



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"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<b>PRE-APPLICATIONS</b>
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	X Sketch Plat Review and Comment (Form S2)
<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>		
Carving out approximately 75 acres		

<b>APPLICATION INFORMATION</b>		
Applicant:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any): Bohannan Houston, Michael Balaskovits		Phone: (505)823-1000
Address: Courtyard II, 7500 Jefferson st. NE		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
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.: A-1-A-1	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505026327820101
Zone Atlas Page(s): R-16-Z, S-16-Z	Existing Zoning:	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 1673.9117
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Hawking Blvd	Between: University Blvd	and: Bobby Foster Blvd.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

Signature:	Date: 7/28/2020
Printed Name: MICHAEL BALASKOVITS	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-2020-00069	SK	\$50			
Meeting Date: August 5, 2020			Fee Total: \$50		
Staff Signature: Vanessa A Segura			Date: 7/28/2020		Project # PR-2020-004180

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

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

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- 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

**SKETCH PLAT REVIEW AND COMMENT**

- 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 (requires published notice, heard on the DRB Major Case Schedule)**

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved



**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination Public Notice Inquiry response
  - Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**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: <b>7/28/2020</b>
Printed Name: <b>MICHAEL BALASKOVITS</b>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers: PS-2020-00069	Project Number: PR-2020-004180
	
Staff Signature: <i>Vanessa A Segura</i>	
Date: 7/28/2020	

July 27, 2020

Ms. Jolene Wolfley  
City of Albuquerque  
Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Mesa del Sol

Dear Ms. Wolfey,

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

- Application for Development Review and Form S2
- Zone Atlas Map(s)
- Letter describing, explaining and justifying request
- Scale drawing of proposed subdivision plat (7 copies)
- Site sketch with measurements showing structures, parking, setbacks, etc. (7 copies)
- Submittal fees

The following is a summary of the design and is shown in the attached Conceptual Drawings:

- This plat will demonstrate carving out of approximately 75 Acres from tract A – 1 – A-1 requesting a Bulk Land Variance. We are anticipating the full package submittal in the next two weeks.

