



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Request for Infrastructure requirements for Tract O - Mesa del sol innovation Park			

APPLICATION INFORMATION			
Applicant: MDS Investments, LLC		Phone:	
Address: 4020 Vassar Dr NE		Email:	
City: Albuquerque	State: NM	Zip: 87107	
Professional/Agent (if any): Ravens Wing Consulting, LLC - Manny Barrera, PE		Phone: 505-314-3346	
Address: 3102 10th St NW		Email: mannybarrera@ravenswingconsulting.com	
City: Albuquerque	State: NM	Zip: 87107	
Proprietary Interest in Site:	List <u>all</u> owners: MDS Investments, LLC		

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: TR O BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK	Block:	Unit:	
Subdivision/Addition: MEsa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101605124229430410	
Zone Atlas Page(s): R-16	Existing Zoning: PC	Proposed Zoning PC	
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 7.74	

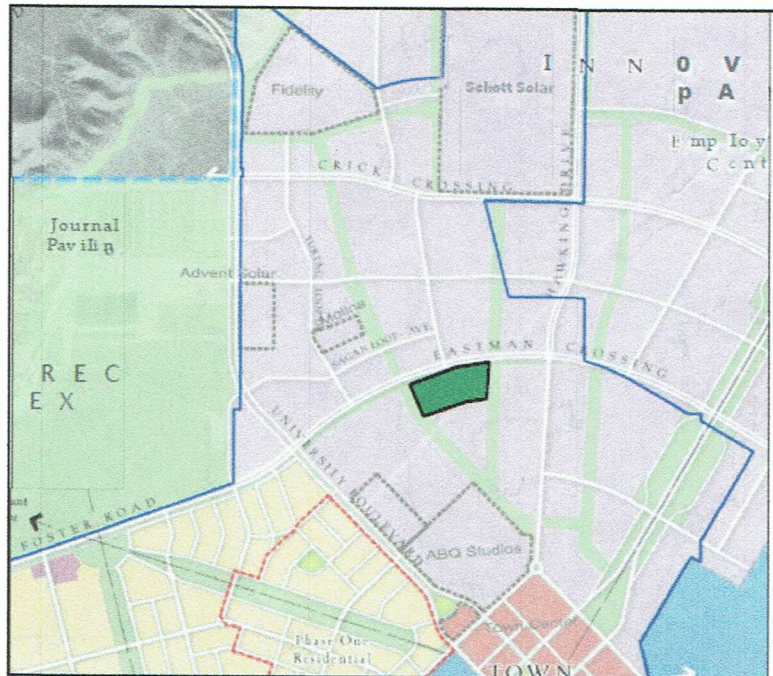
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2730 Eastman Crossing SE	Between: Turing Dr	and: Watson Dr

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 9-20-19
Printed Name: MANNY Barrera	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

Sketch Plat Summary Letter



Project # TBD Sketch Plat Submittal
Tract O – Mesa Del Sol Innovation Park

DATE OF LETTER: September 20, 2019

Presented to City of Albuquerque Design Review Board
Ms. Maggie Gould, Chair
600 Second Ave NW
Albuquerque, NM 87102

On Behalf of: MDS Investments, LLC – Steve Chavez (applicant)
By: J Manuel Barrera, P.E. (Agent)
RAVENS WING CONSULTING PROJECT NO.: 19-06-08



Request to the City of Albuquerque Design Review Board (DRB)

This project is located in Southeast Albuquerque in Mesa del sol's Innovation Park. This tract will be sold to an end user that will build a storage unit facility. The current Owner, MDS Investments (Developer) intends to construct the required infrastructure to support Tract O in support of the land sale and future development of the site.

Currently the developer will be selling a developed lot to the end user. We do not have any site plan information that is proposed as that is intended to be a separate submittal in the future.

We would like to understand how we can proceed with obtaining an infrastructure list and entering into an IIA and subsequent work order to support the development at this Tract.

The intent of the Sketch Plat is to determine what Infrastructure will be required by the City of Albuquerque.

We look forward to working with the DRB and the team at the City.



Figure 1 Summary Exhibit

We look forward to the hearing to discuss the next steps involved with this project. Thank you in advance for your consideration.

