



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 SP & 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"/> 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)	APPEAL
<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

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

UPCs and addresses for this application

101305912720732312	1208 5 Rio Grande Blvd NW Albuquerque NM 87104
101305911020332313	1210 Rio Grande Blvd NW
101305911020532314	1212 Rio Grande Blvd NW
101305911521332315	1218 Rio Grande Blvd NW
101305911422232317	2310 Lilac Ave NW
101305912521732316	2308 Lilac Ave NW

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**

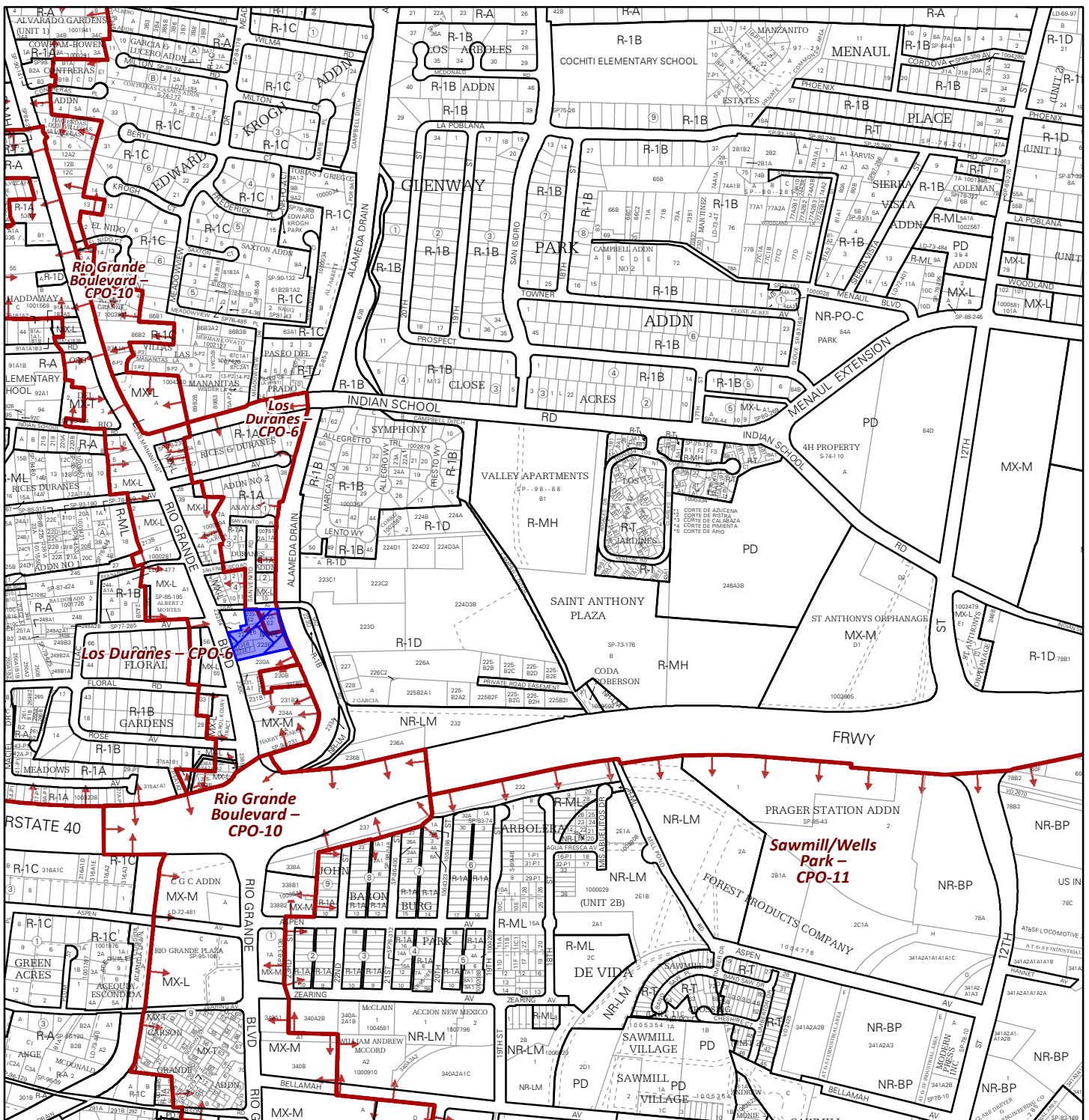
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- ___ 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

