



**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**

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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

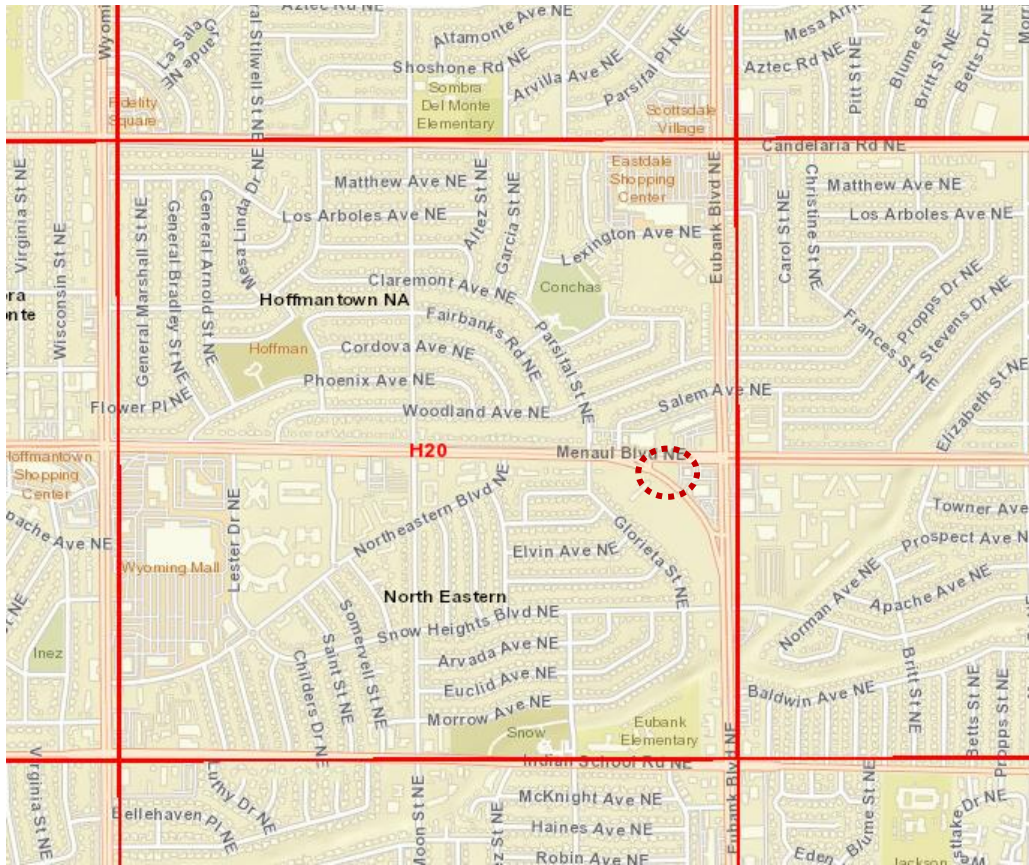
**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

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- \_\_\_ 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

# Zone Atlas Map

## 9620 Menaul Blvd NE



## Close-up on 9620 Menaul Blvd NE



# Memo

**To:** City of Albuquerque – Planning and Zoning

**From:** David Kocon (Managing Member, Wheeler Peak Ice and Water LLC)

**Date:** 11/27/2023

**Re:** Ice Machine at 9620 Menaul Blvd NE

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Hello –

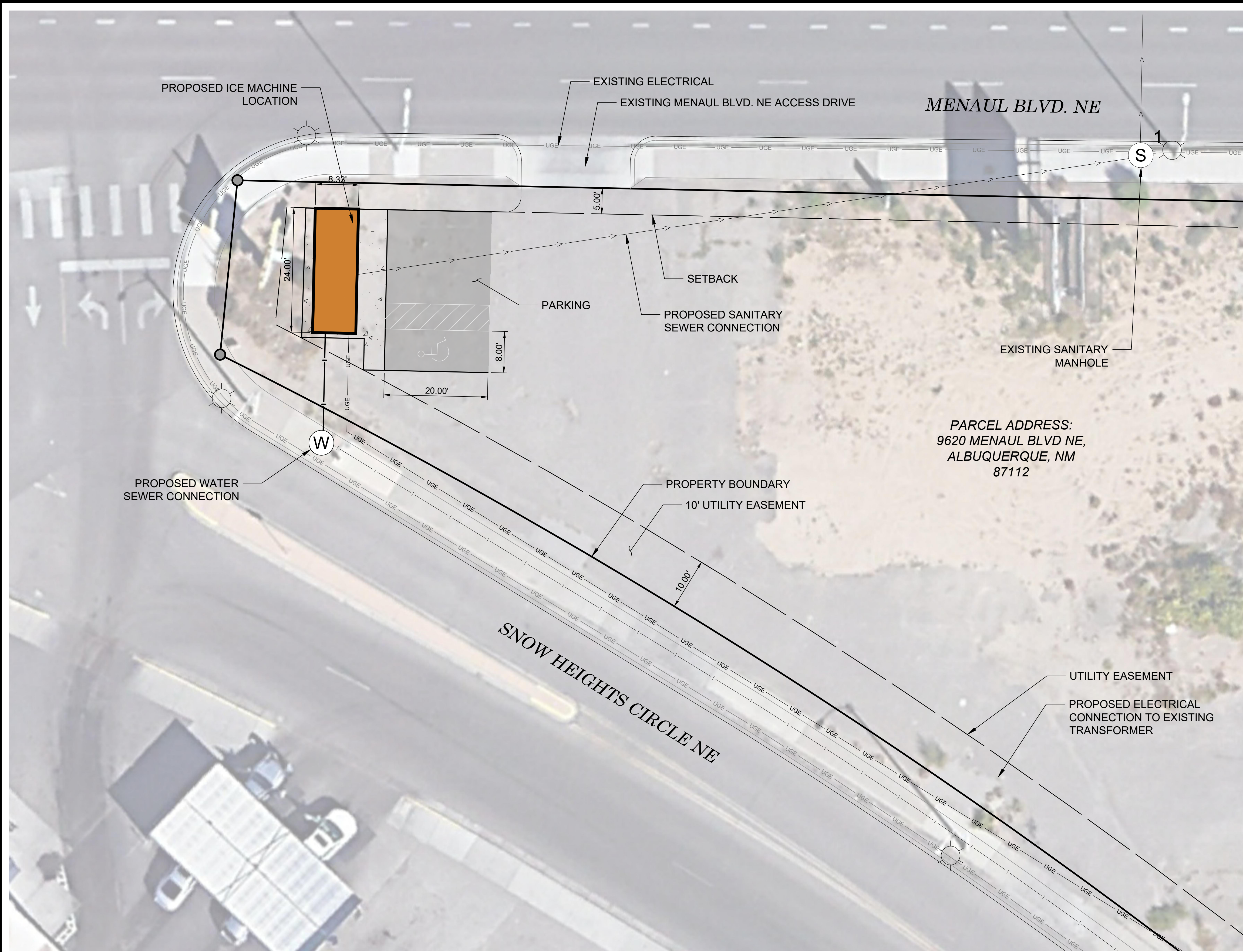
We are currently evaluating this location for the possible installation of a Twice the Ice ice and water vending machine at this location. Given the unique nature of this property (it is currently unused raw land), we are not clear if this would present issues or challenges in the building permit approval process. We would be grateful for any guidance you might provide – permitting, landscaping, transportation, etc. A photo of a machine that would be substantially similar to the one that would be installed is below for reference.

Kind regards,

David Kocon







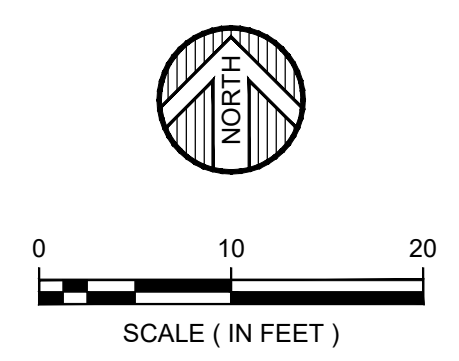
**SCOPE OF WORK:**  
INSTALL NEW UNOCCUPIED ICE VENDING MACHINE AT LOCATION SHOWN ON SITE PLAN. ICE MACHINE IS PRE-MANUFACTURE UNIT DELIVERED TO SITE. HOOKUPS INCLUDE, WATER, SEWER, AND ELECTRICAL SERVICE.

**DESIGN CRITERIA:**  
APPLICABLE CODE: INTERNATIONAL BUILDING CODE - 2015 UNIFORM PLUMBING CODE - 2015 UNIFORM MECHANICAL CODE - 2015 NEW MEXICO ELECTRICAL CODE - 2017 NEW MEXICO ENERGY CONSERVATION CODE - 2108

GROUP/OCCUPANCY: U  
NON SEPARATED USE  
TYPE OF BUILDING CONSTRUCTION: VB-(MODULAR PRE-MANUFACTURED BUILDING)  
BUILDING SQUARE FOOTAGE: 198 SQUARE FEET - 1 FLOOR  
ALLOWABLE AREA: 13,500 S.F.  
ACTUAL AREA: 198 S.F.  
OCCUPANT LOAD: N/A - UNOCCUPIED UNHEATED SPACE  
ALLOWABLE HEIGHT: 40 FEET  
ACTUAL HEIGHT: < 40 FEET  
PLUMBING FIXTURES NOT REQUIRED - UNOCCUPIED BUILDING  
FIRE SPRINKLERS: NONE  
LAND USE ZONING:  
LEGAL DESCRIPTION:  
ACRES: 1.7451  
UPC 101005704114431312  
SETBACKS: SIDE 10' / FRONT: 20'  
PARKING: ABQ ZONING CODE COMPLIANCE IS NOT TRIGGERED BY THE CONSTRUCTION OF AN ACCESSORY BUILDING  
LANDSCAPING: EXEMPTED FROM REQUIREMENTS AS AN ACCESSORY BUILDING

**PROPOSED CONSTRUCTION LINES**

	PROPERTY BOUNDARY
	UTILITY EASEMENT
	PROPOSED ELECTRIC
	SANITARY SEWER PROPOSED
	SANITARY SERVICE PROPOSED
	STORM SEWER PROPOSED
	STORM SEWER DRAIN TILE PROPOSED
	WATERMAIN PROPOSED
	WATERMAIN SERVICE PROPOSED



**NOT FOR CONSTRUCTION**

DATE: 11/15/2023	REVISIONS DESCRIPTION	BY
SCALE: 1"=10'		
DRAWN BY: ###		
CHECKED BY: ###		
JOB NUMBER: JER		
ICE MACHINE		
9620 MENAUL BLVD NE		
ALBUQUERQUE, NM 87112		
SHEET NO. L1.0		
SITE PLAN		