

**CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
February 3, 2016  
DRB Comments**

**ITEM # 16**

**PROJECT # 1006201**

**APPLICATION # 16-70038**

**RE: Tract D, Mesa del Sol Innovation Park II**

Proposed Lots 3 and 4 must demonstrate compliance with On-site parking requirements, which means required parking must be on the same lot as a building.

Infrastructure will need to be extended to cover the frontage of proposed Lot 2; refer to comments from other agencies regarding acceptance of private driveways and utilities for shared/ public easements.

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Jack Cloud, DRB Chairman  
924-3880/ jcloud@cabq.gov



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
  - Minor subdivision action
  - Vacation
  - Variance (Non-Zoning)
  - SKETCH PLAT
- SITE DEVELOPMENT PLAN**
- for Subdivision
  - for Building Permit
  - Administrative Amendment (AA)
  - Administrative Approval (DRT, URT, etc.)
  - IP Master Development Plan
  - Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S Z ZONING & PLANNING**

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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 2<sup>nd</sup> 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. (MIKE BALASKOVITS) PHONE: 505-823-1000  
 ADDRESS: 7500 JEFFERSON ST. NE FAX: 505-798-7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM  
 APPLICANT: SC3 DEVELOPMENT (KYLE BODHAINE) PHONE: 505-681-9932  
 ADDRESS: 4020 VASSAR DR. NE SUITE H FAX: \_\_\_\_\_  
 CITY: ALBUQUERQUE STATE NM ZIP 87107 E-MAIL: KYLE@SC3INTL.COM  
 Proprietary interest in site: DEVELOPER List all owners: SCHOTT SOLAR

**DESCRIPTION OF REQUEST:** SKETCH 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 D Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II  
 Existing Zoning: PC Proposed zoning: N/A MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): Q-16-Z UPC Code: 101605231210840210

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1006201, 1006539

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  X  
 No. of existing lots: 1 No. of proposed lots: 7 Total site area (acres): 80  
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTHWEST CORNER OF HAWKING DRIVE & CRICK AVENUE  
 Between: \_\_\_\_\_ and \_\_\_\_\_  
 Check if project was previously reviewed by: Sketch Plat/Plan  or Pre-application Review Team(PRT)  Review Date: \_\_\_\_\_

SIGNATURE  DATE 1-26-2016  
 (Print Name) MIKE BALASKOVITS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 11/2014

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	<u>16 DRB - 70038</u>	<u>SP</u>	_____	\$ <u>0</u>
<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 Feb. 3, 2016

1-26-16  
Staff signature & Date

Project # 1006201



**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.

For: Mike Balaskovits

Applicant name (print)

[Signature]

