

APPLICATION INDEX

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- 02 Form P3
- 03 Zone Atlas Map
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01 APPLICATION



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

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant:		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:

BRIEF DESCRIPTION OF REQUEST

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

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Signature: 	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

02 FORM P3

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**_ ARCHAEOLOGICAL CERTIFICATE**

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) Development Review application form completed, signed, and dated
- ___ 2) Form P3 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) Archaeological Compliance Form with property information section completed
- ___ 6) Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

_ MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO

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- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Z)(1)(a)
- ___ 6) The approved Site Plan being amended
- ___ 7) Copy of the Official Notice of Decision associated with the prior approval
- ___ 8) The proposed Site Plan, with changes circled and noted

Refer to the Site Plan Checklist for information need on the proposed Site Plan

Minor Amendments be within the thresholds established in IDO Table 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request

_ ACCELERATED EXPIRATION OF SITE PLAN

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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) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 6) Site Plan to be Expired

_ ALTERNATIVE SIGNAGE PLAN

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- ___ 2) Form P3 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 Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- ___ 6) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b)
- ___ 7) Sign Posting Agreement
- ___ 8) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives

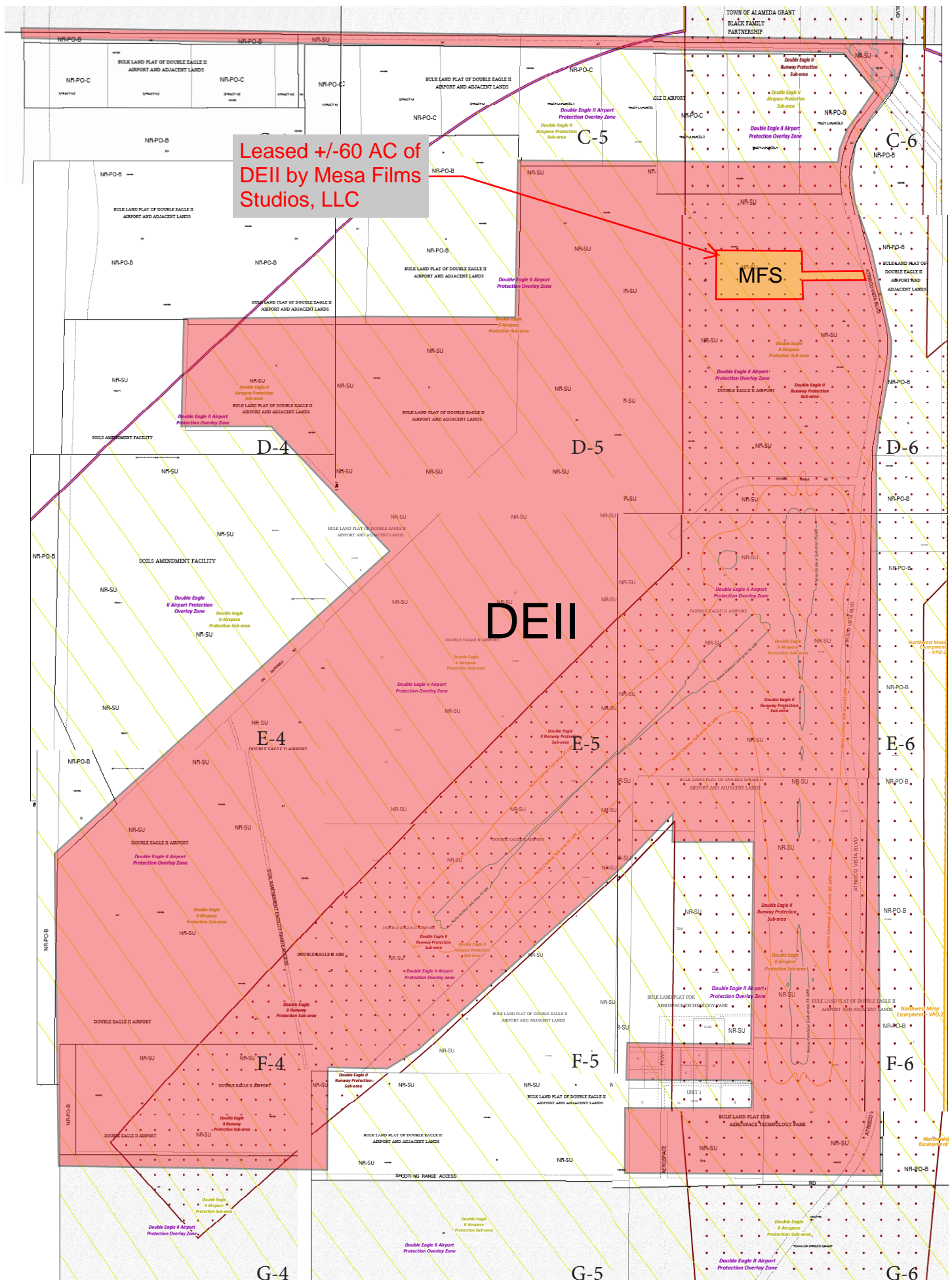
_ ALTERNATIVE LANDSCAPING PLAN

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) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-5-6(C)(16)
- ___ 6) Landscape Plan

03 ZONE ATLAS MAP

Zoning Atlas Key Map



04 LETTERS OF AUTHORIZATION

August 20, 2024

