

Kelly Klein

From: NOREPLY_cabq@ipayment.com
Sent: Thursday, May 29, 2025 7:16 AM
To: Kelly Klein
Subject: Payment Confirmation: 2025148005-11



Receipt

Your Reference Number:

2025148005-11

05/29/2025 7:14:32 AM

TRANSACTIONS

EPL Online Payment - EPL 2025148005-11-1	\$53.50
EPL Online Plan Fee Payment	\$50.00
Invoice Number: INV-00024196	
Invoice Description: NONE	
Fee Name: Sketch Plat/Plan Fee	
EPL Online Plan Fee Payment	\$3.50
Invoice Number: INV-00024196	
Invoice Description: NONE	
Fee Name: Technology Fee	
Mastercard Service Fee 2025148005-11-4	\$1.47

TOTAL AMOUNT:\$54.97

PAYMENT

Mastercard Credit Sale M	\$53.50
Card Number: *****1118	
First Name: Kelly	

Last Name:

Klein

Mastercard Service Fee Credit Sale M

\$1.47

Card Number:

*****1118

First Name:

Kelly

Last Name:

Klein

Payment Type:

credit

CE2025148005-11



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

June 4, 2025

(Via Public Zoom Video Conference)

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/u/kceqFf3L0L>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – June 3rd

1. [PR-2024-010846](#)
SP-2025-00043 – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

11.

[PR-2022-007141](#)

[PA-2025-00151](#) – SKETCH

All or a portion of: **Lot/Tract B1, HERITAE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between UNSER BLVD AND MARKET ST** containing approximately **9.04** acre(s). (**J-09, H-10, J-10, H-09**)

REQUEST: Subdivide the Tract B-1 of Heritage Marketplace into two tracts. One which will be sold as a separate parcel and the other to be developed as part of this project

IDO – 2025

12.

[PR-2025-020074](#)

[PA-2025-00125](#) – SKETCH

All or a portion of: **Lot/Tract 23, 24, 25, 26A, MRGCD MAP 40** zoned **R-T**, located at **1203 and 1207 BARELAS between BARELAS AND CROMWELL** containing approximately **0.5** acre(s). (**K-14**)

REQUEST: fix the property lines and better divide the parcels and lots

IDO – 2025

13.

[PR-2024-010885](#)

[PA-2025-00153](#) – SKETCH

All or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **PD**, located on **UNSER BLVD between UNSER and 98th ST** containing approximately **107.094** acre(s). (**N-09**)

REQUEST: Sketch plat review of Phase 1 Salazar Lands Subdivision

IDO – 2025

14.

[PR-2021-005684](#)

[PA-2025-00156](#) – SKETCH

All or a portion of: **Lot/Tract 25, MESA DEL SOL INNOVATION PARK** zoned **PC**, located at **2501 BOBBY FOSTER RD between UNIVERSITY and EASTMAN CROSSING** containing approximately **6.46** acre(s). (**R-16, R-15**)

REQUEST: Sketch Plat of Tract 25 into 3 new parcels including access easements

IDO – 2025

May 22, 2025

Development Facilitation Team
City of Albuquerque
Planning Department
600 2nd 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 AFMFCFA 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

