



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 P1)	<input type="checkbox"/> 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 S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> 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 SW (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		
Sketch plat submittal for subdividing Tract A-4 in Mesa del Sol. Intend on proceeding to Preliminary and Final Plat with associated Site Plan		
The project is a multi-family development project that will be completed in two phases.		

APPLICATION INFORMATION		
Applicant: MDS Investments, LLC c/o - Mesa Apartments, LLC		Phone: 505-681-9932
Address: 4020 Vassar Dr NE Suite H		Email: kyle@sc3intl.com
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 all owners: MDS Investments, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A-4 Bulk Land Plat of Tracts A-1 thru A-6 Mesa del Sol Innovation Park (A replat of Tract A Mesa del sol Innovation Park)	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101605104917630110
Zone Atlas Page(s): R-15-Z & R-16-Z	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 14.4494
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: University Blvd and Arbus Dr SE	Between: Penn Ave SE	and: Sagan Loop SE
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		

Signature:	Date:				
Printed Name:	<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 #	

January 31, 2020

RE: Agent Authorization Letter - DRB Processing - TR A-4 (Full Legal Below)

DRB Chair - Jolene Wolfley

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Dear Ms Wolfley,

Please find this letter as Authorization for the DRB action of the Sketch Plat and all subsequent Platting and subdivinding, and site plan approvals of - TRACT A-4 BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT A MESA DEL SOL INNOVATION PARK) CONTAINING 14.4493 AC , "PARCEL A-4" . represented by J Manuel Barrera, PE of Ravens Wing Consulting, LLC in conjunction with Mr. Will Plotner, PS of Cartesian Surveys.

Feel free to contact me if you have any questions or concerns.

Respectfully,

Mesa Apartments, LLC
PO Box 12876
Dallas, TX 75225

By: 
Colin Kruger, Authorized Signatory

January 31, 2020

RE: Agent Authorization Letter - DRB Processing - TR A-4 (Full Legal Below)

DRB Chair - Jolene Wolfley

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Dear Ms Wolfley,

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Feel free to contact me if you have any questions or concerns.

MDS Investments, LLC

Respectfully,

By: 
Steven B Chavez, Authorized Signatory



FEBRUARY 10, 2020

RE: Sketch Plat Submittal – Parcel A-4 (Full Legal Below)

DRB Chair – Jolene Wolfley

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Dear Ms Wolfley,

Please find this letter as a formal request to submit for a Sketch Plat and Comment of the proposed subdivision action proposed with – TRACT A-4 BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT A MESA DEL SOL INNOVATION PARK) CONTAINING 14.4493 AC, “PARCEL A-4” . For your consideration we are requesting the review of partitioning this parcel in two (2) parcels one – Approx. 5.54 Ac (+/-) and the second approx. 8.46 Ac (+/-).

The Property is located within Mesa del Sol Master Planned Level B area. The current zoning is PC and is currently vacant land. The proposed use of Multi-Family is understood to be a permissive use within the proposed zone.

This subdivision is anticipated to support a two-phase multi-family housing project on the parcel. The anticipated “onsite” development is anticipated to be completed by a “junior” developer listed as Mesa Apartments, LLC, located in Dallas Texas.

The Infrastructure required to be constructed is anticipated to be the responsibility of the “Master” Developer and current owner of Mesa del Sol, MDS Investments, LLC.

The sketch plat request is the anticipated first step toward a Preliminary and subsequent Final Plat of this parcel. Through this process we are intent on memorializing the responsibilities between the site development and off site development.

It is anticipated that a detailed site plan will be submitted through DRB.

Thanks in advance for your comments, expertise and time.

Respectfully,

Manny Barrera, PE
Ravens Wing Consulting, LLC

CITY OF ALBUQUERQUE

CODE ENFORCEMENT

Plaza Del Sol Building, Suite 500
600 2nd Street NW
Albuquerque, NM 87102
Tel: (505) 924-3850 Fax: (505) 924-3847



Date: January 24, 2020

VIA Email, colinkruger1@gmail.com

Colin Kruger
Mesa Apartments, LLC
PO BOX 12876
Dallas, TX 75225

RE: 99999 UNIVERSITY BLVD SE – the “property”.

To Whom It May Concern:

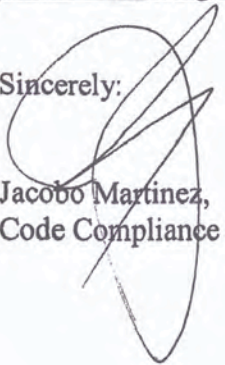
This letter will certify that according to the map on file in this office on January 24, 2020, the referenced property, legally described as: TR A-4 BULK LAND PLAT OF TRS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK (A REPL OF TR A MESA DEL SOL INNOVATIONPARK) CONT 14.4493 AC, Albuquerque, Bernalillo County, New Mexico, is Zoned: PLANNED COMMUNITY ZONE DISTRICT (PC)

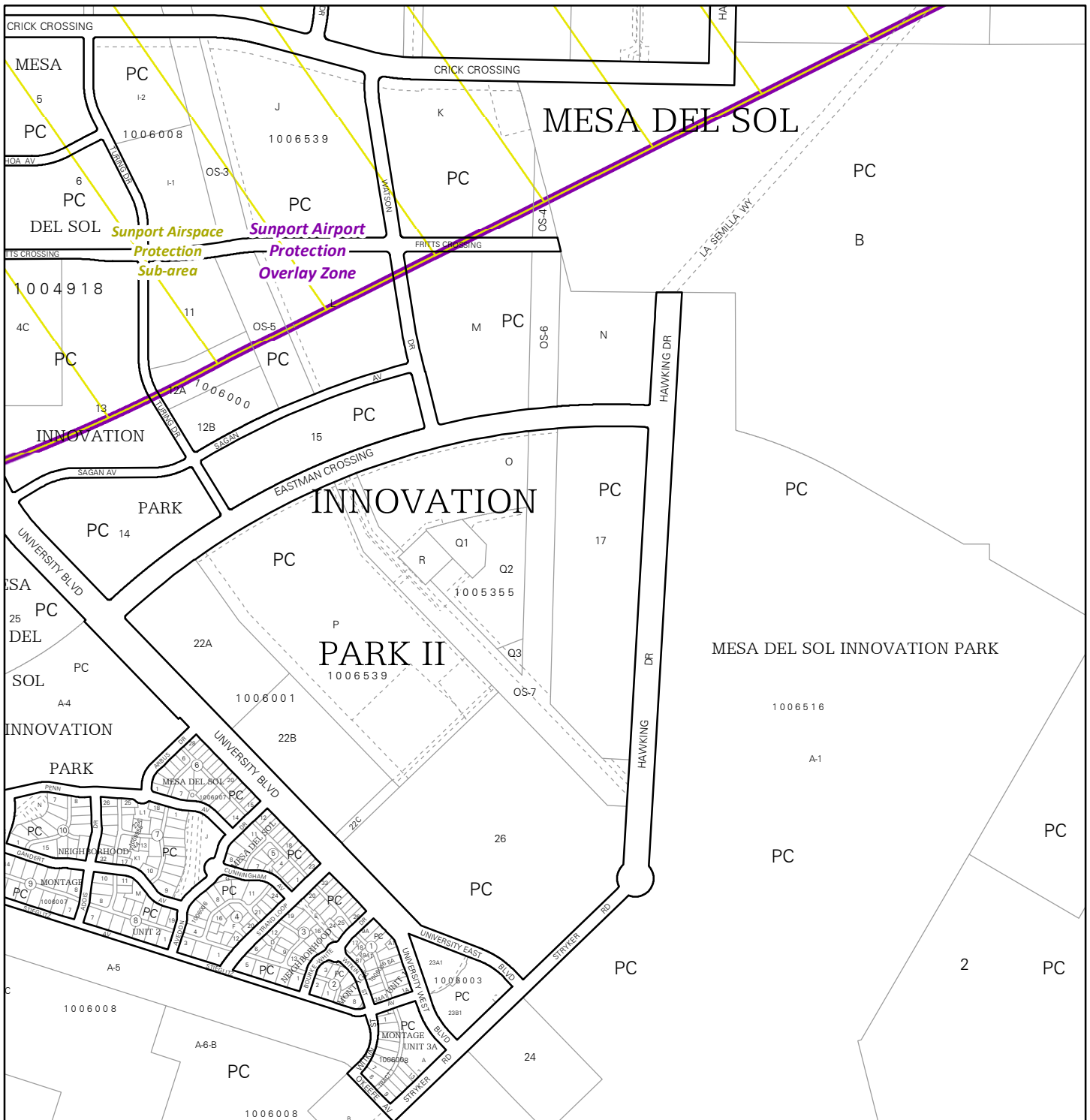
The current use of the property is for vacant land and proposed use of Multi-Family and is Permissive activity in this Zone.