Jonathan Hollinger, Chair
Environmental Planning Commission
Planning Department
City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

Re: Letter of Authorization
Mesa Film Studios - Site Plan EPC Submittal
7401 Paseo Del Volcan NW, Albuquerque, NM

Dear Mr. Hollinger,

I hereby authorize Dekker to act as our agent in all matters associated with the development approvals submitted to the various City of Albuquerque approval bodies association with Mesa Film Studios Site Plan approvals for the site located on Double Eagle II airport

Sincerely,

A handwritten signature in blue ink, appearing to be 'AR' followed by a period.

Scott Resnick

Managing Member
Mesa Film Studios



October 4, 2024

City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

**Re: Mesa Film Studios, LLC
60 Acres of Leased Land on DEII
Authorization to Obtain any Necessary Entitlements related to Site Development**

To Whom It May Concern,

This letter authorized Mesa Film Studios, LLC and their Agent, Dekker, to obtain any necessary entitlement approvals for 60 acres of leased land on Double Eagle II Airport. Mesa Film Studios has a signed lease agreement with the City of Albuquerque Aviation Department for the 60 acres and therefore is authorized to act upon the land regarding all applications/submittals and associated approvals for Archaeological Certificate Application, Site Plan – EPC, Development Facilitation Team, and or Developing Hearing Officer processes with the City of Albuquerque for the above references project.

Should you require additional information, please contact cmsandoval@cabq.gov or
505-718-0977

Sincerely,

Christina Sandoval
Planning Manager
City of Albuquerque Aviation Department



05 JUSTIFICATION LETTER

October 10, 2022

Michael Vos
Zoning Enforcement Officer
City of Albuquerque Planning Department
600 2nd St NW
Albuquerque, NM 87102

Re: Mesa Film Studios Development
7401 Paseo Del Volcan NW,
Albuquerque, NM 87120
Alternative Landscape Plan Approval

Dear Mr. Vos,

Dekker, as the agent for Mesa Film Studio LLC (MFS), is seeking an Alternative Landscape Plan for a ±60-acre film studio on leased land on Double Eagle II Airport zoned NR-SU. This request accompanies a concurrent request for a Site Plan – EPC for development of Mesa Film Studios. The development triggers compliance with the Landscaping, Buffering, and Screening standards of the Integrated Development Ordinance (IDO) per **Section 5-6(B)(1)(d)**.

