



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

BRIEF DESCRIPTION OF REQUEST

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:

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:	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 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

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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) 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**

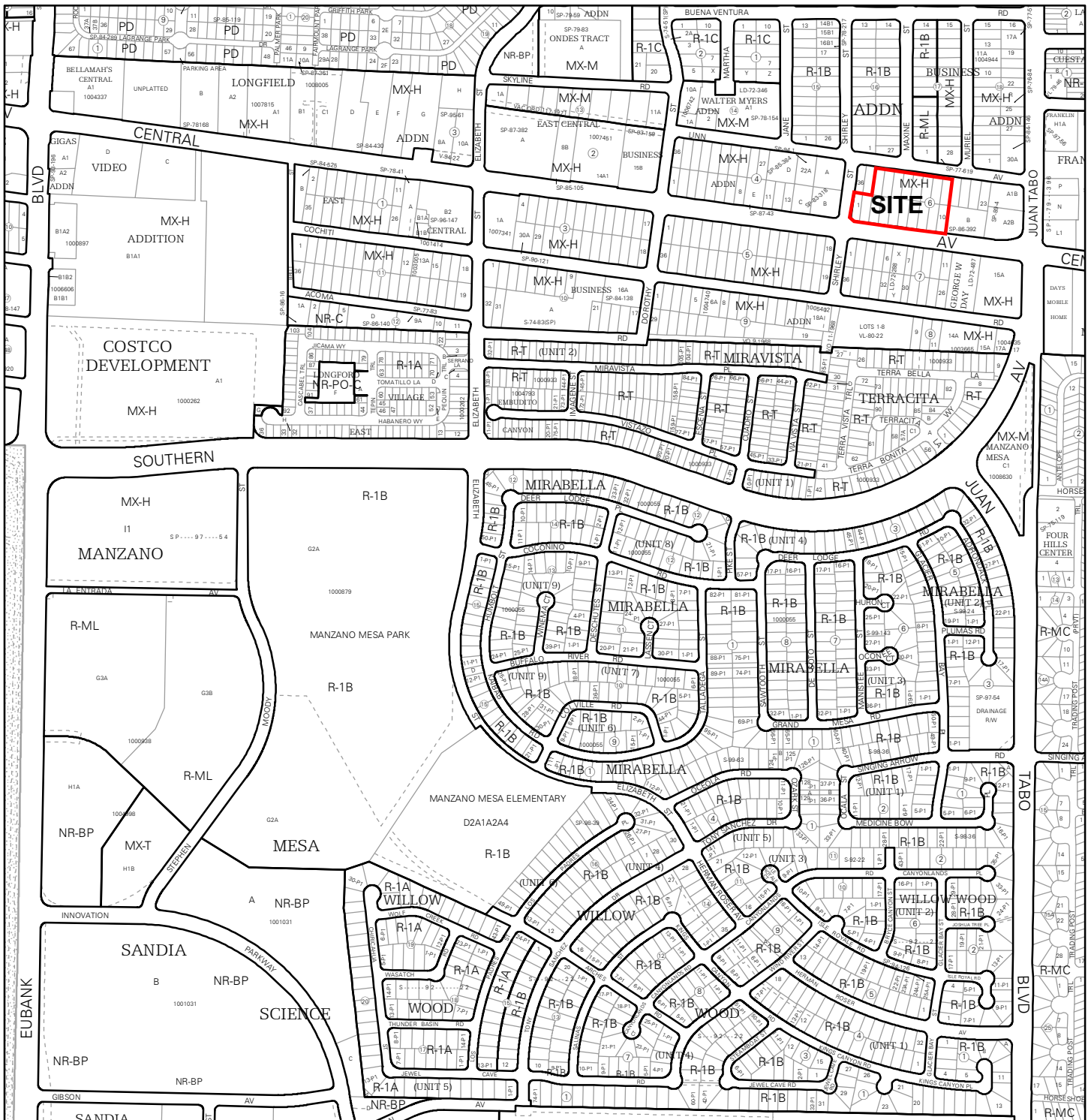
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter 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

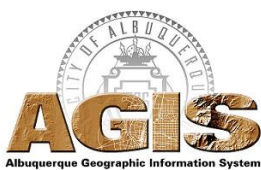
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying 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

