


Effective 12/15/2022

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA ( <i>Form S3</i> )	
<input type="checkbox"/> Site Plan Administrative DFT ( <i>Forms P &amp; P2</i> )		<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC ( <i>Form P2</i> )		<input type="checkbox"/> Sketch Plat Review and Comment ( <i>Form S3</i> )	
<input type="checkbox"/> Amendment to Infrastructure List ( <i>Form S3</i> )		<input type="checkbox"/> Sketch Plan Review and Comment ( <i>Form S3</i> )	
<input type="checkbox"/> Temporary Deferral of S/W ( <i>Form S3</i> )		<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W ( <i>Form S3</i> )		<input type="checkbox"/> Administrative Decision ( <i>Form A</i> )	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
<b>APPLICATION INFORMATION</b>			
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:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
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):
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:		Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
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](mailto: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](mailto: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.

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- \_\_\_ 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**

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- \_\_\_\_ 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**

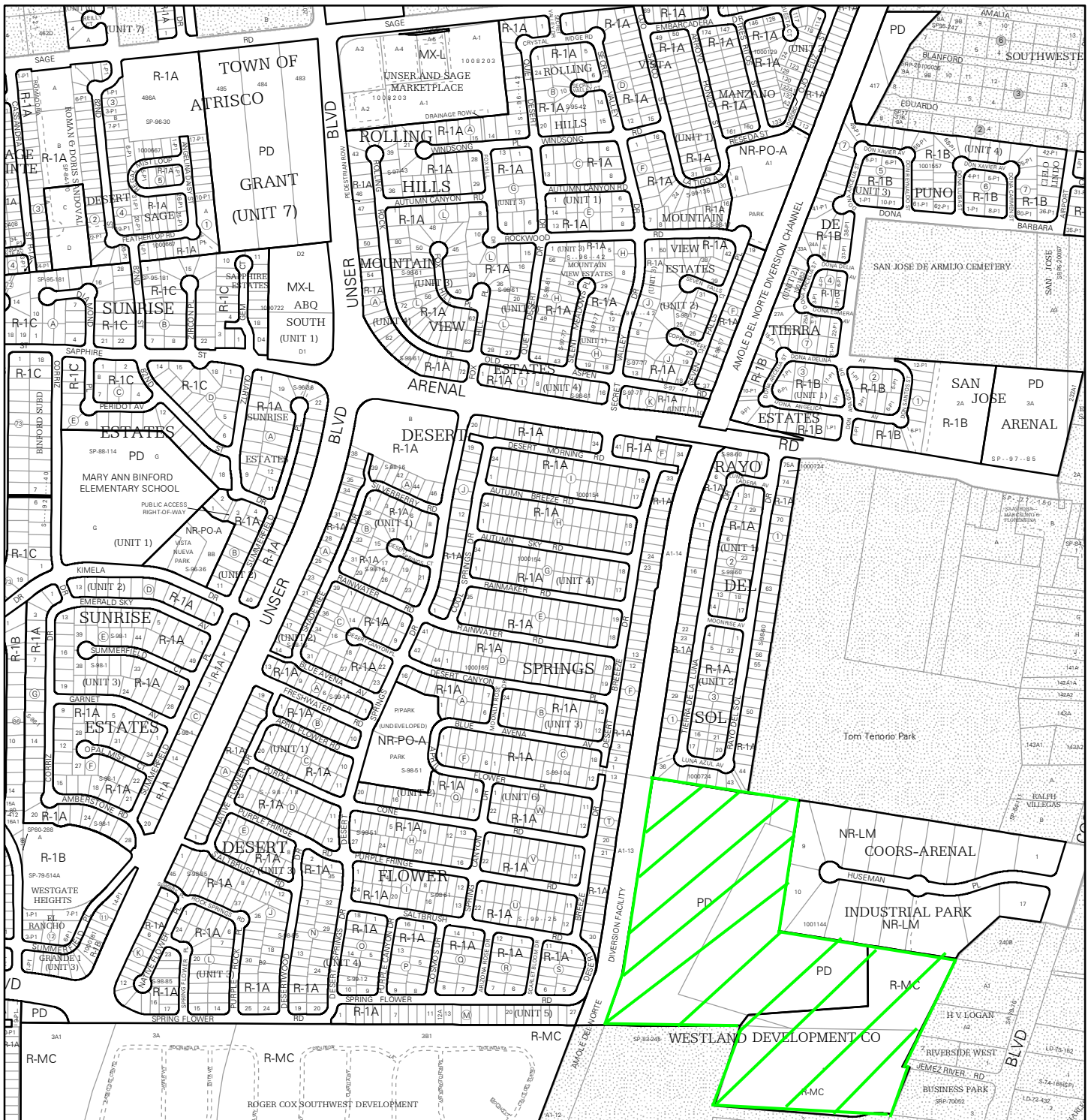
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- \_\_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_\_ 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](mailto: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.

