

September 30, 2014

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Tract 23A & 23B Mesa Del Sol Innovation Park
Minor Subdivision Request

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review, comment and approval are copies of the following information:

- Application for Development Review
- Certificate of No-Effect
- Six (6) full size copies of Preliminary/Final Plat
- Adjacent Roadway Cross Sections
- Submittal Fees
- Zone Atlas map with the entire property outlined

This plat and accompanying requests are being presented to the Development Review Board for the purpose of obtaining City review and approval. The submittal is a revision to the lot line between Tract 23-A and Tract 23-B Mesa Del Sol Innovation Park. This site is zoned PC.

Please place this item on the DRB Agenda to be heard on October 8, 2014. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Michael J. Balaskovits, P.E.
Project Manager
Community Development & Planning

MJB/jcm
Enclosures

cc: Manny Barrera, Mesa Del Sol



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- County Submittal
- EPC Submittal
- Zone Map Amendment (Establish or Change Zoning)
- Sector Plan (Phase I, II, III)
- Amendment to Sector, Area, Facility or Comprehensive Plan
- Text Amendment (Zoning Code/Sub Regs)
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC Michael Balaskovits PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: mbalaskovits@bhinc.com

APPLICANT: Mesa del Sol, LLC (Manny J. Barrera) PHONE: 505.244.8472
 ADDRESS: 5700 University West Blvd, Ste. 310 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Preliminary/Final Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACT 23A & 23B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK
 Existing Zoning: PC Proposed zoning: SU-2 MRGCD Map No _____
 Zone Atlas page(s): R-16 UPC Code: 101605123204630610 (TRACT 23A)
101605124903030605 (TRACT 23B)

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
1006003

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 3.2628
 LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER RD
 Between: UNIVERSITY EAST BLVD. and UNIVERSITY WEST BLVD.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE [Signature] DATE SEPTEMBER 30, 2014

(Print) MICHAEL BALASKOVITS Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # _____

Planner signature / date _____

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22) **Your attendance is required.**

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) **Your attendance is required.**

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) **Your attendance is required.**

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) **Your attendance is required.**

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Michael Bawskovits
Applicant name (print)
[Signature] 9/30/14
Applicant signature / date

