



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Re-plat of Tract A-1-A-1-A to subdivide and dedicate right of way for Mesa del Sol City Center.		

APPLICATION INFORMATION		
Applicant: MDS Investments, LLC		Phone:
Address: 4020 Vassar Dr. NE		Email:
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Bohannon Huston Inc.		Phone: 505-823-1000
Address: 7500 Jefferson St. NE, Courtyard 2		Email: mbalaskovits@bhinc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Owner	List <u>all</u> owners: MDS Investments, LLC	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract A-1-A-1-A	Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505026528120101
Zone Atlas Page(s): R14-17, S14-17, T15-17	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 14	Total Area of Site (Acres): 1598.6338
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: University Blvd. SE	Between: Stryker Rd	and: University Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1004260, 1004817, 1004873, 1004075, 1004918, 1006516, 1006539, 1011412, PR-2019-002964, PR-2020-004180		

Signature:	Date: 10/22/21
Printed Name: Mike Balaskovits	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	PR-2021-005628

FORM S1: SUBDIVISION OF LAND – MAJOR

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

- MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL
- MAJOR AMENDMENT TO PRELIMINARY PLAT
- BULK LAND SUBDIVISION

Interpreter Needed for Meeting? No if yes, indicate language: N/A

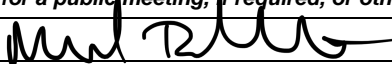

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S1 at the front followed by the remaining documents in the order provided on this form.

- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement
- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)
- Proof of Sketch Plat per IDO Section 14-16-6-6(L)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination notice inquiry response
 - Copy of notification letter and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement on the plat per IDO Section 14-16-6-4(S)(5)(d)(2).(d.) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

- EXTENSION OF PRELIMINARY PLAT
 - INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION
- For temporary sidewalk deferral extension, use Form V.**

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- ___ Letter of authorization from the property owner if application is submitted by an agent
- ___ Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ Preliminary Plat or site plan reduced to 8.5" x 11"
- ___ Copy of DRB approved infrastructure list

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 10/22/21
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
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BRIEF DESCRIPTION OF REQUEST			
Re-plat of Tract A-1-A-1-A. Proposed bulk land plat for the proposed Tract N.			

APPLICATION INFORMATION			
Applicant: MDS Investments, LLC		Phone:	
Address: 4020 Vassar Dr. NE		Email:	
City: Albuquerque	State: NM	Zip: 87107	
Professional/Agent (if any): Bohannon Huston Inc.		Phone: 505-823-1000	
Address: 7500 Jefferson St. NE, Courtyard 2		Email: mbalaskovits@bhinc.com	
City: Albuquerque	State: NM	Zip: 87109	
Proprietary Interest in Site: Owner	List <u>all</u> owners: MDS Investments, LLC		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Tract A-1-A-1-A (only for proposed Tract N)		Block:	Unit:
Subdivision/Addition: Mesa del Sol Innovation Park		MRGCD Map No.:	UPC Code: 101505026528120101
Zone Atlas Page(s): R14-17, S14-17, T15-17	Existing Zoning: PC		Proposed Zoning PC
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres):	1463.9111 (Tract N)
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: University Blvd. SE		Between: Stryker Rd	and: University Blvd.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
1004260, 1004817, 1004873, 1004075, 1004918, 1006516, 1006539, 1011412, PR-2019-002964, PR-202			

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: 10/22/21	
Printed Name: Mike Balaskovits		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Fees
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project # PR-2021-005628	

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Proposed Infrastructure List

EXTENSION OF PRELIMINARY PLAT

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

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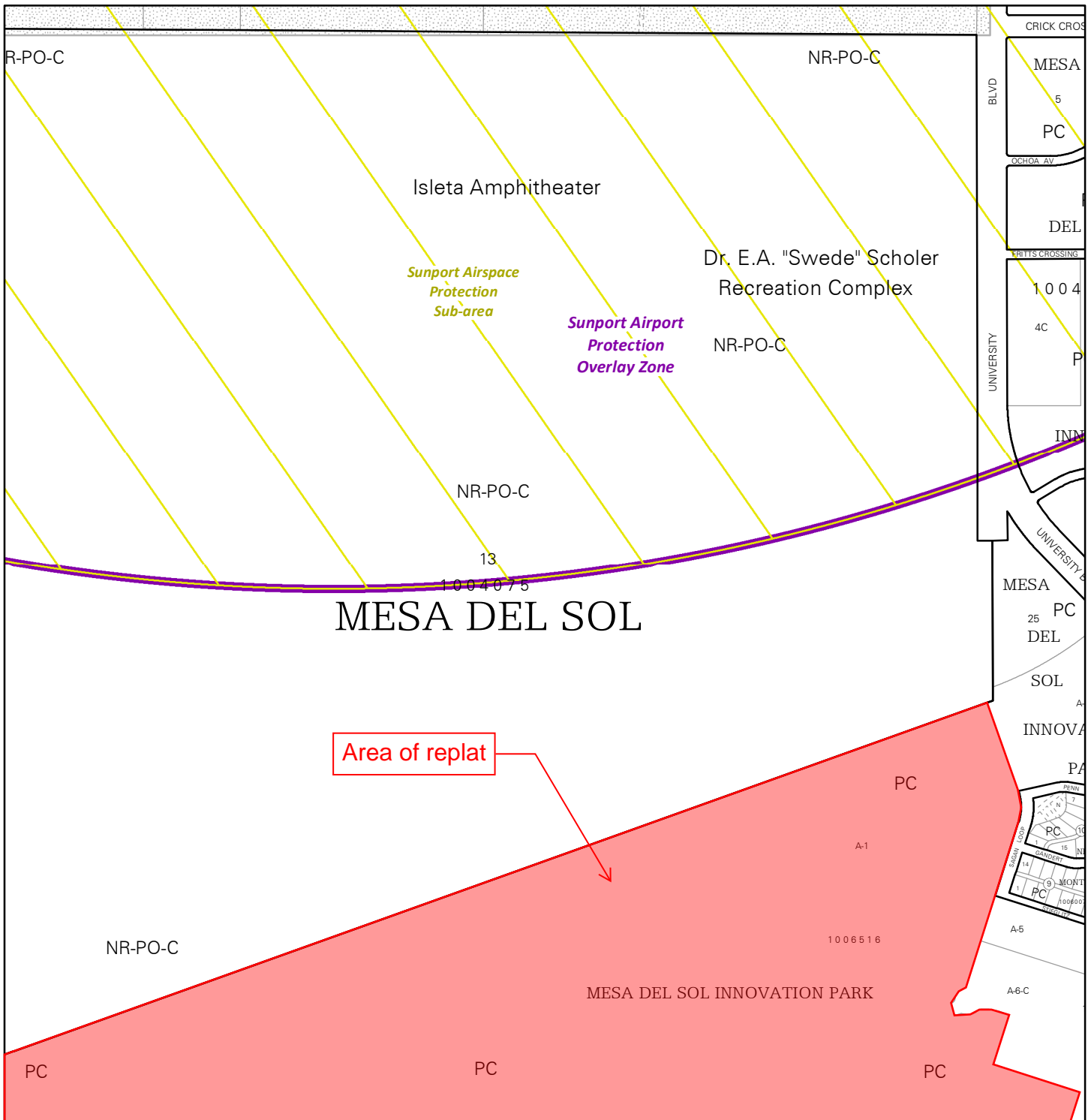
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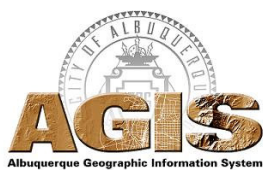
___ Copy of DRB approved infrastructure list

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Signature: 	Date: 10/25/21
Printed Name: Michael Balaskovits	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number:
Staff Signature:	
Date:	

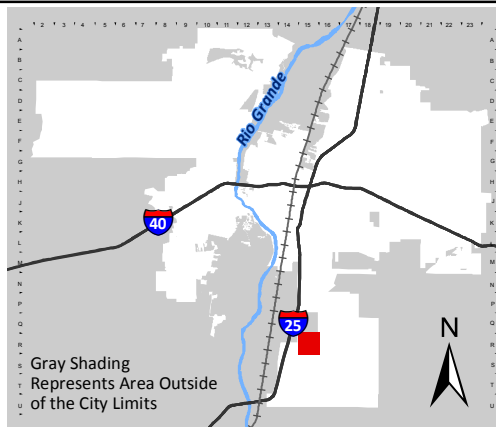


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

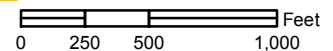


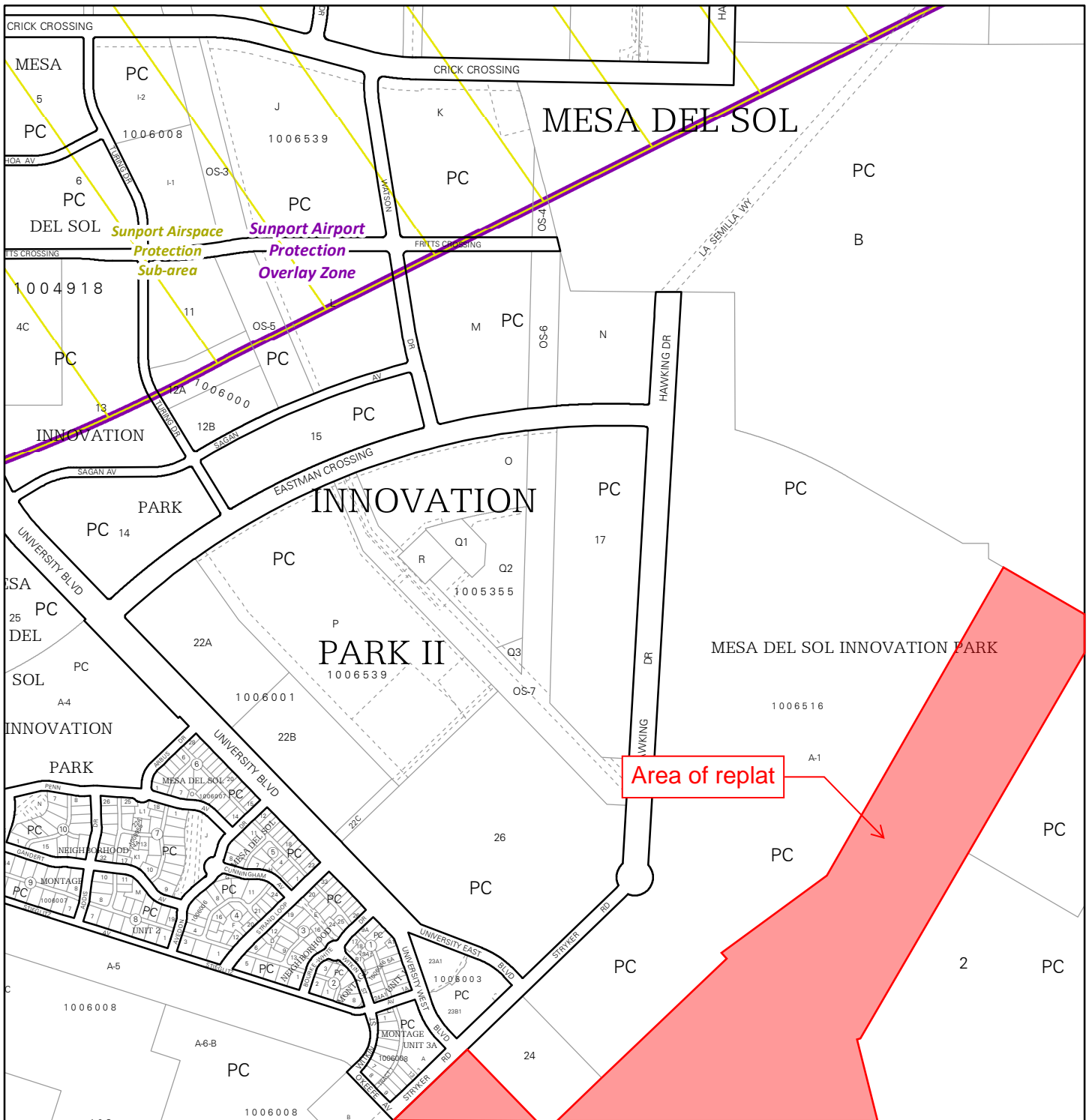
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
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Integrated Development Ordinance (IDO).



Zone Atlas Page: R-15-Z

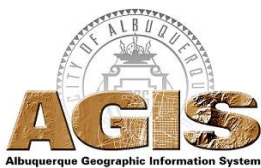
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



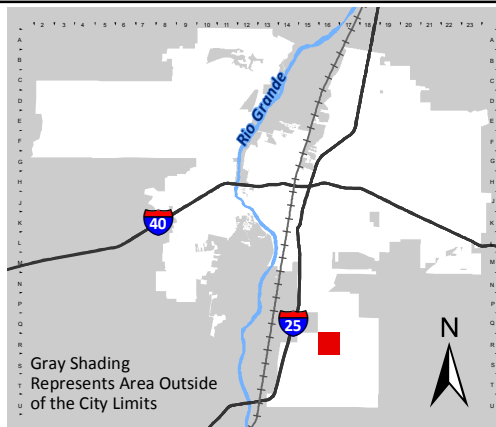


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IDO Zone Atlas May 2018

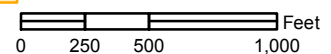


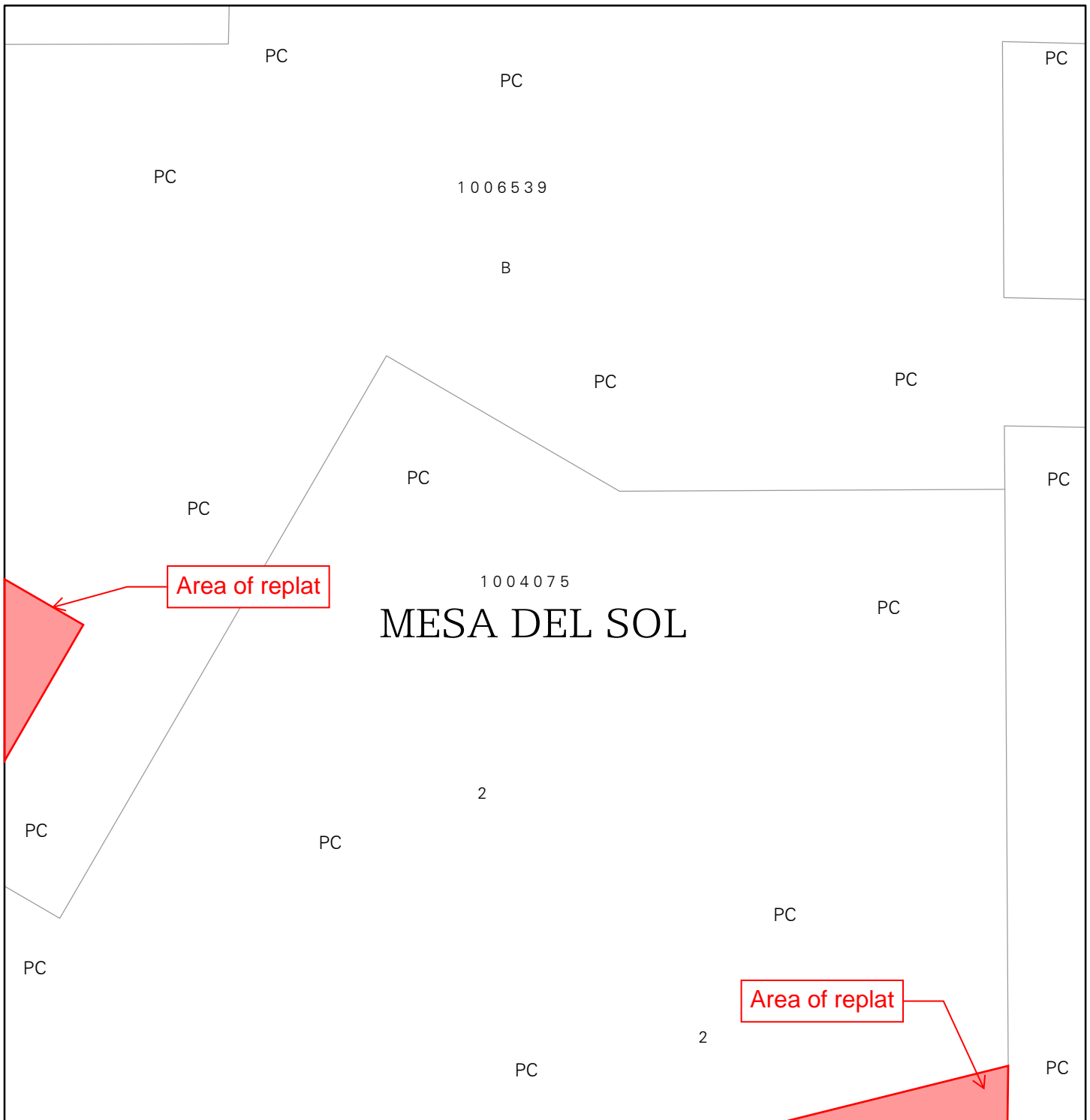
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Zone Atlas Page:
R-16-Z

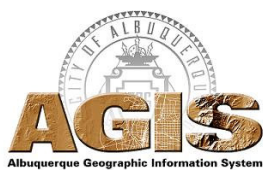
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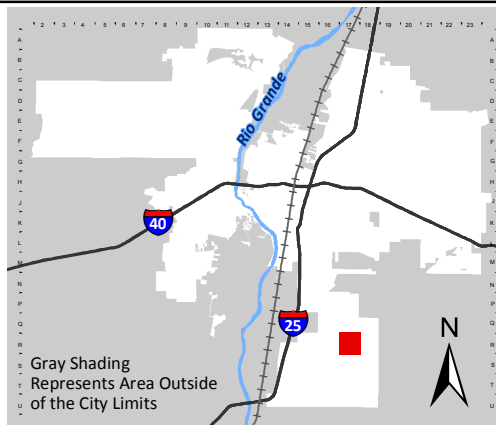


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IDO Zone Atlas May 2018

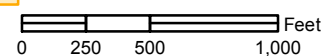


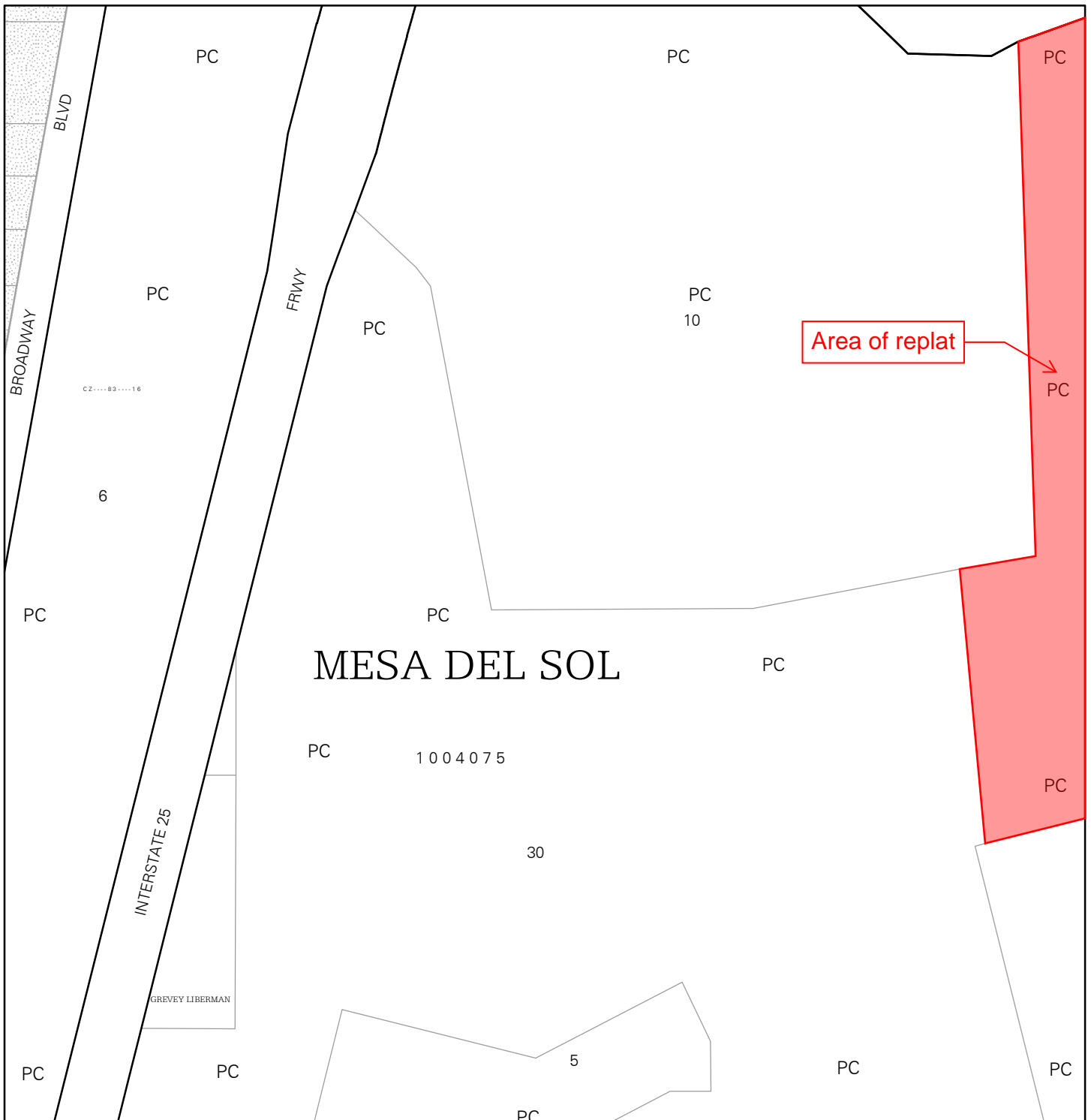
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Zone Atlas Page:
R-17-Z

