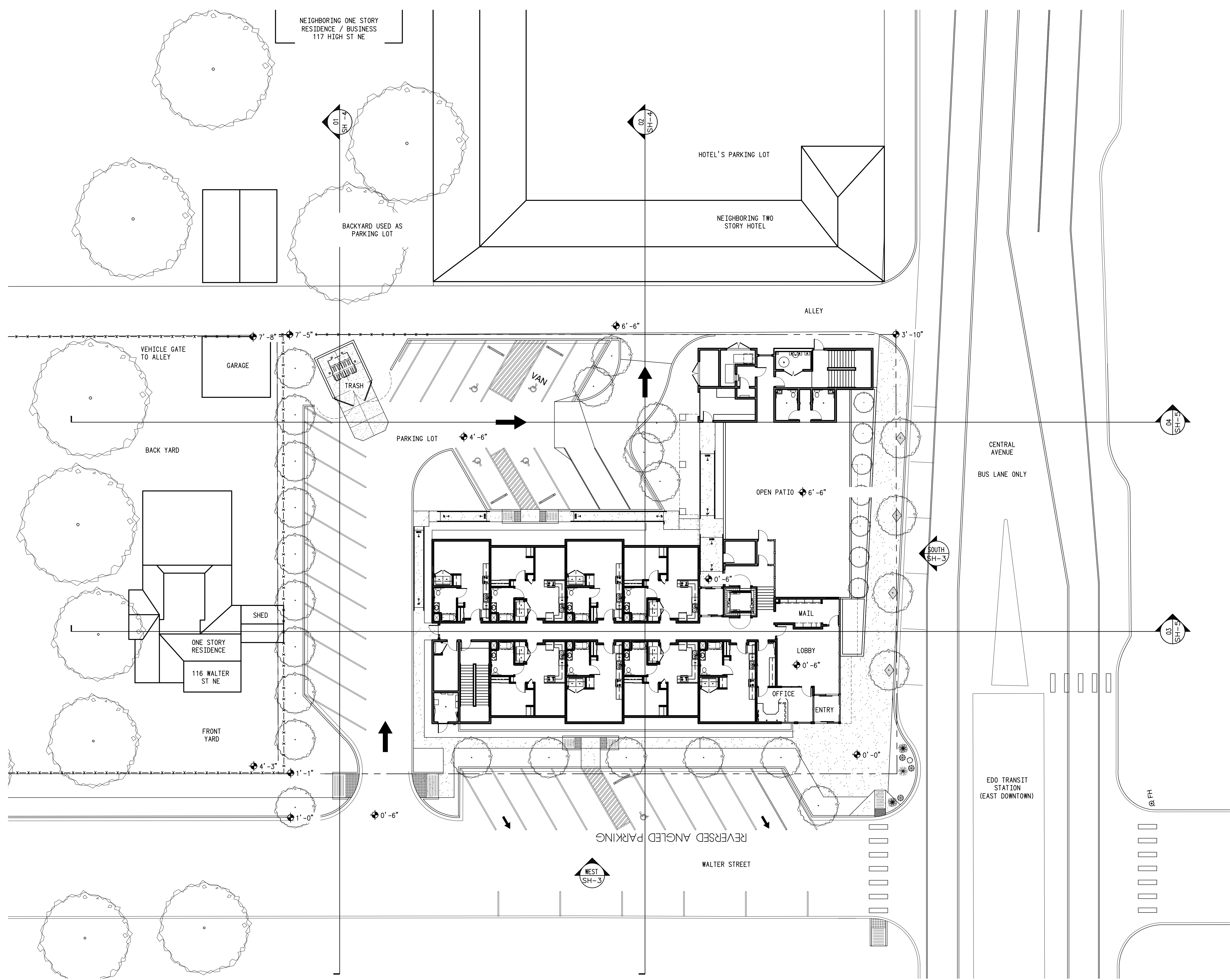


601 CENTRAL

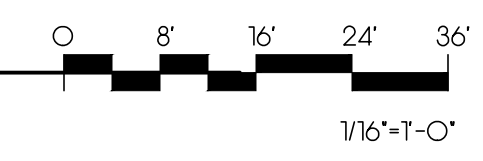
FEBRUARY 19, 2024

SHEET 1 of 5



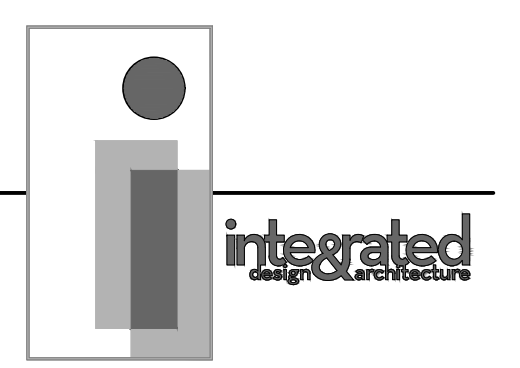
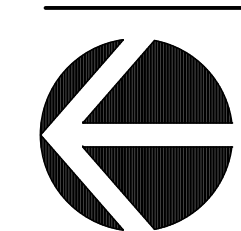


