



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

June 4, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – June 3rd

1. [PR-2024-010846](#)
[SP-2025-00043](#) – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

11.

[PR-2022-007141](#)

[PA-2025-00151](#) – SKETCH

All or a portion of: **Lot/Tract B1, HERITAE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between UNSER BLVD AND MARKET ST** containing approximately **9.04** acre(s). (**J-09, H-10, J-10, H-09**)

REQUEST: Subdivide the Tract B-1 of Heritage Marketplace into two tracts. One which will be sold as a separate parcel and the other to be developed as part of this project

IDO – 2025

12.

[PR-2025-020074](#)

[PA-2025-00125](#) – SKETCH

All or a portion of: **Lot/Tract 23, 24, 25, 26A, MRGCD MAP 40** zoned **R-T**, located at **1203 and 1207 BARELAS between BARELAS AND CROMWELL** containing approximately **0.5** acre(s). (**K-14**)

REQUEST: fix the property lines and better divide the parcels and lots

IDO – 2025

13.

[PR-2024-010885](#)

[PA-2025-00153](#) – SKETCH

All or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **PD**, located on **UNSER BLVD between UNSER and 98th ST** containing approximately **107.094** acre(s). (**N-09**)

REQUEST: Sketch plat review of Phase 1 Salazar Lands Subdivision

IDO – 2025

14.

[PR-2021-005684](#)

[PA-2025-00156](#) – SKETCH

All or a portion of: **Lot/Tract 25, MESA DEL SOL INNOVATION PARK** zoned **PC**, located at **2501 BOBBY FOSTER RD between UNIVERSITY and EASTMAN CROSSING** containing approximately **6.46** acre(s). (**R-16, R-15**)

REQUEST: Sketch Plat of Tract 25 into 3 new parcels including access easements

IDO – 2025



PLAN SNAPSHOT REPORT PA-2025-00156 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2021-005684 (PR-2021-005684) **App Date:** 05/27/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/23/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Sketch Plat of Tract 25 into 3 new parcels including access easements. **Expire Date:**

Parcel: 101605101222430101	Main	Address: 2501 Bobby Foster Rd Se Albuquerque, NM 87106	Main	Zone:
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Owner Tom Schmidt Mobile: (505) 238-0700	Applicant MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000
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Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	PC - Planned Community	Number of Existing Lots1
Number of Proposed Lots3	Total Area of Site in Acres	6.46	Site Address/Street2501 Bobby Foster Rd. SE
Site Location Located Between StreetsUniversity and Eastman Crossing	Case History	PR-2021-005684	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number25
Block Number0000	Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK	Legal DescriptionTR 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 6.4638 AC
Existing Zone DistrictPC	Zone Atlas Page(s)	R-16, R-15	Acreage6.4638
Calculated Acreage6.80118	Council District	6	Community Planning Area(s)Mesa del Sol
Development Area(s)Change	Current Land Use(s)	15 Vacant	Center TypeEmployment
IDO Administration & Enforcement NameKirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning DistrictPC
Pre-IDO Zoning DescriptionEMPLOYMENT CENTER	Public Property Entity	NEW MEXICO	FEMA Flood ZoneX
Total Number of Dwelling Units0	Total Gross Square Footage2	0	Total Gross Square Footage40
Total Gross Square Footage0	Total Gross Square Footage3	0	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_MICHAEL_BALASKOVITS_5/27/2025.jpg	05/27/2025 7:38	BALASKOVITS, MICHAEL		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024219	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00024219		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

PLAN SNAPSHOT REPORT (PA-2025-00156)

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/04/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/28/2025 9:32	05/28/2025 16:22
Associate Project Number v.1	Generic Action		05/28/2025 9:32
DFT Meeting v.1	Hold Meeting	05/28/2025 16:21	05/28/2025 16:22
Screen for Completeness v.1	Generic Action		05/28/2025 16:22
Verify Payment v.1	Generic Action		05/28/2025 16:22
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

May 27, 2025

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Submittal for Sketch Plat – Replat of Tracts Tract 25-A, 25-B, and 25-C (Bulk Land Plat for Mesa del Sol Innovation Park)

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for Sketch Plat Approval to be heard on June 4, 2025, for the above-mentioned site. The purpose of the plat is subdivide Tract 25 into approximately three to four new tracts for commercial use and grant associated easements where applicable. In addition the existing public drainage easement will be vacated and a blanket drainage easement will be included to allow each of the new tracts to be drain to the existing storm drain stub located at the southwest corner of University Blvd and Eastman Crossing.

