

From: NOREPLY_cabq@ipayment.com
Sent: Monday, June 3, 2024 11:22 AM
To: Yolanda Padilla Moyer
Subject: Payment Confirmation: 2024154002-30

You don't often get email from noreply_cabq@ipayment.com. [Learn why this is important](#)



Receipt

Your Reference Number:

2024154002-30

06/03/2024 11:20:15 AM

TRANSACTIONS

Building Permits, Business Registrations, Code Enforcement Permits and Planning Applications
2024154002-30-1 \$51.00

Name:
PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO
Customer Number:
CU81746006

Permit Information \$50.00

Permit Number:
PS-2024-00098
Permit Description:
PL002: Planning: Application Fee (Presubmittal)
Name:
PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO

Permit Information \$1.00

Permit Number:
PS-2024-00098
Permit Description:
TF001: Planning: Technology Fee Application (Presubmittal)
Name:
PL/SQL: NUMERIC OR VALUE ERROR: CHARACTER STRING BUFFER TOO

Mastercard Service Fee
2024154002-30-4 \$1.40

TOTAL AMOUNT:\$52.40

PAYMENT

Mastercard Credit Sale M \$51.00

Card Number:
*****1274

First Name:
Yolanda

Last Name:
Moyer

Mastercard Service Fee Credit Sale M \$1.40

Card Number:
*****1274

First Name:
Yolanda

Last Name:
Moyer

Payment Type:
credit

CE2024154002-30



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

June 5, 2024

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – June 4th

Link to access all files:

<https://sfftp.cabq.gov/link/bmOSQxY1CWE/>

1. [PR-2024-010446](#)

SI-2024-00774 – SITE PLAN DFT

Lot 5, Block 2, Unit 1, CLIFFORD WEST BUSINESS PARK zoned NR-BP, located at 8531 BLUEWATER RD NW between UNSER BLVD and OLIVER ROSS DR containing approximately 1.3065 acre(s). (K-10)

**REQUEST: Site Plan Amendment for new construction. 2,016 sq ft single story building and site improvements
IDO - 2022**

2. [PR-2023-009382](#)

[SI-2024-00739](#) – SITE PLAN DFT

Lot/Tract A-2, CIBOLA LOOP SUBDIVISION zoned MX-L, located at 10751 Cibola Loop NW between Ellison and Coors Blvd containing approximately 9.1379 acre(s). (A-13)

REQUEST: FBT requests approval of DFT package for permit for Cibola Loop Multigenerational Facility

[SKETCH PLAT 10-18-2023](#)

IDO -2022

3. [PR-2019-002134](#)

[SI-2024-00716](#) – SITE PLAN DFT

Tract A Block 12, Unit A, NORTH ALBUQUERQUE ACRES zoned MX-L, located on PALOMAS AVE NE between LOUISIANA BLVD NE and SAN PEDRO DR NE containing approximately 8.55 acre(s). (D-18)

REQUEST: Site plan - administrative (DFT) for the campus of Hope Christian high school. The scope includes new facilities, renovation of existing facilities, and associated site improvements to be completed in 5 phases. Please note: this is not a site plan amendment - see justification letter included in application for explanation of current status of property regarding previously applicable master plan which expired in 2013.

[SKETCH PLAT 3-20-2019](#)

IDO – 2022

4. [PR-2020-004596](#)

[SI-2024-00390](#) – SITE PLAN DFT *(3rd submittal)*

Lot 1 Block A Unit 17, Universe View Subdivision zoned MX-L, located on UNIVERSE BLVD NW between SPINNING BALLE AVE NW and ROSA PARKS RD NW containing approximately 2.936 acre(s). (D-10)

REQUEST: Commercial development with 2 buildings for general retail use. Total building area is 21,955 square feet.

IDO - 2022

5. [PR-2022-007153](#)

[SI-2024-00400](#) - SITE PLAN DFT *(2nd Submittal)*

Lot A-2, Stewart and Walker zoned NR-LM, located at 800 20TH ST NW between BELLAMAH AVE NW and MOUNTAIN RD NW containing approximately 2.0541 acre(s). (J-13)

REQUEST: DEMOLITION OF EXISTING 1-STORY WAREHOUSE BUILDING ON SUBJECT SITE AND CONSTRUCTION OF NEW 6-STORY BUILDING COMPRISED OF MULTI-FAMILY APARTMENT RESIDENCE WITH GROUND LEVEL COMMERCIAL SPACES

IDO: 2022

6. [PR-2023-009356](#)

[SI-2024-00758](#) – EPC SITE PLAN SIGN-OFF

Tract 5 Research Park Survey Sec 26 T10N R4E, zoned A-1, located on HISTORIC ROUTE 66/NM 330 containing approximately 63.0 acre(s). (L-23)

REQUEST: EPC SITE PLAN SIGN-OFF

IDO - 2022

7. [PR-2023-008619](#)

[SI-2024-00547](#) – EPC SITE PLAN SIGN-OFF (2nd Submittal)

TRACT A-2 BLK 2 MANDELL ADDN NO. 2 (REPLAT OF TRACT A BLK 2) AND EAST 50 FT OF LT 4 BLK 2 MANDELL ADDN NO. 2, zoned MX-M, located at 2601 SECOND ST NW between MENAUL NW and WOODLAND NW containing approximately 0.9379 acre(s). (H-14)

REQUEST: EPC SITE PLAN SIGN-OFF

IDO - 2022

8. [PR-2019-002118](#)

[VA-2024-00154](#) – TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

Tracts B and C, VOLTERRA VILLAGE zoned MX-M, located at 1601 DOMINO DR SE between MONACHOS RD SE and CICIDA RD SE containing approximately 2.1986 acre(s). (M-21)

REQUEST: Temporary deferral of sidewalk construction

IDO - 2022

9. [PR-2022-006579](#)

[SD-2024-00093](#) – AMENDMENT TO INFRASTRUCTURE LIST

Tract 6, PLAT OF THE HIGHLANDS zoned MX-M, located at 1301 Central Ave NE containing approximately 2.85 acre(s). (K-15)

REQUEST: Approval for an Amendment to the approved Infrastructure List

IDO - 2022

10. [PR-2024-010438](#)

[PS-2024-00098](#) – SKETCH PLAT

Tracts 13-D-1 and A-1-C, zoned R-1A & PD, located on UNSER BLVD SW and 98th ST containing approximately 125.83 acre(s). (N-09)

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

IDO - 2022

11. [PR-2024-010437](#)

[PS-2024-00097](#) – SKETCH PLAT

Lot 1-10 & 27-38, Block 7, EST CENTRAL BUSINESS ADDITION zoned L-21, located on CENTRAL AVE between SHIRLEY ST and SOUTHERN containing approximately 3.2 acre(s). (L-21)

REQUEST: Review of Site Plan for a new Fire Station #12 by the DFT prior to submittal of a NR-SU Zone Map Amendment and associated Site Plan application to the EPC.

IDO - 2022

12. [PR- 2019-002573](#)

[PS-2024-00096](#) – SKETCH PLAT

Lots 3 & 4, Tract 1, Block 17, Unit 3, NORTH ALBUQUERQUE ACRES zoned R-1D, located on GLENDALE AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 1.7728 acre(s). (B-20)

REQUEST: Subdivide two lots into three lots

IDO - 2022

13. [PR-2024-010421](#)

[PS-2024-00095](#) – SKETCH PLAT

TRACT 29B AND 30B except portion out to R/W AND TRACT 30A MR.R.G.C.D. MAP 34 CONT .5300 AC zoned R-A, located at 2203 CANDELARIA RD NW between MANCHESTER DR and RIO GRANDE BLVD containing approximately 0.27696 acre(s). (G-13)

REQUEST: Combine Tracts 29-B and 30-A into one (1) lot.

IDO - 2022

14. [PR-2022-006532](#)

[PS-2024-00094](#) – SKETCH PLAT

Lots 23 & 24, Block 56 zoned R1-A, located at 718 10th ST SW between STOVER and 10th ST containing approximately 0.1395 acre(s). (K-13)

REQUEST: Replat existing two lots into 3 lots with one lot for existing house: 50'x55', the rest of lots split into two lots evenly: 50'x43'.

IDO - 2022

15. [PR-2024-010352](#)

[PS-2024-00092](#) – SKETCH PLAT

N. ½ Tract 43 Less Easterly 9 zoned R-A, located at 2827 RIO GRANDE BLVD between CAMPBELL RD NW and ORO VISTA RD NW containing approximately 1.235 acre(s). (G-12)

REQUEST: Sketch Plat/Plan for Review and comment

IDO - 2022



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 SP & P2) | | PRE-APPLICATIONS | |
| <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) | | APPEAL | |
| <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. | | | |
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| 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): Bohannon 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 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 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) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

☐ **EXTENSION OF THE IIA FOR 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 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 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