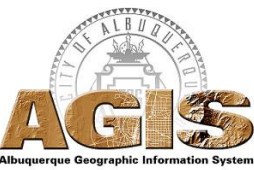
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- \_\_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_\_ 5) Letter describing, explaining, and justifying the request
- \_\_\_\_ 6) Scale drawing of 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 details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

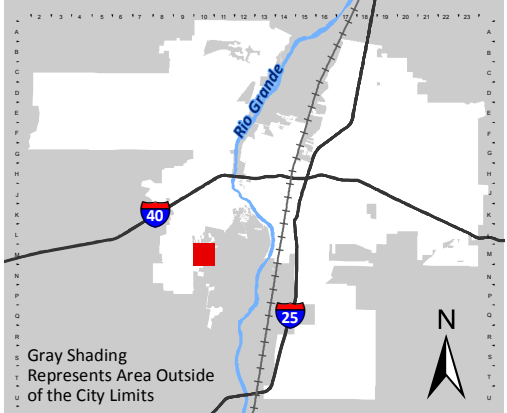
## IDO Zone Atlas

### 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:  
**M-10-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



# TIERRA WEST, LLC

January 16, 2023

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

**RE: DFT REQUEST FOR SKETCH PLAN REVIEW AND COMMENT  
2911 ERVIEN LN SW ALBUQUERQUE, NM  
TRACT 1 OF SUMMARY PLAT LAND DIVISION OF WESTLAND  
DEVELOPMENT INC. TOGETHER WITH A TRACT OF LAND WITHIN  
SECTION 34 T10N R2E; AND TRACT OF LAND EAST OF AMOLE DEL  
NORTE DIVERSION CHANGE NORTH OF SECTION LINE OF SECTION 34 AND 3**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Impact MHC Management Inc., is submitting for sketch plan review, a proposed expansion to the existing manufactured home community at 2911 Ervien Ln SW, Albuquerque, NM 87121. The proposed development includes the parcel containing the existing manufactured home community (Parcel 1) and the abutting parcel to the west (Parcel 2). Their respective legal descriptions are as follows: Tract 1 of Summary Plat Land Division of Westland Development Inc. Together With a Tract of Land Within Section 34 T10N R2E; and Tract of Land East of Amole Del Norte Diversion Channel North of Section Line of Sections 34 and 3. Parcel 1 is 30.54 acres and Parcel 2 is 8.40 acres; Both properties are zoned R-MC. Impact MHC proposes to develop an additional 96 lots within Parcel 1 and Parcel 2, eliminating the lot line between them. There are 82 lots in the existing manufactured home community in Parcel 1 which will provide a total park containing 178 lots. Both Parcels are zoned R-MC for which manufactured home communities are a permissive use.

There is an existing construction debris landfill that covers portions of Parcel 1 and Parcel 2. The intent of this development is to keep all proposed new lots outside of the existing landfill footprint and implement remediation measures for the development to offset the construction debris. All mitigation solutions will be vetted through the Environmental Health Department, through which the initial investigation was coordinated. Tierra West will continue to work with Environmental Health to identify appropriate migration solutions.

The existing manufactured home community is located at the NW corner of South Coors and Ervien Ln SW. Proposed access will remain the same with the future lots accessed from the internal roadways of the existing manufactured home community. There is an existing 20' emergency fire access easement near the NE corner of Parcel 2 that connects to Rayo del Sol Dr in the Rayo del Sol Subdivision. A Fire One plan was approved for this site with this emergency access easement shown and included with this submittal

The current approved grading and drainage plan for Parcel 1 indicates that full retention of stormwater runoff is required. There is an existing stormwater retention pond on the NE corner of Parcel 1 that is the current outfall for all site drainage. Proposed drainage design for

5571 Midway Park Pl. NE Albuquerque, NM 87109  
(505) 858-3100 fax (505) 858-1118 1-800-245-3102  
tierrawestllc.com



the expansion into Parcel 2 will include additional ponding areas to retain or detain proposed developed flows as required by City Hydrology.

Existing public water and sanitary sewer lines pass through the eastern property line of Parcel 1 to the western property line of Parcel 2. Per the approved water and sewer availability letter signed 12/6/2022 by ABCWUA, proposed services for the development will connect to these existing lines.

If you have any questions or need additional information prior to the meeting regarding this matter, please do not hesitate to contact me.