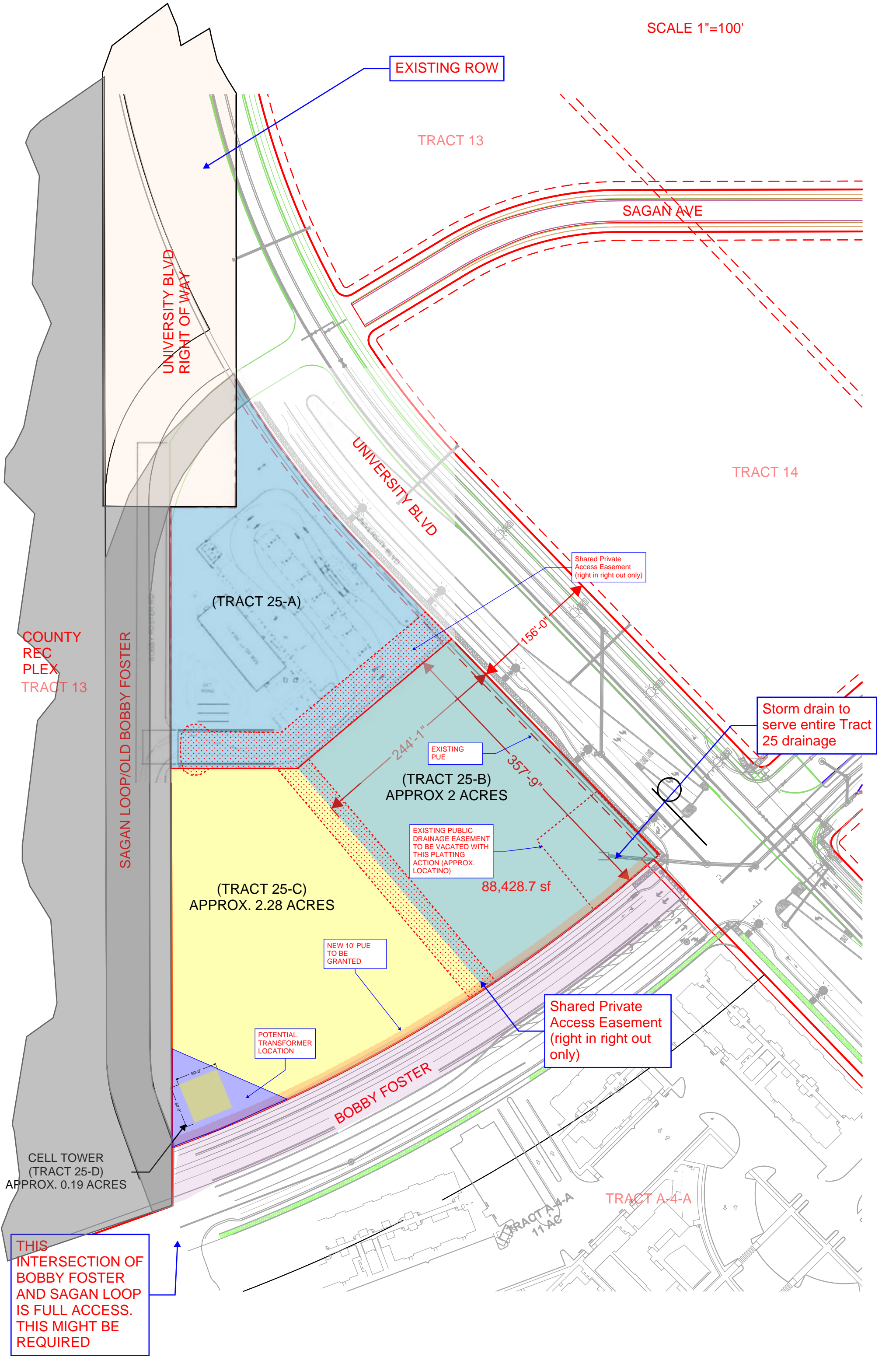
We ask you please review the prepared documentation and schedule this for the above-requested hearing date.

