



**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)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Sketch Plat/Plan for 2827 Rio Grande Blvd a narrow 1.2-acre property on the west side of the street. In addition to deteriorating residential structures at the frontage there is also a multi-unit apartment that was in use for decades but has fallen into disrepair. An opportunity to elevate community livability presents itself in the form of a carefully formed infill development.			
The owner is motivated to improve this property and remove site elements that neighbors have found distasteful, while bringing to the community at large a fresh option for a smaller footprint, fee simple home site, within a safe and buffered setting.			
<b>APPLICATION INFORMATION</b>			
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
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):	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:		Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
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:
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**

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- \_\_\_ 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**

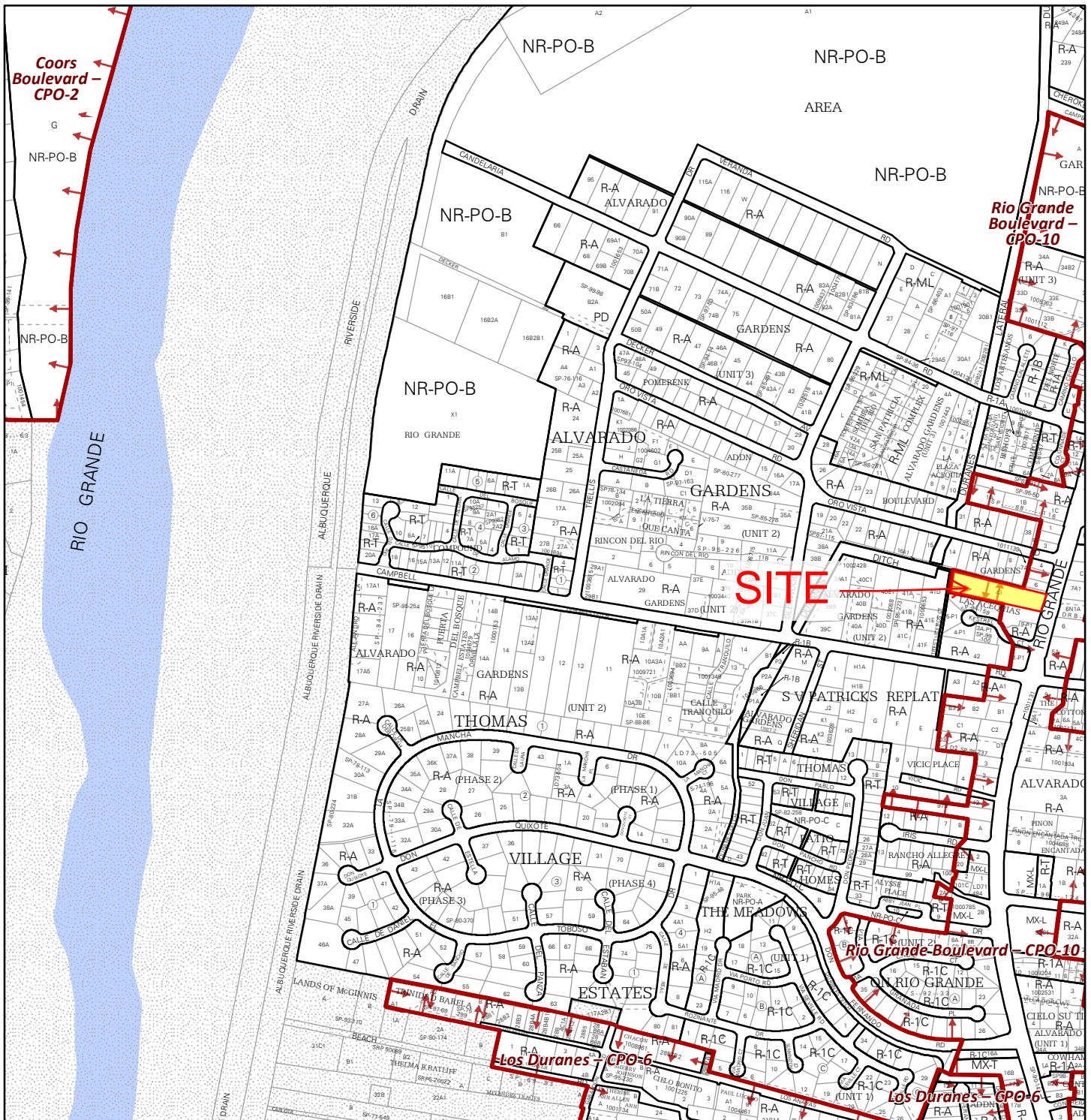
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

