



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

SKETCH PLAT PRADA - TRACTS 1 THROUGH 26 (BEING A REPLAT OF TRACT 18 BULK LAND PLAT TRACTS 1 THROUGH 18, ARTISTE) IN MESA DEL SOL, ALBUQUERQUE.

APPLICATION INFORMATION

Applicant/Owner: MDS Investments LLC		Phone: (505) 681-9932
Address: 4020 Vassar Dr NE Suite H		Email: steve@sc3intl.com
City: Albuquerque	State: New Mexico	Zip: 87107
Professional/Agent (if any): Bohannan Huston Inc. (Michael Balaskovits, PE)		Phone: (505) 823-1000
Address: 7500 Jefferson St. NE		Email: New Mexico
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site: Owner	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 18	Block:	Unit:
Subdivision/Addition: Bulk Land Plat Tracts 1 through 18 Artiste	MRGCD Map No.:	UPC Code: 101605026829920101
Zone Atlas Page(s): S14, S15, S16, S17	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 26	Total Area of Site (Acres): 1,210.95

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between: University Blvd	and: Stryker Rd
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005628

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: July 24, 2023
Printed Name: Michael J. 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

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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 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

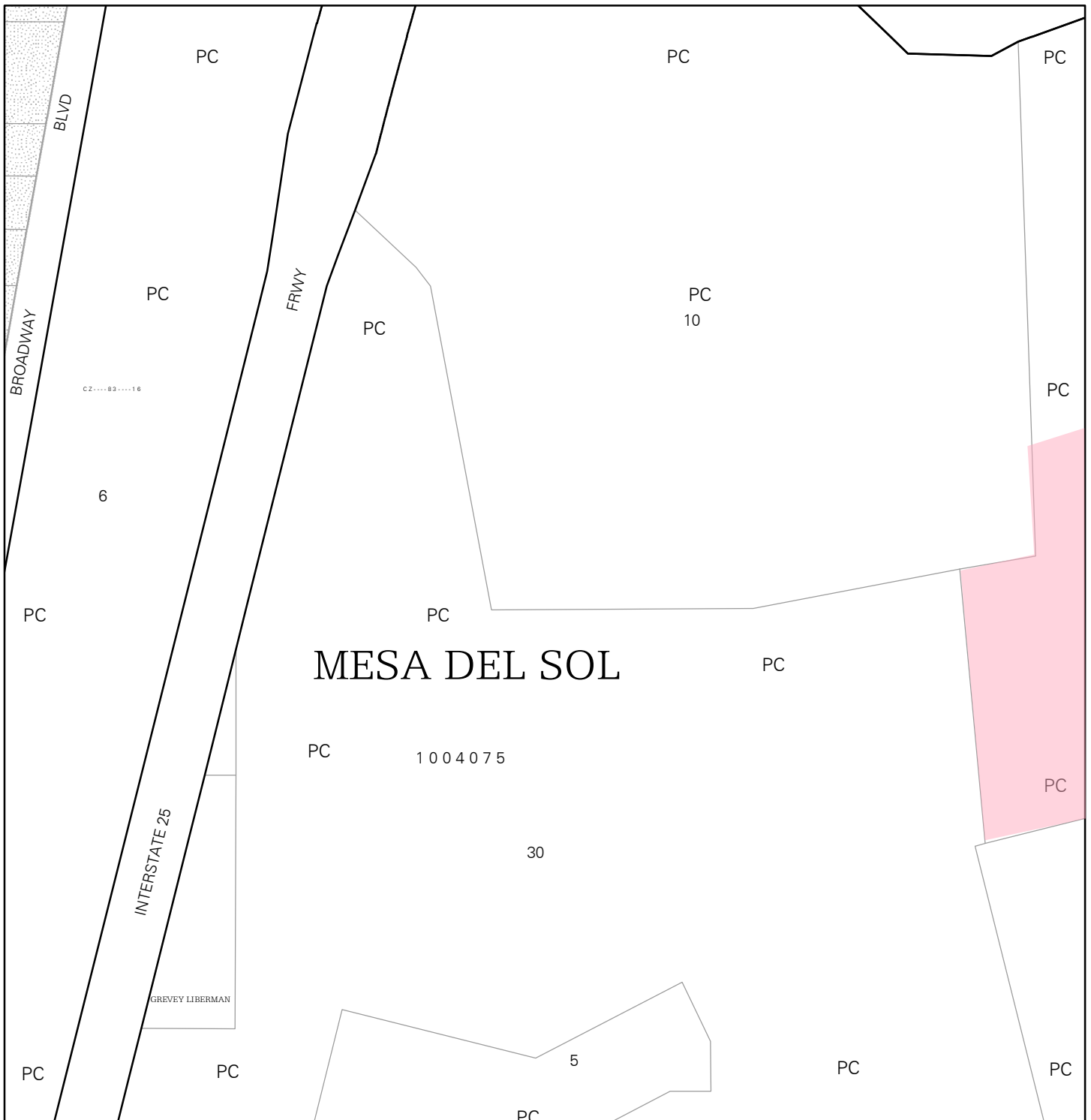
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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