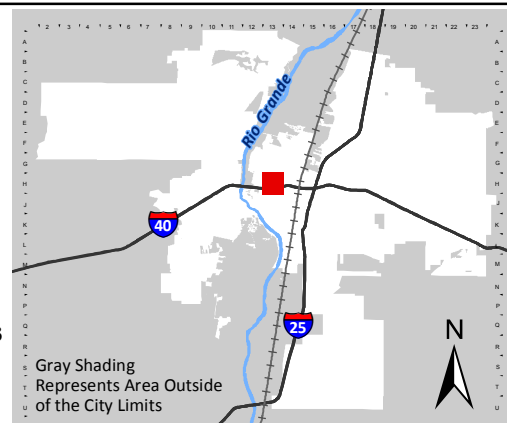


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
H-13-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



TIERRA WEST, LLC

June 14, 2024

Ms. Jolene Wolfley
Development Facilitation Team
600 2nd St NW, Albuquerque, NM 87102
Albuquerque, NM 87102

**RE: SKETCH PLAT REVIEW AND COMMENT
TR 223 E2-8 MRGCD MAP 35
1208 5, 1210, 1212, & 1218 RIO GRANDE BLVD NW AND 2308 & 2310 LILAC AVE NW
ZONE ATLAS PAGE: H-13-Z**

Dear Ms. Wolfley:

On behalf of Garcia Real Estate Investments LLC, Tierra West, LLC is submitting a sketch plat submittal for review and comment for the intent of lot line elimination. The subject parcels are located north of the Rio Grande Blvd. NW and I-40 intersection, more specifically at the intersection of Rio Grande Blvd. NW and Lilac Ave. The site is wholly zoned MX-L.

The purpose of this request is to consolidate six lots into five and to add a shared access easement. The approval of this request would allow for multiple site improvements, which consist of a new porch on the rear side of the existing building at 1208-1210-1212 Rio Grande Blvd. and a parking layout with a crusher fine pavement surface. No other uses are being proposed at this time.

This platting action is consistent with the overall drainage master plan and prior approvals, and the DHO process for preliminary plat and final plat will follow the approval of this sketch plat. This site is adjacent to land previously platted for the development of a credit union (DRB Project 2020-004284).

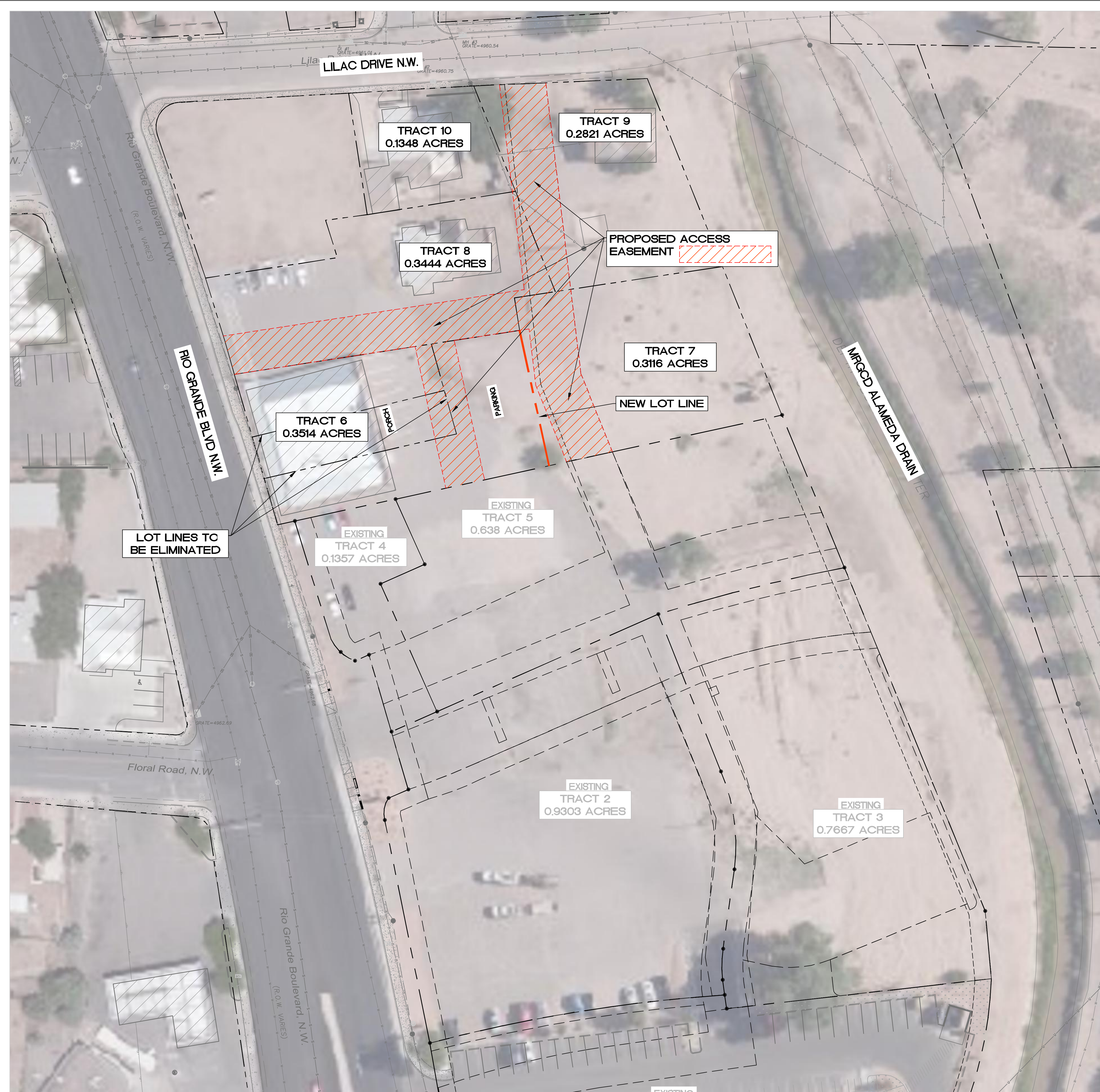
If there are any questions concerning the initial application ahead of the review, please do not hesitate to contact us.