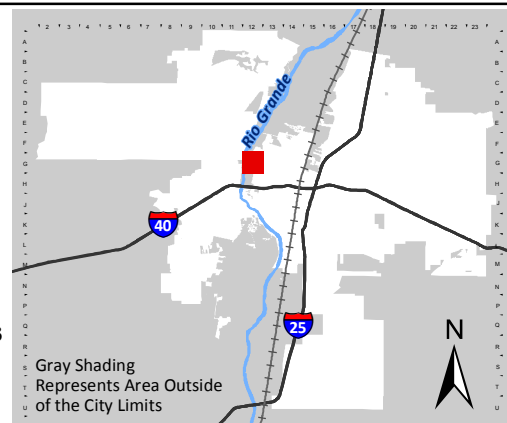


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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:  
**G-12-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

# Hidden Grove

## 2827 Rio Grande

2827 Rio Grande Blvd. is a narrow 1.2-acre property on the west side of the street. In addition to deteriorating residential structures at the frontage there is also a multi-unit apartment that was in use for decades but has fallen into disrepair. An opportunity to elevate community livability presents itself in the form of a carefully formed infill development.

The owner is motivated to improve this property and remove site elements that neighbors have found distasteful, while bringing to the community at large a fresh option for a smaller footprint, fee simple home site, within a safe and buffered setting.

Adjacent subdivisions and lot size were factored in the determination of the lot configuration. Seven (7) home sites, variable in size due to site geometry, are all larger/wider than the lots directly north in *Boulevard Gardens Subdivision*. A stand-alone Common Tract is found at the Rio Grande frontage. This tract is for landscape features, irrigation control, signage, lighting and gate functions, setting apart and not burdening a singular homeowner's property.

A set of variances will necessarily be pursued to accommodate this plan, as lot size and setbacks fall below IDO standards. We offset this plan with ample open space, a minimum 10' buffer around the entire perimeter, and dedicated common feature landscape areas. The maximum building envelopes for each lot are defined and these lots are situated at the north side of the parcel for two principal reasons. (1) The 10' MRGCD tract that runs the entire span of the north property line is not useful for anything other than providing more separation from the adjacent subdivision. We effectively have a 20' setback on this exposure. (2) The neighbors on the larger parcels to the south (*Las Acequias Addition*) are keenly aware that plans are in the offing, and we believe will they be delighted to see the extent of landscaping and envelope separation proposed along the south boundary.