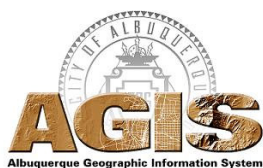
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- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- N/A 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

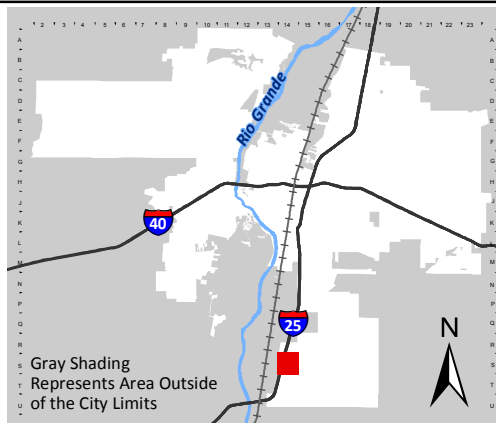


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

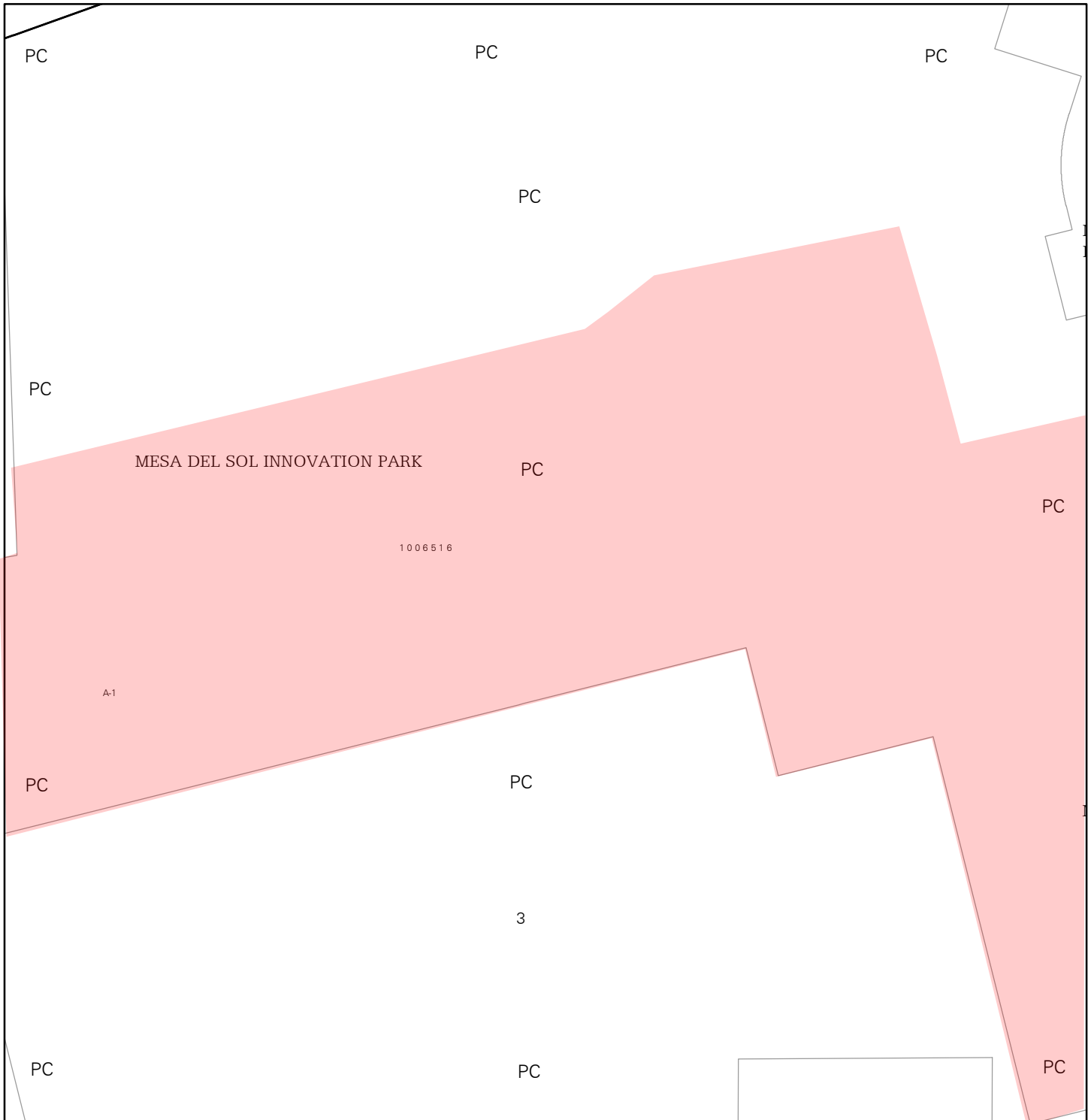


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