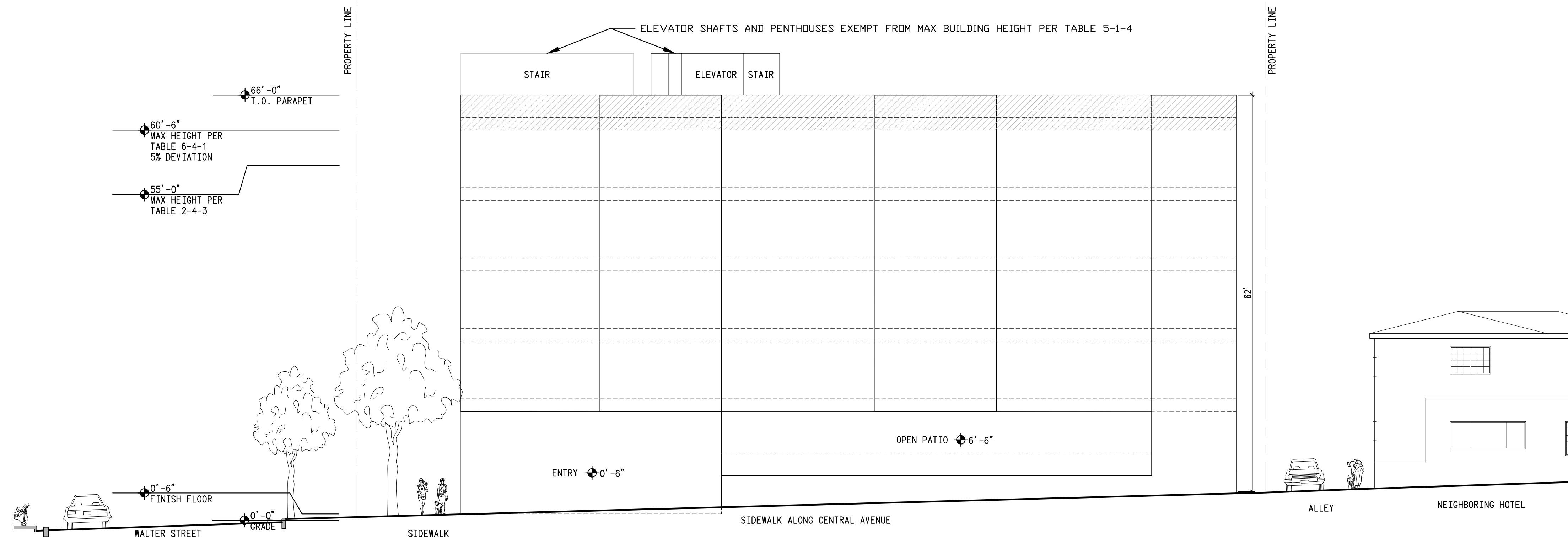
PROPOSED SITE PLAN



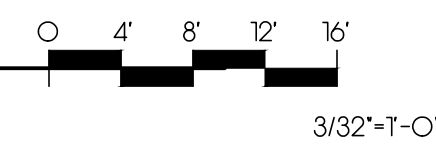
# 601 CENTRAL

FEBRUARY 19, 2024  
SHEET 2 of 5

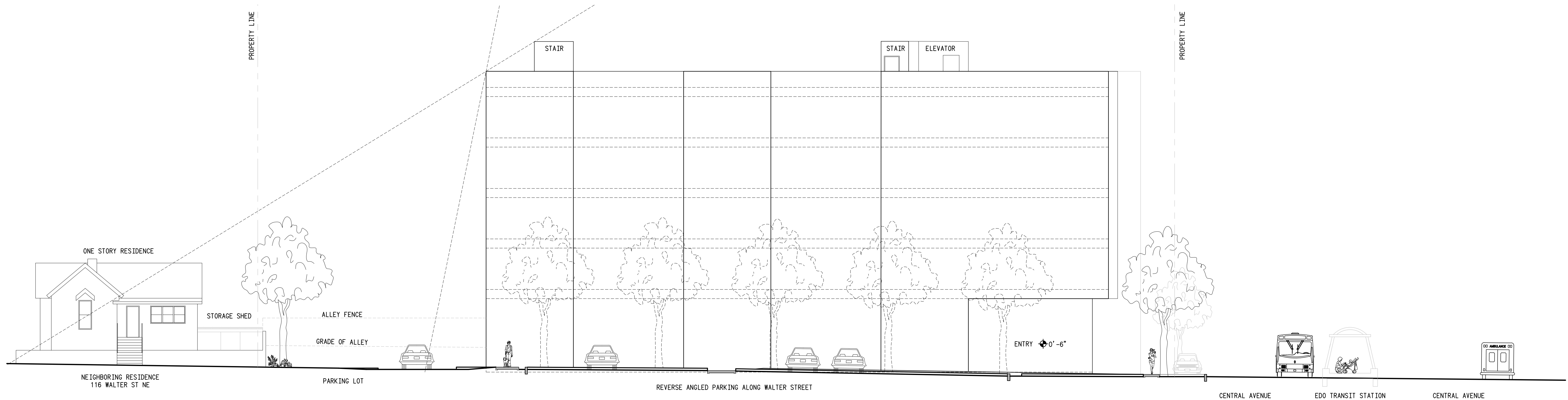