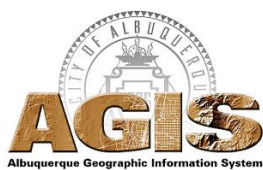
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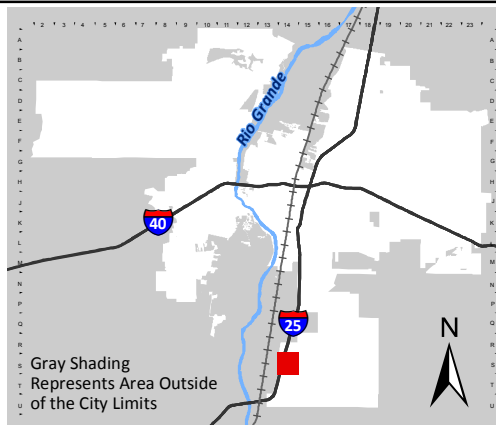


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IDO Zone Atlas May 2018

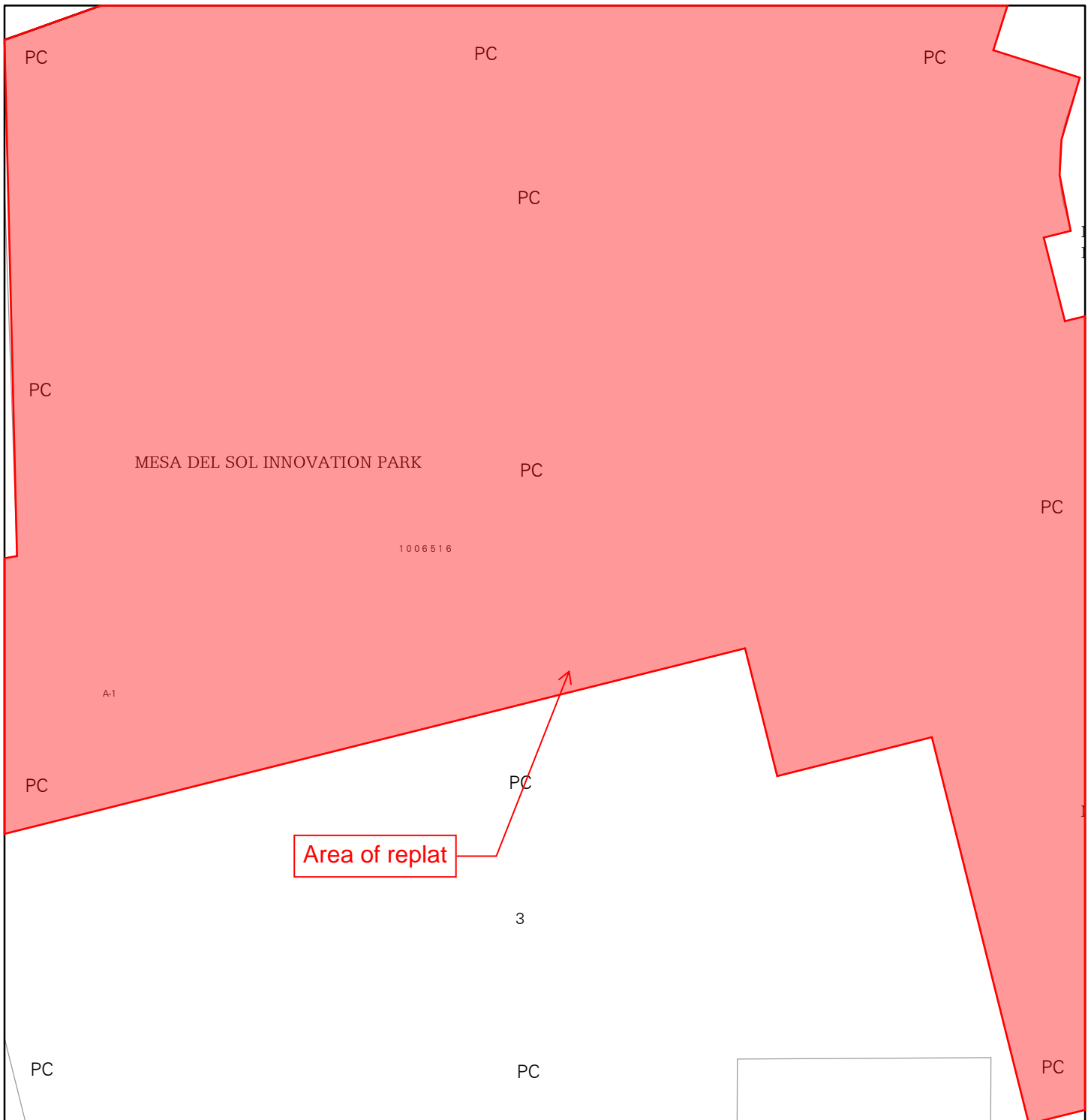


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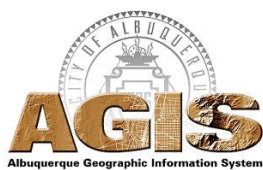
Zone Atlas Page:
S-14-Z

- Easement
 - Escarpment
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 - 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

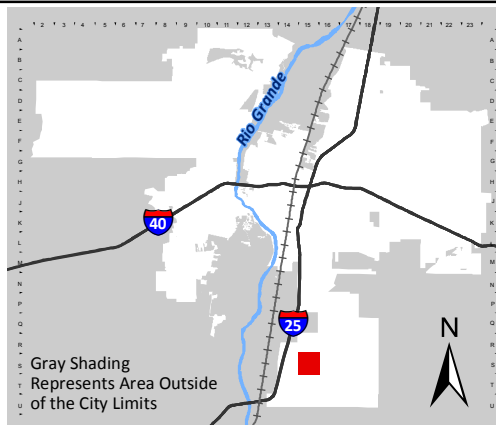


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IDO Zone Atlas May 2018

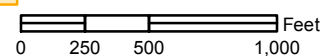


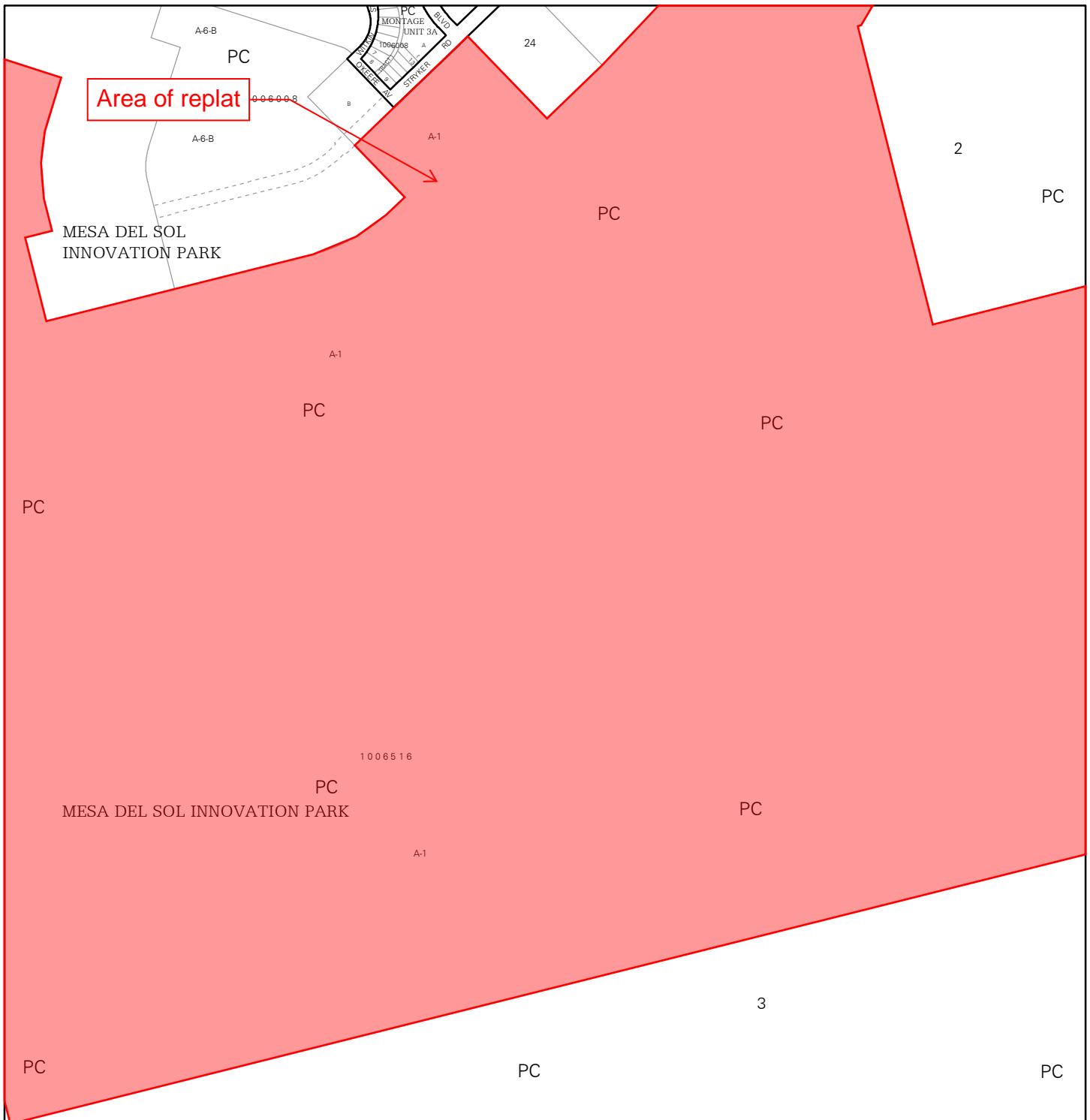
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Zone Atlas Page:
S-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
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IDO Zone Atlas

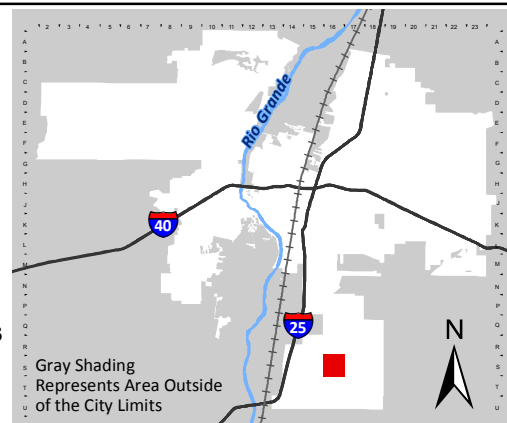
May 2018



Albuquerque Geographic Information System

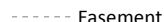







IDO Zoning information as of May 17, 2018

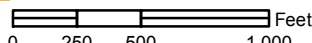
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
S-16-Z

 Easement	 Escarpment
 Petroglyph National Monument	
 Areas Outside of City Limits	
 Airport Protection Overlay (APO) Zone	
 Character Protection Overlay (CPO) Zone	
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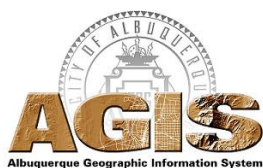


0 250 500 1,000 Feet

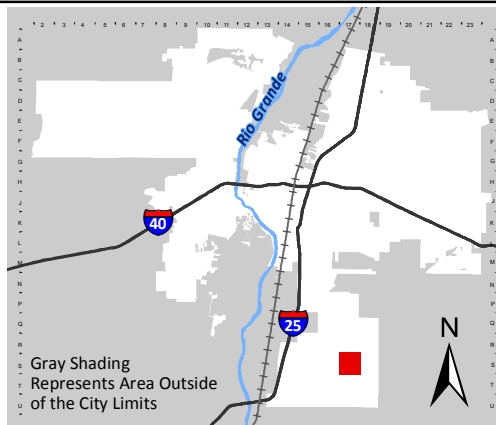


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IDO Zone Atlas May 2018

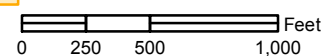


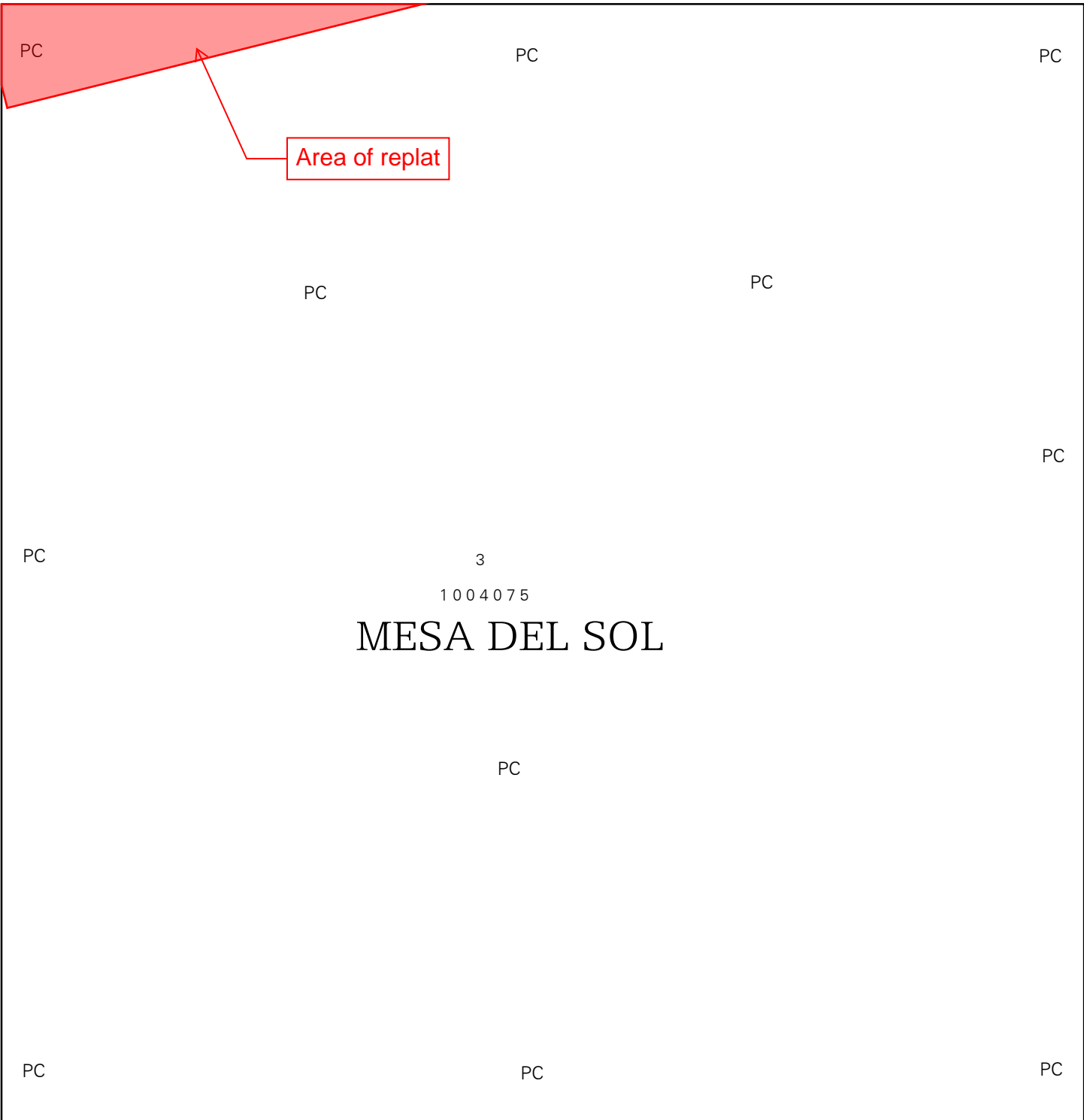
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Zone Atlas Page:
S-17-Z

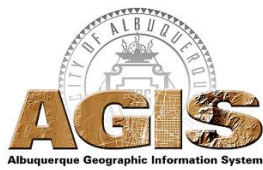
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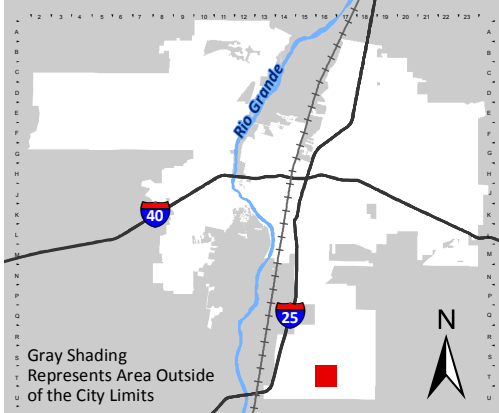
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

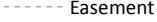









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

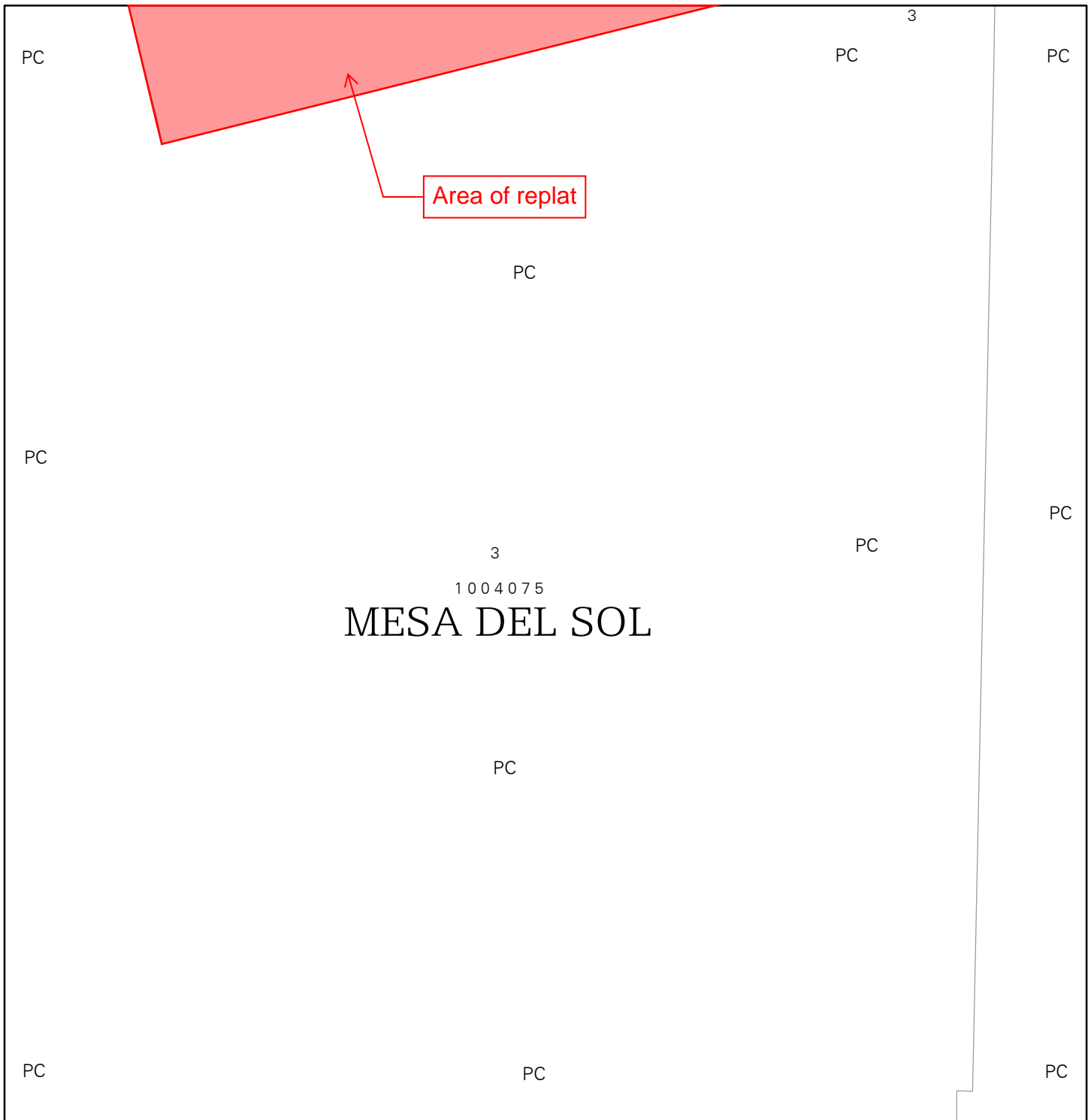
Zone Atlas Page:
T-16-Z



Gray Shading
Represents Area Outside
of the City Limits

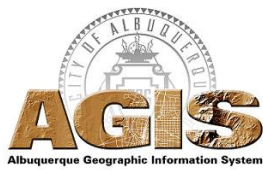
-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



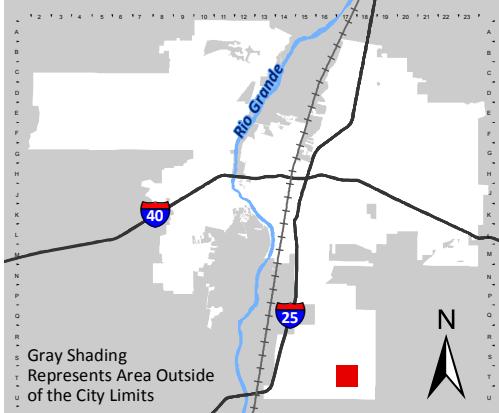
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

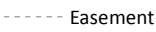









IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).

