



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2020-005628
Application No. SD-2021-00224

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: January 12, 2022 HEARING DATE OF DEFERRAL: January 5, 2022

SUBMITTAL
DESCRIPTION: Amended Application

Revised Bulk Land Plat

Revised Neighborhood Notifications

CONTACT NAME: Michael Balaskovits or Racquel Michel

TELEPHONE: 505-823-1000 EMAIL: MBalaskovits@bhinc.com or RMichel@bhinc.com



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

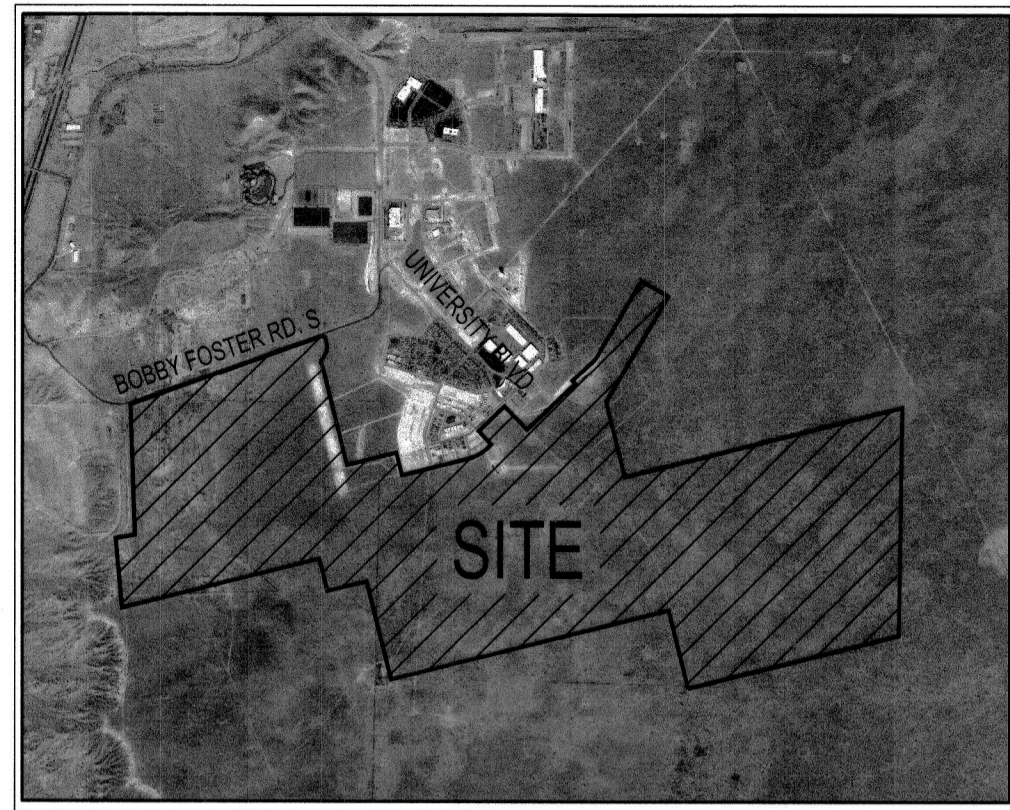
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> 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		
Bulk Land Plat for the re-plat of Tract A-1-A-1-A to create 18 new large bulk parcels and dedicate right of way		
REVISED Application PR-2021-005628 Application ASD-2021-00224		

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 all 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: 18	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 PR-2021-005628		

Signature:	Date: 01/07/2022
Printed Name: Mike Balaskovits	<input type="checkbox"/> Applicant or <input checked="" 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		

**BULK LAND PLAT
TRACTS 1 THROUGH 18
ARTISTE
(A REPLAT OF TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2021**



**LOCATION MAP
NOT TO SCALE**

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Nos.: R-15, R-16, R-17, S-14, S-15, S-16, S-17, T-16 AND T-17.
3. Gross Subdivision Acreage: 1,598.6337 Acres
4. Number of Existing Tracts: 1, Tracts Created: 18 Tracts, 1 partial width right-of-way and 2 full width right-of-ways: 0.80 partial width miles, 0.74 miles full width.
5. Plat is located within Sections 21, 22, 23, 26, 27, 28, 29, 34 and 35, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: DECEMBER, 2021.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract A-1-A-1-A, Mesa Del Sol Innovation Park, as the same is shown and designated on the plat thereof filed 10/29/2020, as Document No. 2020108296, into eighteen (18) tracts, one (1) partial width right-of-way, two (2) full width right-of-ways and grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract A-1-A-1-A of the Bulk Land Plat, Tract A-1-A-6 And Tract A-1-A-1-A, for Mesa Del Sol Innovation Park, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 29, 2020 in Book 2020C, Page 105 as Document No. 2020108296.

Tract contains 1,598.6337 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "1_R16 and 3_Q16" Bearing = N12°15'07"E.
2. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
3. Distances are ground distances "US SURVEY FOOT".
4. Record easements taken from record data as shown hereon.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
6. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".

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.

BULK LAND NOTE

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 replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do grant all public roadways and easements shown hereon. 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 City of Albuquerque, New Mexico.