Sincerely,

Ronald R. Bohannon, P.E.

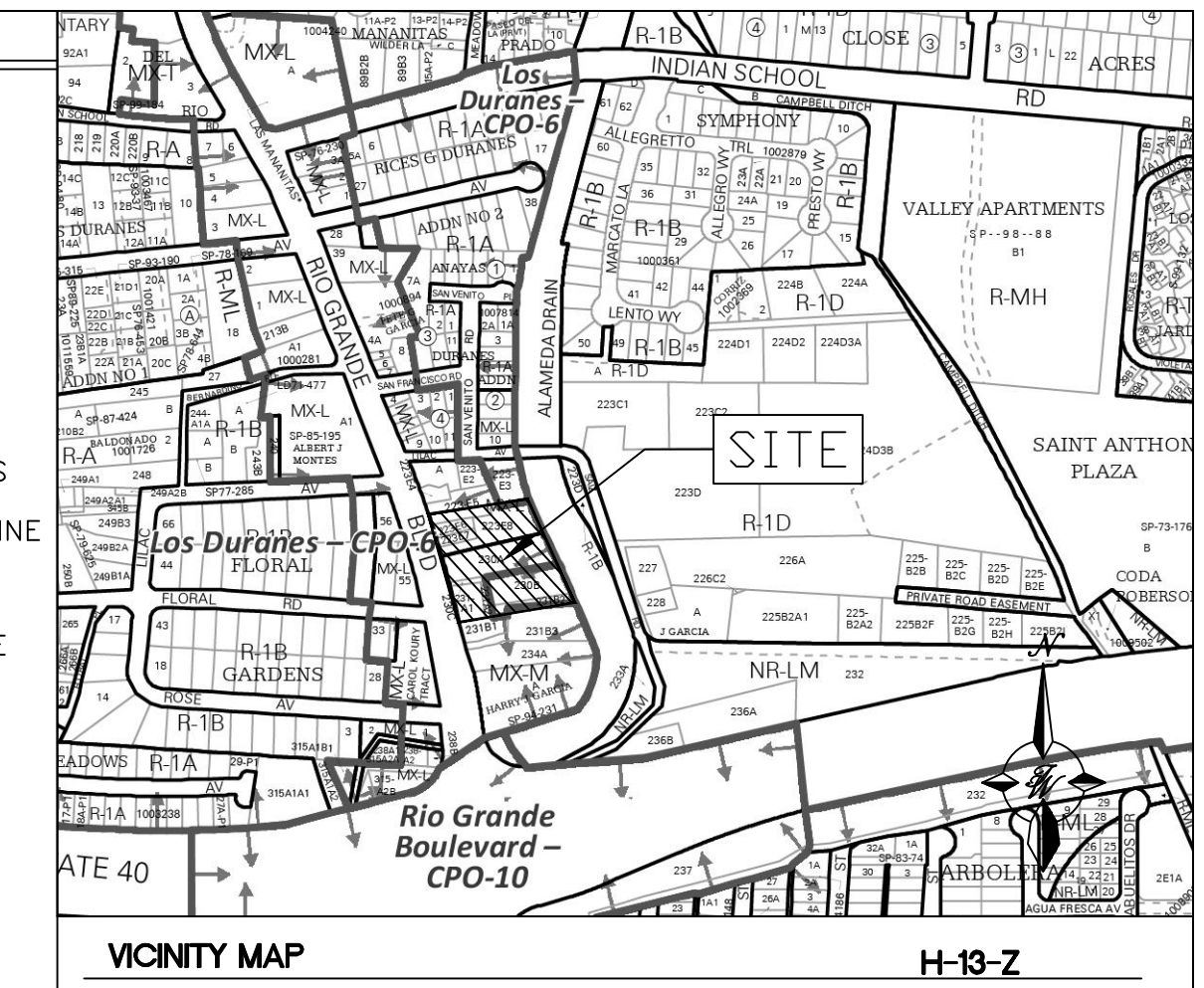
RRB/vc/jg

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



LEGEND

- UTILITY EASEMENT
- BOUNDARY LINE
- ▨ EXISTING BUILDING
- ▨ SIDEWALK
- NEW WATERLINE
- SAS — SAS — SAS NEW SANITARY SEWER LINE
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER LINE



LEGAL DESCRIPTION:

TRACT 6:
 UPC: 101305911020532314 G3 INVESTORS
 1212 RIO GRANDE BLVD. N.W. ALBUQUERQUE, NEW MEXICO 87104
 LEGAL: MAP 35 TRACT 223 E6
 DOC #: 2009078853 070909 WD-E

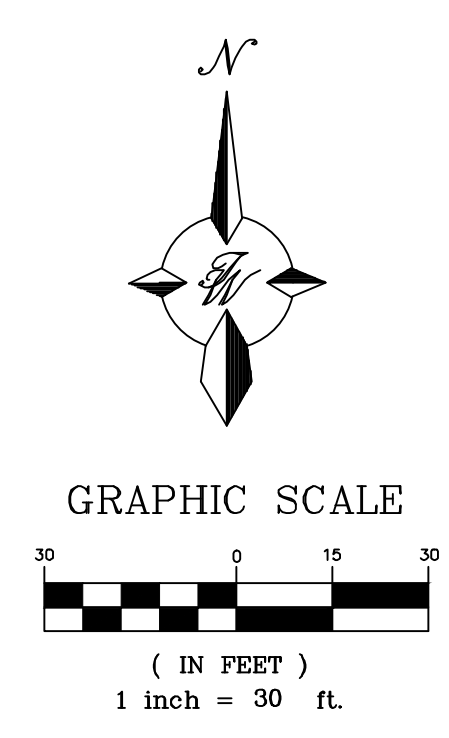
TRACT 7:
 UPC: 101305912720732312 G3 INVESTORS
 1208 5 RIO GRANDE BLVD. N.W. ALBUQUERQUE, NEW MEXICO 87104
 LEGAL: MAP 35 TRACT 223 E8
 DOC #: 2009078853 070909 WD-E

TRACT 8:
 UPC: 10130591151332315 GARCIA AIRWAYS HOLDINGS LLC
 1218 RIO GRANDE BLVD. N.W. ALBUQUERQUE, NEW MEXICO 87104
 LEGAL: MAP 35 TRACT 223 E5
 DOC #: 2018041602051118 RC-EN

