



**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)	
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Consolidation of Tracts 6 and 7		
<b>APPLICATION INFORMATION</b>		
Applicant/Owner: 98th & I-40 Land LLC / Titan Property Management LLC		Phone: (505)345-4250 ex 6530
Address: 6300 Riverside Plaza LN NE Suite 200		Email: jsolomon@highmesacg.com
City: Albuquerque	State: NM	Zip: 87120
Professional/Agent (if any): Bohannon Huston, Inc.		Phone: (505)823-1000
Address: 7500 Jefferson St NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tracts 6 and 7	Block:	Unit: 5
Subdivision/Addition: Plat of Tracts 1 Thru 12 Avalon Subdivision	MRGCD Map No.:	UPC Code: 100905721949920503 & 100905725450510402
Zone Atlas Page(s): J-09-Z and K-09-Z	Existing Zoning: NR-BP	Proposed Zoning NR-BP
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 29.0643 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Los Volcanes Rd NE	Between: Daytona Rd NW	and: 94th St NW
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR-2024-0101629/PS-2024-00118, 1008585, 1009438, and 1009982		
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: November 27, 2024
Printed Name: Michael Balaskovits, PE		<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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- \_\_\_ 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](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) 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**

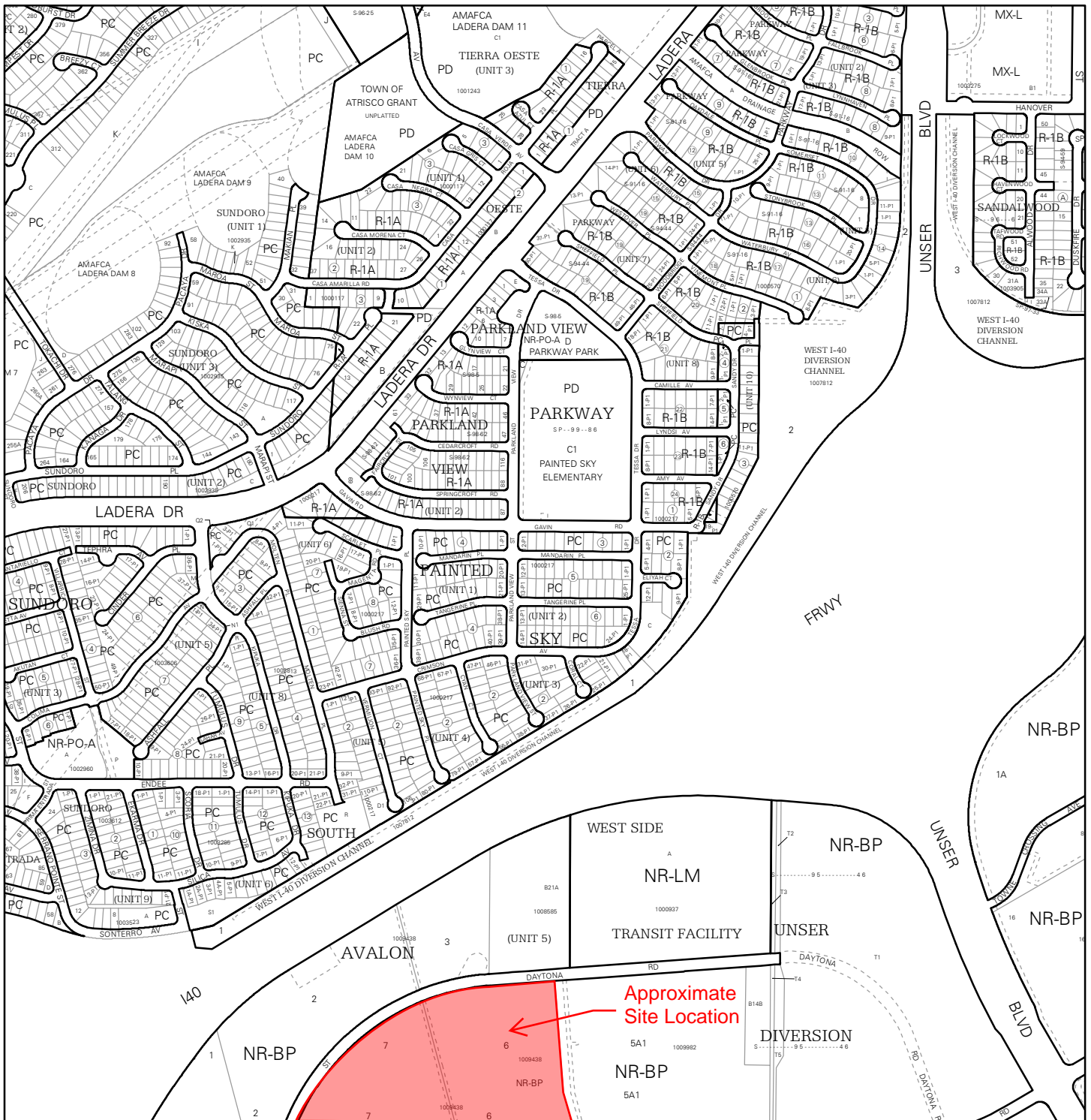
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

