


MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (<i>Form S3</i>)	
<input type="checkbox"/> Site Plan Administrative DFT (<i>Forms P & P2</i>)		PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (<i>Form P2</i>)		<input type="checkbox"/> Sketch Plat Review and Comment (<i>Form S3</i>)	
<input type="checkbox"/> Amendment to Infrastructure List (<i>Form S3</i>)		<input type="checkbox"/> Sketch Plan Review and Comment (<i>Form S3</i>)	
<input type="checkbox"/> Temporary Deferral of S/W (<i>Form S3</i>)		APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (<i>Form S3</i>)		<input type="checkbox"/> Administrative Decision (<i>Form A</i>)	
BRIEF DESCRIPTION OF REQUEST			
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
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.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres):
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:		Between:	and:
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
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:	
Printed Name:		<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent	

- ____ 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**

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.

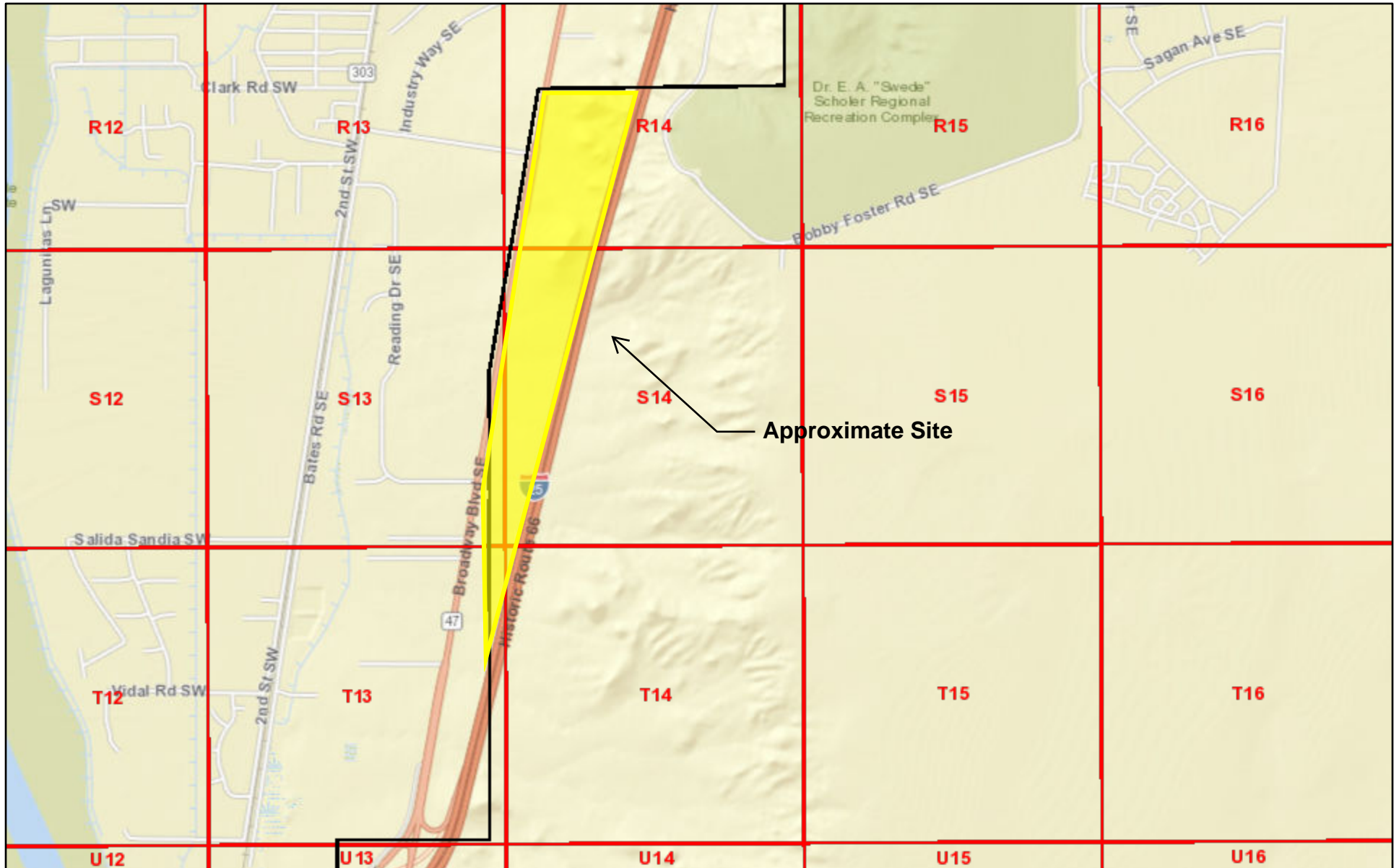
- ____ 1) DFT Application form completed, signed, and dated
- ____ 2) Form S3 with all the submittal items checked/marked
- ____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ____ 4) Letter of authorization from the property owner if application is submitted by an agent
- ____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

