

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)	
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)		PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> 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"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST			
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		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.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between:	and:
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:	
Printed Name:		<input checked="" type="checkbox"/> Applicant or <input 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**

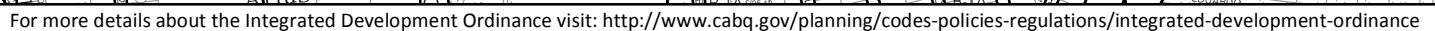
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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the 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.

- ___ 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
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



June 24, 2024

Development Facilitation Team
City of Albuquerque
PLDRS@cabq.gov

RE: Proposed Cavco Subdivision
Northeast Corner of Unser Blvd SW and Tower Road SW

To Whom It May Concern:

Good afternoon. Avalon Development is investigating the proposed construction of a subdivision northeast of the intersection of Unser Boulevard SW and Tower Road SW. This area is zoned Mixed Use – Low Density (MX-L) and is currently undeveloped. Please see the included zone map with an “X” marking the property.

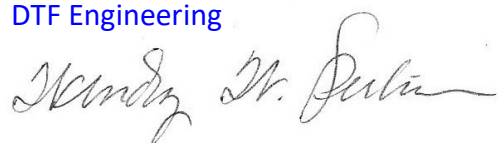
We have prepared a preliminary layout for your information, which is attached to this email. Pending future necessary changes, the layout will have a single access on the north side from Unser Blvd. The enclosed drawing shows some lot layouts with dimensions showing setbacks, building sizes, and parking. There is also a roadway section detail.

Our preliminary investigation indicates that there is an existing storm sewer that was possibly sized for developed flows from this area. Any clarification of this information you could offer would be greatly appreciated.

We would like to request comments from the City based on this very preliminary layout regarding accepted structures in the MX-L zone (i.e. are duplexes accepted), utilities, available infrastructure, drainage issues, traffic and any other concerns the City may see with this property.

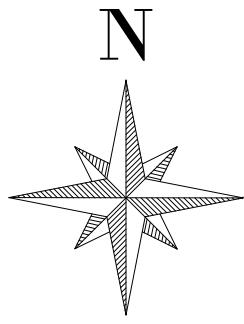
We appreciate the help you have offered thus far and look forward to working with you to help this project progress. Please feel free to contact me with any questions you may have.

Sincerely,
DTF Engineering



Wendy W. Perkins, PE

SKETCH PLAT SUBMITTAL
CAVCO SUBDIVISION



40 0 20 40
SCALE: 1" = 40'

ACS MONUMENT "2-L10"
NAD 1927
X=362077.14
Y=1480935.16
Z=5033.250 (NAVD 1929)
G=0.9996811
Delta Alpha=01'5"53"

SOUTHWIND SUBDIVISION
(00/28/2002, 2002C-344)

TOWN OF ATRISCO GRANT
UNIT 2
(VACANT LAND)

Greywolf Rd. SW
(R/W Varies)

SOUTHWIND SUBDIVISION
(00/28/2002, 2002C-344)

Pronghorn Rd. SW
(R/W Varies)

TOWER RD. S.W.
(100' R/W)

ACS MONUMENT "1-M10"
NAD 1927
X=358862.36
Y=1476654.54
Z=5080.043 (NAVD 1929)
G=0.99967987
Delta Alpha=01'6"15"

DEVELOPMENT STANDARDS

IDO ZONE DISTRICT MX-L (MIXED-USE, LOW INTENSITY)

USABLE OPEN SPACE MINIMUM

< 1 BEDROOM	225 SF/UNIT
2 BEDROOMS	285 SF/UNIT
≥ 3 BEDROOMS	350 SF/UNIT

SETBACK STANDARDS

FRONT (MIN/MAX)	5 FT/NA
SIDE (MIN/MAX)	INTERIOR - 0 FT STREET SIDE - 5 FT/NA
REAR (MIN)	15 FT

BUILDING HEIGHT, MAX 38 FT

FROM TABLE 5-1-1: RESIDENTIAL ZONE DISTRICT
DIMENSIONAL STANDARDS

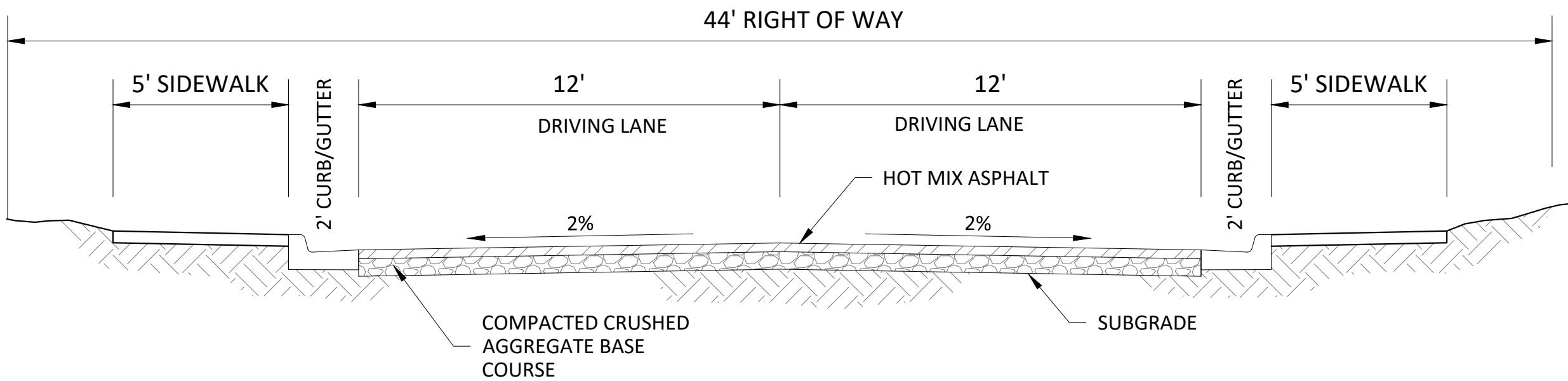
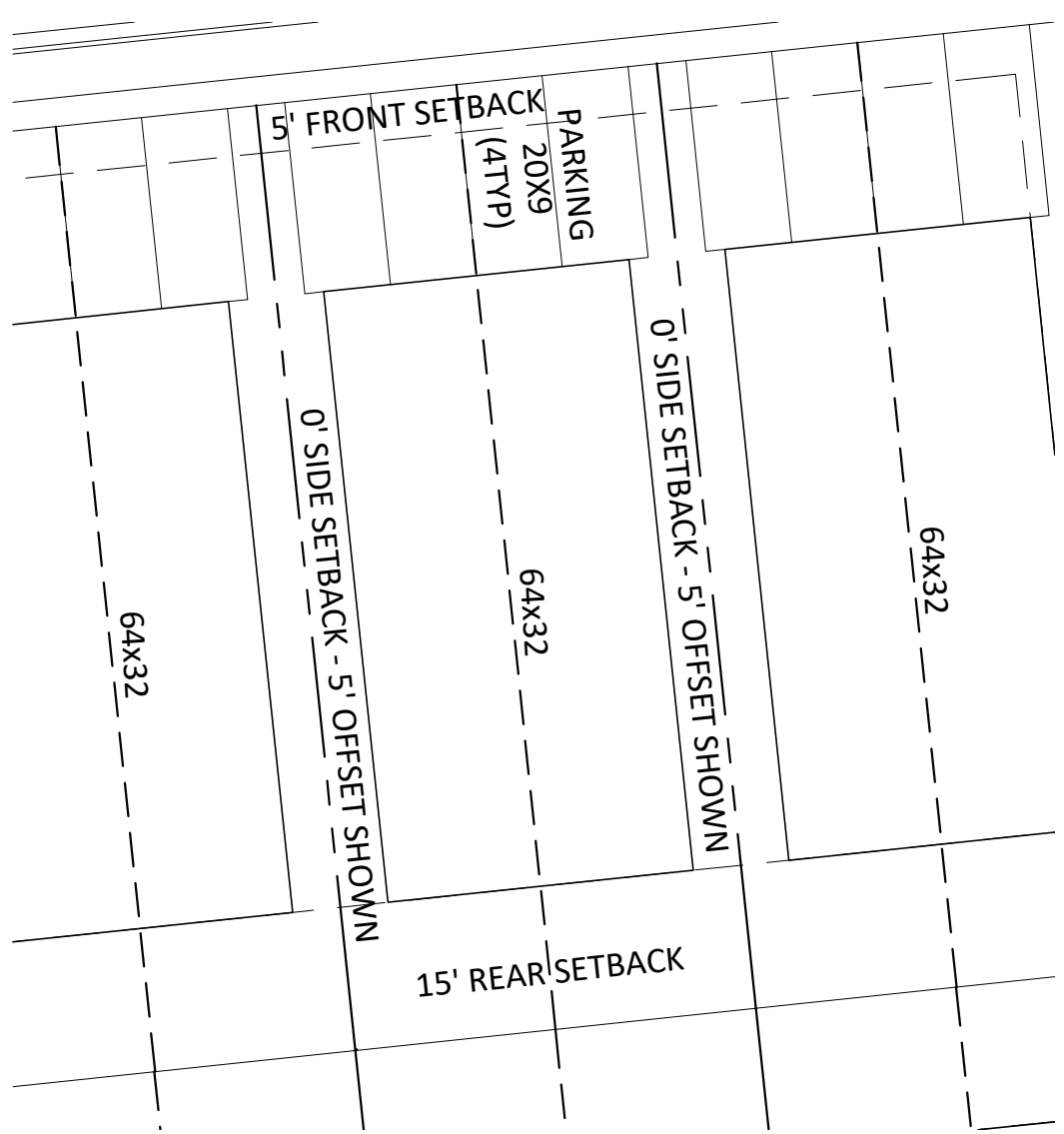
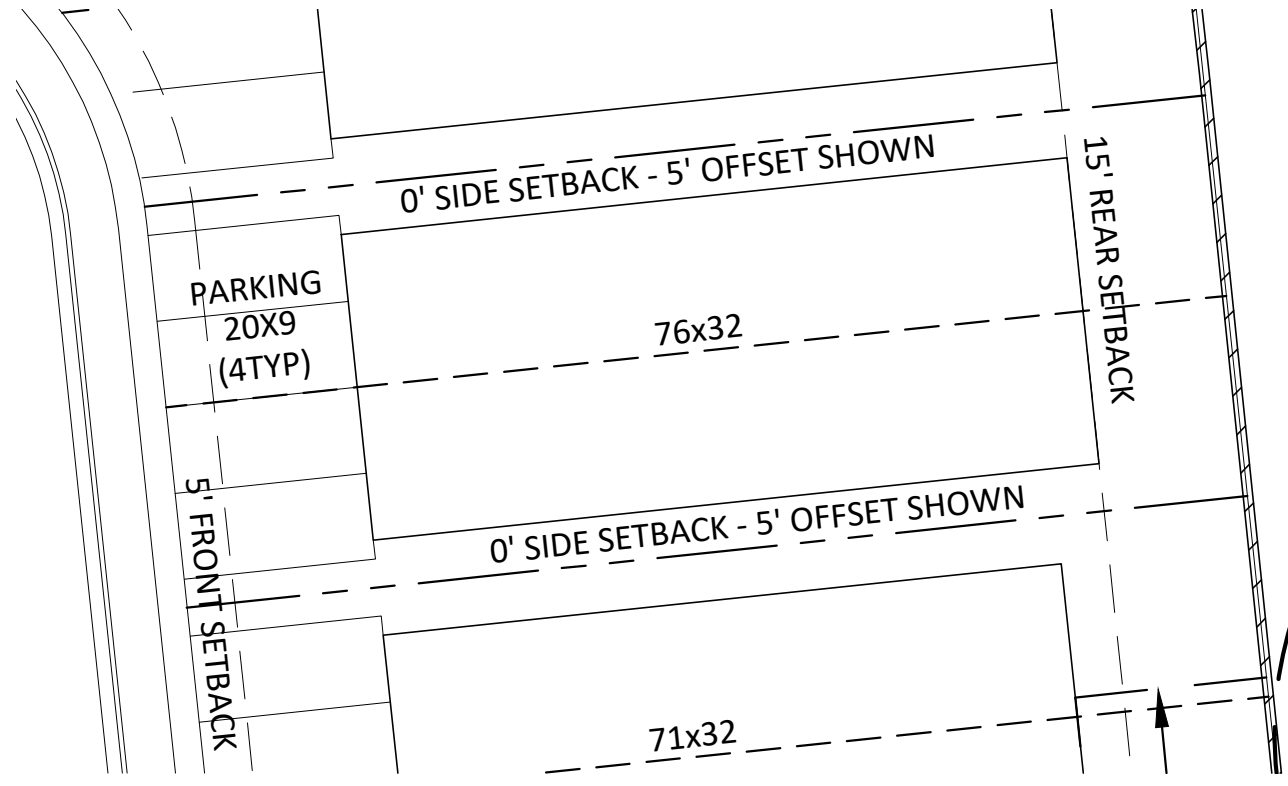
LOCAL STREET CLASSIFICATION: ACCESS LOCAL
RIGHT OF WAY WIDTH: 44'-46' (**44' SHOWN**)
DESIGN SPEED: 15-25 MPH
SIDEWALK WIDTH: 5'
LANDSCAPE BUFFER: 4'
ROADWAY WIDTH (FROM CURB FACE TO CURB FACE):
26'-28'
MAX LENGTH = 1320' MEASURED ALONG C/L

FOR FRONTAGE ≤ 40', ACCESS SHALL BE SHARED BY TWO
LOTS
MAX WIDTH OF SHARED ACCESS = 30'

Cavco Subdivision
26 DUPLEXES = 52 UNITS
5 SINGLES = 5 UNITS
TOTAL UNITS = 57

NOTES:
DUPLEX ON EAST SIDE ALLOWS FOR 61' LENGTH OF BUILDING TO
ACCOMMODATE EXISTING SANITARY SEWER EASEMENT

TYPICAL LOT DIMENSIONS:
SCALE: 1" = 20'



PROPOSED ASPHALT ROADWAY SECTION
NOT TO SCALE

REV:	DESCRIPTION:	BY:	DATE:
STATUS:	preliminary		
DTE Engineering PO Box 1063 Kirtland, NM, 87417 T 505.598.5163 F 505.598.5574 dteck@dteengineering.com			
OWNER:	Avalon Development		
PROJECT:	CAVCO SUBDIVISION UNSER BLVD AND TOWER ROAD SW ALBUQUERQUE, NM BERNAILLO COUNTY		
SHEET TITLE:	SITE PLAN		
SHEET No.:	1		
DATE:	06.24.24	DRAWN:	checked:
FILENAME:	Cavco Subdivision Duplexes 3		