



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 for the re-plat of Tract A-1-A-1-A to dedicate right of way for Mesa del Sol Town Center.		

APPLICATION INFORMATION		
Applicant: MDS Investments, LLC		Phone:
Address: 4020 Vassar Dr. NE		Email:
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Bohannon Huston Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St. NE, Courtyard 2		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	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.: Tract A-1-A-1-A	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505026528120101
Zone Atlas Page(s): R14-17, S14-17, T15-17	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 11	Total Area of Site (Acres): 1598.6338
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: University Blvd. SE	Between: Stryker Rd	and: University Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1004260, 1004817, 1004873, 1004075, 1004918, 1006516, 1006539, 1011412, PR-2019-002964, PR-2020-004180		

Signature:	Date: 6/22/21
Printed Name: Mike Balaskovits	<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 #	

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: N/A

A *Single* PDF file of the complete application including all documents being submitted must be emailed to 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 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

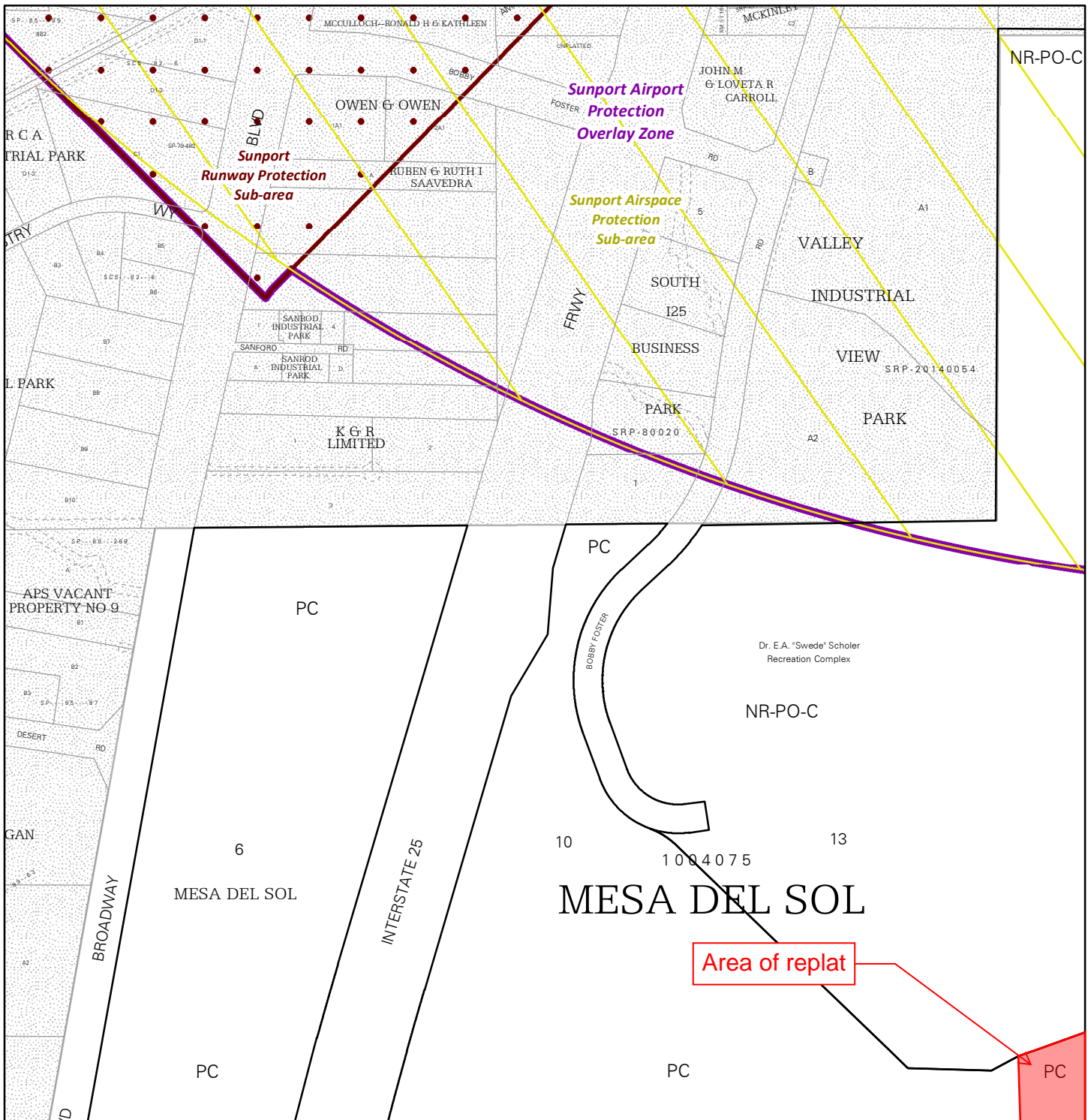
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- _____ Zone Atlas map with the entire site clearly outlined and labeled
- _____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- _____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- _____ Infrastructure List, if applicable

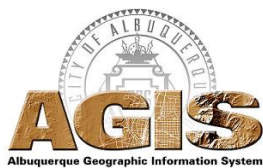
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><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></p>	
<p>Signature: </p>	<p>Date: 6/22/21</p>
<p>Printed Name: Mike Balaskovits</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number:</p>	<p>Case Numbers</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p> </p>	<p>-</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