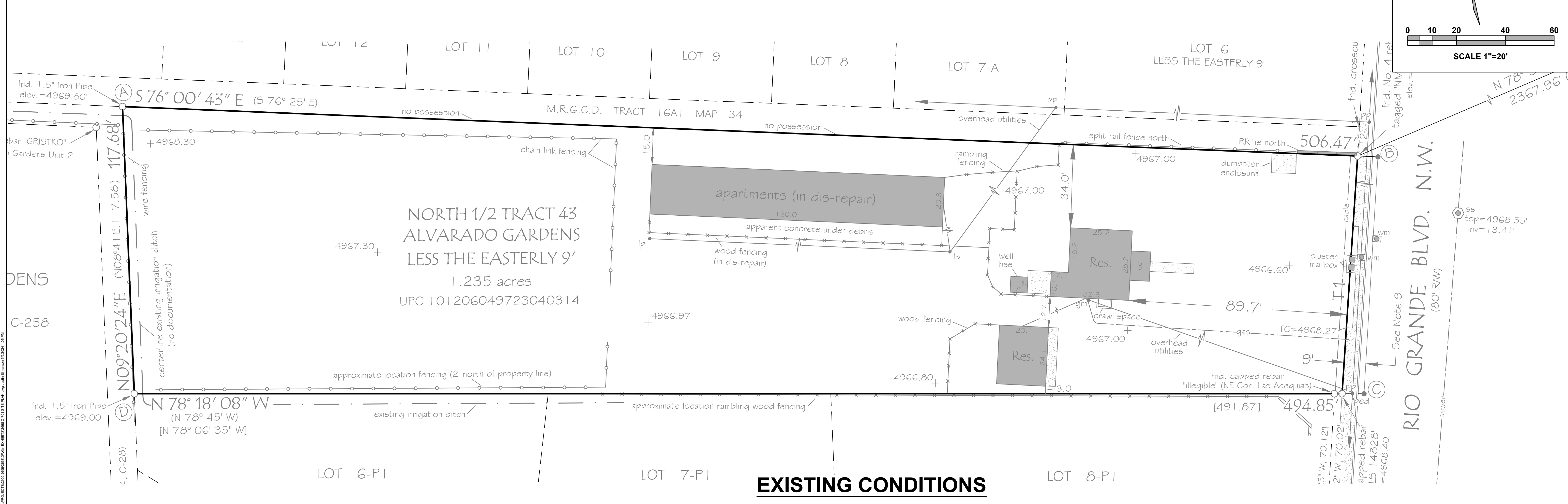
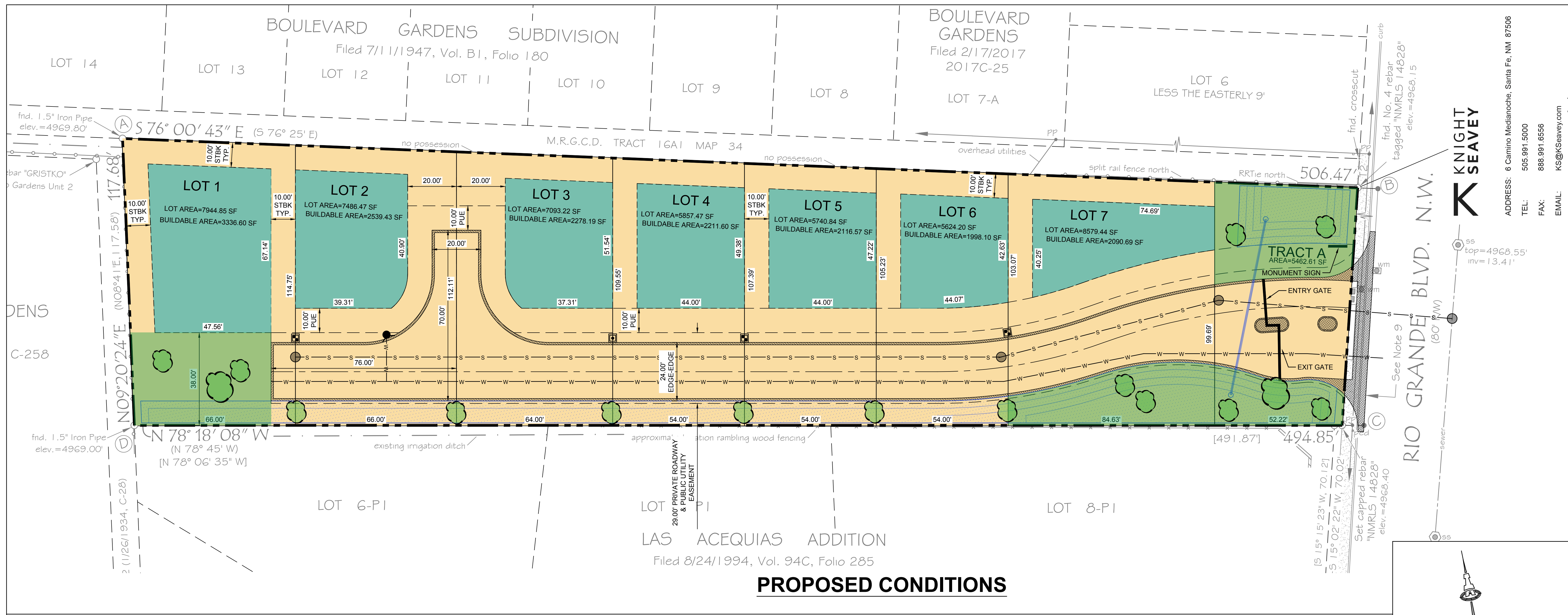
Buildable areas range from 2,000-3,300 SF. Carveouts will yield roughly 75-85% of that max possible ground floor area, the balance to be committed to yard space and patio/portal.

Partial second stories will be permitted on interior lots 2-6, but not exceeding 50% of the heated ground level area. Pitched roofs, with low slope, will keep maximum building height in proportion to neighborhood scale.

We have presented a zero-lot line concept, affording the opportunity to create truly useable 10' side yards, rather than two 5' sideyards that preclude practical use.

Utility distribution, drainage, storm water storage, fire access, and trash accommodations have been carefully considered and will be further developed in subsequent plan submittals.

As for the homes... we envision a northern NM motif that is often found along the Rio Grande corridor. Energy-aware, with private patios, deeply recessed apertures, off-street parking, and regard for adjacent properties are just a few of the concepts we will develop in further review steps.



**KNIGHT SEAVEY**

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FAX: 888.991.6556  
EMAIL: KS@KSeavey.com

**Isaacson & Arfman, Inc.**  
Civil Engineering Consultants

128 Monroe Street NE  
Albuquerque, NM 87108  
505-266-8828 | www.iafcivil.com

NOT FOR CONSTRUCTION

Engineer

2827 RIO GRANDE BLVD

DESIGN	ISSUE	DATE	DESCRIPTION
DEVELOPMENT	PROJECT NUMBER: IA XXXX		
	FILE:		
	DRAWN BY:		
	CHECKED BY:		
	DATE:		

No	Date	Description

SHEET TITLE  
**CONCEPTUAL SITE PLAN**

SHEET NUMBER  
**C-100**