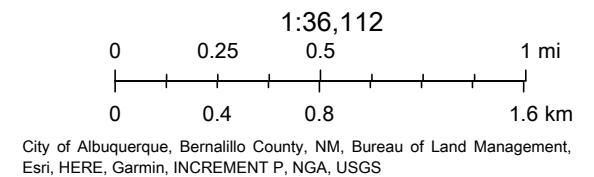
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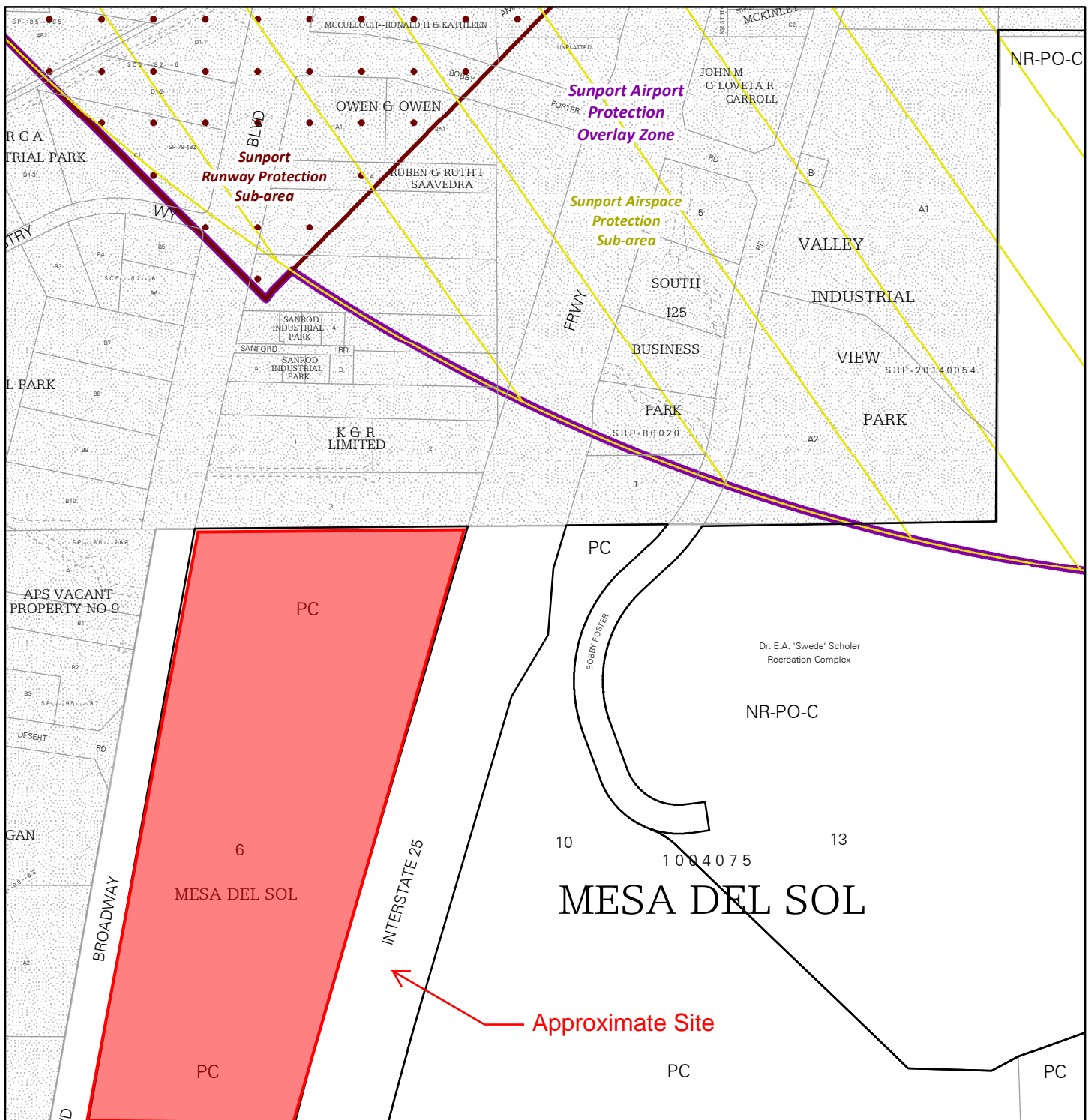
- ____ 1) DFT Application form completed, signed, and dated
- ____ 2) Form S3 with all the submittal items checked/marked
- ____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ____ 5) Letter describing, explaining, and justifying the request
- ____ 6) Scale drawing of the proposed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