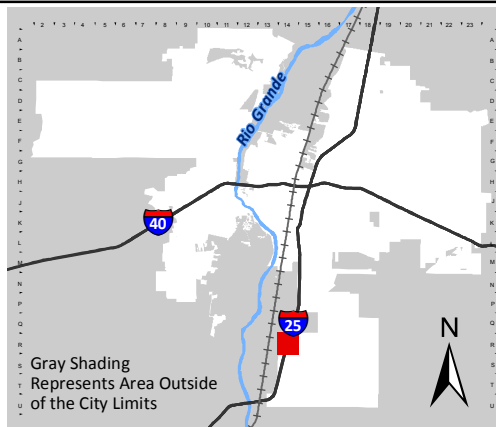


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

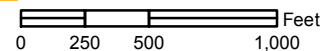


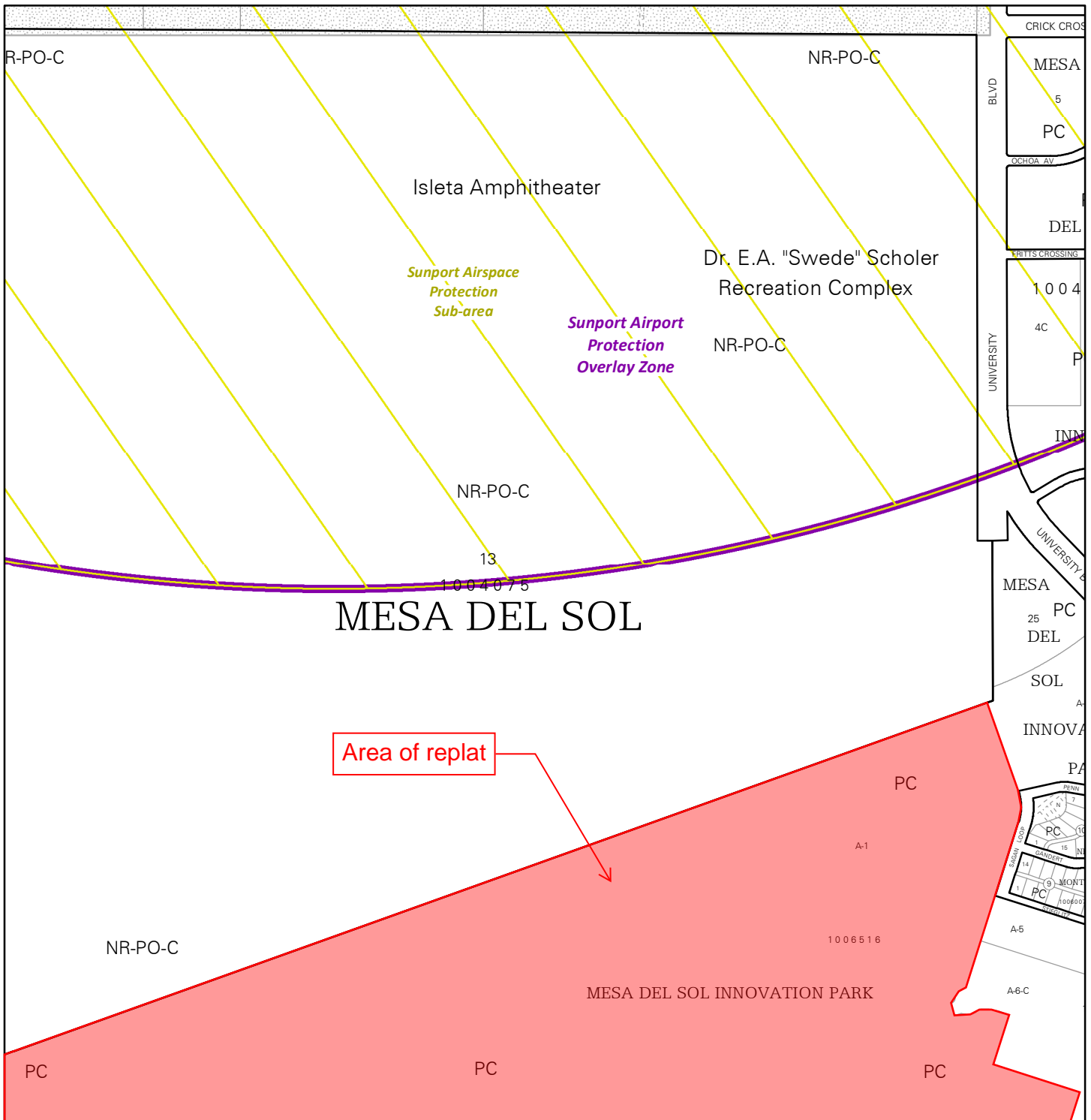
IDO Zoning information as of May 17, 2018
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Zone Atlas Page:
R-14-Z

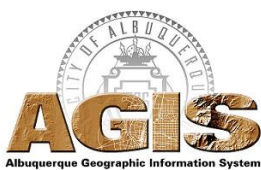
- Easement
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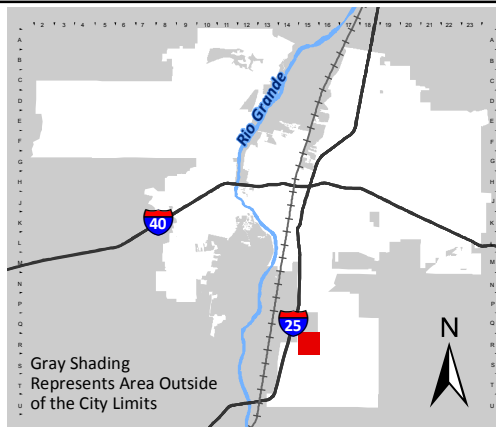


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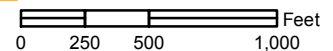


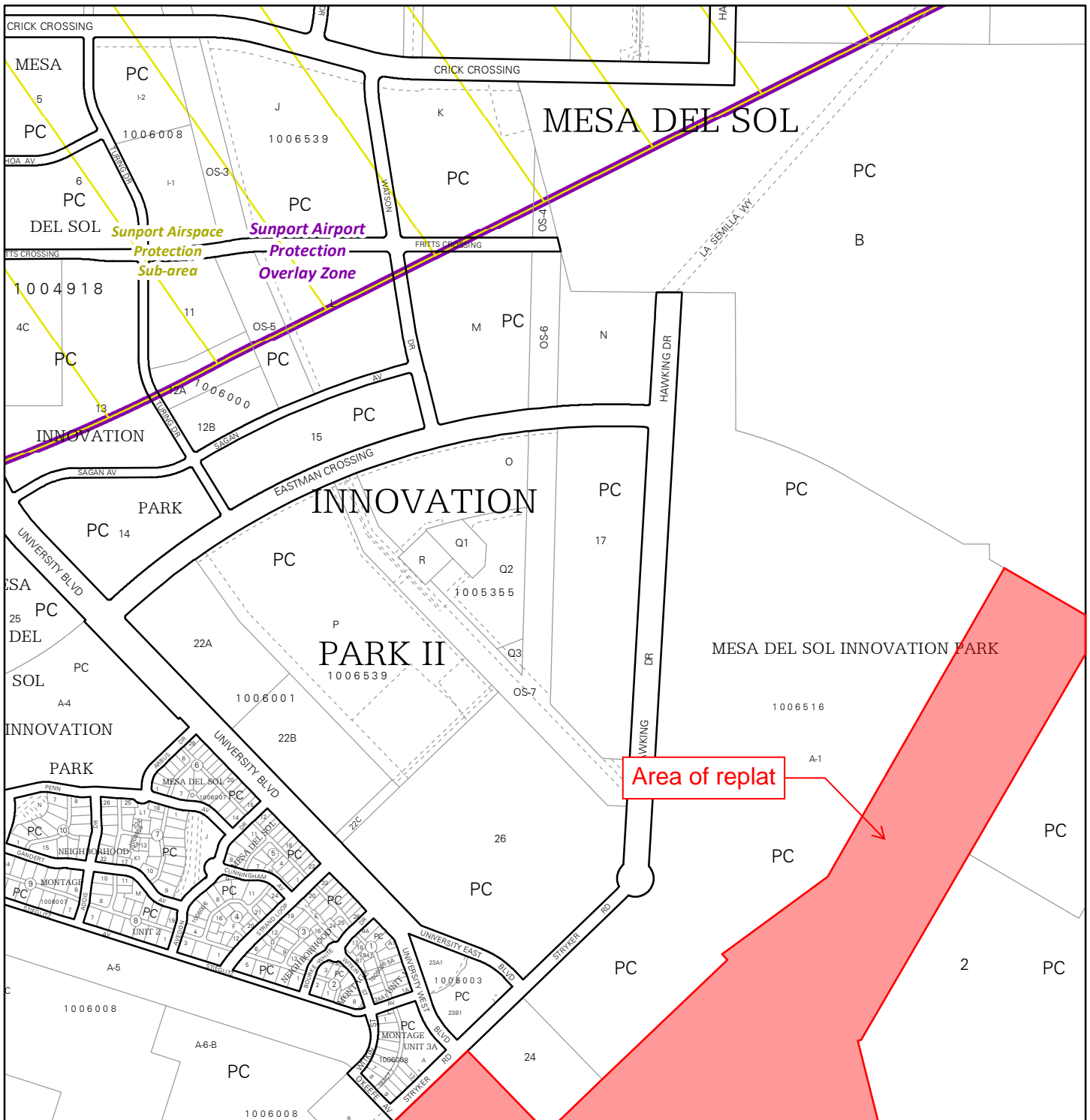
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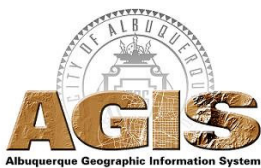
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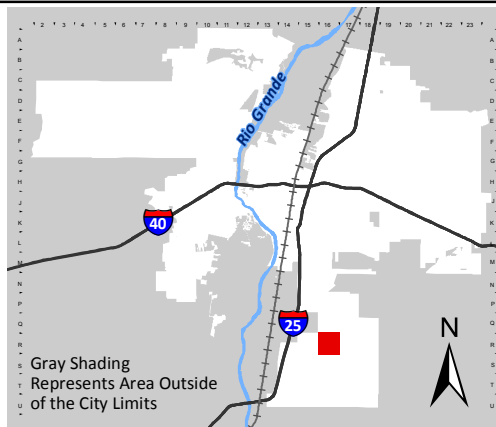


