



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

- ___ 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**

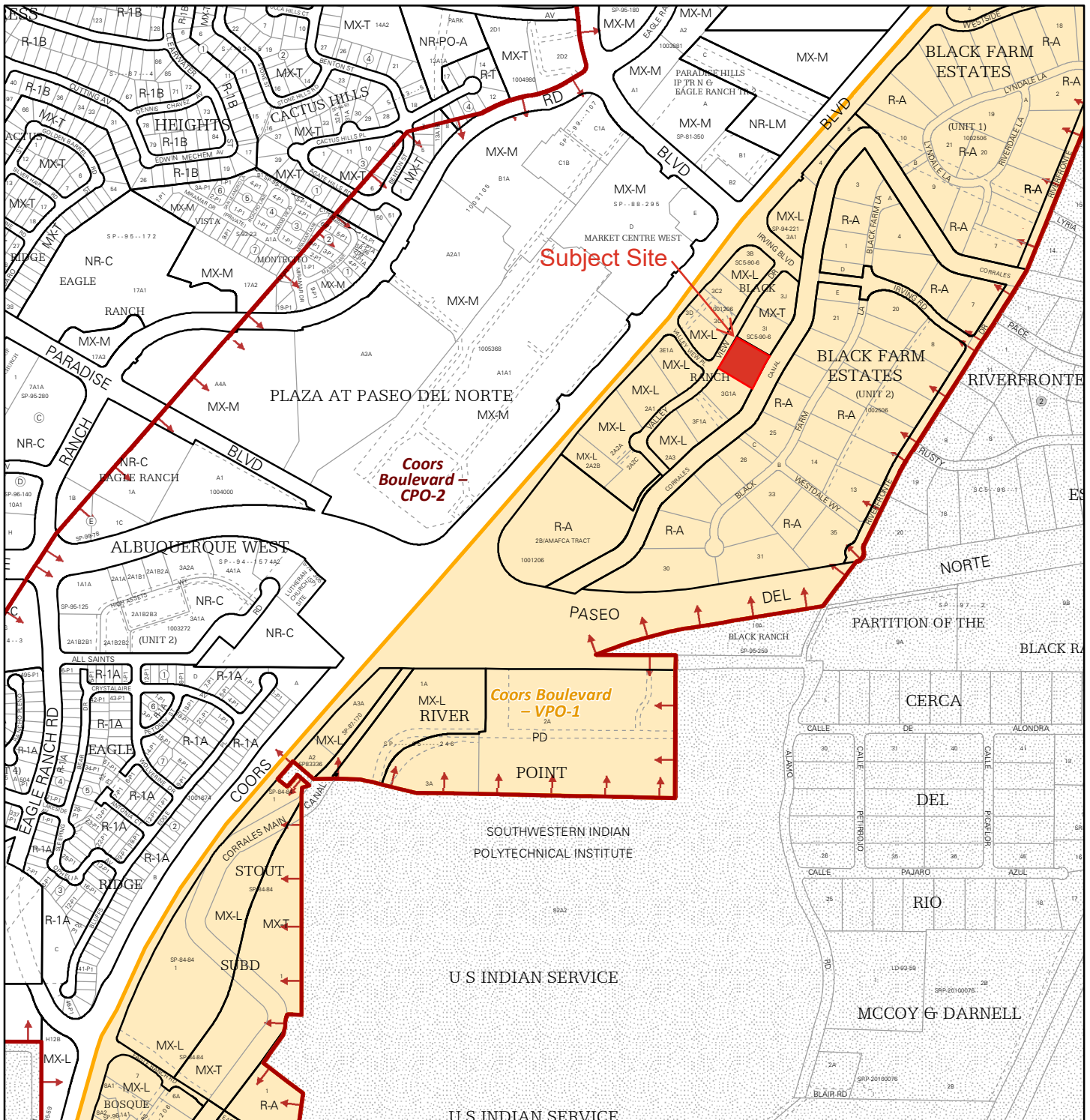
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

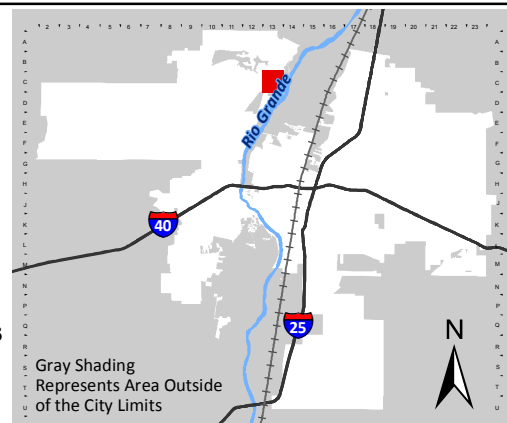


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
C-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

November 11, 2024

Mrs. Jolene Wolfley
Development Facilitation Team
600 Second NW
Albuquerque, NM 87102

**RE: DFT – SKETCH PLAT REQUEST
9378 VALLEY VIEW DR NW ALBUQUERQUE NM 87114
TRACT 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK RANCH) CONT
.8838 AC +/-
IDO ZONE ATLAS PAGE C-13-Z**

Dear Mrs. Wolfley,

Tierra West seeks a DFT – Sketch Plat for the parcel legally described as TRACT 3H BLACK RANCH (BEING A REPLAT OF TR 3 BLACK RANCH) CONT .8838 AC +/-, located at 9378 Valley View Dr NW Albuquerque NM 87114. The applicant seeks to develop the parcel with a Dental Clinic.

We have the following questions:

1. This lot is associated with two EPC project numbers:

1001206, and 1011130.

