

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat (7 copies, folded)

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)

\_\_\_ Design elevations & cross sections of perimeter walls (3 copies)

\_\_\_ Copy of recorded IIA

\_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled

\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

\_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

\_\_\_ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)

\_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)

\_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

\_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information

\_\_\_ Proposed Infrastructure List, if applicable

\_\_\_ Required notice with content per IDO Section 14-16-6-4(K)

\_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives

\_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

\_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

*Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.*

**MINOR AMENDMENT TO PRELIMINARY PLAT**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

\_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

\_\_\_ Zone Atlas map with the entire site clearly outlined and labeled


\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

\_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

\_\_\_ Infrastructure List, if applicable

*Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.*

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

March 2, 2021

DRB Chairman and Board Member  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Mesa Del Sol Innovation Park – PR-2020-004138**  
**Sketch Preliminary Plat Tract A-1-A-3**  
**(Zone Atlas R15 & R16)**

Dear Chairman and DRB Board Members:

Huitt-Zollars, Inc, on behalf of MDS Investments LLC, is submitting a sketch plat for approximately 87 single family residences on Tract A-1-A-3. Tract A-1-A-3 is approximately 16-acres. Huitt-Zollars is starting work on a reuse master plan as discussed with the ABCWUA.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me at 505-235-7211.

Sincerely,  
**Huitt-Zollars, Inc.**



Scott Eddings, P.E.  
Project Manager

CC: Kyle Bodhaine



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

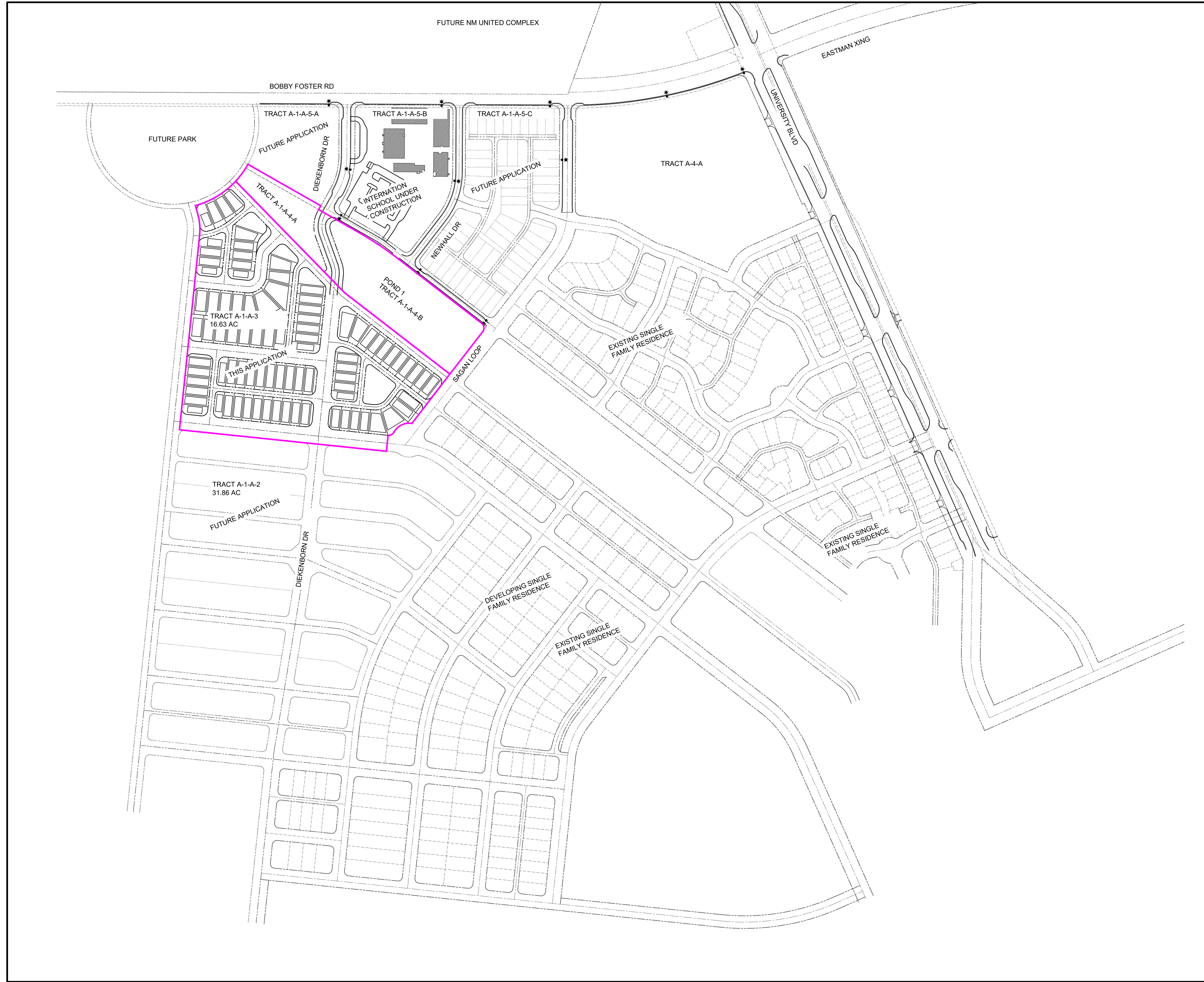
<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<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 checked="" type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input checked="" type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<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)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		