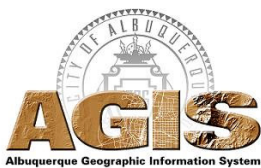
Zone Atlas Page:
S-14-Z

- 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
- 0 250 500 1,000 Feet

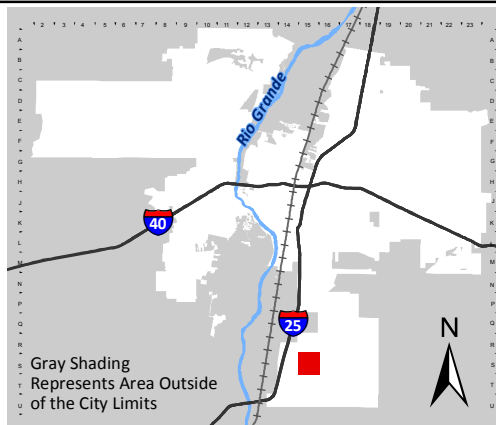


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IDO Zone Atlas May 2018

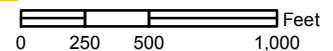


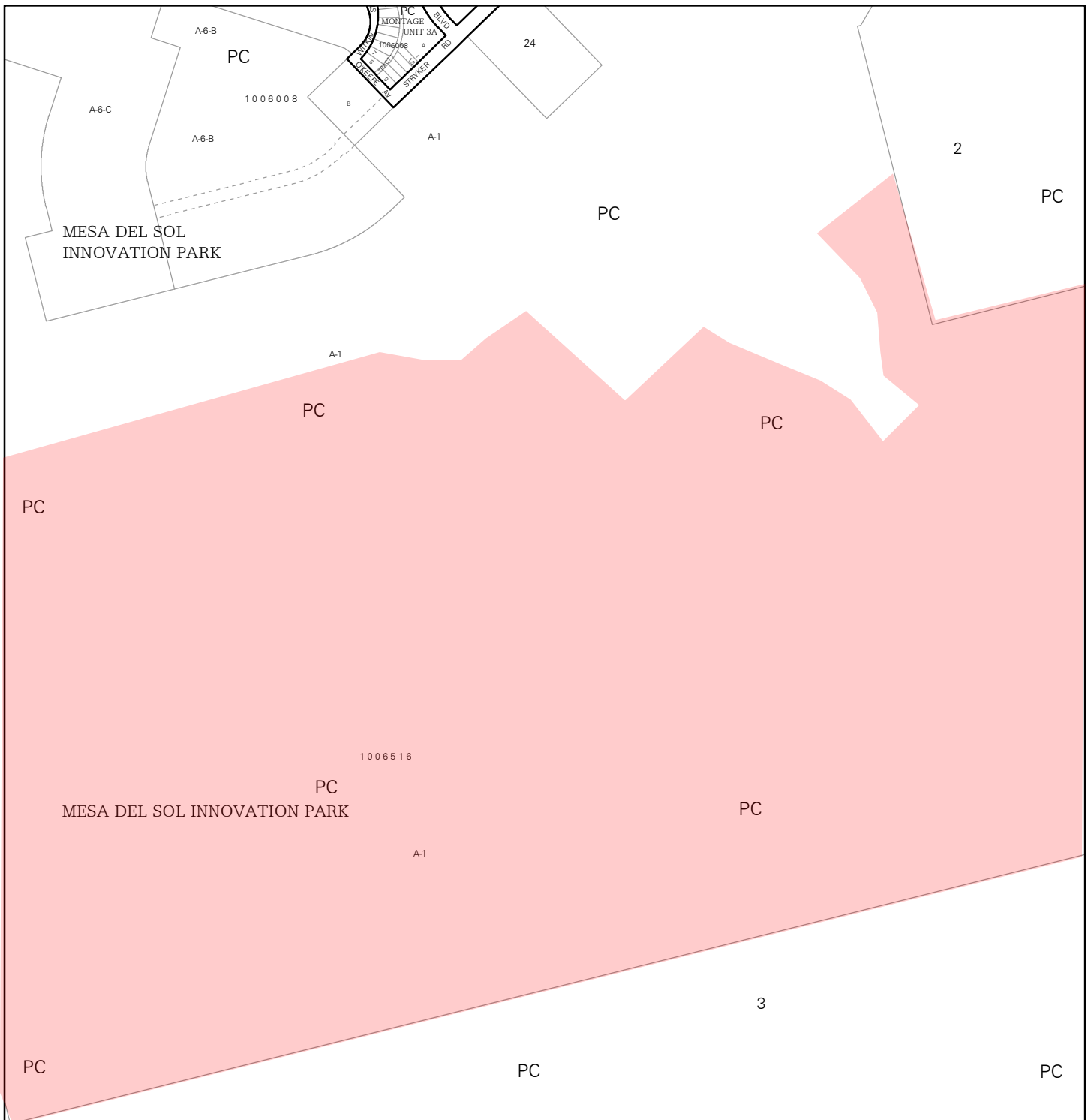
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Zone Atlas Page:
S-15-Z

