



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

| | |
|---|--|
| MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3) |
| <input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3) |
| <input type="checkbox"/> Amendment to Infrastructure List (Form S3) | <input type="checkbox"/> Sketch Plan Review and Comment (Form S3) |
| <input type="checkbox"/> Temporary Deferral of S/W (Form S3) | APPEAL |
| <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3) | <input type="checkbox"/> Administrative Decision (Form A) |

BRIEF DESCRIPTION OF REQUEST

The purpose of this application is to provide a replat of Tracts F, E, and OS-2 to create 3 new tracts within the Mesa del Sol Innovation Park II subdivision, one of which will be conveyed to the ABCWUA.

APPLICATION INFORMATION

| | | |
|--|-------------------------|-------------------------------|
| Applicant/Owner: SC3 Development (Steve Chavez) | | Phone: (505)884-3503 |
| Address: 5700 University Blvd. | | Email: steve@sc3intl.com |
| City: Albuquerque | State: NM | Zip: 87106 |
| Professional/Agent (if any): Bohannon Huston, Inc. (Michael Balaskovits) | | Phone: (505)823-1000 |
| Address: 7500 Jefferson St NE | | Email: mbalaskovits@bhinc.com |
| City: Albuquerque | State: NM | Zip: 87109 |
| Proprietary Interest in Site: | List <u>all</u> owners: | |

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

| | | |
|--|-----------------------|-----------------------------------|
| Lot or Tract No.: Tract F | Block: | Unit: |
| Subdivision/Addition: Bulk Land Plat for Mesa Del Sol Innovation Park II | MRGCD Map No.: | UPC Code: 101605220106130410 |
| Zone Atlas Page(s): Q-16-Z | Existing Zoning: PC | Proposed Zoning : PC |
| # of Existing Lots: 3 | # of Proposed Lots: 3 | Total Area of Site (Acres): 13.23 |

LOCATION OF PROPERTY BY STREETS

| | | |
|--|-----------------------|-------------------|
| Site Address/Street: 5440 Watson Dr SE | Between: Crick Ave SE | and: Watson Dr SE |
|--|-----------------------|-------------------|

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

1004075, 1004917/08DRB-01612, PR-2021-005684/SI-2021-00975, PR-2020-005684/SO-2021-01516, PR-2022-007805/SI-2022-01880, and 1006539.

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.

| | |
|---------------------------------------|---|
| Signature: | Date: November 21, 2023 |
| Printed Name: Michael Balaskovits, PE | <input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent |

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022 **AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

 TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

 EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

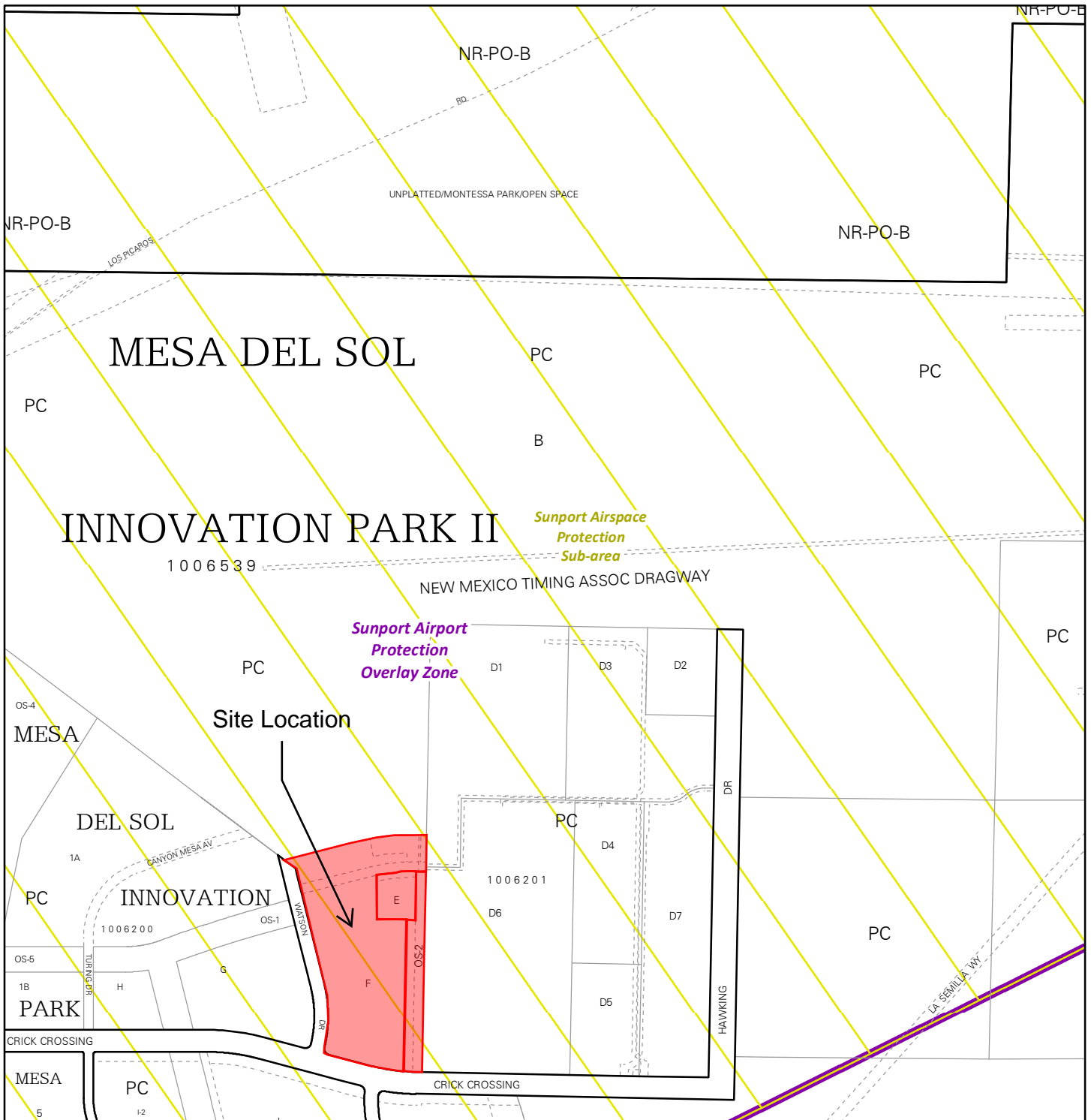
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- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

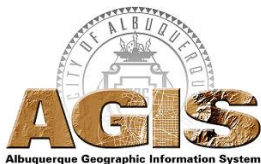
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Letter describing, explaining, and justifying the request
- X 6) Scale drawing of the proposed subdivision plat or Site Plan
- X 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

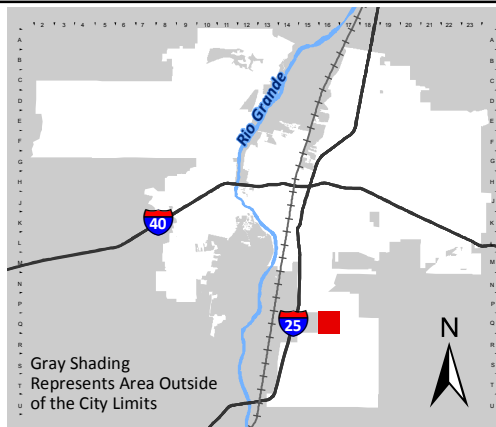


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

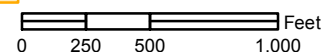


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
Q-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



November 21, 2023

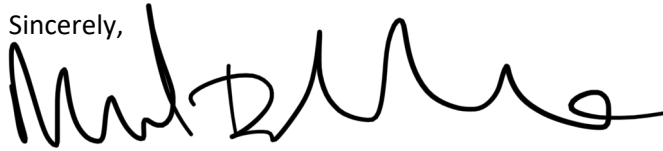
DFT
Planning Department
415 Silver Ave SE
Albuquerque, NM 87102

Re: Sketch Plat Submittal – Tract F (A replat of Tracts, F, E, and OS-2 Mesa del Sol Innovation Park II)

