



PLAN SNAPSHOT REPORT IL-2025-00009 FOR CITY OF ALBUQUERQUE

Plan Type: DFT Administrative Application	Project: PR-2025-020104 (PR-2025-020104)	App Date: 12/31/2025
Work Class: Amended Infrastructure List	District: City of Albuquerque	Exp Date: NOT AVAILABLE
Status: Fees Due	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: San Mateo Manor - Infrastructure List amended		

Parcel:	Address:	Zone:
101805601251022515	513 Ortiz Dr Se Albuquerque, NM 87108	
101805601249922517	513 Ortiz Dr Se Albuquerque, NM 87108	
101805601249022519	513 Ortiz Dr Se Albuquerque, NM 87108	
101805602351022510	513 Ortiz Dr Se Albuquerque, NM 87108	
101805601249522518	513 Ortiz Dr Se Albuquerque, NM 87108	
101805601250522516	513 Ortiz Dr Se Albuquerque, NM 87108	
101805601248522520	513 Ortiz Dr Se Albuquerque, NM 87108	
101805602350222509	513 Ortiz Dr Se Albuquerque, NM 87108	
	513 Ortiz Dr Se Albuquerque, NM 87108	
	513 Ortiz Dr Se Albuquerque, NM 87108	
	513 Ortiz Dr Se Albuquerque, NM 87108	
	513 Ortiz Dr Se Albuquerque, NM 87108	
	513 Ortiz Dr Se Albuquerque, NM 87108	

Applicant Renee Regal 9384 Valley View Drive NW Suite100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	Engineer John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	Agent Ryan Laber 330 W. Spring Street Suite 430 Suite 430 Columbus, OH 43215 Business: (614) 350-0391 Mobile: (859) 445-2257	Owner/Developer George B. Haney Home: (505) 907-1766 Mobile: (505) 907-1766
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Plan Custom Fields

Existing Project Number(s)	PR-2025-020104	Number of Existing Lots	9	Total Area of Site in Acres	1.07
Site Address/Street	513 ORTIZ SE ALBUQUERQUE NM 87108	Site Location Located Between Streets	Zuni Road Se and Bell Avenue SE	Case History	MINOR_PLT-2025-00046 / ZMA-2025-00011 / FP-25-100291
Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	6, 5	Block Number	8
Subdivision Name and/or Unit Number	BARON BURG HEIGHTS MENDELSBERGS REPLA BLK 8	Legal Description	* 019 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, 008LOTS 5 & 6 MENDELSBURG BARON BURG HTS, * 016 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, * 017 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, * 004		
					008MENDELSBERGS SUE OF B B HTS, *00210008MENDELSBER S SUBD OF BLKS 7 & 8 BARON BURG HTS ADDEXC WLY POR TO R/W, *00200008MENDELSBER S SUBD OF BLKS 7 & 8 BARON BURG HTS ADDEXC WLY POR TO

PLAN SNAPSHOT REPORT (IL-2025-00009)

	R/W, * 018 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY	Existing Zone District	R-MH	Zone Atlas Page(s)	L-18, L-17
Acreage	0.0976, 0.3099, 0.0976, 0.0976, 0.155, 0.1033, 0.1033, 0.0976	Calculated Acreage	0.10653216, 0.29774623, 0.10089074, 0.10822415, 0.13988009, 0.10900604, 0.11138193, 0.1036782	Metropolitan Redevelopment Area(s)	Near Heights
Council District	6	Community Planning Area(s)	Near Heights	Corridor Type	Major Transit (MT) Area
Development Area(s)	Change	Current Land Use(s)	04 Commercial Services	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District R-3		Pre-IDO Zoning Description	
FEMA Flood Zone	X				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_12/31/2025.jp g	12/31/2025 10:00	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Per Jay, Submittal has been reviewed and is ready to be processed	Renee Zamora	01/06/2026 9:32

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00068499	Technology Fee	\$3.50	\$0.00
	Amended Infrastructure List	\$50.00	\$0.00
Total for Invoice INV-00068499		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	01/14/2026	Amended IL

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		01/06/2026 9:31	01/06/2026 9:59
Associate Project Number v.1	Generic Action		01/06/2026 9:31
Screen for Completeness v.1	Generic Action		01/06/2026 9:31
Verify Payment v.1	Generic Action		01/06/2026 9:58
Application Review v.1			01/06/2026 10:00
Site Plan Administrative Application Review Zoning v.1	Receive Submittal		01/06/2026 10:00
DFT Comments Submittal v.1	Generic Action		01/06/2026 10:00
Meeting v.1		01/06/2026 10:00	
DFT Meeting v.1	Hold Meeting	01/06/2026 10:00	01/06/2026 10:01
Upload Notice of Decision v.1	Generic Action		
Upload Approved Infrastructure List v.1	Generic Action		