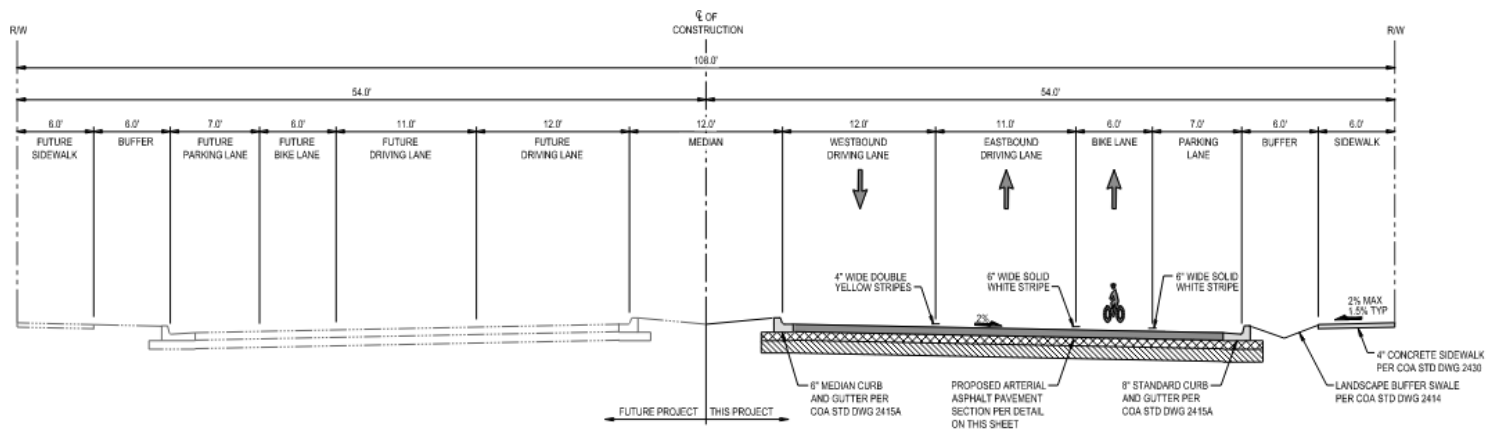
Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

SCALE 1"=100'





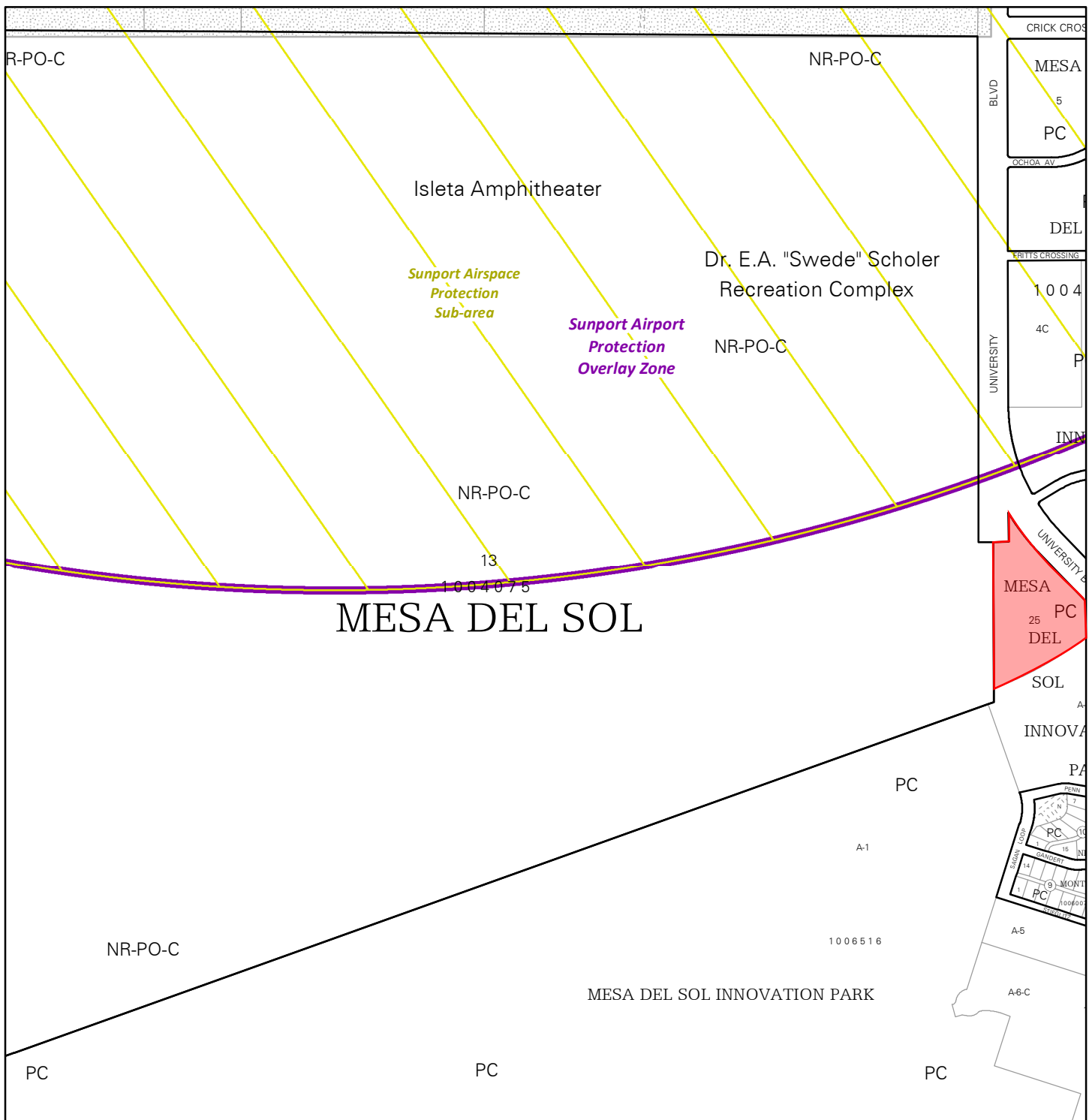
BOBBY FOSTER BLVD (FUTURE)

