



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 checked="" 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 SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

BRIEF DESCRIPTION OF REQUEST

want to obtain a variance from 24 parking spaces to 18 spaces

APPLICATION INFORMATION

Applicant/Owner: DR Investments LLC	Phone: (505) 363-8358
Address: P.O. Box 65462	Email: brian@bsquareconstruction.com
City: ABQ	State: NM
City: ABQ	Zip: 87199
Professional/Agent (if any): Brian Ortiz	Phone: (505) 363-8358
Address: P.O. Box 65462	Email: brian@bsquareconstruction.us
City: ABQ	State: NM
City: ABQ	Zip: 87107
Proprietary Interest in Site: owner	List all owners: Erica Ortiz

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: 15A	Block:	Unit:
Subdivision/Addition: Davidson Addition	MRGCD Map No.:	UPC Code: 10140604290854
Zone Atlas Page(s): G14	Existing Zoning: MxM	Proposed Zoning: 0815
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): .4202

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 210 Condelacia Between: 2nd and: 4th

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: Brian Ortiz Date: 7/1/24

Printed Name: Brian Ortiz Applicant or Agent



- ___ 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.

email →

- ✓ 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
- ✓ 5) Letter describing, explaining, and justifying the request
- ✓ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ✓ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



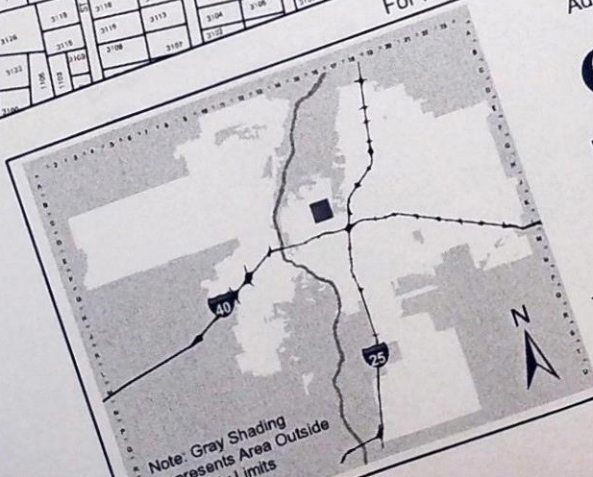
For more current information and details visit: www.cabq.gov/gis

Address Map Page:

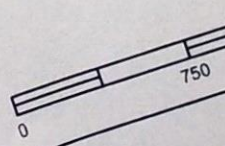
G-14-Z

Map Amended through:
3/17/2017

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



Note: Gray Shading represents Area Outside of limits



To whom it may concern:

RE: Parking Variance for 210 Candelaria NW

I am Brian Ortiz representing DR Investments for the Variance of parking spaces on the following project.

We are trying to build affordable housing at the property located at 210 Candelaria St NW Albuquerque NM 87107. As per the IDO we can currently build 18 studio apartments while providing 18 parking spaces.

The following is what we want to accomplish.

We are wanting to build 20 1br apartments within the property. For 20 1-bedroom apartments, we are required to have 24 parking spaces. We can currently provide 18 parking spaces as shown in the attached drawing exhibit #1. We are asking for a Variance of 6 parking spaces for the following reasons:

The lot is not in the shape of a square, the shape of the property towards the back does not allow us to place more parking spaces. The Southeast corner of the lot is longer than the Southwest corner. As the layout in exhibit #1 shows.

This property is located .2 miles or a 5 minute walk away from two bus stops on 4th st nw . One stop is 20 feet North of Candelaria, and one stop is 20 feet South of Candelaria. There is also a bus stop on 2nd and Candelaria 100 ft away from the property. I was told the city was going to potentially revise and start this redline bus route again.

The floorplan for a studio is the same floorplan for the 1 bedroom. The only difference is a single interior door. As shown in the drawing as exhibit #2

Allowing the variance will not affect the public safety in any way. In fact it will provide affordable housing to more individuals, keeping people, families and our family members off the street.