- 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
- N/A 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

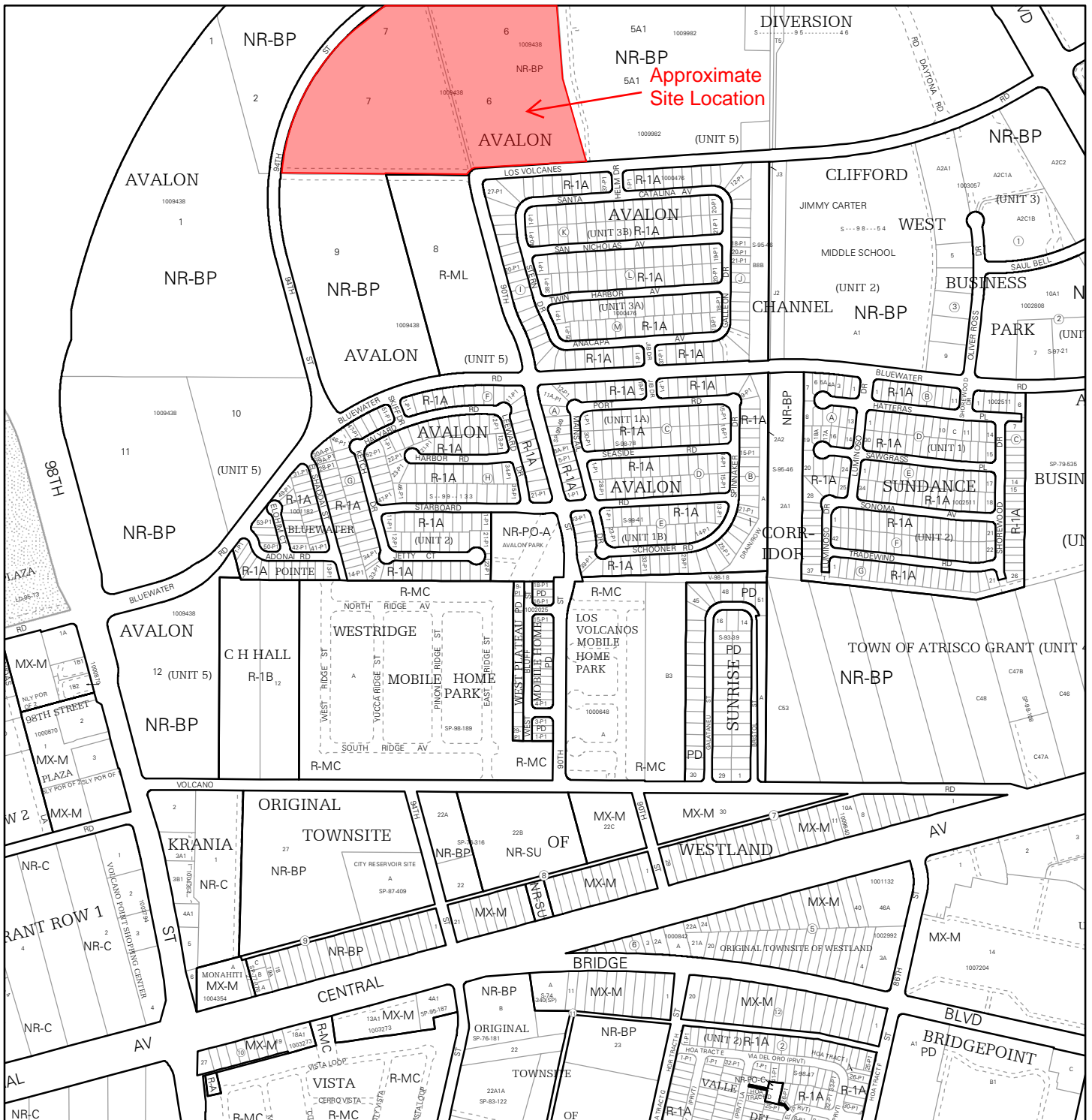
**IDO Zoning information as of May 17, 2018**  
The Zone Districts and Overlay Zones  
are established by the  
**Integrated Development Ordinance (IDO).**

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**J-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



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:  
**K-09-Z**

Legend:

- 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

December 2, 2024

Development Facilitation Team  
Planning Department  
415 Silver Ave SW  
Albuquerque, NM 87102

Re: Submittal for Sketch Plat – Consolidation Plat of Tracts 6 and 7 (Avalon Subdivision Unit 5)  
PR-2024-010269

Dear DFT,

Bohannon Huston Inc. is submitting a sketch plat to be heard on December 11<sup>th</sup>, 2024, at the next DFT meeting. This Sketch Plat was previously heard on 7/24 for the purpose to consolidate Tracts 6 and 7 of the above-mentioned site. In addition to this consolidation, we also anticipate to vacate seven easements. The easements consist of an ABCWUA 30' waterline easement, two (2) Temporary Slope Easements, a Temporary Blanket Drainage Easement, a Temporary Drainage Easement, a Turnaround and Access Easement, and a 30' Utility Easement. The attached exhibit shows the location of these easements. These easements are either in the way of construction or will no longer serve a purpose with the consolidation of the two tracts and the new development.

Sincerely,



Michael Balaskovits, PE  
Senior Vice President  
Community Development and Planning

MJB/kdl  
Enclosures

**KEYED NOTES**

**ON SITE EASEMENT**

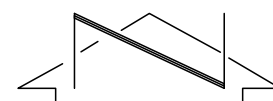
- 1 AN ABCUWA 30' WATERLINE EASEMENT BY THE DOCUMENTS FILED 03-02-2016, DOCUMENT #2016019764. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 2 TEMPORARY SLOPE EASEMENT AGREEMENT BY THE DOCUMENTS FILED 03-02-2016, DOCUMENT #2016019762. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 3 TEMPORARY BLANKET DRAINAGE EASEMENT BY THE DOCUMENTS FILED 07-06-2015, DOCUMENT #2015057689. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 4 TEMPORARY DRAINAGE EASEMENT BY THE DOCUMENTS FILED 08-21-2014, DOCUMENT #2014065922. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 5 TURNAROUND AND ACCESS EASEMENT BY THE DOCUMENTS FILED 05-19-2022, DOCUMENT #2022049119. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 6 10' PNM EASEMENT BY THE DOCUMENTS FILED 07-10-2023, DOCUMENT #2023042275.
- 7 10' PNM EASEMENT BY THE DOCUMENTS FILED 07-10-2023, DOCUMENT #2023042276.
- 8 150' TEMPORARY SLOPE EASEMENT GRANTED BY THE PLAT FILED 05-22-2014, DOCUMENT #2014040949. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 9 30' UTILITY EASEMENT RETAINED BY THE CITY OF ALBUQUERQUE PER THE PLAT FILED 05-22-2014, DOCUMENT #2014040949. **TO BE VACTED WITH THE FILLING OF THIS PLAT.**
- 10 5' UTILITY EASEMENT BY THE DOCUMENTS FILED 06-07-1963, BK D696, PG 352. DOCUMENT NOT FOUND, SHOWN IN APPROXIMATE LOCATION PER PLAT FILED 05-22-2014, DOCUMENT #2014040949.

**OFF SITE EASEMENT**

- 11 30' UTILITY EASEMENT RETAINED BY ABCWUA PER THE PLAT FILED 05-22-2014, DOCUMENT #2014040949.
- 12 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT FILED 07-24-2014, BK 2014C, PG 74.
- 13 10' PNM EASEMENT BY DOCUMENT FILED 07-10-2023, DOC. NO. 2023042276.
- 14 TEMPORARY DRAINAGE EASEMENT BY DOCUMENT FILED 03-02-2016, DOC. NO. 2016019763.
- 15 GRANT OF EASEMENT BY DOCUMENT FILED 08-16-2017, DOC. NO. 2017079142.

**MONUMENTS**

- A FOUND #5 REBAR, NO CAP
- B FOUND #5 REBAR, NO CAP (BENT)
- C FOUND #5 REBAR, NO CAP (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NMPS 15075"
- D SET #5 REBAR W/CAP STAMPED "NMPS 15075"



SCALE: 1" = 100'



N: 1,486,595.78  
E: 1,493,528.69  
NM CENTRAL ZONE  
(NAD 83)

NEW MEXICO CENTRAL ZONE-NAD 83  
A.G.R.S. STA. "8-K9 1989"  
X=1,492,463.77 U.S. SURVEY FEET  
Y=1,484,994.64 U.S. SURVEY FEET  
COMBINED FACTOR=0.99967733415  
DELTA ALPHA=-00'17"03.21"  
ELEV=5,250.17 U.S. SURVEY FEET (NAVD 88)



6010-B Midway Park Blvd. NE, Albuquerque, NM 87109  
P:505.345.4250 [highmesacg.com](http://highmesacg.com) | [bowman.com](http://bowman.com)  
JOB #2024.078.2

CONSOLIDATION PLAT OF

**TRACTS 6 AND 7  
AVALON SUBDIVISION, UNIT 5, SUBDIVISION**

WITHIN PROJECTED SECTIONS 16 & 21, T 10 N, R 2 E, N.M.P.M.  
WITHIN THE TOWN OF ATRISCO GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2024

RECORD BEARINGS AND DISTANCES FROM THE FOLLOWING DOCUMENTS:

- () BOUNDARY SURVEY PLAT OF TRACTS 1 THROUGH 12, AVALON SUBDIVISION UNIT 5, FILED 05/22/2014, BOOK 2014C, PAGE 46, DOC. #2014040949

**TIE TABLE**

LINE	DIRECTION	DISTANCE
T1	S 33°37'41" W	1922.94'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	1183.34'	1284.28'	N 37°06'52" E	1222.17'	62°10'59"
(C1)	1183.34'	1284.28'	N 37°06'52" E	1222.17'	62°10'59"
C2	1183.34'	363.19'	N 76°59'54" E	361.76'	17°35'06"
(C2)	1183.34'	363.19'	N 76°59'54" E	361.76'	17°35'06"
C3	46.40'	30.84'	S 67°15'23" W	30.28'	38°04'55"
(C3)	46.40'	30.84'	S 67°15'23" W	30.28'	38°04'55"
C4	46.40'	26.10'	S 32°06'14" W	25.76'	32°13'24"
(C4)	46.40'	26.10'	S 32°06'14" W	25.76'	32°13'24"