Applicant signature / date



Form revised October 2007

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

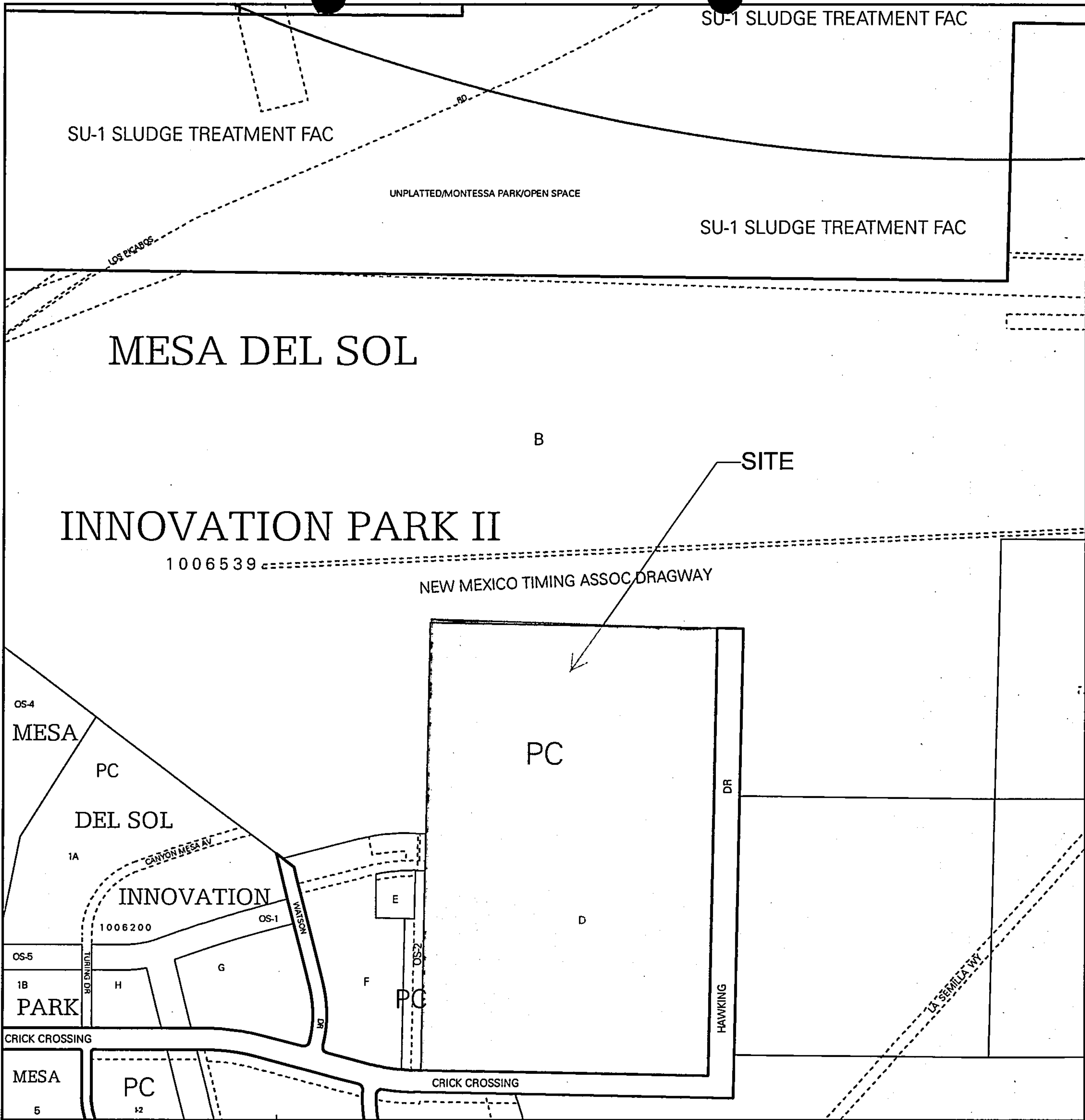
Application case numbers

10 - DRB - 70058