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IDO Zone Atlas May 2018

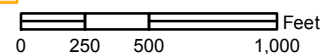


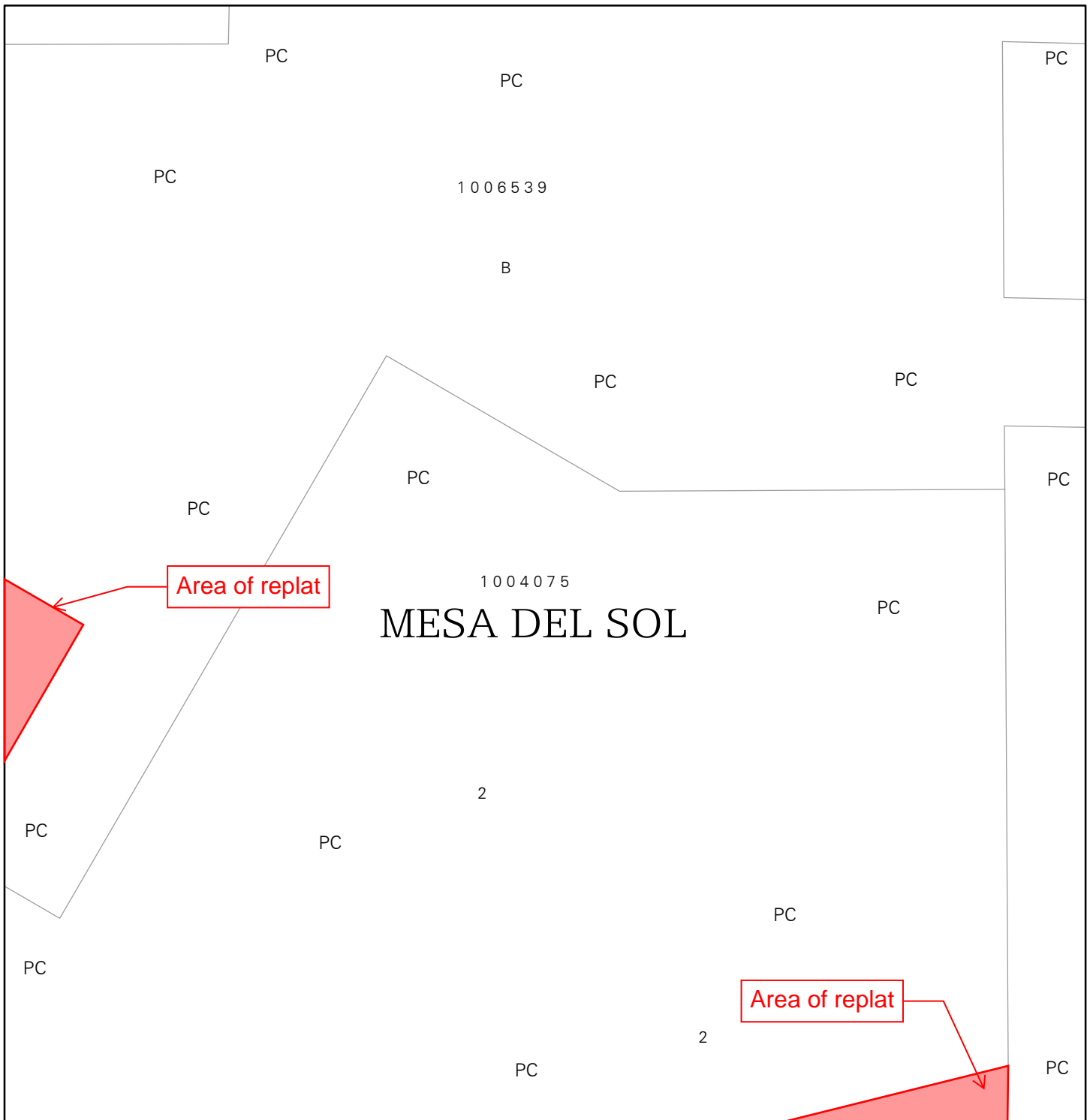
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R-16-Z

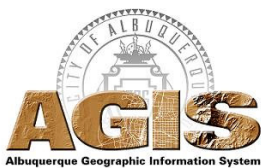
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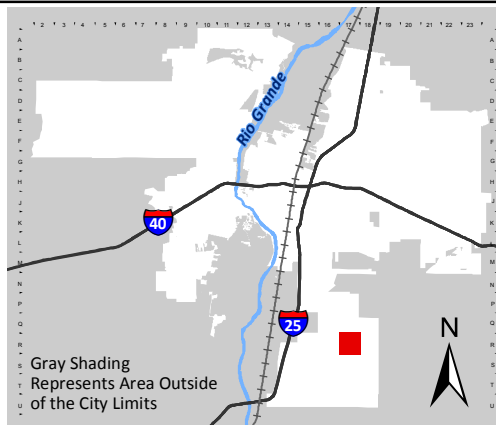