MDS Tract 6



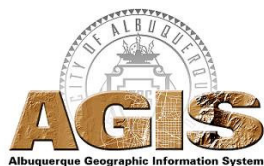
January 11, 2023



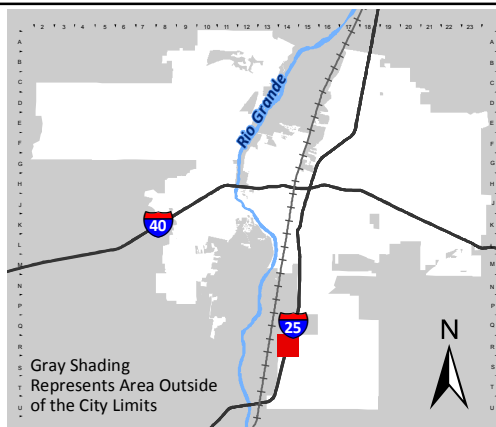


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

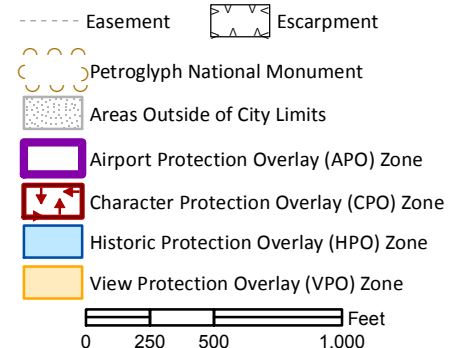
IDO Zone Atlas May 2018



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



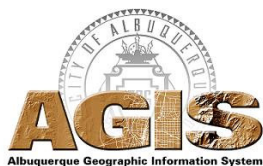
Zone Atlas Page:
R-14-Z



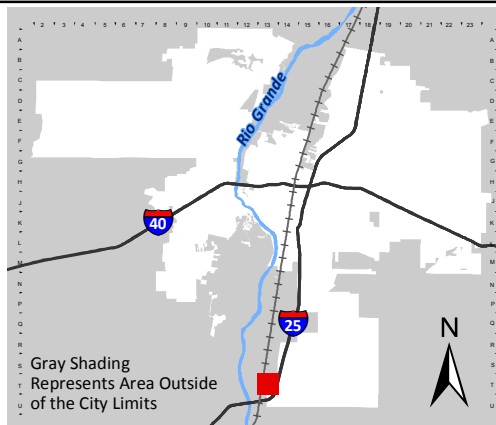


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IDO Zone Atlas May 2018



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Zone Atlas Page:
T-13-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
- Gray Shading Represents Area Outside of the City Limits
- 0 250 500 1,000 Feet

March 7, 2023

Development Facilitation Team
415 Silver Ave SW
Albuquerque, NM 87102

Re: Justification Letter – Sketch Replat for Mesa del Sol Tract 6 (Bulk Land Plat of Mesa del Sol Tracts 1-15 Replat)