As a project with unique operations, this request seeks approval of an Alternative Landscape Plan, according to **IDO 5-6(C)(16) Alternative Landscaping**. The reasons for requesting an Alternative Landscape Plan are:

- To accompany a fully functional site design that includes large areas of unobstructed paving associated with stages, mills, flex, and production support buildings – a requirement for studio operations.
- To mitigate the absence of trees in paved areas around the stages, mill, flex, and office buildings; and
- To blend the Mesa Film Studios development as much as possible with the surrounding natural and culturally significant landscape in proximity to Major Public Open Space and Petroglyph National Monument.

The proposed Alternative Landscape Plan brings the site into compliance with applicable standards of the IDO regarding required coverage.

The following list addresses the criteria stated in IDO **Section 5-6(C)(16)**: *“The Planning Director may approve alternate landscape plans that do not meet the specific requirements stated in this Section 14-16-5-6 if the Planning Director determines that the alternatives meet all of the following criteria:”*

1. Are consistent with the purposes of this Section 14-16-5-6.

The Alternative Landscape Plan is consistent with the Purpose of the IDO Section 14-16-5-6(A), by ensuring a visually attractive, sustainable desert landscape that aids in the creation of a quality environment and is sensitive to the unique cultural landscape in which it is located.

2. Do not include invasive vegetation included in a City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

The Alternative Landscape Plan does not include vegetation from the City or State list of prohibited or invasive species or listed as a noxious weed in the City's Weed Identification Handbook.

3. Do not include a reduction of tree planting requirements.

The Alternative Landscape Plan does not include a reduction of tree planting requirements. Tree locations deviate from the placement required in **5-6(F) Parking Lot Landscaping**, to ensure film studio operational requirements are met. Tree requirements associated with **5-6(D) Street Frontage Landscaping** are met along the entrance driveway into the property and surrounding the office building, along east north, and south property boundaries, and in the back lot intended as an outdoor seating and gathering area for employees or visitors.

Required	Provided
15% of net lot area of landscape coverage = 348,915 SF	349,000 SF or 15%
1 tree per 10 parking spaces	416 parking spaces = 42 trees
75% vegetative coverage of provided landscape area = 261,750 SF	264,066 SF or 76%

4. Provide equal or superior buffering of adjacent properties from anticipated impacts of the proposed development.

The Alternative Landscape Plan provides planting along the east property line that is closest to Petroglyph National Monument, at approximately 1,090 feet from Atrisco Vista Blvd. The parking lot buffering is a thoughtful, organic placement of native and xeric plants to prevent the appearance of an incongruous, formal landscape strip.

Public comments received during early neighborhood and Tribal engagement indicated that traditional landscape buffering may be inconsistent with the cultural environment surrounding the site. The proposed landscape plan attempts to soften the transition from natural vegetation to planted material. Additionally, Mesa Film Studios also followed the plant material guide provided by Petroglyph National Monument that was provided by Park staff during public outreach prior to this submittal.

5. Provide equal or superior visual appearance of the property when viewed from the street.

The Alternative Landscape Plan strives to mitigate the visual impact of the project when viewed from the adjacent street, Atrisco Vista Blvd and the Petroglyph National Monument to the east. Through outreach meetings, stakeholders requested that Atrisco Vista Blvd should not contain traditional streetscaping and that a muted landscape palette was preferred to mitigate the impact of the site. The proposed landscape palette and plan attempts to honor those requests.

6. Provide equal or superior carbon dioxide absorption and heat island reductions.

To mitigate the urban heat island effect, the project preserves as much native landscape as possible to preserve soil health and absorb carbon. Buildings will have low-reflectivity roofing to reduce cooling loads during the hot summer months.

Based on the rational presented above, we respectfully request approval of this Alternative Landscape Plan.

If there are any remaining questions or comments, please contact me at willg@dekkerdesign.org or at (505) 761-9700.

Sincerely,

A handwritten signature in black ink, appearing to read 'Will Gleason', with a stylized flourish extending to the right.