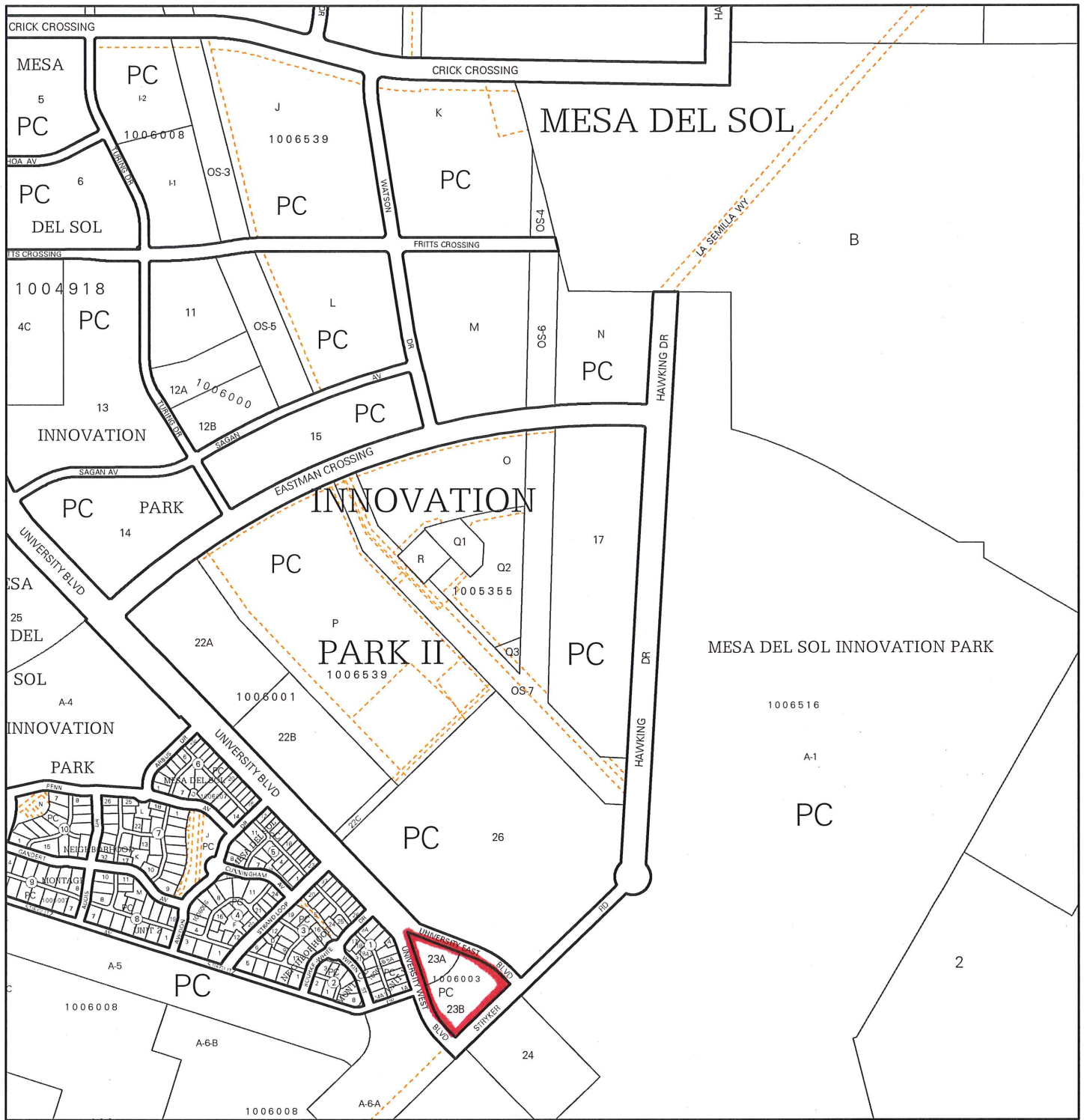


Form revised **October 2007**

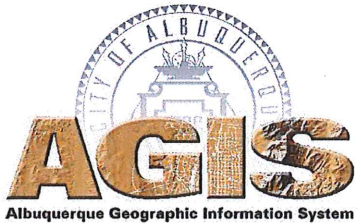
- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ |
| <input type="checkbox"/> Case #s assigned | _____ |
| <input type="checkbox"/> Related #s listed | _____ |

Planner signature / date

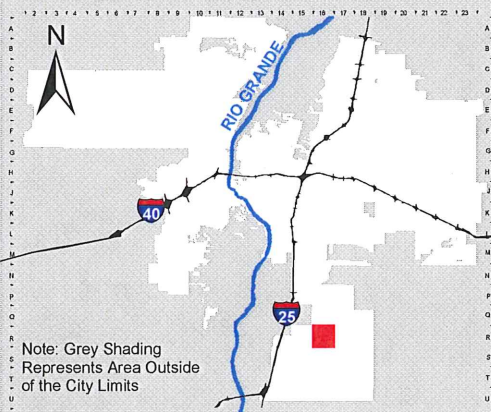
Project # _____



For more current information and details visit: <http://www.cabq.gov/gis>












Map amended through: 6/7/2013

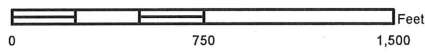


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

 SECTOR PLANS	 Escarpment
 Design Overlay Zones	 2 Mile Airport Zone
 City Historic Zones	 Airport Noise Contours
 H-1 Buffer Zone	 Wall Overlay Zone
 Petroglyph Mon.	