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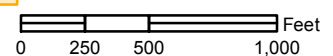


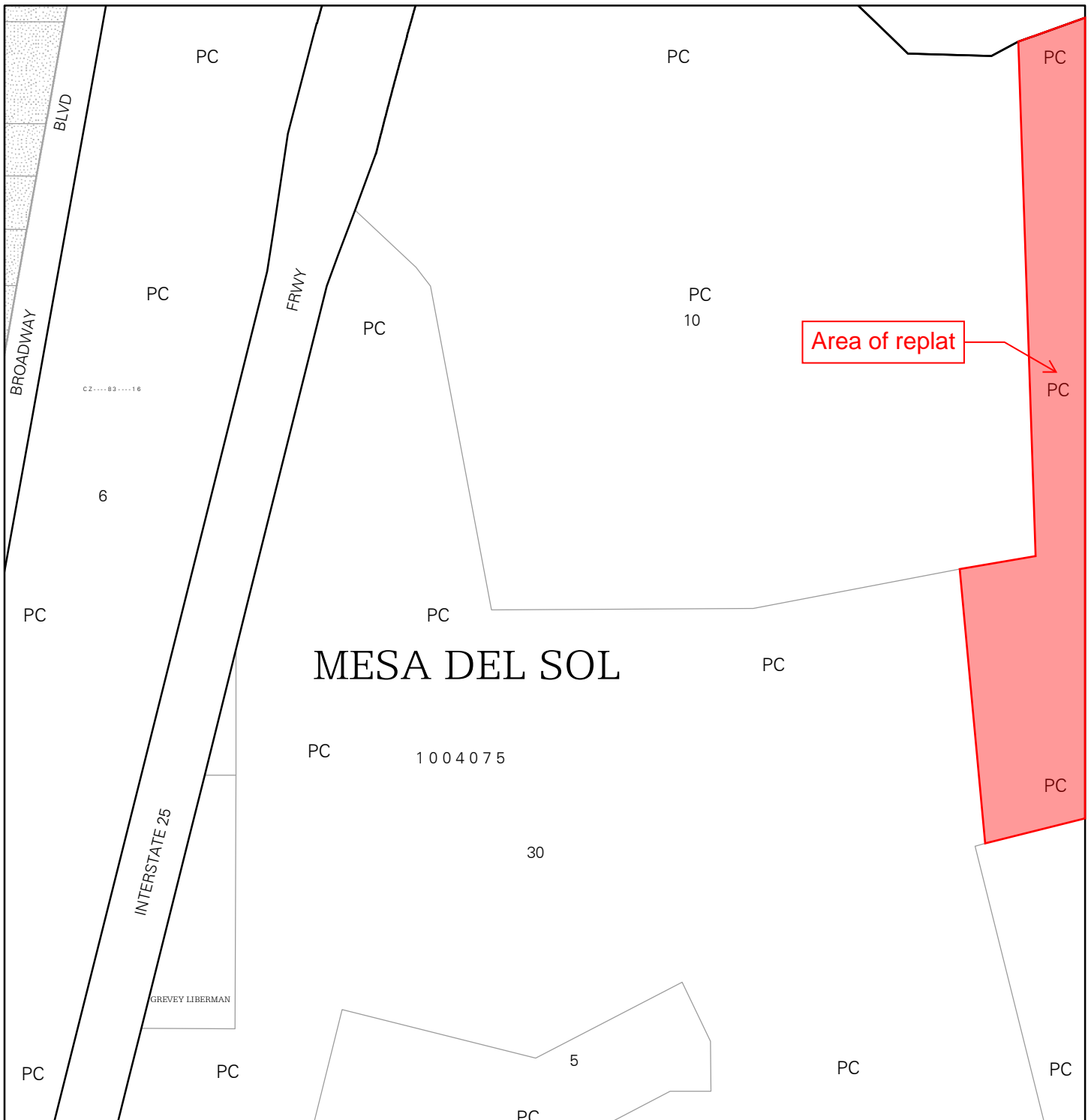
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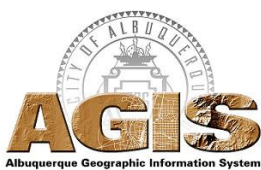
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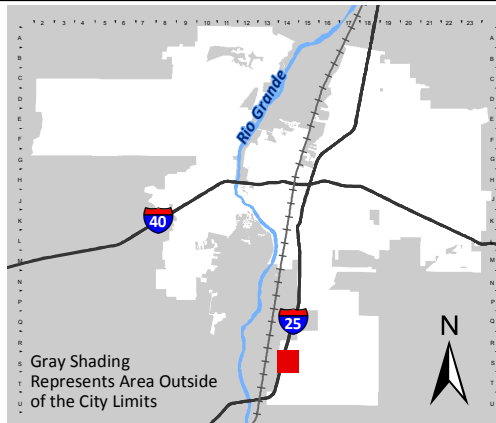


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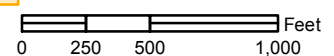


