



Effective 11/16/2023

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 SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Create 3 lots from 2 existing lots; granting a public utility easement, private ingress/egress easement, private water and sewer easement		
APPLICATION INFORMATION		
Applicant/Owner: Ismael and Martha Aragon		Phone:
Address: 6100 Eucariz Ave SW		Email:
City: Albuquerque	State: NM	Zip: 87121
Professional/Agent (if any): ARCH+PLAN Land Use Consultants LLC		Phone: 505-980-8365
Address: P.O. Box 25911		Email: arch.plan@comcast.net
City: Albuquerque	State: NM	Zip: 87125
Proprietary Interest in Site: OWNERS	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts 317-A-1-A & 317-A-1-B	Block:	Unit: 3
Subdivision/Addition: Town of Atrisco Grant	MRGCD Map No.:	UPC Code: see below
Zone Atlas Page(s): L-11	Existing Zoning: R-1C	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 3	Total Area of Site (Acres): 1.4996
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 6100 Eucariz Ave	Between: Bataan Dr	and: Yerba Rd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
none		
UPC #'s: 1-011-056-122-429-204-20 / 1-011-056-139-428-204-18		
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: 6-19-2024	
Printed Name: Derrick Archuleta	<input type="checkbox"/> Applicant or <input checked="" 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

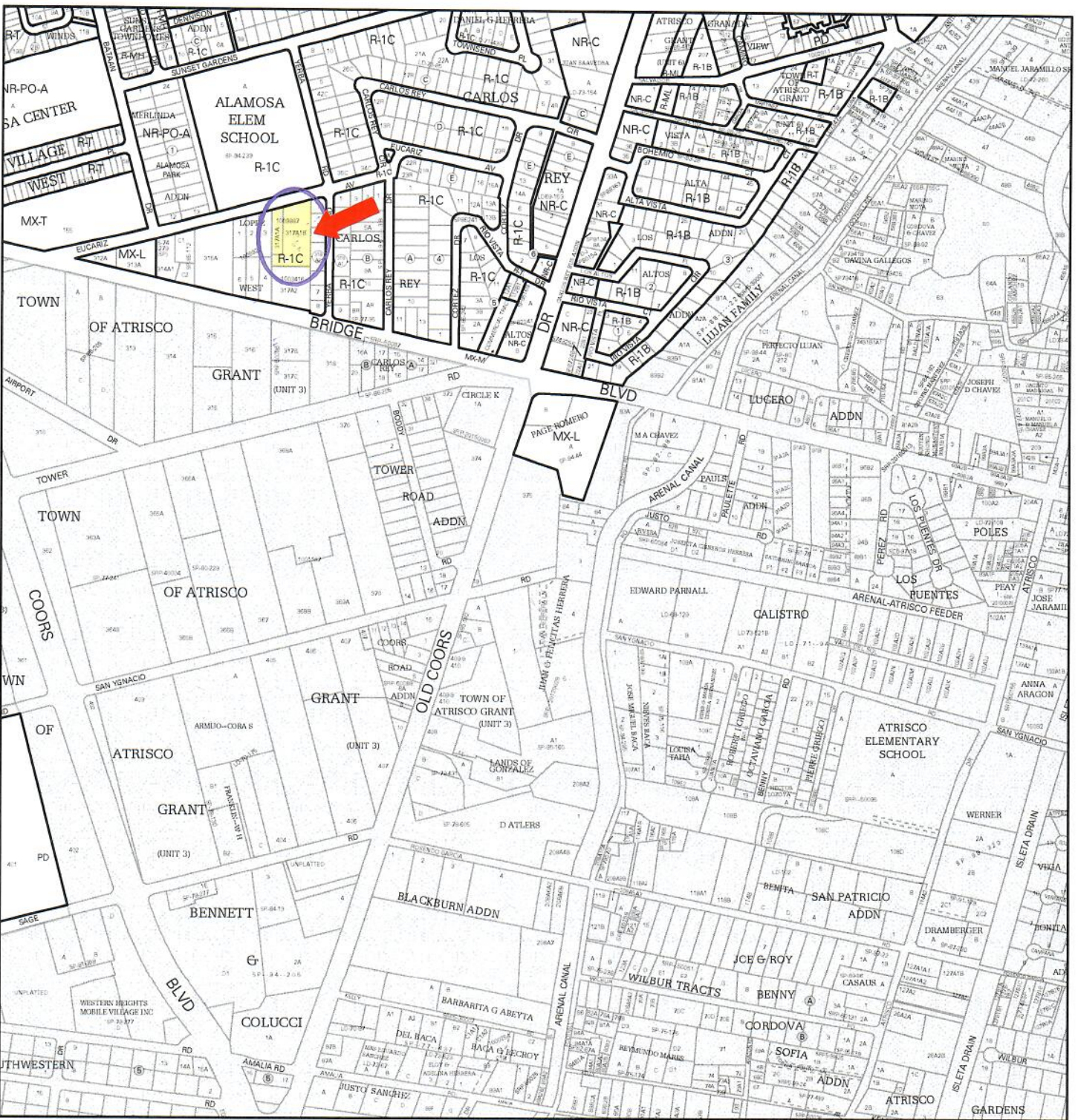
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