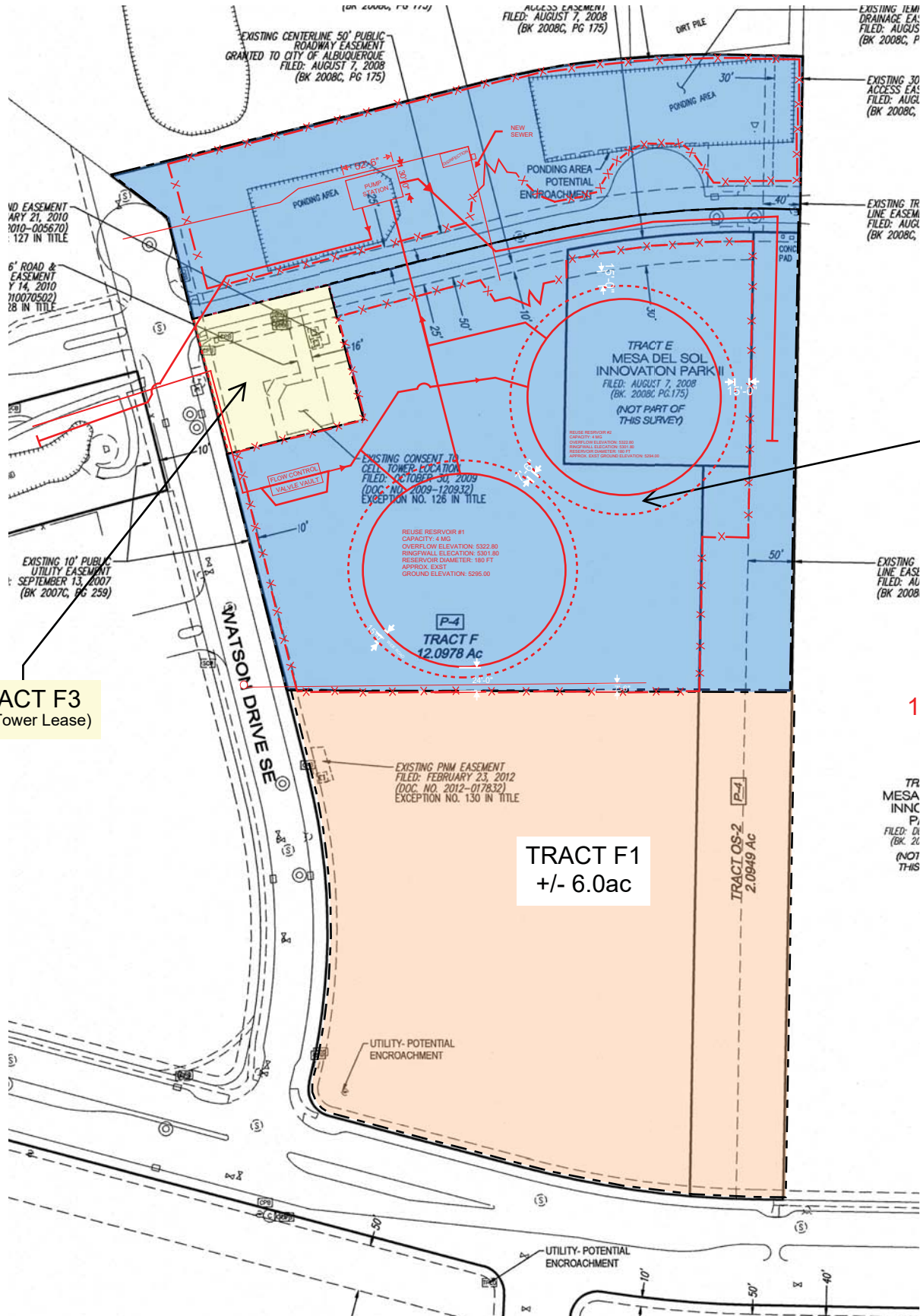
Dear Development Facilitation Team,

Bohannon Huston, Inc. (BHI) is submitting the attached application for the above-mentioned site to the DFT to be heard on November 29th, 2023. The site is currently made up of three (3) Tracts and will be re-platted to accommodate Tracts F-1, F-2, and F-3, with the north most parcel Tract F-2 to be conveyed to the ABCWUA for the support of a new Reuse Pumping station to serve Mesa del Sol and a special Advanced Water Treatment Plat to serve the special industrial area of the employments center, including the current Golden Eagle Development.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



Re-plat TRACT F, OS-2 AND E into 3 separate parcels. The northern tract F2 is the site for ABCWUA Re-Use Pump Station. Tract F3 is defined by boundaries in land lease with Cell Tower. Tract F1 is for future commercial development.