Steve B. Chavez 1/04/22
Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

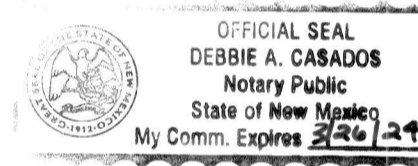
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 4 day of January 2022

by Steve B. Chavez, MDS INVESTMENTS, LLC

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



JURISDICTIONAL AFFIDAVIT

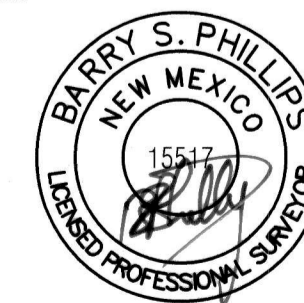
I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

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

SURVEYOR'S CERTIFICATION:

I, BARRY S. PHILLIPS a Registered Professional New Mexico Surveyor, 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 1-4-2022
BARRY S. PHILLIPS Date:
New Mexico Professional Surveyor 15517



PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

Century Link _____ Date _____

Comcast _____ Date _____

City Approvals:

Loren N. Risenhoover P.S. 12/6/2021
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 _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

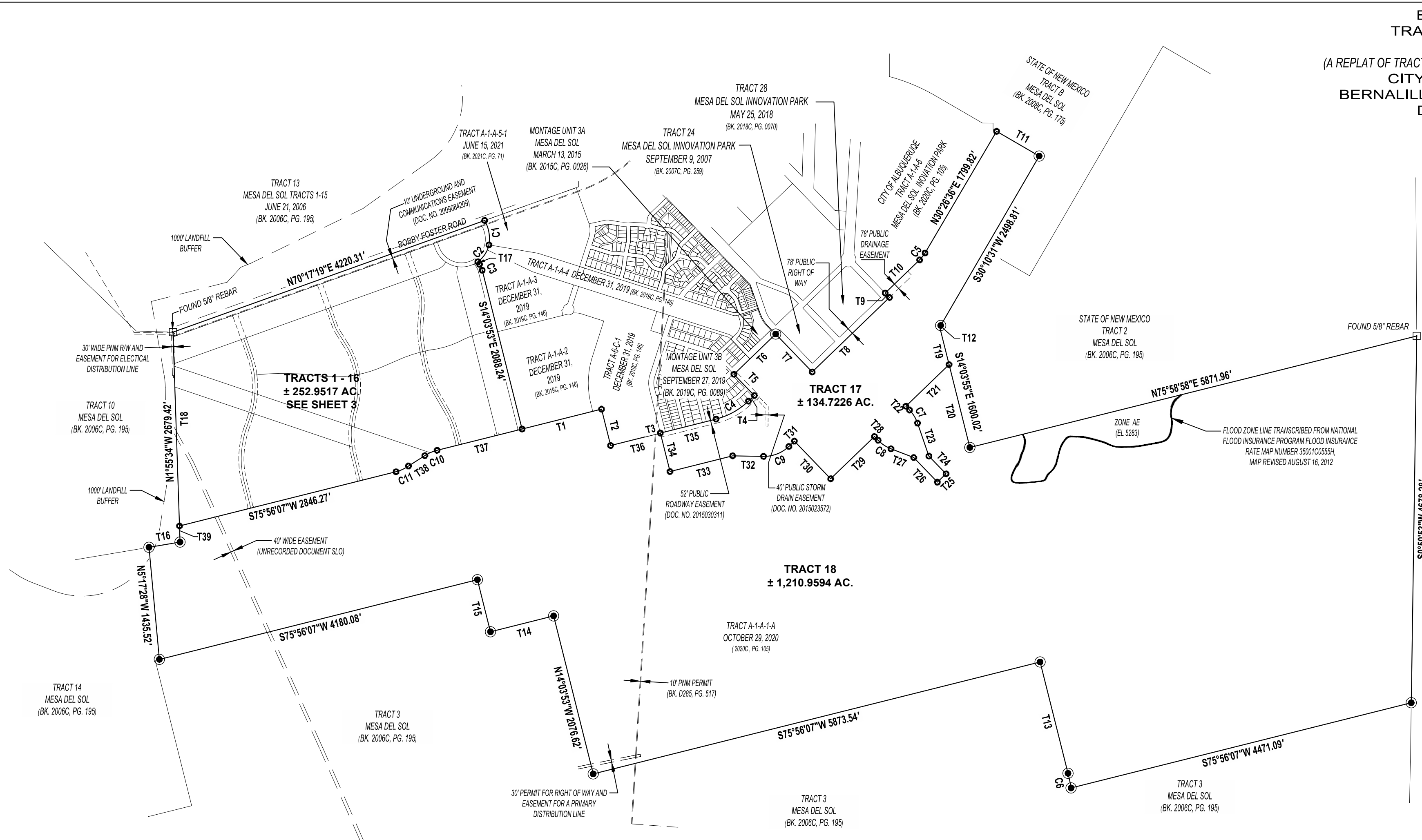
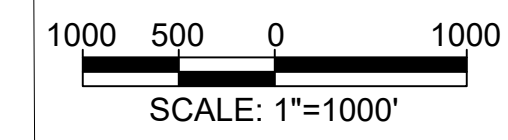
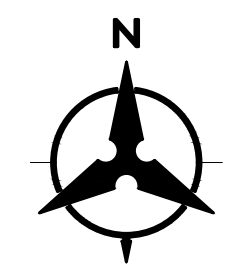
TRACT A-1-A-1-A: UPC #101505026528120101 _____

PROPERTY OWNER OF RECORD: TRACT A-1-A-1-A: MDS INVESTMENTS, LLC _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____



**BULK LAND PLAT
TRACTS 1 THROUGH 18
ARTISTE
(A REPLAT OF TRACT A-1-A-1-A, MESA DEL SOL INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2021**



TANGENT DATA		
ID	BEARING	DISTANCE
T1	N75°56'07"E	1044.42'
T2	S14°03'53"E	478.03'
T3	N75°56'07"E	1386.00'
T4	N46°02'36"E	103.49'
T5	N43°57'36"W	375.00'
T6	N46°02'24"E	740.00'
T7	S43°57'36"E	671.00'
T8	N46°02'24"E	1369.00'
T9	N43°57'38"W	78.00'
T10	N46°02'24"E	608.37'

