

May 22, 2025

Development Facilitation Team  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: PHASE 1 Salazar Lands Subdivision- Sketch Plat Submittal

DFT Members,

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

- Development Facilitation Team (DFT) Application Letter
- Zone Atlas page
- Copy of the Exhibit / Sketch Plat of site
- Copy of the Conceptual Utility Plan

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 at full buildout. The site will be designed and developed in multiple phases. **This sketch plat application is specifically addressing Phase 1 of the development which comprises of 284 lots on approximately 54 acres.** Roadway right-of-way and pavement widths are indicated on the plan. A conceptual utility layout is also provided.

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

1. Will there be any necessary improvements or modifications to Unser Blvd to accommodate the new subdivision, especially at the points of ingress and egress?
2. Are there any required infrastructure improvements along Anderson Hill Ave, Vermejo Park Dr, or Unser Blvd?
3. Is this portion of Unser Blvd owned and maintained by the NMDOT or the COA?
4. We are aware there is an AMAFCA drainage ROW and FEMA floodplains on the site. We have coordinated with AFMFCA and vacated the portion of ROW through

Phase1. We will be submitting a CLOMR and LOMR to FEMA. Are there any other discussion points from Hydrology that we need to be aware of?

5. We are in the process of submitting a Water/Sewer Availability to ABCWUA.
  - a. Overall, the site drains due east towards the Ex 27" SAS line. Additionally, there is an existing 12" SAS line in the southeast corner in Anderson Hills. Are there any stubs located off the 27" SAS line? Will the site otherwise be able to connect to this 27" line and/or will we be able to drainage towards the 12" line in Anderson Hills.
  - b. The site is also located in two pressure zones (2WR and 1WR). For Phase 1, pending final grading, it is assumed the site will be serviced by the 1WR water line that can be looped with two connections to the existing 12" WL in Unser. A 2WR waterline will also be constructed for the future phase connections. (With future phases, the 2WR water is assumed to be looped through the 2WR waterline in Unser and the 2WR waterline Amole Mesa/Vermiejo. Will 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,



Kelly Klein, PE  
Project Manager  
Community Development and Planning

KMK/cc  
Enclosures

cc: Brian Patterson, Titan Development