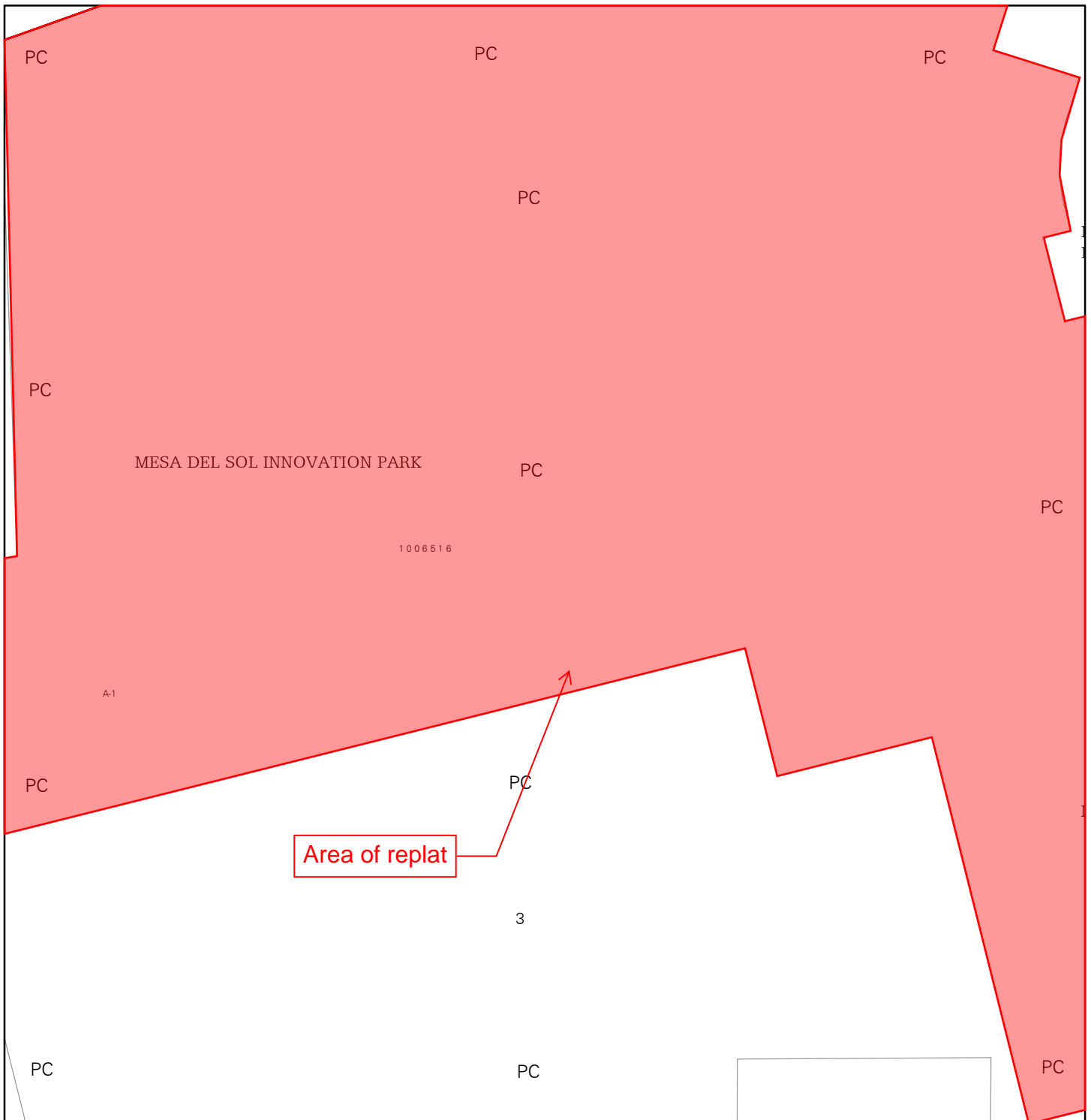
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S-14-Z

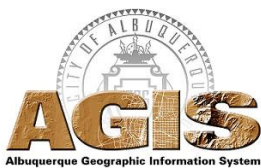
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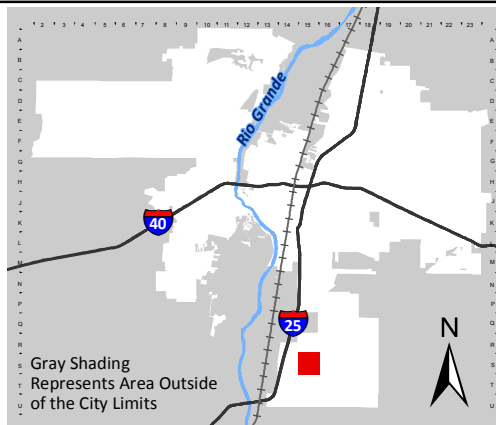


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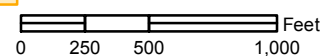


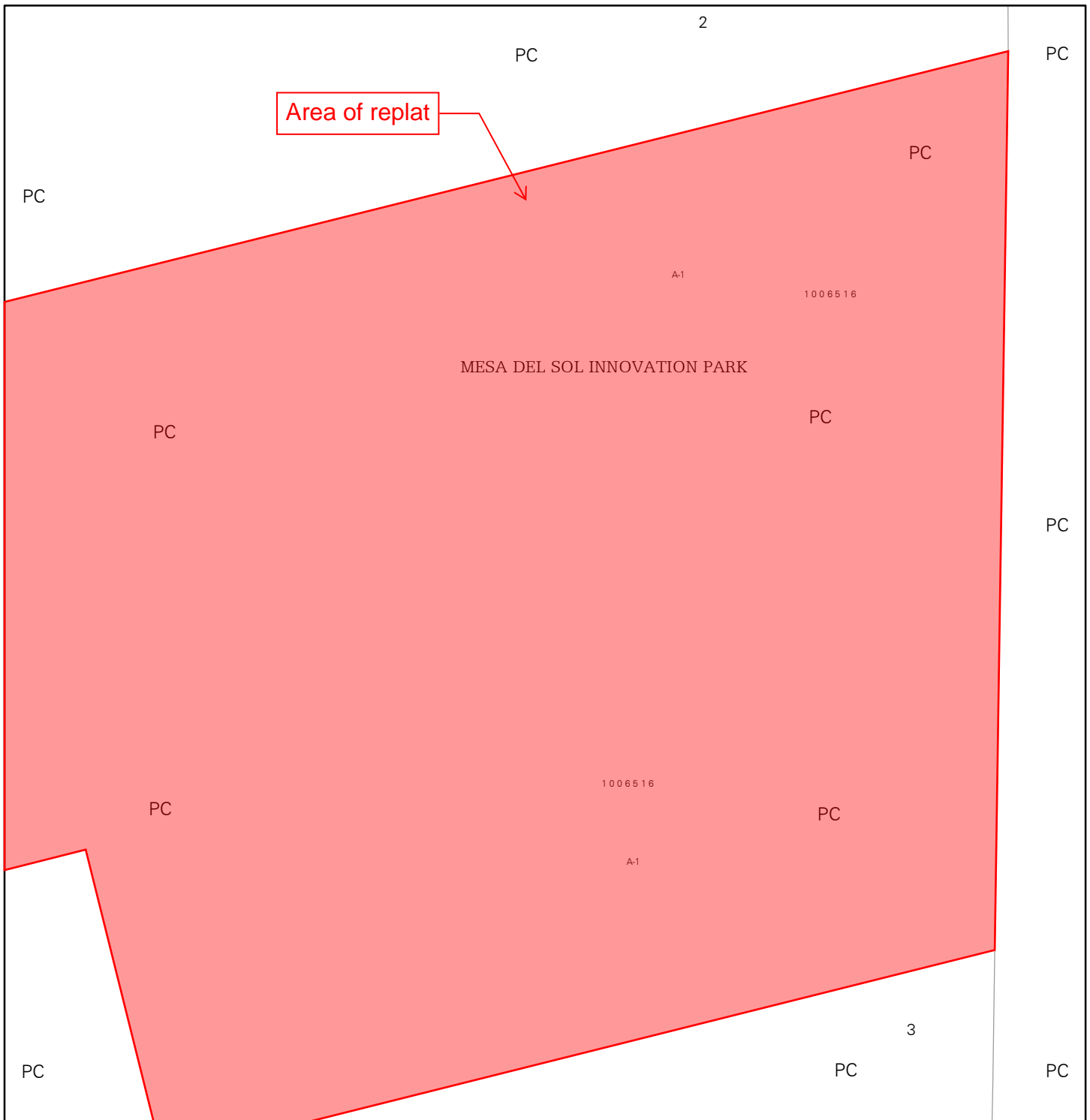
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S-15-Z

