



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

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**

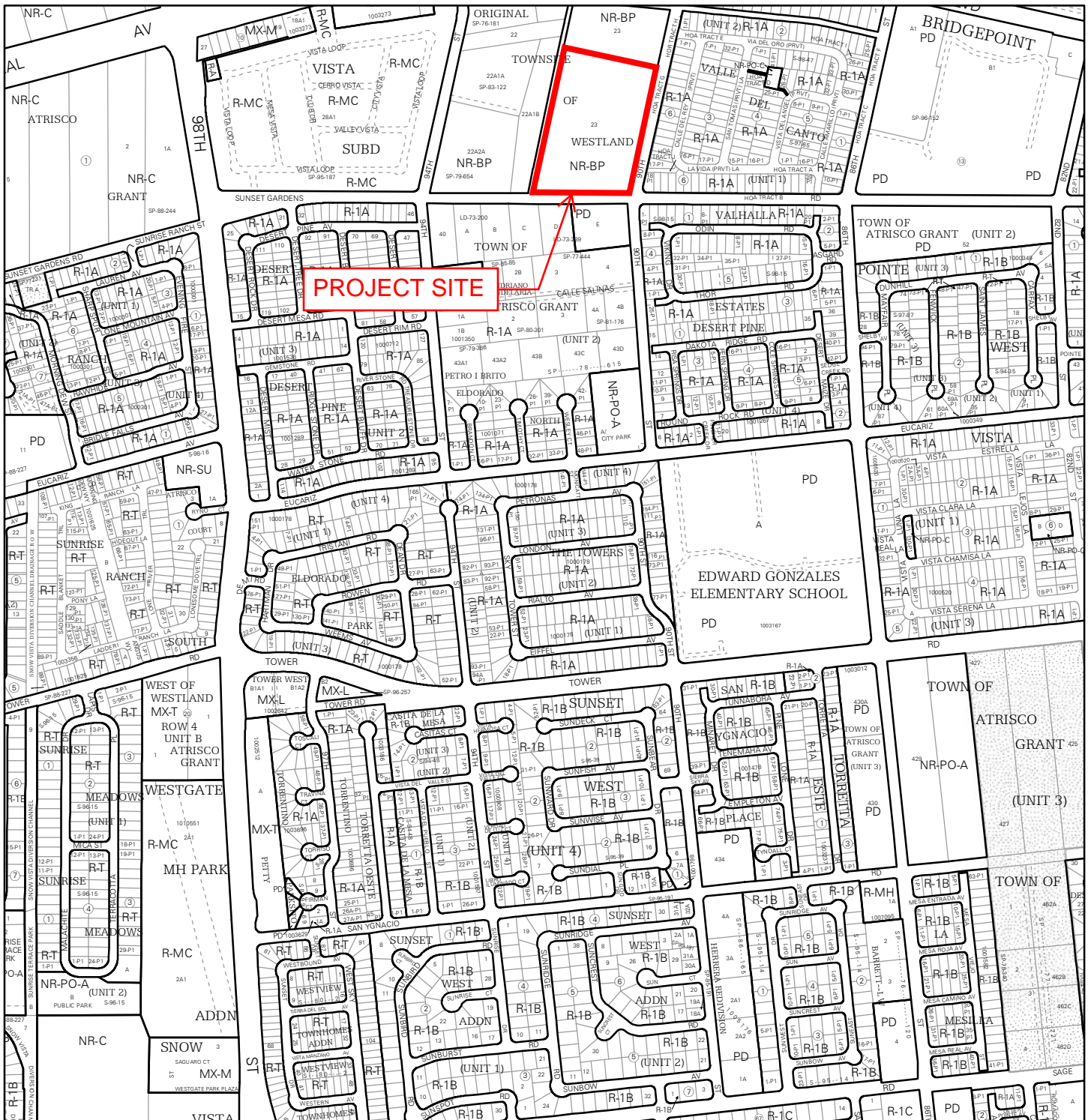
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the 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).