Linked Applications v.1

Current DRC
Project Number:

FIGURE 12

Date Submitted: October 9, 2025
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:
DHO Project No.: PR-2025-020104
DHO Application No.: MINOR PLT-2025-00046

INFRASTRUCTURE LIST
(Rev. 2-16-18)
EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

LOT 4-A, BLOCK 8, MENDELSBURG'S SUBDIVISION
PROPOSED NAME OF PLAT

LOTS 16-21, BLOCK 8, MENDELSBURG'S SUBDIVISION
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		<u>Roadway</u>							
		5 ft wide	167 LF of sidewalk	Ortiz Drive	South end of Frontage	North end of Frontage	/	/	/
		<u>Drainage</u>							
		18"	30 LF private storm sewer connection in San Mateo Blvd, incl necessary removal and replacements	San Mateo Blvd	Northwest Property Corner	Existing Storm Sewer in San Mateo Blvd	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

1

2

3

AGENT / OWNER	DEVELOPMENT FACILITATION TEAM APPROVALS
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John Stapleton, PE
NAME (print)

Community Design Solutions
FIRM



SIGNATURE - date

PLANNING - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & RECREATION - date

AMAFCA - date

CODE ENFORCEMENT - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS
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REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

December 31, 2025

Development Hearing Officer
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Project Description for Infrastructure List Amendment – San Mateo Manor

Dear Development Hearing Officer,

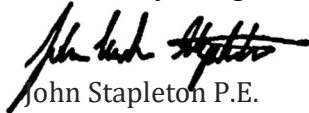
Community Design Solutions, LLC (CDS), on behalf of our client, Spire Development, submits this project description letter for the infrastructure list amendment application.

This request seeks to request an amendment to the originally approved infrastructure list for the San Mateo Manor multi-family residential housing facility project to include the storm drain connection.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,

Community Design Solutions, LLC



John Stapleton P.E.
CDS | Project Manager
505-545-9607

AGENT LETTER / LETTER OF AUTHORIZATION

OWNER: George B. Haney
1030 Jefferson Street SE
Albuquerque, NM 87108
505.907.1766

APPLICANT: Spire Development
Attn: Thomas Grywalski
330 W. Spring Street, Suite 430
Columbus, Ohio 43215
tom@livespired.com
614.350.0391 ext. 1

AGENT: Community Design Solutions, LLC | CDS
John Stapleton, PE
9384 Valley View Drive NW, Suite 100
Albuquerque, NM 87114
John.stapleton@cdsn.com
505.545.9607

Property Description: The request is for a Zoning Map Amendment (ZMA) to rezone two (2) lots currently zoned R-MH (Multi-Family - High Density) to MX-L (Mixed Use - Low Intensity) to match the zoning of seven (7) adjacent lots.

APPLICANT SIGNATURE:

Spire Development, applicant for the above-mentioned land, hereby authorizes Community Design Solutions (CDS) as agent of the property.



Signature

July 22, 2025

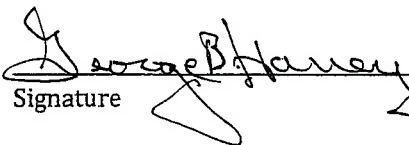
Date

Thomas Grywalski

Printed Name

OWNER SIGNATURE:

George B. Haney, owner of the above-mentioned land, hereby authorizes Spire Development as the Applicant of the property and hereby authorizes Community Design Solutions (CDS) as agent of the Applicant of the property.



Signature

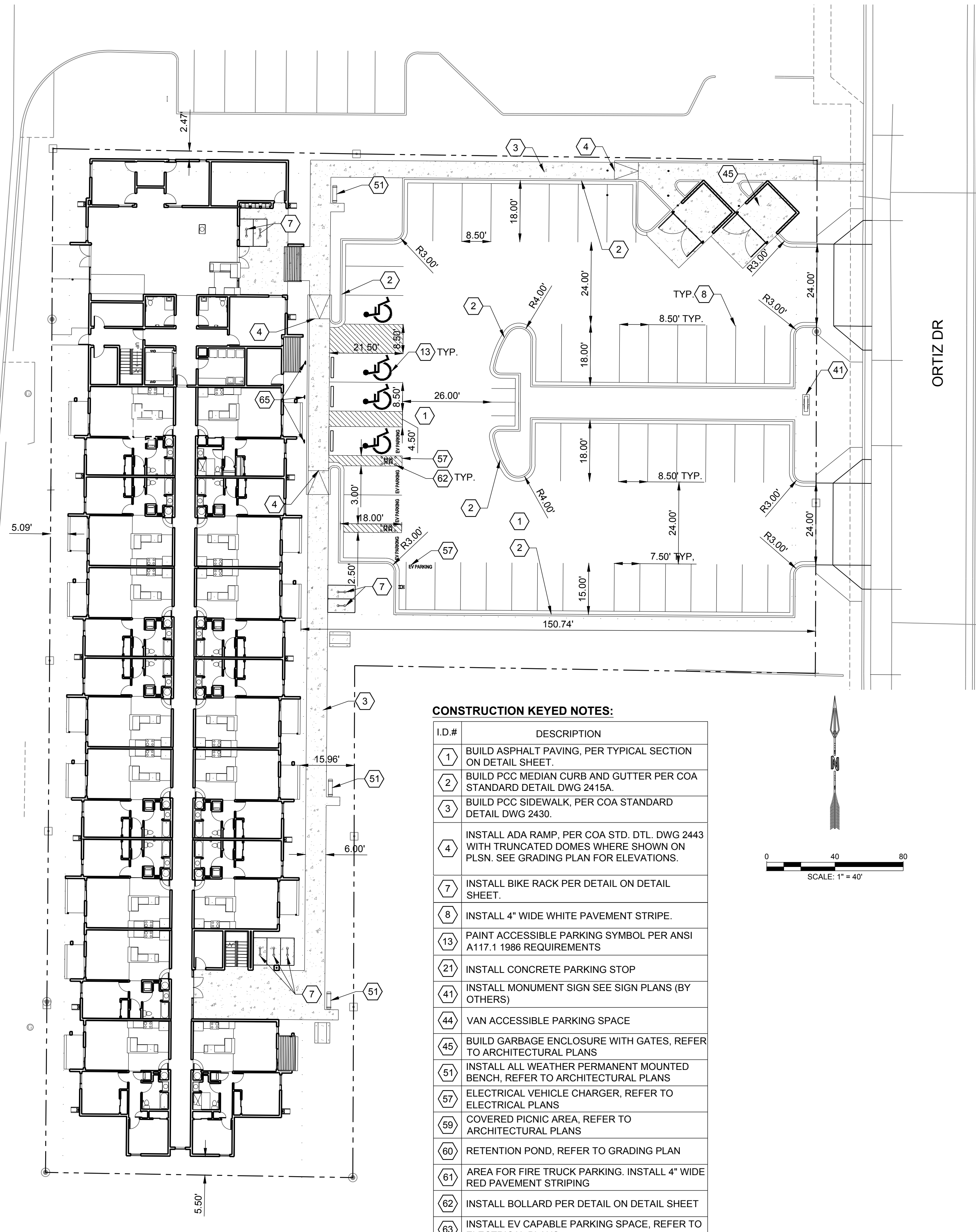
July 27th 2025

Date

George B. Haney

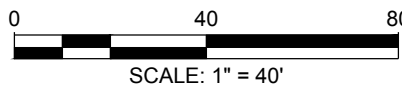
Printed Name

SAN MATEO BLVD



CONSTRUCTION KEYED NOTES:

I.D.#	DESCRIPTION
1	BUILD ASPHALT PAVING, PER TYPICAL SECTION ON DETAIL SHEET.
2	BUILD PCC MEDIAN CURB AND GUTTER PER COA STANDARD DETAIL DWG 2415A.
3	BUILD PCC SIDEWALK, PER COA STANDARD DETAIL DWG 2430.
4	INSTALL ADA RAMP, PER COA STD. DTL. DWG 2443 WITH TRUNCATED DOMES WHERE SHOWN ON PLSN. SEE GRADING PLAN FOR ELEVATIONS.
7	INSTALL BIKE RACK PER DETAIL ON DETAIL SHEET.
8	INSTALL 4" WIDE WHITE PAVEMENT STRIPE.
13	PAINT ACCESSIBLE PARKING SYMBOL PER ANSI A117.1 1986 REQUIREMENTS
21	INSTALL CONCRETE PARKING STOP
41	INSTALL MONUMENT SIGN SEE SIGN PLANS (BY OTHERS)
44	VAN ACCESSIBLE PARKING SPACE
45	BUILD GARBAGE ENCLOSURE WITH GATES, REFER TO ARCHITECTURAL PLANS
51	INSTALL ALL WEATHER PERMANENT MOUNTED BENCH, REFER TO ARCHITECTURAL PLANS
57	ELECTRICAL VEHICLE CHARGER, REFER TO ELECTRICAL PLANS
59	COVERED PICNIC AREA, REFER TO ARCHITECTURAL PLANS
60	RETENTION POND, REFER TO GRADING PLAN
61	AREA FOR FIRE TRUCK PARKING. INSTALL 4" WIDE RED PAVEMENT STRIPING
62	INSTALL BOLLARD PER DETAIL ON DETAIL SHEET
63	INSTALL EV CAPABLE PARKING SPACE, REFER TO ELECTRICAL PLANS
64	TRANSITION CURB OVER 6 LF FROM FULL HEIGHT TO NO HEIGHT AT THE SIDEWALK
65	INSTALL HANDICAP SIGN (SHALL INCLUDE THE LANGUAGE "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING") AND VAN ACCESSIBLE SIGN PER DETAIL ON DETAIL SHEET.
66	PAINT WORDS SHOWN PER PLAN WITH WHITE PAINT. USE LETTERS AT LEAST 1.5 FT TALL. PAINT STROKE SHALL BE A MINIMUM OF 3 INCHES WIDE.



ORTIZ DR



VICINITY MAP (NTS)

UNIT MIX	LVL1	LVL2	LVL3	TOT
1BR TYP B	12	12	13	37
1BR ADA	1	1	0	2
1BR HI	0	1	0	1
2BR TYP B	2	3	4	9
2BR ADA	0	1	0	1
2BR HI	0	0	0	0
TOTAL	15	18	17	50

UNIT AREAS:	HEATED	RENTABLE*
1 BR	642 SF	682SF
2BR	810 SF	850 SF
* HEATED + BALCONY AREA		

PARKING:
1.2 SPACES PER 1 BR: X 40 = 48 SPACES
1.6 SPACES PER 2 BR: X 10 = 16 SPACE
64 SPACES REQUIRED

REDUCTIONS:
PROXIMITY TO TRANSIT: 10% REDUCTION
65% X 90% = 57.6 SPACES REQUIRED
58 SPACES REQUIRED

PROVIDED PARKING:
STANDARD PARKING: 31 SPACES
COMPACT PARKING: 15 SPACES
ADA PARKING: 4 SPACES
OFFSITE PARKING: 3 SPACES
EV STATION CREDIT
EACH EV STATION COUNTS FOR 2 SPACES
5 EV SPACES PROVIDED = +5 VEHICULAR SPACES
TOTAL PARKING 58 SPACES PROVIDED

Table 2-4-3: MX Zone District Standards			
Development Location		General	
Site Standards			Provided
A	Usable open space (minimum)	≤ 1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥ 3 BR: 350 sq. ft./unit 11,850 sq. ft.	14,642 sq. ft.
B	Landscaping (minimum)	2,784 sq. ft.	11,137 sq. ft.
Setback Standards			
C	Front setback (maximum/minimum)	5 ft. / N/A	5 ft
D	Side setback (maximum/minimum)	Interior: 0 ft; Street side: 5 ft. / N/A	5.5 ft. / 2.5 ft.
E	Rear setback (maximum/minimum)	15 ft. / NA	150 ft. / 16 ft.
Building Height			
F	Building Height (maximum)	38 ft.	

CDS
COMMUNITY DESIGN SOLUTIONS, LLC
9384 VALLEY VIEW DR NW, SUITE 100
ALBUQUERQUE, NEW MEXICO 87114
PHONE: (505)366-4187

NO.	DATE:	DESCRIPTION	BY
DESIGNED	CLS		
DRAWN	CLS		
CHECKED	JMS		
DATE	8/29/2025		

CONSTRUCTION

REVISIONS:



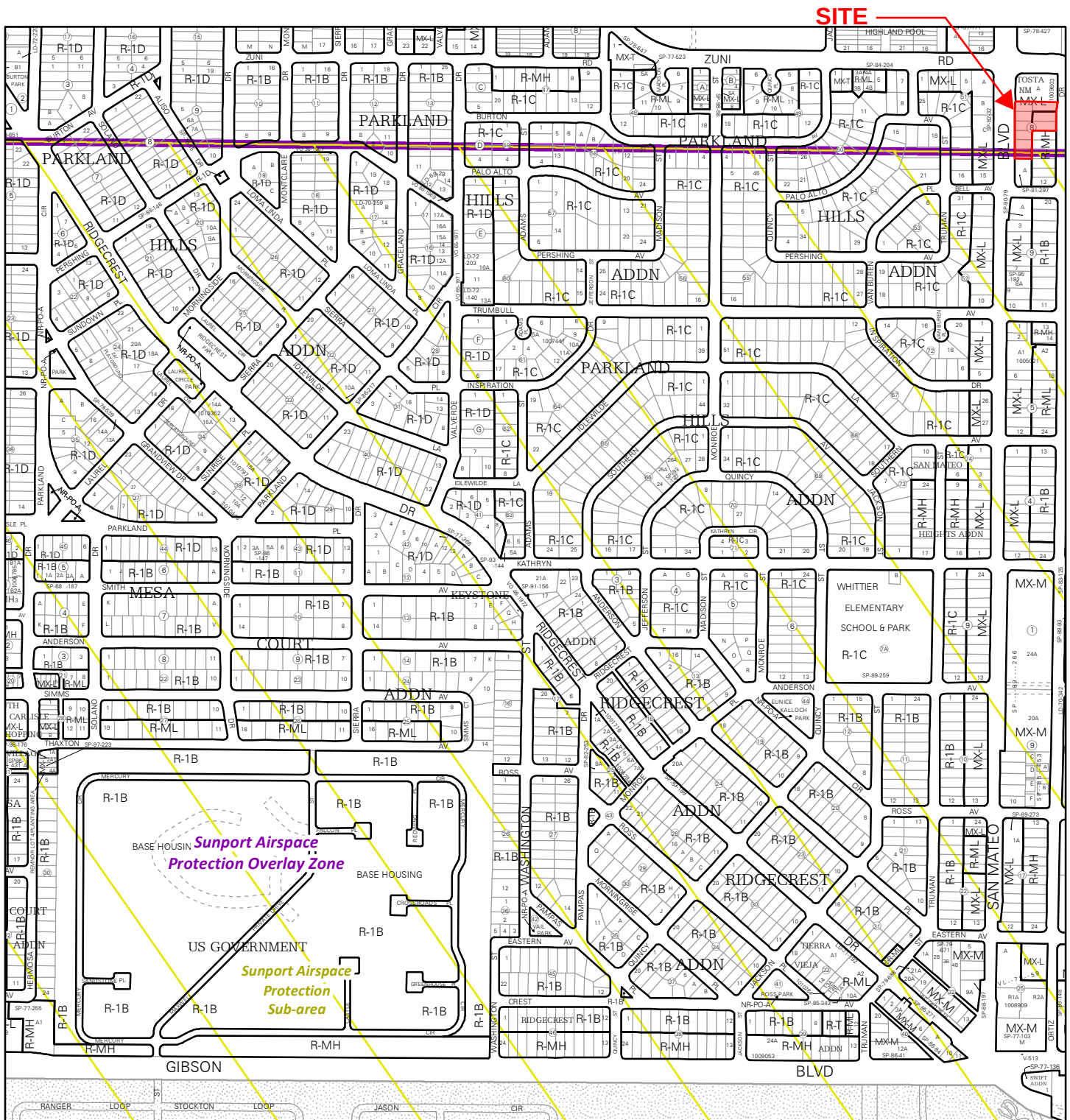
SAN MATEO MANOR

PROJECT NAME:
SHEET TITLE:

CDS PROJ. NO.
0760225

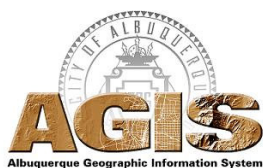
OTHER PROJ. NO.

SHEET NO:

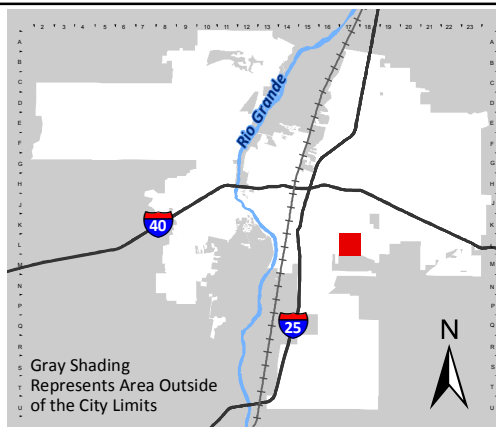


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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-17-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