The 1001206 EPC Case number brings up the Site Plan for Subdivision Tract 2A Black Ranch. Our parcel is Tract 3H Black Ranch. How does this existing Site Plan – EPC affect our proposed site plan?

The 1011130 EPC case number does not have any files uploaded to the AGIS site under the research tab.

We seek to locate the controlling site plan (if any) and confirm the process of approval for our proposed site plan.

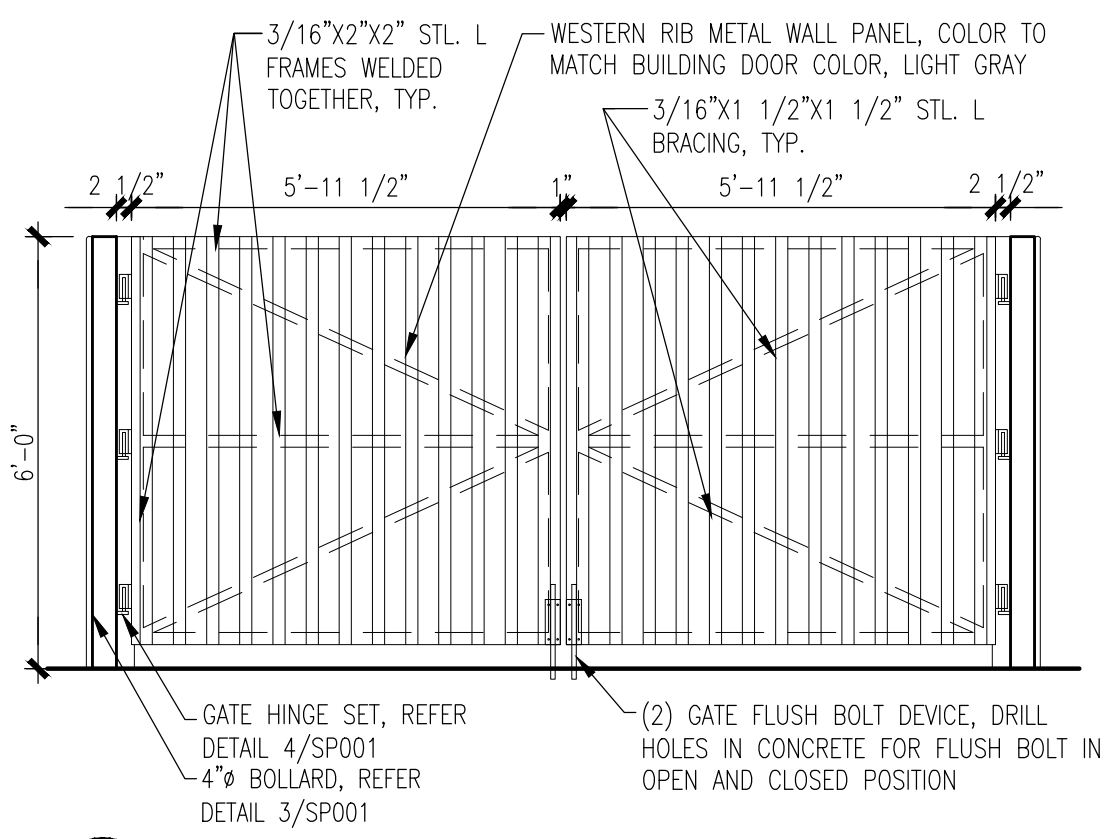
Sincerely,



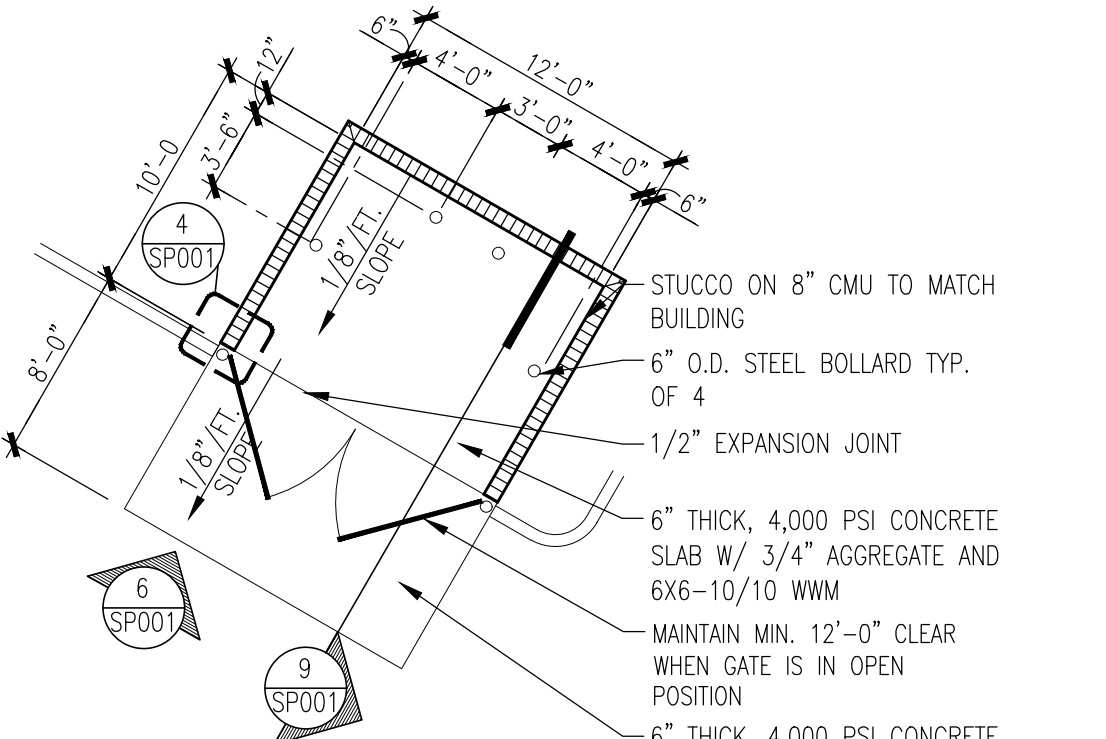