TANGENT DATA		
ID	BEARING	DISTANCE
T11	S59°49'29"E	628.65'
T12	S75°56'04"W	17.45'
T13	N14°03'53"W	1464.40'
T14	S75°56'07"W	830.46'
T15	N14°03'53"W	683.98'
T16	N80°27'33"E	401.10'
T17	S35°21'22"E	40.36'
T18	N01°55'34"W	2473.33'
T19	S14°03'55"E	509.94'
T20	S14°03'55"E	1090.08'

TANGENT DATA		
ID	BEARING	DISTANCE
T21	S46°02'24"W	765.43'
T22	S43°57'36"E	67.00'
T23	S18°57'36"E	443.58'
T24	S43°57'36"E	314.70'
T25	S46°02'24"W	152.00'
T26	N43°57'36"W	434.80'
T27	N68°57'36"W	311.07'
T28	N43°57'36"W	67.00'
T29	S46°02'24"W	776.00'
T30	N43°57'36"W	666.00'

TANGENT DATA		
ID	BEARING	DISTANCE
T31	S46°02'24"W	97.00'
T32	N88°58'21"W	394.70'
T33	S75°56'07"W	822.55'
T34	N14°03'53"W	506.00'
T35	S75°56'07"W	731.98'
T36	S75°56'07"W	654.02'
T37	S75°56'07"W	1115.77'
T38	S57°27'46"W	270.39'
T39	S01°55'34"E	206.09'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	321.66'	454.34'	167.90'	40°33'50"	314.98'	S10°00'51"E
C2	265.01'	355.88'	138.99'	42°39'56"	258.93'	S33°18'40"W
C3	82.31'	221.50'	41.64'	21°17'29"	81.84'	S24°42'37"E
C4	477.42'	915.00'	244.28'	29°53'43"	472.03'	N60°59'15"E
C5	112.97'	415.00'	56.83'	15°35'47"	112.62'	N38°14'30"E
C6	190.48'	2544.00'	95.28'	4°17'24"	190.43'	N11°55'11"W
C7	198.09'	454.00'	100.65'	25°00'00"	196.53'	S31°27'36"E
C8	198.09'	454.00'	100.65'	25°00'00"	196.53'	N58°27'36"W
C9	356.47'	454.00'	187.99'	44°59'15"	347.38'	S68°32'01"W
C10	171.84'	533.00'	86.67'	18°28'21"	171.10'	S66°41'56"W
C11	152.18'	472.00'	76.75'	18°28'21"	151.52'	S66°41'56"W

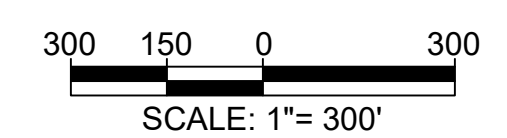
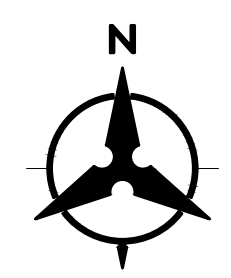
LEGEND	
	FOUND REBAR AS NOTED
	FOUND 5/8" REBAR WITH 1-1/4" PLASTIC CAP STAMPED "PS 15700"
	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "PHILLIPS PS 15517"
	CALCULATED POINT
	CONTROL ALUMINUM CAP
	PROPERTY LINE
	ADJOINING PROPERTY LINE
	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE



Thu, 6-Jan-2022 - 7:52 am, Plotted by: AHUGG
P:\2022\2022SURVEY\02_OFFICE\06_PLAT\20220326_PLAT_SHT 1-2.dwg

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ARTISTE
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LEGEND	
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	FOUND 5/8" REBAR WITH 1-1/4" PLASTIC CAP STAMPED "PS 15700"
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	CALCULATED POINT
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	NEW EASEMENT LINE
	NEW EASEMENT CENTERLINE



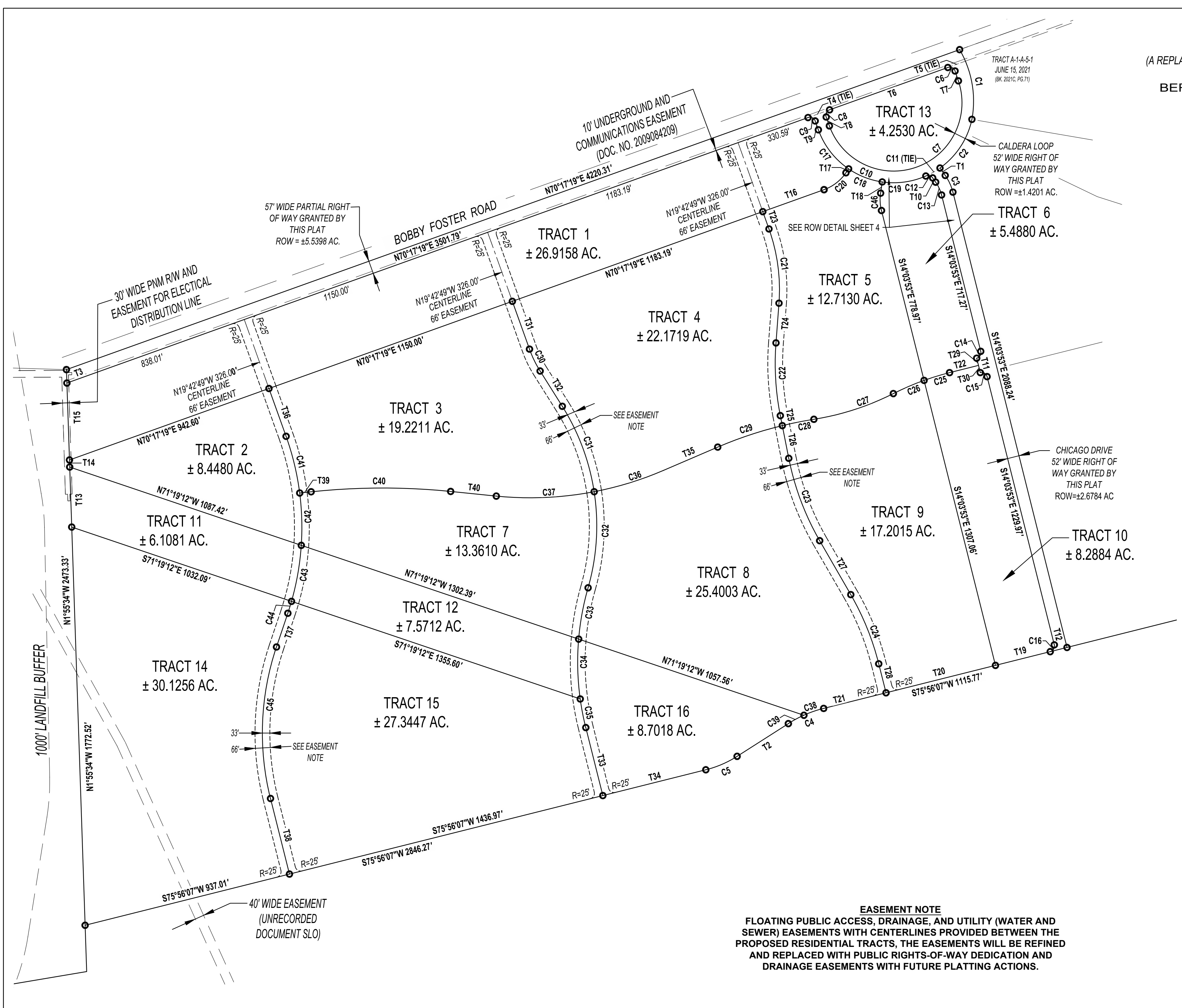
EASEMENT NOTE
FLOATING PUBLIC ACCESS, DRAINAGE, AND UTILITY (WATER AND SEWER) EASEMENTS WITH CENTERLINES PROVIDED BETWEEN THE PROPOSED RESIDENTIAL TRACTS, THE EASEMENTS WILL BE REFINED AND REPLACED WITH PUBLIC RIGHTS-OF-WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS.