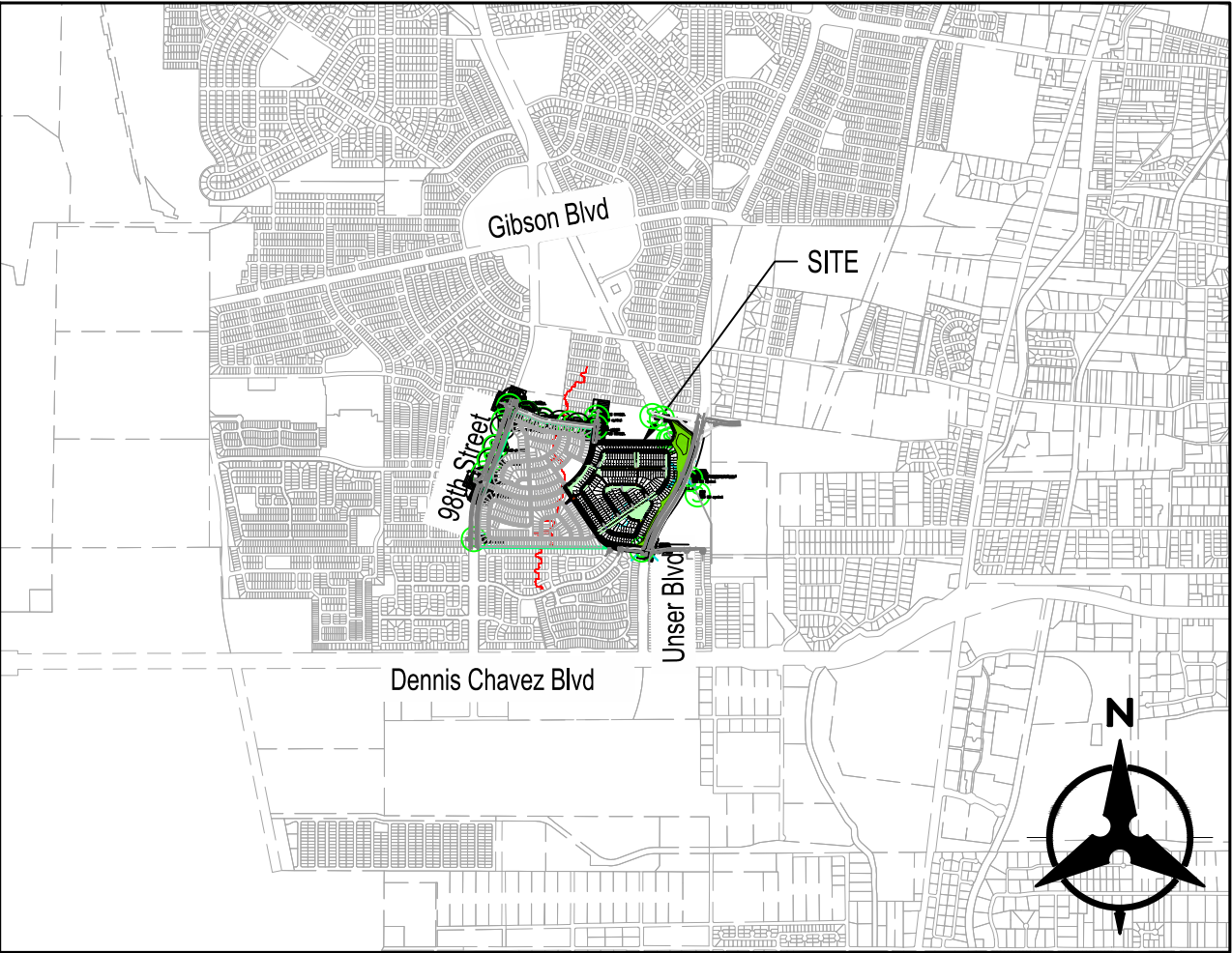
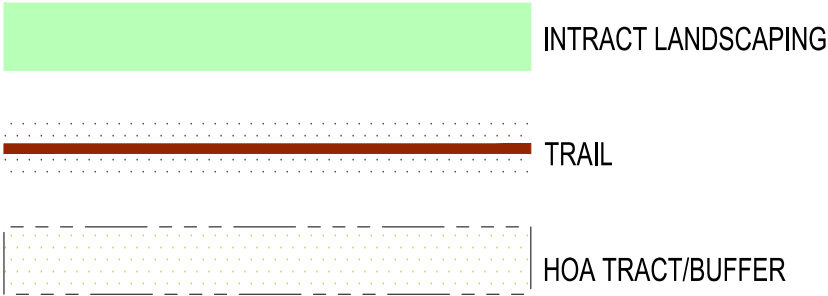
cc: Brian Patterson, Titan Development