This property has been inspected and it was found to be in compliance with the applicable provisions of the Integrated Development Ordinance. This site is within an approved Framework Plan "MESA DEL SOL"

If you have any questions regarding this matter please contact me at (505) 924-3301 or by email at jacobomartinez@cabq.gov.

Sincerely:


Jacobo Martinez,
Code Compliance Manager

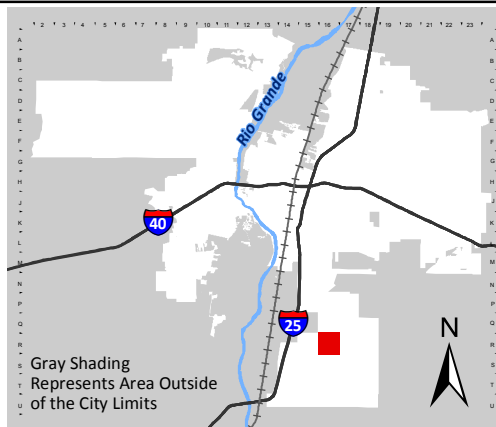


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

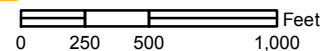


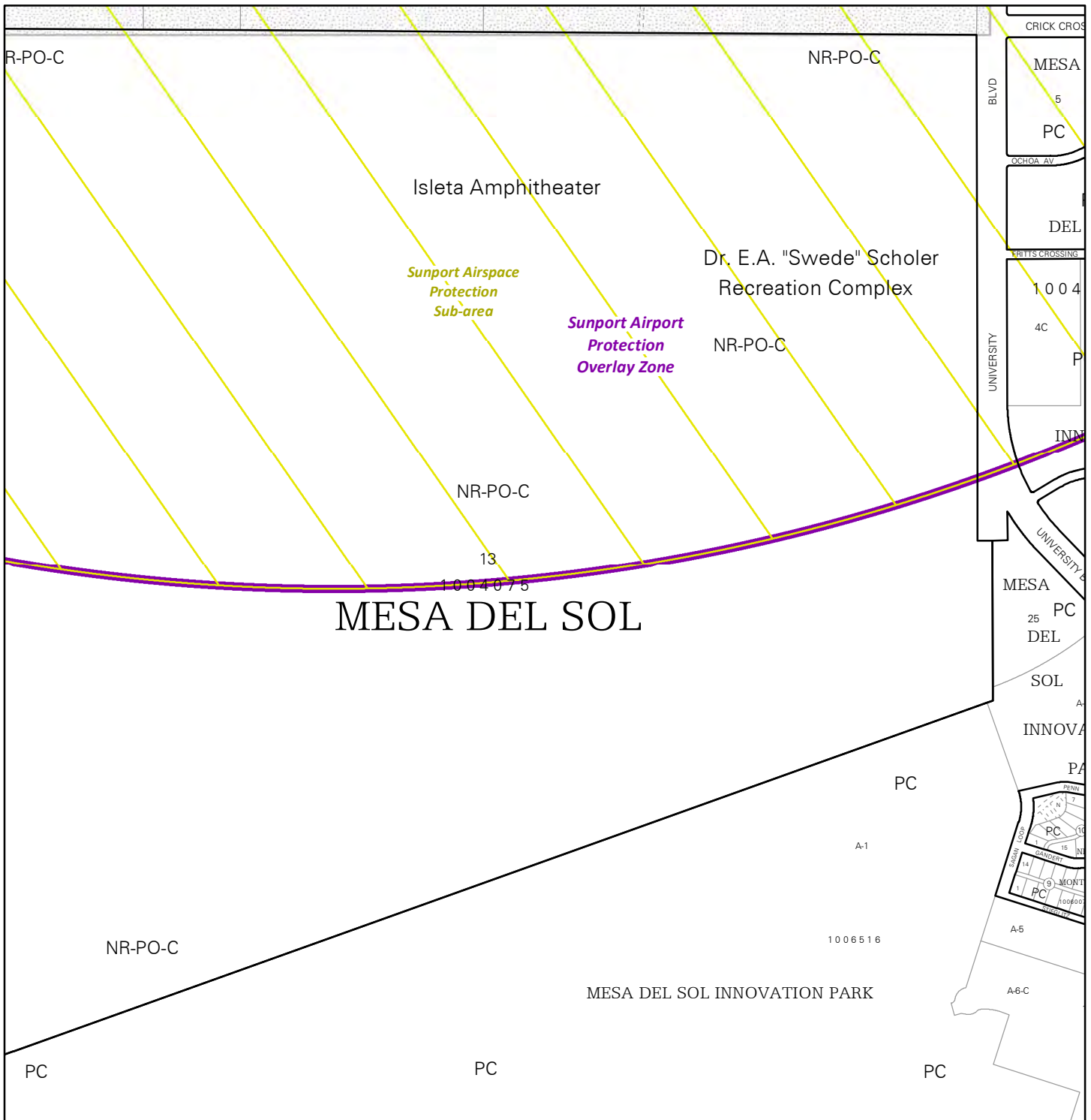
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