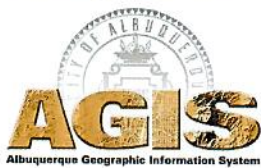
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

- 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

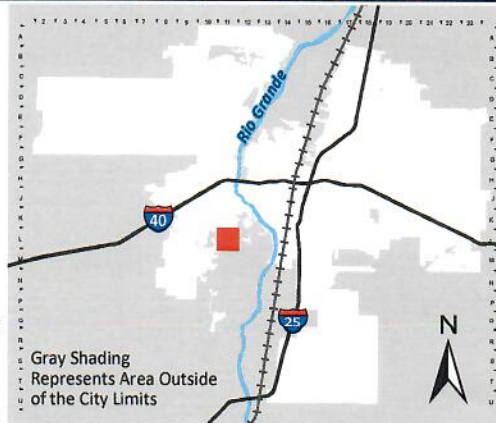


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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:
L-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



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 19, 2024

Development Facilitation Team
City of Albuquerque
600 2nd St NW
Albuquerque NM

RE: TRACTS 317-A-1-A & 317-A-1-B, TOWN OF ATRISCO GRANT UNIT 3

Development Facilitation Team:

I would like to request Sketch Plat review and DFT comments for a minor subdivision for the above mentioned property.

The property owner would like to create three (3) lots from the two (2) existing lots from existing Tracts 317-A-1-A and 317-A-1-B, Town of Atrisco Grant Unit 3. Proposed Tract 317-A-1-A-1 is to be 0.4398± net acres, Tract 317-A-1-B-1 at 0.7797± net acres and Tract 317-A-1-B-2 at 0.2801± net acres on property zoned R-1C (Single Family – Large Lot) on a total of 0.14996± acres.

The site is currently developed with one single family residences on proposed Tract 317-A-1-B-1. The request also includes the granting of three (3) easements as follows: 10 foot public utility easement, 22 foot private ingress/egress easement and a 22 foot private water and sewer easement for the benefit of Tract 317-A-1-B-2 including maintenance responsibilities.

The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the Southwest Mesa Community Planning Area.

Thank you for your time and consideration of the proposed application.