Sergio Lozoya
Senior Planner

JN: 2024061

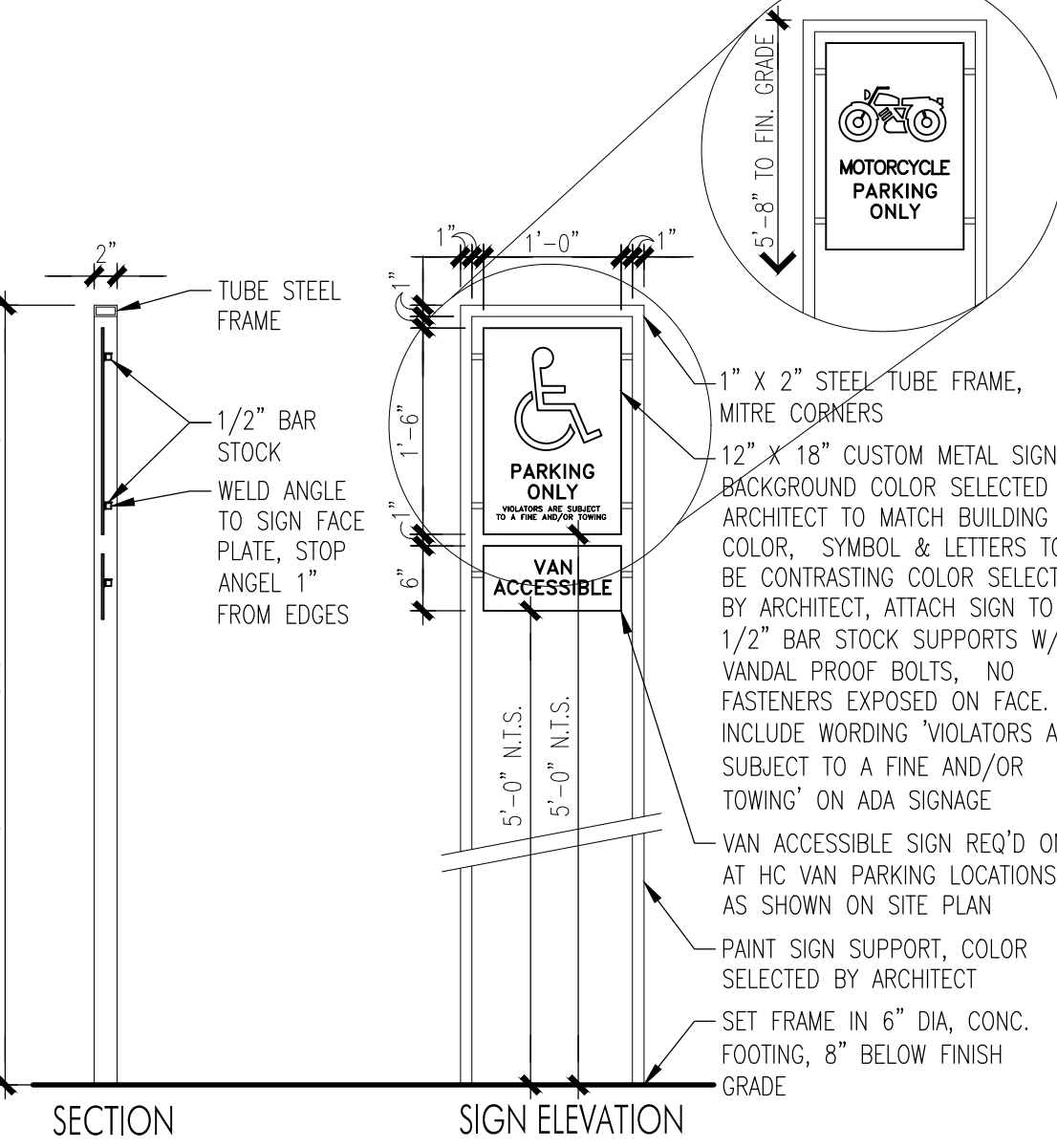
SI/jn



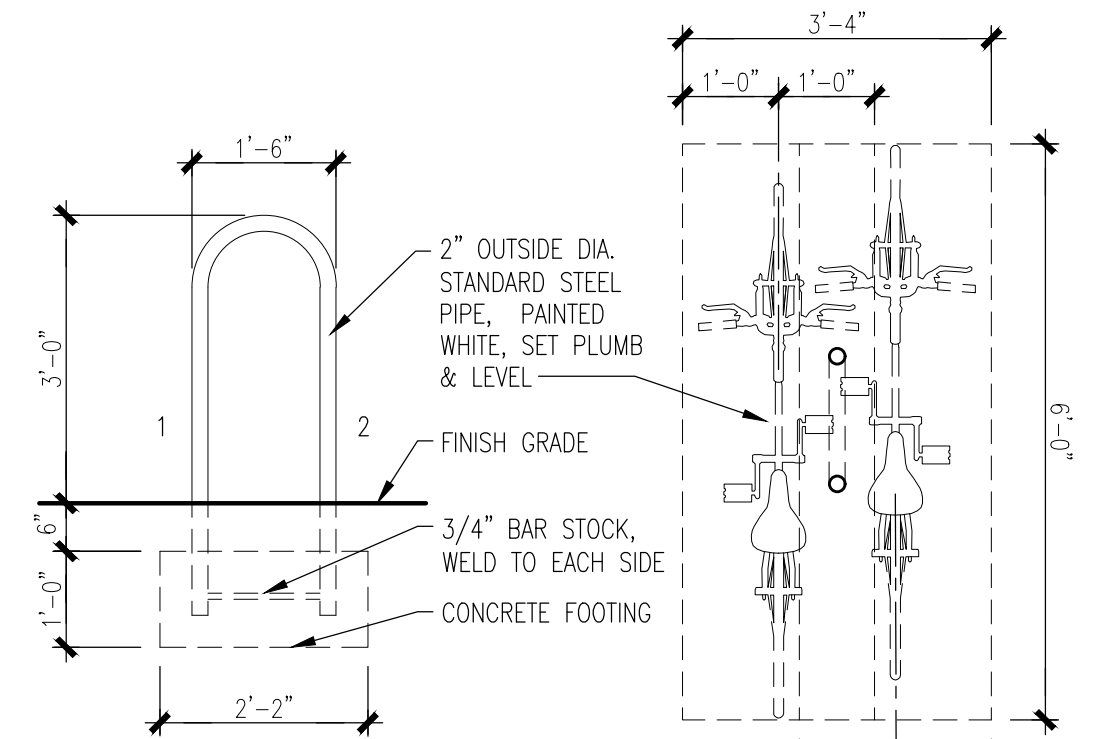
7 TRASH ENCLOSURE ELEVATION
3/8"=1'-0"



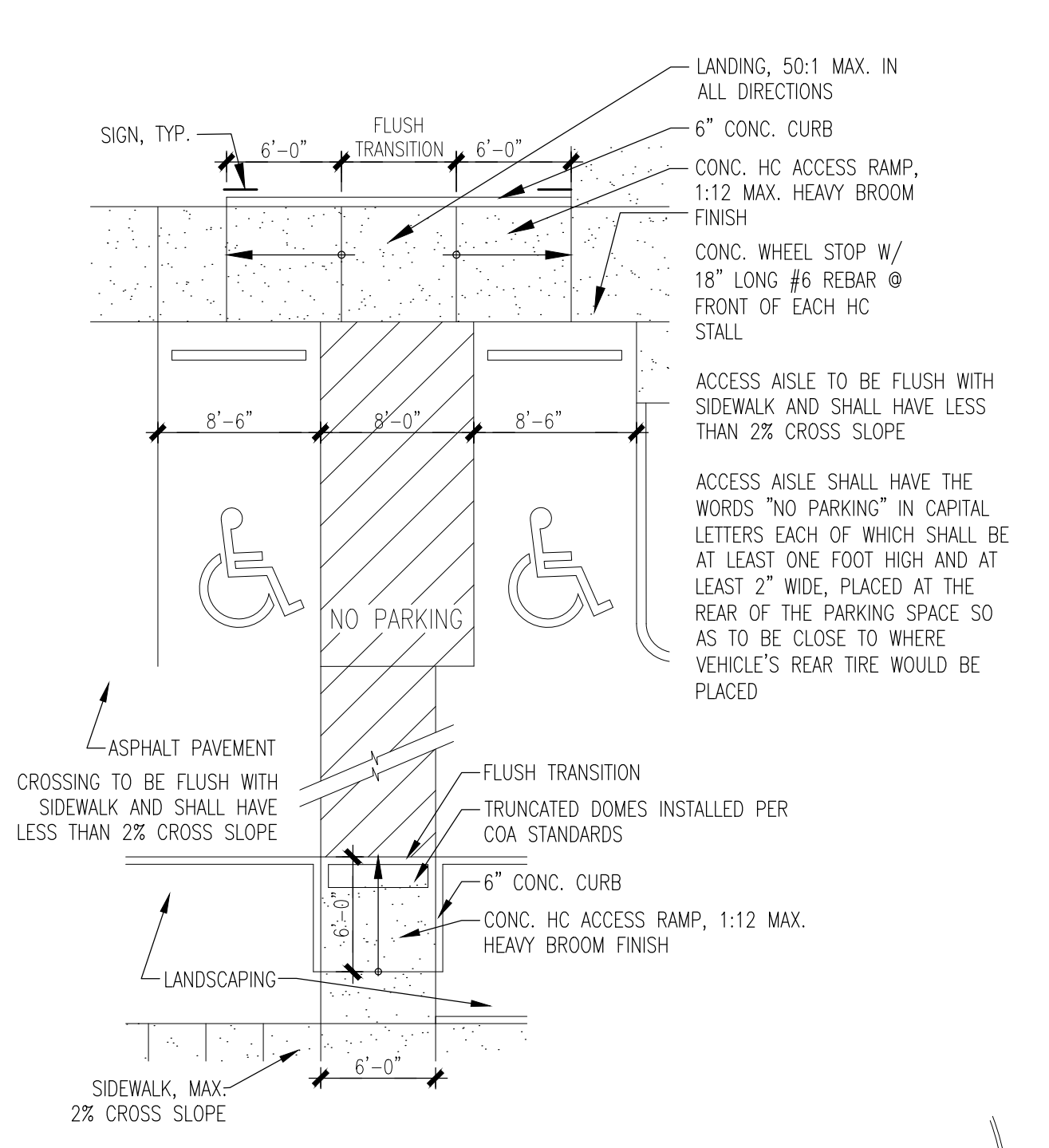
5 PLAN DETAIL
1/8"=1'-0"