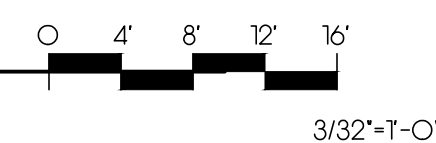
SITE ELEVATION - SOUTH



LEGEND  
 PORTION OF STRUCTURE ABOVE  
 ALLOWABLE BUILDING HEIGHT



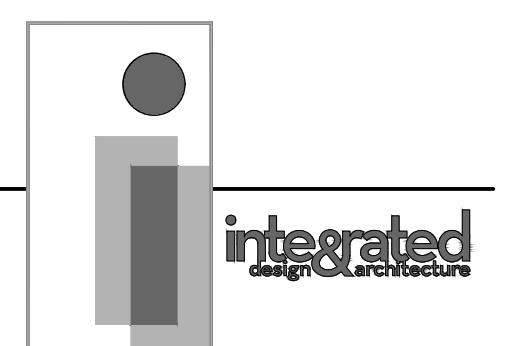
SITE ELEVATION - WEST



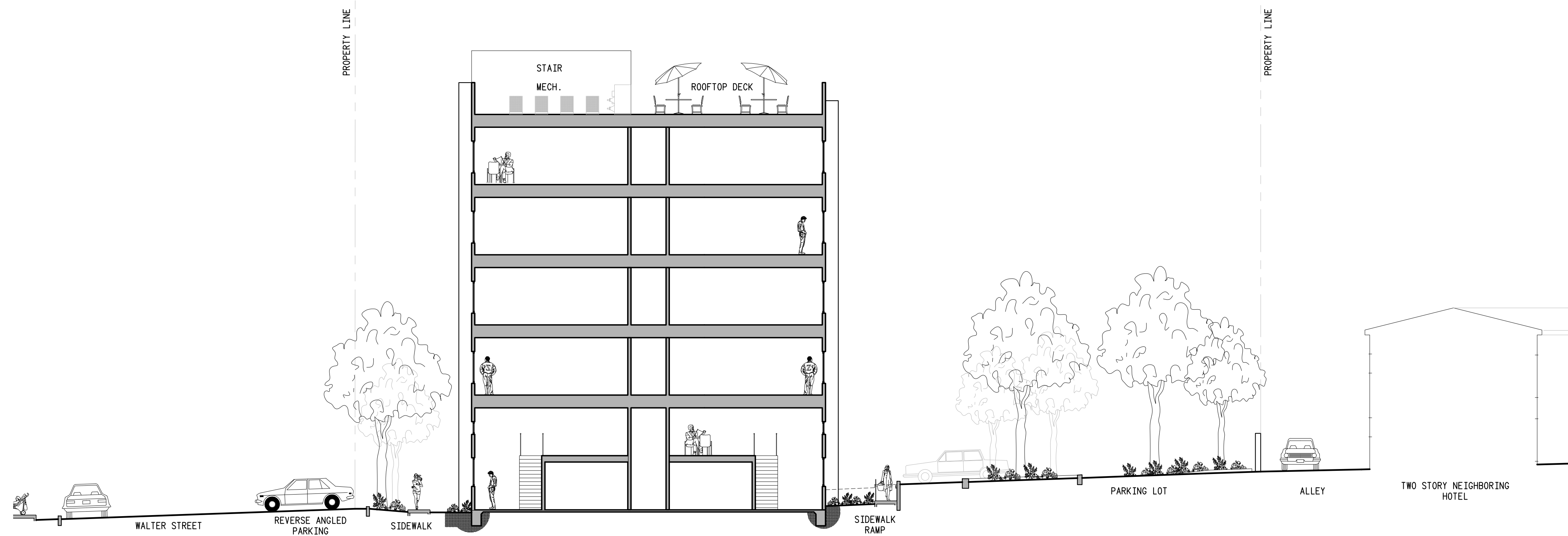
# 601 CENTRAL

FEBRUARY 19, 2024

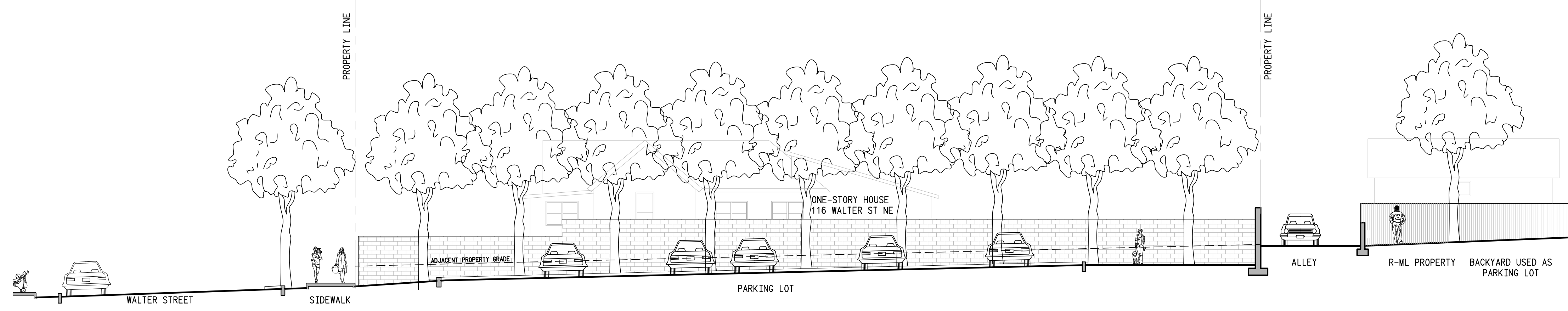
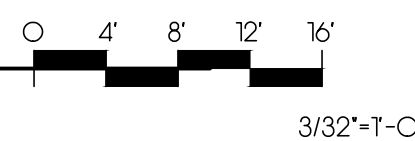
SHEET 3 of 5