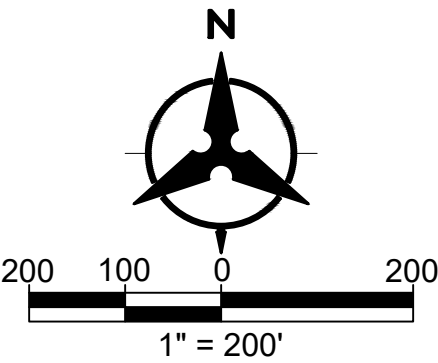
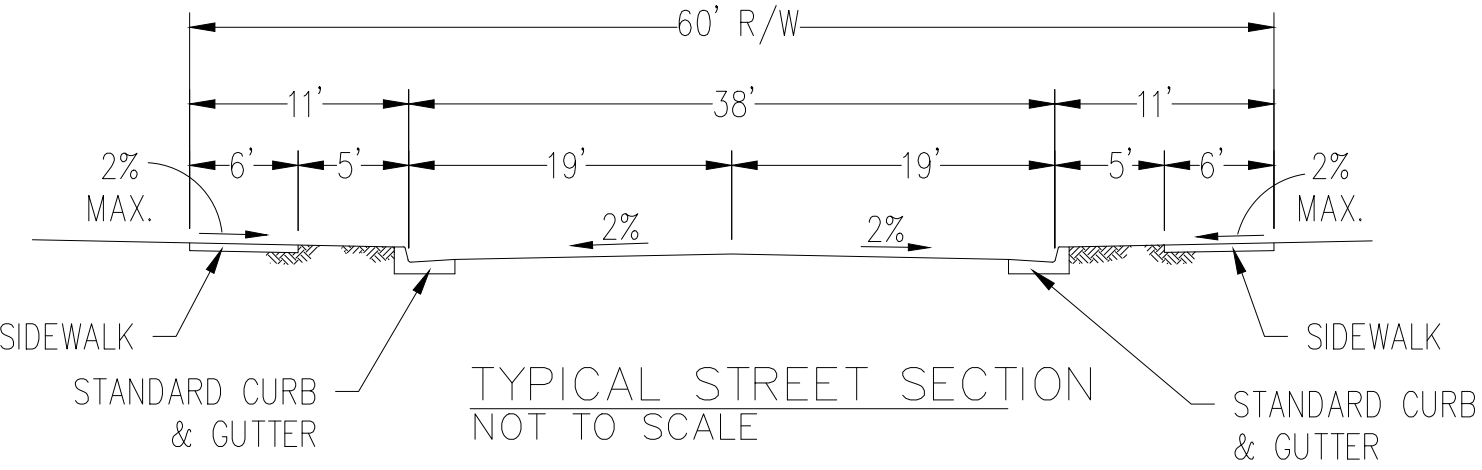