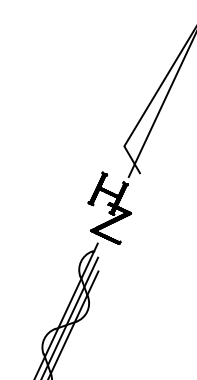


<b>APPLICATION INFORMATION</b>		
Applicant: MDS Investors, LLC		Phone: 505-681-9932
Address: 4020 Vassar Drive NE, Suite H		Email: kyle@sc3intl.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Huitt-Zollars, Inc.		Phone: 505-883-8114
Address: 6501 Americas Parkway NE, Suite 830		Email: seddings@huitt-zollars.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:	List all owners: MDS Investments, LLC	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract A-1-A-3	Block:	Unit:
Subdivision/Addition: Mesa Del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505146104040103
Zone Atlas Page(s): R-15	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 87	Total Area of Site (Acres): 16.3 aC
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Diekenborn	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b> 3/2/21				
<b>Printed Name:</b> Scott Eddings PE, Vice President	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	


Plotted: 3/2/2021 8:22:04 AM, By:Eddings, Scott  
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Know what's below.  
Call before you dig.  
TWO WORKING DAYS  
BEFORE YOU DIG CALL  
811 OR 260-1990

Designed By:



Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

<b>TWILIGHT HOMES</b>	
1301 CUESTA ARRIBA CT NE, SUITE A	
TITLE: Site Sketch	
Design Review Committee	City Engineer
City Project No.	Zone Map No.
XX	R-15-Z, R-16-Z
Sheet	Of
Ex. A	2

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
<b>PRELIMINARY</b>		NO.	BY	NO.	DATE	CONTRACTOR	DATE
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY. SCOTT A. EDDINGS 12856 Date: 3/1/21 HUITT-ZOLLARS, INC. Consulting Engineers						FOUND MONUMENT "15-112 1388"	STARTED BY
						NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 83)	INSPECTOR'S FIELD
						N=1487,534.543 E=1,511,214.742	FIELD RANGE BY
						ELEV=4865.627 (NAVD 1988)	VERIFICATION BY
						MAPPING ANGLE=0°14'53.77"	CORRECTED BY
							RECORDED BY
							NO.

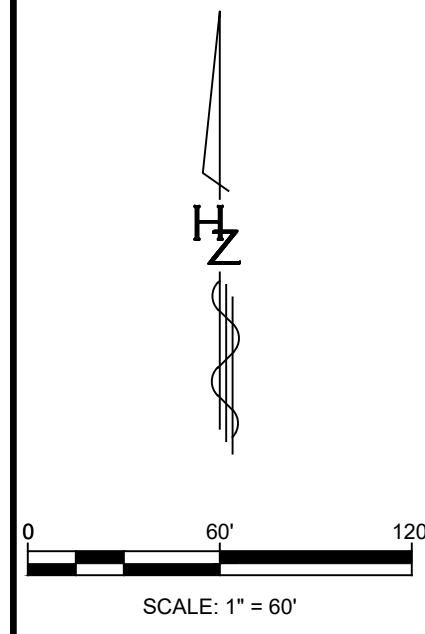
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**SUBDIVISION DATA**