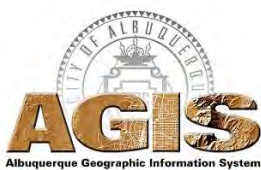
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



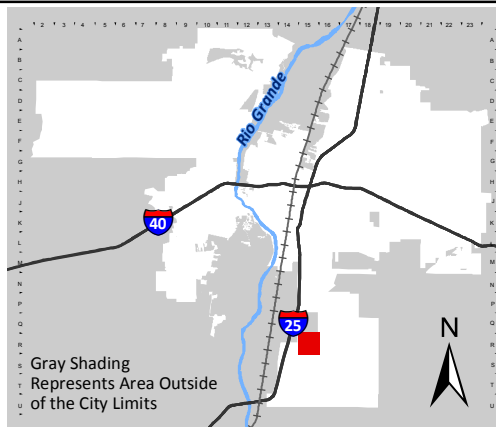


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

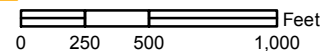


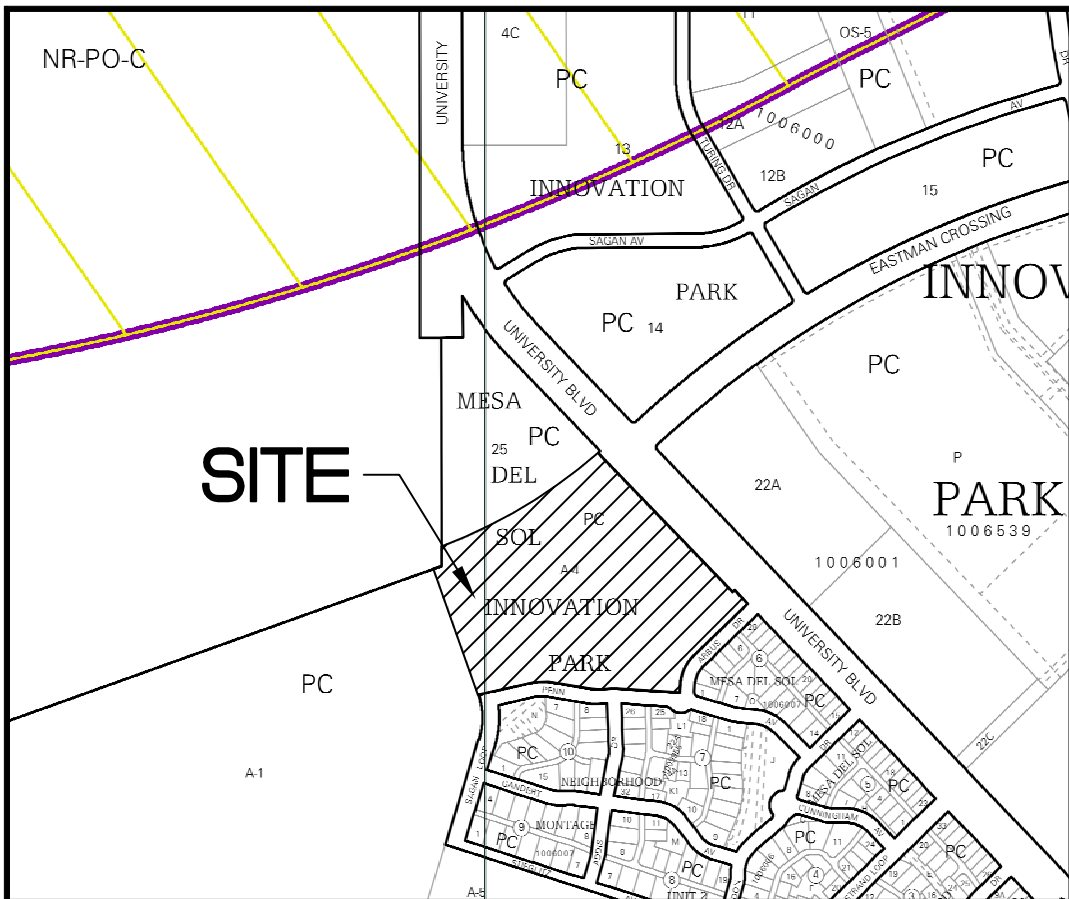
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: R-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





Vicinity Map
Zone Atlas R-15-Z & R-16-Z N.T.S.

Documents

1. PLAT FOR MESA DEL SOL, INNOVATION PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 6, 2010, IN VOLUME 2010C, FOLIO 131.

Indexing Information

Section 21 & 22, Township 9 North, Range 3 East, N.M.P.M.
 Subdivision: Mesa Del Sol Innovation Park
 Owner:
 UPC #: 101605104917630110

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. Dedicate Right of Way for Bobby foster

Subdivision Data

GROSS ACREAGE. 14.4494 ACRES
 ZONE ATLAS PAGE NO. R-15-Z & R-16-Z
 NUMBER OF EXISTING TRACTS. 1
 NUMBER OF TRACTS CREATED. 2
 NUMBER OF LOTS CREATED. 0
 MILES OF FULL-WIDTH STREETS. 0.00 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 1.1679 ACRES
 DATE OF SURVEY. JULY 2019

Legal Description

TRACT A-4, OF MESA DEL SOL INNOVATION PARK, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BULK PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 6, 2010, IN VOLUME 2010C, FOLIO 131.