Will Gleason, AICP, LEED AP
Principal, Dekker
Agent for Mesa Film Studios, LLC

06 ALTERNATIVE LANDSCAPE PLAN

PLANTING SCHEDULE

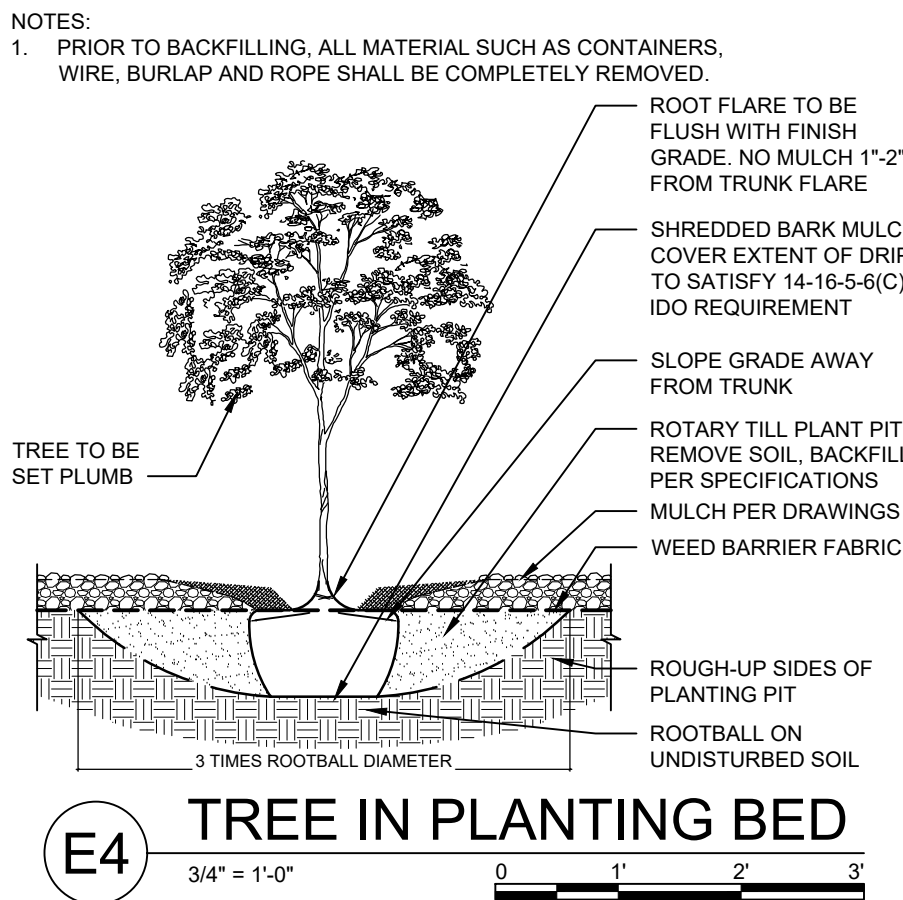
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/COND.	MAT. HT.	MAT. DIA.
TREES						
	93	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY	2" CAL.	30.00	15.00
	56	CHILOPSIS LINEARIS 'BUBBA'	BUBBA DESERT WILLOW	36" BOX	20.00	20.00
	60	JUNIPERUS MONOSPERMA	ONE-SEEDED JUNIPER	6" HT	18.00	15.00
	81	PROSOPIS GLANULOSA 'MAVERICK'	THORNLESS HONEY MESQUITE	2" CAL.	30.00	30.00
	15	PROSOPIS PUBESCENS	SCREWBEAN MESQUITE	2" CAL.	30.00	30.00
	68	QUERCUS GAMBELII	SHRUB OAK	2" CAL.	20.00	15.00
	80	QUERCUS GRISEA	GRAY OAK	2" CAL.	30.00	20.00
SHRUBS						
	153	ARTEMISIA FILIFOLIA	SAND SAGE	5 GAL	5.00	5.00
	296	ATRIPLEX CANESCENS	FOURWING SALT BUSH	5 GAL	5.00	6.00
	120	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL	2.00	3.00
	143	BRICKELLIA CALIFORNICA	CALIFORNIA BRICKE	5 GAL	7.00	7.00
	324	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	6.00	5.00
	131	GAILLARDIA PULCHELLA	FIREWHEEL	5 GAL	1.50	2.00
	340	KRASCHENINNIKOVIA LANATA	WINTERFAT	5 GAL	2.00	4.00
	94	OENOTHERA PALLIDA	EVENING PRIMROSE	5 GAL	1.50	2.50
	138	PHYLLANTHUS EMBLICA	GOOSBERRY	5 GAL	5.00	5.00
	210	RHUS AROMATICA 'GRO-LOW'	SKUNKBUSHT SUMAC	5 GAL	3.00	8.00
	99	ZINNIA GRANDIFLORA	DESERT ZINNIA	5 GAL	1.50	2.00

