



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 P & 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"/> 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"/> Administrative Decision (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

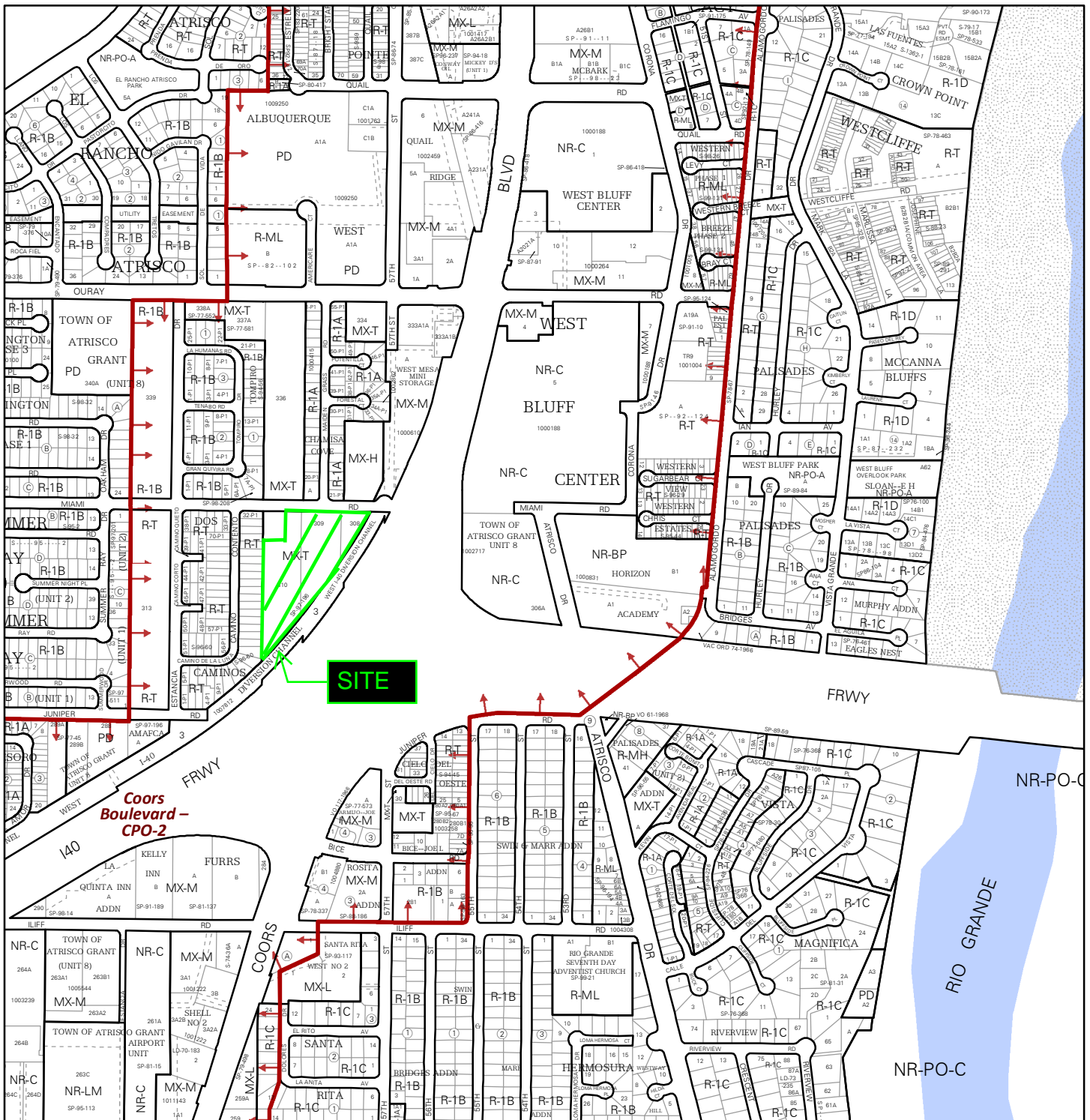
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

Zone Atlas Page:
H-11-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

Gray Shading
Represents Area Outside
of the City Limits

N
0 250 500 1,000 Feet

Agent Authorization Form

May 8, 2023

Development Facilitation Team
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: All DFT Submittals
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
Zone Atlas Page: H-11-Z**

I/We, (property owner name) WILLIAM E GALBRETH TRUSTEE GALBRETH RVT, as the owner(s) of the real property described as follows. **THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT, NE CORNER TR 310 UNIT 8 ATRISCO GRANT, TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT**, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