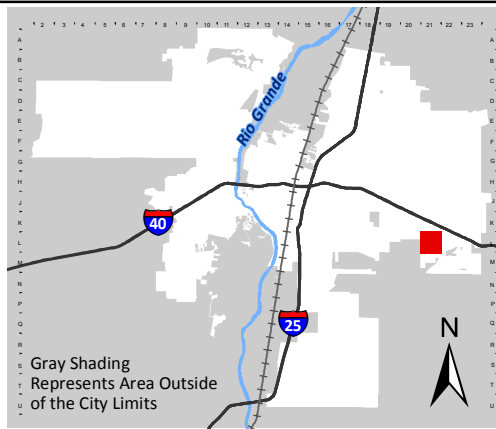


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

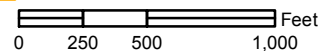


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-21-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





May 28, 2024

Jolene Wolfley, Chair
Development Facilitation Team (DFT)
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

RE: DFT Sketch Plan Review – Fire Station 12

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

Dear Ms. Wolfley,

The purpose of this letter is to request a Sketch Plan Review by the DFT for the new Fire Station 12, which will be located at 11701 Central Avenue NE. Consensus Planning, on behalf of Albuquerque Fire and Rescue, will be submitting an application on June 6, 2024, for a Zone Map Amendment to NR-SU and a Site Plan-EPC to allow a new fire station on the site.

The legal description of the site is *Lots 1 through 10 & 27 through 34 and south 50 feet of lots 35 and 36 block 6 East Central BU*. The site is located at the northeast corner of Central Avenue (an Urban Principal Arterial) and Shirley Street (Local Road), and it abuts Linn Avenue to the north. The site plan includes a proposed 12,497-square-foot fire station facility, parking, and landscaping on approximately 3.2 acres.

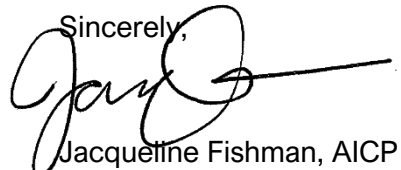
The attached Site Plan shows a small visitor parking lot (12 spaces) with driveway access from Shirley Street. The driveway is located approximately 83 feet from the north Central Avenue drive lane, short of the DPM’s required spacing of 150 feet between site access from a Local Road to a Principal Arterial intersection. To the north of this driveway is an exit only fire truck driveway. The two driveways are separated by 33.4 feet. The driveways are proposed on Shirley Street for safe and efficient access to Central Avenue.

Per my discussion with Ernest Armijo last week, the Site Plan should be submitted to the DFT for a “determination” that the proposed driveway access from Shirley Avenue is acceptable. Thank you for your consideration of this request.

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES
Ken Romig, ASLA

Sincerely,

Jacqueline Fishman, AICP
Principal

SITE DATA

LEGAL DESCRIPTION:
 LOTS (1) THROUGH (10), INCLUSIVE, LOTS (27) THROUGH (34)
 INCLUSIVE, AND THE SOUTHERLY 50 FEET OF LOTS (35) AND (36) IN
 BLOCK NUMBERED (6) OF EAST CENTRAL BUSINESS ADDITION
 CONTAINING 3.214 ACRES (140,000 SF)

UPC: 102105644648011001

ZONE ATLAS PAGE: L-21-Z

EXISTING ZONING: MX-H
 PROPOSED ZONING: NR-SU
 PROPOSED LAND USE: FIRE STATION

PEDESTRIAN AND VEHICLE ACCESS: PRIMARY VEHICULAR AND
 PEDESTRIAN ACCESS IS FROM CENTRAL AVENUE, WITH
 PEDESTRIAN CONNECTIONS FROM THE SIDEWALK TO THE
 BUILDING.
 BUS ROUTES: ROUTE 667777 ALONG CENTRAL, WITH A PEAK
 FREQUENCY OF 15 MINUTES

PARKING REQUIREMENTS

PARKING CALCULATIONS:
 PER IDO TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS:
 • FIRE STATION OR POLICE STATION: 2 SPACES/1,000 SQ. FT.
 • GFA
 • OFFICE: 3.5 SPACES PER 1000 SQ. FT. GFA

TOTAL REQUIRED:
 FIRE STATION #12- 12,509 SF, 50 (12,509/1000)*2 = 25 SPACES

TOTAL REQUIRED = 25 SPACES, ROUNDED TO 25 SPACES TOTAL

TOTAL PROVIDED:
 40 SPACES TOTAL ON SITE, OF WHICH 2 ARE HC ACCESSIBLE

PER 5-5(D)(1):
 A TOTAL OF 2 MOTORCYCLE SPACES ARE
 REQUIRED
 4 TOTAL MOTORCYCLE SPACES ARE PROVIDED.