Sincerely,

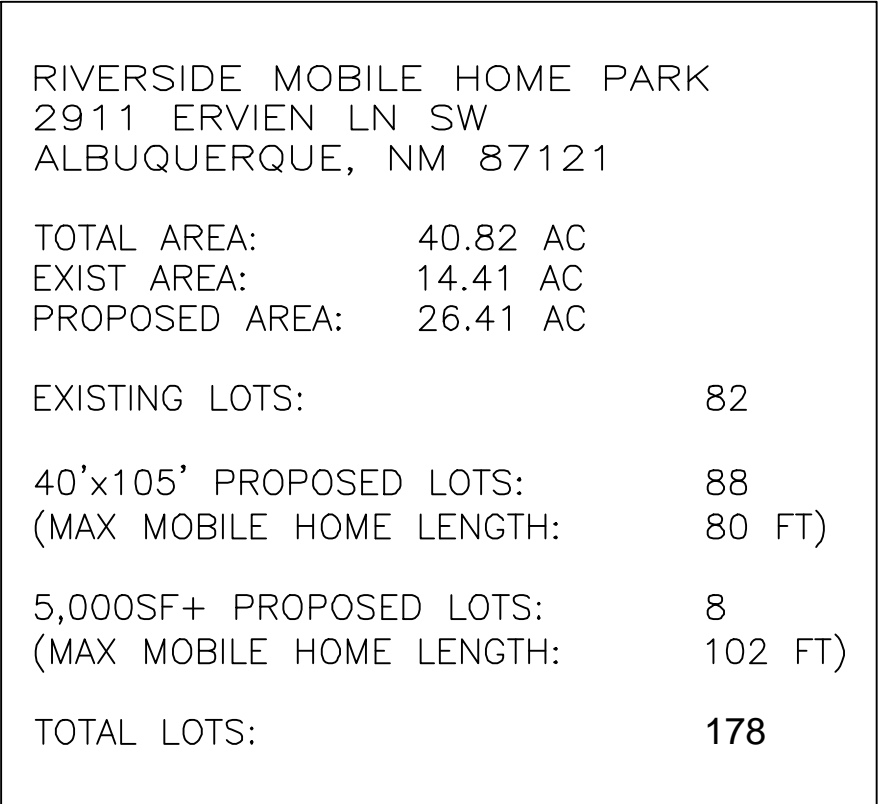


Ronald R. Bohannon, P.E.

cc: Kyndra Robidoux, Impact MHC Management  
Perry Burget, Impact Communities

JN 2022056  
RRR/ar/jg





### VICINITY MAP

**LEGAL DESCRIPTION:**  
TR OF LAND EAST OF AMOLE DEL NORTE DIVERSION CHANNEL NORTH OF SECTION  
LINE OF SECTIONS 34 & 3 TOGETHER WITH TRACT 1 OF SUMMARY PLAT LAND  
DIVISION OF WESTLAND DEVELOPMENT CO INC TOGETHER WITH A TRACT OF LAND  
WITHIN THESE 1/4 SE 1/4 SEC 34 T10N R2E

UPC - 101005440552820545 AND 101005534207240110

## LEGEND

Legend:


- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- LOT BOUNDARY
- PROPOSED SIDEWALK
- EXISTING CURB & GUTTER
- EXISTING BOUNDARY LINE
- EXISTING LOTS
- PROPOSED LOTS

**NOTES:**

1. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
2. LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
3. LIGHT POLES SHALL BE A MAXIMUM OF 20' FEET WITH FULL CUT OFF LIGHT FIXTURES. LIGHT FIXTURES SHALL BE A MAXIMUM OF 20' WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. THE LIGHT FIXTURES SHALL BE FULLY SHIELDED WITH HORIZONTAL LAMPS. LIGHT POLES WITHIN 100' OF RESIDENTIAL ZONING SHALL BE LIMITED TO 16' HIGH.
4. THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
5. ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.

**GENERAL NOTES - SITE PLANS:**

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
2. WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
3. GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTO-METRIC DRAWINGS FOR HEAD PLACEMENT.
4. GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
5. GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
6. PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
  - 1/2" @ ALL EXIT DOORS
  - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
  - 1 1/2" @ OVERHEAD DOORS
  - 1 1/2" @PRE-FAB METAL WALL PANELS

ENGINEER'S SEAL	SOUTH VALLEY MHP ALBUQUERQUE, NM	DRAWN BY JL
		DATE 8-15-22
RONALD R. BOHANNAN P.E. #7868	SKETCH PLAN	DRAWING 2022056-SP
		SHEET #  C1.0
	 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	JOB # 2022056