DRB NO.	0
NO. OF LOTS	0
NO. OF PARCELS	0
NO. OF TRACTS	XX
STREET MILES (FULL)	XX
PLAT ACRES (Gross)	
LOT ACRES	
PARCEL ACRES	
TRACT ACRES	
STREET ACRES	

BLOCK #	LOT COUNT
1	4
2	4
3	5
4	17
5	7
6	11
7	6
8	8
9	8
10	10
11	10
12	9
LAYOUT 1 LOT COUNT	87



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

March 1, 2021

**TWILIGHT HOMES**  
 1301 CUESTA ARRIBA CT NE, SUITE A

TITLE: Sketch Layout No. 1

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
City Project No.	Zone Map No.	Sheet	Of
XX	R-15-Z, R-16-Z	Ex B	3

**AS BUILT INFORMATION**

CONTRACTOR	DATE
STARTED BY	DATE
INSPECTOR'S FIELD RANGE BY	DATE
VERIFICATION BY	DATE
CORRECTED BY	DATE
MICRO-FILM INFORMATION	DATE
RECORDED BY	DATE
NO.	

**BENCH MARKS**

FOUND MONUMENT	15-112 138F
STANDARD	3 1/4" ALUMINUM DISC
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 83)	
N	= 1487,534.543
E	= 1,511,214.742
ELEV	= 4665.627 (NAVD 1988)
GROUND TO GRID FACTOR	= 0.999855508
MAPPING ANGLE	= 0° 14' 53.77"

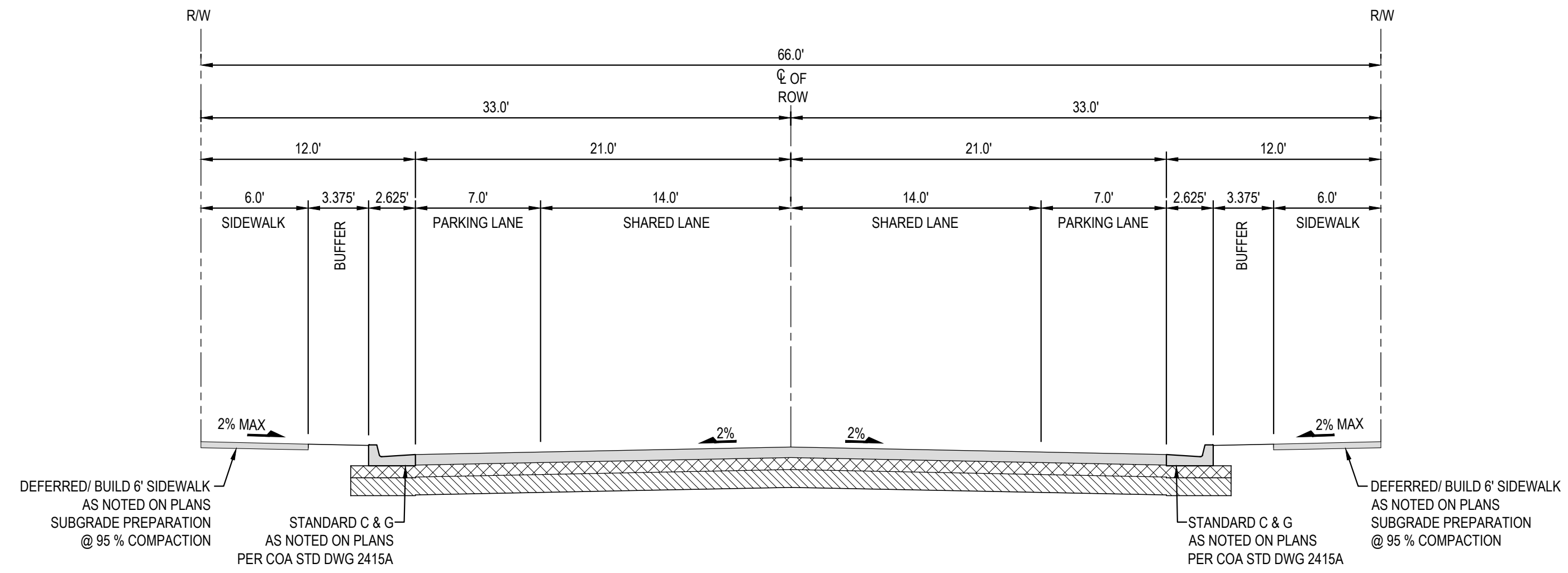
**SURVEY INFORMATION**

FIELD NOTES	DATE
BY	
NO.	