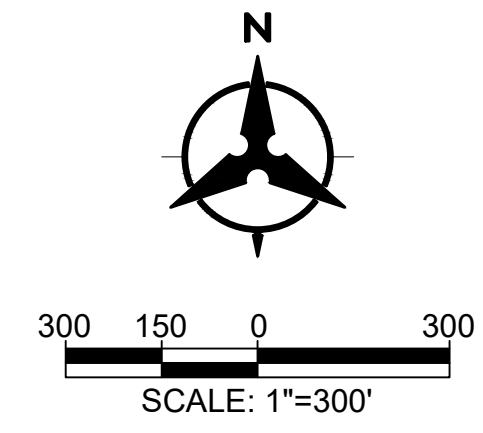
Sincerely,



Michael Balaskovits  
Vice President  
Community Development and Planning

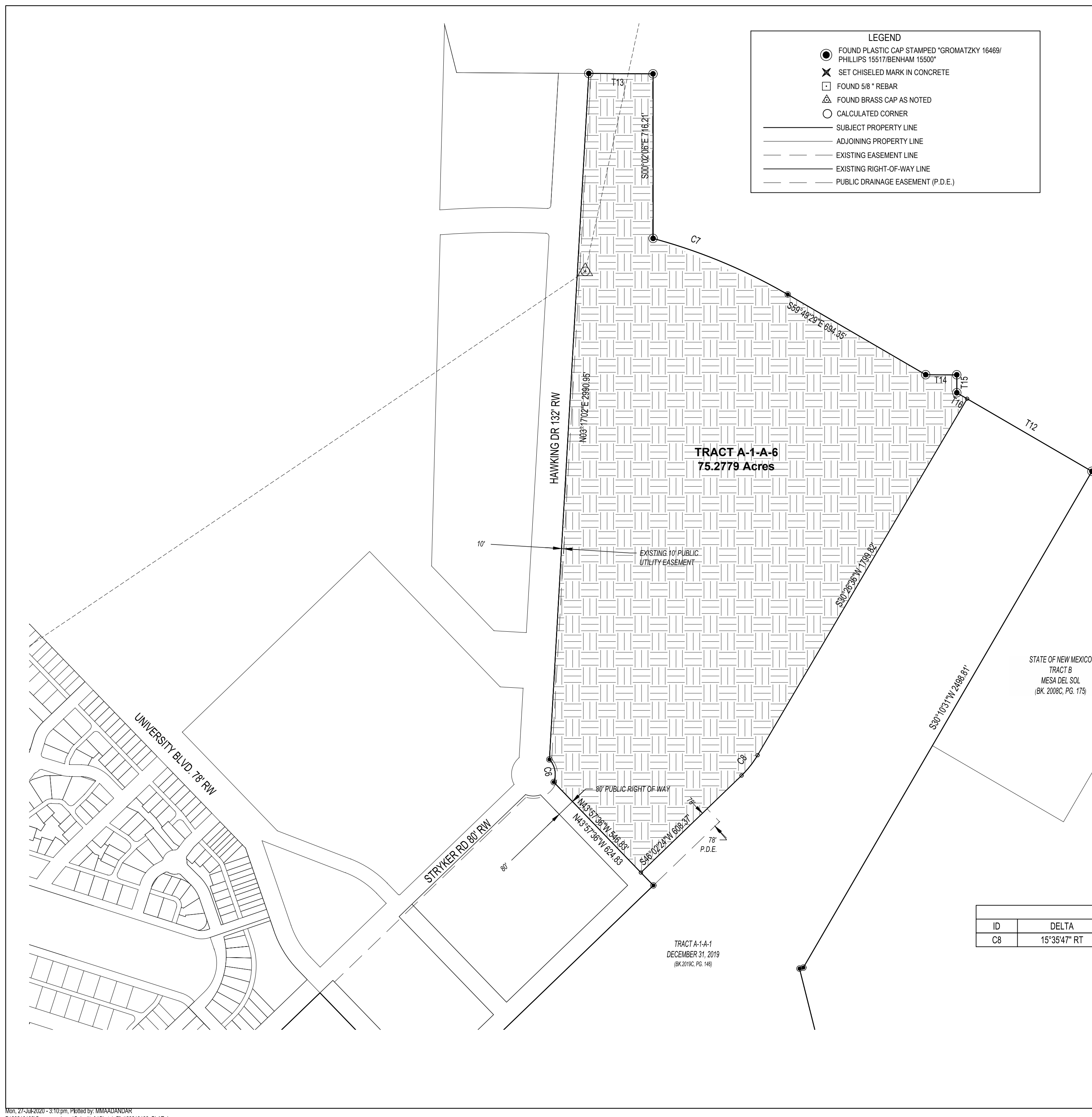


**BULK LAND PLAT**  
**TRACT A-1-A-6**  
 (A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3,  
 A-1-A-4 AND A-1-A-5)  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**JULY 2020**



**LEGEND**

- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469/ PHILLIPS 15517/BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - PUBLIC DRAINAGE EASEMENT (P.D.E.)



**TANGENT DATA**

ID	BEARING	DISTANCE
T13	S89°38'06"E	279.61'
T14	S89°47'27"E	135.42'
T15	S00°00'22"E	78.25'
T16	S59°49'29"E	51.73'

