



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-2021-005628

Application No. SD-2021-00214

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: February 2nd, 2022 HEARING DATE OF DEFERRAL: February 9th, 2022

SUBMITTAL DESCRIPTION: This is a resubmittal of the City Center Preliminary Plat associated with the recently approved Bulk Land Plat Artiste. The recording of the Bulk Land Plat will be occurring soon. This supplemental information includes the following:

1. Comment Response Letter
2. Updated Platting effort based on past comments.
3. Revised infrastructure List / Conceptual Utility Plan
4. Re-submittal of Re-notficiation that occurred during the bulk land plat.

CONTACT NAME: Racquel Michel or Michael Balaskovits

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

February 4, 2022

Jay Rodenbeck
Senior Planner
City of Albuquerque Planning Department
600 2nd St NW, Albuquerque, NM 87102

**Re: Summary of Modifications to address DRB Comments
Preliminary Replat of Tract 17, Bulk Land Plat of Artiste
PR-2021-005628/SD-2021-00214**

Dear Mr. Rodenbeck,

The following spreadsheet outlines the modifications that have been made to the Preliminary Plat for Tract 17 Artiste (PR-2021-005528/SD-2021-00214) to address the DRB comments received and to present this preliminary plat again in this Tract 17 capacity.

In addition, we are officially submitting the infrastructure list and exhibit for ease of understanding the expected requirements:

Please contact me if you have any questions or concerns and we look forward to further discussion at the Development Review Board.

Sincerely,

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

Mike Balaskovits, PE
Senior Vice President, CDP

Attachments:

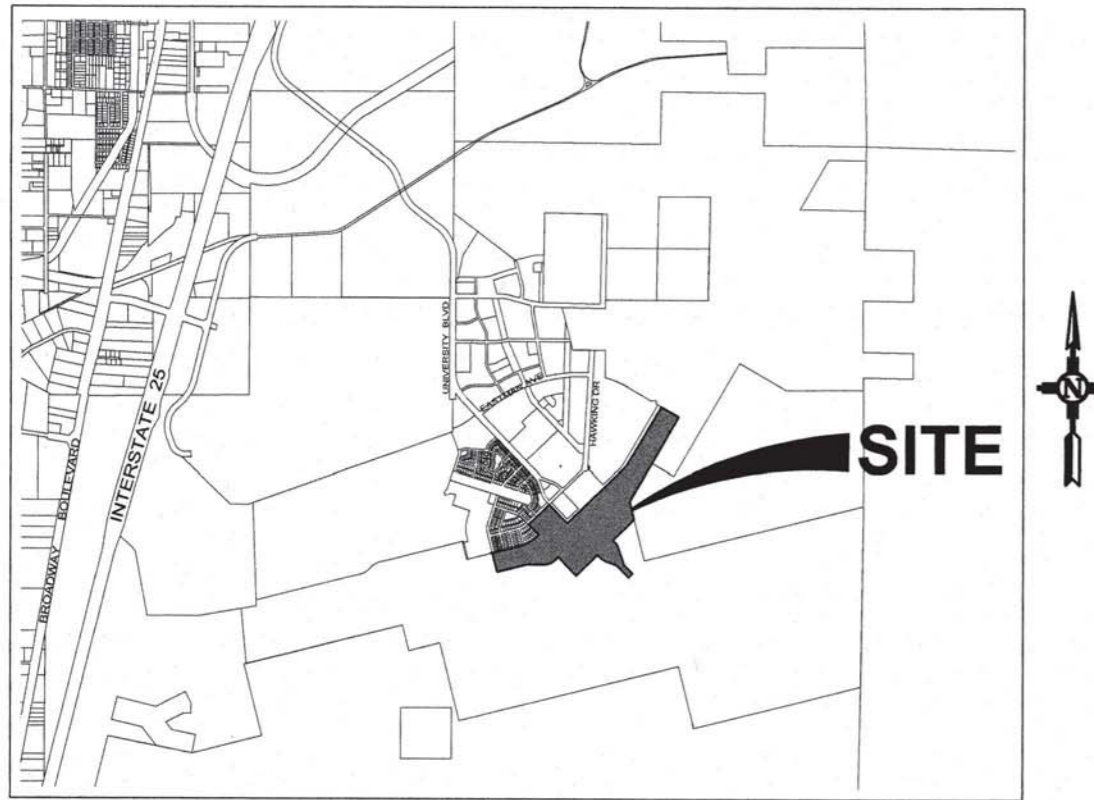
***Preliminary Replat of Tract 17
Revised Infrastructure List and exhibit***