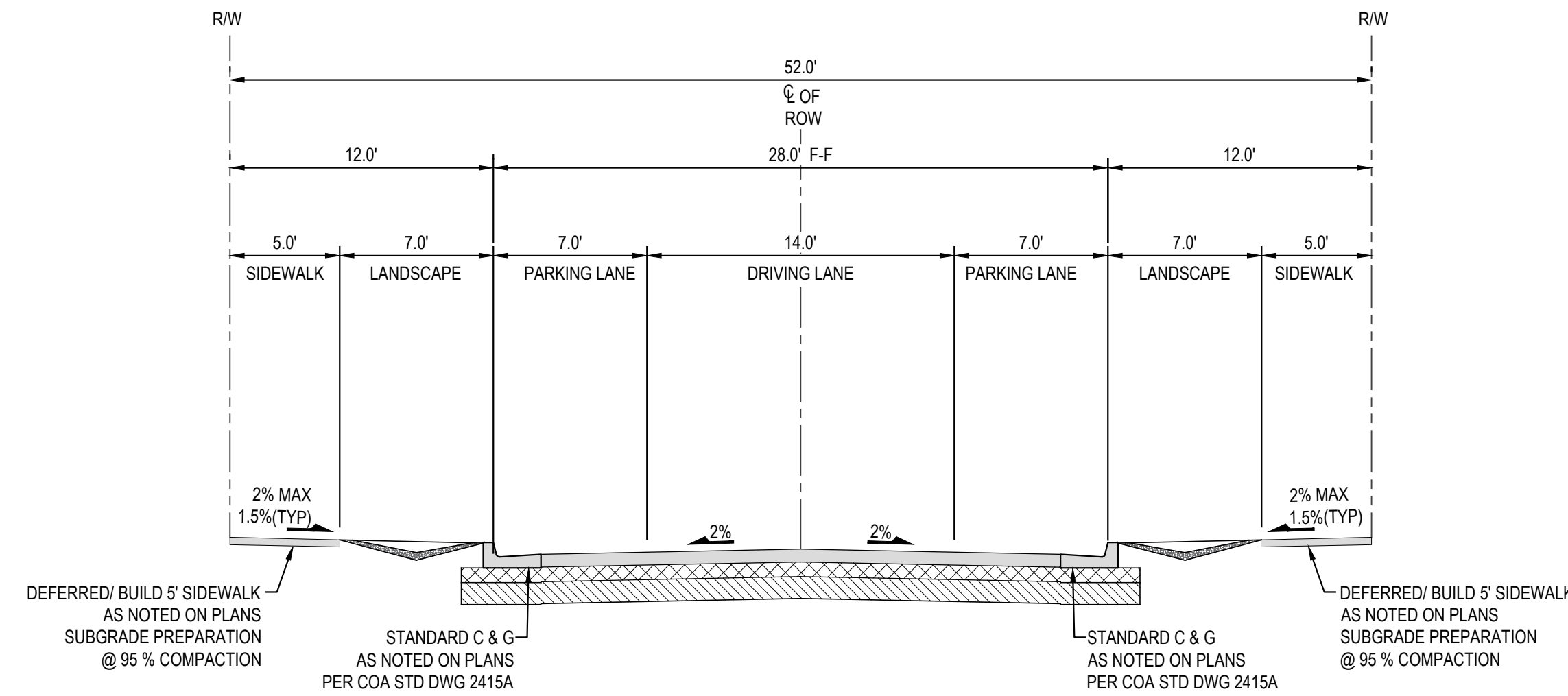
**ENGINEER'S SEAL**  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 FOR REVIEW ONLY.  
 SCOTT A. EDDINGS  
 12856  
 Date: 3/1/21  
 HUITT-ZOLLARS, INC.  
 Consulting Engineers

NO.	DATE	REMARKS	BY
		DESIGN	
DESIGNED BY:	JLM	DATE:	March 1, 2021
DRAWN BY:	LRT	DATE:	March 1, 2021
DWG NAME:	Sketch.dwg	PROJ #:	R313544.01
CHECKED BY:	SAE	DATE:	March 1, 2021