Zone Atlas Page:
L-09-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

September 16, 2024

Attention: Planning Department

Re: Albuquerque Collegiate Charter School
Request for Review of Sketch Site - DFT

Dear Planning Department:

We are writing on behalf of our client, Albuquerque Collegiate Charter School to request review of a Sketch Site Plan Administrative for a proposed phased Charter School Project on 90th Street SW between Sunset Gardens SW and Bridge Blvd, SW. The current lot is described as *LOT 23 EXC N 300FT BLK 11 ORIGINAL TOWNSITE OF WESTLAND CONT 8.19 AC.*

The zoning designation for this property is NR-C (Non-Residential Commercial). Elementary and Middle Schools are permissive uses within the NR-C Zone.

The site contains 8.19 acres and will contain up to 60,000sf of Educational Buildings, constructed in phases. The first phase will only contain 40,000sf. This request is for both phases. Plans have been submitted and approved by Fire Department and the ABCWUA Water and Sewer Availability Statement has been requested. The conceptual plans are included in the package for easy reference.

The initial permit plans will only be developed for the first phase. We anticipate being permitted to submit Site Plan Administrative, that would not require returning to DFT for Approval. At this time we will need to establish a Infrastructure List for Public Roadway and Utility Improvements.



Aerial of the Site.



Image of site looking from Sunset Gardens and 90th Street.



Image of site looking north from Sunset Gardens.

Thank you for your consideration. We look forward to hearing from you.
Please do not hesitate to contact me at (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David Aube

CC: P:\2421.01 ABQ Collegiate Charter MP\20-Admin & Correspondence\Permit Comments\Sketch Site DFT\Justificaiton Letter ACCS 9-16-24.doc





A1

SKETCH SITE PLAN

1" = 40'-0" 0 20' 40' 80'

ARCHITECT/ENGINEER

GENERAL SHEET NOTES

1. CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS TO REMAIN INCLUDING, BUT NOT LIMITED TO, BUILDINGS, PAVING, CURBS, SITE WALLS, FOUNDATIONS AND UTILITIES. EXISTING FOUNDATIONS SHALL MAINTAIN THEIR ORIGINAL STRUCTURAL INTEGRITY AS THEY WERE DESIGNED.
2. GENERAL CONTRACTOR SHALL PATCH, REPAIR AND/OR REPLACE ITEMS TO REMAIN THAT HAVE BEEN DAMAGED DURING CONSTRUCTION, TO THE OWNER'S SATISFACTION AND AT NO COST TO THE OWNER.
3. CONTRACTOR SHALL ENSURE THAT UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL BE OPERATIONAL DURING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS AND VEHICLES DURING CONSTRUCTION.
5. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.
6. ALL SITE PLAN DIMENSIONS ARE IN DECIMAL UNITS.
7. SIDEWALK JOINTS SHALL FOLLOW PATTERN AS SHOWN ON SITE PLAN.
8. CONSTRUCTION AREA INCLUDED TREES AND PLANTS TO REMAIN.
9. ABUQUERQUE CHARTER SCHOOL SHALL HAVE A STAFF MEMBER PRESENT DURING DROP-OFF AND PICK UP TIMES TO HELP STUDENTS SAFELY CROSS THE DRIVE AISLE WHEN DOUBLE STAKING IS IMPLEMENTED WITHIN THE DRIVE AISLE.
10. STAFF AT ABUQUERQUE CHARTER SCHOOL SHOULD GET FAMILIARIZED WITH THE EPA IDLE-FREE SCHOOLS TOOL-KIT TO MINIMIZE ANY IDLING OF VEHICLES.