City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

April 14, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Forest City Covington

Legal Description: SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)

Acreage: 416 acres

Zone Atlas Page: Q-16/R-16/S-16

CERTIFICATE OF APPROVAL: Yes No

CERTIFICATE OF NO EFFECT: Yes No

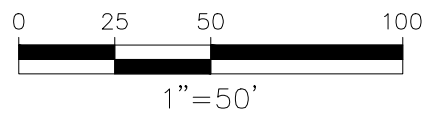
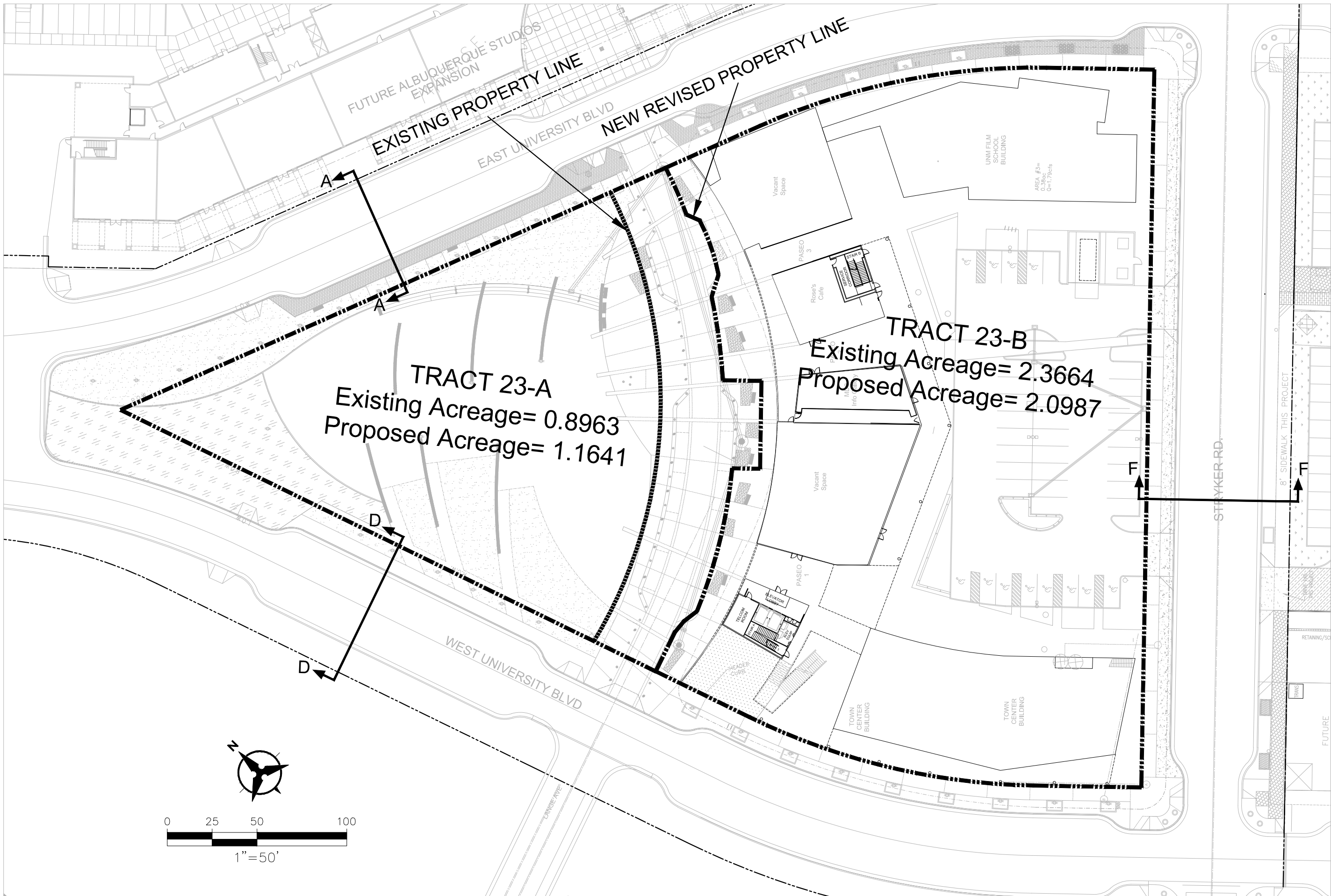
SUPPORTING DOCUMENTATION:

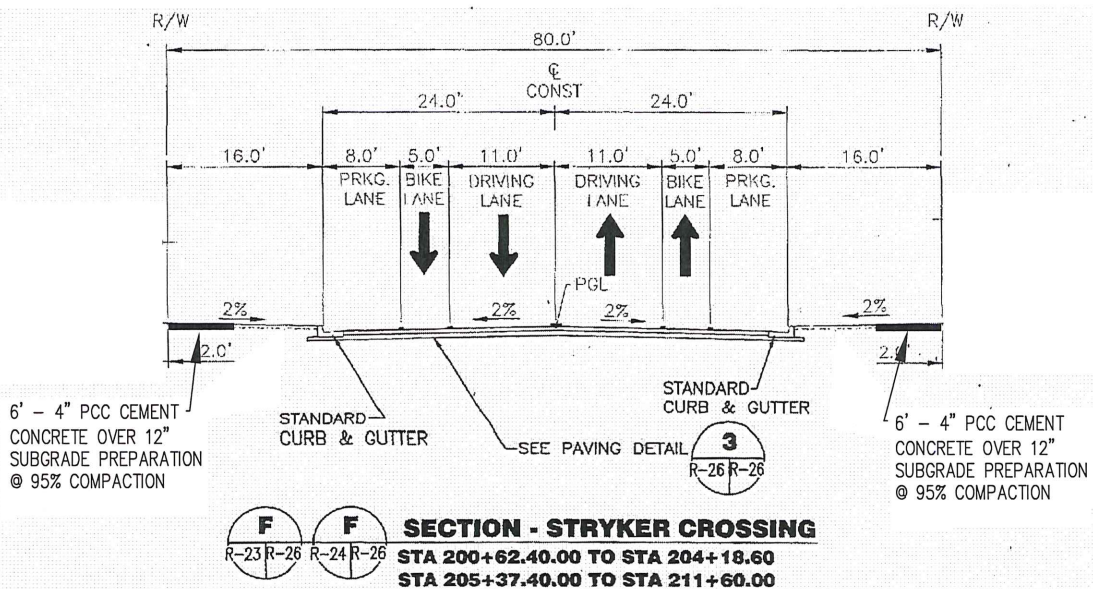
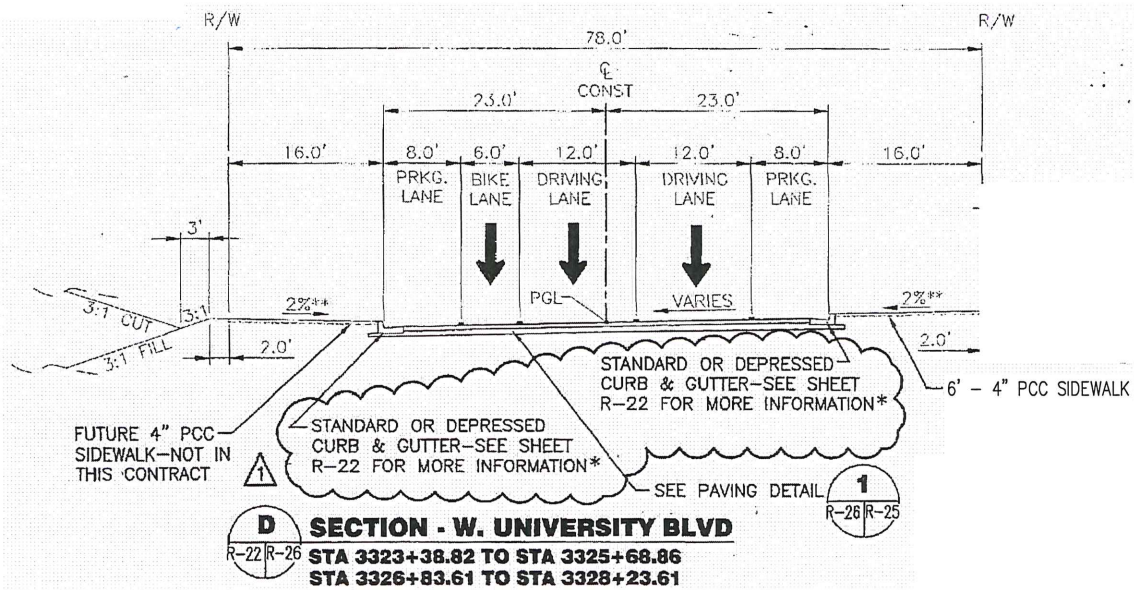
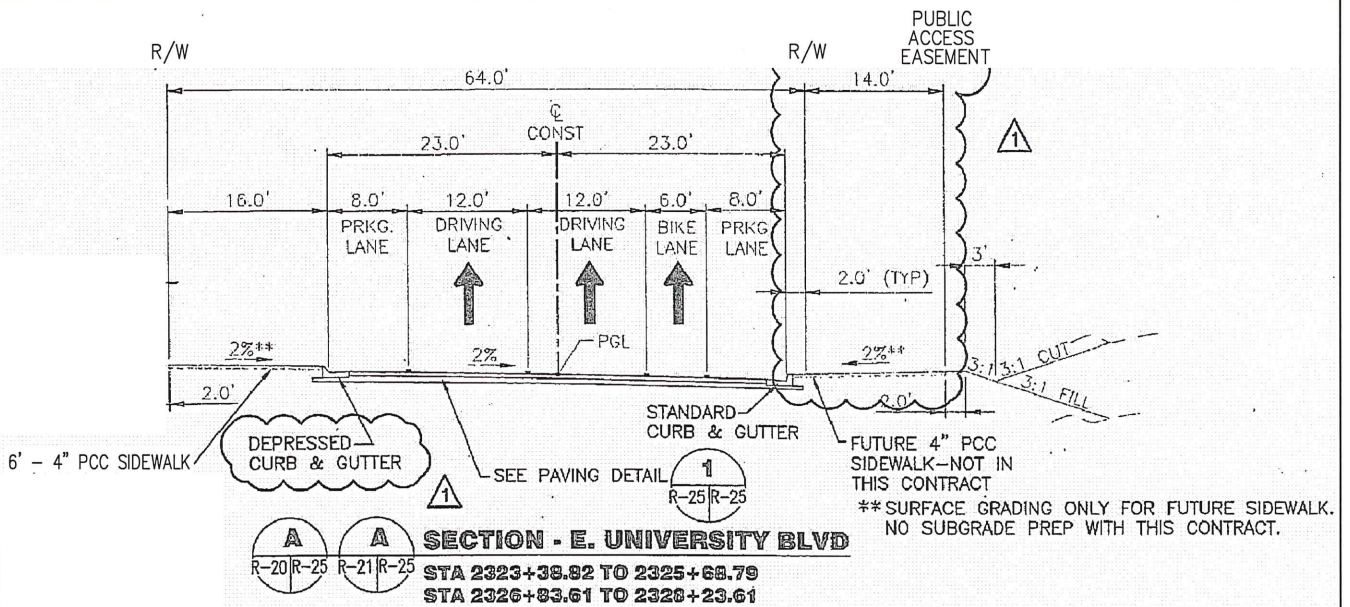
A Class I and Class III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the Proposed Innovation Park and First Neighborhood Developments on Mesa del Sol, Albuquerque, Bernalillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown, PhD, P.I.) NMCRIS#109747.