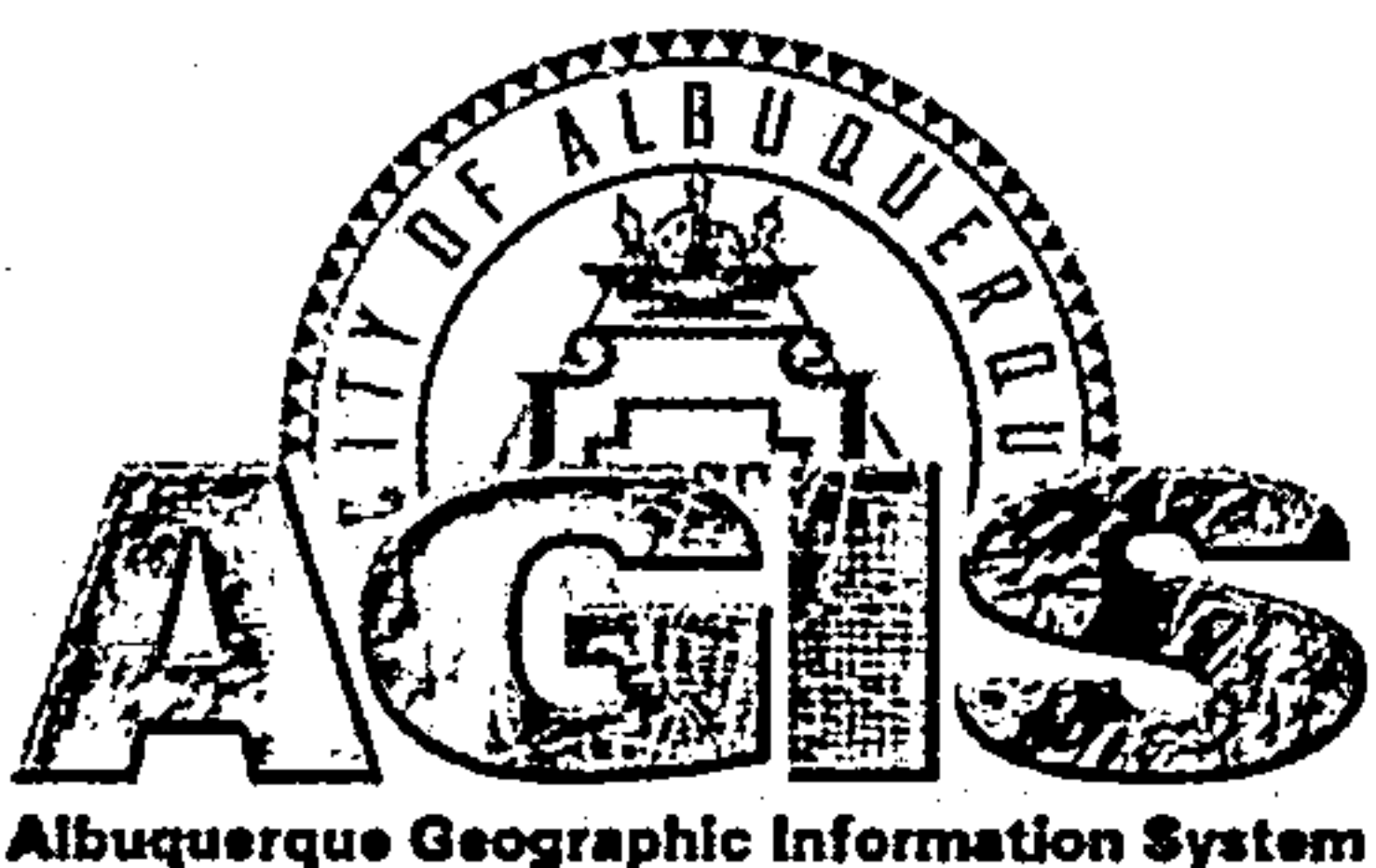
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
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[Signature] 1-26-16  
Planner signature / date  
Project # 10010201