**SEE SHEET 4 OF 4
FOR SHEET 3 LINE AND CURVE TABLES**

SHEET 3 OF 4

Bohannon & Huston
www.bhinc.com 800.877.5332



**BULK LAND PLAT
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CITY OF ALBUQUERQUE
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DECEMBER, 2021**

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S35°21'22"E	40.36'
T2	S57°27'46"W	270.39'
T3	N01°55'34"W	59.86'
T4	N70°17'19"E	102.00'
T5	N70°17'19"E	83.20'
T6	N70°17'19"E	558.57'
T7	S18°43'18"E	46.41'
T8	N19°46'15"W	41.82'
T9	S19°46'16"E	41.93'
T10	S35°21'22"E	23.23'
T11	S14°03'53"E	66.00'
T12	S75°56'07"W	77.00'
T13	N01°55'34"W	267.09'
T14	N01°55'34"W	31.50'
T15	N01°55'34"W	342.36'
T16	N70°17'19"E	289.48'
T17	N34°27'48"E	21.11'
T18	S08°12'51"W	50.48'
T19	S75°56'07"W	251.00'
T20	S75°56'07"W	501.92'

TANGENT DATA		
ID	BEARING	DISTANCE
T21	S75°56'07"W	285.85'
T22	S75°56'07"W	132.57'
T23	S19°42'49"E	81.79'
T24	S04°20'44"W	177.02'
T25	S11°11'03"E	45.23'
T26	S11°11'03"E	148.15'
T27	S29°57'43"E	276.96'
T28	S14°03'53"E	133.02'
T29	N14°03'53"W	33.06'
T30	S14°03'53"E	32.94'
T31	S19°42'49"E	225.88'
T32	S32°08'51"E	185.54'
T33	S14°03'53"E	311.91'
T34	S75°56'07"W	472.29'
T35	S66°45'41"W	262.96'
T36	S19°42'49"E	225.85'
T37	S18°34'59"W	158.29'
T38	S14°03'53"E	346.65'
T39	S83°55'09"W	51.03'
T40	N84°12'23"W	204.10'