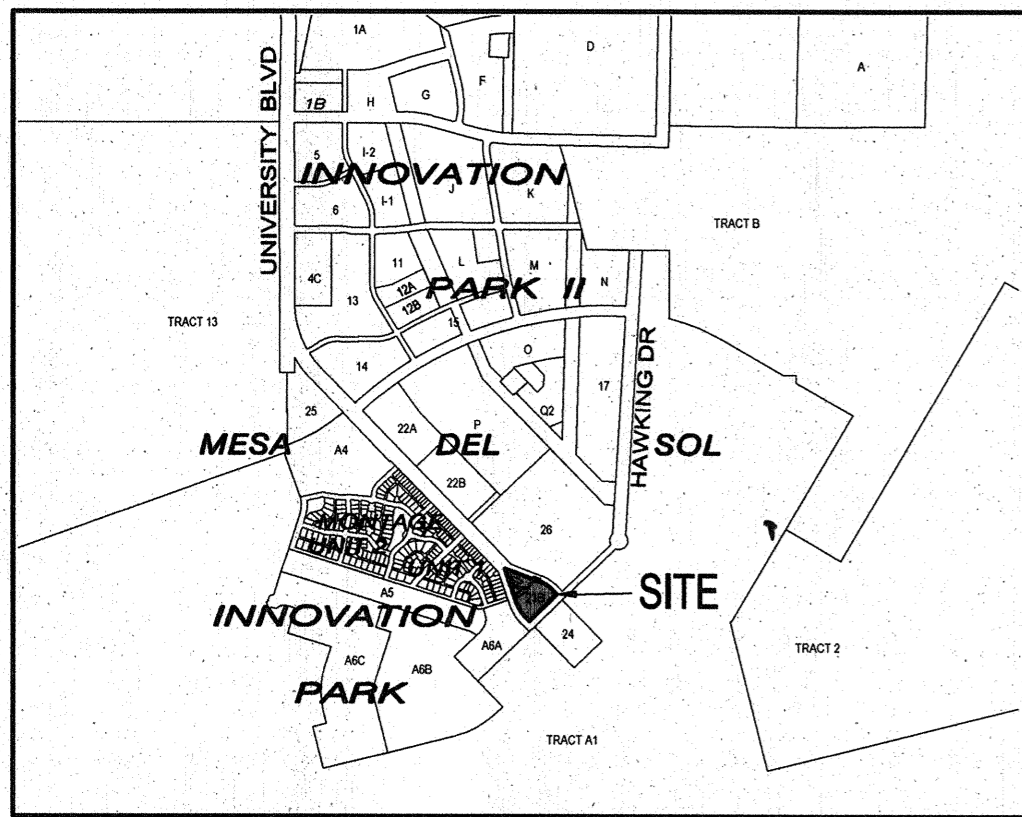
CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist







LOCATION MAP
ZONE ATLAS INDEX MAP No. R-16
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: R-16.
3. Zoning: PC
4. Gross Subdivision Acreage: 3.2628 Acres.
5. Total number of Tracts Created: (2) Tracts.
6. No public right-of-way is created.
7. Date of Survey: September, 2013.
8. Plat is located within Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to relocate lot lines common to Tracts 23-A and 23-B, Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 16, 2009 in Book 2009C, page 14 as Document No. 2009004957, to vacate existing easements and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

DESCRIPTION

A certain tract of land situate within the south half of Section 22, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tracts 23-A and 23-B, Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 16, 2009 in Book 2009C, page 14 as Document No. 2009004957.

Tract contains 3.2628 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent.

MESA DEL SOL, LLC (Owner of Tract 23-A-1)

By: Brian Fennelly
Brian Fennelly, Authorized Signatory

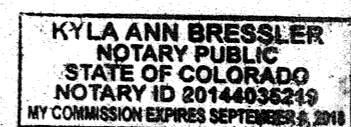
State of Colorado)
County of) SS

This instrument was acknowledged before me on 26 day of September 2014,
by Brian Fennelly, Authorized Agent, Mesa Del Sol, LLC.

My Commission Expires: 9/9/18 Kyla Bunn
Notary Public

MESA - TOWNCENTER BUILDING, LLC (Owner of Tract 23-B-1)
company

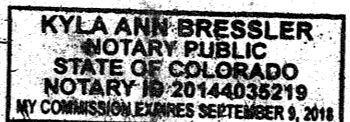
By: Brian Fennelly
Brian Fennelly, Authorized Signatory



State of Colorado)
County of) SS

This instrument was acknowledged before me on 26 day of September 2014,
by Brian Fennelly, Authorized Agent, Mesa Del Sol, LLC.

My Commission Expires: 9/9/18 Kyla Bunn
Notary Public



PLAT OF
TRACTS 23-A-1 & 23-B-1
MESA DEL SOL
INNOVATION PARK
(A REPLAT OF TRACTS 23-A & 23-B MESA DEL SOL INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2014

PROJECT NUMBER _____
APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE

CITY APPROVALS:

<u>Scott M. Reinhardt</u> 15. <u>9/29/14</u> Acting CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

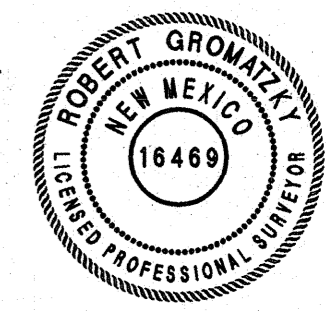
PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

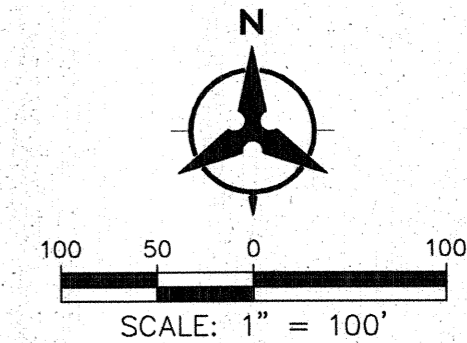
SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469
Date: September 23, 2014



**PLAT OF
TRACTS 23-A-1 & 23-B-1
MESA DEL SOL
INNOVATION PARK**
(A REPLAT OF TRACTS 23-A & 23-B MESA DEL SOL
INNOVATION PARK)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2014