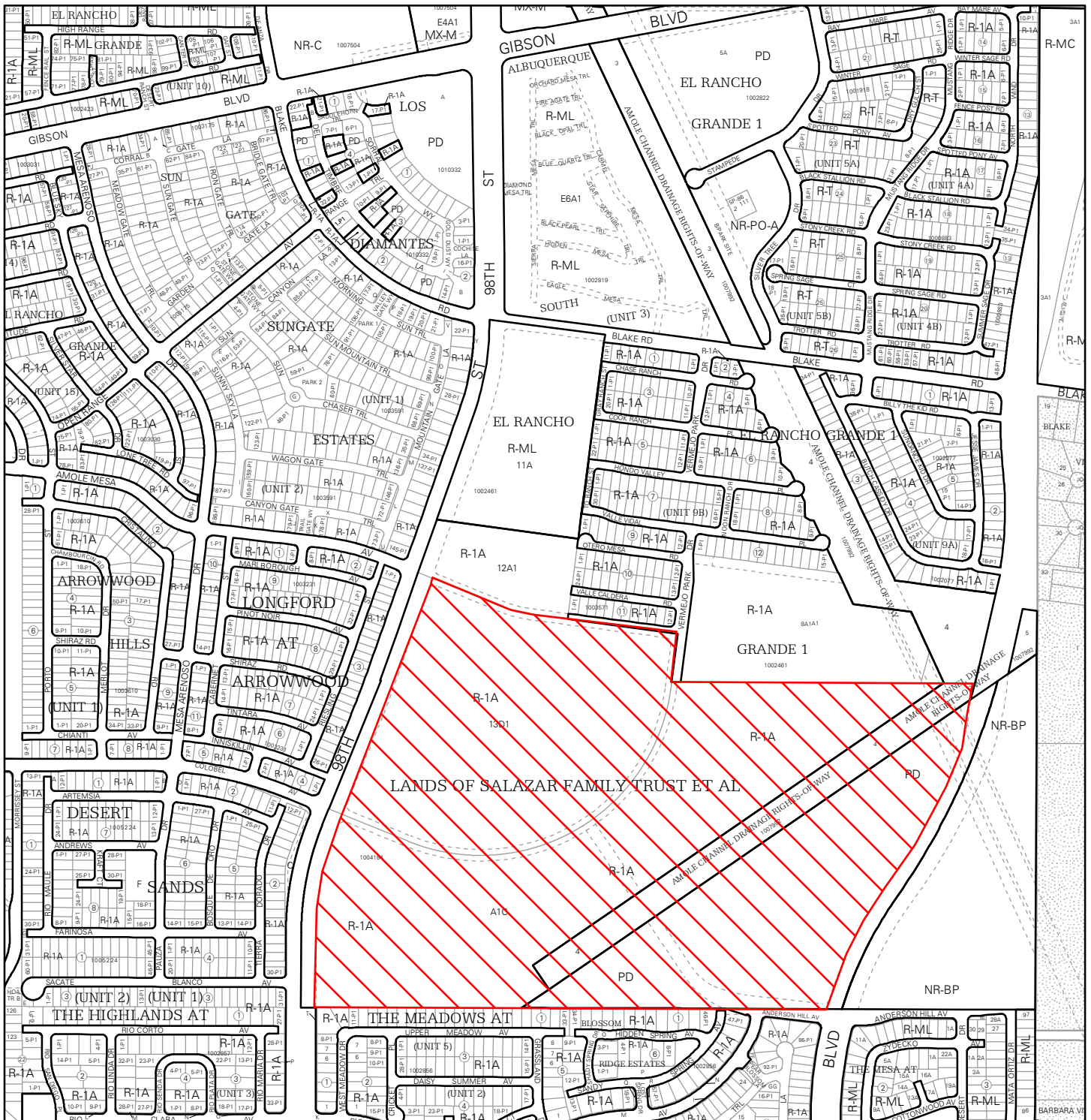
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

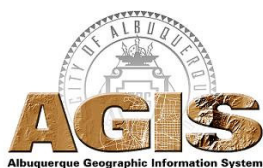
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 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

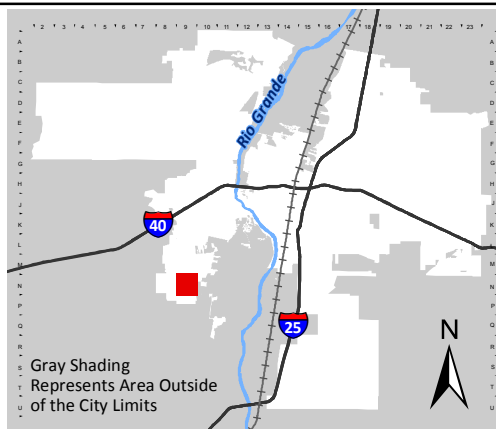


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

May 24, 2024

Ms. Jolene Wolfley, DFT Chair
City of Albuquerque
Planning Department
600 2nd 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 98th. 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