Dear DFT,

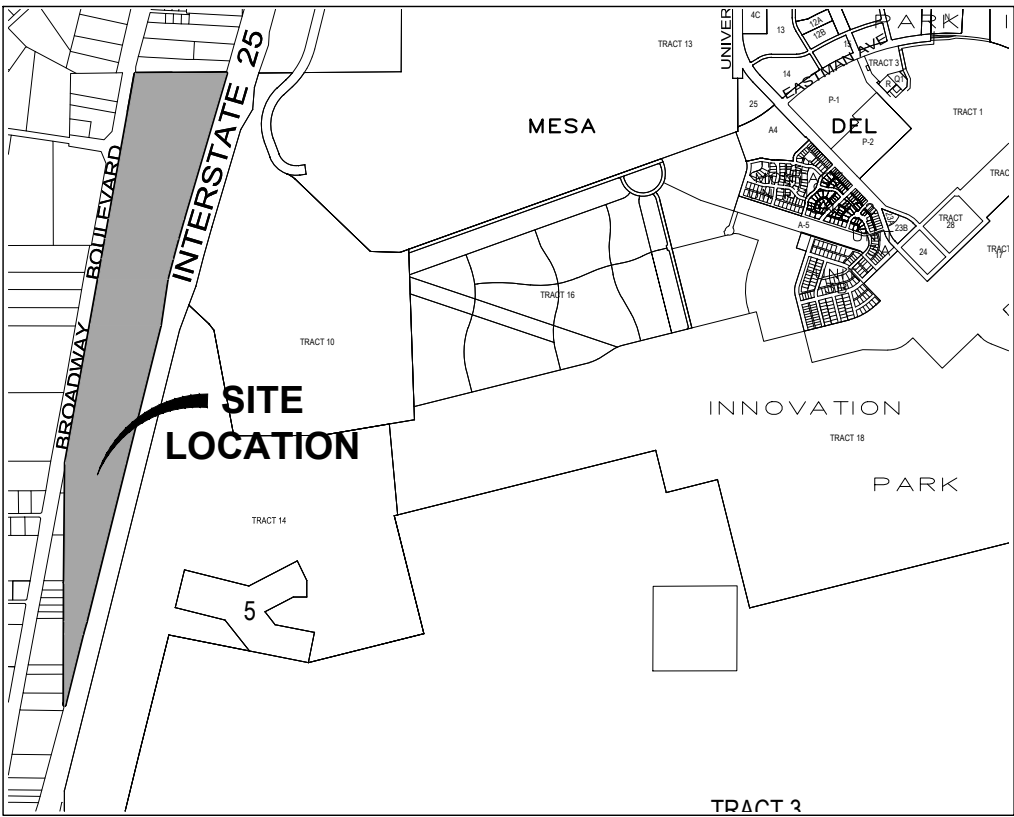
Bohannon Huston, Inc. has prepared a Sketch Plat for the above referenced location. The site is to create an approximate 8.5-acre parcel for a PNM substation. This will be carved out of a larger 200-acre piece. PNM will not require water/sewer or any major traffic is expected. The remainder piece is approximately 191 acres, which is anticipated to be further subdivided at a later date. Since there are no occupied buildings planned for this smaller parcel, we do not anticipate the need for offsite infrastructure, so we assume an Infrastructure List will not be necessary for this effort but would like to get this confirmed at the hearing.

We request you please schedule this Sketch Plat for the next Development Facilitation Team meeting.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA:

1. DRB No. _____
2. Zone Atlas Index Nos.: R14 and S14.
3. Gross Subdivision Acreage: 200.8912 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: 01-11-2023.
6. Plat is located within Section(s) 20, 29, 30, 31 & 32 T 3 N, R 9 E; N.M.P.M.
7. **NO** public streets were created.
8. Zoning: PC.

PURPOSE OF PLAT:

The purpose of this Plat is to a

PUBLIC UTILITY EASEMENTS:

shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT AND DEDICATION:

The foregoing Plat of that certain tract of land situate within Projected Sections 20, 29, 30, 31 and 32, Township 3 North, Range 9 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 6, as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Plat Book 2006C, Page 195 1 of 9, Albuquerque, Bernalillo County, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/ or proprietor(s) thereof and said owner(s) and/ proprietors(s) do hereby grant: said easement shown hereon, to run with the land, and do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed.

Client

By: _____
Client position, Client Name

State of New Mexico)
SS
County of _____)

This instrument was acknowledged before me on ____ day of _____, 2023 by

(Client position, Client Name)

My Commission Expires: _____
Notary Public

NOTES

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C0535G,effective September 26, 2008.
2. Basis of Bearings is the inverse between City of Albuquerque Control Stations "1_R16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,453,438.899 and E= 1,532,715.669 and "3_Q16" having NM NAD 83 State Plane Grid Coordinates Central Zone: N=1,457,045.094 and E=1,533,498.782. Bearing= N12°15'07"E.
3. Distances are ground distances "US SURVEY FOOT".
4. Record Bearings and distances are the same as shown on plats referenced hereon.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

SURVEYOR'S CERTIFICATION:

I, BARRY S. PHILLIPS a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

BARRY S. PHILLIPS
New Mexico Professional Surveyor 15517

Date:



PLAT OF
TRACTS 6A and 6B
BEING A REPLAT OF TRACT 6 OF BULK LAND PLAT
TRACTS 1 - 15, MESA DEL SOL
SECTIONS 20, 29, 30, 31 and 32
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