DESERT ACCENTS						
	190	OPUNTIA ELLISIANA	SPINELESS PRICKLY PEAR	5 GAL	4.00	6.00
	160	YUCCA GLAUCA	NARROWLEAF YUCCA	5 GAL	4.00	4.00
GRASSES						
	100	ARISTIDA PURPUREA	PURPLE THREE AWN	5 GAL	2.00	3.00
	150	BOUTELOUA GRACILIS	BLUE GRAMA	1 GAL	2.50	3.00
	180	ORYZOPSIS HYMENOIDES	INDIAN RICERASS	1 GAL	3.00	2.00
	100	SPOROBOLUS CRYPTANDRUS	SAND DROPSEED	5 GAL	3.00	3.00

GROUND COVER SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	GR-101	ORGANIC WOOD MULCH, INSTALLED AT 4" DEPTH NOT OVER LANDSCAPE FABRIC.	93,121 SF
	GR-102	3/8"-1" BLUE SIAS ANGULAR GRAVEL, INSTALLED AT 3" DEPTH OVER 3 OZ NON WOVEN LANDSCAPE FABRIC.	260,263 SF

TREE PLANTING DETAIL



LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 60 AC = 2,613,600 SF
AREA OF LOT COVERED BY BUILDING = 287,500 SF
NET LOT AREA = 2,326,100 SF

REQUIRED LANDSCAPE
REQUIRED LANDSCAPE AREA (15% OF NET LOT AREA) = 348,915 SF
PROVIDED LANDSCAPE AREA = 349,000 SF = 15%

REQUIRED TREES
TREES PER PARKING SPACES: 1 TREE / 10 PARKING SPACES
TOTAL NUMBER OF PARKING = 416 SPACES
REQUIRED NUMBER OF PARKING LOT TREES = 42 TREES
TOTAL PROVIDED TREES: 453

REQUIRED VEGETATIVE COVERAGE
REQUIRED VEGETATIVE COVERAGE = 261,750 SF = 75% OF PROVIDED LANDSCAPE AREA
A MINIMUM 25% OF REQUIRED VEGETATIVE COVERAGE BY GROUND PLANTS
REQD. TREE CANOPY COVERAGE = 196,313 SF = 75%
REQD. GROUND PLANT COVERAGE = 65,438 SF = 25%
PROVIDED GROUND PLANT COVERAGE: 68,146 SF
PROVIDED TOTAL VEGETATIVE COVERAGE = 264,066 SF = 76% OF TOTAL PROVIDED LANDSCAPE AREA