PER TABLE 5-5-5 MINIMUM BICYCLE PARKING REQUIREMENTS:
 3 SPACES OR 10% OF REQUIRED OFF STREET PARKING SPACES
 WHICHEVER IS GREATER IS REQUIRED.

SO A TOTAL OF 3 BICYCLE SPACES ARE MINIMUM REQUIRED.
 TOTAL PROVIDED IS 6

TABLE OF APPLICABLE STANDARDS FOR DEVELOPMENT ON NR-SU ZONED PROPERTY	
OVERLAY ZONES	NORTH 4 TH CORRIDOR
ALLOWABLE USES	PER IDO SECTION 4-2, CIVIC AND INSTITUTIONAL USES SUBCATEGORY - FIRE STATION
USE-SPECIFIC STANDARDS	NONE APPLY
DIMENSIONAL STANDARDS	PER TABLE 5-1-3 - SITE STANDARDS, SETBACK STANDARDS, AND BUILDING HEIGHT
SITE DESIGN AND SENSITIVE LANDS	NO SENSITIVE LANDS PRESENT
ACCESS AND CONNECTIVITY	PER IDO SECTION 5-3(E)(3)(c)
SUBDIVISION OF LAND	PER IDO SECTION 5-4
PARKING AND LOADING	PER IDO SECTION 5-5
LANDSCAPING, BUFFERING, AND SCREENING	LANDSCAPE PER PROPOSED LANDSCAPE PLAN
WALLS AND FENCES	PER IDO SECTION 5-7 AND TABLE 5-7-1 MAXIMUM WALL HEIGHT
OUTDOOR AND SITE LIGHTING	PER IDO SECTION 5-8 AND TABLE 5-8-1
NEIGHBORHOOD EDGES	NONE APPLY
SOLAR ACCESS	PER IDO SECTION 5-10
BUILDING DESIGN	NO STREET FACING FACADES AS DEFINED BY THE IDO - BUILDING DESIGN AS INDICATED ON THE PROPOSED BUILDING ELEVATIONS
SIGNS	PER IDO SECTION 5-12 AND TABLE 5-12-2, AS INDICATED ON PROPOSED BUILDING ELEVATIONS - NO FREESTANDING SIGN PROPOSED
OPERATION AND MAINTENANCE	PER IDO SECTION 5-13

PROJECT NUMBER: xxxx-00xxxx
 Application Number: SI-xxxx-xxxxx

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC) dated June 2024 and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Hydrology

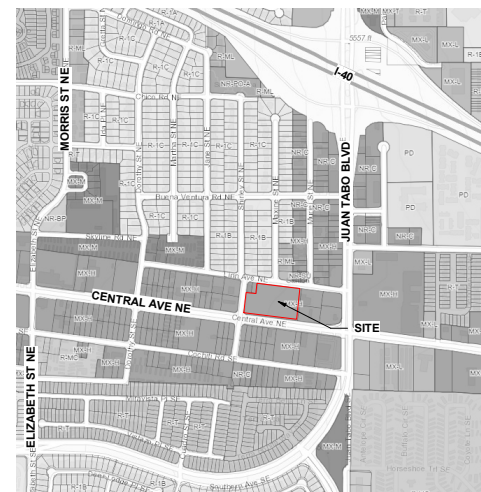
Code Enforcement

*Environmental Health Department (conditional)