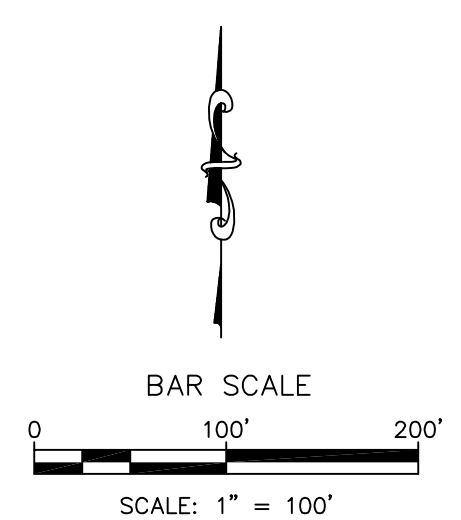
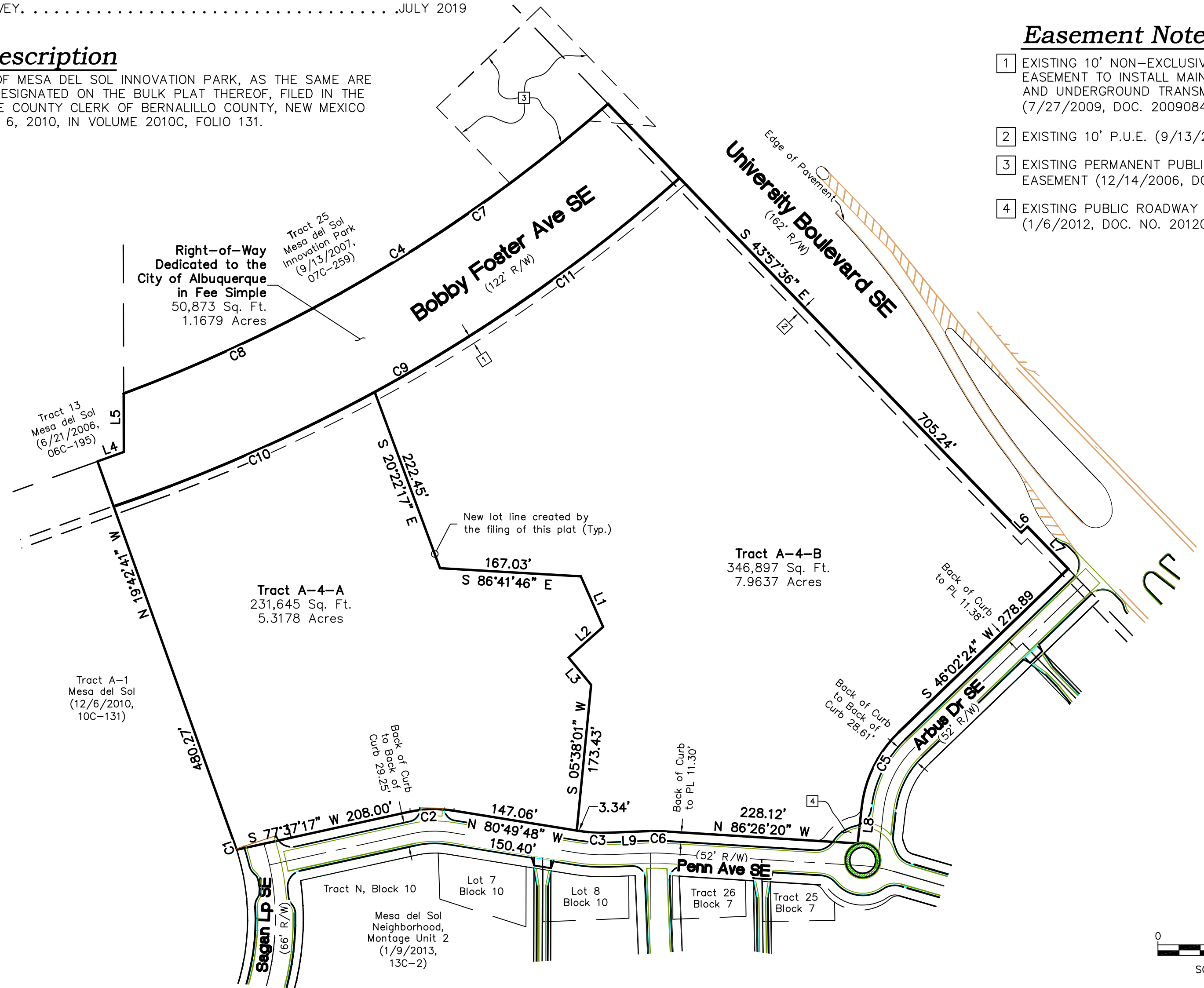
Sketch Plat for
Tracts A-4-A & A-4-B,
Mesa Del Sol Innovation Park
Being Comprised of
Tract A-4,
Mesa Del Sol Innovation Park
City of Albuquerque
Bernalillo County, New Mexico
February 2020

Easement Notes

- 1 EXISTING 10' NON-EXCLUSIVE PERPETUAL EASEMENT TO INSTALL MAINTAIN AND OPERATE AND UNDERGROUND TRANSMISSIONS SYSTEM (7/27/2009, DOC. 2009084209)
- 2 EXISTING 10' P.U.E. (9/13/2007, 2007C-259)
- 3 EXISTING PERMANENT PUBLIC DRAINAGE EASEMENT (12/14/2006, DOC. NO. 2006188223)
- 4 EXISTING PUBLIC ROADWAY EASEMENT (1/6/2012, DOC. NO. 2012001375)

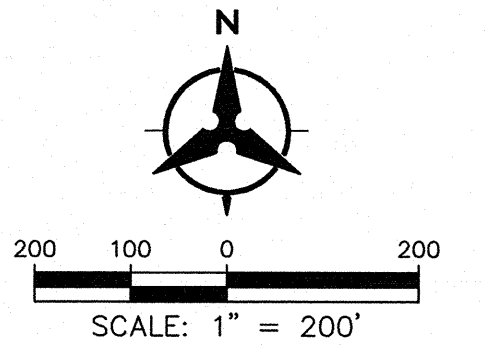
Line Table		
Line #	Direction	Length (ft)
L1	S 23°46'10" E	65.36'
L2	S 48°19'05" W	54.75'
L3	S 39°36'50" E	41.90'
L4	N 70°17'19" E	33.00'
L5	N 00°07'15" W	69.15'
L6	N 46°02'24" E	10.00'
L7	S 43°57'36" E	69.37'
L8	S 06°33'38" W	43.42'
L9	S 87°41'25" W	45.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	8.14'	267.00'	1°44'46"	8.14'	N 18°50'15" W
C2	54.91'	146.00'	21°32'55"	54.59'	S 88°23'44" W
C3	34.86'	174.00'	11°28'44"	34.80'	N 86°34'10" W
C4	672.22'	1841.64'	20°54'49"	668.49'	N 59°06'40" E
C5	100.60'	146.00'	39°28'45"	98.62'	S 26°18'02" W
C6	21.11'	206.00'	5°52'17"	21.10'	N 89°22'29" W
C7	391.81'	1841.64'	12°11'22"	391.07'	N 54°44'57" E
C8	280.41'	1841.64'	8°43'26"	280.14'	N 65°12'22" E
C9	779.95'	1963.64'	22°45'27"	774.83'	N 59°52'14" E
C10	337.77'	1963.64'	9°51'21"	337.36'	N 66°19'18" E
C11	442.17'	1963.64'	12°54'07"	441.24'	N 54°56'34" E