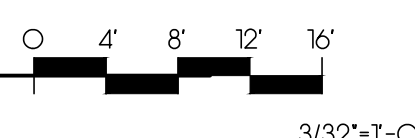




SITE SECTION 01

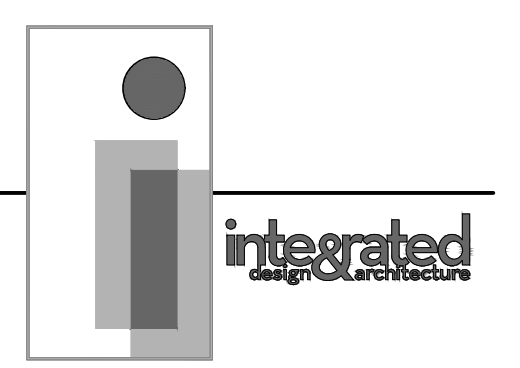


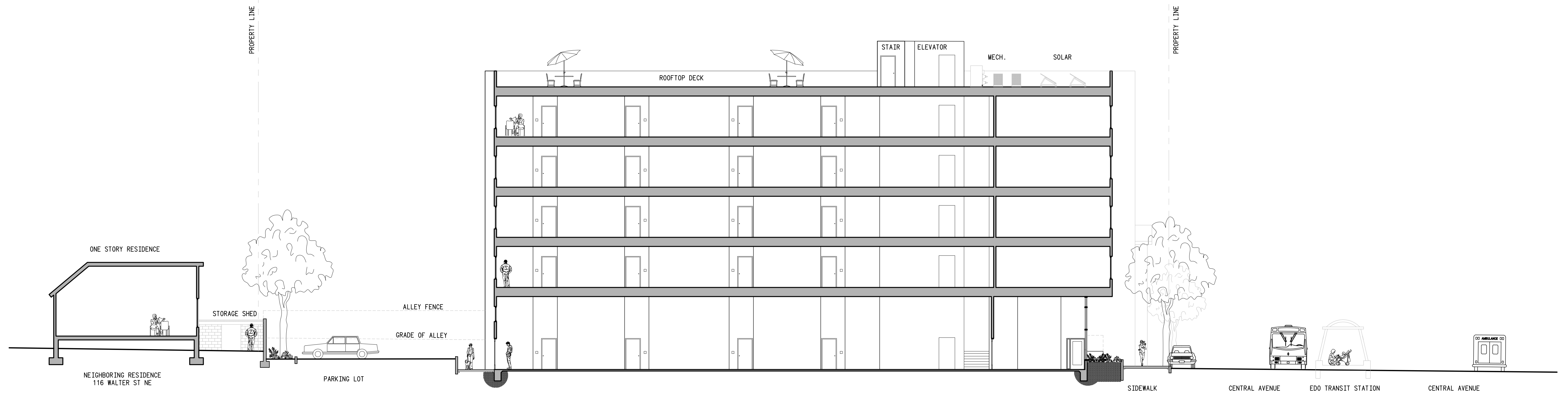
SITE SECTION 02



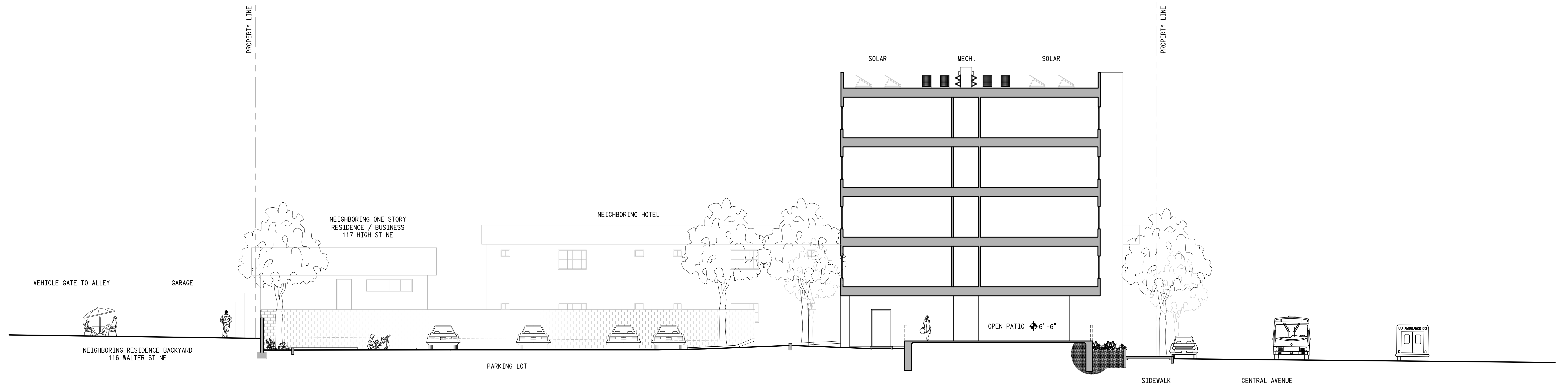
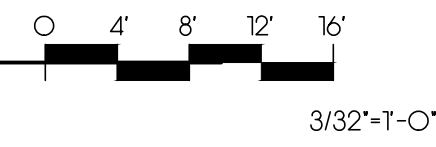
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SHEET 4 of 5

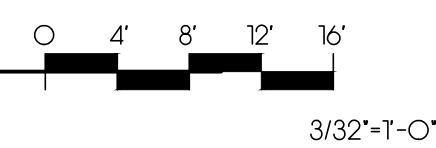




SITE SECTION 03



SITE SECTION 04



# 601 CENTRAL

FEBRUARY 19, 2024  
SHEET 5 of 5