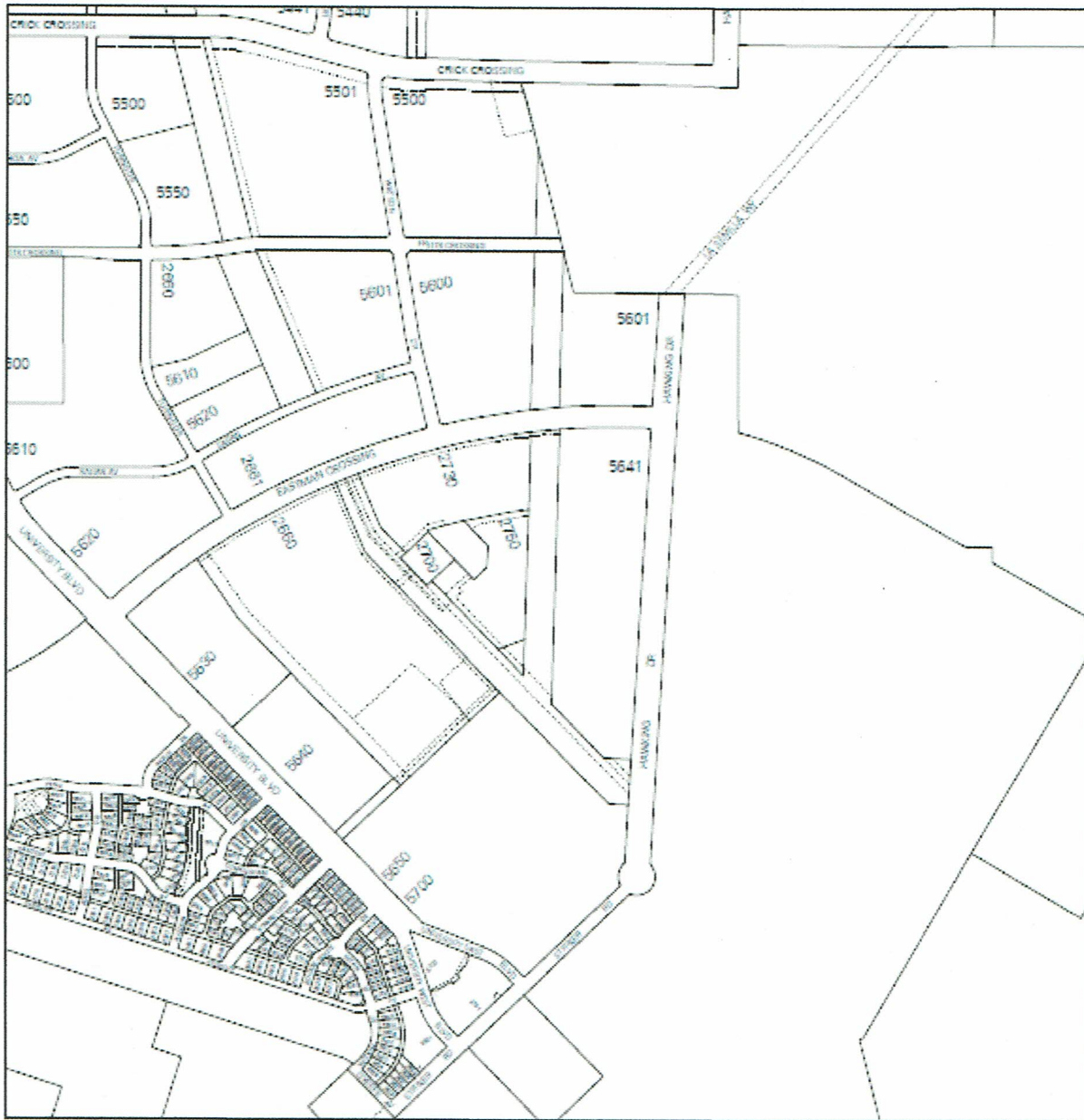
Respectfully,



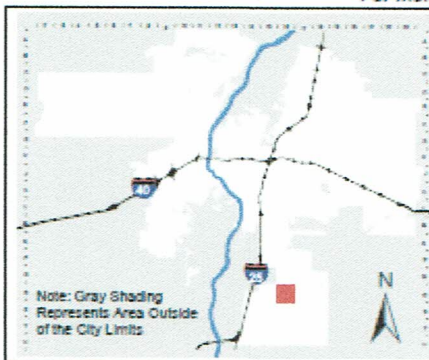
Manny Barrera, PE Agent

Ravens Wing Consulting, LLC

Exhibit A – Zone Atlas Map R-16-Z



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



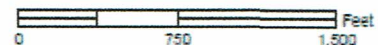
Address Map Page:

R-16-Z

Map Amended through:
3/17/2017

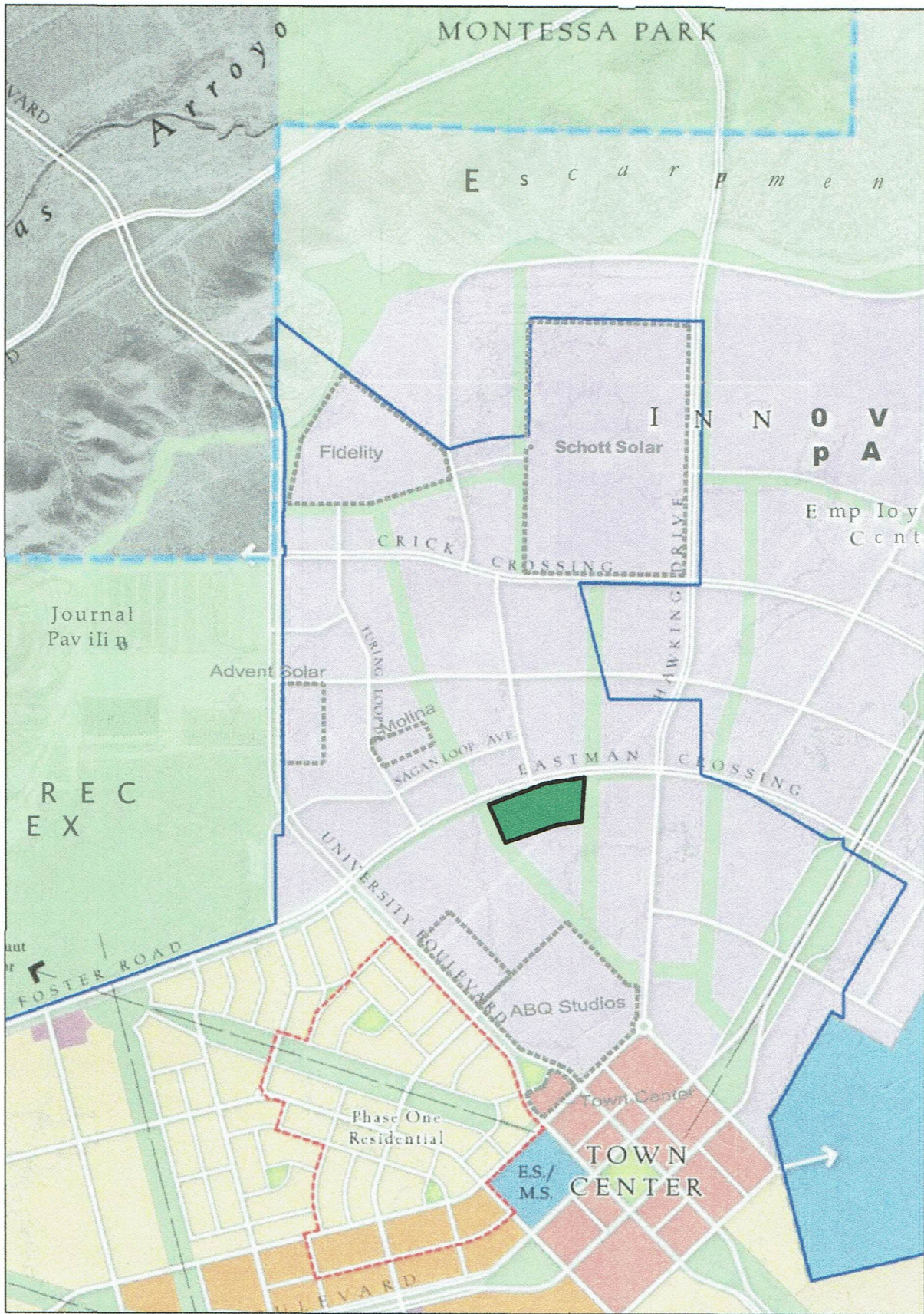


These addresses are for informational
purposes only and are not intended
for address verification.