Zone Atlas Page:
T-17-Z



Gray Shading
Represents Area Outside
of the City Limits

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
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-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



October 20, 2021

RE: Tract A-1-A-1-A, Mesa del Sol

To whom it may concern,

I hereby authorize Bohannon Huston, Inc. staff to act as our agent in all matters associated with Development Review Board submittals specific to platting efforts for the above mentioned tract. This includes, but is not limited to, vacation requests, plats, and site plan submittals for building permit approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kyle Bodhaine', written over a horizontal line.

J. Kyle Bodhaine
President

Mesa del Sol

SAFE • SMART • SUSTAINABLE

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a \$10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____ To _____

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

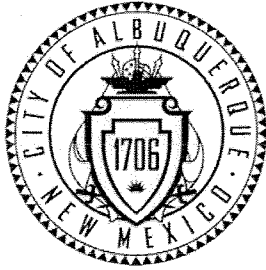
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Racquel Michel
(Applicant or Agent)

10-15-21
(Date)

I issued 4 signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: 2021-005628



City of Albuquerque

P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

April 14, 2008

Subject: Albuquerque Archaeological Ordinance—Compliance Documentation

Project Number(s):

Case Number(s):

Agent:

Applicant: Forest City Covington

Legal Description: SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)

Acreage: 416 acres

Zone Atlas Page: Q-16/R-16/S-16

CERTIFICATE OF APPROVAL: Yes No

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the Proposed Innovation Park and First Neighborhood Developments on Mesa del Sol, Albuquerque, Bernalillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109747.

CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)

SUBMITTED:

Matthew Schmader, PhD
Superintendent, Open Space Division
Acting City Archaeologist

Roadway Information (adjacent to site)

Comprehensive Plan Corridor Designation/Functional Classification: Arterial and Collector (arterial, collector, local, main street)

Comprehensive Plan Center Designation: Neighborhood & Employment Center (urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City of Abq

Adjacent Roadway(s) Traffic Volume: N/A Volume-to-Capacity Ratio: N/A
(if applicable)

Adjacent Transit Service(s): N/A Nearest Transit Stop(s): N/A

Is site within 660 feet of Premium Transit?: N/A

Current/Proposed Bicycle Infrastructure: Will follow Level B Master Plan and COA DPM requirements (bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: Will follow Level B Master Plan and COA DPM requirements

Relevant Web-sites for Filling out Roadway Information:

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf (Map Pages 75 to 81)

TIS Determination

Note: Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [] No Borderline []

Thresholds Met? Yes [] No

Mitigating Reasons for Not Requiring TIS: _____ Previously Studied: []

Notes:

M.P. P.E.

10/20/2021

TRAFFIC ENGINEER

DATE

Submittal

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to the City Traffic Engineer mgrush@cabq.gov . Call 924-3362 for information.

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.


PROJECT NAME: Mesa Del Sol Town Center

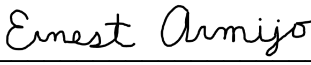
AGIS MAP # R14-17, S14-17, T15-17

LEGAL DESCRIPTIONS: Tract A-1-A-1-A
of Mesa del Sol Innovation Park

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on 10/21/21 (date).

 10/21/21
Applicant/Agent Date

 10/21/2021
Hydrology Division Representative Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

X **WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on 10/20/21 (date).

 10/21/21
Applicant/Agent Date

 10/21/2021
ABCWUA Representative Date

PROJECT # PR-2021-00005628

October 22, 2021

Jolene Wolfley
D.R.B. Chair
City of Albuquerque
Delivered by email: jwolfley@cabq.gov

Re: Request for Bulk Land Subdivision Plat: Mesa del Sol City Center

Dear Chairwoman Wolfley,

This letter is to serve as the written description of the subject request and the reasoning for the Bulk Land Variance.

Mesa del Sol is anticipating the development of the City Center area. This request is for the subdivision plat to dedicate right of way and to facilitate future development. The proposed right of way dedication and infrastructure will follow the Mesa del Sol Level B Master Plan requirements.

The Bulk Land Variance area is limited to proposed Tract N. This tract is approximately 1463.91 acres and is zoned PC which complies with IDO 6-6(L)(1)(c)(2). With this request the applicant agrees with IDO requirement from 6-6(L)(2)(c)(2) that building permits shall not be issued for any area within the Bulk Land Subdivision before a Preliminary Plat and Final Plat have been approved and the Final Plat for the subject area has been recorded.

Please review this request and schedule it to be heard during the next available Development Review Board hearing.

Sincerely,



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

MJB/rmm
Enclosures



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

June 30, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Blaine Carter Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

- 1. PR-2021-005390
SI-2021-00832 – SITE PLAN
VA-2021-00217 – SIDEWALK WIDTH WAIVER
CONSENSUS PLANNING, INC. agent for GREATER ALBUQUERQUE HOUSING PARTNERSHIP requests the aforementioned action(s) for all or a portion of: LOTS 1-22, VALLEY VIEW ADDITION zoned MX-M, located at 5000 CENTRAL AVE SE between JACKSON ST SE and SAN MATEO BLVD containing approximately 1.61 acre(s). (K-17)
PROPERTY OWNERS: GREATER ALBUQUERQUE HOUSING PARTNERSHIP
REQUEST: SITE PLAN FOR 4-STORY MIXED-USE DEVELOPMENT WITH 92 DWELLING UNITS AND 2,000 SQ FT. COMMERCIAL, WAIVER FOR SIDEWALK WIDTH ALONG JACKSON STREET
DEFERRED TO JULY 21ST 2021.

2. PR-2021-005411
SI-2021-00760 – SITE PLAN
SD-2021-00100 – PRELIMINARY PLAT
SD-2021-00101 – VACATION OF PRIVATE EASEMENT-PNM
SD-2021-00102 - VACATION OF PRIVATE EASEMENT-TEMP CONSTRUCTION
SD-2021-00103 - VACATION OF PRIVATE EASEMENT-NMDOT
TIERRA WEST, LLC agent for ALBUQUERQUE ANUSA, LLC – CHARLES W SABADASH III requests the aforementioned action(s) for all or a portion of: zoned NR-LM, located at 9100 PAN AMERICAN between ALAMEDA PL NE and GLENDALE containing approximately 5.2896 acre(s). (B-18) [Deferred from 6/16/21]
PROPERTY OWNERS: ALBUQUERQUE ANUSA, LLC, MELLOY BROTHERS MOTOR LTD CO
REQUEST: SITE PLAN FOR LIGHT VEHICLE SALES AND RENTAL, MAJOR PRELIMINARY PLAT, PRIVATE EASEMENT VACATIONS
DEFERRED TO JULY 14TH, 2021.

3. [PR-2021-005508](#)
SI-2021-00809 – SITE PLAN

GARCIA/KRAEMER & ASSOCIATES agent for **JP MORGAN CHASE C/O SUNIL DUBEY** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1, THE PLAZA AT PASEO DEL NORTE** zoned **MX-M**, located at **9261 COORS BLVD between PASEO DEL NORTE NW and IRVING BLVD NW** containing approximately 25.97 acre(s). (C-13) *[Deferred from 6/23/21]*

PROPERTY OWNERS: CPP PASEO I LLC & CPP PASEO II LLC
REQUEST: CONSTRUCTION OF A 3291 SQUARE FOOT BANK BUILDING WITH DRIVE THRU ON A 1.257 ACRE PAD SITE WITHIN AN EXISTING 25.97 ACRE SHOPPING CENTER SITE

DEFERRED TO JULY 14TH, 2021

4. [PR-2018-001579](#)
SI-2021-00304 – SITE PLAN
SI-2021-00305 – SITE PLAN AMENDMENT

MODULUS ARCHITECTS INC. C/O ANGELA WILLIAMSON agent for **WINROCK PARTNERS LLC** requests the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F-1, G & H**, zoned **MX-H**, located at **2100 LOUISIANA BLVD NW between INDIAN SCHOOL and I-40** containing approximately 28.8654 acre(s). (J-19)*[Deferred from 3/31/21, 4/28/21, 5/26/21, 6/23/21, 6/30/21]*

PROPERTY OWNERS: WINROCK PARTNERS LLC
REQUEST: SITE PLAN FOR NEW PARK CONCEPT TO INCLUDE WATERFEATURES, 2 INTERNAL PAD SITES FOR FUTURE USERS, 2 BUILDINGS ALONG DILLARDS. PARK INCLUDES KIDS PLAYING AREA, PATHS AND BRIDGES

DEFERRED TO JULY 14TH, 2021.

5. [PR-2019-002821](#)
[SI-2021-00667](#) – SITE PLAN

BIRKIE AYER JR. requests the aforementioned action(s) for all or a portion of: **LOT 2-A & 2-B, FRATERNAL ORDER OF POLICE** zoned NR-BP, located on **JEFFERSON ST NE** between **THE LANE AT 25** and **JEFFERSON PLAZA NE** containing approximately 5.009 acre(s). (E-17) [*Deferred from 6/9/21, 6/23/21*]

PROPERTY OWNERS: GROUP 1 REALTY INC.

REQUEST: SITE PLAN DRB FOR PARKING LOT and 22,733 SQF COLLISION CENTER

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE SITE PLAN. FINAL SIGN-OFF IS DELEGATED TO TRANSPORTATION FOR DIMENSIONING OF ALL PARKING SPACES AND BICYCLE RACK LOCATION, FOR SIGNAGE USAGE TO DESIGNATE EMPLOYEE AND CUSTOMER PARKING, TO LABEL ALL CURB RAMPS AND ADA PATHWAYS, TO REFERENCE CURB RAMP DETAILS AS APPLICABLE, TO REFERENCE CURB DETAIL ON THE SITE PLAN, AND FOR A FINDING INDICATING THAT THE PLATTING ACTION SHALL OCCUR PRIOR TO CERTIFICATE OF OCCUPANCY TO ADDRESS REDEFINITION OF EASEMENT BOUNDARIES TO FIT THE SITE PLAN, AVOID LANDLOCKING ANY PARCELS, AND COME TO AN AGREEMENT WITH ADJACENT PROPERTY OWNERS ON ACCESS PERMISSIONS. PLANNING ACCEPTS DELEGATION TO CORRECT THE DIRECTION OF ELEVATIONS AND FOR A SEPARATE CONNECTION FOR THE IRRIGATION METER AS STIPULATED BY THE WATER AUTHORITY AND WITH A FINDING INDICATING THE NECESSITY OF AN ADMINISTRATIVE AMENDMENT ACTION TO REMOVE ACCESS EASEMENTS FROM THE SITE PLAN FOLLOWING THE PLAT, AND PRIOR TO THE CERTIFICATE OF OCCUPANCY.

6. [PR-2020-004595](#)
[SD-2021-00111](#) – PRELIMINARY PLAT
[VA-2021-00216](#) – SIDEWALK WAIVER

JAG PLANNING & ZONING agent for **505 SOLUTIONS LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3, LANDS OF ALBUQUERQUE RANCH ESTATES & LANDS OF ALBUQUERQUE ACADEMY** zoned PD, located on **WALKERWAY ST. NE** between **SPAIN RD NE** and **ACADEMY RD NE** containing approximately 4.650 acre(s). (E-22)

PROPERTY OWNERS: 505 SOLUTIONS LLC

REQUEST: CREATE 11 LOTS FROM 4 PARCELS (6 LOTS), CREATE TWO TRACTS FOR EASEMENTS, VACATE EASEMENTS AND GRANT EASEMENTS

DEFERRED TO JULY 28TH, 2021.

MINOR CASES

7. [PR-2020-004595](#)
SD-2021-00122 – VACATION OF PUBLIC EASEMENT 7 foot
SD-2021-00123 – VACATION OF PRIVATE EASEMENT 15 foot
SD-2021-00124 – VACATION OF PRIVATE EASEMENT 20-foot waterline
- JAG PLANNING & ZONING** agent for **505 SOLUTIONS, LLC** requests the aforementioned action(s) for all or a portion of: **PARCELS A & B AND PARCELS 1 & 3** zoned **R-1D**, located on **WALKERWAY ST between SPAIN RD NE and ACADEMY** containing approximately **4.650** acre(s). (**E-22**)
- PROPERTY OWNERS:** 505 SOLUTIONS, LLC
REQUEST: VACATION OF A PUBLIC UTILITY EASEMENT AND VACATION OF 7 FOOT AND 15 FOOT PRIVATE ACCESS EASEMENTS.
- DEFERRED TO JULY 28TH, 2021.**
-

8. [PR-2019-002042](#)
VA-2021-00236 – EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- MARK GOODWIN AND ASSOCIATES** agent for **SOLARE COLLEGIATE FOUNDATION** requests the aforementioned action(s) for all or a portion of **12-B-1-A AND 12-B-1-B, EL RANCHO GRANDE UNIT 1** zoned **PD**, located on **GIBSON BLVD between 98TH ST and BARBADOS** containing approximately **11** acre(s). (**M-9**)
- PROPERTY OWNERS:** SOLARE COLLEGIATE FOUNDATION
REQUEST: TWO YEAR EXTENSION OF INFRASTRUCTURE IMPROVEMENTS AGREEMENT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE TWO-YEAR EXTENSION OF THE INFRASTRUCTURE IMPROVEMENTS AGREEMENT.**
-

9. [PR-2020-004771](#)
SD-2021-00120 – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEYS, INC** agent for **HOMEWISE INC.** requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 1, GUTIERREZ ADDITION**, zoned **MX-L**, located at **1407 4TH ST SW between BELL AVE SW and SIMPIER LN SW** containing approximately **0.7783** acre(s). (**L-14**)
- PROPERTY OWNERS:** HOMEWISE INC
REQUEST: TO INCORPORATE THE VACATED PORTION OF BELL AVENUE SW INTO LOT 1 BLOCK 1 OF GUTIERREZ ADDITION TO CREATE ONE NEW LOT
- IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/ FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT AND FOR THE AGIS DXF FILE.**
-

10. [PR-2021-005019](#)
(AKA: PR-2020-003259)
SD-2021-00110 – VACATION OF PUBLIC EASEMENT
SD-2021-00109 – PRELIMINARY/FINAL PLAT
- CSI – CARTESIAN SURVEY’S INC. agent for PAY AND SAVE request(s) the aforementioned action(s) for all or a portion of **TRACT A-2, TRACT A LOTS 1-5 AND 11-17, LANDS OF M.S.T & T, FURR’S PROPERTIES INC.; RIVERA PLACE**, zoned MX-M, located at **4701 4TH ST NW between GRIEGOS RD NW and PALO DURO AVE NW**, containing approximately 3.3677 acre(s). (F-14)*[Deferred from 6/9/21, 6/16/21]*
- PROPERTY OWNERS:** PAY AND SAVE, INC
REQUEST: COMBINE 15 EXISTING PARCELS INTO ONE PROPOSED TRACT, VACATE PUBLIC EASEMENT, GRANT PUBLIC EASEMENT
- DEFERRED TO JULY 14TH, 2021.**
-
11. [PR-2020-004640](#)
(AKA: PR-2020-005571)
SD-2021-00113 – PRELIMINARY/FINAL PLAT
SD-2021-00114 – VACATION OF PUBLIC EASEMENT
SD-2021-00115 – VACATION OF PUBLIC EASEMENT
- ALLWOODS & MONTGOMERY PLAZA agent(s) for MONTGOMERY PLAZA PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: **A, B, 1-C, ALLWOODS & MONTGOMERY PLAZA** zoned MX-M, located at **4595 & 4601 SAN MATEO BLVD NE between MONTGOMERY BLVD NE and SAN MATEO BLVD NE**, containing approximately 8.8 acre(s). (F-17)*[Deferred from 6/16/21]*
- PROPERTY OWNERS:** MONTGOMERY PLAZA PARTNERS, LLC
REQUEST: SUBDIVIDE EXISTING 3 TRACTS, VACATE EASEMENTS/GRANT EASEMENTS
- DEFERRED TO JULY 14TH, 2021.**
-
12. [PR-2019-004717](#)
(AKA: PR-2019-003222)
SD-2021-00116 – PRELIMINARY/FINAL PLAT
- TRB HOLDINGS LLC request(s) the aforementioned action(s) for all or a portion of: **LOTS 8-10 AND VACATED PORTION OF CITY RIGHT OF WAY, BLOCK 3, PANORAMA ADDITION** zoned MX-M, located at **12701, 12712 & 12714 COPPER AVE NE between CHELWOOD and TRAMWAY**, containing approximately 0.302 acre(s). (K-22)*[Deferred from 6/23/21]*
- PROPERTY OWNERS:** TRB HOLDINGS LLC
REQUEST: RE-PLAT OF A CONSOLIDATION OF THREE LOTS WITH THE SAME ZONING, AFTER VACATING A RIGHT OF WAY.
- DEFERRED TO JULY 14TH, 2021.**
-

-
13. [PR-2021-005017](#)
[SD-2021-00121](#) – PRELIMINARY/FINAL
PLAT
[VA-2021-00237](#) – SIDEWALK WAIVER

ARCH + PLAN LAND USE CONSULTANTS agent for **FRANCES McCARTY/McCARTY** RVT request(s) the aforementioned action(s) for all or a portion of: **27 P-1, 28 P-1 & 29 P-1, OXBOW BLUFF** zoned **R-1D**, located at **4110 WATERWILLOW** between **SILVERY MINNOW PL** and **GREY HAWK PL**, containing approximately **1.9940** acre(s). (F-11)

PROPERTY OWNERS: FRANCES McCARTY/McCARTY RVT
REQUEST: LOT CONSOLIDATION FOR 3 LOTS INTO 2 LOTS, VACATION & DEDICATION OF BUILDING ENVELOPES

DEFERRED TO JULY 21ST, 2021.