Solid Waste Management

Planning Department

VICINITY MAP



City of Albuquerque Electronic Stamp

SHEET KEYNOTES

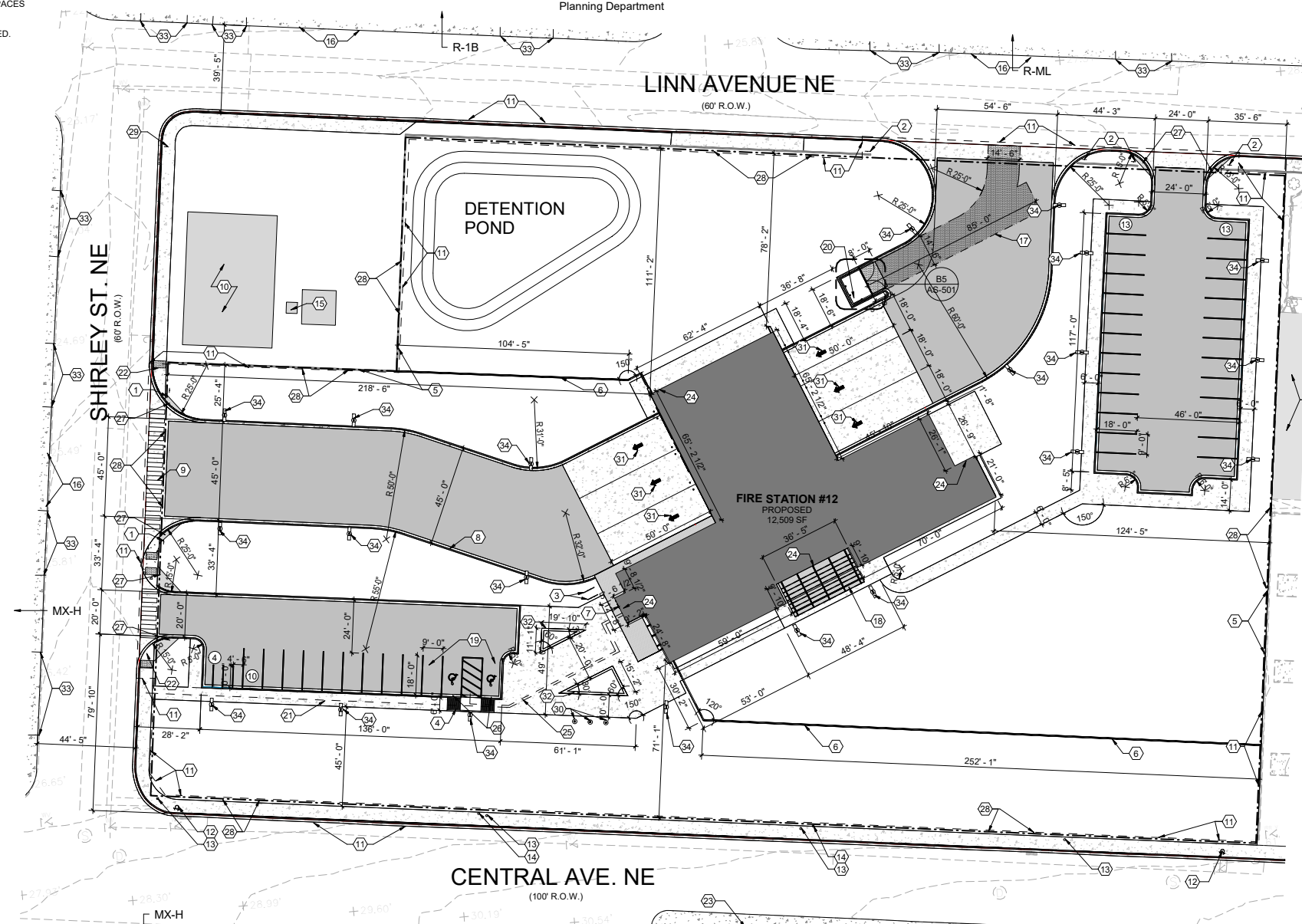
1	NEW CABQ STANDARD "DO NOT ENTER" SIGN
2	NEW STANDARD "OFFICIAL VEHICLES ONLY BEYOND THIS POINT" SIGN
3	NEW BICYCLE RACK SEE B3/AS-501
4	ACCESSIBLE SIDEWALK RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DTL 2443 SEE A1/AS-503
5	EXISTING SITE FENCE TO REMAIN
6	PROPOSED 8' HIGH DECORATIVE SITE FENCE SEE A2/AS-501
7	PROPOSED ENTRY DOOR
8	6" CURB AND GUTTER PER CABQ STD DETAIL TYP. SEE CIVIL
9	CROSSWALK STRIPES- INTEGRALLY COLORED CONCRETE- CAST FLUSH W/ ADJACENT- COLOR TO BE GOLD YELLOW INTEGRAL CONCRETE- 2X6 STRIPES EA. AT 2' APART TO EXTENTS SHOWN
10	EXISTING BUILDING TO REMAIN- NO WORK THIS AREA
11	WORK EXTENTS LINE
12	EXISTING FIRE HYDRANT TO REMAIN
13	EXISTING STREET LIGHT TO REMAIN
14	EXISTING POWER POLE TO REMAIN
15	EXISTING CELL TOWER TO REMAIN- NO WORK THIS AREA
16	EXISTING SIDEWALK TO REMAIN
17	PROPOSED REFUSE VEHICLE TURNAROUND
18	COVERED PATIO WITH LOOSE FURNITURE, 597 SF
19	HANDICAP PARKING PER CABQ STANDARD
20	REFUSE ENCLOSURE COMPLIANT WITH CABQ STANDARDS SEE DETAIL B5/AS-501 + C3/AS-501
21	ADA ACCESS PATH (240 FT TOTAL PATH LENGTH FROM ROW)
22	ACCESSIBLE DRIVEPAD RAMP WITH ADA TRUNCATED DOME MAT PER CABQ STD DETAIL 2443 DETAIL C
23	EXISTING MEDIAN TO REMAIN- NO WORK THIS PERMIT
24	PROPOSED EXIT DOOR LOCATION
25	ADA ACCESS PATH (100 FT PATH FROM ADA PARKING)
26	ADA HANDICAP PARKING WITH CABQ STD LANGUAGE SIGN SEE A2/AS-502
27	CLEAR SIGHT TRIANGLE PER CABQ DPM 7.4.94
28	SITE PROPERTY BOUNDARY LINE
29	EXISTING STOP SIGN TO REMAIN
30	NEW 30' FLAGPOLE TYP. OF 3 SEE C3/AS-502
31	PAVEMENT DIRECTION MARKERS SEE A4/AS-503
32	RAISED PLANTER SEE D1/AS-501
33	EXTENTS OF EXISTING DRIVEWAY FRONTING SITE
34	NEW LIGHT 16' POLE (NIGHT SKY COMPLIANT) SEE B2/AS-501