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 User: Saeed.326201 6/15/2021 10:30 AM



**DIEKENBORN DRIVE / STREET C**  
SCALE: 1"=6' A



**STREETS A & B**  
SCALE: 1"=6' B



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

**March 1, 2021**

**TWILIGHT HOMES**  
1301 CUESTA ARRIBA CT NE, SUITE A

TITLE:  
**TYPICAL ROADWAY SECTION**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No. XX	Zone Map No. R-15-Z, R-16-Z	Sheet Ex C	Of 3

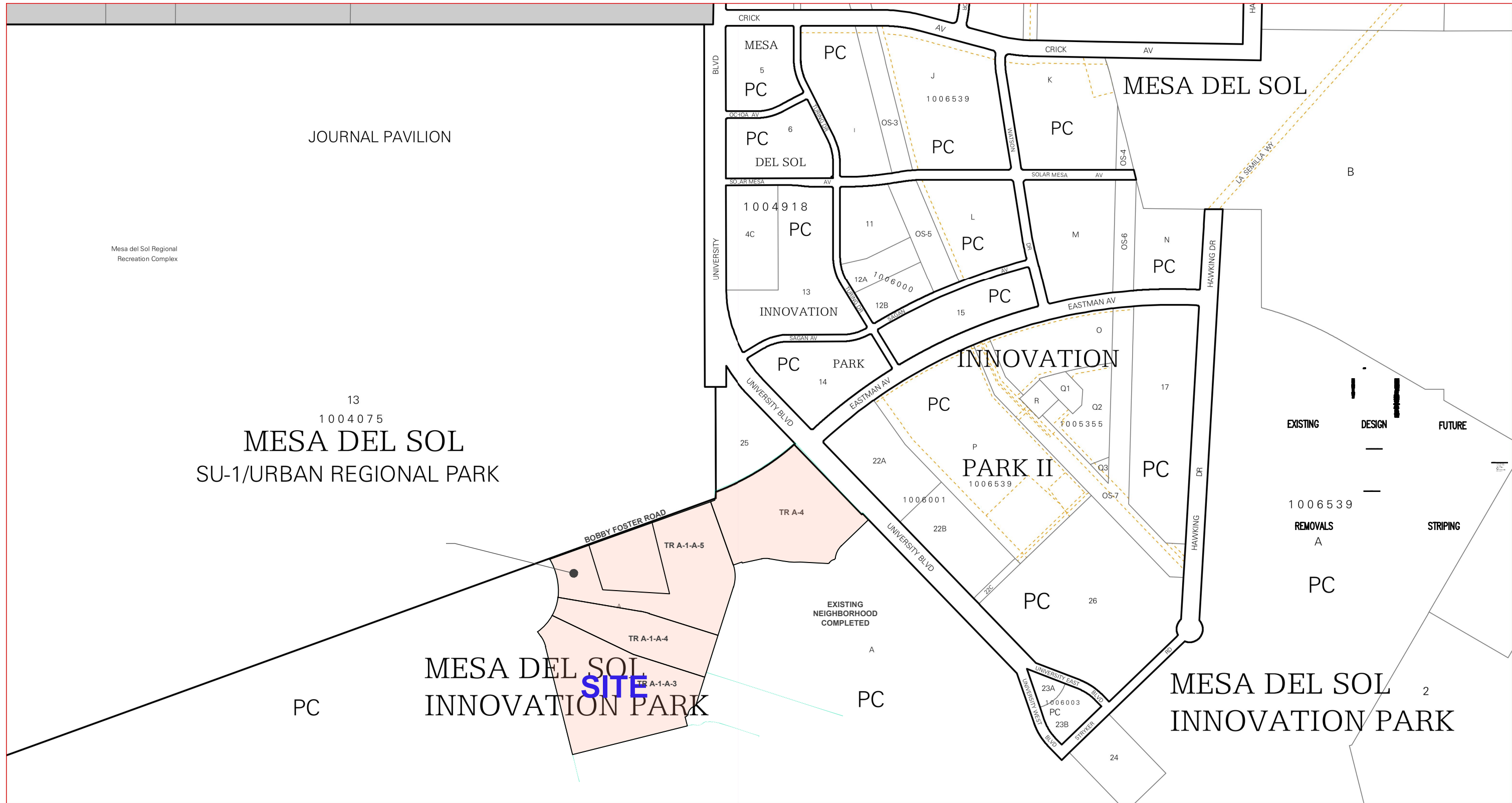
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NO.	BY	NO.	DATE	FOUND MONUMENT	CONTRACTOR	DATE	DATE
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				NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)			
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				E=1511.214.742			
				ELEV=4865.627 (NAVD 1988)			
				GROUND TO GRID FACTOR=0.99885508			
				MAPPING ANGLE=-0°14'53.77"			