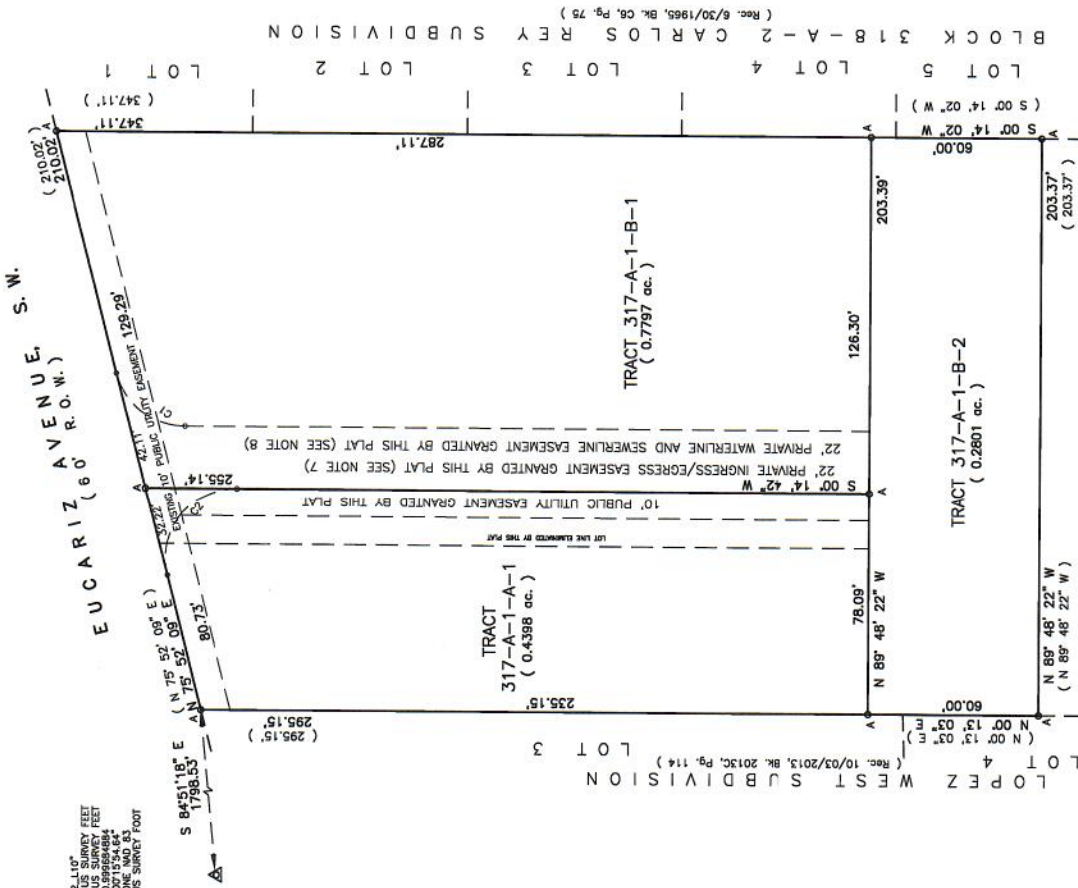
Sincerely,



Derrick Archuleta, MCRP
Principal

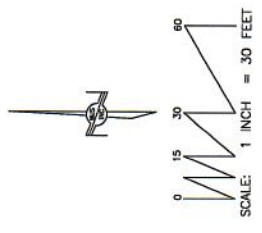
PLAT OF
**TRACTS 317-A-1-A-1, 317-A-1-B-1
 AND 317-A-1-B-2**
TOWN OF ATRISCO GRANT UNIT 3
 A REPLAT OF TRACTS 317-A-1-A AND 317-A-1-B
 TOWN OF ATRISCO GRANT UNIT 3
 WITHIN PROJECTED SECTION 26, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

COUNTY CLERK RECORDING LABEL HERE



ACS MONUMENT "Z", L1C"
 X=1,502,323.077 US SURVEY FEET
 Y=1,480,987.887 US SURVEY FEET
 C=1,480,987.887 US SURVEY FEET
 Mapping Angle: -021524.84"
 ELEV: 5280.00 US SURVEY FOOT
 NAVD 88

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	33.00'	75° 37' 27"	N 38° 03' 25" E	30.65'
C2	25.00'	45.34'	104° 22' 33"	N 51° 56' 34" W	39.50'



o FOUND/SET MONUMENT LEGEND:
 A: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J SCALE: FILE NO.
 CHECKED: T D J 1" = 30' SP-7-01-2023
 DRAWING NO. SP7072023.DWG 28 AUG 2023 SHEET 2 OF 2

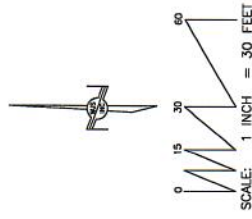
RECORDING INFORMATION FOR COUNTY CLERK
 OFFICE: PROGRAM DEVELOPMENT & MAINTENANCE
 OFFICE: 101100513542820418
 OFFICE: 101100513542820418
 TOWN OF ATRISCO GRANT UNIT 3

PLAT OF
**TRACTS 317-A-1-A-1, 317-A-1-B-1
 AND 317-A-1-B-2**
TOWN OF ATRISCO GRANT UNIT 3

A REPLAT OF TRACTS 317-A-1-A AND 317-A-1-B
 TOWN OF ATRISCO GRANT UNIT 3
 WITHIN PROJECTED SECTION 26, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2023

EXISTING CONDITIONS

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	33.00'	75° 37' 27"	N 38° 03' 25" E	30.65'
C2	25.00'	45.54'	104° 22' 35"	N 51° 56' 34" W	39.50'