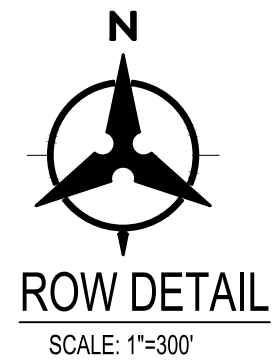
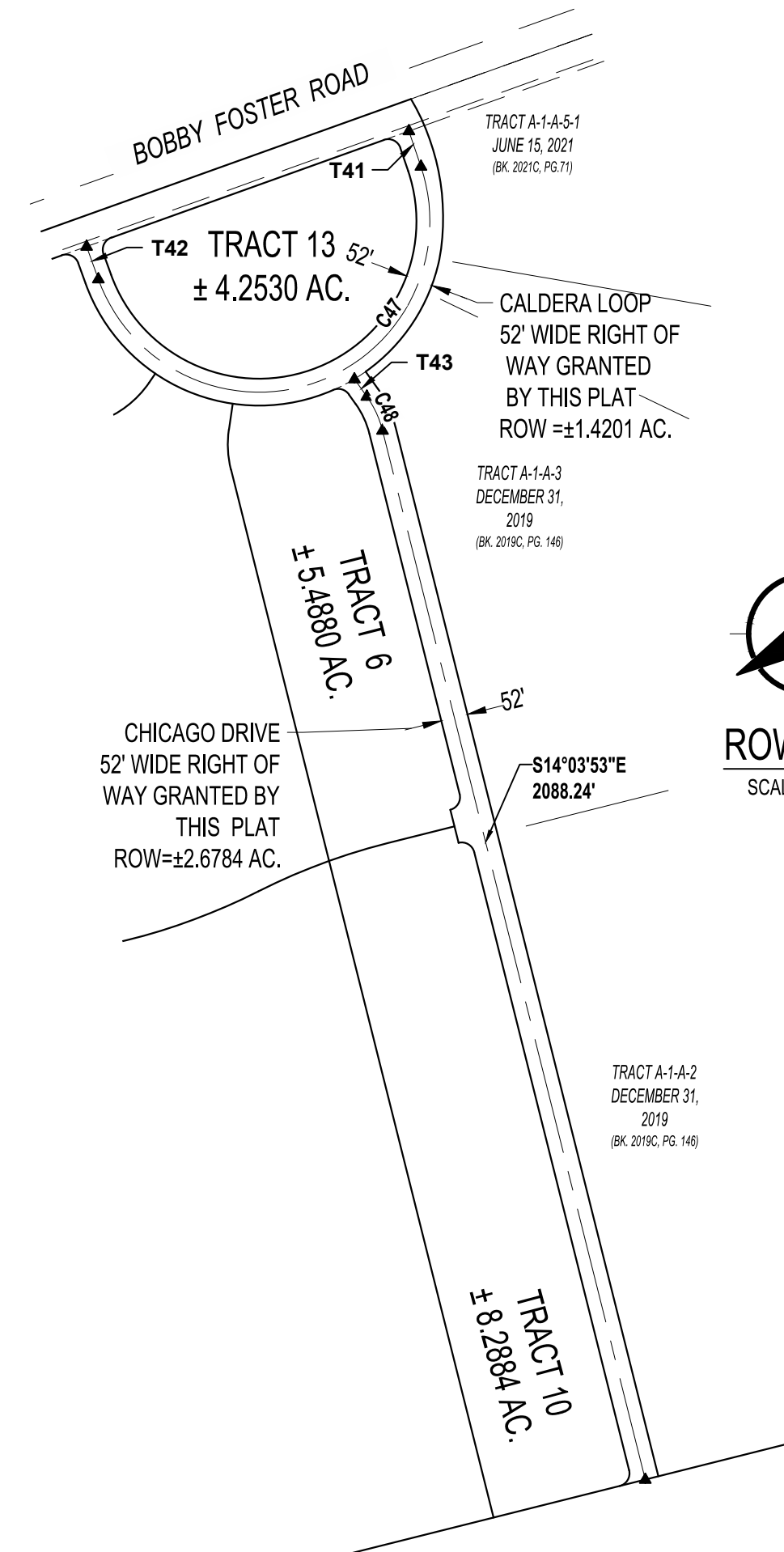
ROW TANGENT DATA		
ID	BEARING	DISTANCE
T41	N18°43'18"W	72.30'
T42	S19°46'15"E	66.88'
T43	S35°21'22"E	41.32'

ROW CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C47	1030.25'	329.88'	35669.78'	178°56'25"	659.74'	N70°45'32"E
C48	72.65'	195.50'	36.75'	21°17'29"	72.23'	S24°42'37"E

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	321.66'	454.34'	167.90'	40°33'50"	314.98'	N10°00'51"W
C2	265.01'	355.88'	138.99'	42°39'56"	258.93'	N33°18'40"E
C3	82.31'	221.50'	41.64'	21°17'29"	81.84'	N24°42'37"W
C4	171.84'	533.00'	86.67'	18°28'21"	171.10'	S66°41'56"W
C5	152.18'	472.00'	76.75'	18°28'21"	151.52'	N66°41'56"E
C6	39.70'	25.00'	25.44'	90°59'23"	35.66'	N64°12'59"W
C7	949.05'	303.88'	32843.76'	178°56'23"	607.74'	N70°45'33"E
C8	39.30'	25.00'	25.03'	90°03'34"	35.37'	S25°15'32"W
C9	39.24'	25.00'	24.97'	89°56'25"	35.34'	N64°44'28"W
C10	583.38'	355.88'	381.11'	93°55'18"	520.22'	S66°43'55"E
C11	72.45'	355.88'	36.35'	11°39'48"	72.32'	N60°28'32"E
C12	34.18'	25.00'	20.37'	78°20'12"	31.58'	N74°31'28"W
C13	62.99'	169.50'	31.86'	21°17'29"	62.63'	N24°42'37"W
C14	39.27'	25.00'	25.00'	90°00'00"	35.36'	N30°56'07"E
C15	39.27'	25.00'	25.00'	90°00'00"	35.36'	N59°03'53"W
C16	39.27'	25.00'	25.00'	90°00'00"	35.36'	N30°56'07"E
C17	223.35'	355.88'	115.49'	35°57'32"	219.70'	S37°45'01"E
C18	161.83'	355.88'	82.34'	26°03'14"	160.44'	S68°45'24"E
C19	198.20'	355.88'	101.74'	31°54'32"	195.64'	N82°15'43"E
C20	125.05'	200.00'	64.65'	35°49'32"	123.03'	N52°22'34"E

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C21	335.93'	800.00'	170.48'	24°03'33"	333.47'	N07°41'02"W
C22	325.25'	1200.00'	163.63'	15°31'47"	324.26'	S03°25'09"E
C23	393.28'	1200.00'	198.42'	18°46'40"	391.52'	S20°34'23"E
C24	332.95'	1200.00'	167.55'	15°53'50"	331.88'	N22°00'48"W
C25	118.62'	1200.00'	59.36'	5°39'49"	118.57'	S73°06'12"W
C26	148.89'	1200.00'	74.54'	7°06'32"	148.79'	S66°43'02"W
C27	372.99'	1200.00'	188.01'	17°48'32"	371.49'	N72°04'01"E
C28	143.30'	1800.00'	71.69'	4°33'41"	143.26'	S78°41'27"W
C29	303.12'	1800.00'	151.92'	9°38'55"	302.76'	S71°35'09"W
C30	108.51'	500.00'	54.47'	12°26'02"	108.29'	S25°55'50"E
C31	408.19'	1000.00'	206.98'	23°23'16"	405.37'	N20°27'13"W
C32	431.66'	1000.00'	219.25'	24°43'57"	428.32'	N03°36'24"E
C33	232.48'	1200.00'	116.60'	11°06'00"	232.11'	S10°25'22"W
C34	266.90'	1200.00'	134.00'	12°44'36"	266.35'	S01°29'56"E
C35	129.73'	1200.00'	64.93'	6°11'39"	129.67'	S10°58'04"E
C36	322.75'	1500.00'	162.00'	12°19'41"	322.12'	N72°55'32"E
C37	437.32'	1500.00'	220.22'	16°42'15"	435.77'	N87°26'30"E
C38	93.21'	533.00'	46.72'	10°01'11"	93.09'	S70°55'32"W
C39	78.63'	533.00'	39.39'	8°27'10"	78.56'	S61°41'21"W
C40	621.75'	3000.00'	311.99'	11°52'28"	620.63'	S89°51'23"W

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C41	259.94'	1200.00'	130.48'	12°24'41"	259.44'	N13°30'28"W
C42	233.29'	1200.00'	117.01'	11°08'19"	232.92'	N01°43'58"W
C43	253.44'	1200.00'	127.20'	12°06'04"	252.97'	N09°53'13"E
C44	55.41'	1200.00'	27.71'	2°38'44"	55.41'	N17°15'37"E
C45	683.78'	1200.00'	351.45'	32°38'52"	674.56'	S02°15'33"W
C46	77.77'	200.00'	39.38'	22°16'45"	77.28'	S02°55'31"E



FIRST CLASS MAIL

January 7, 2021

Patricia Wilson
505 Dartmouth Drive SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol.
DRB# PR-2021-005628 Application # SD-2021-00224 – Bulk Land Plat
Application # SD-2021-00214 – Preliminary/Final Plat

Dear Patricia:

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

The previously submitted Bulk Land Plat and Preliminary Plat referenced above will be separated into two actions. The Bulk Land Plat will include 18 large bulk parcels and the future City Center Subdivision Plat will include 13 new tracts. This letter will serve as a "re" notice of this effort to continue to keep you informed of this process.

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 Bulk Land Subdivision and future City Center Subdivision Plat [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

BULK LAND PLAT

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 a bulk land plat to create 18 new bulk parcels as shown in the attached exhibit.

CITY CENTER SUBDIVISION PLAT – future submittal

6. Legal Description – Future Tract 17 Artiste
7. Area of Property – 134.72 acres
8. Description of request: This request is for a subdivision to create 13 new parcels and granting of right way to support the City Center area of Mesa del Sol.

The Development Review Board Public Hearing for the Bulk Land Plat will be heard on January 12, 2022, starting at 9:00 am via a Zoom call. The information for the Zoom call will

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

MDS City Center
January 7, 2022
Page 2

be published on the City of Albuquerque DRB website on the agenda for January 12th 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/abbgbG8TJ8>

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 mbalaskovits@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,



Michael J. Balaskovits, PE
Senior Vice President
Community Development and Planning Group

Enclosure: Zone Atlas pages
 Bulk Land Plat

FIRST CLASS MAIL

January 7, 2021

Mandy Warr
119 Vassar Drive SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol.
DRB# PR-2021-005628 Application # SD-2021-00224 – Bulk Land Plat
Application # SD-2021-00214 – Preliminary/Final Plat

Dear Mandy:

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

The previously submitted Bulk Land Plat and Preliminary Plat referenced above will be separated into two actions. The Bulk Land Plat will include 18 large bulk parcels and the future City Center Subdivision Plat will include 13 new tracts. This letter will serve as a "re" notice of this effort to continue to keep you informed of this process.

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 Bulk Land Subdivision and future City Center Subdivision Plat [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

BULK LAND PLAT

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 a bulk land plat to create 18 new bulk parcels as shown in the attached exhibit.

CITY CENTER SUBDIVISION PLAT – future submittal

6. Legal Description – Future Tract 17 Artiste
7. Area of Property – 134.72 acres
8. Description of request: This request is for a subdivision to create 13 new parcels and granting of right way to support the City Center area of Mesa del Sol.

The Development Review Board Public Hearing for the Bulk Land Plat will be heard on January 12, 2022, starting at 9:00 am via a Zoom call. The information for the Zoom call will

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MDS City Center
January 7, 2022
Page 2

be published on the City of Albuquerque DRB website on the agenda for January 12th 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/abbgbG8TJ8>

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 mbalaskovits@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,

A handwritten signature in black ink, appearing to read 'Michael J. Balaskovits', with a long horizontal line extending to the right.

Michael J. Balaskovits, PE
Senior Vice President
Community Development and Planning Group

Enclosure: Zone Atlas pages
 Bulk Land Plat

FIRST CLASS MAIL

January 7, 2021

David Mills
2400 Cunningham Avenue SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol.
DRB# PR-2021-005628 Application # SD-2021-00224 – Bulk Land Plat
Application # SD-2021-00214 – Preliminary/Final Plat

Dear David:

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

The previously submitted Bulk Land Plat and Preliminary Plat referenced above will be separated into two actions. The Bulk Land Plat will include 18 large bulk parcels and the future City Center Subdivision Plat will include 13 new tracts. This letter will serve as a "re" notice of this effort to continue to keep you informed of this process.

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 Bulk Land Subdivision and future City Center Subdivision Plat [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

BULK LAND PLAT

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 a bulk land plat to create 18 new bulk parcels as shown in the attached exhibit.

CITY CENTER SUBDIVISION PLAT – future submittal

6. Legal Description – Future Tract 17 Artiste
7. Area of Property – 134.72 acres
8. Description of request: This request is for a subdivision to create 13 new parcels and granting of right way to support the City Center area of Mesa del Sol.

The Development Review Board Public Hearing for the Bulk Land Plat will be heard on January 12, 2022, starting at 9:00 am via a Zoom call. The information for the Zoom call will

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Advanced Technologies ▲

MDS City Center
January 7, 2022
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be published on the City of Albuquerque DRB website on the agenda for January 12th 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/abbgbG8TJ8>

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 mbalaskovits@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,



Michael J. Balaskovits, PE
Senior Vice President
Community Development and Planning Group

Enclosure: Zone Atlas pages
 Bulk Land Plat

FIRST CLASS MAIL

January 7, 2021

Cathy Burns
2201 Stieglitz Avenue SE
Albuquerque, NM 87106

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol.
DRB# PR-2021-005628 Application # SD-2021-00224 – Bulk Land Plat
Application # SD-2021-00214 – Preliminary/Final Plat

Dear Cathy:

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

The previously submitted Bulk Land Plat and Preliminary Plat referenced above will be separated into two actions. The Bulk Land Plat will include 18 large bulk parcels and the future City Center Subdivision Plat will include 13 new tracts. This letter will serve as a "re" notice of this effort to continue to keep you informed of this process.

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 Bulk Land Subdivision and future City Center Subdivision Plat [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

BULK LAND PLAT

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 a bulk land plat to create 18 new bulk parcels as shown in the attached exhibit.

CITY CENTER SUBDIVISION PLAT – future submittal

6. Legal Description – Future Tract 17 Artiste
7. Area of Property – 134.72 acres
8. Description of request: This request is for a subdivision to create 13 new parcels and granting of right way to support the City Center area of Mesa del Sol.

The Development Review Board Public Hearing for the Bulk Land Plat will be heard on January 12, 2022, starting at 9:00 am via a Zoom call. The information for the Zoom call will

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

MDS City Center
January 7, 2022
Page 2

be published on the City of Albuquerque DRB website on the agenda for January 12th 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/abbgbG8TJ8>

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 mbalaskovits@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,



Michael J. Balaskovits, PE
Senior Vice President
Community Development and Planning Group

Enclosure: Zone Atlas pages
 Bulk Land Plat

Bohannan  **Huston**

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

MANDY WARR
119 VASSAR DRIVE SE
ALBUQUERQUE, NM 87106



US POSTAGE
\$00.73⁰

First-Class

Mailed From 87109
01/07/2022
032A 0061857541

Bohannan  **Huston**

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

PATRICIA WILSON
505 DARTMOUTH DRIVE SE
ALBUQUERQUE, NM 87106



US POSTAGE
\$00.73⁰

First-Class

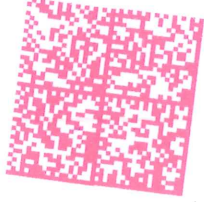
Mailed From 87109
01/07/2022
032A 0061857541

Houston

Courtyard 1

7500 Jefferson St. NE
Albuquerque, NM
87109-4335

CATHY BURNS
2201 STIEGLITZ AVENUE SE
ALBUQUERQUE, NM 87106



US POSTAGE
\$00.73⁰

First-Class
Mailed From 87109
01/07/2022

032A 0061857541

Bohannon  **Houston**

Courtyard 1

7500 Jefferson St. NE
Albuquerque, NM
87109-4335

DAVID MILLS
2400 CUNNINGHAM AVENUE SE
ALBUQUERQUE, NM 87106



US POSTAGE
\$00.73⁰

First-Class
Mailed From 87109
01/07/2022

032A 0061857541

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, January 7, 2022 10:50 AM
To: 'catburns87106@gmail.com'; 'dmills544@gmail.com'; Mandy Warr; P. Davis Willson
Cc: Michael Balaskovits; Racquel Michel
Subject: Public Notice - "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol
Attachments: 03-IDOZoneAtlasPages.pdf; PLAT MDS Tr A-1-A-1-A_1.6.22.pdf

Re: "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol.
DRB# PR-2021-005628 Application # SD-2021-00224 – Bulk Land Plat
Application # SD-2021-00214 – Preliminary/Final Plat

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

The previously submitted Bulk Land Plat and Preliminary Plat referenced above will be separated into two actions. The Bulk Land Plat will include 18 large bulk parcels and the future City Center Subdivision Plat will include 13 new tracts. This letter will serve as a "re" notice of this effort to continue to keep you informed of this process.

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 Bohannan Huston, Inc. will be submitting an application for a Bulk Land Subdivision and future City Center Subdivision Plat [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 - Bohannan 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

BULK LAND PLAT

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 a bulk land plat to create 18 new bulk parcels as shown in the attached exhibit.

CITY CENTER SUBDIVISION PLAT – future submittal

6. Legal Description – Future Tract 17 Artiste
7. Area of Property – 134.72 acres
8. Description of request: This request is for a subdivision to create 13 new parcels and granting of right way to support the City Center area of Mesa del Sol.