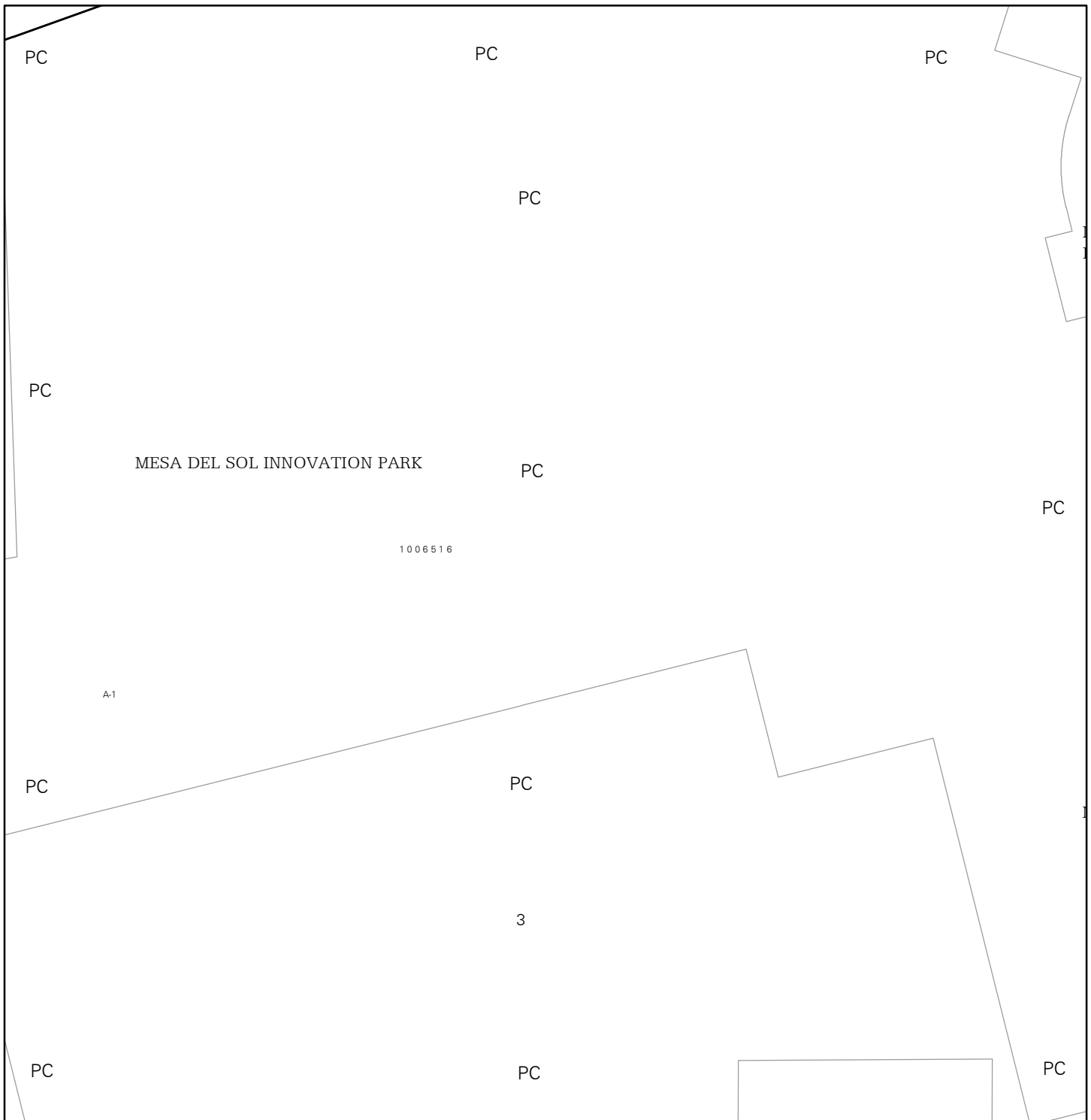
**CURVE DATA**

ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C8	15°35'47" RT	56.83'	112.97'	415.00'	S 38°14'30" W	112.62'

STATE OF NEW MEXICO  
 TRACT 2  
 MESA DEL SOL  
 (BK. 2006C, PG. 195)

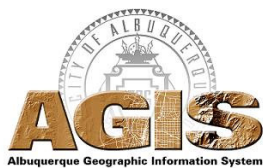
STATE OF NEW MEXICO  
 TRACT B  
 MESA DEL SOL  
 (BK. 2008C, PG. 175)

TRACT A-1-A-1  
 DECEMBER 31, 2019  
 (BK. 2019C, PG. 146)