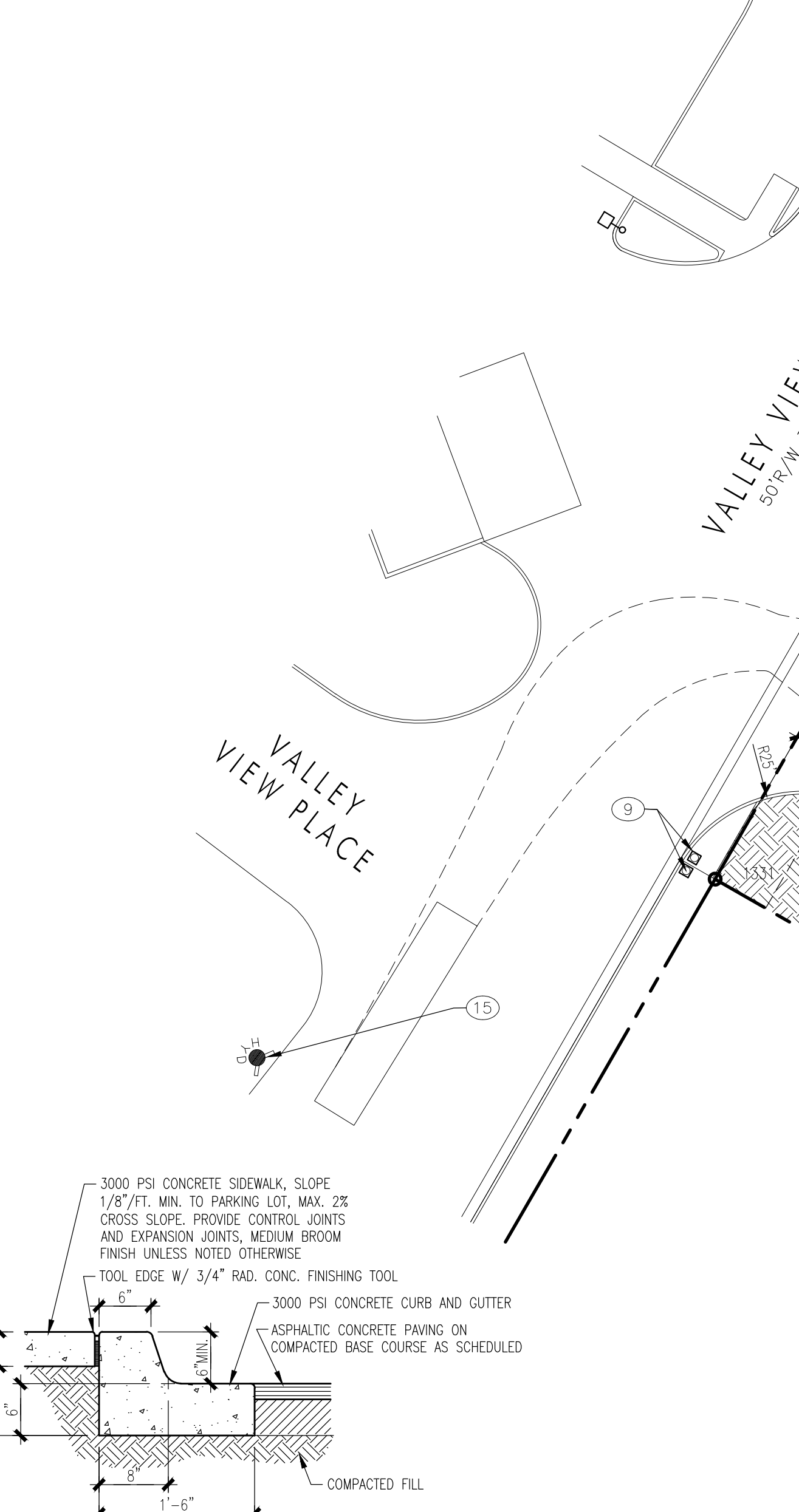
4 PARKING SIGNS
3/4"=1'-0"