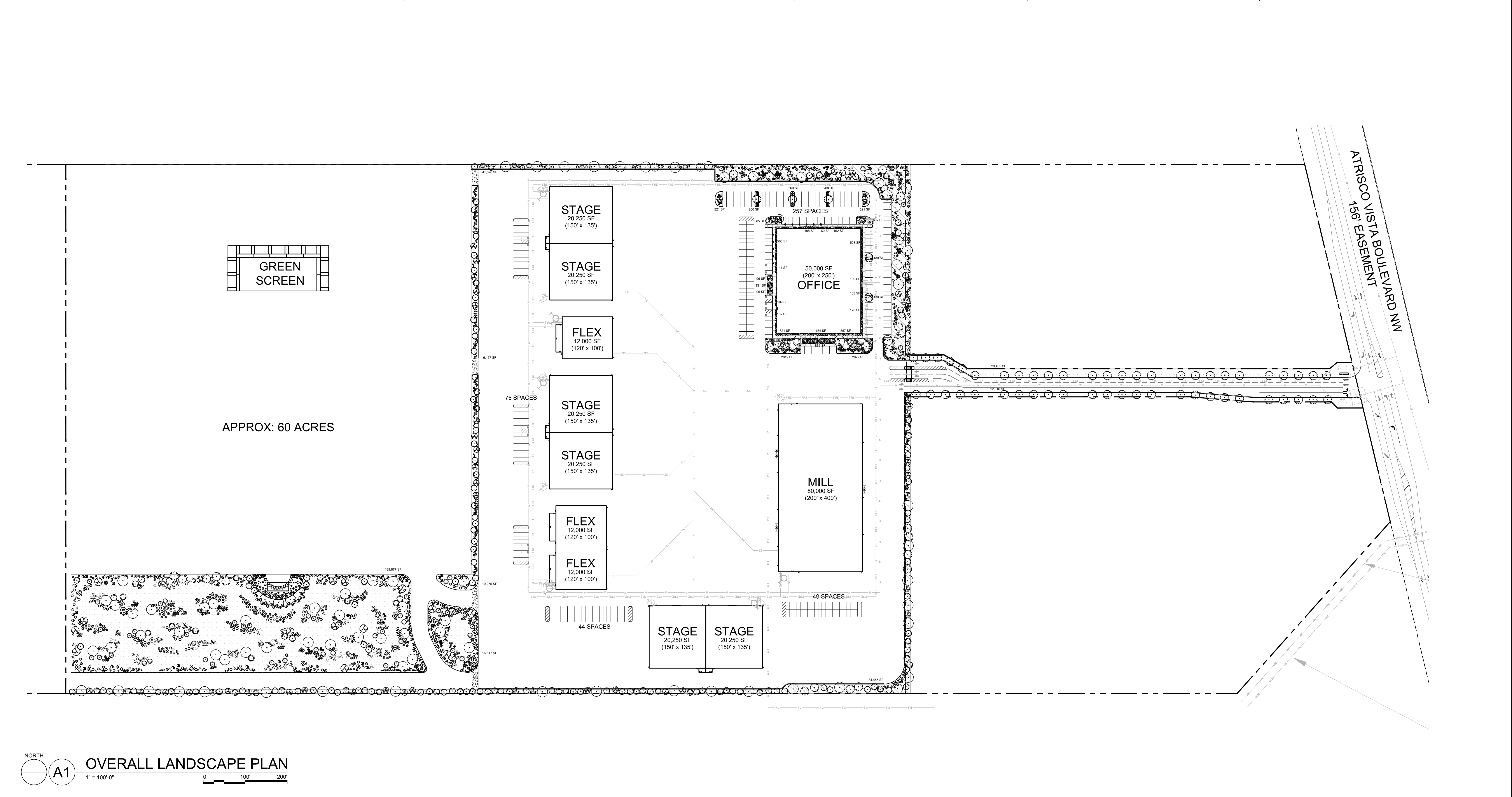
GROUND COVER MATERIAL
A MAXIMUM OF 75% OF GRAVEL OR CRUSHER FINES IS PERMITTED 14-16-5-6(C)(5)(d)
ALLOWABLE ROCK MULCH GROUND COVER: 261,780 SF = 75%
PROVIDED ROCK MULCH GROUND COVER = 260,263 SF
REQD. ORGANIC MULCH GROUND COVER = 87,250 SF = 25%
PROVIDED ORGANIC MULCH GROUND COVER = 93,121 SF