LOOKING EAST

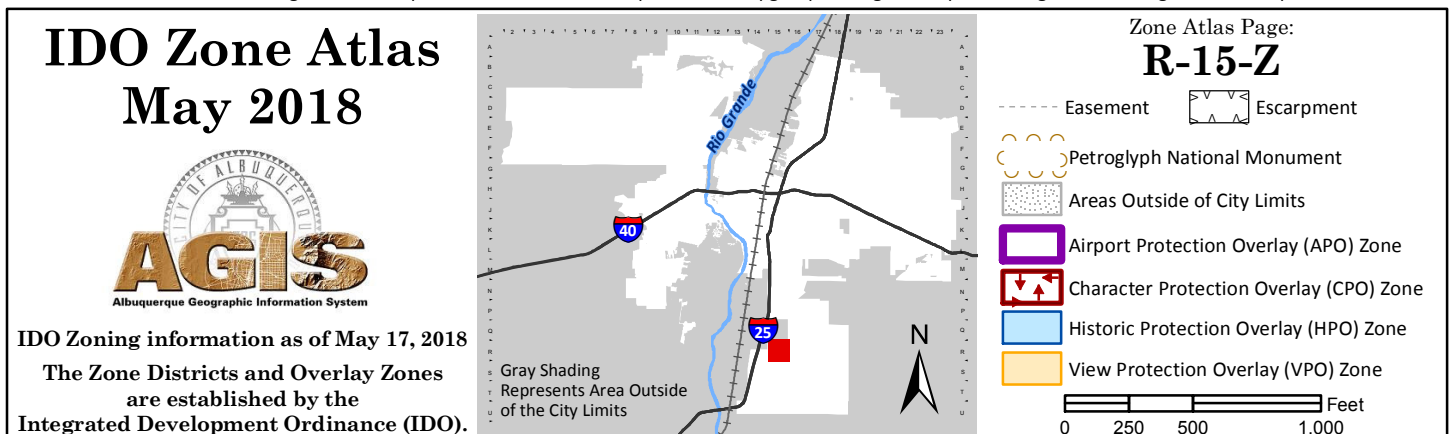
SCALE: 1"=6'