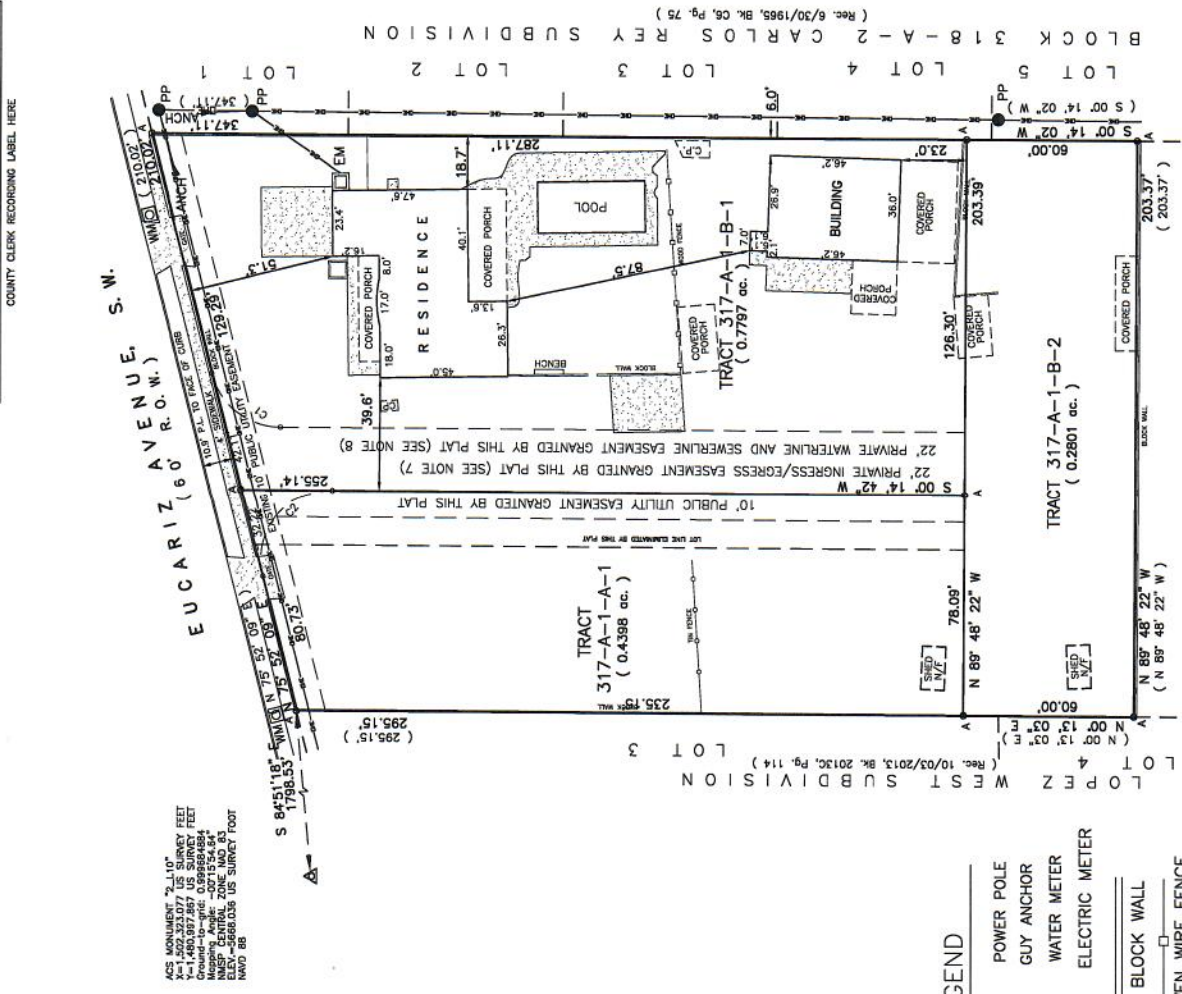


o FOUND/SET MONUMENT LEGEND:
 A: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"

WAYJOHN SURVEYING INC.

1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J
 CHECKED: T D J
 SCALE: 1" = 30'
 FILE NO. SP-7-01-2023



ACS MONUMENT "Z-110"
 2x1,500x232.07' US SURVEY FEET
 2x1,480x197.89' US SURVEY FEET
 2x1,480x197.89' US SURVEY FEET
 Mapping Angle: -0°11'54.84"
 ELEV: 5668.035 US SURVEY FOOT
 NW0 88

LEGEND

- PP POWER POLE
- ▲ ANCH GUY ANCHOR
- ◻ WM WATER METER
- ◻ EM ELECTRIC METER
- BLOCK WALL
- WOVEN WIRE FENCE
- OVERHEAD ELECTRIC LINES

TRACT 317-A-2
 TOWN OF ATRISCO GRANT UNIT 3
 (Rec. 9/01/2004, Bk. 2004C, Pg. 270)

COUNTY CLERK RECORDING LABEL HERE

WEST SUBDIVISION (Rec. 10/03/2013, Bk. 2013C, Pg. 114)
 LOT 4
 LOT 3
 LOT 2
 LOT 1
 BLOCK 318-A-2 CARLOS REY SUBDIVISION (Rec. 6/30/1965, Bk. C6, Pg. 75)

February 29, 2024

Chair
Eric C. Olivas
County of Bernalillo
Commissioner, District 5

Vice Chair
Louie Sanchez
City of Albuquerque
Councilor, District 1

Barbara Baca
County of Bernalillo
Commissioner, District 1

Joaquin Baca
City of Albuquerque
Councilor, District 2

Adriann Barboa
County of Bernalillo
Commissioner, District 3

Klarissa Peña
City of Albuquerque
Councilor, District 3

Timothy M. Keller
City of Albuquerque
Mayor

Ex-Officio Member
Gilbert Benavides
Village of Los Ranchos
Board Trustee

Executive Director
Mark S. Sanchez

Website
www.abcwua.org

Ismael and Martha Aragon
6100 Eucariz SW
Albuquerque, NM 87121

RE: Water and Sanitary Sewer Availability Statement #231215
Project Name: Aragon new TR 317-A-1-B-2
Project Address: 6100 Eucariz Avenue SW
Legal Description: Tracts 317-A-1-A and 317-A-1-B, Town of Atrisco Grant, Unit 3.
UPC: 101105613942820418 and 101105612242920420
Zone Atlas Map: L-11

Dear Mr. and Mrs. Aragon:

Project Description: The subject site is located along Eucariz Avenue, east of Bridge Boulevard, within the City of Albuquerque. The proposed development consists of approximately 1.5 acres and the property is currently zoned R-1C for single family residential. The property lies within the Pressure Zone 1W in the Atrisco Trunk.

The Request for Availability indicates plans to create three lots from two existing lots resulting in, Tract 317-A-1-A-1, Tract 317-A-1-B-1, and Tract 317-A-1-B-2. Service is requested for proposed Tract 317-A-1-B-2. Proposed Tract 317-A-1-B-1 has existing, active water and sewer service and Proposed Tract 317-A-1-A-1 is not developed.

Existing Conditions:

Water infrastructure in the area consists of the following:

- Ten-inch PVC distribution line (project #26-3824.90-96) along Eucariz Avenue.

Sanitary sewer infrastructure in the area consists of the following:

- Eight-inch PVC sanitary sewer collector (project #26-3824.90-96) along Eucariz Avenue.

Water Service: New metered water service to the property can be provided via routine connection to the existing ten-inch distribution main along Eucariz Avenue. The engineer is responsible for determining pressure losses and sizing the service line(s) downstream of the public water line to serve the proposed development.

Service is also contingent upon compliance with the Fire Marshal's instantaneous fire flow requirements. Water service will not be sold without adequate fire protection. Water service will only be sold in conjunction with sanitary sewer service. Each legally platted property shall have individual, independent water services. No property shall share a water service with any other property.

Proposed Tract 317-A-1-B-1 has an existing service through proposed Tract 317-A-1-A-1. This service shall be relocated such that the service does not extend through proposed Tract 317-A-1-A-1. It is recommended that the service for proposed Tracts 317-A-1-B-1 and 317-A-1-B-2 should be located in a dual meter box in line with the

proposed, private water and sewer line easement to mitigate trench width. Separate water service easements shall be granted for Tracts 317-A-1-B-1 and 317-A-1-B-2.

Existing service lines and fire lines that will not be utilized are to be removed by shutting the valve near the distribution main. For fire lines, the line shall be capped near the public valve and valve access shall be grouted and the collar removed.

Non-Potable Water Service: Currently, there is no non-potable infrastructure available to serve the subject property.

Sanitary Sewer Service: New sanitary sewer service can be provided via routine connection to the existing eight-inch collector along Eucariz Avenue. Separate sanitary sewer service easements shall be granted for Tracts 317-A-1-B-1 and 317-A-1-B-2.

No property shall share a private sewer service with any other property. The engineer is responsible for sizing the service line(s) upstream of the public sanitary sewer line to serve the proposed development.

Fire protection: A standard fire hydrant flow of 1,000 gallons-per-minute has been applied to the existing infrastructure. As modeled using InfoWater™ computer software, the fire flow can be met. The analysis was performed by simulating the required fire flow at hydrant 35.

All new required hydrants as well as their exact locations must be determined through the City of Albuquerque Fire Marshal's Office and verified through the Utility Development Office prior to sale of service.

Cross Connection Prevention: Approved dual check valves shall be inserted on all water services within pressure zones 0W, 1W, and 1E.

Any residential premises having existing private wells and who desire to connect to the public water system shall have two options as follows:

1. Customers shall permanently abandon the use of private wells by cutting and capping the well line as accepted by the Water Authority prior to connecting to the public water system; or
2. Customers who choose to maintain their private wells for irrigation purposes, shall completely sever the private well from the premises' potable plumbing system with no valves or means of connecting back into the premises' potable plumbing system unless a reduced pressure principal backflow prevention assembly approved by the Water Authority is installed at the terminal end of the water service from the public water system (e.g., service connection).

Contact Cross Connection at (505) 289-3465, for Gilbert Paris, or (505) 289-3454, for James Baca for more information.

Easements and Property: Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated Rights-of-Way. A minimum width easement of 20 feet is required for a single utility and 25 feet for water and sewer both within the same easement. Easements for standard-sized water meters need to be five feet by five feet and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35-foot by 35-foot easement is required. Actual easement widths may vary depending on the depth of the lines to be installed. Acceptable easements must be documented prior to approval of service. A Warranty Deed shall be required when a property will be

transferred to the Water Authority for the installation of facilities to be owned by the Water Authority such as pump stations, reservoirs, wells, lift stations, or any other facility.

The Water Authority shall be granted perpetual, exclusive easement(s) in gross for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

Pro Rata: Pro Rata is not owed and the property can utilize the services available upon completion of the requirements of this statement to connect to water and sanitary sewer.

Design and Construction: The design and construction of all required improvements will be at the developer/property owner's expense. Improvements must be coordinated through the Water Authority Connection Permit process. Construction must be performed by a licensed (GF9 or GF98) and bonded public utility contractor.

Utility Expansion Charge (UEC): In addition to installation and construction costs, any new metered water services will be subject to both water and sanitary sewer Utility Expansion Charges (UEC) payable at the time of service application. All charges and rates collected will be based on the ordinances and policies in effect at the time service is actually requested and authorized. Per the Rate Ordinance, each customer classification on the same premise requires a separate meter. Contact Customer Service at (505) 842-9287 (option 3) for more information regarding UECs.

Water Use: All new development shall be required to meet the standard water usage of 180 gallons per household per day which is equivalent to 75 gallons per capita per day. Where available, outdoor water usage shall utilize reclaimed water.

Closure: This availability statement provides a commitment from the Water Authority to provide services to the development, as long as identified conditions are met. It will remain in effect for a period of one year from the date of issue and applies only to the development identified herein. Its validity is, in part, contingent upon the continuing accuracy of the information supplied by the developer. Changes in the proposed development may require reevaluation of availability and should be brought to the attention of the Utility Development Section of the Water Authority as soon as possible.

Please feel free to contact Mr. Kristopher Cadena in our Utility Development Section at (505) 289-3301 or email at kcadena@abcwua.org if you have questions regarding the information presented herein or need additional information.

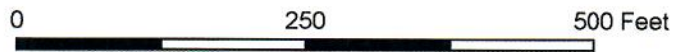
Sincerely,



Mark S. Sanchez
Executive Director

Enclosures: Infrastructure Maps f/ Availability Statement #231215

231215 - Water



Legend



Hydrant



Project Location

Water Pipe

Subtype

Distribution Line

Hydrant Leg

Fire Flow Analysis Points



Analysis Point - Existing Hydrant (1)

--- General Map Keyed Notes

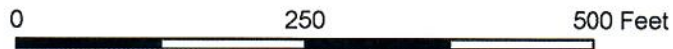
1 - Lot lines to be created

2 - Lot lines to be eliminated



Water Utility Authority

231215 - Sanitary Sewer



Legend

-  Sewer Manhole
-  Project Location
- Sewer Pipe**
- Subtype**
-  COLLECTOR
-  --- General Map Keyed Notes
- 1 - Lot lines to be created 
- 2 - Lot line to be eliminated 