TRACT 9:
 UPC: 101305912521732316 G3 INVESTORS
 2308 LILAC AVENUE N.W. ALBUQUERQUE, NEW MEXICO 87104
 LEGAL: MAP 35 TRACT 223 E3
 DOC #: 2005016282 011405 WD

TRACT 10:
 UPC: 101305911422232317 G3 INVESTORS
 2310 LILAC AVENUE N.W. ALBUQUERQUE, NEW MEXICO 87104
 LEGAL: TR B LANDS OF RAMONA ZESIGER & TR 223 E2 MRQD MAP 35 CONT 1348 +/- ACRES
 DOC #: 2019043595 042913 WD-EN

TRACT 10: 0.1348 ACRES
 TRACT 9: 0.2821 ACRES
 TRACT 8: 0.3444 ACRES
 TRACT 7: 0.3116 ACRES
 TRACT 6: 0.3514 ACRES
 EXISTING TRACT 5: 0.638 ACRES
 EXISTING TRACT 4: 0.1357 ACRES
 EXISTING TRACT 2: 0.9303 ACRES
 EXISTING TRACT 3: 0.7667 ACRES



ENGINEER'S SEAL

RONALD R. BOHANNAN
 P.E. #7868

**RIO GRANDE X NORTH
 RIO GRANDE AND I-40**

SKETCH PLAT

TIERRA WEST, LLC
 5571 MIDWAY PARK PL NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 858-3100
 www.tierwestllc.com

DRAWN BY RMG
DATE 06/11/2024
DRAWING 2012100-SP
SHEET # SP-1
JOB # 2012100