William E Galbreth
Print Name

William E Galbreth
Signature

President
Title

5-11-23
Date

May 18, 2023

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

**RE: DFT REQUEST FOR SKETCH PLAT REVIEW AND COMMENT
THE N'LY PORTS OF TRS 308, 309 & 310 UNIT 8 TOWN OF ATRISCOGRANT
NE CORNER TR 310 UNIT 8 ATRISCO GRANT
TR COMPRISING PORT TR 310 UNIT 8 ATRISCO GRANT
ZONE ATLAS PAGE: H-11-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of AMREP Southwest Inc., are submitting for sketch plat review for a proposed Subdivision. The site is zoned MX-T. We are proposing an approximately 47 lot subdivision located south of Miami Road and west of Coors Blvd. The site lies adjacent to Coors Blvd but has access from Miami.

Enclosed please find a rough sketch of the proposed lot layout. We have completed a Fire One and have submitted that to the Fire Marshall office and then will start the availability request with the ABCWU. We have also reached out to Traffic to see if a TIS will be required. The drainage is being considered to drain to ponds in the tracts that adjoins a drainage outfall for the area that drains directly to the river. We have sufficient space to accommodate the 90 percental reduction of flows.

We are asking you to review the sketch plat and will review with you at that meeting. If you have any questions or need additional information prior to the meeting regarding this matter, please do not hesitate to contact me.

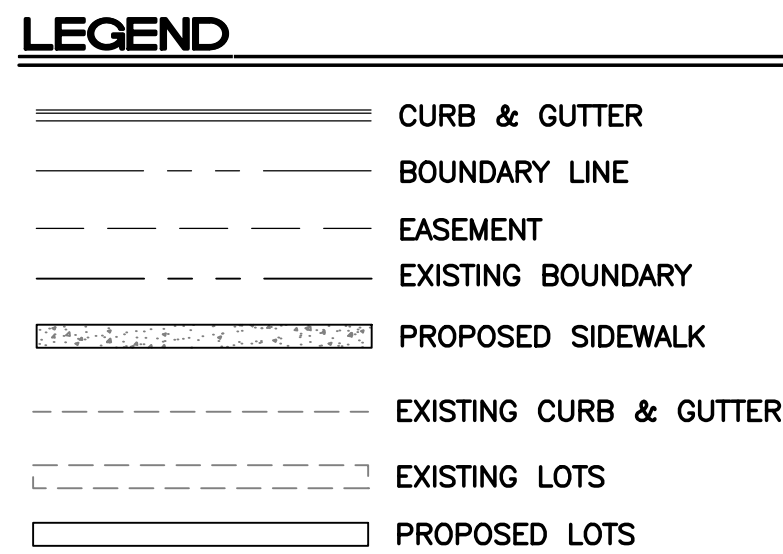
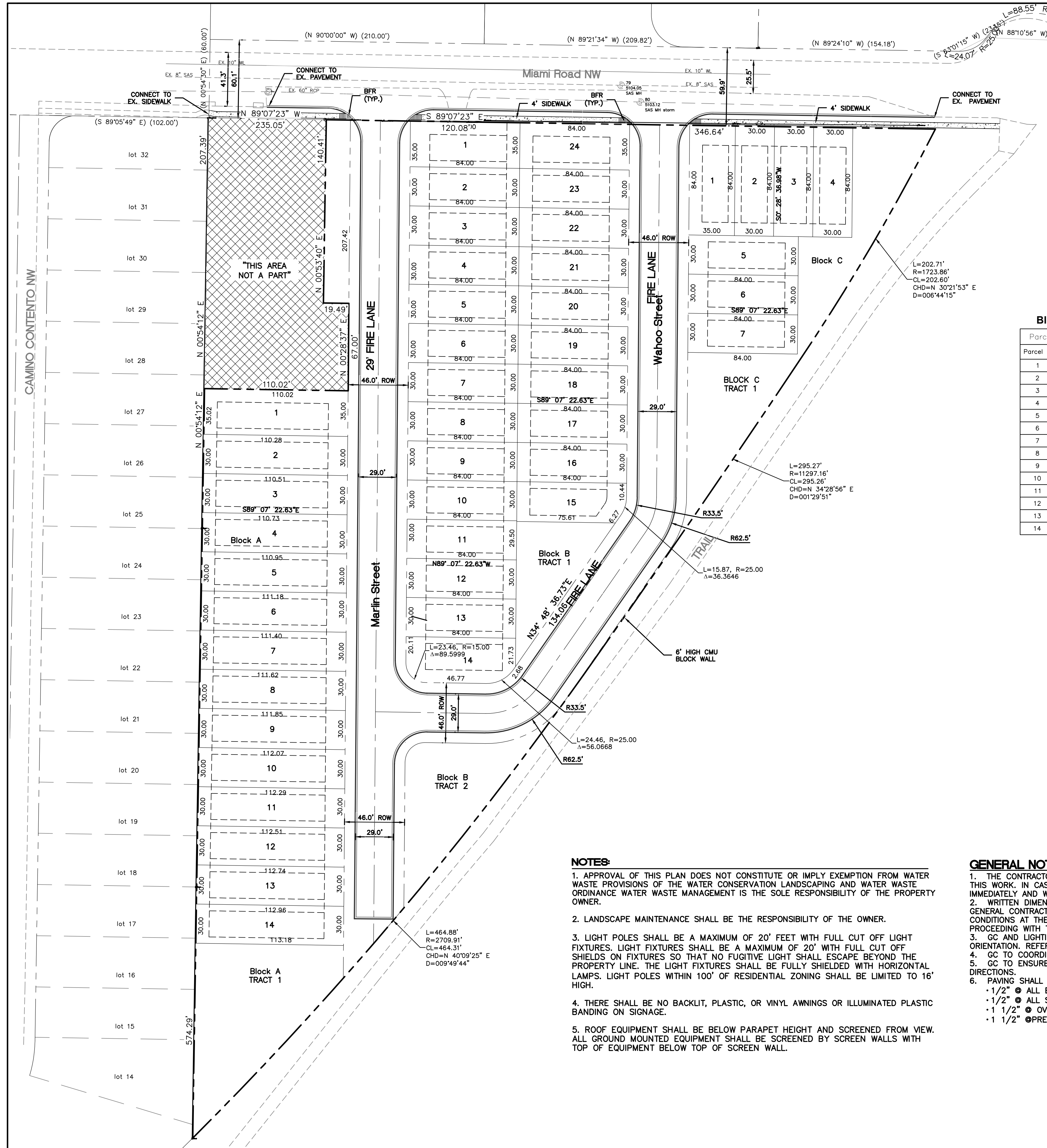
Sincerely,