SKETCH PLAT

14. [PR-2021-005630](#)
[PS-2021-00074](#) – SKETCH PLAT

NV5 ENGINEERING requests the aforementioned action(s) for all or a portion of: **TRACT RR-3-B, WESTLAND SOUTH** zoned **R-ML**, located on **DENNIS CHAVEZ** between **98th ST** and **118th ST NW** containing approximately **11.194** acre(s). (P-9)

PROPERTY OWNERS: ALBUQUERQUE RIO BRAVO PARTNERS LLC & PEORIA CAR WASH PARTNERS LLC ETAL
REQUEST: SUBDIVISION OF TRACT INTO SINGLE FAMILY DETACHED LOTS

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

-
15. [PR-2021-005627](#)
[PS-2021-00071](#)– SKETCH PLAT

CONSENSUS PLANNING INC. agent for **SANDIA PEAK GRID, C/O ABLE GRID ENERGY SOLUTIONS/TOM KRUGER** requests the aforementioned action(s) for all or a portion of: **LOT 5 AND 6A, BLUE SKY BUSINESS PARK** zoned **NR-GM**, located at **7800 & 7850 JACS LN NE** off of **EL PUEBLO RD NE** containing approximately **6.09** acre(s). (D-16)

PROPERTY OWNERS: MICHAEL JACOBS
REQUEST: REVIEW FOR BATTERY ENERGY STORAGE SYSTEM (BESS) FACILITY, TO BE INTERCONNECTED TO THE HGH-VOLTAGE TRANSMISSION SYSTEM AT THE REEVES SUBSTATION, AND A RELATED RE-PLAT OF THE PROPERTY

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

16. [PR-2021-005628](#)
PS-2021-00072 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned **PC**, located on **UNIVERSITY** between **STRYKER RD** and **UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). (R-14-17, S14-17, T15-17)

PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

17. [PR-2021-005629](#)
PS-2021-00073 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for **NETFLIX STUDIOS, LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 22A, 22B, 22C, AND TRACT P, MESA DEL SOL INNOVATION PARK I & II** zoned **PC**, located at **5630 UNIVERSITY UNIVERSITY BLVD SE** between **EASTMAN CROSSING** and **UNIVERSITY BLVD** containing approximately **41.3495** acre(s). (R-16)

PROPERTY OWNERS: CABQ

REQUEST: SKETCH PLAT FOR THE RE-PLAT OF LOTS 22-A, 22-B, 22-C, AND TRACT P OF MESA DEL SOL INNOVATION PARK II FOR THE NETFLIX EXPANSION

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters – None.

Action Sheet Minutes were approved for June 23, 2021

DRB Member Signing Session for Approved Cases – None signed.

ADJOURNED.



Development Review Board

Planning Dept. - Sketch Plat Comments

Project #:PR-2021-00005628 Application #PS: -2021-00072

Meeting Date/Item Number: 16

Standard comments:

- This PR# has been assigned to this subject site. Any applications (vacations, platting, site plans, etc..) for this subject site MUST reference this PR#. It must be noted on the application with the submittal for future actions.
 - Must submit any DRB signed off site plans, variances and/or NOD with submittal for building permit.
 - Note that the document titles listed in the submitted PDF must not include symbols (+, &, etc....) and title should be a short and abbreviated as possible.
-

A plat will be required to create the new lots, plat must have City Surveyor signature, surveyor signature and property owner signature.

Utility signatures are required and we recommend that you get these prior to submittal.

See section 5-4- subdivision of land for requirements regarding layout access and design.

See section 5-2 site design and sensitive lands, A sensitive lands analysis will be required.

Will the section of Mesa del Sol Blvd to the NE of the town center be dedicated as ROW?

See transportation comments for process requirements.

DEVELOPMENT REVIEW BOARD

Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Carl Garcia, Code Supervisor
Planning Department
505-924-3838 cagarcia@cabq.gov

DATE: 6/30/2021

AGENDA ITEM NO: 16

DRB PROJECT NUMBER:

PR-2021-005628

PS-2021-00072 – SKETCH PLAT

PROJECT NAME:

BOHANNAN HUSTON INC. agent for **MDS INVESTMENTS, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK** zoned PC, located on **UNIVERSITY** between **STRYKER RD** and **UNIVERSITY BLVD** containing approximately **1598.6338** acre(s). (R-14-17, S14-17, T15-17)

REQUEST:

1. SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER

COMMENTS:

PC -Mesa del Sol requires ARC to sign off first.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 Ernest Armijo, P.E., Principal Engineer | 505-924-3986 earmijo@cabq.gov

DRB Project Number: 2021-005628 Hearing Date: 6-30-2021
 Project: Mesa Del Sol Innovation Park
Tract A-1-A-1-A Agenda Item No: 16

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- An approved Grading and Drainage report/plan will be required prior to Hydrology sign-off.

RESOLUTION/COMMENTS:

Parks & Rec.:

Code:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSD SPBP FINAL PLAT
 DEFERRED TO _____

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 005628
Mesa del Sol Town Center

AGENDA ITEM NO: 16

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. Provide road cross-sections for all new proposed roads that match Masterplan requirements for this area in terms of right-of-way width, pavement width, bikeways, sidewalk and landscaping buffers.
2. For any proposed roadway curves, use minimum roadway centerline radii per the new DPM standards.
3. How does the current Traffic Impact Study that is required and Amendment to the Masterplan affect the roadway layout shown? (This is with respect to recent request to vacate Hawking Drive.) This should be identified before moving forward with platting action.
4. All roadway infrastructure shall be placed onto an infrastructure list.
5. A Traffic Impact Study shall be required for future town center if development meets the threshold.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Jeanne Wolfenbarger, P.E.
505-924-3991 or jwolfenbarger@cabq.gov

DATE: June 30, 2021

ACTION:

APPROVED __; DENIED __; DEFERRED __; COMMENTS PROVIDED __; WITHDRAWN __

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



DEVELOPMENT REVIEW BOARD

Parks and Recreation Department

PR-2021-005628

PS-2021-00072 – SKETCH PLAT

BOHANNAN HUSTON INC. agent for MDS INVESTMENTS, LLC requests the aforementioned action(s) for all or a portion of: TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK zoned PC, located on UNIVERSITY between STRYKER RD and UNIVERSITY BLVD containing approximately 1598.6338 acre(s). (R-14-17, S14-17, T15-17)

PROPERTY OWNERS: MDS INVESTMENTS

REQUEST: SKETCH PLAT FOR THE RE-PLAT OF TRACT A-1-A-1-A TO DEDICATE RIGHT OF WAY FOR MESA DEL SOL TOWN CENTER

06-30-2021

As discussed in previous reviews for Mesa del Sol, the Parks and Recreation Department has a separate agreement subsequent to the Level B Master Plan regarding additional park requirements in relation to residential development. Please describe expected uses.



**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Blaine Carter, P.E.
Phone: 505.415.9188**

DRB Project No: PR-2021-005628	Date: 06/30/21	Item No: #16
Zone Atlas Page: R-14-17, S-14-17, T-15-17	Legal Description: Lot(s) TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK Location: UNIVERSITY between STRYKER RD and UNIVERSITY BLVD	
Request For: PS-2021-00072 – SKETCH PLAT		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. Request an availability/serviceability statement online at the following link: http://www.abcwua.org/Availability_Statements.aspx. Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. This project is outside of the adopted service area:
 - a. Development Agreement R-07-32 is applicable to this area and provides the Board approval for development. No further Board actions is required at this time.
3. Utility Plan:
 - a. Provide a utility plan that indicates the location of proposed services and mains.
 - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
 - c. Reuse mains are in this vicinity and planning for reuse lines shall be included.
 - d. The sewer system in this area is proposed to drain to the southeast on the Level B Plan. Please include the required infrastructure to get the sanitary sewer flows to the proposed pump station, and sufficient force mains to get the flows to their interim discharge location.

4. Infrastructure List:

- a. Improvements are anticipated to be required for this project. Upon issuance of the Availability Statement, include the public infrastructure items in the infrastructure list.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS		
Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:		
Application Type: Bulk Land Subdivision		
Decision-making Body: DRB		
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Note: if yes, see second page
PART II – DETAILS OF REQUEST		
Address of property listed in application: University Blvd. and Stryker Ave.		
Name of property owner: MDS Investments, LLC		
Name of applicant: MDS Investments, LLC		
Date, time, and place of public meeting or hearing, if applicable: 11/17/21 at 9am on Zoom		
Address, phone number, or website for additional information: Mike Balaskovits - 505-823-1000		
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE		
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.		
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.		
N/A Summary of pre-submittal neighborhood meeting, if applicable.		
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.		
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.		

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.

_____ (Applicant signature) _____ (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY

Provide a site plan that shows, at a minimum, the following:

- a. Location of proposed buildings and landscape areas.
- b. Access and circulation for vehicles and pedestrians.
- c. Maximum height of any proposed structures, with building elevations.
- d. For residential development: Maximum number of proposed dwelling units.
- e. For non-residential development:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Racquel Michel

From: Carmona, Dalaina L. <dlcarmona@cabq.gov>
Sent: Thursday, October 21, 2021 9:27 AM
To: Racquel Michel
Subject: University Blvd. SE and Stryker Rd Public Notice Inquiry
Attachments: 03-IDOZoneAtlasPages.pdf; 03-IDOZoneAtlasPages.pdf

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City
Mesa Del Sol NA	Cathy	Burns	catburns87106@gmail.com	2201 Stieglitz Avenue SE	Albuqu
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuqu
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuqu
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuqu

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334

dlcarmona@cabq.gov or ONC@cabq.gov

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Wednesday, October 20, 2021 4:55 PM
To: Office of Neighborhood Coordination <rmichel@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Racquel Michel

Telephone Number

505-823-1000

Email Address

rmichel@bhinc.com

Company Name

Bohannan Huston Inc.

Company Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

Tract A-1-A-1-A, Mesa del Sol Innovation Park

Physical address of subject site:

University Blvd. SE and Stryker Rd

Subject site cross streets:

University Blvd. SE and Stryker Rd

Other subject site identifiers:

The area at the end of University Blvd.

This site is located on the following zone atlas page:

R14-17, S14-17, T15-17

Racquel Michel

From: Racquel Michel
Sent: Friday, October 22, 2021 11:03 AM
To: catburns87106@gmail.com; dmills544@gmail.com; mandy@theremedaydayspa.com; info@willsonstudio.com
Cc: Michael Balaskovits
Subject: Subdivision Plat and Bulk Land Subdivision at Mesa del Sol City Center
Attachments: 03-IDOZoneAtlasPages.pdf; Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf; MDSCityCenterPlat.pdf

To whom it may concern:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a Neighborhood Association representative

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Mailed Public Notice, we are notifying you as a Neighborhood Association Representative that Bohannon Huston, Inc. will be submitting an application for a Subdivision Plat and Bulk Land Subdivision [per Table 6-1-1] to be reviewed and decided by the Development Review Board (DRB).

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – MDS Investments, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – University Blvd. and Stryker Rd.
4. Location Description – The end of University Blvd. at Stryker Rd.
5. Zone Atlas Page – R14-17, S14-17, T15-17
6. Legal Description – Tract A-1-A-1-A MESA DEL SOL INNOVATION PARK
7. Area of Property – 1598.64 acres
8. Description of request: This request is for the subdivision plat to dedicate right of way and to facilitate future development. The Bulk Land Variance area is limited to proposed Tract N.

The Development Review Board Public Hearing will be heard on November 17, 2021 starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for November 17th located at the following link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Find your local number: <https://cabq.zoom.us/j/abgbg8TJ8>

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Thanks,



Racquel M. Michel, P.E.

Project Engineer **Community Development & Planning**

Bohannon Huston

p. 505.823.1000 | d. 505.923.3307 | c. 505.228.4886

Connect: bhinc.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#)

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[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 10/22/21

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)*: _____

Name of NA Representative*: _____

Email Address* or Mailing Address* of NA Representative¹: _____

Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* University Blvd. & Stryker Rd.
Location Description At the end of University Blvd. at Stryker Rd.
2. Property Owner* MDS Investments, LLC
3. Agent/Applicant* [if applicable] Bohannon Huston Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request²*: _____

This request is for the subdivision plat to dedicate right of way and to facilitate future development. The Bulk Land Variance area is limited to proposed Tract N.

¹ Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

- Zoning Hearing Examiner (ZHE) Development Review Board (DRB)
- Landmarks Commission (LC) Environmental Planning Commission (EPC)

Date/Time*: November 17, 2021 at 9:00 am

Location*³: Zoom Meeting - See link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

email rmichel@bhinc.com

Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ R14-17, S14-17, T15-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

- Deviation(s) Variance(s) Waiver(s)

Explanation*:

The Bulk Land Variance area is limited to proposed Tract N.

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum: **N/A**
- a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*
 - d. **For residential development***: Maximum number of proposed dwelling units.
 - e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 1598.64 AC
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

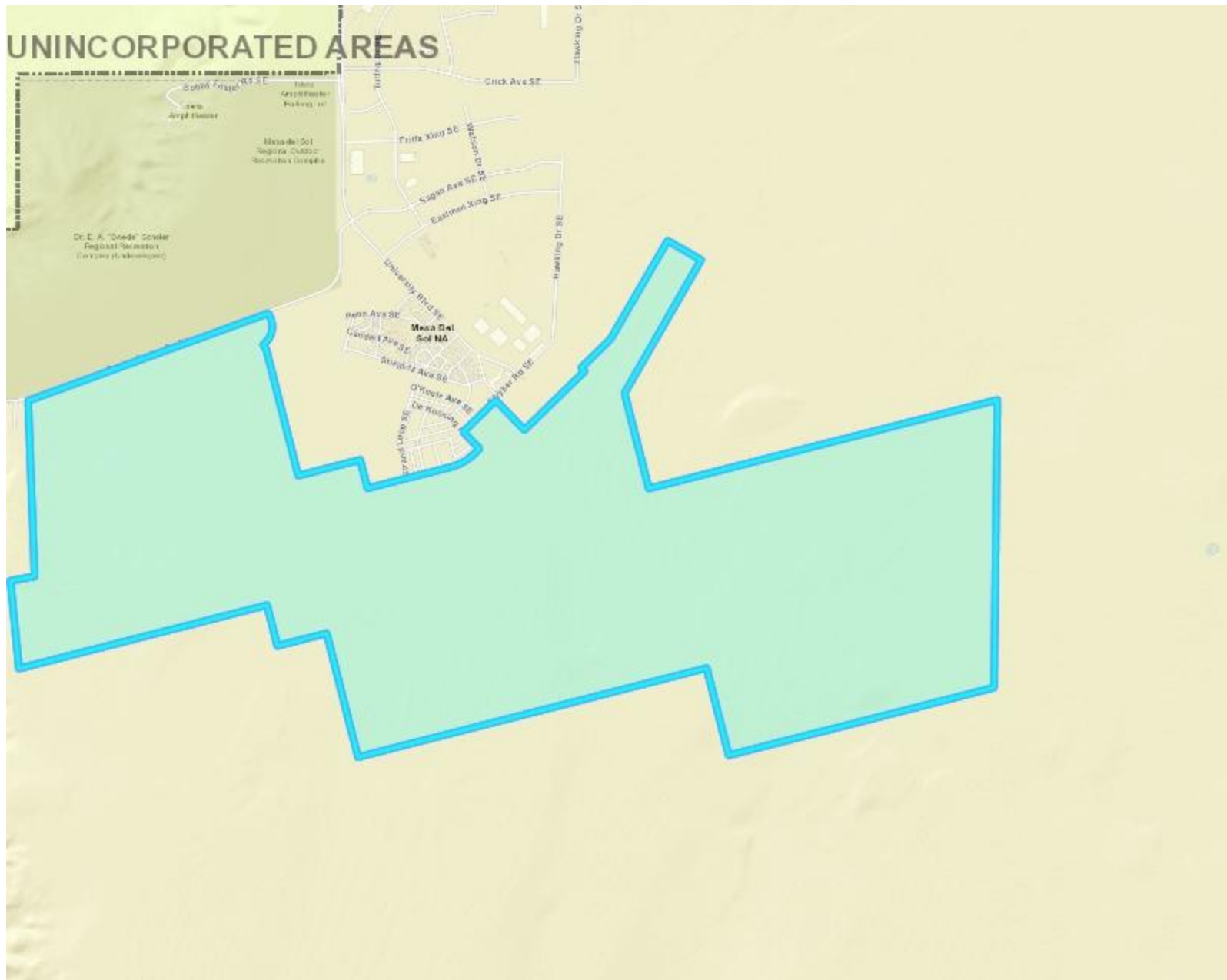
Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinurl.com/idozoningmap>