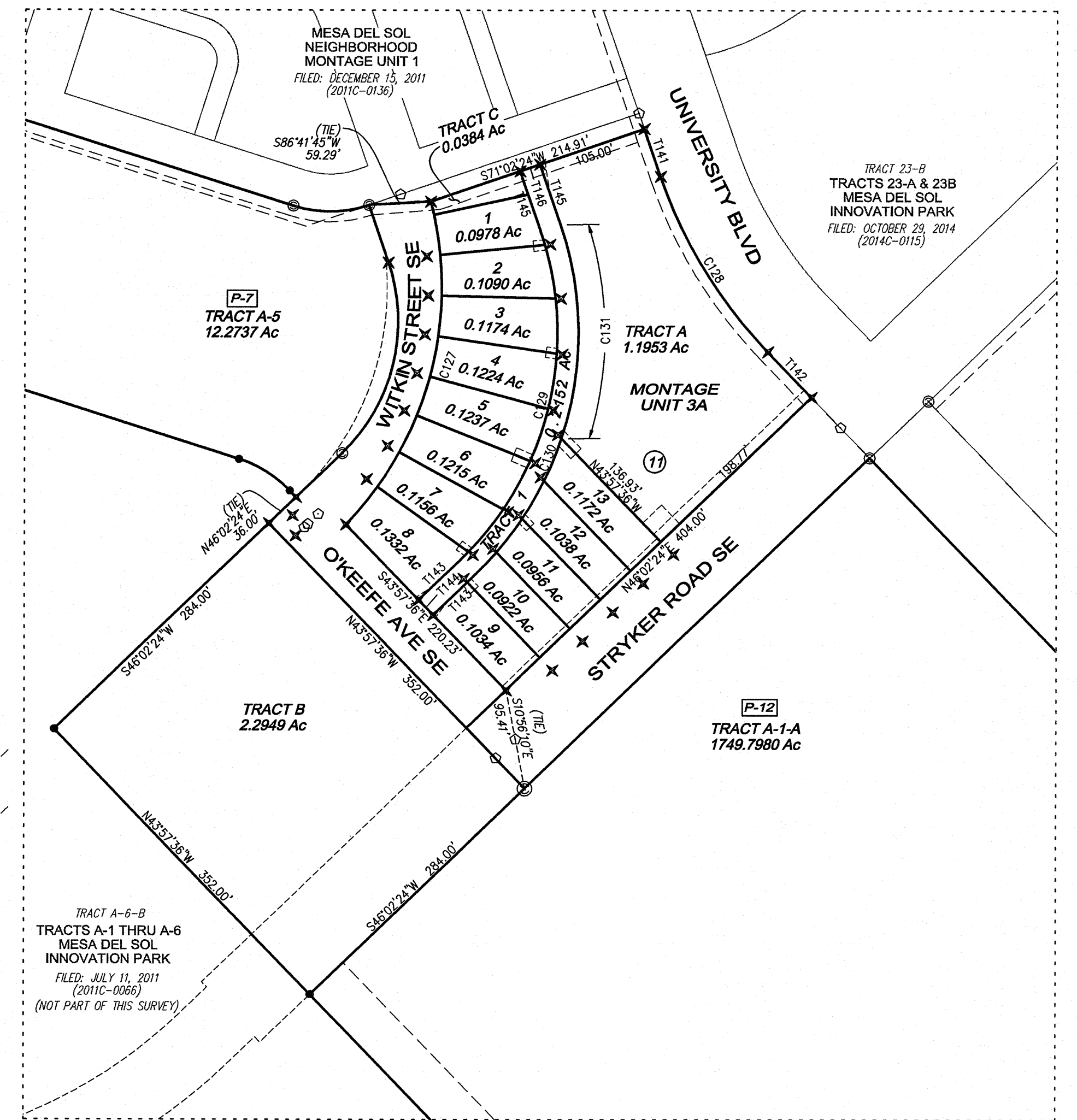
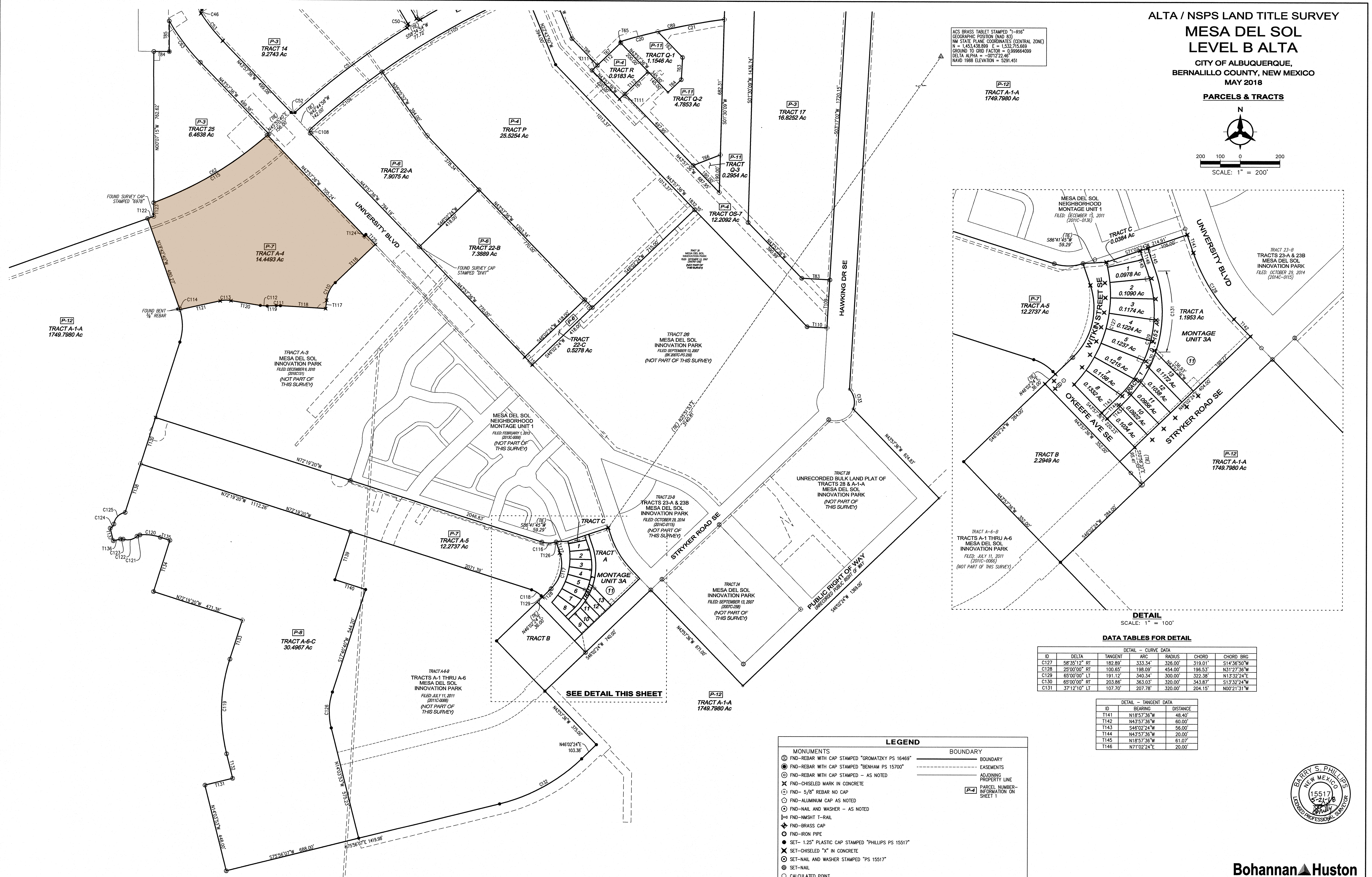


ALTA / NSPS LAND TITLE SURVEY
**MESA DEL SOL
 LEVEL B ALTA**
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2018

PARCELS & TRACTS



ACS BRASS TABLE STAMPED "1-R16"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N = 1,453,438.899 E = 1,532,715.669
 GROUND TO GRID FACTOR = 0.999644099
 DELTA ALPHA = -0017'22.46"
 NAVD 1988 ELEVATION = 5291.451



DETAIL
 SCALE: 1" = 100'

DATA TABLES FOR DETAIL

DETAIL - CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C127	58°35'12" RT	182.89'	333.34'	326.00'	319.01'	S14°35'50"W
C128	25°00'00" RT	100.85'	198.09'	454.00'	196.53'	N31°27'36"W
C129	65°00'00" LT	191.12'	340.34'	300.00'	322.38'	N13°32'24"E
C130	65°00'00" RT	203.86'	363.03'	320.00'	343.87'	S13°32'24"W
C131	37°12'10" LT	107.70'	207.78'	320.00'	204.15'	N00°21'31"W

DETAIL - TANGENT DATA		
ID	BEARING	DISTANCE
T141	N18°57'36"W	48.40'
T142	N43°57'36"W	60.00'
T143	S46°02'24"W	56.00'
T144	N43°57'36"W	20.00'
T145	N18°57'36"W	61.07'
T146	N71°02'24"E	20.00'

LEGEND

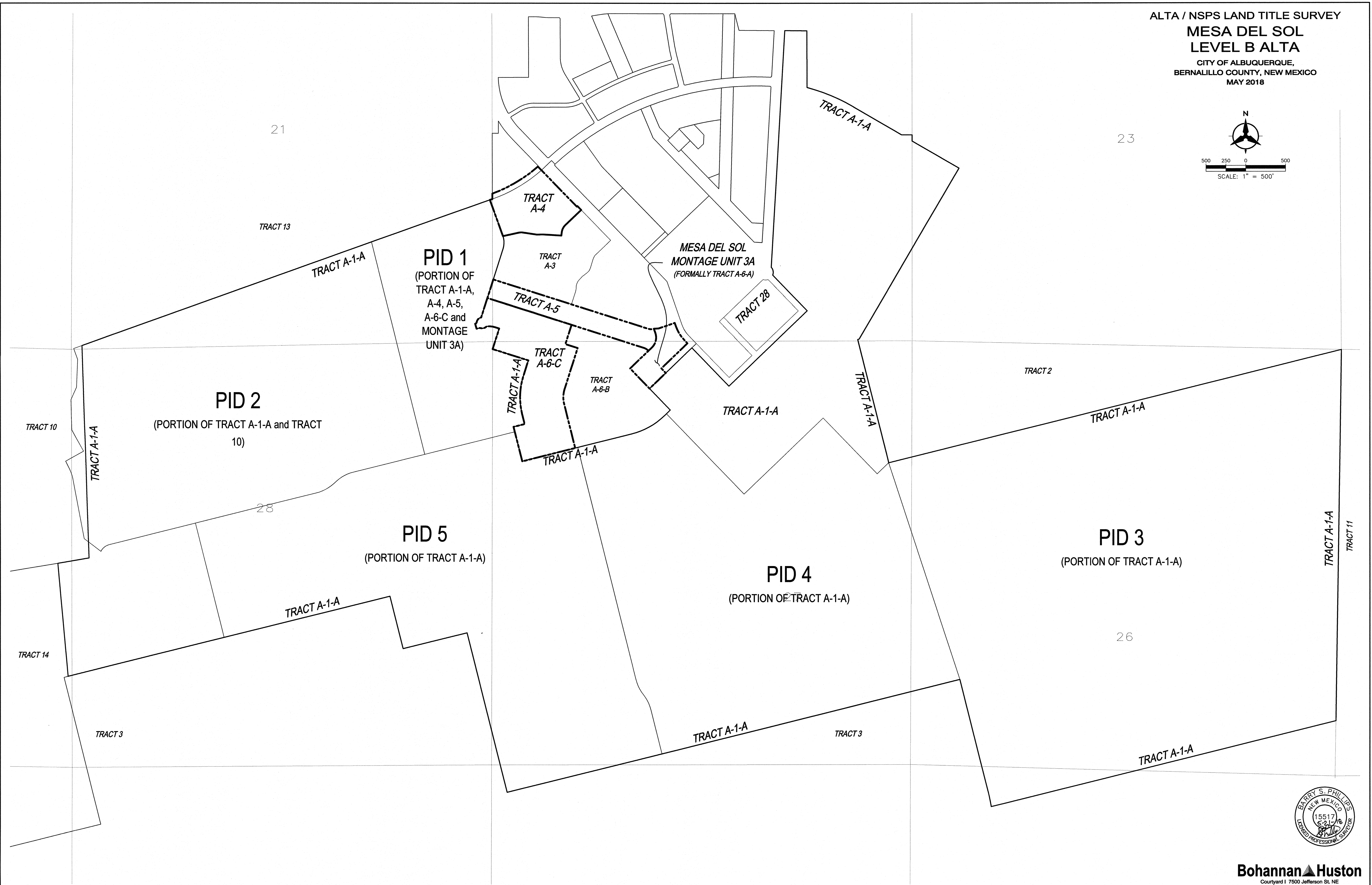
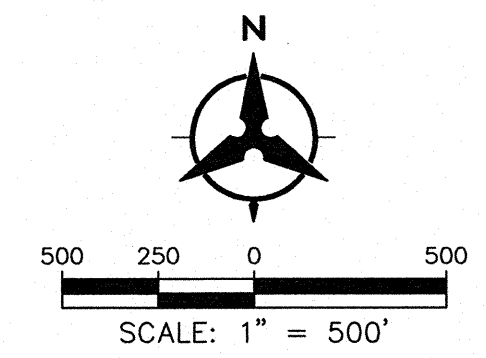
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--	---