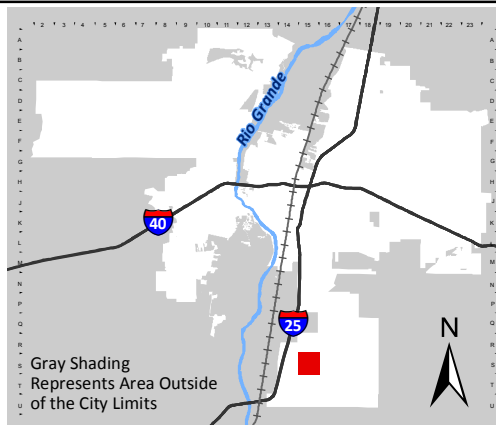


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

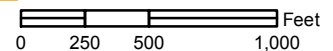


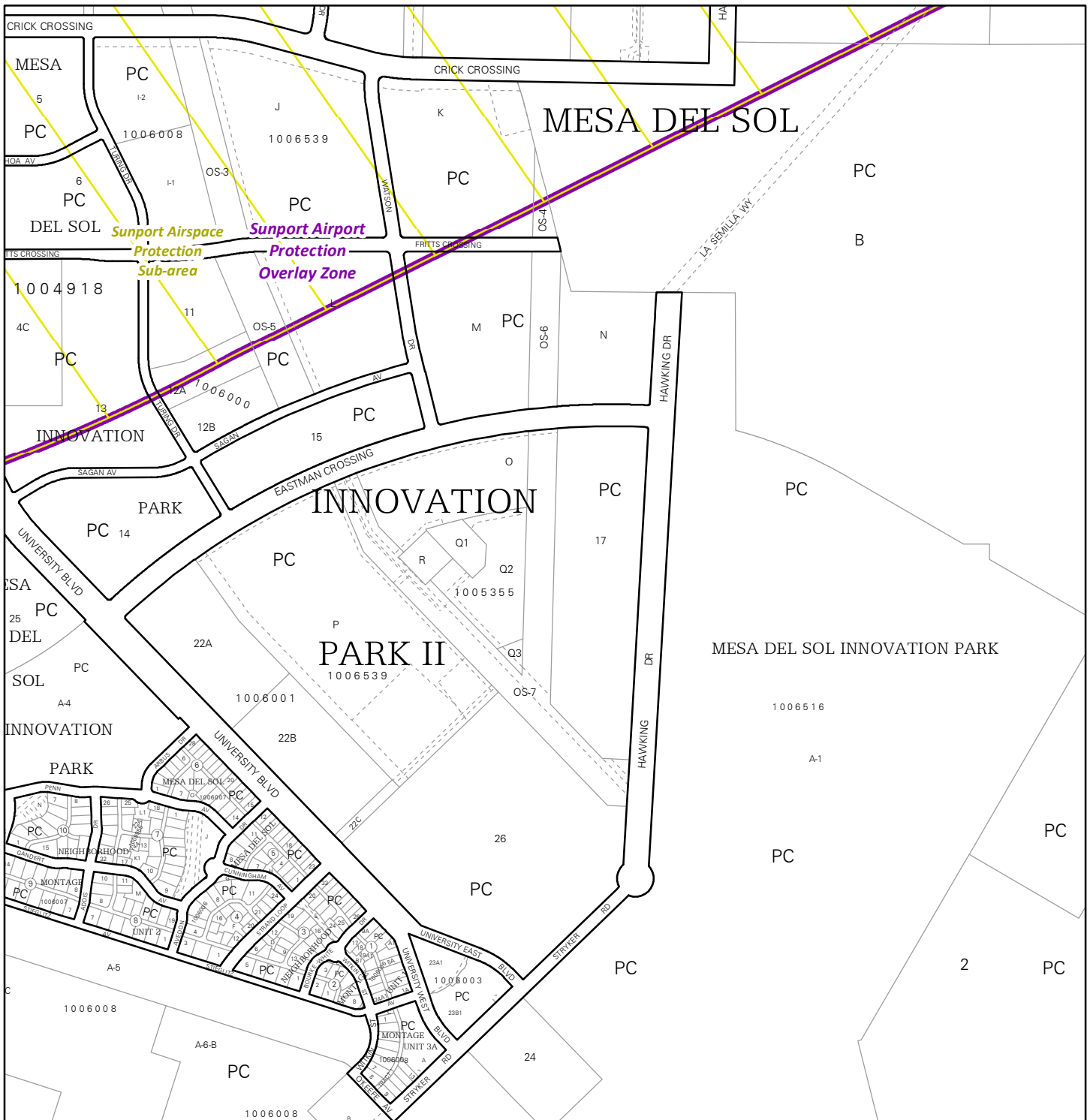
IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



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

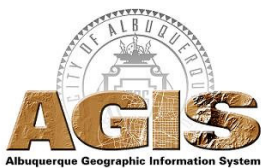
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



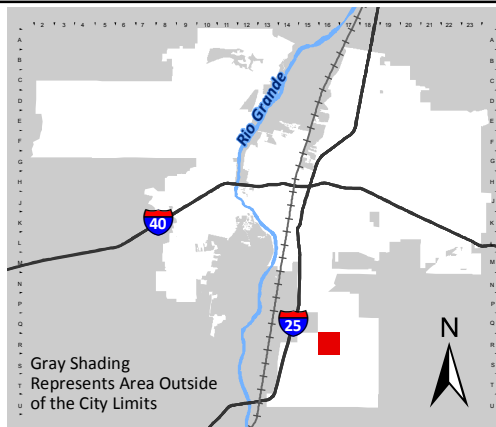


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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