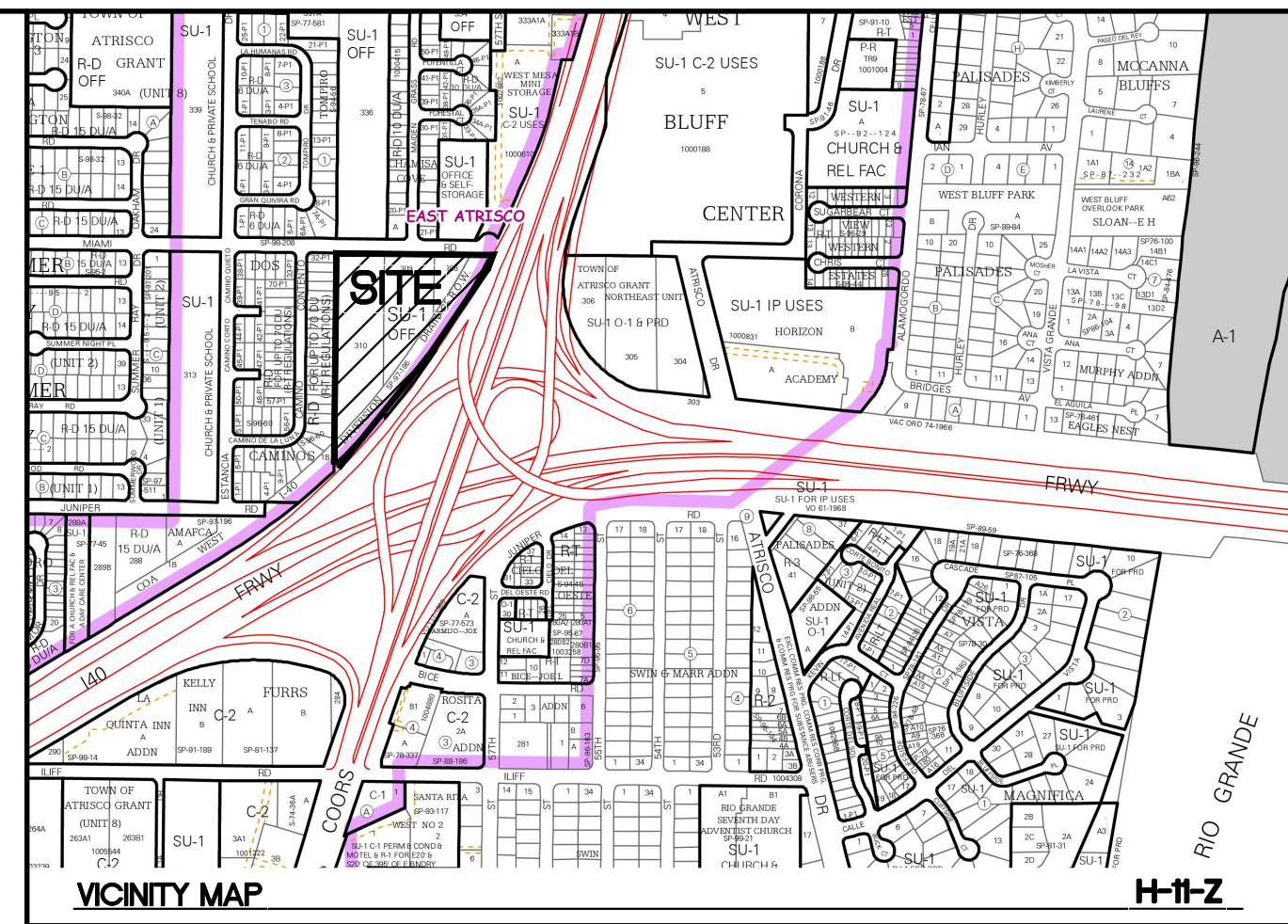
Jon Niski P.E.