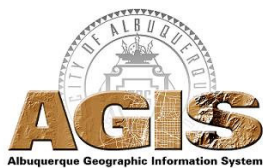
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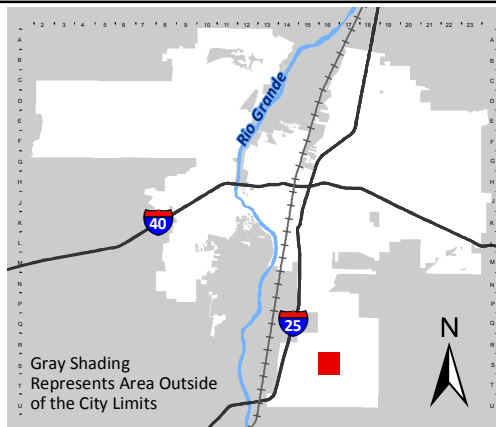


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IDO Zone Atlas May 2018

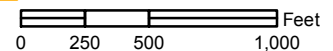


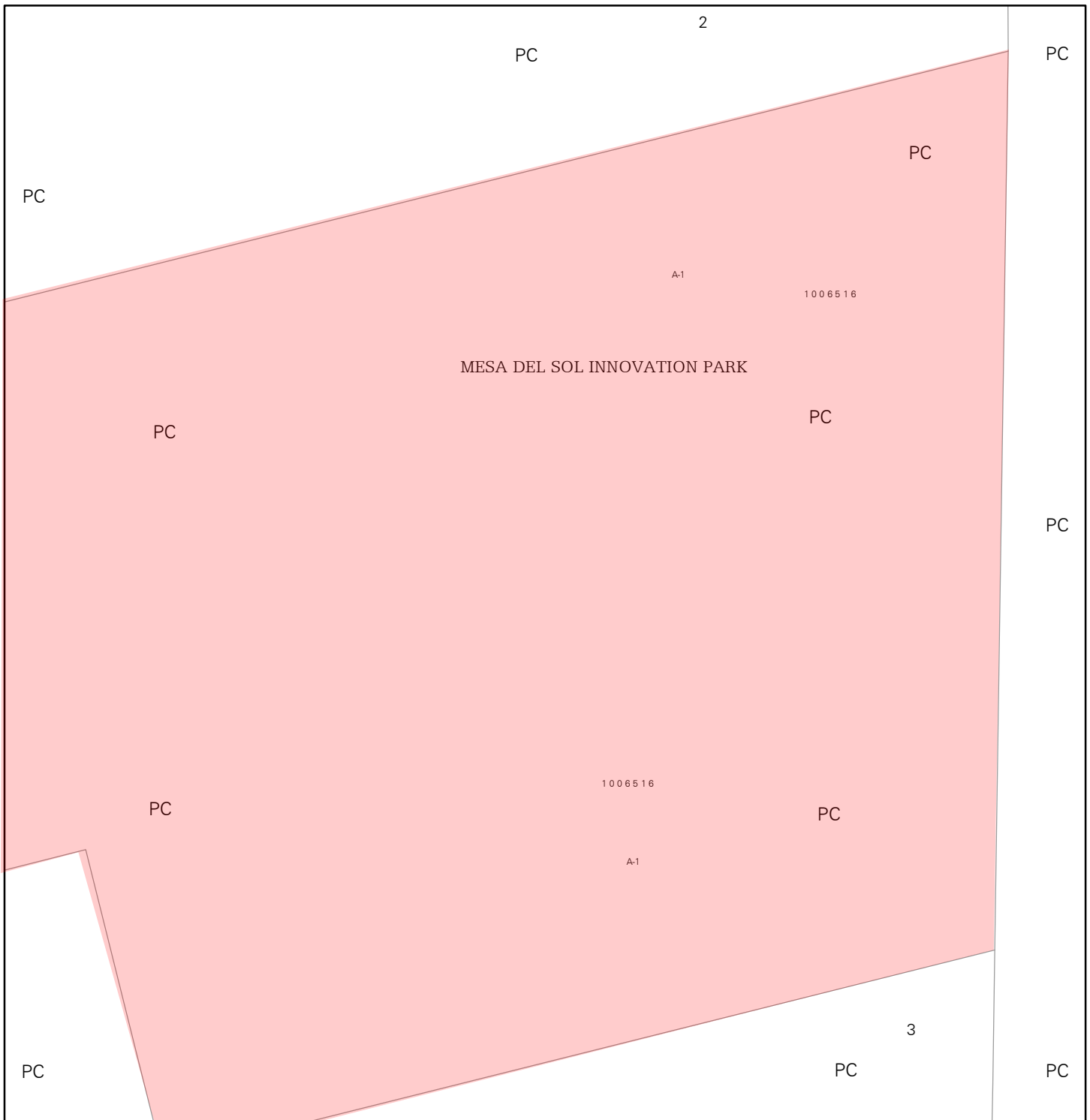
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Zone Atlas Page:
S-16-Z

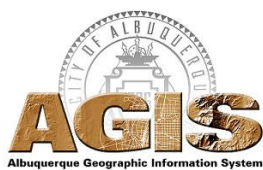
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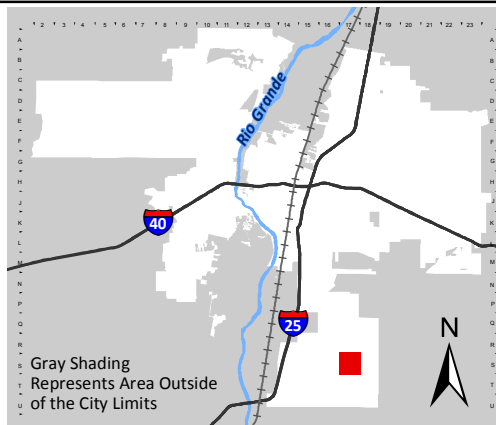


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IDO Zone Atlas May 2018

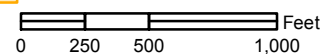


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Zone Atlas Page:
S-17-Z

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July 25, 2023

Development Facilitation Team
Planning Department
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: Request for Sketch Plat Prada -Tracts 1 Through 26 (Being a Replat of Tract 18, Bulk Land Plat - Tracts 1 Through 18, Artiste) PR-2021-005628

Dear Development Facilitation Team,

This letter is to serve as the written description of the subject request. Mesa del Sol is anticipating the development of the Commercial and Residential area south and west of the City Center area, and the employment center east of University Blvd and south of the UNM land. This sketch plat is in support of the future development, and we anticipate submitting this package as a Bulk Land platting effort. Please provide comments and confirmation of our approach to this platting effort.

Please review this request and schedule it to be heard during the August 2nd Development Facilitation Team hearing.