PARKING CALCULATIONS

PROPOSED BUILDINGS (PHASES 1 AND 2); (27 CLASSROOMS)
 EDUCATION AT 2 SPACES/CLASSROOM= 54 SPACES REQUIRED
 TOTAL 54 PARKING SPACES REQUIRED.
 PARKING PROVIDED 64 STANDARD SPACES PROVIDED
 4 ADA ACCESSIBLE SPACES PROVIDED
 2 MOTORCYCLE SPACES REQUIRED, 2 MOTORCYCLE SPACES PROVIDED
 16 BICYCLE SPACES REQUIRED, 16 BICYCLE SPACES PROVIDED

LEGEND

	PROPERTY LINE
	EASEMENT
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	FIRE LANE

ZONE ATLAS PAGE



**ALBUQUERQUE COLLEGIATE
 CHARTER SCHOOL**
 SUNSET GARDENS AND 90TH
 ALBUQUERQUE, NM

SKETCH SITE PLAN

REVISION DATE

DATE 9-16-24

**SKETCH
 SITE
 PLAN**

SHEET NO.



**ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION**
PERMIT
PERMIT NUMBER: EP_24-021234
APPROVED DATE: 08/16/24
APPROVED

GENERAL NOTES
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, ALBUQUERQUE FIRE MARSHAL'S OFFICE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. A FINAL INSPECTION IS REQUIRED.

- FIRE FLOW:**
- A. ALL FIRE LANES ARE A MINIMUM OF 20' WIDE.
 - B. ALL FIRE LANES DESIGNED TO SUPPORT THE 75,000LB FIRE APPARATUS.
 - C. ALL FIRE LANES WILL BE DESIGNED TO BE LESS THAN 10% LONGITUDINAL SLOPE.
 - D. SECURITY GATES (BOTH PERSONNEL AND VEHICULAR) CAN BE CONTROLLED BY KEYS OR ACCESS CODES LOCATED WITHIN KNOX BOXES.
 - E. PREMISE IDENTIFICATION WILL BE ADDED PER CITY OF ALBUQUERQUE FIRE DEPARTMENT REQUIREMENTS.
 - F. ACCESS AND LOADING ZONES WILL BE IDENTIFIED IN THE FIELD PER DIRECTION FROM THE CITY OF ALBUQUERQUE FIRE DEPARTMENT.
 - G. VEHICLES OR OBSTRUCTIONS SHALL NOT BE LOCATED WITHIN 15' OF A FIRE HYDRANT OR 5' OF THE FDC.
 - H. NO CHANGES ARE PROPOSED FOR ACCESS OR HYDRANT LOCATIONS.

SHEET KEYED NOTES

PROPOSED BUILDING, OCCUPANCY CLASSIFICATION "E" IBC SECTION 305 (EDUCATION),
 PHASE 1 CLASSROOM 12,284SF, TWO STORIES
 PHASE 1 ADMINISTRATION 5,476SF
 PHASE 1 CAFETORIUM 7,400SF
 Phase 1 TOTAL 25,160SF, TWO STORIES (PLUS 12,284SF ON SECOND FLOOR)
 PHASE 2 CLASSROOM 12,284SF, SINGLE STORY
 PHASE 3 GYM 8,400SF PLUS PRE-K 2,900SF.
 TYPE V-B CONSTRUCTION, SINGLE STORY
 INTERNATIONAL FIRE CODE 2021, APPENDIX B (LARGEST BLDG PHASE 1, 25,160SF, TWO STORY STRUCTURE, TYPE V-B CONSTRUCTION)
 FIRE FLOW PER IFC TABLE B105.1(2) IS 4,500 GPM
 THEREFORE REQUIRED FIRE FLOW FOR SPRINKLERED BUILDING IS 2,250 GPM. (UTILIZING THE CITY OF ALBUQUERQUE FIRE MARSHAL'S OFFICE 50% REDUCTION)
 INTERNATIONAL FIRE CODE 2021, APPENDIX C
 SPACING AND NUMBER OF HYDRANTS FOR PROPOSAL BUILDING PER TABLE C102.1
 MINIMUM NUMBER OF HYDRANTS = 2
 AVERAGE SPACING BETWEEN HYDRANTS = 675' (FOOTNOTE F FOR 50% INCREASE)
 MAXIMUM DISTANCE FROM ANY POINT ON FIRE LANE TO HYDRANT = 337.5' (FOOTNOTE F FOR 50% INCREASE)
 PERIMETER ROAD CONTAINS 3 HYDRANTS OVER A TRAVEL LENGTH OF 883'.
 AVERAGE SPACING IS 442'.