<b>PRELIMINARY</b>	
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY.	
SCOTT A. EDDINGS	12856
Date: 3/2/21	HUITT-ZOLLARS, INC.
	Consulting Engineers

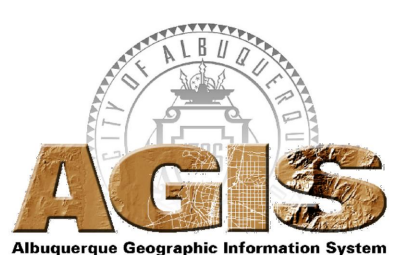
  

NO.	DATE	REMARKS	BY
	March 1, 2021	DESIGN	JLM
	March 1, 2021		LRT



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

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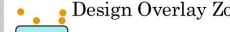
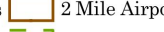
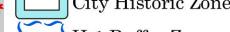
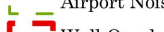
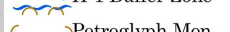
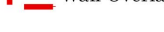




**AGIS**  
Albuquerque Geographic Information System

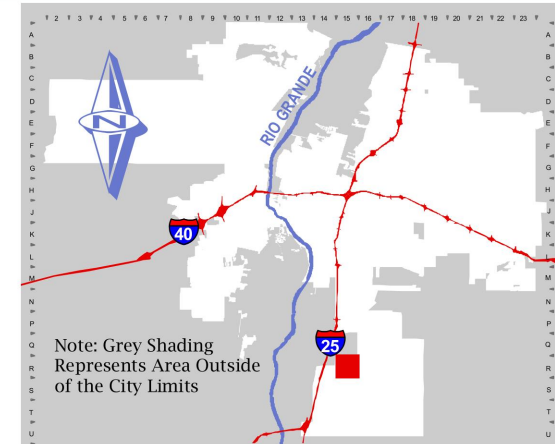
Map amended through: 2/4/2010

Zone Atlas Page:  
**R-15-Z**

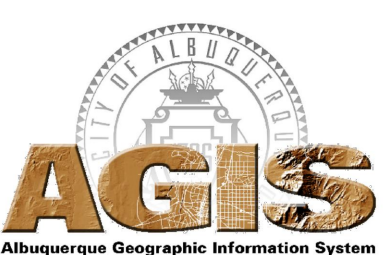
Selected Symbols

 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.	





Note: Grey Shading Represents Area Outside of the City Limits


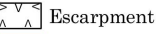
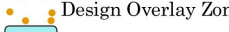

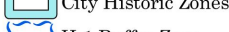
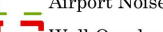
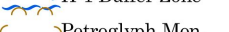




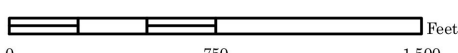
**AGIS**  
Albuquerque Geographic Information System

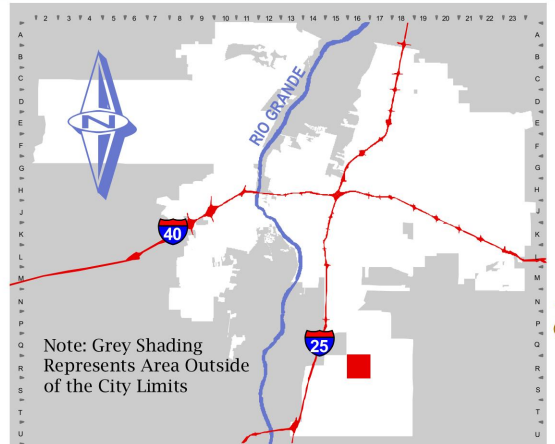
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Zone Atlas Page:  
**R-16-Z**

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.	





Note: Grey Shading Represents Area Outside of the City Limits