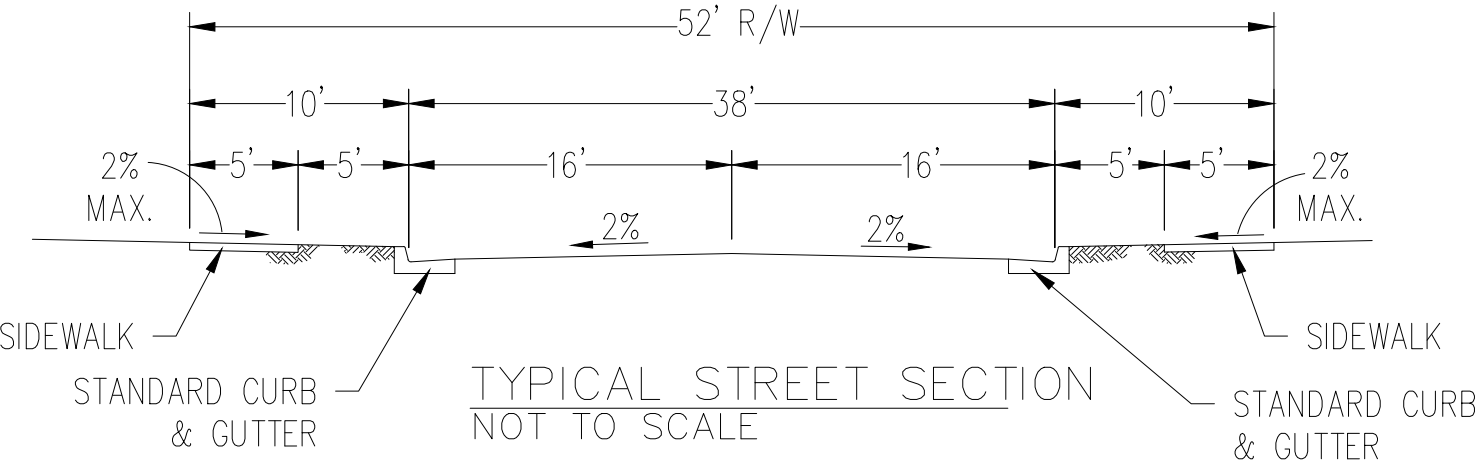
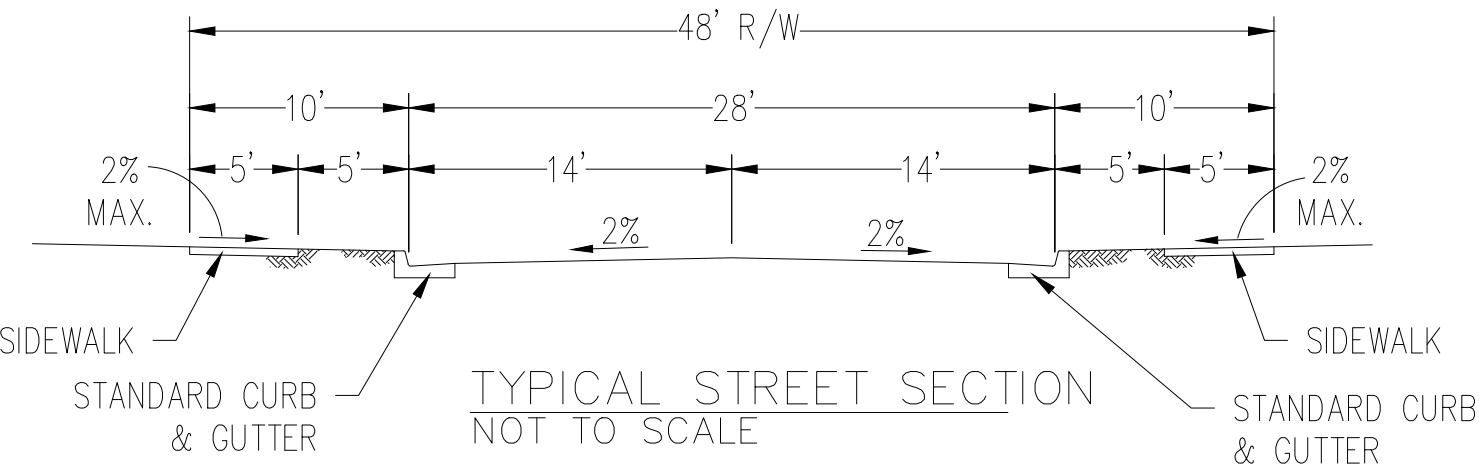
PHASE 1 Subdivision Data:

- Existing Zone: R-1A & PD
- Proposed Development: Residential
- Proposed Acreage: approx. 54 ac
- Proposed Lots: 284+/-
- Lot Dimension: 40'x110'-45'x115'
- Minimum Lot Setbacks: 15' Front, 5' Side & 15' Back

LEGEND



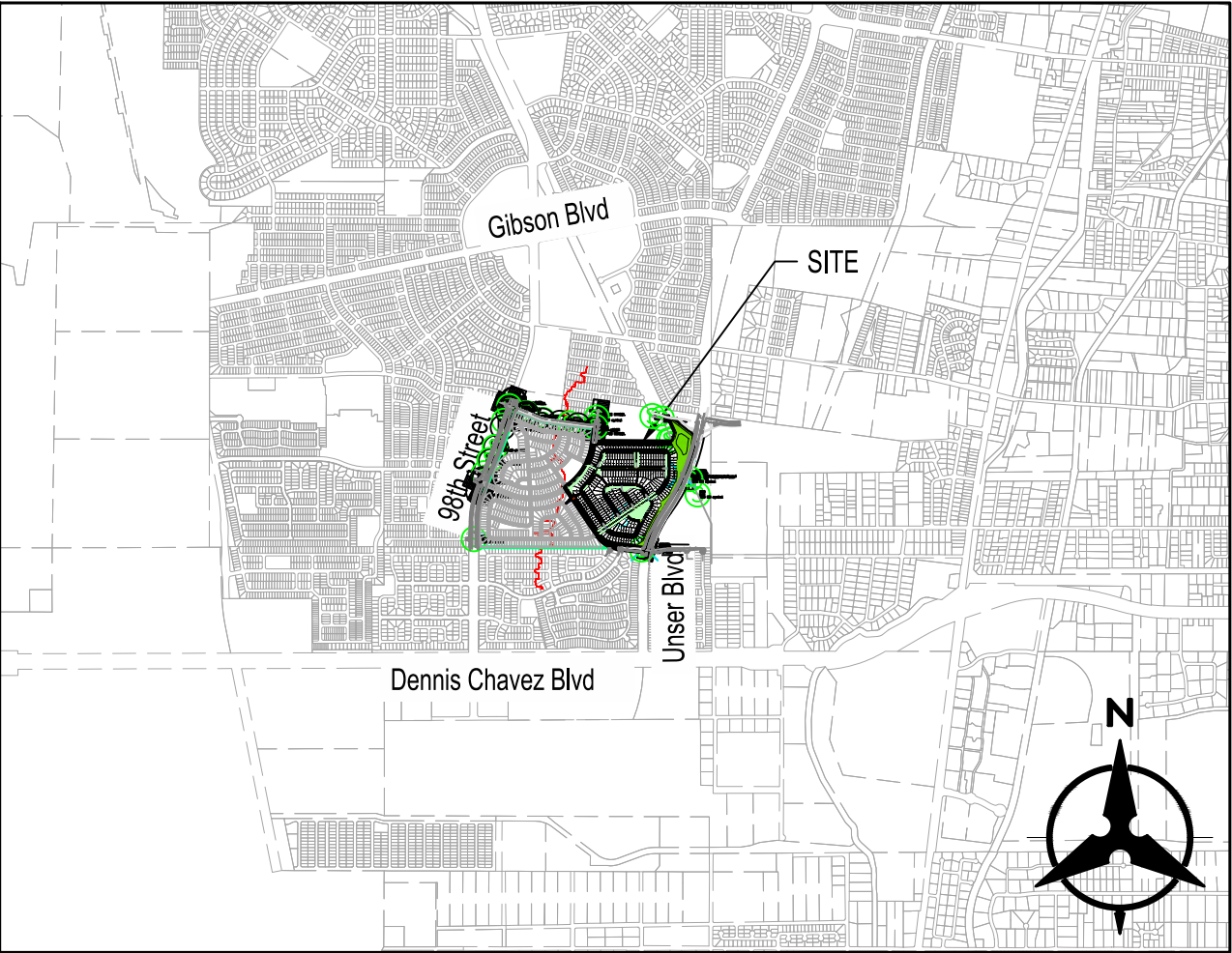
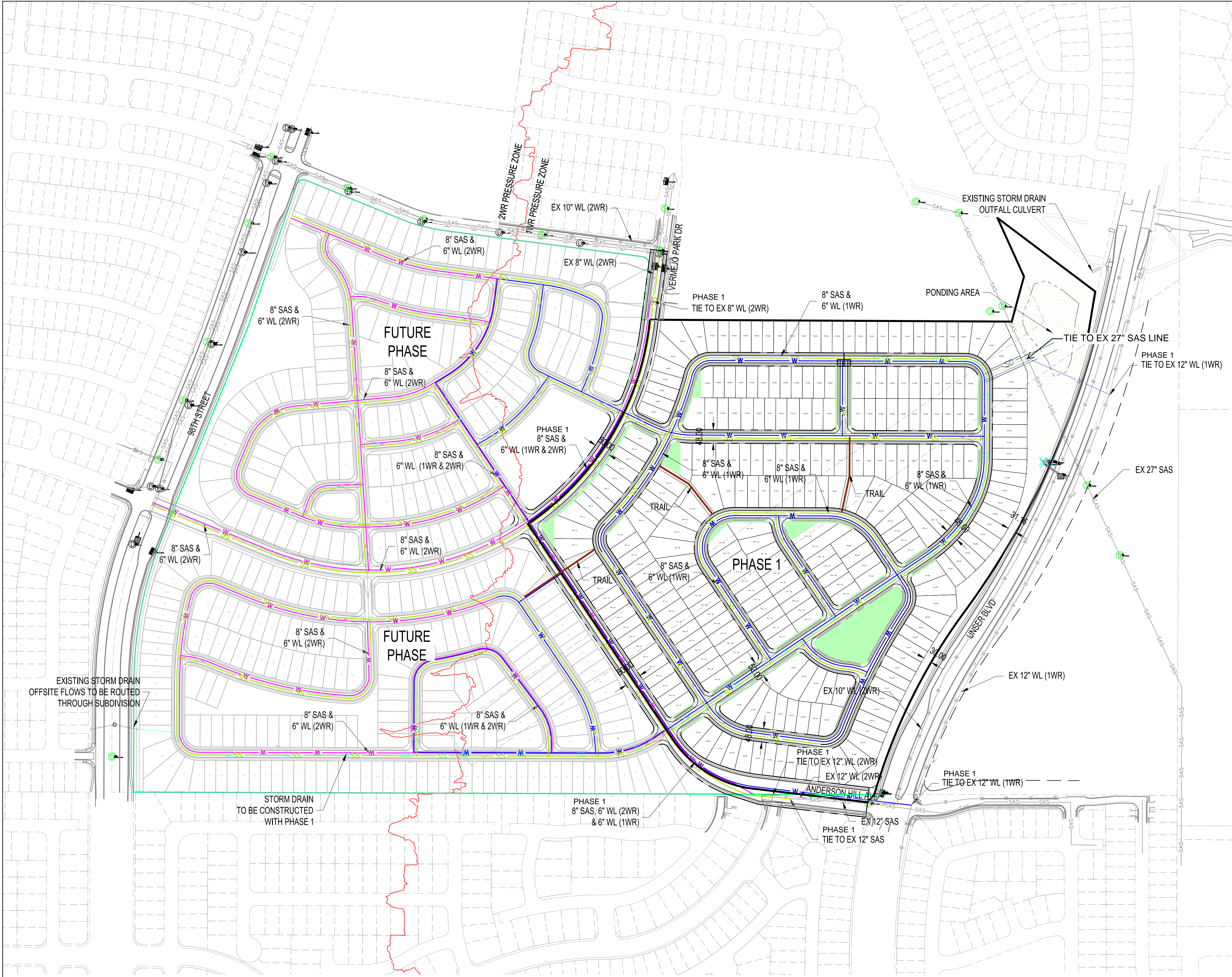
LOCATION MAP
SCALE: 1" = 3000'



PHASE 1 SITE PLAN EXHIBIT

SALAZAR LANDS

DRAWN BY:	DATE:	05/23/2025
CHECKED BY:	BHI PROJECT NO.	20250012
	SHEET NO.	1 OF 1



LOCATION MAP
SCALE: 1" = 3000'

LEGEND

- PROPOSED 1WR WATERLINE
- PROPOSED 2WR WATERLINE
- EXISTING WATERLINE
- EXISTING SAS
- PROPOSED SAS
- PROPOSED STORM DRAIN

CONCEPTUAL UTILITIES EXHIBIT

SALAZAR LANDS

DRAWN BY:	DATE: 05/23/2025	
CHECKED BY:	BHI PROJECT NO. 20250012	SHEET NO. 1 OF 1