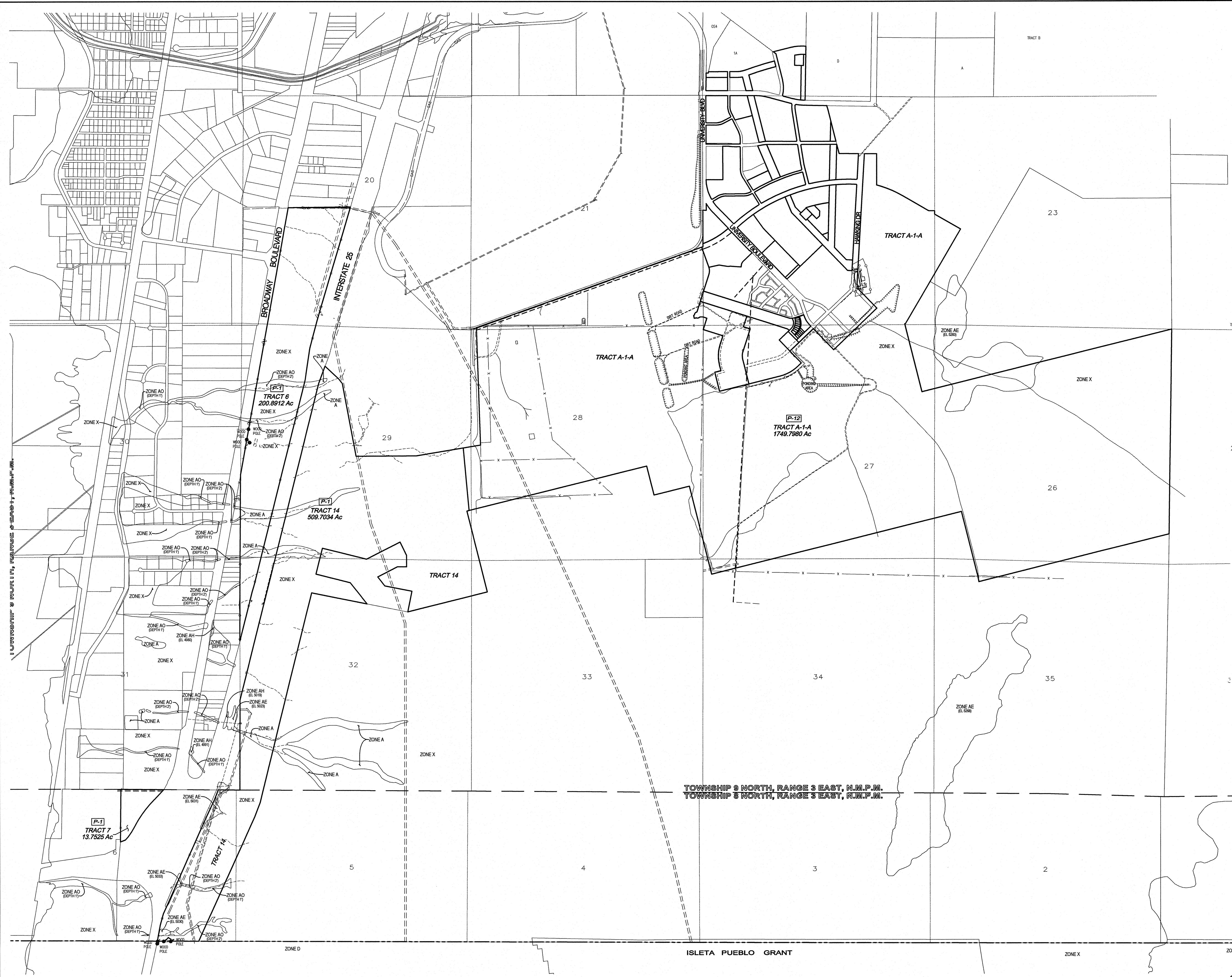
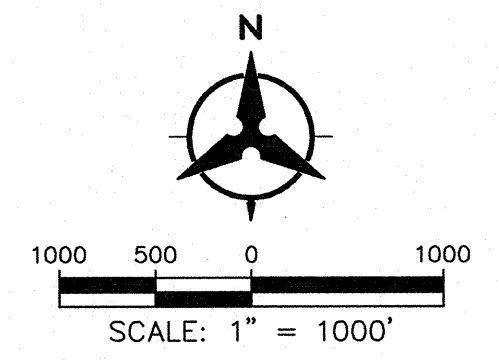
Bohannon & Huston
 Courtyard | 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

P:\20180398\SURVEY\02_OFFICE\01_ALTA\20180398_ALTA.dwg
 Met: 21-May-2018 - 1:46pm, Plotted by: WRMOS

ALTA / NSPS LAND TITLE SURVEY
MESA DEL SOL
LEVEL B ALTA
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2018



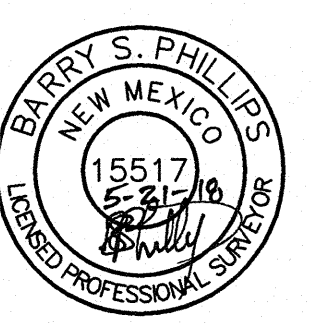
ALTA / NSPS LAND TITLE SURVEY
**MESA DEL SOL
 LEVEL B ALTA**
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2018
NFIP FLOOD ZONES



TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ISLETA PUEBLO GRANT

LEGEND	
○ FENCE-POST	--- ASPHALT CURB & GUTTER
⊕ FIRE HYDRANT	--- BACK OF CURB
→ GUY WIRE ANCHOR	--- BARB WIRE FENCE
⊙ MANHOLE-COMMUNICATION	--- BUILDING CORNER
⊙ MANHOLE-ELECTRIC	--- BUILDING LINE
⊙ MANHOLE-TELEPHONE CABLE	--- BUILDING OVERHANG
⊙ PULLBOX-ELECTRIC	--- CHAINLINK FENCE
⊙ METAL LIGHT POLE	--- CONCRETE PAD
⊙ METER-ELECTRIC	--- FLOWLINE OF ARROYO, CULVERT, DITCH
⊙ ELECTRICAL TRANSFORMER	--- DRIVEWAY
⊙ METER-WATER	--- EDGE-ASPHALT WALKWAY
⊙ METER-WATER	--- EDGE-DIRT ROAD
⊙ POST-PIPE/STEEL	--- 2-TRACK ROAD
⊙ PULLBOX-COMMUNICATION	--- EDGE-PAVED ROAD
● POWER POLE	--- GATE
⊙ SPRINKLER CONTROL VALVE/BOX	--- LINE-OVERHEAD ELECTRIC
⊙ TELEPHONE RELAY BOX	--- LINE-GAS LINE
⊙ VALVE-GAS	--- LIP OF CURB
⊙ VALVE-WATER	--- POND
⊙ VALVE-WATER	--- SHED
⊙ VALVE-POST INDICATOR	--- SIDEWALK
⊙ MANHOLE-STORM DRAIN	--- WALL
⊙ MANHOLE-SANITARY SEWER	
⊙ STORM DRAIN (DROP INLET)	
BOUNDARY	
---	BOUNDARY
---	EASEMENTS
---	ADJOINING PROPERTY LINE
[P-1]	PARCEL NUMBER-INFORMATION ON SHEET 1



Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

P:\20180398\SURVEY\02_OFFICE\01_ALTA\20180398_ALTA.dwg
 Mon, 21-May-2018 - 1:25pm, Plotted by: VRAMOS

TOTAL		MESA DEL SOL SITE				201932	1672
UNIT TABULATION - 3 STORY RESIDENTIAL	UNIT TYPE	NET AREA(SF)	GROSS AREA(SF)	% BREAKDOWN	UNIT COUNT	% BREAKDOWN	
A1	10710a	745	659	14%	35	14%	25,820
A2	10710b	626	540	12%	28	11%	21,728
A2-ALT	10710b	654	568	12%	29	11%	21,728
B1	20720a	899	772	17%	40	16%	29,504
B2	20720b	1,171	1,014	22%	54	21%	39,234
C1	30720a	1,351	1,178	25%	59	23%	40,008
TOTALS				100%	252	100%	241,542