KEYED NOTES

1. EXISTING 12" PUBLIC WATERLINE.
2. NEW 8" PUBLIC WATERLINE.
3. 6" PRIVATE FIRE LINE.
4. PHASE 1 CLASSROOM BUILDING
5. PHASE 2 CLASSROOM BUILDING
6. PROPOSED GYM/CLASSROOM BUILDING
7. PROPOSED PRE-KINDERGARTEN BUILDING
8. PROPOSED 28' WIDE FIRE LANE.
9. EXISTING FIRE HYDRANT.
10. NEW FIRE HYDRANT.
11. KNOX BOX AT ENTRANCE
12. GRAVEL PAVE 2 FIRE LANE
13. RED CURB WITH WHITE LETTERS "FIRE LANE NO PARKING"
14. POST INDICATOR VALVE
15. BACKFLOW PREVENTOR ENCLOSURE WITH FIRE DEPARTMENT CONNECTION
16. PATH USED FOR FIRE HYDRANT SPACING CALCULATIONS.

LEGEND

- PROPERTY LINE
- EASEMENT
- ▨ GRAVEL PAVE2, FIRE LANE

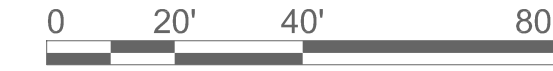
L-09-Z ZONE ATLAS PAGE



A1

FIRE 1 PLAN

1" = 40'-0"