GENERAL SHEET NOTES

- ALL LIGHT FIXTURES SHALL BE IN COMPLIANCE WITH IDO SECTION 5-8 OUTDOOR AND SITE LIGHTING.
- LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 5 FEET TALL AS MEASURED FROM THE GUTTER PAN WILL NOT BE ACCEPTABLE IN THE LINE OF SIGHT AREA.
- ALL INTERNAL SIDEWALKS SHALL BE 5 FEET IN WIDTH UNLESS OTHERWISE NOTED.
- ONSITE TRANSFORMERS SHALL HAVE A 5-FOOT CLEAR AREA ON THE SIDES AND REAR AND A 10-FOOT CLEAR AREA IN FRONT TO ALLOW FOR ACCESS AND MAINTENANCE OR AS PER PNM STANDARD REQUIREMENTS.

LEGEND

	PROPOSED BUILDING
	EXISTING BUILDING
	PAVED ASPHALT
	PAVED CONCRETE
	LANDSCAPE AREA
	WEATHERED STEEL GATE



A1 OVERALL SITE PLAN

Scale: 1" = 30'-0"



AS-BUILT INFORMATION	
CONTRACTOR	DATE
WORK WATCHED BY	DATE
INSPECTORS ACCEPTANCE BY	DATE
VERIFICATION BY	DATE
DRAWINGS CORRECTED BY	DATE
RECORDED BY	DATE

BENCH MARKS	
NO.	DATE

SURVEY INFORMATION	
FIELD NOTES	
NO.	DATE

SEAL	
NO.	DATE
BY	DATE
REMARKS	DATE
100% DESIGN DEVELOPMENT	DATE
FOR CONSTRUCTION	DATE
Designed By:	DATE
Drawn By:	DATE
Checked By:	DATE



CITY OF ALBUQUERQUE
 CAPITAL IMPLEMENTATION PROGRAM

FIRE STATION 12
 11701 Central Ave NE Albuquerque, NM 87123

Drawing Title		SITE PLAN - EPC	
Design Review Committee	City Engineer Approval	Mo./Day/Yr.	Mo./Day/Yr.
Issue Date:	City Project No.	Sheet	
MAY 2024		AS - 101	