cc: Jarod Likar

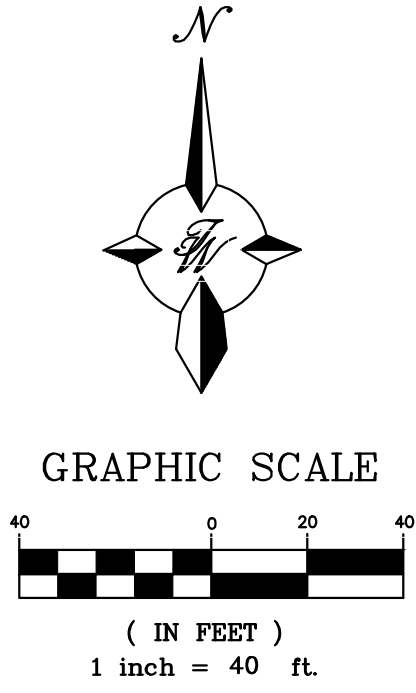
JN 2023024
RRB/jn/ye



Block A		Block B		Block C	
Parcel #	Area	Parcel #	Area	Parcel #	Area
1	3856.65	1	2940.07	14	2805.72
2	3311.81	2	2520.06	15	2504.62
3	3318.51	3	2520.06	16	2520.06
4	3325.21	4	2520.06	17	2520.06
5	3331.90	5	2520.06	18	2520.06
6	3338.60	6	2520.06	19	2520.06
7	3345.30	7	2520.06	20	2520.06
8	3352.00	8	2520.06	21	2520.06
9	3358.70	9	2520.06	22	2520.06
10	3365.40	10	2520.06	23	2520.06
11	3372.10	11	2520.06	24	2940.07
12	3378.80	12	2520.06		
13	3385.50	13	2520.06		
14	3392.19				



LEGAL DESCRIPTION:
 NORTHERLY PART OF TRACTS 308, 309 AND 310, UNIT 8 TOWN OF ATRISCO GRANT



PLAY DEL SUR
 TRACT 308, 309 AND 310 UNIT 8
 TOWN OF ATRISCO GRANT
 ALBUQUERQUE, NM

MANUFACTURED HOME SPACE (2500 SF)

LOT AREA: 2500 SF
 LOT TOTAL: 45 LOTS

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

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.

DFT SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineer, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks & Recreation Department	_____	Date	_____
Hydrology	_____	Date	_____
Code Enforcement	_____	Date	_____
* Environmental Health Department (conditional)	_____	Date	_____
Solid Waste Management	_____	Date	_____
Planning Department	_____	Date	_____

* Environmental Health, if necessary

- NOTES:**
- 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.
 - LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
 - 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.
 - THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
 - 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:**
- 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.
 - 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.
 - GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
 - GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
 - GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
 - 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

CAUTION

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.

ENGINEER'S SEAL	PLAYA DEL SUR COORS AND I40 SITE LAYOUT EXHIBIT	DRAWN BY AS
		DATE 04/21/2023
RONALD R. BOHANNAN P.E. #7868	TIERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	DRAWING 202302-05
		SHEET # SP-1
		JOB # 2023024