3 ELEVATION DETAIL
1/2"=1'-0"



6 ACCESSIBLE PARKING & PATHWAY
1/8"=1'-0"



2 CURB/SIDEWALK DETAIL
1"=1'-0"

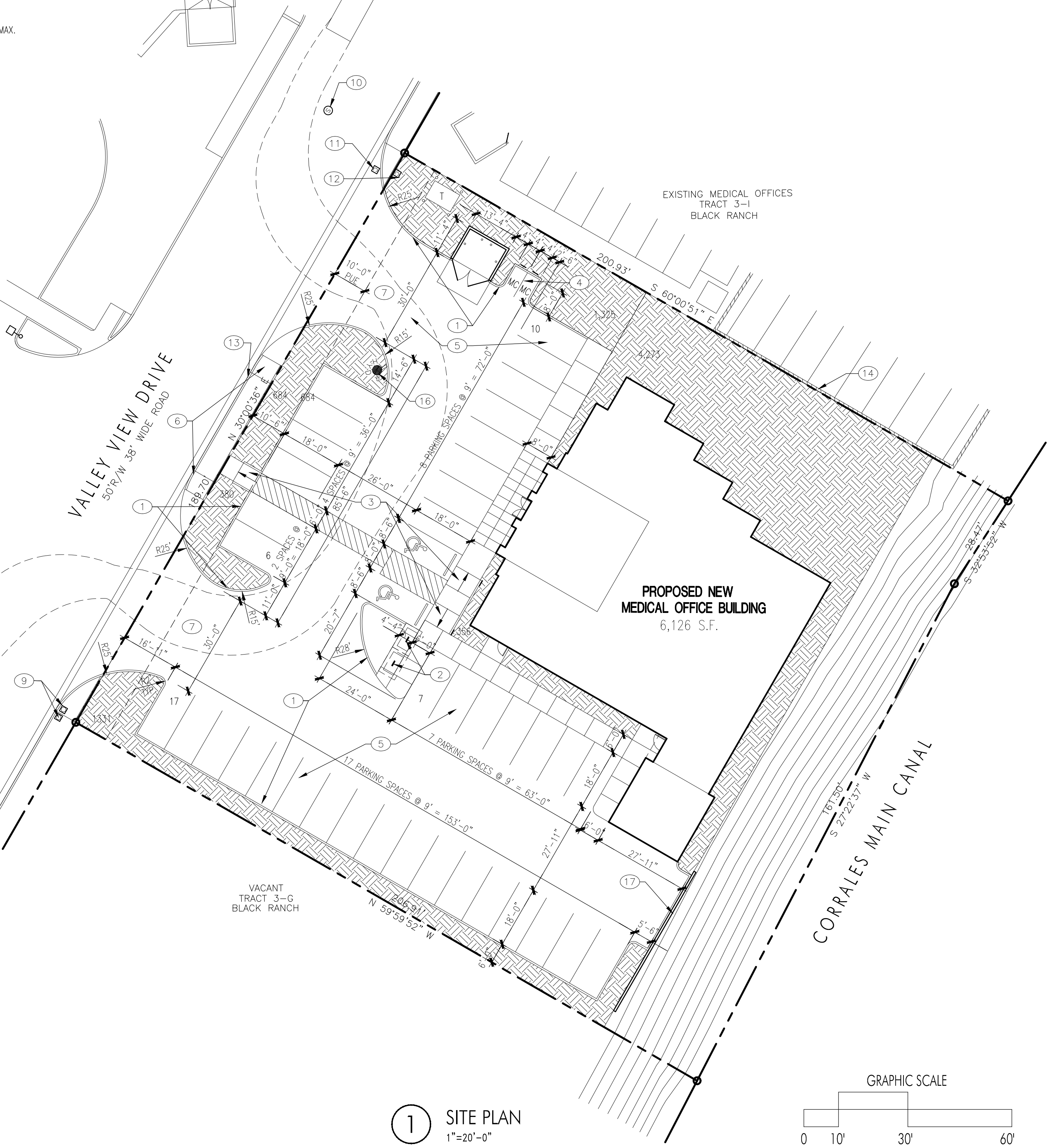
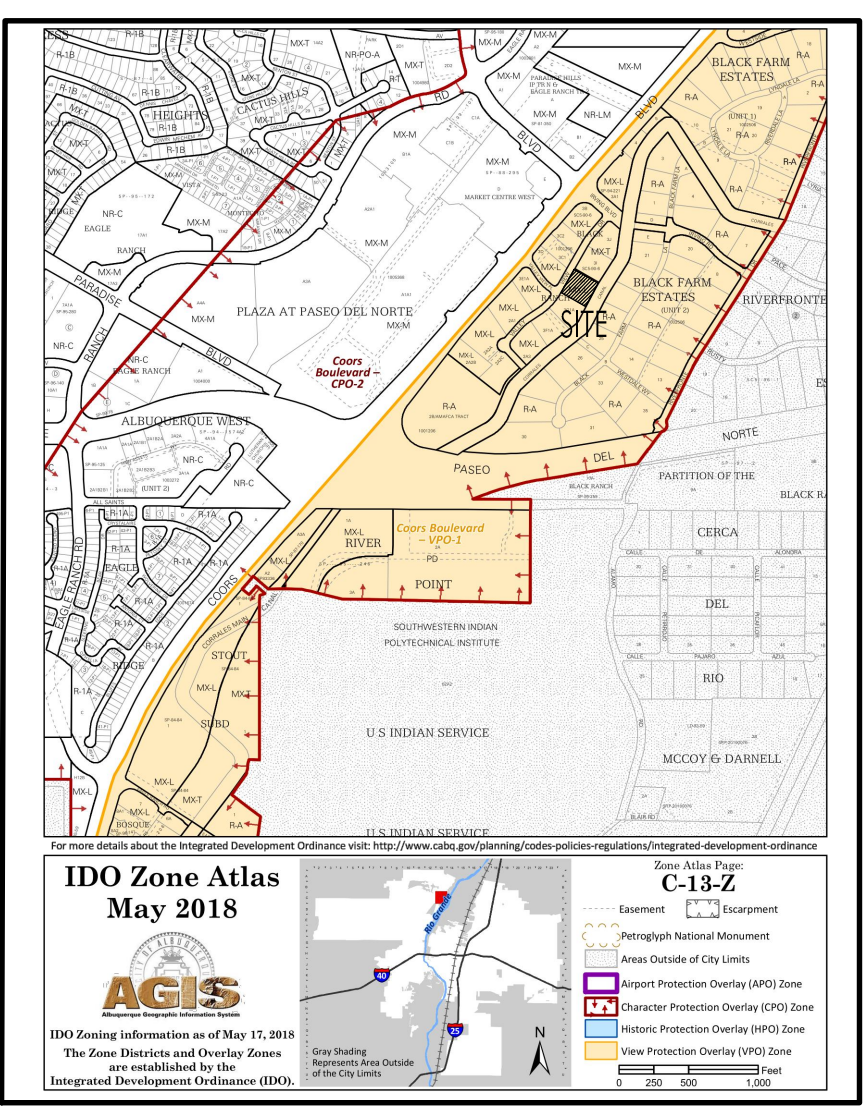
- KEYED NOTES**
- CONCRETE CURB, REFER DETAIL 1/SDP-1
 - (4) BICYCLE PARKING STALLS W/ 1' CLEAR ZONE AROUND STALL, REFER DETAIL 2/SDP-1
 - HC PARKING, RAMP, SIGN & PATHWAY, REFER DETAILS 4&6/SDP-1
 - (2) 4'X8' MOTORCYCLE PARKING SPACE & SIGN, REFER DETAIL 4/SDP-1, PARKING SPACE SHALL HAVE THE LETTERS 'MC' IN CAPITAL LETTERS, EACH OF WHICH SHALL BE AT LEAST ONE FOOT HIGH AND AT LEAST 2' WIDE PLACED AT THE REAR OF THE PARKING SPACE SO AS TO BE CLOSE TO WHERE VEHICLES REAR TIRE WOULD BE PLACED
 - 2" ASPHALT PAVING OVER 4" BASE COURSE
 - SIDEWALK & RAMPS PER COA STD DWG 2430 & 2415
 - NEW ENTRANCE DRIVE PER COA STD DWG 2426
 - NEW REFUSE ENCLOSURE, REFER DETAIL 5/SDP-1
 - EXISTING WATER METER
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING COMMUNICATION VAULT
 - EXISTING CABLE BOX
 - EXISTING CONCRETE CURB & GUTTER
 - EXISTING BLOCK WALL
 - EXISTING FIRE HYDRANT
 - NEW FIRE HYDRANT
 - NEW 6' TALL BLOCK WALL