In Conclusion, we at DR Investments are working to do our part to curb the housing crisis and provide affordable housing to the citizens in Albuquerque New Mexico.

Thank you for your consideration.

Brian Ortiz
DR Investments LLC

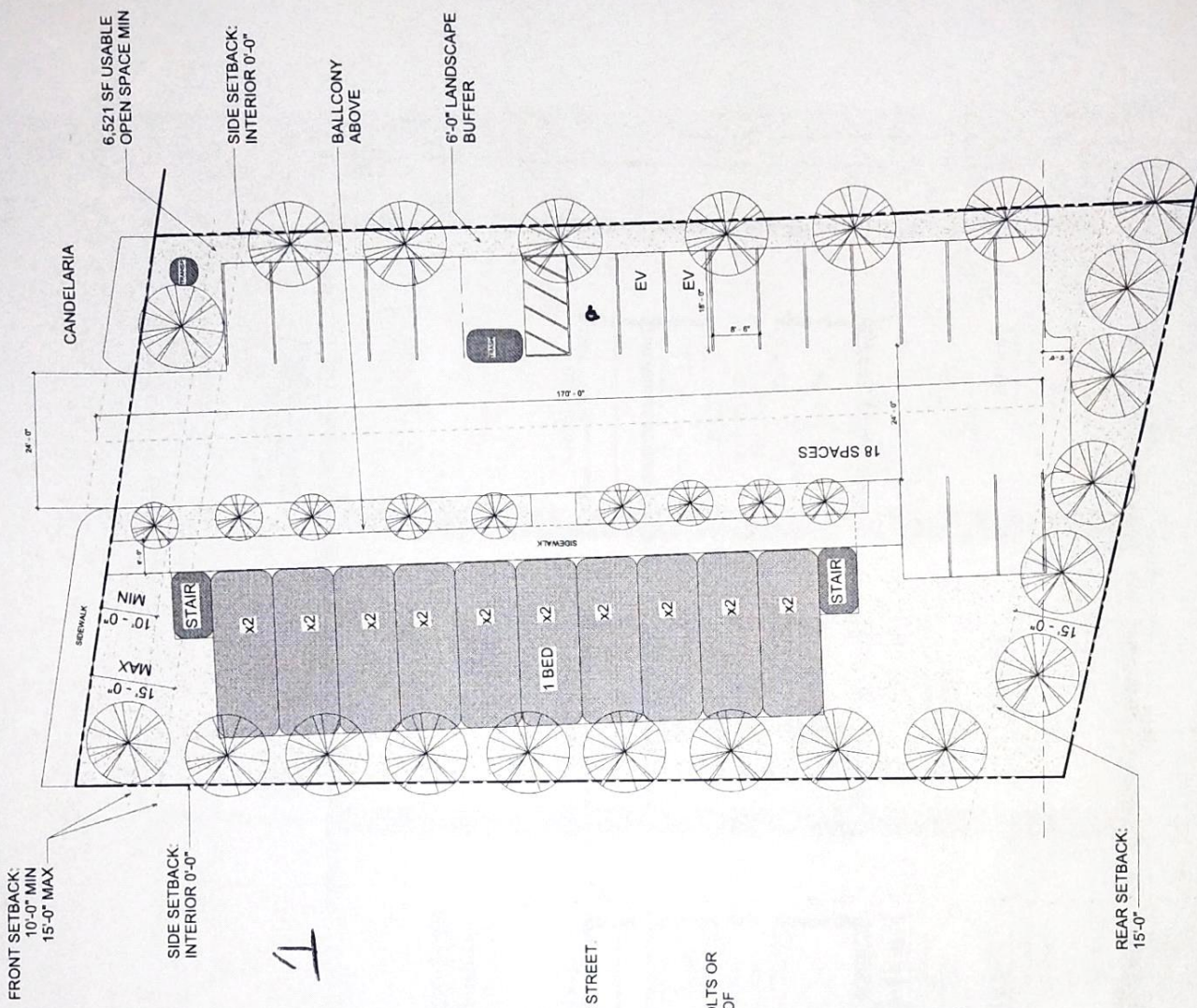
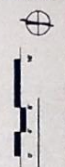