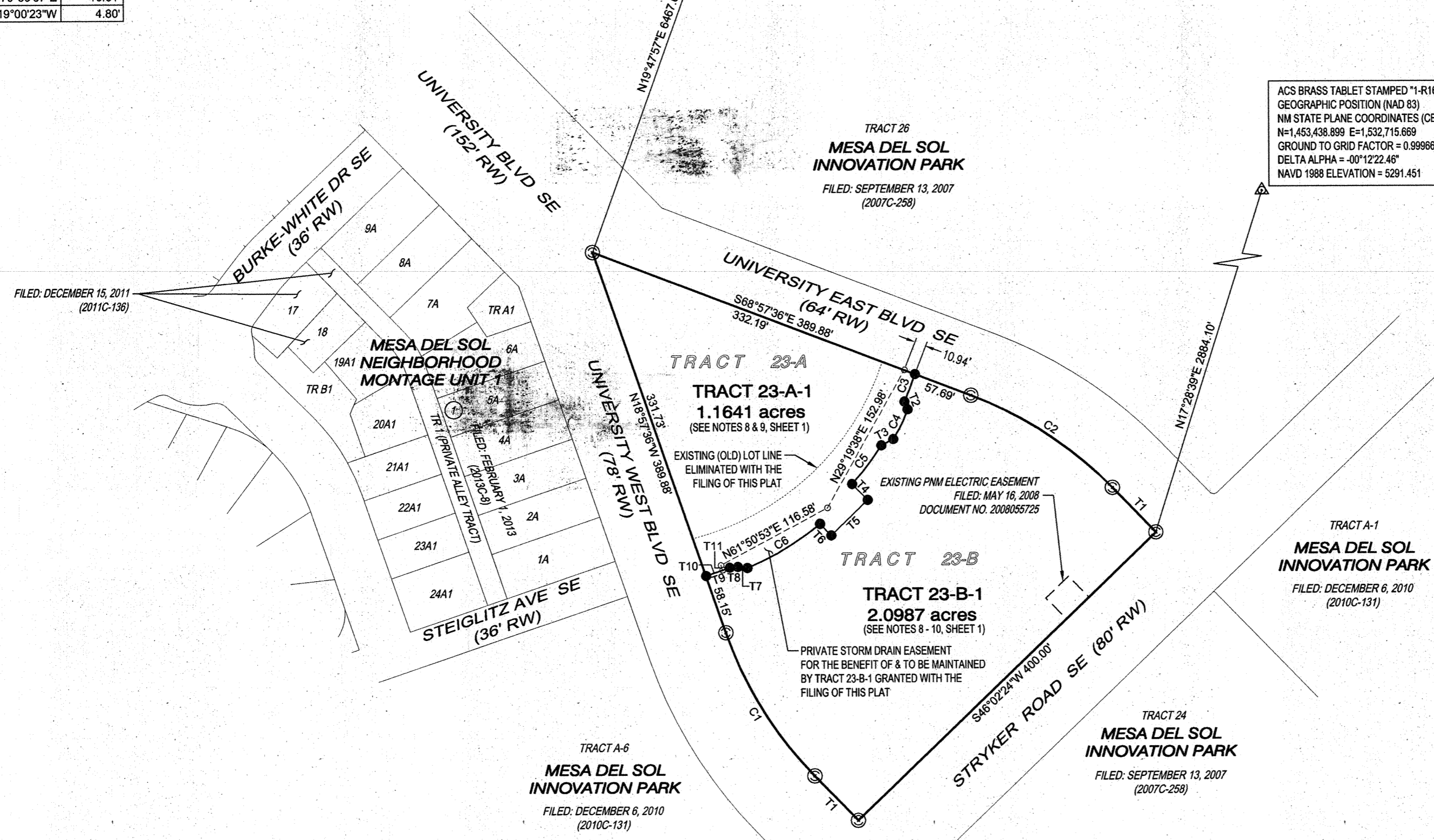
Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	25°00'00"	83.36'	164.06'	376.00'	162.76'	N31°27'36"W
C2	25°00'00"	83.36'	164.06'	376.00'	162.76'	S56°27'36"E
C3	07°20'57"	14.32'	28.60'	222.97'	28.58'	S21°00'00"W
C4	16°06'18"	16.16'	32.11'	114.23'	32.00'	S25°53'42"W
C5	09°03'04"	23.51'	46.91'	296.97'	46.86'	S37°21'13"W
C6	17°07'47"	41.43'	82.24'	275.09'	81.94'	S58°47'44"W

Tangent Data		
ID	BEARING	DISTANCE
T1	N43°57'36"W	60.00'
T2	N21°28'03"W	8.00'
T3	S61°59'42"W	12.98'
T4	N44°03'06"W	21.55'
T5	S45°56'54"W	48.94'
T6	N44°03'06"W	15.59'
T7	N82°51'19"W	9.28'
T8	S84°40'06"W	8.00'
T9	S70°59'37"W	24.10'
T10	N70°59'37"E	16.81'
T11	N19°00'23"W	4.80'

ACS BRASS TABLE STAMPED "3-Q16 1984"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,457,045.094 E=1,533,498.782
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.39

ACS BRASS TABLE STAMPED "1-R16 1980"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,453,438.899 E=1,532,715.669
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451

FILED: DECEMBER 15, 2011
(2011C-136)



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND #5 REBAR AND YELLOW SURVEY CAP STAMPED "GROMATZKY PS 16469"
	SET #5 REBAR AND YELLOW SURVEY CAP OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469"



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150189\SURVEY\GRAPHICS\20140167.MXD TRACT 23A 23B REPLAT.dwg
Tue, 23-Sep-2014 - 2:52pm, Plotted by: R.GROMATZKY