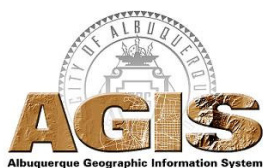
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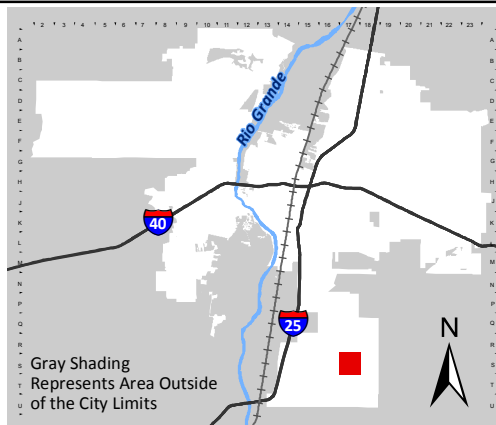


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IDO Zone Atlas May 2018

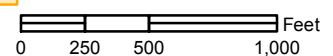


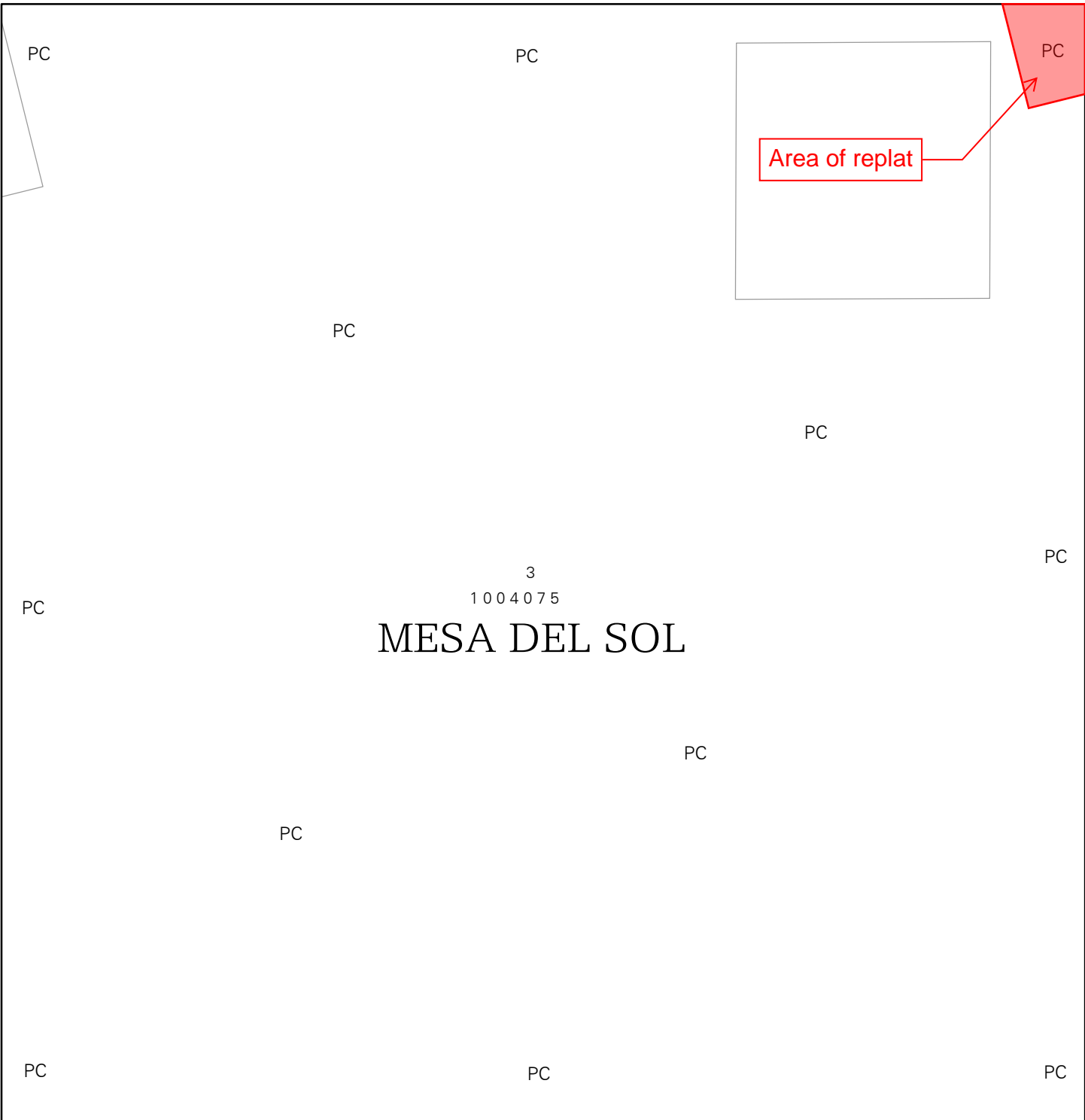
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S-17-Z

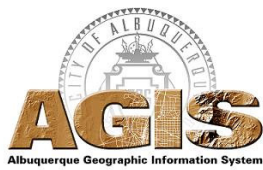
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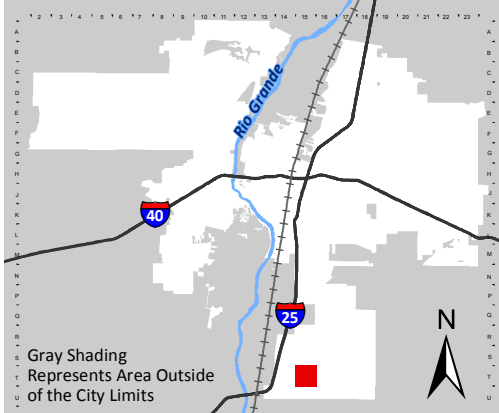
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IDO Zone Atlas May 2018