PROJECT INFORMATION

PROJECT: NEW MEDICAL OFFICE
 LOCATION: 9378 VALLEY VIEW DRIVE, NW ALBUQUERQUE, NEW MEXICO
 OWNER: CHRISTENSEN ORAL SURGERY
 ARCHITECT: TATE FISHBURN ARCHITECT
 LEGAL DESCRIPTION: TRACT 3-H, BLACK RANCH, FILED JUNE 14, 1941, VOLUME 91C, FOLIO 121
 CURRENT ZONING CLASSIFICATION: MX-L
 NET SITE AREA: 38,468 SF 0.8831 ACRES
 BUILDING AREA: OFFICE 6,126 GSF
 FAR: .159

PARKING ANALYSIS:

OFF-STREET PARKING	OFFICE (MEDICAL OR DENTAL) 6,126 GSF	5:1000 = 31 SPACES	REQUIRED 31 SPACES
HANDICAP PARKING	(26-50 PRVD) =	REQUIRED 2 SPACE TOTAL (VAN)	PROVIDED 2 SPACE TOTAL (1 VAN)
MOTORCYCLE PARKING	(26-50 RD) =	REQUIRED 2 SPACE	PROVIDED 2 SPACE
BICYCLE PARKING		REQUIRED 4 SPACES	PROVIDED 4 SPACES



PROJECT NO. XX-XXXX-XXXXXX
 APPLICATION NO. XX-XXXX-XXXXX-SITE PLAN

THIS PLAN IS CONSISTENT WITH THE SPECIFIC SITE DEVELOPMENT PLAN APPROVED BY THE EPC, DATED [] 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.

DRB SITE DEVELOPMENT PLAN FOR BUILDING PERMIT:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
ABC/VLIA	DATE
PARKS & RECREATION DEPARTMENT	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
SOLID WASTE	DATE
DRB CHAIRPERSON, ALBUQUERQUE PLANNING DEPARTMENT	DATE
*ENVIRONMENTAL HEALTH, IF NECESSARY	DATE

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LANDSCAPED AREA
 - PONDING AREA
 - SITE DISTANCE AND SITE TRIANGLE BASED ON COA DPM 7-4(1)(5)(iii) and 7-4(1)(5)(iv), LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SITE TRIANGLE
 - HANDICAP PARKING PAVEMENT MARKING
 - EXISTING OR NEW FIRE HYDRANT

- GENERAL NOTES**
- THIS SITE PLAN MEETS THE REQUIREMENTS OF THE JOURNAL CENTER MASTER PLAN. THE IDO WILL APPLY TO ANY REQUIREMENTS NOT SPECIFIED IN THE JOURNAL CENTER MASTER PLAN.
 - ALL SITE LIGHTING SHALL COMPLY WITH IDO SECTION 14-16-5-B. OUTDOOR AND SITE LIGHTING.
 - PLACEMENT OF FIXTURES & STANDARDS SHALL CONFORM TO STATE & LOCAL SAFETY & ILLUMINATION REQUIREMENTS.
 - ALL LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS WITH NO LIGHT, LENS OR BULB PROTRUDING BELOW THE BOTTOM OF THE CUT-OFF FIXTURE IN ORDER THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE AND NO SITE LIGHTING LIGHT SOURCE SHALL BE VISIBLE FROM THE SITE PERIMETER.
 - ROOF TOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW BY MATERIALS OF THE SAME NATURE AS THE BUILDING'S BASIC MATERIALS. THE TOP OF ALL ROOFTOP EQUIPMENT SHALL BE BELOW THE TOP OF THE PARAPET OR SCREENED FROM VIEW FROM PUBLIC RIGHTS-OF-WAY AND THE SITE ACCESS EASEMENT.
 - SITE HANDICAP RAMPS SHALL BE BUILT BY COA STANDARD DRAWING #2441.