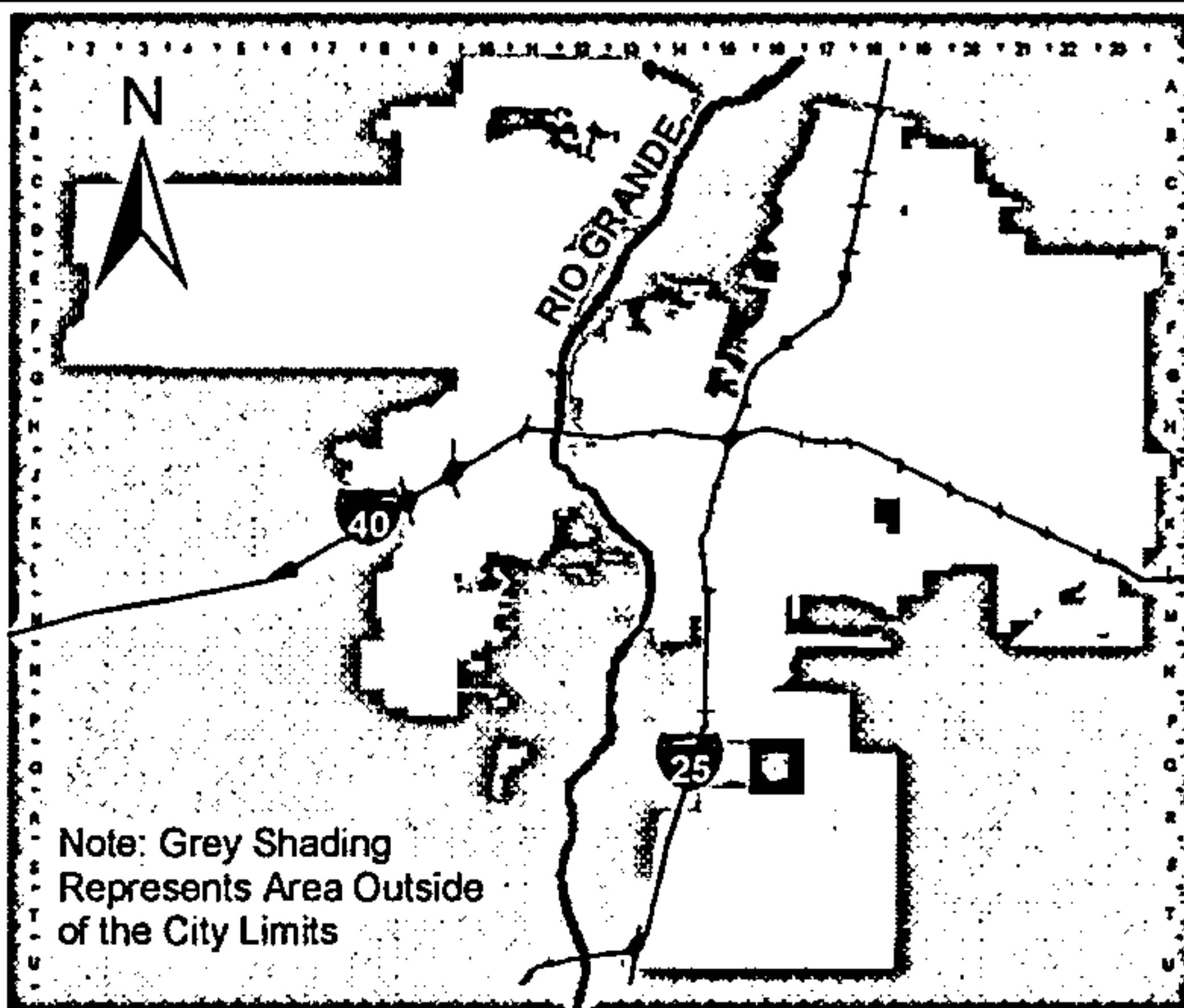




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 9/2/2014



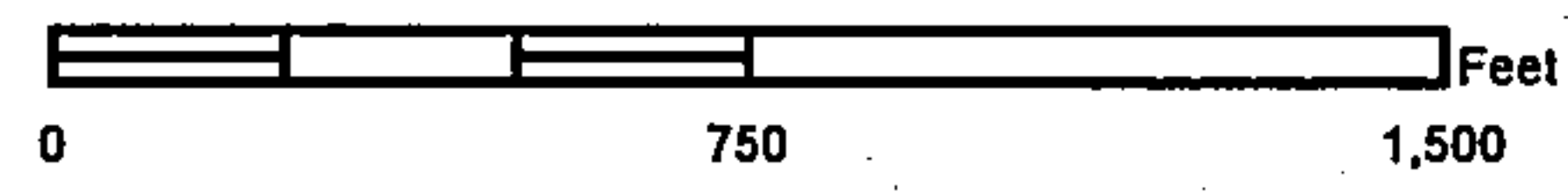
Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

**Q-16-Z**

Selected Symbols

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



January 26, 2016

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

Re: Tract D Mesa Del Sol - Sketch Plat Submittal

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the Exhibit / Sketch plat of site
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City review and comment. Tract D is the current site of Schott Solar. This sketch plat proposes that Tract D be subdivided into 7 separate tracts for future commercial use. Roadway right-of-way and pavement widths are indicated on the plan.

Please schedule for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



For: Mike Balaskovits, PE  
Senior Project Manager  
Community Development and Planning

MJB/mhs  
Enclosures

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**

## Matthew Satches

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**From:** Matthew Satches  
**Sent:** Tuesday, January 26, 2016 11:05 AM  
**To:** PLNDRS@cabq.gov  
**Cc:** Michael Balaskovits  
**Subject:** DRB Sketch Plat Submittal (Tract D Mesa Del Sol)  
**Attachments:** Submittal Package 1-26-2016.pdf

All,

Please find attached a PDF copy of the DRB Sketch Plat Submittal of Tract D Mesa Del Sol (Schott Solar Property).

Thanks,

**Matt Satches, E.I.**  
Engineer Intern  
Community Development & Planning

### **Bohannon Huston**

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM 87109-4335  
**www.bhinc.com**  
**voice: 505.923.3315 facsimile: 505.798.7988 toll free: 800.877.5332**

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PROJECT #

10006201

February 3. 2016

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