GENERAL SHEET NOTES

- A. RESPONSIBILITY FOR MAINTENANCE: THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE DURING CONSTRUCTION AND DURING A 90 DAY MAINTENANCE PERIOD FOLLOWING SUBSTANTIAL COMPLETION. THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE FOLLOWING THE 90-DAY MAINTENANCE PERIOD.
- B. STATEMENT OF COMPLIANCE WITH CITY OF ALBUQUERQUE: THE LANDSCAPE DESIGN WILL COMPLY WITH THE CITY OF ALBUQUERQUE'S GENERAL LANDSCAPING REGULATIONS AND WATER CONSERVATION ORDINANCES.
- C. TIMING OF LANDSCAPE INSTALLATION: INSTALLATION OF THE LANDSCAPING SHALL BE COMPLETE WITHIN 60 DAYS OF THE RELATED BUILDING'S OCCUPANCY.
- D. SURFACE TREATMENT: ALL LANDSCAPE AREAS SHALL BE COVERED WITH SEEDING, VEGETATION OR MULCH.
- E. LANDSCAPE, FENCING, AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS, THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3' AND 8' (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THIS AREA.
- F. MINIMUM PLANT SIZES ARE AS PER CITY OF ALBUQUERQUE STANDARDS: 2" CALIPER TREES, 6' HEIGHT CONIFERS, AND 1 GALLON SHRUBS.
- G. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING AREAS NOT WITHIN THE PROPERTY LINE, WILL BE STABILIZED.
- H. ROOF DRAINS: SURFACE DRAINAGE OFF DOWNSPOUTS SHALL BE DIRECTED AWAY FROM BUILDINGS INTO LANDSCAPE AREAS OR ENGINEERED DRAINAGE SYSTEM. REFER TO CIVIL.
- J. ALL VEGETATIVE SCREENING SURROUNDING GROUND-MOUNTED TRANSFORMERS AND UTILITY PADS SHALL ALLOW 10' OF CLEARANCE IN FRONT OF THE EQUIPMENT DOOR AND 5' OF CLEARANCE ON THE REMAINING SIDES FOR SAFE OPERATION AND MAINTENANCE.
- K. CONTRACTOR IS TO VERIFY ALL EXISTING UTILITY LOCATIONS BEFORE EXCAVATION AND PLANTING.
- L. THERE IS NO EXISTING VEGETATION THAT WILL BE PRESERVED ON SITE.
- N. PLANT MATERIAL HAS BEEN SELECTED FROM THE SPECIALIZED PLANT LIST CREATED BY THE PETROGLYPH NATIONAL MONUMENT.

IRRIGATION NOTES

- A. ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, WITH PROGRAMMABLE SETTINGS, AUTOMATED IRRIGATION CONTROLLER, AND MOISTURE SENSOR TO AVOID OVERWATERING.
- B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- C. THE IRRIGATION SYSTEM SHALL NOT IRRIGATE IMPERVIOUS SURFACES, INCLUDING SIDEWALKS, DRIVEWAYS, STREETS AND PARKING OR LOADING AREAS.
- D. IRRIGATION POINT OF CONNECTION TO THE CITY WATER WILL BE LOCATED WITHIN PROPERTY LIMITS AND SHALL COMPLY WITH THE CITY OF ALBUQUERQUE REDUCED PRESSURE BACKFLOW PREVENTER STANDARDS AND SPECIFICATIONS.
- E. RUN TIMES AND IRRIGATION ZONES SHALL BE BASED UPON PLANT SPECIES AND THEIR ESTABLISHMENT. RUN TIMES SHALL BE REGULARLY ADJUSTED ACCORDING TO PLANT MATURITY, SEASON, LOCATION AND PERFORMANCE.



MESA FILM STUDIOS
AT DOUBLE EAGLE II - AIRPORT
ALBUQUERQUE, NM 87121

REVISIONS

- △
- △
- △
- △
- △

DRAWN BY	DM
REVIEWED BY	CM
DATE	10/10/2024
PROJECT NO.	23-0110.001

DRAWING NAME
OVERALL
LANDSCAPE PLAN

SHEET NO.

SDP1.4

Dekker
Architecture in Progress