UPC	Owner	Owner Address	Owner Address 2	SITUS Address	SITUSADD2	Legal Description
101405037543510101	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148	LOS PICAROS RD SE	ALBUQUERQUE 87105	TR 10 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 267.9006 AC
101505125328420101	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148	5601 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87105	TR 13 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 629.6659 AC
101605027152510101	APERTURE CENTER INVESTMENT 2 LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2058	2702 STRYKER SE	ALBUQUERQUE 87106	TR 24 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 5
101705129811940101	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148		ALBUQUERQUE 87105	TR 2 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 437.8072 AC
101604904109030101	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148	UNIVERSITY BLVD SE	ALBUQUERQUE 87105	TR 3 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 4234.6723 AC
101805025634310101	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148		ALBUQUERQUE 87105	TR 11 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 2665.5508 AC
101405027808130101	MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057		ALBUQUERQUE 87105	TR 14 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15CONT 509.7034 AC
101605133003640301	REGENTS OF THE UNIVERSITY OF NEW MEXICO	2811 CAMPUS BLVD NE	ALBUQUERQUE NM 87106-2701		ALBUQUERQUE NM 87106	TR 28 BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOLINNOVATION PARK CONT 9.9483 AC
101605017450420306	ABRAZO HOMES LLC	PO BOX 65808	ALBUQUERQUE NM 87193-5808	DE KOONING AVE SE	ALBUQUERQUE NM 87106	LT 6 BLK 12 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605018850820305	WESTWAY HOMES LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282	OKEEFE AVE SE	ALBUQUERQUE NM 87106	LT 5 BLK 12 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605017751020310	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282		ALBUQUERQUE NM 87106	TR G BLK 12 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DE SOL INNOVATIO
101605018746820801	ABRAZO HOMES LLC	PO BOX 65808	ALBUQUERQUE NM 87193-5808	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 9 BLK 16 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605018047720809	ABRAZO HOMES LLC	PO BOX 65808	ALBUQUERQUE NM 87193-5808	STRYKER RD SE	ALBUQUERQUE NM 87106	LT 1 BLK 16 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605019345320902	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 2 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605019845720901	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 1 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605014942821008	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	WYETH DR SE	ALBUQUERQUE NM 87106	LT 8 BLK 18 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605014743321009	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	WYETH DR SE	ALBUQUERQUE NM 87106	LT 9 BLK 18 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605015743721006	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	OLDENBERG DR SE	ALBUQUERQUE NM 87106	LT 6 BLK 18 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605012342121108	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	MOTHERWELL DR SE	ALBUQUERQUE NM 87106	LT 8 BLK 19 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605013342421107	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	6123 WYETH DR SE	ALBUQUERQUE NM 87106	LT 7 BLK 19 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605012242721109	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	MOTHERWELL DR SE	ALBUQUERQUE NM 87106	LT 9 BLK 19 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605013243021106	GRIEGO MARK A JR & JOSEPHINE LEEANN	6119 WYETH DR SE	ALBUQUERQUE NM 87106-8010	6119 WYETH DR SE	ALBUQUERQUE NM 87106	LT 6 BLK 19 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605009641421211	RICKERT DARRELL S & REEVES LERONDA	6136 STRAND LP SE	ALBUQUERQUE NM 87106-9600	6136 STRAND LP SE	ALBUQUERQUE NM 87106	LT 11 BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605010841721210	WESSELL TERESA	6135 MOTHERWELL DR SE	ALBUQUERQUE NM 87106-8008	6135 MOTHERWELL DR SE	ALBUQUERQUE NM 87106	LT 10 BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605009541821212	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282	STRAND LP SE	ALBUQUERQUE NM 87106	LT 12 BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605010642121209	HERRERA JESSICA N	6131 MOTHERWELL DR SE	ALBUQUERQUE NM 87106-8008	6131 MOTHERWELL DR SE	ALBUQUERQUE NM 87106	LT 9 BLK 20 PLAT FOR MESA DEL SOL MONATGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605009442221213	WESTWAY HOMES LLC	6128 STRAND LP SE	ALBUQUERQUE NM 87106-9600	STRAND LP SE	ALBUQUERQUE NM 87106	LT 13 BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605010642521208	NATH SHYAMAL & SARKER PROTITI	6127 MOTHERWELL DR SE	ALBUQUERQUE NM 87106-8008	6127 MOTHERWELL DR SE	ALBUQUERQUE NM 87106	LT 8 BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605009743621221	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282		ALBUQUERQUE NM 87106	TR K BLK 20 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101705215314540102	STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148		ALBUQUERQUE 87105	TR B BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II(A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA D
101605019551920206	OTT REDMOND J	2623 STRYKER RD SE	ALBUQUERQUE NM 87106-7000	2623 STRYKER RD SE	ALBUQUERQUE NM 87106	LT 9 PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OF TRACTA-6-A MESA DEL SOL INNOVATION PARK) CONT .10
101605019852220207	WALKER MICHAEL L & KATIE DUKES	2627 STRYKER RD SE	ALBUQUERQUE NM 87106-7000	2627 STRYKER RD SE	ALBUQUERQUE NM 87106	LT 10 PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OFTRACT A-6-A MESA DEL SOL INNOVATION PARK) CONT .0
101605020152520208	GHERARDI STACY A & DOLECEK JEFFREY D	2631 STRYKER RD SE	ALBUQUERQUE NM 87106-0000	2631 STRYKER RD SE	ALBUQUERQUE NM 87106	LT 11 PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OFTRACT A-6-A MESA DEL SOL INNOVATION PARK) CONT .0
101605020452720209	VENKATARAMANI RANJANI	2635 STRYKER RD SE	ALBUQUERQUE NM 87106-7000	2635 STRYKER RD SE	ALBUQUERQUE NM 87106	LT 12 PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OFTRACT A-6-A MESA DEL SOL INNOVATION PARK) CONT .3
101605020653120210	MILLER WOODY S & ANNETTE N	2639 STRYKER RD SE	ALBUQUERQUE NM 87106-7000	2639 STRYKER RD SE	ALBUQUERQUE NM 87106	LT 13 PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OFTRACT A-6-A MESA DEL SOL INNOVATION PARK) CONT .3
101605122500431707	MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	5801 UNIVERSITY WEST BLVD SE	ALBUQUERQUE NM 87106	TR A PLAT OF MESA DEL SOL MONTAGE UNIT 3A (A REPLAT OFTRACT A-6-A MESA DEL SOL INNOVATION PARK) CONT 1.
101605016848920701	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282	STRYKER RD SE	ALBUQUERQUE NM 87106	LT 19 BLK 15 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605018346420802	MANCHA CAMERON & MANCHA VICTOR M	2613 HOUSER AVE SE	ALBUQUERQUE NM 87106-8012	2613 HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 8 BLK 16 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605017746520810	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282		ALBUQUERQUE NM 87106	TR J BLK 16 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605017647320808	CORAZON DEL MESA 3B LLC	9600 TENNYSON ST NE	ALBUQUERQUE NM 87122-2282	STRYKER RD SE	ALBUQUERQUE NM 87106	LT 2 BLK 16 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605017243820906	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 6 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605017844120905	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 5 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605018344520904	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 4 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605018844820903	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	HOUSER AVE SE	ALBUQUERQUE NM 87106	LT 3 BLK 17 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605015943121007	PULTE HOMES	7601 JEFFERSON ST NE SUITE 320	ALBUQUERQUE NM 87109	OLDENBERG DR SE	ALBUQUERQUE NM 87106	LT 7 BLK 18 PLAT FOR MESA DEL SOL MONTAGE UNIT 3B (BEINGCOMPRISED OF TRACT A-6-B, MESA DEL SOL INNOVATIO
101605005048520130	CORAZON DEL MESA 4 LLC	9600 TENNYSON NE	ALBUQUERQUE NM 87122-2282	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-6-C-1 BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2,A-1-A-3, A-1-A-4 AND A-1-A-5 (A REPLAT OF TR A-6-C PER F
101505049550310201	MDS INVESTMENTS LLC	4060 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-1-A-2 BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2,A-1-A-3, A-1-A-4 AND A-1-A-5 (A REPLAT OF TR A-6-C PER F
101505146104040103	MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-1-A-3 BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2,A-1-A-3, A-1-A-4 AND A-1-A-5 (A REPLAT OF TR A-6-C PER F
101505147408240102	MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-1-A-4 BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2,A-1-A-3, A-1-A-4 AND A-1-A-5 (A REPLAT OF TR A-6-C PER F
101505148312540101	RD MDS LLC	PO BOX 73	CORRALES NM 87048-0073	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-1-A-5 BULK LAND PLAT TRACT A-6-C-1, A-1-A-1, A-1-A-2,A-1-A-3, A-1-A-4 AND A-1-A-5 (A REPLAT OF TR A-6-C PER F
101505026528120101	MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057	UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106	TR A-1-A-1-A BULK LAND PLAT TRACT A-1-A-6 AND TRACTA-1-A-1-A (A REPLAT OF TRACT A-1-A-1 PER PLAT TRACTA-6-C-
101505140619740401	CITY OF ALBUQUERQUE	PO BOX 2248	ALBUQUERQUE NM 87103-2248	HAWKING DR SE	ALBUQUERQUE NM 87106	TR A-1-A-6 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A(A REPLAT OF TRACT A-1-A-1 PER PLAT TRACT A-6-C-1



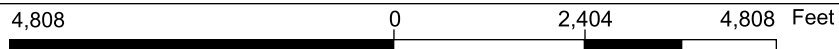
City of Albuquerque



Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED
- World Street Map

Notes



WGS_1984_Web_Mercator_Auxiliary_Sphere
10/22/2021 © City of Albuquerque

1: 28,847

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

FIRST CLASS MAIL

October 22, 2021

Re: Subdivision Plat and Bulk Land Subdivision at Mesa del Sol City Center

To whom it may concern:

The City of Albuquerque's GIS system map has identified you as being within 100' of the above mentioned project.

This letter is to advise you that Bohannon Huston, Inc., agent for Mesa del Sol, is seeking approval for Subdivision Plat and Bulk Land Subdivision. See the attached Zone Atlas Pages for the project location, and see the attached preliminary plat.

Helpful information regarding the request being submitted to the DRB:

1. Property Owner – MDS Investments, LLC
2. Agent - Bohannon Huston, Inc
3. Subject Property Address – University Blvd. and Stryker Rd.
4. Location Description – The end of University Blvd. at Stryker Rd.
5. Zone Atlas Page – R14-17, S14-17, T15-17
6. Legal Description – Tract A-1-A-1-A MESA DEL SOL INNOVATION PARK
7. Area of Property – 1598.64 acres
8. Description of request: This request is for the subdivision plat to dedicate right of way and to facilitate future development. The Bulk Land Variance area is limited to proposed Tract N.

The Development Review Board Public Hearing will be heard on November 17, 2021 starting at 9:00 am via a Zoom call. The information for the Zoom call will be published on the City of Albuquerque DRB website on the agenda for November 17th located at the following link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>

Find your local number: <https://cabq.zoom.us/j/abbqbG8TJ8>

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

MDS City Center
October 22, 2021
Page 2

NOTE: Anyone may request, and the City may require an applicant to attend a City-sponsored facilitated meeting with Neighborhood Associations, based on the complexity and potential impacts of a proposed project [IDO Section 14-16-6-4(D)]. To request a Facilitated Meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955. To view and download the Facilitated Meetings Criteria, visit <http://www.cabq.gov/planning/urban-design-development/facilitated-meetings-for-proposed-development>.

Please contact me with any questions or concerns at 505-823-1000 or via rmichel@bhinc.com.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Zone Atlas Pages for Download

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Racquel Michel, PE
Project Engineer
Community Development and Planning Group

Enclosure

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed to a Property Owner**

Date of Notice*: 10/22/21

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Property Owner within 100 feet*: _____

Mailing Address*: _____

Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address* University Blvd. & Stryker Rd.
Location Description At the end of University Blvd. at Stryker Rd.
2. Property Owner* MDS Investments, LLC
3. Agent/Applicant* [if applicable] Bohannan Huston Inc.
4. Application(s) Type* per IDO [Table 6-1-1](#) [mark all that apply]
 - Conditional Use Approval
 - Permit _____ (Carport or Wall/Fence – Major)
 - Site Plan
 - Subdivision Major (Minor or Major)
 - Vacation _____ (Easement/Private Way or Public Right-of-way)
 - Variance
 - Waiver
 - Other: _____

Summary of project/request¹*:

This request is for the subdivision plat to dedicate right of way and to facilitate future development. The Bulk Land Variance area is limited to proposed Tract N.

5. This application will be decided at a public meeting or hearing by*:
 - Zoning Hearing Examiner (ZHE)
 - Development Review Board (DRB)
 - Landmarks Commission (LC)
 - Environmental Planning Commission (EPC)

¹ Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17, 2021 at 9:00 am

Location*²: Zoom Meeting - See link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

- 6. Where more information about the project can be found*³:
email rmichel@bhinc.com

Project Information Required for Mail/Email Notice by [IDO Subsection 6-4\(K\)\(1\)\(b\)](#):

- 1. Zone Atlas Page(s)*⁴ R14-17, S14-17, T15-17
- 2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
- 3. The following exceptions to IDO standards have been requested for this project*:

Deviation(s) Variance(s) Waiver(s)

Explanation*:

The Bulk Land Variance area is limited to proposed Tract N.

- 4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): Yes No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

- 5. **For Site Plan Applications only***, attach site plan showing, at a minimum: **N/A**
 - a. Location of proposed buildings and landscape areas.*
 - b. Access and circulation for vehicles and pedestrians.*
 - c. Maximum height of any proposed structures, with building elevations.*

² Physical address or Zoom link

³ Address (mailing or email), phone number, or website to be provided by the applicant

⁴ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

- d. **For residential development***: Maximum number of proposed dwelling units.
- e. **For non-residential development***:
 - Total gross floor area of proposed project.
 - Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map⁵:

1. Area of Property [typically in acres] 1598.64 AC
 2. IDO Zone District PC
 3. Overlay Zone(s) [if applicable] _____
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] Vacant
-

NOTE: Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

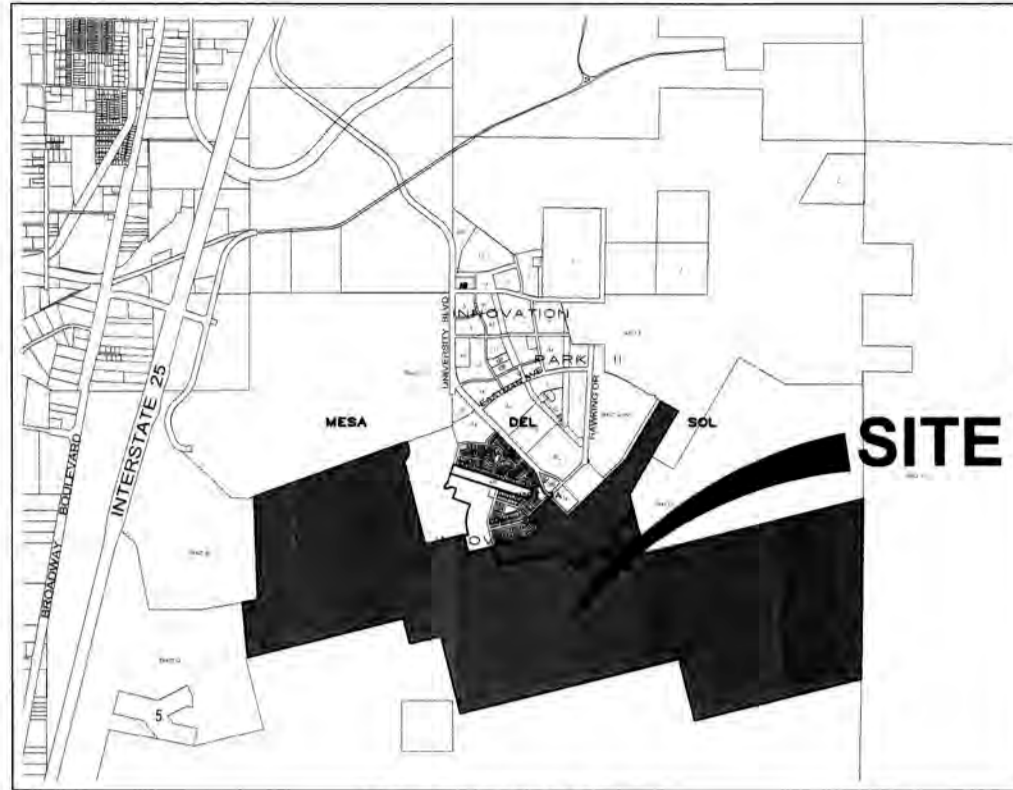
<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

⁵ Available here: <https://tinurl.com/idozoningmap>

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
 BEING A REPLAT OF
 TRACT A-1-A-1-A OF
 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
 SECTIONS 21-23, 26-29, 34-35
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index No.: R-15, R-16, R-17, S-15, S-16, S-17, T-15, T-16, T-17.
3. Gross Subdivision Acreage: 1598.63 Acres.
4. Total Number of Tracts Created: 13 New Tracts with one Tract (N) as remainder with New Right-of-Way as shown.
5. Total Right-of-Way to be dedicated via this plat is 35.7038 Acres.
6. Total mileage of Right-of-Way created: 3.97 miles.
7. Plat is located within Sections 21-23, 26-29, 34-35, T 9 N, R 3 E; N.M.P.M.
8. Date of Survey: October, 2021.
9. Zoning: PC.

PURPOSE OF PLAT

The purpose of this Replat is to subdivide one tract into 13 Tracts A thru N, and to create public streets in Tract A-1-A-1-A as the same is shown and designated in Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (Replat of Tract A-1-A-1 per plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-4-A-5 of Mesa Del Sol Innovation Park), in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

PUBLIC UTILITY EASEMENTS

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.

LEGAL DESCRIPTION

A certain tract of land situate within Sections 21-23, 26-29, 34-35 Township 9 North, Range 3 East N.M.P.M. City of Albuquerque, Bernalillo County New Mexico Tract A-1-A-1-A Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (A Replat of Tract A-1-A-1 per Plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk, Bernalillo County in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

BULK LAND VARIANCE NOTE

(BULK LAND VARIANCE WOULD BE SPECIFIC TO REMAINING LARGE PARCEL BEING TRACT N AS SHOWN HEREIN)

Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

Steve B. Chavez _____ Date: 10/22/21
 Steve B. Chavez, MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 22 day of October 2021

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 3/26/24 *Debbie A. Casados*
 Notary Public



NOTES

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
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 14-14-4-7of 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".
7. Centerline monuments to be installed at the centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminium alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", PLS 15517".

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
 Barry S. Phillips
 New Mexico Professional Surveyor 15517

SURVEYOR'S CERTIFICATION:

I, Barry S. Phillips a Registered Professional New Mexico Surveyor No 15517, 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 _____ Date: 10-20-2021
 Barry S. Phillips



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

Century Link _____ Date

Comcast _____ Date

City Approvals:

Steven A. Reinherter P.S. _____ Date: 10/22/2021
 City Surveyor

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer/Hydrology _____ Date

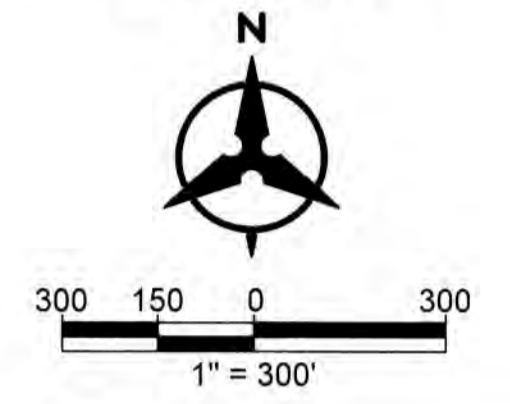
Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ 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.

REPLAT
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 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
 SECTIONS 21-23, 26-29, 34-35
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



LEGEND

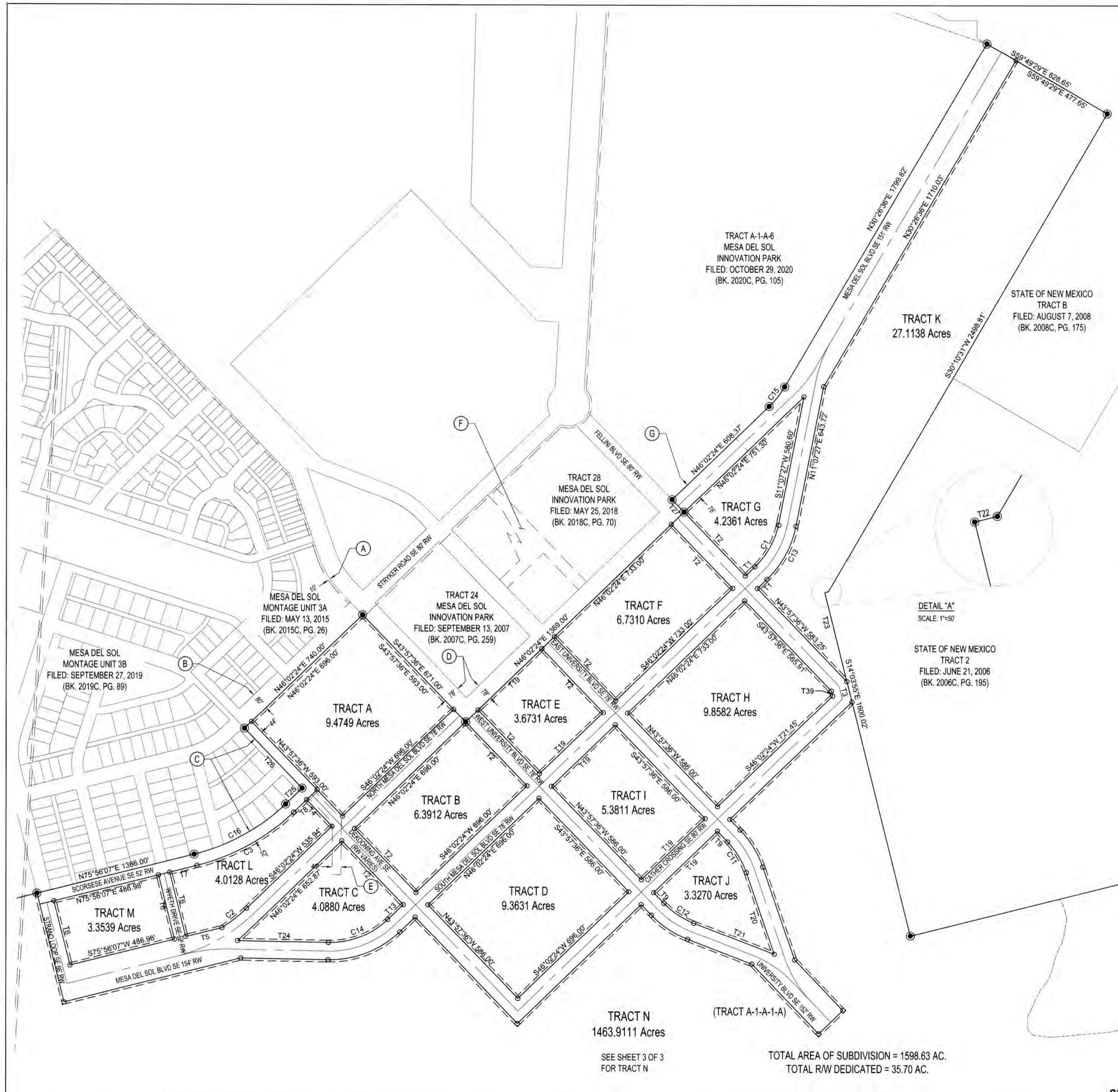
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- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- ▲ CENTERLINE MONUMENT
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE

NOTE:

- SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
- SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

EXISTING EASEMENT KEY NOTES

<p>(A) EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)</p> <p>(B) EXISTING 80' PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JULY 11, 2011 (BK 2011C, PG 66)</p> <p>(C) EXISTING PUBLIC ROADWAY EASEMENT DOC. NO. 2015020311</p> <p>(D) UNRECORDED 78' PUBLIC RIGHT OF WAY (UNRECORDED BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK)</p> <p>(E) EXISTING 40' PUBLIC STORM DRAIN EASEMENT (DOC NO. 20150023572)</p> <p>(F) UNRECORDED PUBLIC DRAINAGE EASEMENT (UNRECORDED BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK)</p> <p>(G) EXISTING 78' PUBLIC DRAINAGE EASEMENT FILED: MAY 25, 2018 (BK 2018C, PG. 70)</p> <p>(H) EXISTING 10' UNDERGROUND COMMUNICATION EASEMENT GRANTED TO MCMETRO ACCESS TRANSMISSION SERVICES, LLC FILED: JULY 27, 2009 DOCUMENT NO. 2009084209</p>	<p>(I) EXISTING 10' PNM PERMIT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709</p> <p>(J) EXISTING 10' PNM PERMIT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709</p> <p>(K) EXISTING 40' WIDE EASEMENT GRANTED TO WEST EMERALD PIPELINE CORP DATED: AUGUST 11, 1958 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE</p> <p>(L) EXISTING 30' PERMIT FOR RIGHT OF WAY AND EASEMENT FOR A PRIMARY DISTRIBUTION LINE GRANTED TO PNM DATED: APRIL 28, 1969</p>
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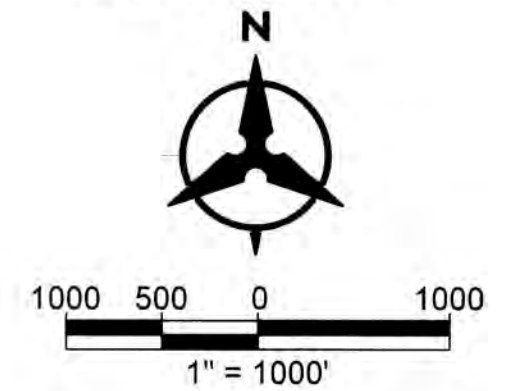
TRACT N
 1463.9111 Acres
 SEE SHEET 3 OF 3
 FOR TRACT N

TOTAL AREA OF SUBDIVISION = 1598.63 AC.
 TOTAL RW DEDICATED = 35.70 AC.



Web: 20-082021 - 12:01 pm, Plotted by: AH01G3
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REPLAT
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MESA DEL SOL INNOVATION PARK
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LEGEND

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NOTE:
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 2. SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

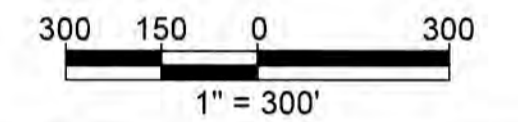
TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	60.00'
T2	N43°57'36"W	400.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	166.00'
T5	S75°56'07"W	168.59'
T6	N14°03'53"W	300.00'
T7	N75°56'07"E	127.00'
T8	N46°02'24"E	81.38'
T9	N43°57'36"W	67.00'
T10	N80°27'33"E	401.10'
T11	S35°21'22"E	40.36'
T12	S88°58'21"E	394.70'
T13	N46°02'24"E	97.00'
T14	S68°57'36"E	311.07'
T15	S43°57'36"E	434.80'
T16	N46°02'24"E	152.00'
T17	N43°57'36"W	314.70'
T18	N18°57'36"W	443.58'
T19	S46°02'24"W	400.00'
T20	S18°57'36"E	389.88'
T21	N68°57'36"W	389.88'
T22	S75°56'04"W	17.45'
T23	S14°03'55"E	414.49'
T24	N88°58'21"W	410.11'
T25	N46°02'24"E	103.38'
T26	N43°57'36"W	375.00'
T27	N43°57'36"W	78.00'
T28	S43°57'36"E	434.80'
T29	S75°56'07"W	830.46'
T30	N14°03'53"W	683.98'
T31	N75°56'07"E	1044.42'
T32	S14°03'53"E	478.03'
T33	N75°56'07"E	654.02'
T34	S14°03'53"E	454.00'
T35	N75°56'07"E	822.55'
T36	S43°57'36"E	666.00'
T37	N46°02'24"E	776.00'
T38	N46°02'24"E	765.43'
T39	S14°03'55"E	23.18'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	34°54'57" RT	118.25'	229.13'	376.00'	S28°34'55"W	225.60'
C2	11°14'12" RT	71.12'	141.79'	723.00'	S51°39'30"W	141.56'
C3	29°53'43" LT	258.16'	504.55'	967.00'	N60°59'15"E	498.85'
C4	04°17'24" LT	95.28'	190.48'	2544.00'	N11°55'11"W	190.43'
C5	40°33'50" RT	167.90'	321.66'	454.34'	S10°00'51"E	314.98'
C6	42°39'56" RT	138.99'	265.01'	355.88'	S33°18'40"W	258.93'
C7	21°17'29" RT	41.64'	82.31'	221.50'	S24°42'37"E	81.84'
C8	44°59'15" LT	187.99'	365.47'	454.00'	N68°32'01"E	347.38'
C9	25°00'00" LT	100.65'	198.09'	454.00'	S56°27'36"E	196.53'
C10	25°00'00" LT	100.65'	198.09'	454.00'	N31°27'36"W	196.53'
C11	25°00'00" RT	83.36'	164.06'	376.00'	S31°27'36"E	162.76'
C12	25°00'00" RT	83.36'	164.06'	376.00'	N56°27'36"W	162.76'
C13	34°54'57" LT	142.78'	276.67'	454.00'	N28°34'55"E	272.41'
C14	44°59'15" RT	155.70'	295.23'	376.00'	S68°32'01"W	287.70'
C15	15°35'47" LT	56.83'	112.97'	415.00'	N38°14'30"E	112.62'
C16	29°53'43" LT	244.28'	477.42'	915.00'	N60°59'15"E	472.03'



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REPLAT
TRACTS A THRU N
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



LEGEND

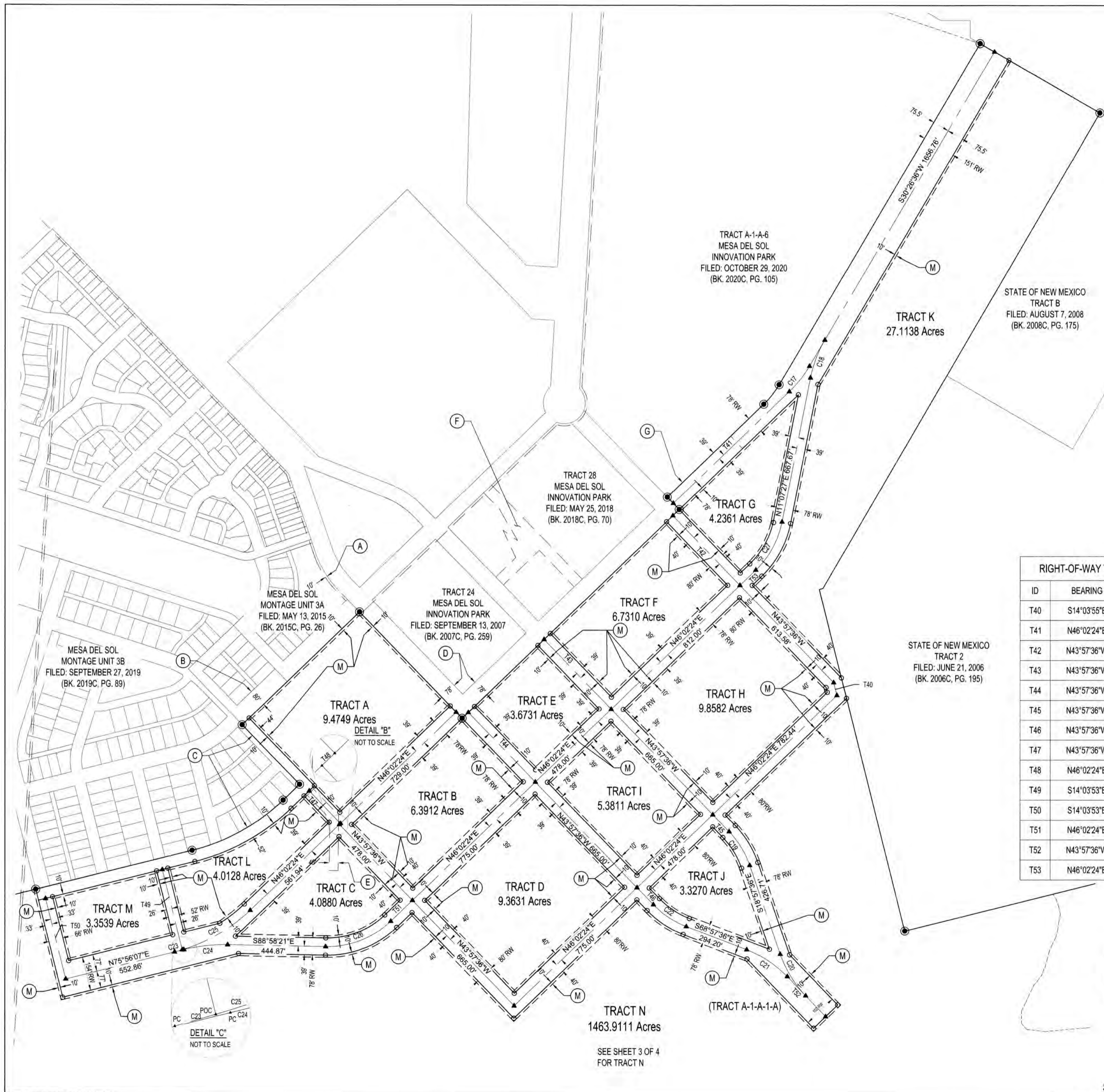
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- NOTE:
- SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
 - SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

RIGHT-OF-WAY TANGENT DATA		
ID	BEARING	DISTANCE
T40	S14°03'55"E	59.31'
T41	N46°02'24"E	731.44'
T42	N43°57'36"W	439.00'
T43	N43°57'36"W	439.00'
T44	N43°57'36"W	439.00'
T45	N43°57'36"W	107.00'
T46	N43°57'36"W	107.00'
T47	N43°57'36"W	205.00'
T48	N46°02'24"E	7.00'
T49	S14°03'53"E	376.11'
T50	S14°03'53"E	377.00'
T51	N46°02'24"E	137.00'
T52	N43°57'36"W	251.03'
T53	N46°02'24"E	100.00'

RIGHT-OF-WAY CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	148.76'	546.50'	74.84'	15°35'48"	148.30'	N38°14'30"E
C18	184.27'	546.50'	93.02'	19°19'10"	183.40'	S20°47'01"W
C19	181.08'	415.00'	92.00'	25°00'00"	179.64'	N31°27'36"W
C20	222.53'	510.00'	113.06'	25°00'00"	220.77'	S31°27'36"E
C21	222.53'	510.00'	113.06'	25°00'00"	220.77'	N56°27'36"W
C22	181.08'	415.00'	92.00'	25°00'00"	179.64'	S56°27'36"E
C23	36.73'	762.00'	18.37'	2°45'43"	36.73'	N74°33'16"E
C24	200.72'	762.00'	100.94'	15°05'32"	200.14'	S83°28'53"W
C25	360.86'	762.00'	183.88'	27°08'00"	357.49'	N59°36'24"E
C26	325.85'	415.00'	171.85'	44°59'15"	317.54'	N68°32'01"E
C27	252.90'	415.00'	130.51'	34°54'57"	249.01'	N28°34'55"E

- PROPOSED EASEMENT KEY NOTES
- (M) PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US P
\$ 0
Fi

Mailed From 87109

032A 006180567

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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REGENTS OF THE UNIVERSITY OF
NEW MEXICO
2811 CAMPUS BLVD NE
ALBUQUERQUE NM 87106-2701

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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PULTE HOMES
7601 JEFFERSON ST NE SUITE 320
ALBUQUERQUE NM 87109

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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WESSELL TERESA
6135 MOTHERWELL DR SE
ALBUQUERQUE NM 87106-8008

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7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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NATH SHYAMAL & SARKER PROTITI
6127 MOTHERWELL DR SE
ALBUQUERQUE NM 87106-8008

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7500 Jefferson St. NE
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OTT REDMOND J
2623 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

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7500 Jefferson St. NE
Albuquerque, NM
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VENKATARAMANI RANJANI
2635 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

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7500 Jefferson St. NE
Albuquerque, NM
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RD MDS LLC
PO BOX 73
CORRALES NM 87048-0073

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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APERTURE CENTER INVESTMENT
2 LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

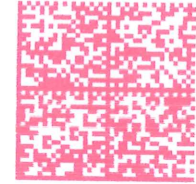


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ABRAZO HOMES LLC
PO BOX 65808
ALBUQUERQUE NM 87193-5808

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Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



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GRIEGO MARK A JR & JOSEPHINE
LEEANN
6119 WYETH DR SE
ALBUQUERQUE NM 87106-8010

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US P
\$ 0
Fi
Mailed From 87109
032A 006180567

HERRERA JESSICA N
6131 MOTHERWELL DR SE
ALBUQUERQUE NM 87106-8008

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Mailed From 871

032A 00618056

CORAZON DEL MESA 3B LLC
9600 TENNYSON ST NE
ALBUQUERQUE NM 87122-2282

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Mailed From 871

032A 00618056

WALKER MICHAEL L & KATIE DUKES
2627 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



Mailed From 871

032A 00618056

MILLER WOODY S & ANNETTE N
2639 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US PS

\$ 00

First-

Mailed From 87109

032A 0061805678

MDS INVESTMENTS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US

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Mailed From 87109

032A 0061805678

WESTWAY HOMES LLC
9600 TENNYSON ST NE
ALBUQUERQUE NM 87122-2282

Bohannon ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US PS

\$ 00

First-

Mailed From 87109

032A 0061805678

RICKERT DARRELL S & REEVES
LERONDA
6136 STRAND LP SE
ALBUQUERQUE NM 87106-9600

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US PS

\$ 0

First

Mailed From 87109

032A 0061805678

WESTWAY HOMES LLC
6128 STRAND LP SE
ALBUQUERQUE NM 87106-9600

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US PS

\$ 0

First

Mailed From 87109

032A 0061805678

STATE OF NEW MEXICO STATE LAND
OFFICE
PO BOX 1148
SANTA FE NM 87504-1148

Bohannan ▲ **Huston**

Courtyard 1
7500 Jefferson St. NE
Albuquerque, NM
87109-4335



US PS

\$ 0

First

Mailed From 87109

032A 0061805678

GHERARDI STACY A & DOLECEK
JEFFREY D
2631 STRYKER RD SE
ALBUQUERQUE NM 87106-0000

MANCHA CAMERON &
MANCHA VICTOR M
2613 HOUSER AVE SE
ALBUQUERQUE NM 87106-8012



US P
\$ 0
Fr

Mailed From 87109

032A 006180567

CITY OF ALBUQUERQUE
PO BOX 2248
ALBUQUERQUE NM 87103-2248

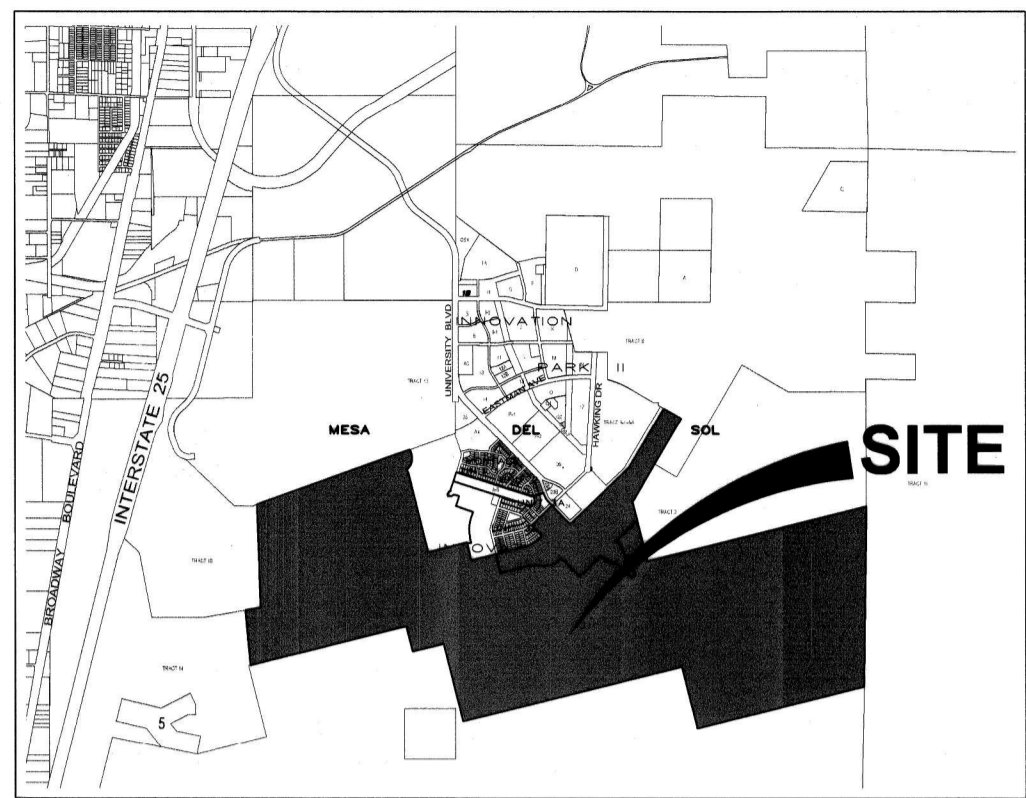


US P
\$ 0
Fr

Mailed From 8710

032A 006180567

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
 BEING A REPLAT OF
 TRACT A-1-A-1-A OF
 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
 SECTIONS 21-23, 26-29, 34-35
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A certain tract of land situate within Sections 21-23, 26-29, 34-35 Township 9 North, Range 3 East N.M.P.M. City of Albuquerque, Bernalillo County New Mexico Tract A-1-A-1-A Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (A Replat of Tract A-1-A-1 per Plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-1-A-5, City of Albuquerque, Bernalillo County, New Mexico, filed in the Office of the County Clerk, Bernalillo County in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

BULK LAND VARIANCE NOTE

(BULK LAND VARIANCE WOULD BE SPECIFIC TO REMAINING LARGE PARCEL BEING TRACT N AS SHOWN HEREIN)

Future subdivision of the lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA, (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat. Access easements are permanent. Said owner(s) hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

Steve B. Chavez 10/22/21
 Steve B. Chavez, Date
 MDS INVESTMENTS, LLC a New Mexico limited liability company

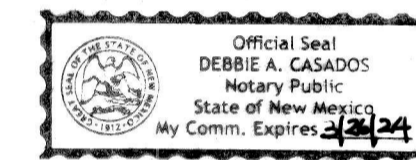
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 22 day of October 2021

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 3/26/24 *Debbie A. Casados*
 Notary Public



NOTES

1. Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
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 14-14-4-7of 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".
7. Centerline monuments to be installed at the centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminium alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", PLS 15517".

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
 Barry S. Phillips
 New Mexico Professional Surveyor 15517

SURVEYOR'S CERTIFICATION:

I, Barry S. Phillips a Registered Professional New Mexico Surveyor No 15517, 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 10-20-2021
 Barry S. Phillips Date:



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

Century Link _____ Date

Comcast _____ Date

City Approvals:

Steven A. Reinherter P.S. 10/22/2021
 City Surveyor _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer/Hydrology _____ Date

Code Enforcement _____ Date

DRB Chairperson, Planning Department _____ 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.

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index No.: R-15, R-16, R-17, S-15, S-16, S-17, T-15, T-16, T-17.
3. Gross Subdivision Acreage: 1598.63 Acres.
4. Total Number of Tracts Created: 13 New Tracts with one Tract (N) as remainder with New Right-of-Way as shown.
5. Total Right-of-Way to be dedicated via this plat is 35.7038 Acres.
6. Total mileage of Right-of-Way created: 3.97 miles.
7. Plat is located within Sections 21-23, 26-29, 34-35, T 9 N, R 3 E; N.M.P.M.
8. Date of Survey: October, 2021.
9. Zoning: PC.

PURPOSE OF PLAT

The purpose of this Replat is to subdivide one tract into 13 Tracts A thru N, and to create public streets in Tract A-1-A-1-A as the same is shown and designated in Bulk Land Plat Tract A-1-A-6 and Tract A-1-A-1-A (Replat of Tract A-1-A-1 per plat Tract A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 and A-4-A-5 of Mesa Del Sol Innovation Park), in Doc No. 2020108296, filed on October 29, 2020 in Bk. 2020C, Page 105.

PUBLIC UTILITY EASEMENTS

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.

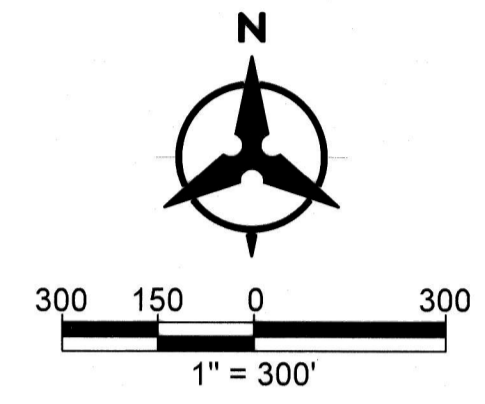
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

REPLAT
TRACTS A THRU N
MESA DEL SOL INNOVATION PARK
 BEING A REPLAT OF
 TRACT A-1-A-1-A OF
 BULK LAND PLAT TRACT A-1-A-6 AND TRACT A-1-A-1-A
 SECTIONS 21-23, 26-29, 34-35
 TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021



LEGEND

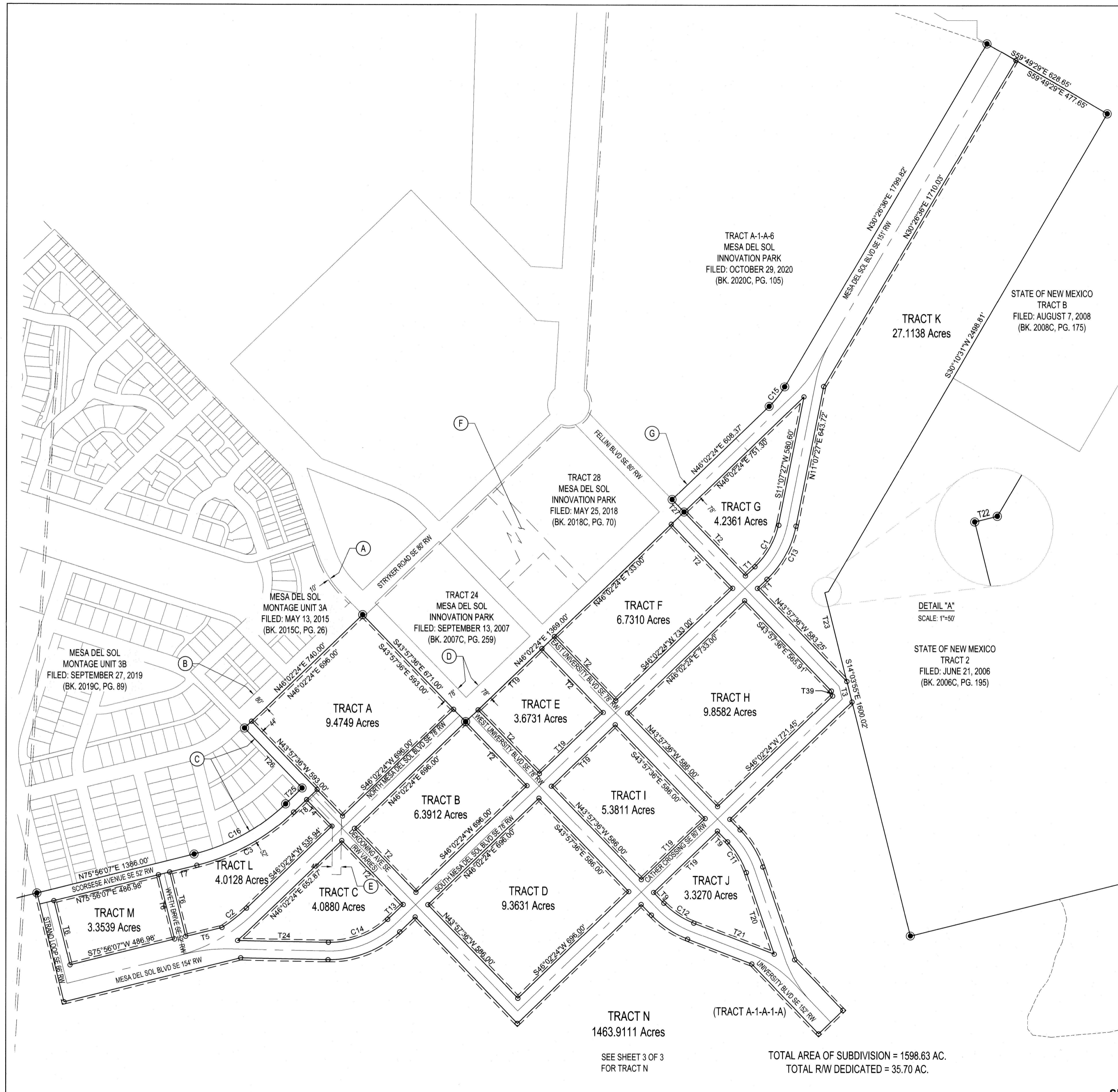
- FOUND PLASTIC CAP STAMPED "GROMATZKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
- ✕ SET CHISELED MARK IN CONCRETE
- FOUND 5/8" REBAR
- △ FOUND BRASS CAP AS NOTED
- CALCULATED CORNER
- ▲ CENTERLINE MONUMENT
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE

NOTE:

- SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
- SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

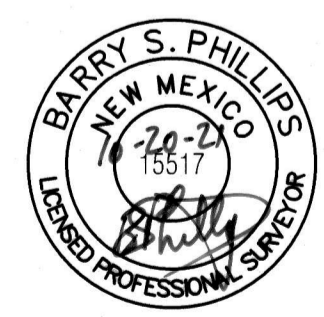
EXISTING EASEMENT KEY NOTES

<p>(A) EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)</p> <p>(B) EXISTING 80' PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JULY 11, 2011 (BK 2011C, PG 66)</p> <p>(C) EXISTING PUBLIC ROADWAY EASEMENT DOC. NO. 2015020311</p> <p>(D) UNRECORDED 78' PUBLIC RIGHT OF WAY (UNRECORDED BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK)</p> <p>(E) EXISTING 40' PUBLIC STORM DRAIN EASEMENT (DOC NO. 20150023572)</p> <p>(F) UNRECORDED PUBLIC DRAINAGE EASEMENT (UNRECORDED BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK)</p> <p>(G) EXISTING 78' PUBLIC DRAINAGE EASEMENT FILED: MAY 25, 2018 (BK 2018C, PG. 70)</p> <p>(H) EXISTING 10' UNDERGROUND COMMUNICATION EASEMENT GRANTED TO MCMETRO ACCESS TRANSMISSION SERVICES, LLC FILED: JULY 27, 2009 DOCUMENT NO. 2009084209</p>	<p>(I) EXISTING 10' PNM PERMIT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709</p> <p>(J) EXISTING 10' PNM PERMIT FILED: JULY 22, 1954 (BK D285, PG 517) DOCUMENT NO. 28421 MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED: FEBRUARY 8, 1955 (BK D305, PG 307) DOCUMENT NO. 48709</p> <p>(K) EXISTING 40' WIDE EASEMENT GRANTED TO WEST EMERALD PIPELINE CORP DATED: AUGUST 11, 1958 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE</p> <p>(L) EXISTING 30' PERMIT FOR RIGHT OF WAY AND EASEMENT FOR A PRIMARY DISTRIBUTION LINE GRANTED TO PNM DATED: APRIL 28, 1969</p>
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TRACT N
 1463.9111 Acres
 SEE SHEET 3 OF 3
 FOR TRACT N

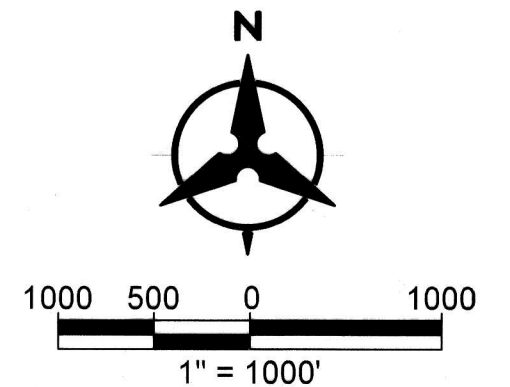
TOTAL AREA OF SUBDIVISION = 1598.63 AC.
 TOTAL RW DEDICATED = 35.70 AC.



Bohannon & Huston
 www.bhinc.com 800.877.5332

Wed, 20-Oct-2021 - 12:01 pm Plotted by: AHGIG
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REPLAT
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 OCTOBER 2021



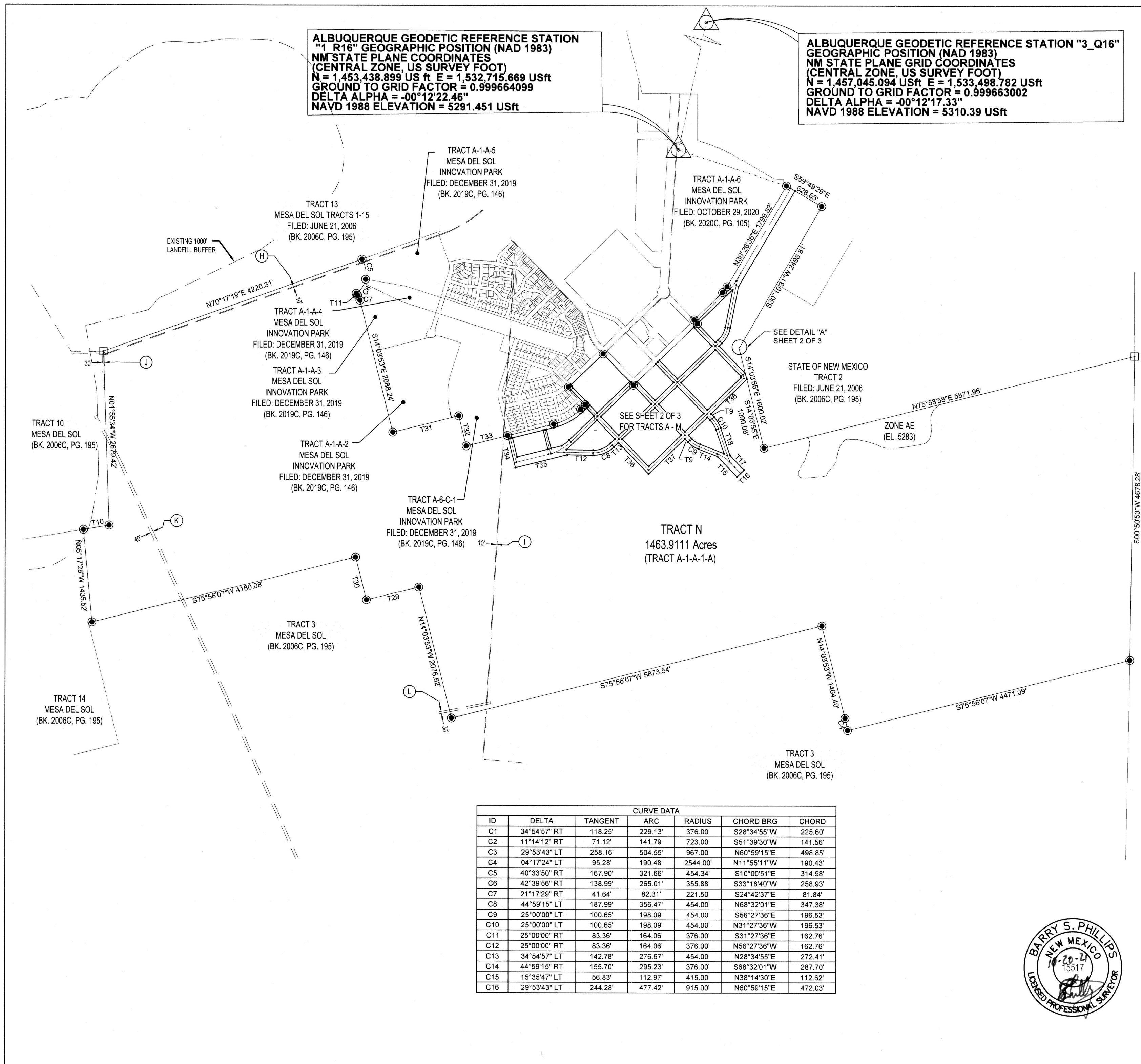
LEGEND

- FOUND PLASTIC CAP STAMPED "GROMATSKY 16469 OR PHILLIPS 15517 OR BENHAM 15500"
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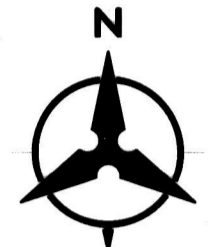
NOTE:
 1. SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
 2. SEE SHEET 2 OF 4 FOR EASEMENT KEYED NOTES.

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	60.00'
T2	N43°57'36"W	400.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	166.00'
T5	S75°56'07"W	168.59'
T6	N14°03'53"W	300.00'
T7	N75°56'07"E	127.00'
T8	N46°02'24"E	81.38'
T9	N43°57'36"W	67.00'
T10	N80°27'33"E	401.10'
T11	S35°21'22"E	40.36'
T12	S88°58'21"E	394.70'
T13	N46°02'24"E	97.00'
T14	S68°57'36"E	311.07'
T15	S43°57'36"E	434.80'
T16	N46°02'24"E	152.00'
T17	N43°57'36"W	314.70'
T18	N18°57'36"W	443.58'
T19	S46°02'24"W	400.00'
T20	S18°57'36"E	389.88'
T21	N68°57'36"W	389.88'
T22	S75°56'04"W	17.45'
T23	S14°03'55"E	414.49'
T24	N88°58'21"W	410.11'
T25	N46°02'24"E	103.38'
T26	N43°57'36"W	375.00'
T27	N43°57'36"W	78.00'
T28	S43°57'36"E	434.80'
T29	S75°56'07"W	830.46'
T30	N14°03'53"W	683.98'
T31	N75°56'07"E	1044.42'
T32	S14°03'53"E	478.03'
T33	N75°56'07"E	654.02'
T34	S14°03'53"E	454.00'
T35	N75°56'07"E	822.55'
T36	S43°57'36"E	666.00'
T37	N46°02'24"E	776.00'
T38	N46°02'24"E	765.43'
T39	S14°03'55"E	23.18'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD BRG	CHORD
C1	34°54'57" RT	118.25'	229.13'	376.00'	S28°34'55"W	225.60'
C2	11°14'12" RT	71.12'	141.79'	723.00'	S51°39'30"W	141.56'
C3	29°53'43" LT	258.16'	504.55'	967.00'	N60°59'15"E	498.85'
C4	04°17'24" LT	95.28'	190.48'	2544.00'	N11°55'11"W	190.43'
C5	40°33'50" RT	167.90'	321.66'	454.34'	S10°00'51"E	314.98'
C6	42°39'56" RT	138.99'	265.01'	355.88'	S33°18'40"W	258.93'
C7	21°17'29" RT	41.64'	82.31'	221.50'	S24°42'37"E	81.84'
C8	44°59'15" LT	187.99'	365.47'	454.00'	N68°32'01"E	347.38'
C9	25°00'00" LT	100.65'	198.09'	454.00'	S56°27'36"E	196.53'
C10	25°00'00" LT	100.65'	198.09'	454.00'	N31°27'36"W	196.53'
C11	25°00'00" RT	83.36'	164.06'	376.00'	S31°27'36"E	162.76'
C12	25°00'00" RT	83.36'	164.06'	376.00'	N56°27'36"W	162.76'
C13	34°54'57" LT	142.78'	276.67'	454.00'	N28°34'55"E	272.41'
C14	44°59'15" RT	155.70'	295.23'	376.00'	S68°32'01"W	287.70'
C15	15°35'47" LT	56.83'	112.97'	415.00'	N38°14'30"E	112.62'
C16	29°53'43" LT	244.28'	477.42'	915.00'	N60°59'15"E	472.03'



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300 150 0 300
 1" = 300'

LEGEND

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- NOTE:
- SEE SHEET 3 OF 4 FOR TANGENT AND CURVE TABLES.
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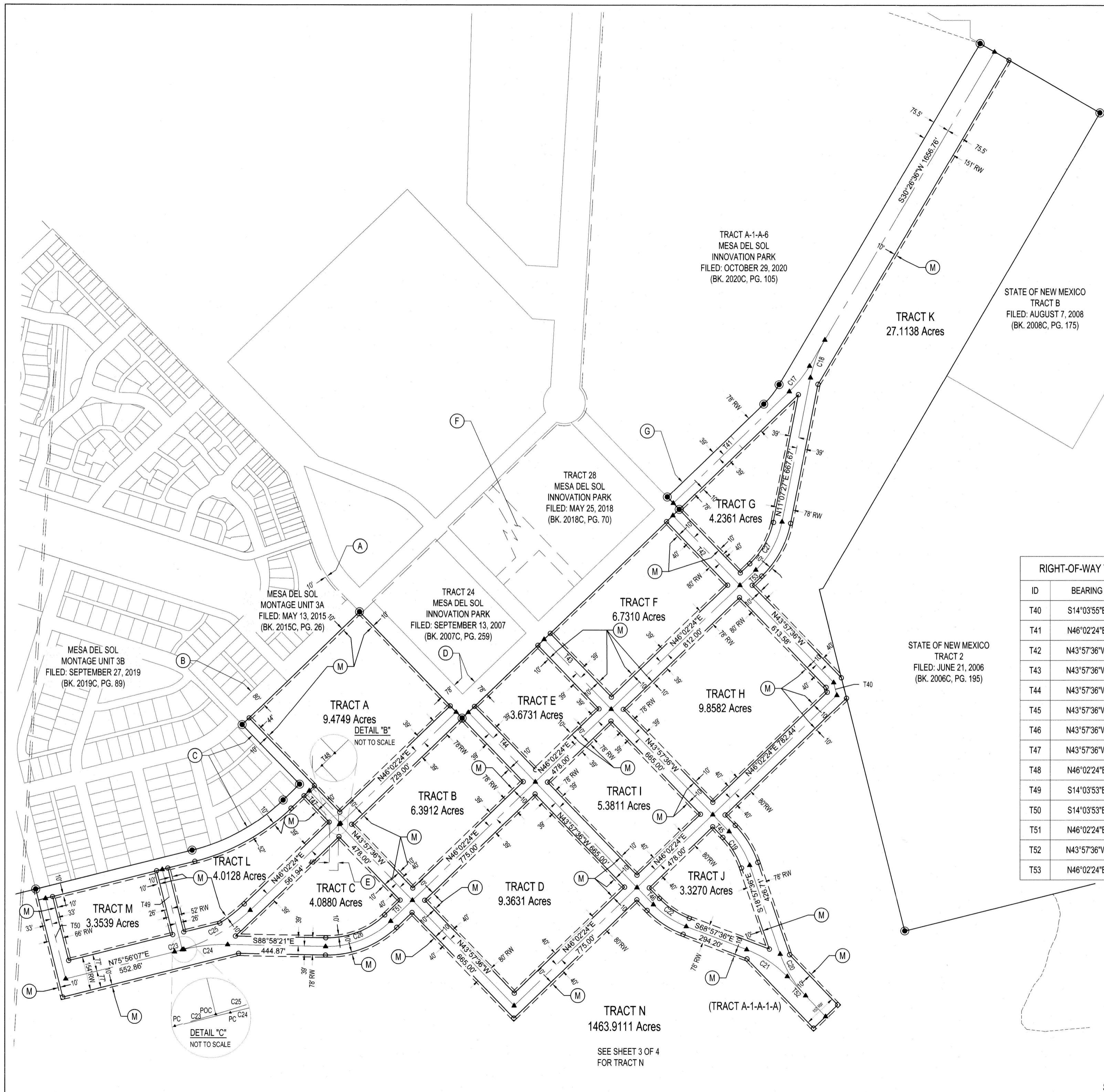
RIGHT-OF-WAY TANGENT DATA		
ID	BEARING	DISTANCE
T40	S14°03'55"E	59.31'
T41	N46°02'24"E	731.44'
T42	N43°57'36"W	439.00'
T43	N43°57'36"W	439.00'
T44	N43°57'36"W	439.00'
T45	N43°57'36"W	107.00'
T46	N43°57'36"W	107.00'
T47	N43°57'36"W	205.00'
T48	N46°02'24"E	7.00'
T49	S14°03'53"E	376.11'
T50	S14°03'53"E	377.00'
T51	N46°02'24"E	137.00'
T52	N43°57'36"W	251.03'
T53	N46°02'24"E	100.00'

RIGHT-OF-WAY CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	148.76'	546.50'	74.84'	15°35'48"	148.30'	N38°14'30"E
C18	184.27'	546.50'	93.02'	19°19'10"	183.40'	S20°47'01"W
C19	181.08'	415.00'	92.00'	25°00'00"	179.64'	N31°27'36"W
C20	222.53'	510.00'	113.06'	25°00'00"	220.77'	S31°27'36"E
C21	222.53'	510.00'	113.06'	25°00'00"	220.77'	N56°27'36"W
C22	181.08'	415.00'	92.00'	25°00'00"	179.64'	S56°27'36"E
C23	36.73'	762.00'	18.37'	2°45'43"	36.73'	N74°33'16"E
C24	200.72'	762.00'	100.94'	15°05'32"	200.14'	S83°28'53"W
C25	360.86'	762.00'	183.88'	27°08'00"	357.49'	N59°36'24"E
C26	325.85'	415.00'	171.85'	44°59'15"	317.54'	N68°32'01"E
C27	252.90'	415.00'	130.51'	34°54'57"	249.01'	N28°34'55"E

- PROPOSED EASEMENT KEY NOTES
- (M) PROPOSED 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.



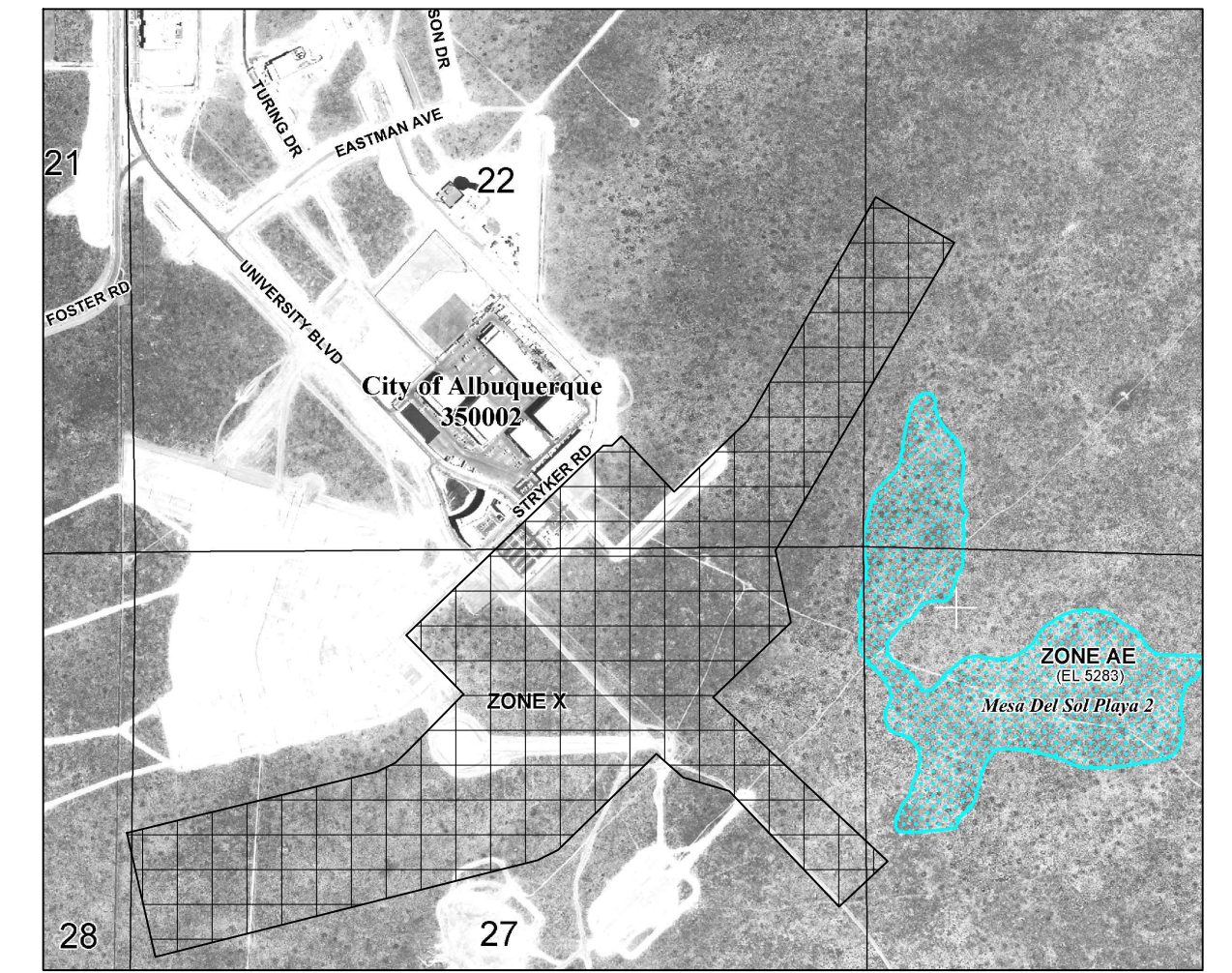
Bohannon & Huston
 www.bhinc.com 800.877.5332



MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin ID	Area (AC.)	Land Treatment Percentages				Q(100yr-6hr) (CFS)	V(100yr-6hr) (CF)	V(100yr-10day) AC-FT
		A	B	C	D			
BASIN CITY CENTER MID								
CC-M-1	0.76	0.0%	0.0%	10.0%	90.0%	3.21	6082	0.22
CC-M-2	5.45	0.0%	0.0%	10.0%	90.0%	22.93	43487	1.54
CC-M-3	0.90	0.0%	0.0%	10.0%	90.0%	3.80	7213	0.26
CC-M-4	9.47	0.0%	0.0%	10.0%	90.0%	39.90	75667	2.68
CC-M-5	0.96	0.0%	0.0%	10.0%	90.0%	4.05	7681	0.27
CC-M-6	1.25	0.0%	0.0%	10.0%	90.0%	5.28	10011	0.35
CC-M-7	1.57	0.0%	0.0%	10.0%	90.0%	6.62	12555	0.45
CC-M-8	3.67	0.0%	0.0%	10.0%	90.0%	15.47	29333	1.04
CC-M-9	0.86	0.0%	0.0%	10.0%	90.0%	3.60	6835	0.24
CC-M-10	6.39	0.0%	0.0%	10.0%	90.0%	26.91	51040	1.81
CC-M-11	1.05	0.0%	0.0%	10.0%	90.0%	4.41	8369	0.30
CC-M-12	1.38	0.0%	0.0%	10.0%	90.0%	5.82	11045	0.39
CC-M-13	2.32	0.0%	0.0%	10.0%	90.0%	9.78	18548	0.66
CC-M-14	9.86	0.0%	0.0%	10.0%	90.0%	41.51	78727	2.79
CC-M-15	1.19	0.0%	0.0%	10.0%	90.0%	5.02	9524	0.34
CC-M-16	5.38	0.0%	0.0%	10.0%	90.0%	22.66	42973	1.52
CC-M-17	1.05	0.0%	0.0%	10.0%	90.0%	4.42	8380	0.30
CC-M-18	0.73	0.0%	0.0%	10.0%	90.0%	3.09	5867	0.21
CC-M-19	3.33	0.0%	0.0%	10.0%	90.0%	14.01	26570	0.94
CC-M-20	1.19	0.0%	0.0%	10.0%	90.0%	5.01	9507	0.34
SUBTOTAL	58.78					247.52	469412.90	16.64

MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin ID	Area (AC.)	Land Treatment Percentages				Q(100yr-6hr) (CFS)	V(100yr-6hr) (CF)	V(100yr-10day) AC-FT
		A	B	C	D			
BASIN CITY CENTER EAST								
CC-E-1	3.59	0.0%	0.0%	10.0%	90.0%	15.12	28670	1.02
CC-E-2	19.11	0.0%	0.0%	10.0%	90.0%	80.49	152637	5.41
CC-E-3	1.87	0.0%	0.0%	10.0%	90.0%	7.86	14908	0.53
CC-E-4	4.24	0.0%	0.0%	10.0%	90.0%	17.84	33830	1.20
CC-E-5	1.79	0.0%	0.0%	10.0%	90.0%	7.56	14330	0.51
CC-E-6	8.53	0.0%	0.0%	10.0%	90.0%	35.93	68140	2.42
CC-E-7	1.00	0.0%	0.0%	10.0%	90.0%	4.20	7966	0.28
CC-E-8	9.95	0.0%	0.0%	10.0%	90.0%	41.89	79448	2.82
CC-E-9	1.45	0.0%	0.0%	10.0%	90.0%	6.13	11616	0.41
CC-E-10	6.73	0.0%	0.0%	10.0%	90.0%	28.34	53754	1.91
CC-E-11	1.46	0.0%	0.0%	10.0%	90.0%	6.13	11626	0.41
CC-E-12	0.73	0.0%	0.0%	10.0%	90.0%	3.09	5867	0.21
SUBTOTAL	60.45					254.58	482792.02	17.11

MESA DEL SOL - CITY CENTER DRAINAGE								
Basin Data Table								
This table is based on the DPM Part 6-2(A), Zone: 2								
SubBasin ID	Area (AC.)	Land Treatment Percentages				Q(100yr-6hr) (CFS)	V(100yr-6hr) (CF)	V(100yr-10day) AC-FT
		A	B	C	D			
BASIN CITY CENTER WEST								
CC-W-1	1.01	0.0%	0.0%	10.0%	90.0%	4.25	8058	0.29
CC-W-2	1.20	0.0%	0.0%	10.0%	90.0%	5.07	9613	0.34
CC-W-3	2.88	0.0%	0.0%	10.0%	90.0%	12.11	22966	0.81
CC-W-4	3.98	0.0%	0.0%	10.0%	90.0%	16.76	31786	1.13
CC-W-5	18.71	0.0%	0.0%	10.0%	90.0%	78.80	149444	5.30
CC-W-6	28.88	0.0%	0.0%	10.0%	90.0%	121.63	230661	8.18
CC-W-7	2.21	0.0%	0.0%	10.0%	90.0%	9.31	17648	0.63
CC-W-8	4.09	0.0%	0.0%	10.0%	90.0%	17.21	32647	1.16
CC-W-9	9.36	0.0%	0.0%	10.0%	90.0%	39.43	74774	2.65
CC-W-10	2.64	0.0%	0.0%	10.0%	90.0%	11.14	21120	0.75
CC-W-11	1.07	0.0%	0.0%	10.0%	90.0%	4.51	8559	0.30
CC-W-12	1.38	0.0%	0.0%	10.0%	90.0%	5.83	11052	0.39
SUBTOTAL	77.43					326.04	618328.88	21.92



FEMA FIRM PANEL

DRAINAGE MANAGEMENT PLAN

Introduction

This submittal describes the drainage scheme for Mesa del Sol City Center within the Mesa del Sol Level B area (shown as "Community Center" within the Level B). This Drainage Management Plan (DMP) supports the proposed development by setting the guidelines for storm drainage pipes and pond sizing under fully-developed conditions. This plan also provides a framework diagram for future hydrology submittals including but not limited to corridor and sites specific grading plans and work order approvals. This DMP is submitted in support of COA Hydrology Approval for Mesa del Sol City Center plat approval.

Existing Conditions

The Mesa del Sol City Center (MDSCC) is currently mostly undeveloped, sloping 0.5% to 1.0% from northwest to southeast. This area ultimately outfalls to several natural playas to the south and east. There are currently two ponds located at the eastern and western Mesa del Sol Blvd couplets respectively.

The pond located at the western Mesa del Sol Blvd Couplet (Hydro File #R16D003A) conveys developed flows from the residential units located north of Mesa del Sol Blvd and west of Dekooning Ave, and street runoff from Stryker Rd and Dekooning Ave. A 60" RCP storm drain in Dekooning Ave and a drainage easement serves as the pond single inlet feature. This basin overflows to an earth channel that ultimately discharges to the natural playa at the southern University Blvd couplet.

The pond located at the eastern Mesa del Sol Blvd Couplet (Hydro File #R16D097A) accommodates existing developed flows from University Blvd, Stryker Rd and the developed portions of tracts 24 and 28 located south of Stryker Rd. A 60" RCP storm drain discharges existing runoff captured by this storm drain system.

Ultimate Conditions

The MDSCC development area is broken into three major basins and several subbasins. Peak runoff and volumes have been determined applying COA DPM land treatments. Basin City Center E (CC-E) encompasses the area east of East University Blvd, north of South Mesa del Sol Blvd and the MDS Level B boundary, south of Stryker Rd and Albuquerque Studios, and west of the MDS Level B boundary. Basin City Center M (CC-M) is located west of E University Blvd and Fellini Blvd, south of Stryker Rd and east of Dekooning Ave and West of University Blvd. Basin City Center W (CC-W) is located west of Dekooning Ave and West University Blvd and south of Mesa del Sol Blvd.

City Center E:

The existing 30" SD in N Mesa del Sol Blvd west of Fellini Blvd will be extended west to capture tracts 24 and F and street runoff. The existing 60" SD in N Mesa del Sol Blvd east of Fellini Blvd will be extended east on Mesa del Sol Blvd to the proposed Pond TC-E. A new SD line will be constructed in South Mesa del Sol Blvd from west of the intersection with Fellini Blvd to the MDS couplet, where it connects to the MDS system extension. The proposed Pond CC-E will retain the 100YR-10D storm volume V_{100YR_10D} = 24.2 ac-ft generated by Basin CC-E in addition to the existing volume captured by the University-Stryker network. Only after this facility is constructed and certified the existing pond at the eastern MDS couplet will be removed.

City Center M:

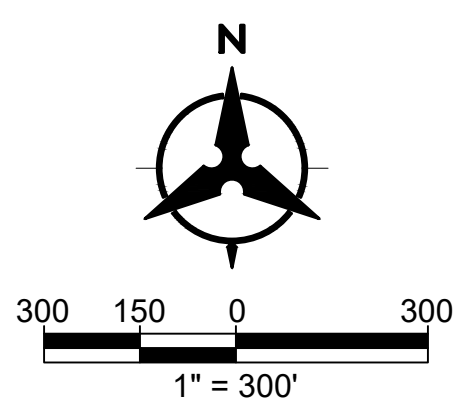
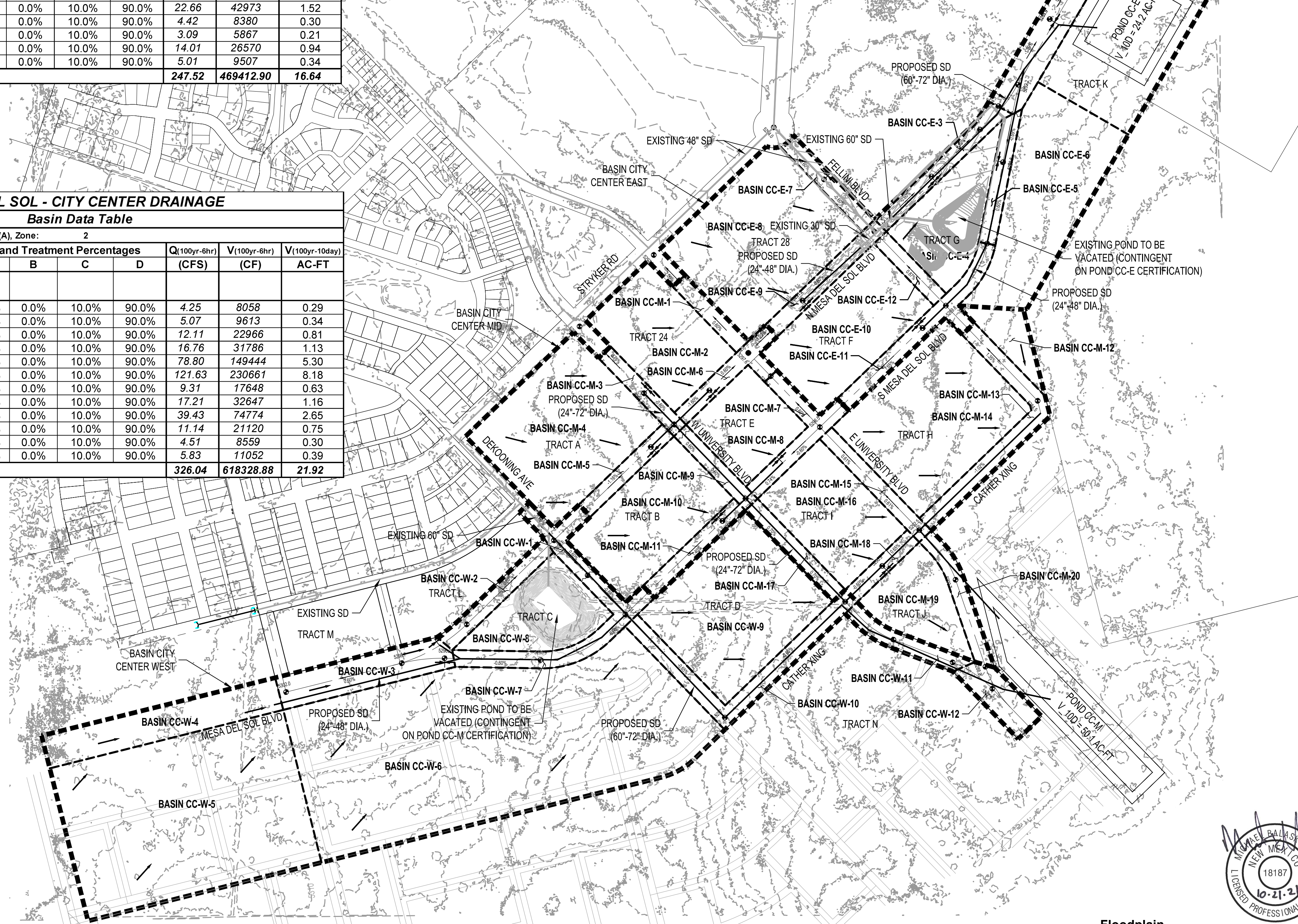
A trunk Storm Drain in West University Blvd is proposed. Several laterals will be constructed as necessary. This system will turn east on Cather Xing and South on E University and ultimately discharge to Pond CC-M. This proposed retention facility located south of Cather Xing and west of University Blvd, at the natural playa, will accommodate developed flows from Basins CC-M, CC-W and existing developed flows captured by the Dekooning system. Pond CC-M is sized to retain the V_{100YR_10D} = 50.1 ac-ft.

City Center W:

The existing 60" SD on Dekooning Blvd will be extended south in Dekooning Ave, turn east on Cather Xing, and south on West University Blvd to Pond TC-M. A new SD system in Mesa del Sol Blvd connecting to the Dekooning system is proposed.

Conclusions

This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This Drainage Management Plan shows and sets the development grading and drainage schemes. The implementation of the drainage concepts presented hereby would result in the safe retention of the 100YR-10D storm event. Individual sites and roadway designs will be subject to separate hydrology approval in conjunction with the guidelines set forth in this drainage management plan. This DMP is submitted in support of COA Hydrology Approval for Mesa del Sol City Center platting efforts.



Floodplain

In accordance with the FEMA floodplain map #35001C0555H, a portion of Tract N is located within a mapped flood zone AE. Upon future subdivisions and development of Tract N, steps will be taken to mitigate this flood zone if necessary at the time.

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

MDS CITY CENTER

DRAWN BY:	AO	DATE:	10/20/2021
CHECKED BY:	MB	BHI PROJECT NO.:	20220088
		SHEET NO.:	1

This 21001-0021 - Basin - refers to BHA/ASHNOTTS
 P:\21001-0021\21001-0021\Basin\Basin\Basin.dwg

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

Figure 12

INFRASTRUCTURE LIST - 2

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DRB Project No. PR-2021-_____

MESA DEL SOL CITY CENTER PLAT

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the IIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

IIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		36' F-F (151' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB & 6' SIDEWALK	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB& GUTTER & 6' SIDEWALK	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	FELLINI BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB& GUTTER & 6' SIDEWALK	NORTH MESA DEL SOL BLVD	WEST UNIVERSITY BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB& GUTTER & 6' SIDEWALK	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		36' F-F (154' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB & 6' SIDEWALK	MESA DEL SOL BLVD	EASTERN COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		48' F-F (80' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	FELLINI BLVD	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB& GUTTER & 6' SIDEWALK	EAST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH OF TRACT J)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB& GUTTER & 6' SIDEWALK	WEST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH OF TRACT J)	/	/	/
		36' F-F (152' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB & 6' SIDEWALK	UNIVERSITY BLVD	SOUTHERN UNIVERSITY BLVD COUPLET (SOUTH OF TRACT J)	TRACT N	/	/	/
		48' F-F	PAVEMENT, CURB AND GUTTER, SIDEWALK	DEKOONING AVE	SCORSESE AVE	CATHER XING	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	RESIDENTIAL PAVEMENT, CURB AND GUTTER, SIDEWALK	STRAND LOOP	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
		28' F-F (52' RIGHT OF WAY FULL STREET IMPROVEMENTS)	RESIDENTIAL PAVEMENT, CURB AND GUTTER, SIDEWALK	WYETH DR	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
		24"-30" DIA. (EXACT SIZE TO BE CONFIRMED AT DESIGN)	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/