ARCHITECT/ENGINEER

**ALBUQUERQUE COLLEGIATE
CHARTER SCHOOL**
SUNSET GARDENS AND 90TH
ALBUQUERQUE, NM

MASTERPLAN

REVISION DATE

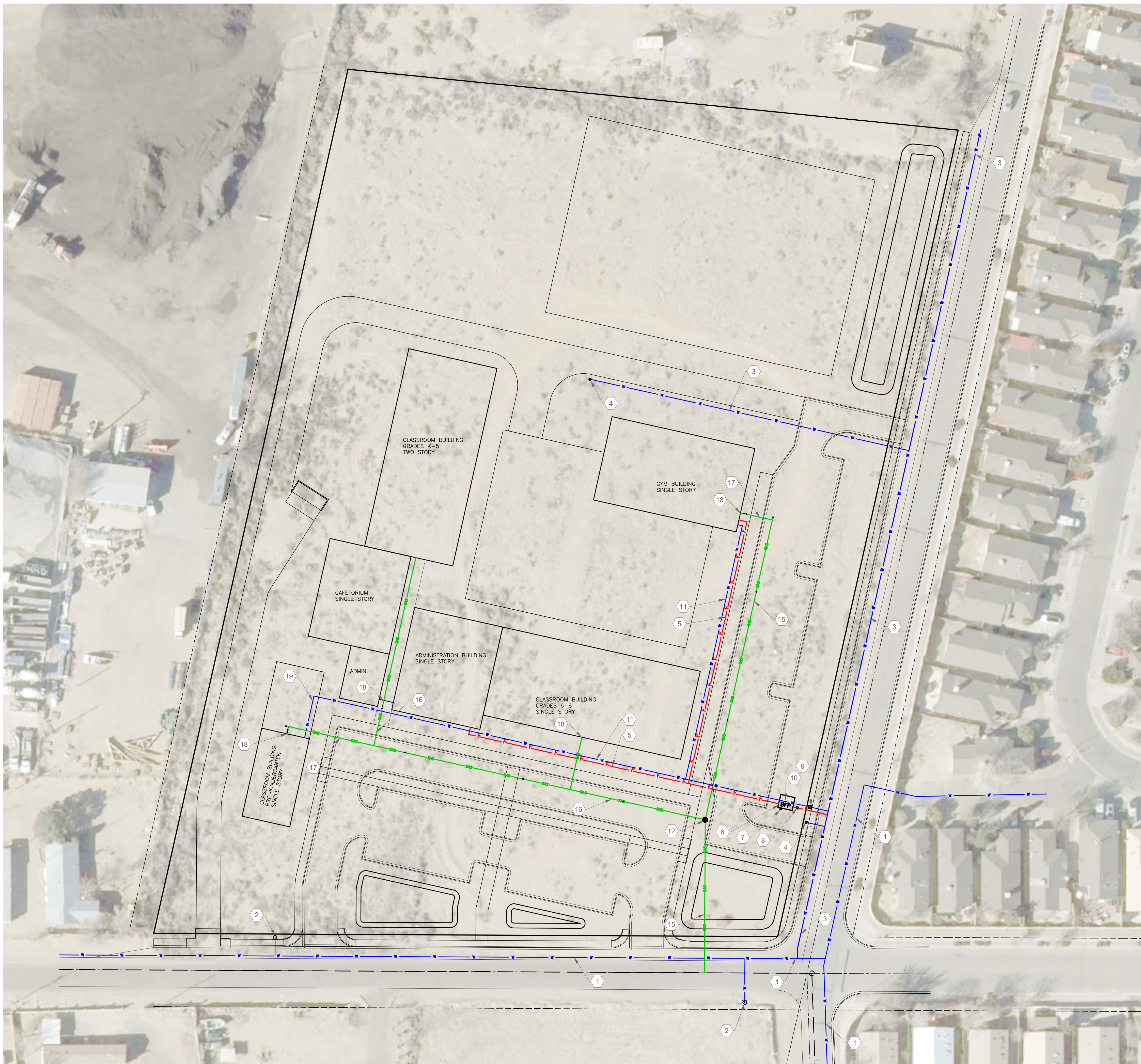
DATE 8-15-24

PROJECT NO

**FIRE 1
PLAN**

SHEET NO.

FIRE1



NORTH
A1 CONCEPTUAL UTILITY PLAN
 1" = 40'-0"
 0 20' 40' 80'

GENERAL SHEET NOTES

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3. CONTRACTOR SHALL ENSURE THAT UTILITY SERVICE TO EXISTING BUILDINGS TO REMAIN SHALL BE OPERATIONAL DURING CONSTRUCTION.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFETY MEASURES TO PROTECT PEDESTRIANS AND VEHICLES DURING CONSTRUCTION.
5. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION.

SHEET KEYED NOTES

1. EXISTING 12" PVC C900 WATERLINE.
2. EXISTING FIRE HYDRANT.
3. NEW 8" PVC C900 PUBLIC WATERLINE EXTENSION.
4. NEW FIRE HYDRANT PER COA STD DWG.
5. 6" PVC C900 FIRE SUPPRESSION LINE.
6. 6" BACKFLOW PREVENTER IN INSULATED ENCLOSURE.
7. FIRE DEPARTMENT CONNECTION
8. POST INDICATOR VALVE
9. 2" DOMESTIC WATER METER AND TRAFFIC RATED BOX PER ABCWUA STANDARD DETAILS 2363.
10. 2" RPZ BACKFLOW PREVENTER ON DOMESTIC LINE
11. 3" PEX DOMESTIC WATERLINE.
12. EXISTING PUBLIC SANITARY SEWER LINE.
13. EXISTING SANITARY SEWER MANHOLE.
14. NEW SANITARY SEWER SERVICE
15. 6" SANITARY SEWER LATERAL.
16. SANITARY SEWER LINE, 6"Ø PVC SCHEDULE 40, PER DETAIL D2/C503.
17. SANITARY SEWER LINE, 4"Ø PVC SCHEDULE 40, PER DETAIL D2/C503.
18. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES, SEE PLUMBING SHEETS.
19. 1.5" PER DOMESTIC WATERLINE.

**ALBUQUERQUE COLLEGIATE
 CHARTER SCHOOL**
 SUNSET GARDENS AND 90TH
 ALBUQUERQUE, NM

MASTERPLAN

LEGEND

- PROPERTY LINE
- EASEMENT

REVISION	DATE

DATE 8-15-24

PROJECT NO

CONCEPTUAL
 UTILITY
 PLAN

SHEET NO.

C301