UNIT AVERAGE NET SF: 1,015
 NET AREA COMPRISED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PORCHES, OR STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF: 1,015
 GROSS ACRES: 14.00
 UNITS/ACRE: 18.0
 SPACES: 455
 SPACES/UNIT: 1.81

TOTAL GROSS AREA PHASE 1-2 : 295,158 SF

PHASE 1		MESA DEL SOL SITE				201932	1672
UNIT TABULATION - 3 STORY RESIDENTIAL	UNIT TYPE	NET AREA(SF)	GROSS AREA(SF)	% BREAKDOWN	UNIT COUNT	% BREAKDOWN	
A1	10710a	745	659	14%	35	14%	25,820
A2	10710b	626	540	12%	28	11%	21,728
A2-ALT	10710b	654	568	12%	29	11%	21,728
B1	20720a	899	772	17%	40	16%	29,504
B2	20720b	1,171	1,014	22%	54	21%	39,234
C1	30720a	1,351	1,178	25%	59	23%	40,008
TOTALS				100%	252	100%	241,542

UNIT AVERAGE NET SF: 1,015
 NET AREA COMPRISED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PORCHES, OR STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF: 1,015
 GROSS ACRES: 8.84
 UNITS/ACRE: 15.2
 SPACES: 176
 SPACES/UNIT: 1.16

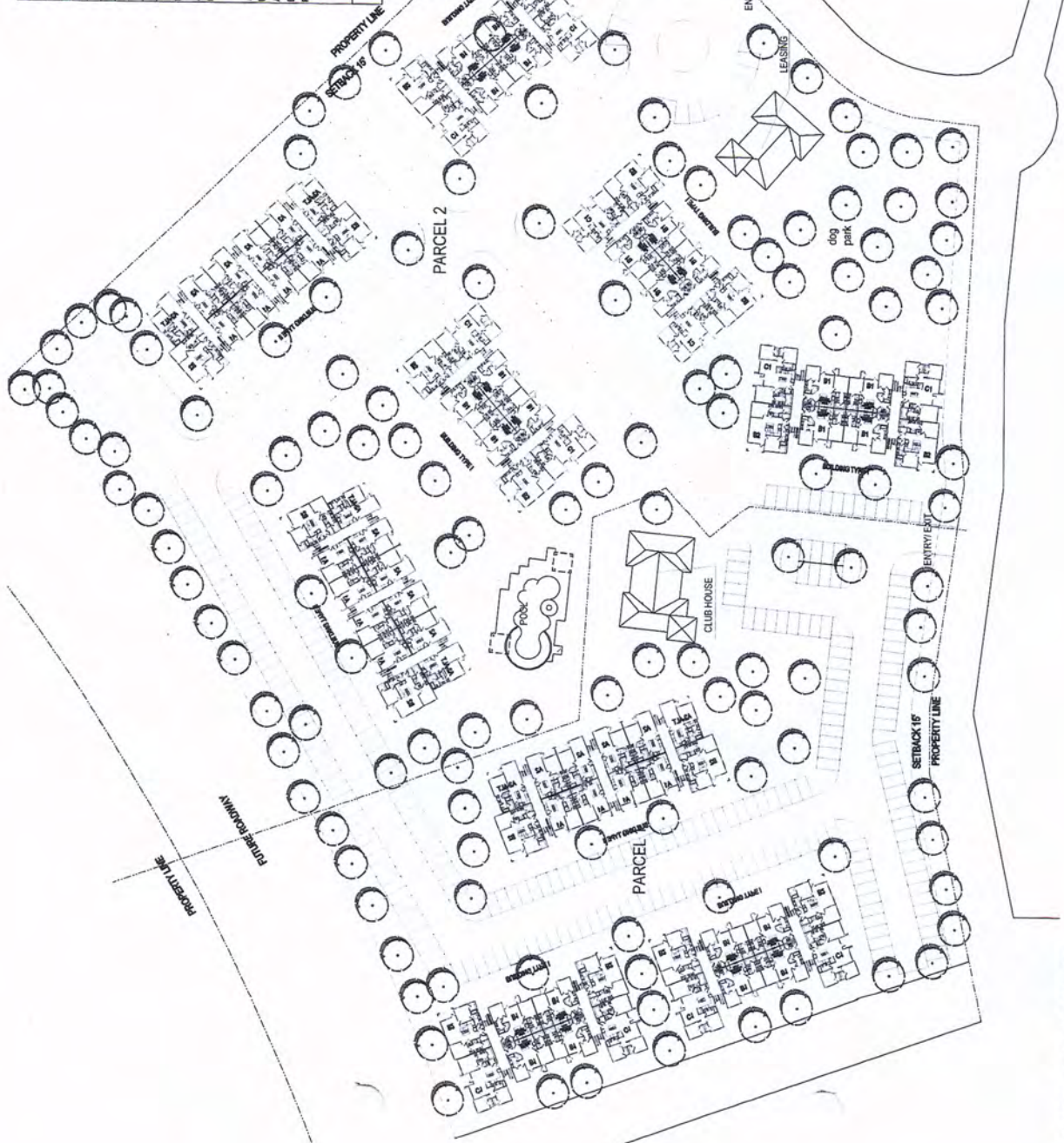
TOTAL GROSS AREA PHASE 1 : 98,386 SF

PHASE 2		MESA DEL SOL SITE				201932	1672
UNIT TABULATION - 3 STORY RESIDENTIAL	UNIT TYPE	NET AREA(SF)	GROSS AREA(SF)	% BREAKDOWN	UNIT COUNT	% BREAKDOWN	
A1	10710a	745	659	14%	35	14%	25,820
A2	10710b	626	540	12%	28	11%	21,728
A2-ALT	10710b	654	568	12%	29	11%	21,728
B1	20720a	899	772	17%	40	16%	29,504
B2	20720b	1,171	1,014	22%	54	21%	39,234
C1	30720a	1,351	1,178	25%	59	23%	40,008
TOTALS				100%	252	100%	241,542

UNIT AVERAGE NET SF: 1,015
 NET AREA COMPRISED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE AC SPACE. IT DOES NOT INCLUDE PATIOS, BALCONIES, PORCHES, OR STORAGE.

PROJECT DATA
 UNIT AVERAGE NET SF: 1,015
 GROSS ACRES: 8.46
 UNITS/ACRE: 19.9
 SPACES: 279
 SPACES/UNIT: 1.16

TOTAL GROSS AREA PHASE 2 : 196,772 SF



SCALE: 1" = 40' - 0" (24"x36" SHEET)
 0' 40' 80' 160'

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ARCHITECTURAL SITEPLAN
 SCHEME 02
 JANUARY 27, 2020

MESA DEL SOL SITE
 Albuquerque, NM
 HPAM 15382

A201

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