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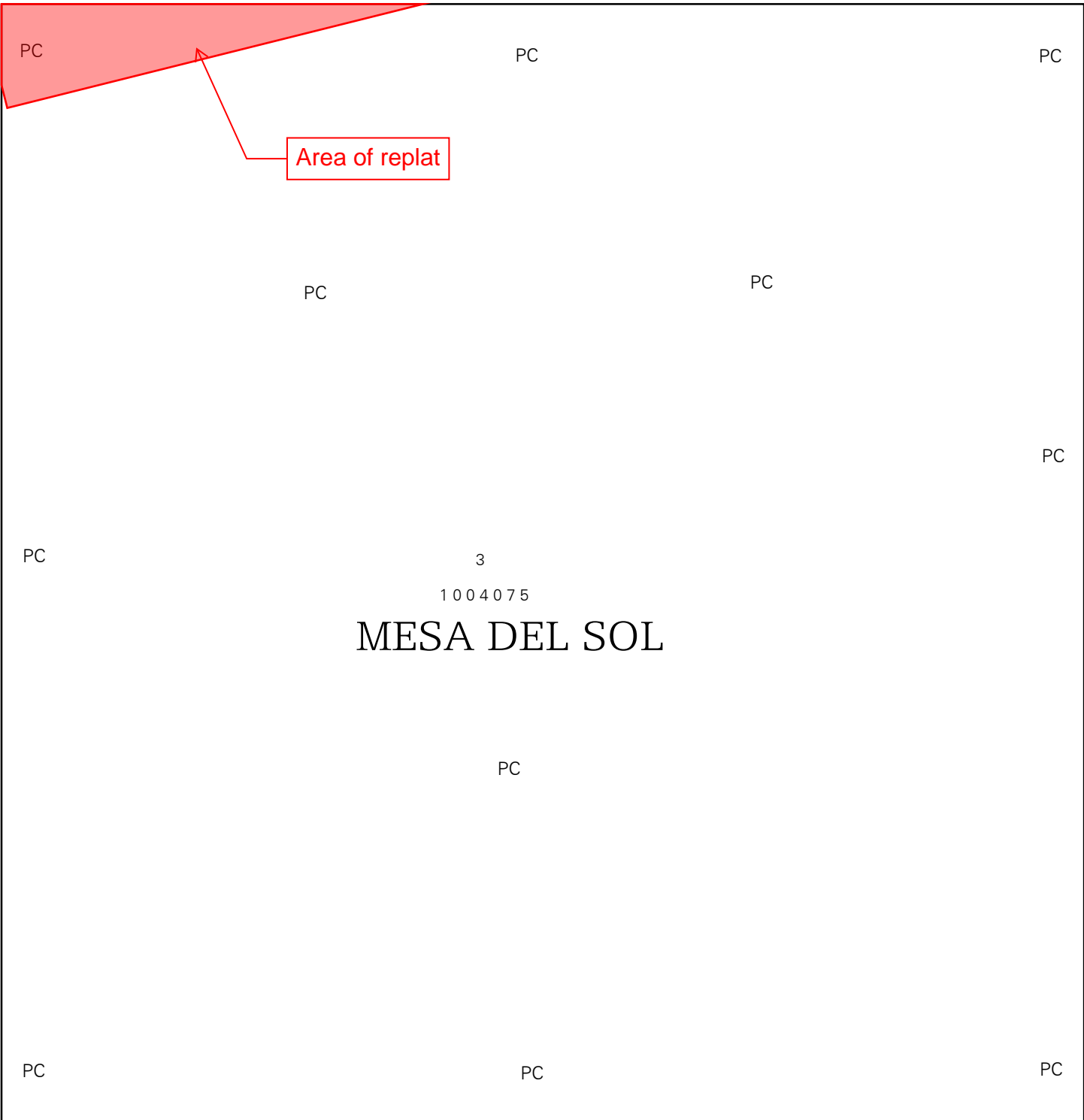
Zone Atlas Page:
T-15-Z



Gray Shading
Represents Area Outside
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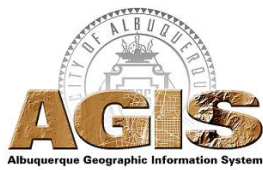
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0 250 500 1,000 Feet



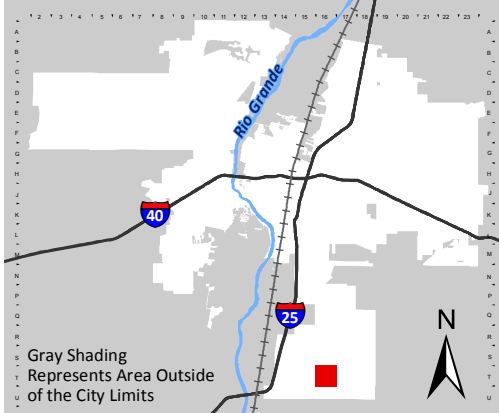
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IDO Zone Atlas May 2018

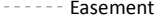









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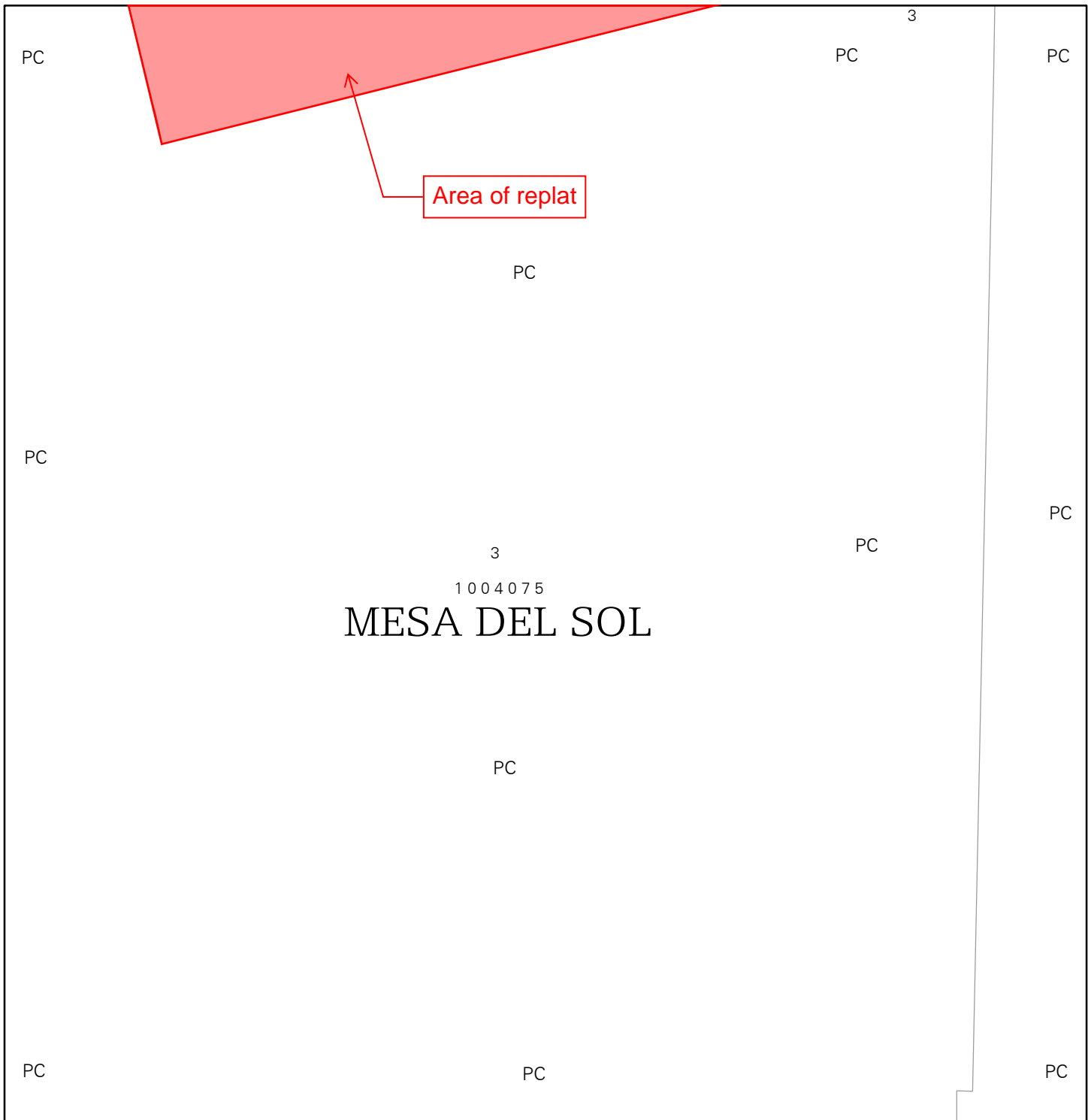
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T-16-Z



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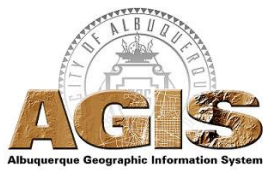
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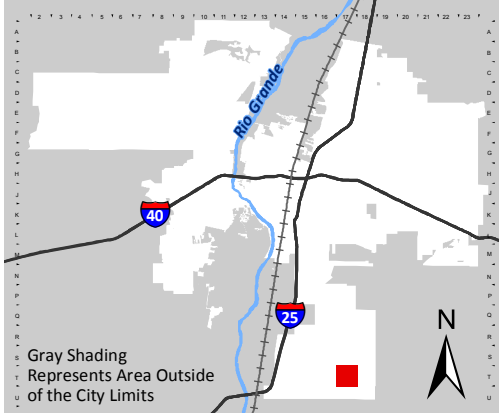
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IDO Zone Atlas May 2018

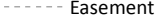









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0 250 500 1,000 Feet

June 22, 2021

Jolene Wolfley
D.R.B. Chair
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: Request for Sketch Plat: Mesa del Sol Town Center

Dear Chairwoman Wolfley,

This letter is to serve as the written description of the subject request. Mesa del Sol is anticipating the development of the town center area. This sketch plat is in support of the future granting of right of way and subdivision. Please provide information about infrastructure that will be required for development.

Please review this request and schedule it to be heard during the June 30th Development Review Board hearing.

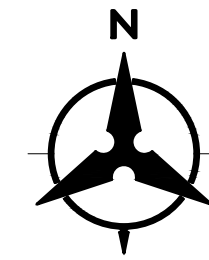
Sincerely,



Michael Balaskovits, P.E.
Senior Vice President
Community Development & Planning

MJB/rmm
Enclosures

MESA DEL SOL TOWN CENTER SKETCH PLAT



500 250 0 500
SCALE: 1"=500'

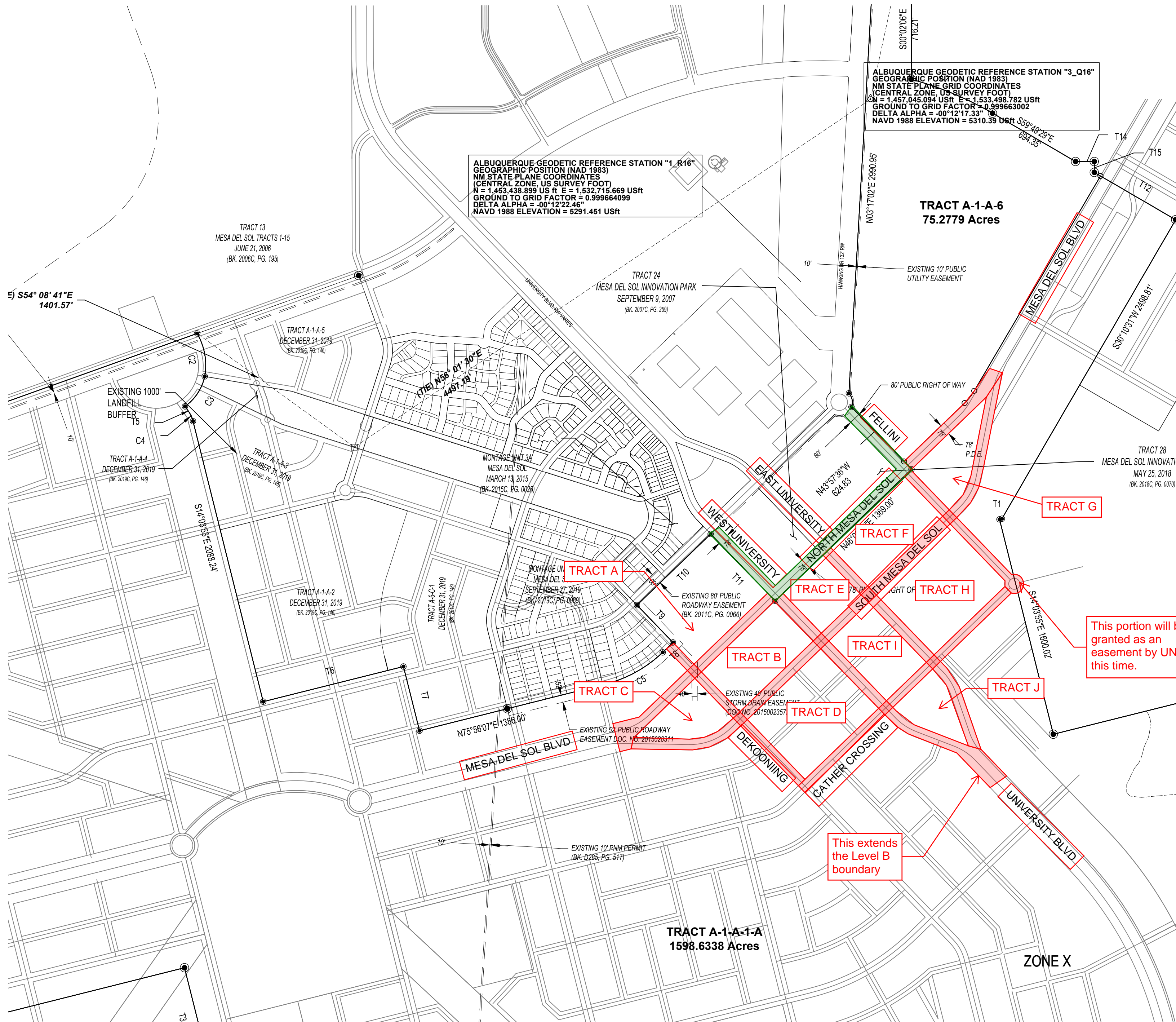
STATE OF NEW MEXICO
TRACT B
MESA DEL SOL
(BK. 2008C, PG. 175)

- Right of way to be granted
- Existing right of way

This portion will be granted as an easement by UNM at this time.

This extends the Level B boundary

- 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.)



Bohannon & Huston
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