Sincerely,



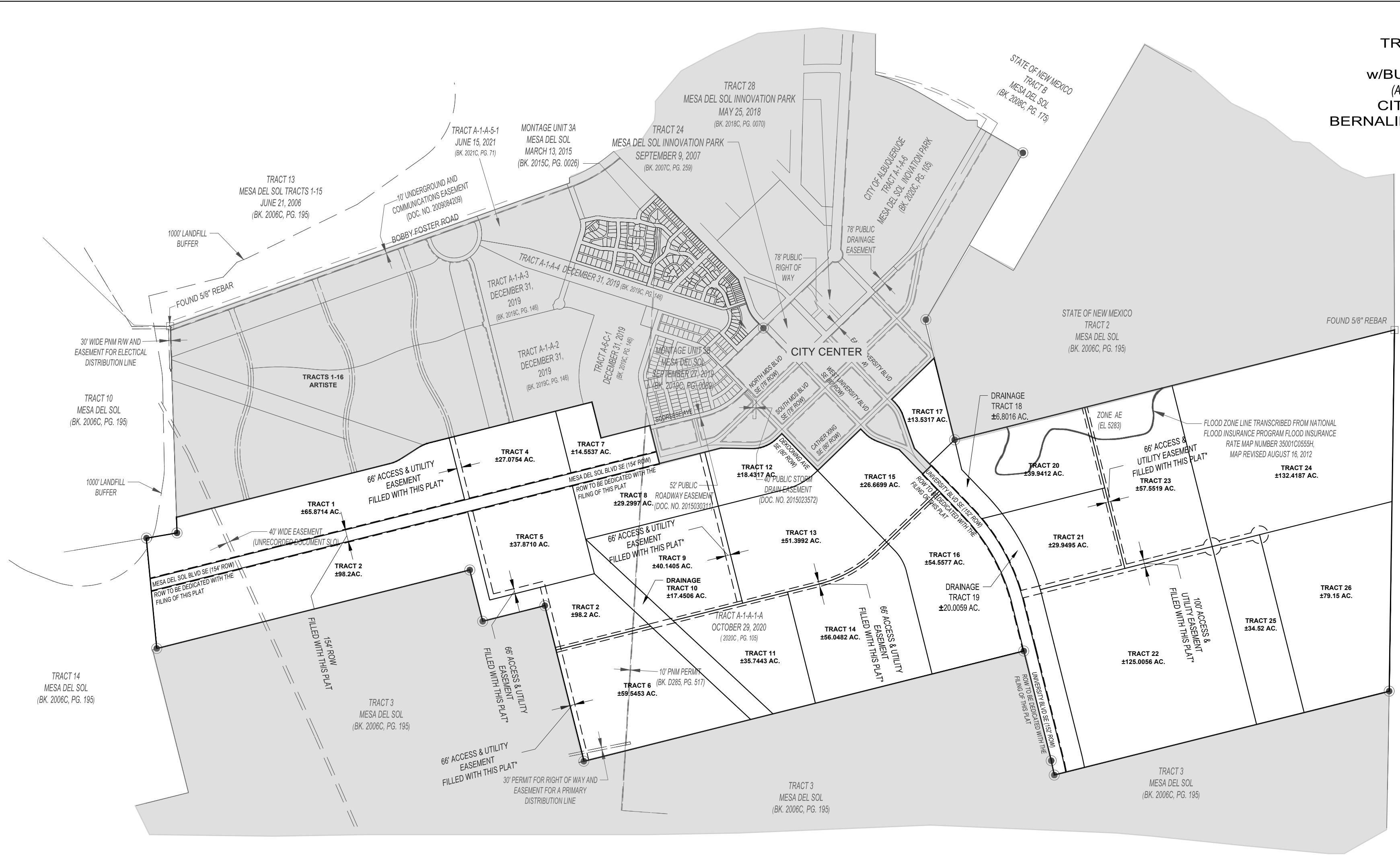
Michael Balaskovits, P.E
Senior Vice President
Community Development & Planning

Engineering ▲

Spatial Data ▲

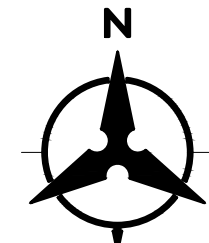
Advanced Technologies ▲

SKETCH PLAT
TRACTS 1 THROUGH 26
PRADA
W/BULK LAND SUBDIVISION
(A REPLAT OF TRACT 18, ARTISTE)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023



STATE OF NEW MEXICO
TRACT 11
MESA DEL SOL
(BK. 2006C, PG. 195)

LEGEND	
	FOUND REBAR AS NOTED
	FOUND BRASS CAP AS NOTED
	CONTROL ALUMINUM CAP
	CALCULATED POINT
	SECTION LINE
	QUARTER SECTION LINE
	ADJOINING PROPERTY LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE



* EASEMENT NOTE:
FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES PROVIDED BETWEEN OR AT PROPOSED TRACTS PROPERTY LINES. THE EASEMENTS WILL BE REFINED AND REPLACED WITH PUBLIC RIGHTS-OF-WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS.