

Sketch Plat - 118th & Dennis Chavez

Development Review Team:

We are assessing this site for possible purchase and development for entry-level workforce housing with a focus on affordability. Seeking input on the following:

- Rezone to R-T to allow mix of townhomes and single-family
- Water & sewer availability to support the proposed development
- Any requirements to provide parks or open space
- Hydrology requirements and limitations
 - How much stormwater can be discharged to the ditch along Dennis Chavez?
- Vehicular access requirements
 - Dennis Chavez is a limited-access highway
 - One entrance with two, median-separated 20' drive lanes acceptable?
- ROW improvement requirements
 - East side of 118th
 - Instead of sidewalk at back of curb, can we provide a wider pedestrian path within the 200' PNM easement, set back from the road?
 - West side of 118th, if any
 - Bike/pedestrian path along Dennis Chavez
- Any variances required based on the proposed site plan?
- Any other issues with this site that would constrain development?

Thank you for your time and assistance.

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