Exhibit 1

PROJECT DATA

- ADDRESS: 206 & 210 CANDELARIA RD NW
- TOTAL UNITS: 20 DWELLING UNITS
- UNIT TYPES: 1 BEDROOM UNITS

ZONING:

- IDO ZONING MAX-M - MIXED-USE - MODERATE INTENSITY ZONE DISTRICT
- NEIGHBORHOOD ASSOCIATION: NEAR NORTH VALLEY
- MAIN STREET CORRIDOR AREA: NO
- PREMIUM TRANSIT STATION AREA: NO
- MAJOR TRANSIT CORRIDOR AREA: NO
- WITHIN 1/4 MILE OF MAIN STREET CORRIDOR AREA: YES
- WITHIN 1/4 MILE OF PREMIUM TRANSIT AREA: NO
- COMMUNITY PLANNING AREA: NEAR NORTH VALLEY
- (APO) AIRPORT PROTECT OVERLAY: NO
- (CPO) CHARACTER PROTECTION OVERLAY: YES
- NORTH 4TH CORRIDOR - CPO-9
- (HPO) HISTORIC PROTECTION OVERLAY: NO
- VIEW PROTECTION OVERLAY: NO
- SETBACKS:
 - FRONT SETBACK:
 - MIN 10'-0"
 - MAX 15'-0"
 - SIDE SETBACK:
 - 0'-0"
 - REAR SETBACK:
 - 15'-0"

ALLOWABLE:

- BUILDING HEIGHT: 55'-0"
- ACTUAL BUILDING HEIGHT: +/- 26'-0"
- BUILDING SETBACK: OVER 30'-0" TALL, A MIN SETBACK OF 6'-0" FROM FAÇADE ON PUBLIC STREET.

PARKING DATA:

- DWELLING, MULTI-FAMILY - 14-16-5 TABLE 5-5-1
- 1.2 SPACE / 1 BEDROOM UNIT
- PARKING CREDITS - 5-5(C)(6)
- ELECTRIC VEHICLE CHARGING STATION CREDIT
 - EACH OFF-STREET ELECTRIC VEHICLE CHARGING STATION WITH A RATING OF 240 VOLTS OR HIGHER SHALL COUNT AS 2 VEHICLE PARKING SPACES TOWARD THE SATISFACTION OF MINIMUM OFF-STREET PARKING REQUIREMENTS.
 - EV PARKING PROVIDED/CREDIT: 2 SPACES
- TOTAL PARKING PROVIDED: 18 OFF-STREET
- TOTAL PARKING PROVIDED + CREDIT: 20 PARKING SPACES
- TOTAL PARKING REQUIRED: 24 PARKING SPACES
- TOTAL MOTORCYCLE PARKING PROVIDED: 1 SPACE
- TOTAL MOTORCYCLE PARKING REQUIRED: 1 SPACE
- ACCESSIBLE PARKING PROVIDED:
 - 1 VAN ACCESSIBLE
 - REQUIRED ACCESSIBLE PARKING: 2021 NMCBC 14.7.2.19 CHAPTER 11 - ACCESSIBILITY
- PROVIDED BICYCLE PARKING: 3
- REQUIRED BICYCLE PARKING: 3 (3 SPACES OR 10% OF REQ OFF-STREET PAKING SPACES)

USABLE OPEN SPACE:

- MAX-M, TABLE 2-4-5 - GENERAL
- 51 BR: 225 SQ. FT./UNIT
- 1 BED UNITS X 225SF = 4,500 SF REQUIRED
- USABLE OPEN SPACE = 6,521 SF PROVIDED

LANDSCAPE:

- REQUIRED TREES: 20 (1 PER UNIT)
- PROVIDED TREES: 20
- 25% OF NET LOT AREA TO CONTAIN LANDSCAPING
- 14,527SF NET LOT AREA
- PROVIDED LANDSCAPING: 3,632 SF

RE
OK
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Exhibit #2