The Development Review Board Public Hearing for the Bulk Land Plat will be heard on January 12, 2022, 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 January 12th 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>

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 mbalaskovits@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,

Michael J. Balaskovits, PE
Senior Vice President
Community Development and Planning Group

Enclosure: Zone Atlas pages
 Bulk Land Plat

Julie Cordova-Miller

From: Microsoft Outlook
To: catburns87106@gmail.com; dmills544@gmail.com
Sent: Friday, January 7, 2022 10:50 AM
Subject: Relayed: Public Notice - "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[catburns87106@gmail.com \(catburns87106@gmail.com\)](mailto:catburns87106@gmail.com)

[dmills544@gmail.com \(dmills544@gmail.com\)](mailto:dmills544@gmail.com)

Subject: Public Notice - "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol

Julie Cordova-Miller

From: Microsoft Outlook
To: Mandy Warr
Sent: Friday, January 7, 2022 10:50 AM
Subject: Relayed: Public Notice - "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

[Mandy Warr \(mandy@theremedyspa.com\)](mailto:mandy@theremedyspa.com)

Subject: Public Notice - "RE" Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol

[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*: 1/7/22

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)*: Mesa del Sol Neighborhood Association

Name of NA Representative*: Cathy Burns

Email Address* or Mailing Address* of NA Representative¹: catburns87106@gmail.com

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: resubmittal of Bulk Land Plat

Summary of project/request²*:

This is a revised notice of a platting effort submitted to to the city (DRB# PR-2021-005628, Application # SD-2021-00214 Preliminary Plat and SD-2021-00224 Bulk Land Plat)

It has been requested that the Bulk Land Plat (SD-2021-00224) be separated from the Preliminary Plat and they be heard as two separate actions.

The Bulk Land Plat now includes 18 large bulk parcel and the preliminary plat will includes 13 tracts in the future for Tract 17 of Artiste

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*: 1/12/2022

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:

emailmbalaskovits@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 Waiver is included for tract 1-18.

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:

A meeting request was previously sent out for this similar request and a meeting was not requested at the time.

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>

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, January 7, 2022 11:33 AM
To: catburns87106@gmail.com
Cc: Michael Balaskovits; Racquel Michel
Subject: Public Notice - Re Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol
Attachments: C Burns_NA_Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf

Attached is a re-notification of a proposed Project in the City of Albuquerque.

Julie Cordova Miller

Senior Administrative Assistant
Community Development and Planning
Structural Engineering

Bohannan Huston

p. 505.823.1000 | d. 505.798.7951 | c. 505.203.0004

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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*: 1/7/22

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)*: Mesa del Sol Neighborhood Association

Name of NA Representative*: David Mills

Email Address* or Mailing Address* of NA Representative¹: dmills544@gmail.com

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: resubmittal of Bulk Land Plat

Summary of project/request²*:

This is a revised notice of a platting effort submitted to to the city (DRB# PR-2021-005628, Application # SD-2021-00214 Preliminary Plat and SD-2021-00224 Bulk Land Plat)

It has been requested that the Bulk Land Plat (SD-2021-00224) be separated from the Preliminary Plat and they be heard as two separate actions.

The Bulk Land Plat now includes 18 large bulk parcel and the preliminary plat will includes 13 tracts in the future for Tract 17 of Artiste

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*: 1/12/2022

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:

emailmbalaskovits@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 Waiver is included for tract 1-18.

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:

A meeting request was previously sent out for this similar request and a meeting was not requested at the time.

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>

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, January 7, 2022 11:33 AM
To: dmills544@gmail.com
Cc: Michael Balaskovits; Racquel Michel
Subject: Public Notice - Re Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol
Attachments: D Mills_NA_Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf

Tracking:	Recipient	Delivery
	dmills544@gmail.com	
	Michael Balaskovits	Delivered: 1/7/2022 11:33 AM
	Racquel Michel	Delivered: 1/7/2022 11:33 AM

Attached is a re-notification of a proposed Project in the City of Albuquerque.

Julie Cordova Miller

Senior Administrative Assistant
Community Development and Planning
Structural Engineering

Bohannan Huston

p. 505.823.1000 | d. 505.798.7951 | c. 505.203.0004

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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*: 1/7/22

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)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Mandy Warr

Email Address* or Mailing Address* of NA Representative¹: mandy@theremedyspa.com

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: resubmittal of Bulk Land Plat

Summary of project/request²*:

This is a revised notice of a platting effort submitted to to the city (DRB# PR-2021-005628, Application # SD-2021-00214 Preliminary Plat and SD-2021-00224 Bulk Land Plat)

It has been requested that the Bulk Land Plat (SD-2021-00224) be separated from the Preliminary Plat and they be heard as two separate actions.

The Bulk Land Plat now includes 18 large bulk parcel and the preliminary plat will includes 13 tracts in the future for Tract 17 of Artiste

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*: 1/12/2022

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:

emailmbalaskovits@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 Waiver is included for tract 1-18.

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:

A meeting request was previously sent out for this similar request and a meeting was not requested at the time.

³ Physical address or Zoom link

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

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[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>

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, January 7, 2022 11:34 AM
To: Mandy Warr
Cc: Michael Balaskovits; Racquel Michel
Subject: Public Notice - Re Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol
Attachments: M Warr_NA_Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf

Attached is a re-notification of a proposed Project in the City of Albuquerque.

Julie Cordova Miller

Senior Administrative Assistant
Community Development and Planning
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Bohannon Huston

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for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 1/7/22

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Neighborhood Association (NA)*: District 6 Coalition of Neighborhood Associations

Name of NA Representative*: Patricia Willson

Email Address* or Mailing Address* of NA Representative¹: info@willsonstudio.com

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)
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Date/Time*: 1/12/2022

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.

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

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Additional Information [Optional]:

From the IDO Zoning Map⁶:

- 1. Area of Property [typically in acres] 1598.64 AC
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- Current Land Use(s) [vacant, if none] Vacant
-

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IDO Interactive Map

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Cc: _____ [Other Neighborhood Associations, if any]

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

Julie Cordova-Miller

From: Julie Cordova-Miller
Sent: Friday, January 7, 2022 11:33 AM
To: P. Davis Willson
Cc: Michael Balaskovits; Racquel Michel
Subject: Public Notice - Re Notification of Bulk Land Subdivision and Subdivision Plat at Mesa del Sol
Attachments: P Willson_NA_Emailed-Mailed-Notice-PublicMeetingHearing-Print&Fill.pdf

Attached is a re-notification of a proposed Project in the City of Albuquerque.

Julie Cordova Miller

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