TATE FISHBURN ARCHITECTS

ARCHITECT SEAL

ENGINEER SEAL

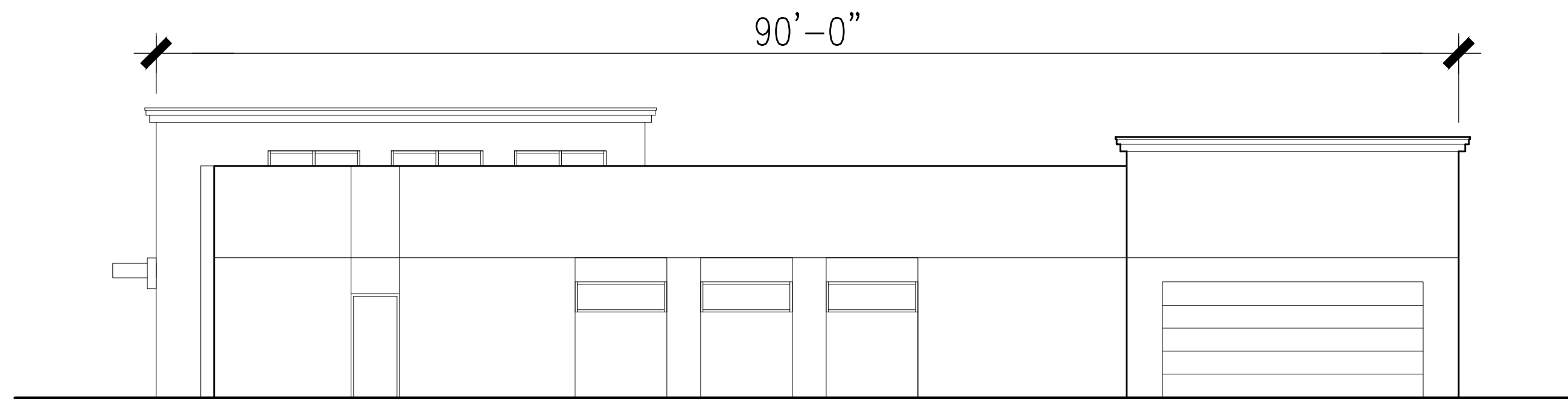
PROJECT

CHRISTENSEN ORAL SURGERY
 NEW MEDICAL OFFICE
 9378 VALLEY VIEW DRIVE, NW
 ALBUQUERQUE, NEW MEXICO

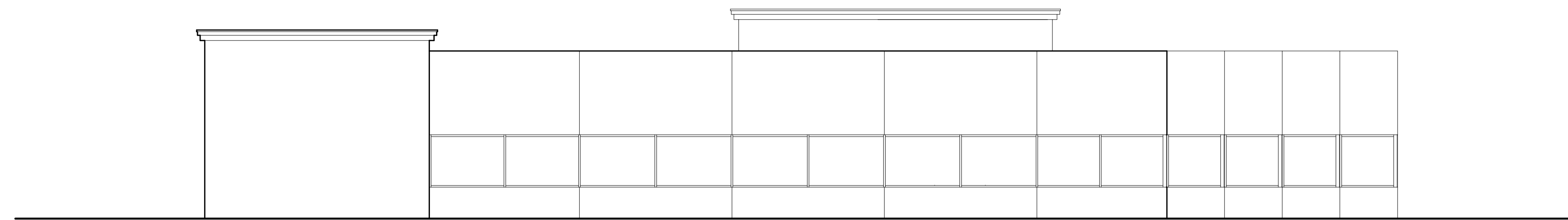
REVISIONS

DATE	NOVEMBER 12, 2024
NORTH	SCALE
	1"=20'-0" OR AS NOTED
DRAWING NAME	SITE PLAN
SHEET NUMBER	SP001

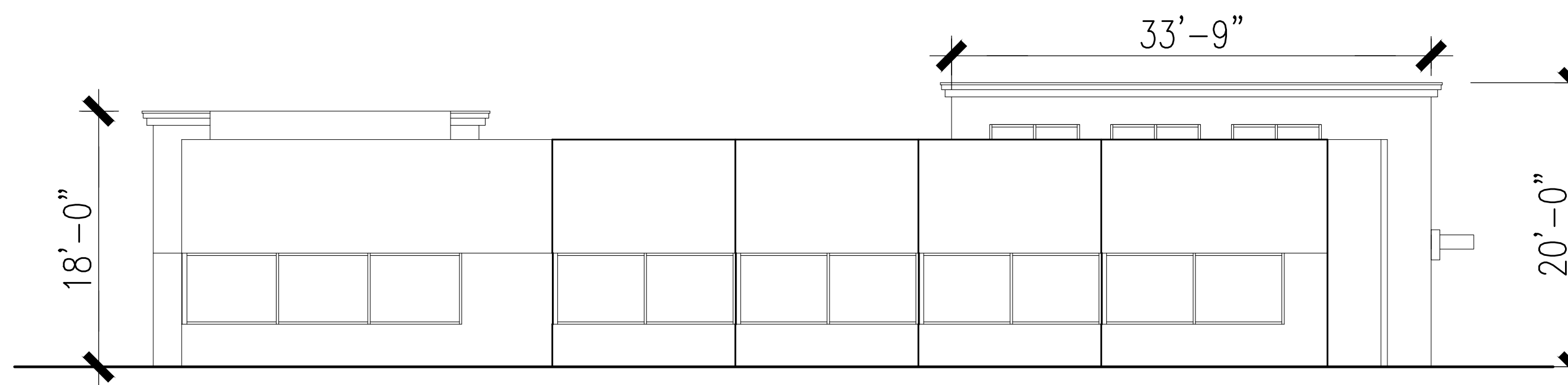
BOX 2941 CORRALES NEW MEXICO 87046 PHONE 505 899 9338 FAX 899 9328



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

CHRISTENSEN ORAL SURGERY
NEW MEDICAL OFFICE
9378 VALLEY VIEW DRIVE, NW
ALBUQUERQUE, NEW MEXICO

BUILDING
ELEVATIONS

SP002