



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or 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)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

**BRIEF DESCRIPTION OF REQUEST**

Sketch Plat Review for Tracts 13-D-1 and A-1-C at Lands of Salazar Family Trust Et Al.

**APPLICATION INFORMATION**

Applicant/Owner: Titan Development		Phone: (505) 515-2925
Address: 6300 Riverside Plaza, Ste. 200		Email: bpatterson@Titan-Development.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Bohannan Huston Inc.		Phone: (505) 798-7945
Address: 7500 Jefferson St NE		Email: ypadilla@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner/ Developer	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.: Tracts 13-D-1 and A-1-C	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 100905425518040101, 100905437015540203
Zone Atlas Page(s): N-09-Z	Existing Zoning: R-1A & PD	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 885	Total Area of Site (Acres): 125.83 acres

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Unser Blvd SW | Between: Unser Blvd SW | and: 98th Street

**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: 05-24-2024
Printed Name: Yolanda Padilla Moyer	<input type="checkbox"/> Applicant or <input checked="" 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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- \_\_\_ 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) 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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- \_\_\_ 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 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**

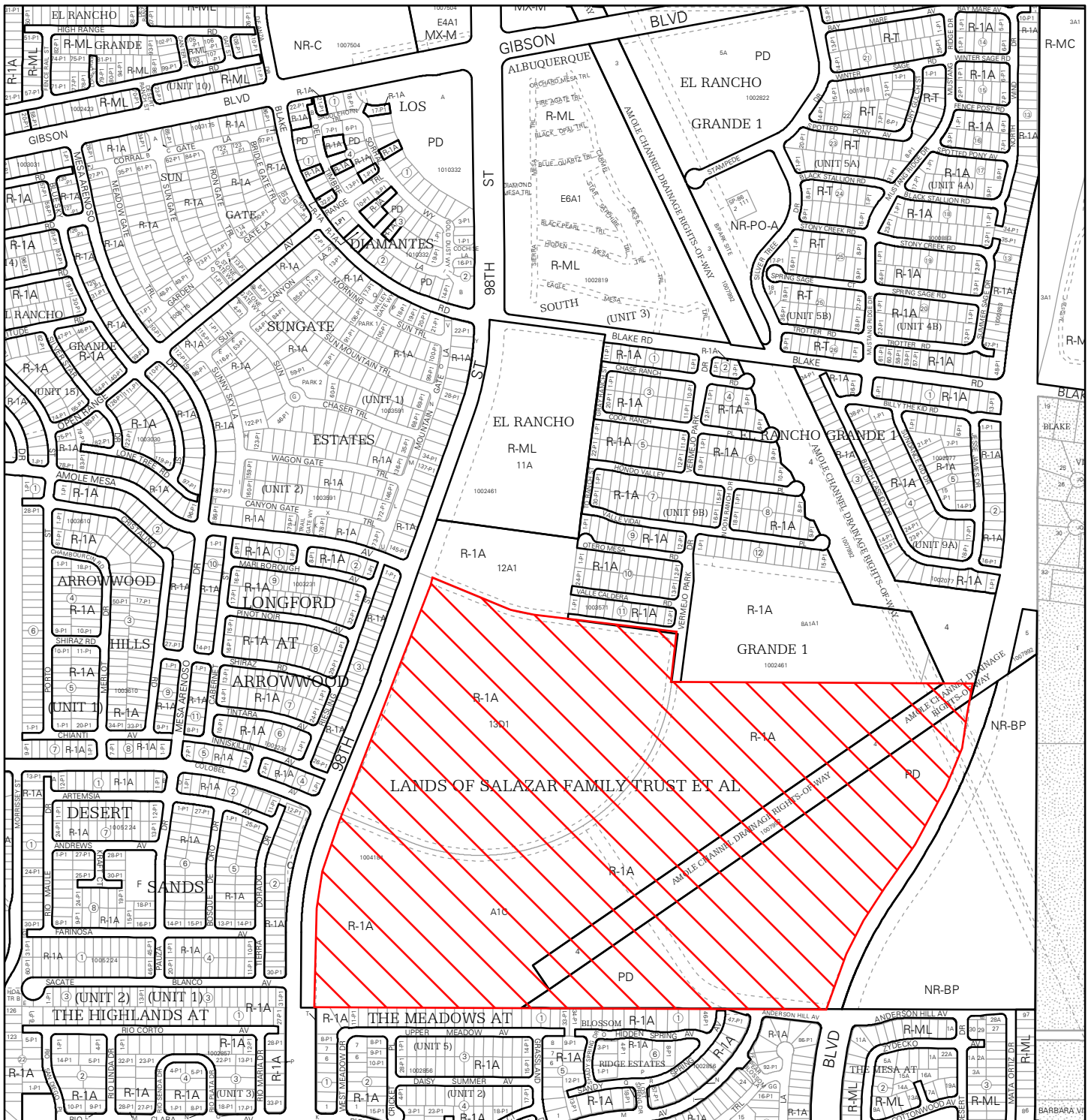
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- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 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](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 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

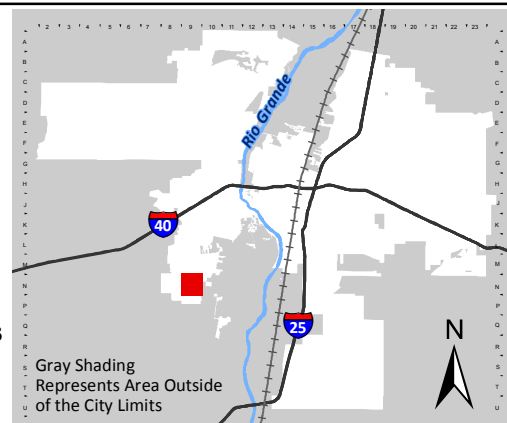


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









## 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:  
**N-09-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

May 24, 2024

Ms. Jolene Wolfley, DFT Chair  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Salazar Lands - Sketch Plat Submittal

Dear Ms. Wolfley:

Enclosed for Development Facilitation Team (DFT) sketch plat review and comment are copies of the following information:

- Development Facilitation Team (DFT) Application
- Form S3
- Zone Atlas page
- Copy of the Exhibit/sketch plat of site

This sketch plat is being presented to the Development Facilitation Team for the purpose of obtaining City review and comment. Tract 13-D-1 and A-1-C represents the residential development at Lands of Salazar Family Trust Et Al. and proposes approximately 885 single family residential lots on about 125 acres. Roadway right-of-way and pavement widths are indicated on the plan. This layout is not a final layout and it is understood that there are design elements that will be need updated to adhere to the IDO and DMP. This is only a conceptual plan to determine the maximum number of lots and to create a discussion point. The site will be designed and developed in multiple phases.

Here is a list of questions that we would like to discuss in the DFT hearing:

1. Are there any specific requirements or restrictions for accessing the subdivision from Unser Blvd? Can we add a full access intersection?
2. Will there be any necessary improvements or modifications to Unser Blvd & 98th St to accommodate the new subdivision, especially at the points of ingress and egress?
3. Are there any required infrastructure improvements along Anderson Hill Ave and Amole Mesa Ave?
4. Will a traffic impact analysis be required?

- a. Potential traffic management solutions?
  - b. Is this portion of Unser owned and maintained by the NMDOT or the COA.
5. Are there any previous submittals or request to the COA on this property?
  6. The site does have an archaeological area on it that we would like to deed that portion of the property to the City in the future. Any feedback that they City can provide on what this process could look like?
  7. We are aware there is an AMAFCA drainage ROW and FEMA floodplains on the site. We are currently working with AMAFCA in regards to the ROW. Are there any discussion points from Hydrology that we need to be aware of?
  8. We are in the process of submitting a Water/Sewer Availability to ABCWUA, the site drainage due east where this is a 27" SAS and in Anderson Hill as 12" line. Will we be able to drainage to the 12" line or are there any stubs available on the 27" line.
  9. The site is also located in two pressure zone (2WR and 1WR). There doesn't appear to be a water located in 98<sup>th</sup>. The water is assumed to be looped through the Unser waterline with there is both a 2WR and 1WR line and Amole Mesa/Vermiejo Park 2WR line. Will a there be a need for a PRV with this development?

Please schedule for the next appropriate DFT hearing. Please feel free to contact me at 823-1000 with questions or comments.

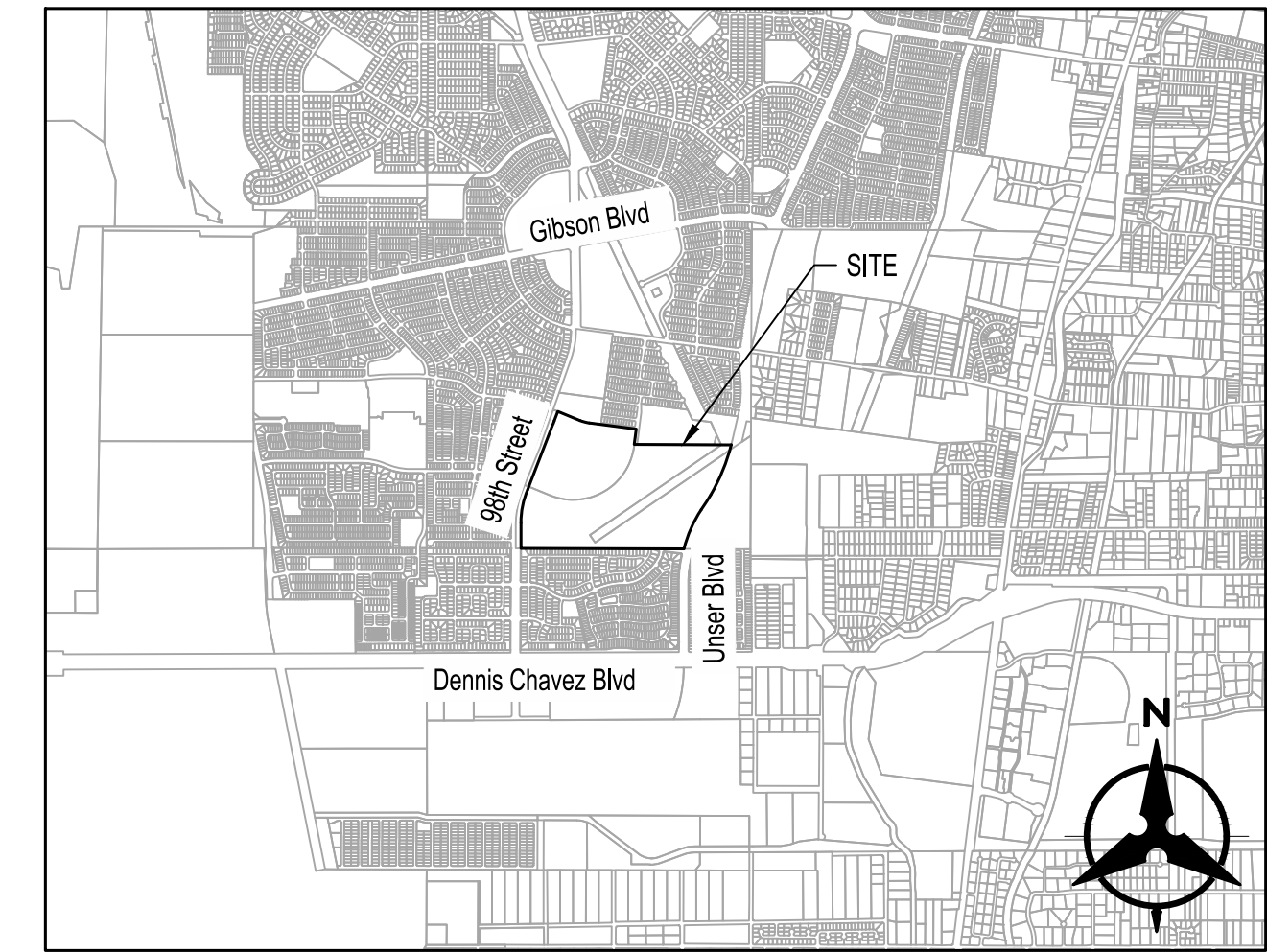
Sincerely,



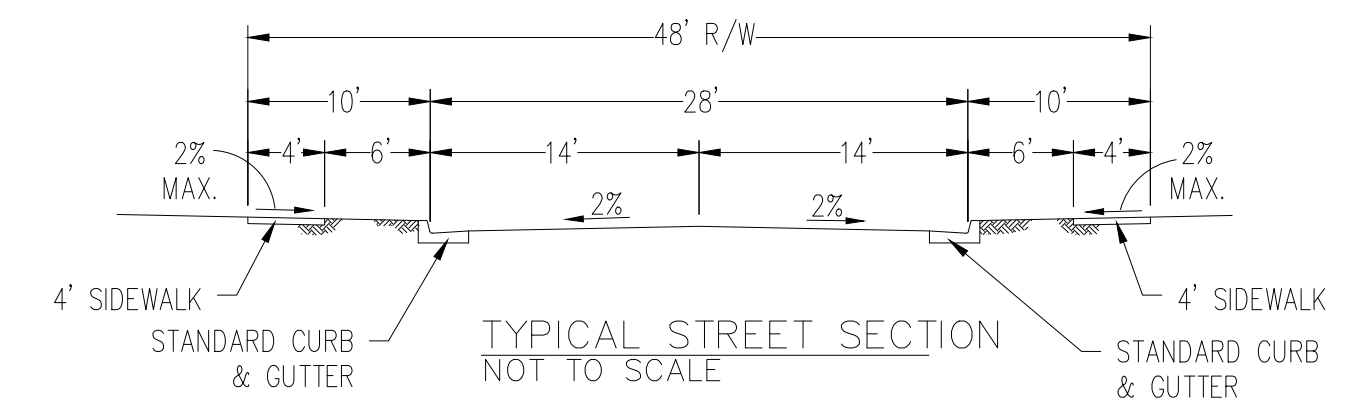
Yolanda Padilla Moyer, PE  
Vice President  
Community Development and Planning

YPM/cc  
Enclosures

cc: Brian Patterson, Titan Development  
Saiqa Susmita Mustari, BHI

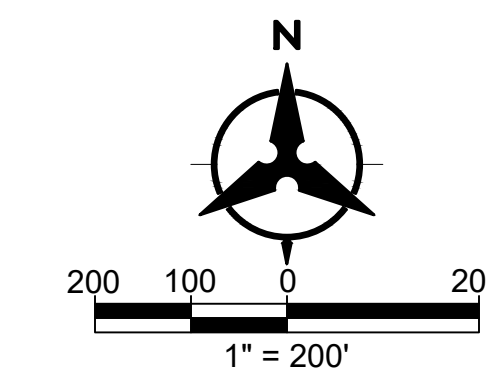


LOCATION MAP  
SCALE: 1" = 3000'



Subdivision Data:

- Existing Zone: R-1A & PD
- Proposed Development: Residential
- Proposed Acreage: approx. 125 ac
- Proposed Lots: 885+/-
- Lot Dimension: 40'x110'
- Minimum Lot Setbacks: 15' Front, 5' Side & 15' Back



SKETCH PLAT EXHIBIT

SALAZAR LANDS

DRAWN BY:	SS	DATE:	05/23/2024
CHECKED BY:	YPM	BHI PROJECT NO:	20250012
		SHEET NO.:	1 OF 1

The 23rd day of 2024, I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the foregoing plat and that it was prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Engineer in the State of Texas.