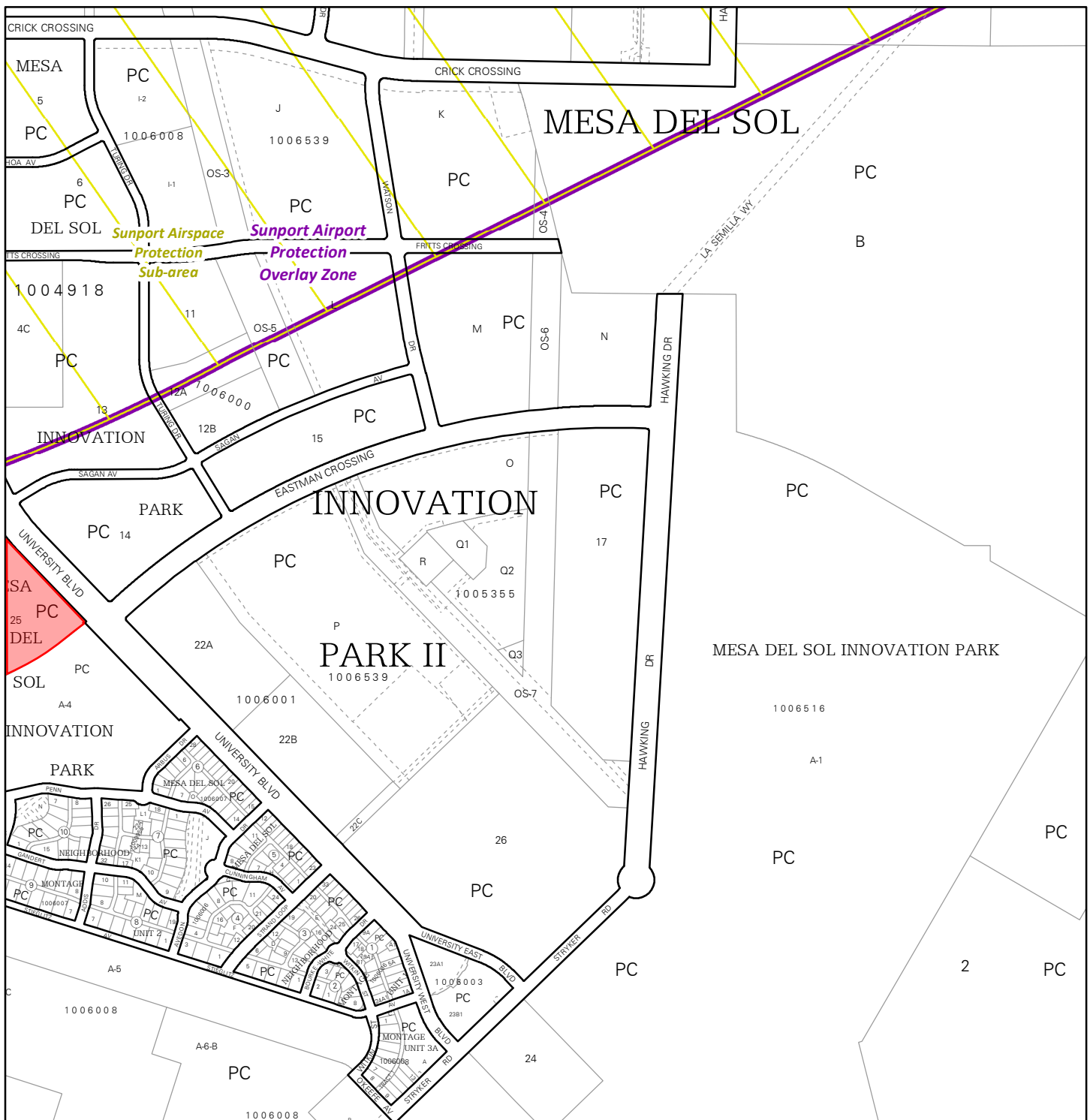
Excerpt from
COA Project Number 393570



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




Approximate Site Location



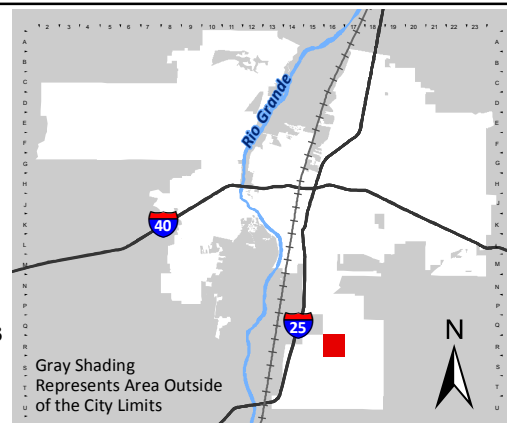
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
R-16-Z

- Easement
- 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
- Escarpment



0 250 500 1,000 Feet

Approximate Site Location