CenturyLink _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date _____

*Real Property Division (conditional) _____ Date _____

**Environmental Health Department (conditional) _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

Hydrology _____ Date _____

Code Enforcement _____ Date _____

Planning Department _____ Date _____

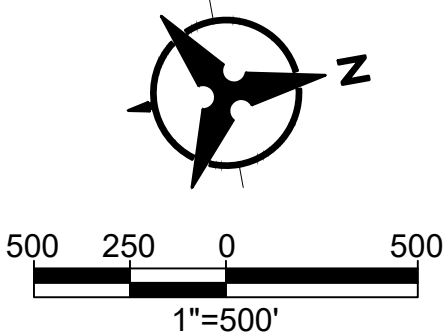
City Engineer _____ Date _____

***MRGCD (conditional) _____ Date _____

LANDFILL DISCLOSURE STATEMENT:

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

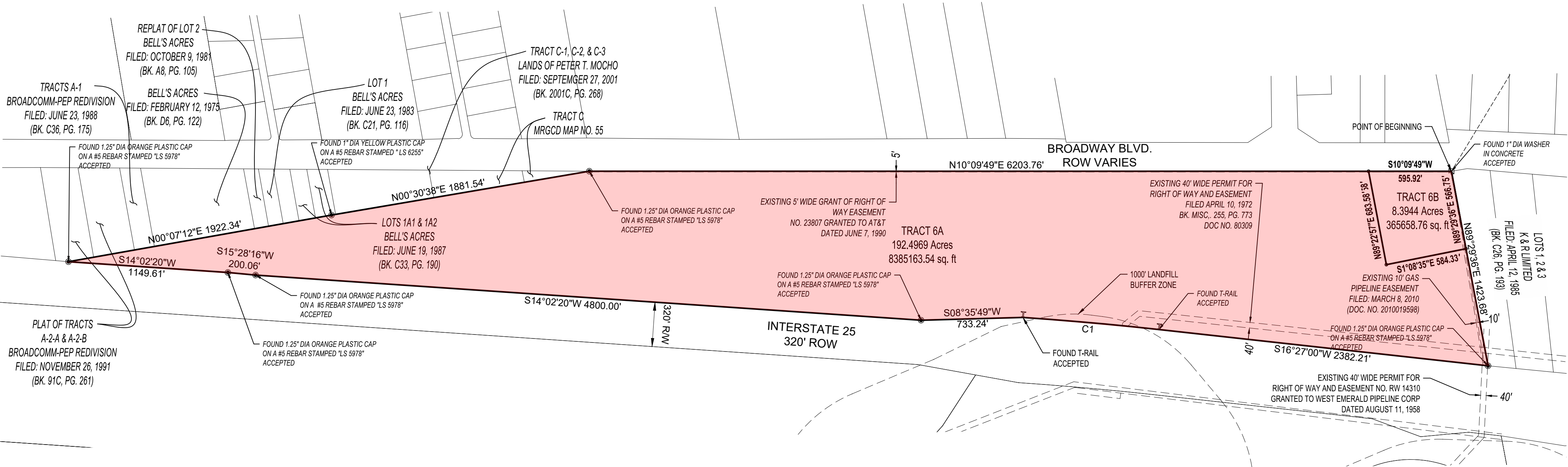
PLAT OF
TRACTS 6A and 6B
BEING A REPLAT OF TRACT 6 OF BULK LAND PLAT
TRACTS 1 - 15, MESA DEL SOL
SECTIONS 20, 29, 30, 31 and 32
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2023



LEGEND

- FOUND PLASTIC CAP STAMPED AS NOTED
- T FOUND T-RAIL
- △ FOUND BRASS CAP AS NOTED
- ⊠ FOUND WASHER IN CONCRETE
- SET #5 REBAR AND ORANGE PLASTIC SURVEY CAP STAMPED "PHILLIPS PS 15517" OR NAIL AND WASHER STAMPED "PHILLIPS PS 15517" UNLESS OTHERWISE NOTED
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE

ACS BRASS TABLET STAMPED "N.M. 47-24A, 1978"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,455,652.12 USft E = 376,426.83 USft
GROUND TO GRID FACTOR = 0.9996803
DELTA ALPHA = 00° 14' 12"
(SLD 1929) ELEVATION = 4959.959 USft



Curve Data

ID	DELTA	RADIUS	ARC	TANGENT	CHORD BRG	CHORD
C1	02°25'55" LT	23158.32'	983.00'	491.57'	S15°14'07"W	982.93'