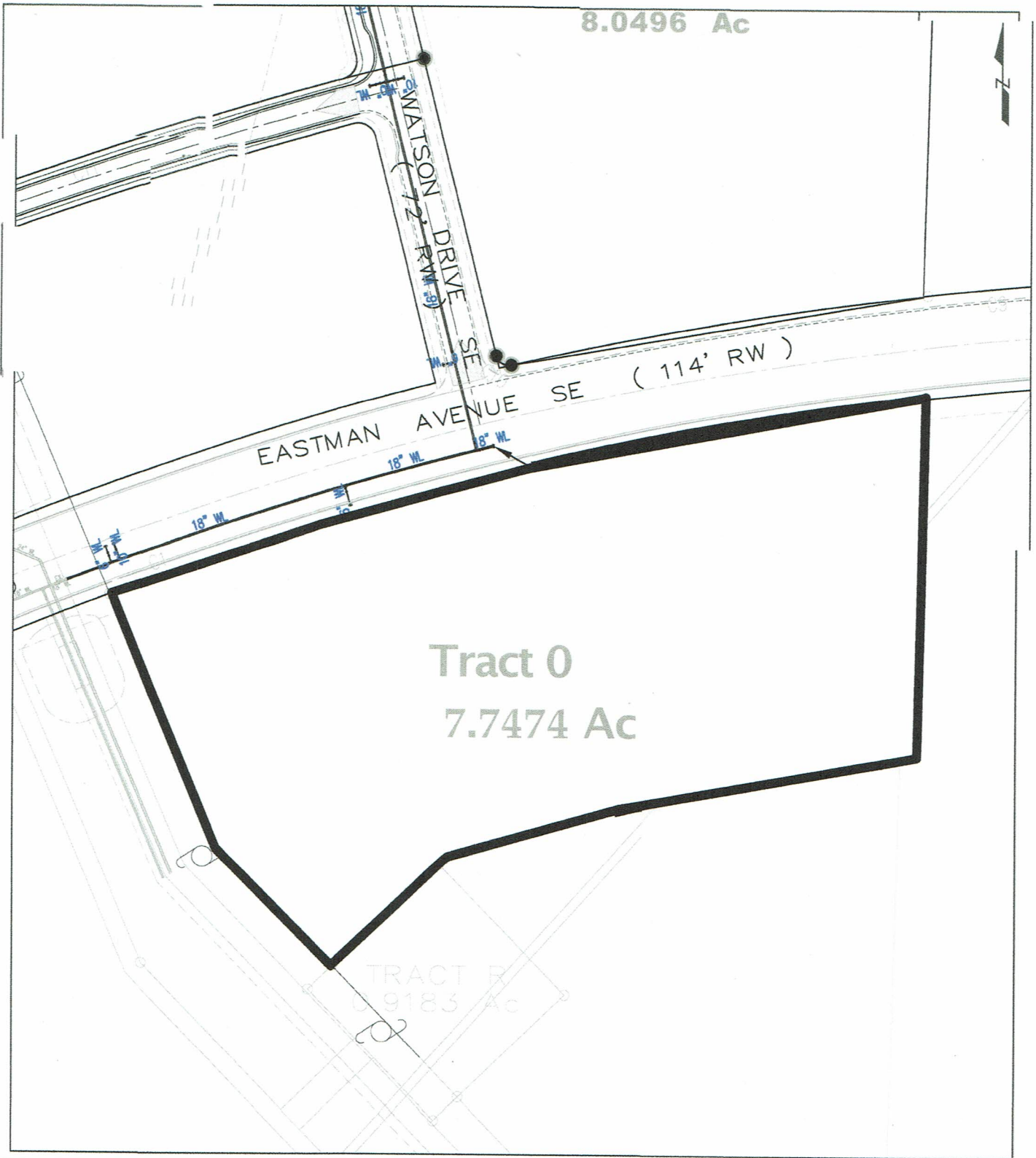


Ravens Wing Consulting, LLC
Owner - Manny Barrera, PE
(505) 314-3346

Email: mannybarrera@ravenswingconsulting.com



Facts Sheet	
Tract 0 Vicinity Map	
Date:	3-6-2019



Tract	Acerage	Proposed FF
Tract O - Innovation Park II	7.7474AC	5295

Facts Sheet Ex	
Tract 0	
Date:	3-6-2019



Description	Size (qty)	Comments
PROPERTY DESCRIPTION		
Tract 0	7.7474 ac	
Earthwork	Site will drain to Pond on east.	Site will manage first flush then drain to pond on east. Storm Drain system will need inlets and Pipe into Pond on East.
Roadways/Storm Drain	Construct South Side of Eastman from Turing to East Side of Tract O 1,565'	
WET UTILITIES		
Water	Water to the Site. 18" Water will be extended to East with Roadway	Existing 18" water line near NW corner of site. Ex. 6" Water Stub @ STN 28+19
Sanitary Sewer	Gravity Service Not Available	Will need private grinder pump to connect to manhole in Eastman Located at Stn 20+33.
DRY UTILITIES		
Power	Existing facilities located within Turing Dr.	Requires site and load specific engineering
Gas	6" Distribution line located at Turing Dr and Eastman.	Requires site and load specific engineering
Century Link	Existing fiber located approx. 2,015' at Crick and Watson	
Unite Private Network (UPN)	Existing fiber located at Turing Dr and Eastman	
Comcast	Existing fiber located at Turing Dr and Eastman	
Verizon	Existing fiber located in Turing Dr	
Cost :		
Construction	TBD	
Soft Cost Lump Sum	TBD	
Contingency	TOTAL	TBD
		TBD

	Facts Sheet
Tract 0	
Infrastructure Summary Sheet	
Date:	3-6-2019