PR-2021-005628/SD-2021-00224 DRB Comments Received 1/12/22

Status	Subject	Commentor	Comment	Drawing Revision Required (yes or no)	Revised sheet #	Response, if necessary
No action necessary	Preliminary Plat	ABCWUA	1. Please revise the easement callout to say “public water” and “public sewer” and to make distinct from “utilities”.			This comment was specific to the Bulk Land Plat and not necessary for this action.
	Preliminary Plat	ABCWUA	2. The agenda item summary includes dedication of right-of-way for MDS town center. Please confirm this portion of the project is not applicable to the current bulk plat.			The granting of MDS Blvd is applicable to this Preliminary Plat.
	Preliminary Plat	ABCWUA	4c. Future Subdivision Infrastructure Lists:			The design team is still working with ABCWUA regarding comments. Extents have been updated to reflect the current site plan as well as the existing/proposed conditions of this line.
	Preliminary Plat	ABCWUA	i. Please provide a utility plan to assist in the review of the infrastructure list. This shall include water, sanitary sewer and non-potable.			A conceptual Utility plan has been provided with this submittal.
	Preliminary Plat	ABCWUA	ii. Improvements are anticipated to be required for this project. Upon issuance of the Serviceability Letter, include the public infrastructure items in the infrastructure list.			Serviceability letter still noted reviewing; however, based on the previous Stantec report along with the original level B analysis, the water and sewer lines anticipated in the area has been reflected on the infrastructure list.
	Preliminary Plat	ABCWUA	iii. Changes are necessary to the infrastructure list to ensure compliance with the Stantec report which covers this area.			Changes have been made to ensure compliance with the Stantec report.
	Preliminary Plat: Infrastructure List	ABCWUA	iv. Revisions to the required infrastructure sizing shown in the Stantec report may be allowed if supporting justification is provided. This would typically include a more detailed analysis of this area in the context of the entire Level B area.			The sizing has been made consistent with the Stantec report.
	Preliminary Plat: Infrastructure List	ABCWUA	v. A sewer pump station is also required for this area to gain service. The applicant shall provide the anticipated flow from this development area compared with the total anticipated build-out flows to the pump station. This information is necessary to size the force main coming from the pump station. 1. The lift station and force main need to be included in the infrastructure list.			The forcemain and lift station have been included. The current forcemain size is noted as 12” maximum and anticipated to be confirmed during design.
	Preliminary Plat: Infrastructure List	ABCWUA	vi. The non-potable line is currently required to be a 16-inch diameter main. This is based upon a draft non-potable master plan for Mesa del Sol. A final version of this report is required to confirm the non-potable main sizing.			a non-potable line has been added to the miscellaneous improvements section.
	Preliminary Plat: Infrastructure List	ABCWUA	vii. Justification of the proposed water distribution main sizing will be required including an estimation of the required fire flow demands. This information is required to confirm if the proposed mains are sufficiently sized for anticipated users.			

			1. The non-potable infrastructure needs to be included on the infrastructure list.			
	Preliminary Plat:	Code Enforcement	All guidelines and requirements of the Mesa del Sol development plan must be met. Including ARC approval.			a non- potable line has been added to the miscellaneous improvements section.
	Preliminary Plat:	Code Enforcement	Where silent, IDO standards apply. Including, but not limited to IDO section 5-3-C-2 and 5-3-C-3, Access and Connectivity and 5-3-D-2-B, Sidewalks. IDO section 5-4, Subdivision of Land and 6-6-L, Subdivision of Land-Major. All streets, driveways, drive aisles, and access per DPM.			No action necessary.
	Preliminary Plat:	Transportation	1. Include the corresponding sheet showing roadway network from the Masterplan with the submittal. On the sheet with cross-sections, reference the corresponding road cross-section number from the Masterplan, which differentiates between "Transit-ways" and "Non-Transitways", "Industrial" versus "Residential", etc.			See attached Exhibit A.
	Preliminary Plat:	Transportation	2. On the exhibit, indicate which roads are proposed to be one-way and show patterns from the existing street network.			See attached Exhibit A.
	Preliminary Plat:	Transportation	3. The TIS form submitted is for the bulk land plat which would not have corresponding road infrastructure. However, with the proposed roadway network, a Traffic Impact Study is needed to establish when Mesa del Sol will be extended further, when University needs to be widened, and what types of minor improvements may be needed with regard to auxiliary lanes within the proposed roadway network.			After recent discussions we understand that a traffic study is not necessary for this platting effort but rather will be required upon future site development projects.
	Preliminary Plat:	Transportation	4. For Mesa del Sol, it needs to be indicated that there is a temporary turnaround, if it is not going to be extended.			Understood.
	Preliminary Plat:	Transportation	5. Curves are needed at the intersection property corners. Sight distance concerns need to be met.			Curves have been provided as necessary to the various intersections.
	Preliminary Plat:	Transportation	6. On the infrastructure list, beyond the couplets, list roadway widths accurately for University Boulevard and Mesa del Sol Boulevard.			The roadway widths are inline with street sections. It is anticipated that the full street will be built (minus the transit at this time)
	Preliminary Plat:	Transportation	7. On Section A-A, list Cather as one of the roads represented.			Cather has been added.
	Preliminary Plat:	Transportation	8. On the infrastructure list for Mesa del Sol, a gap is left between Felini and West University Boulevard. Represent the road section for this area on the infrastructure list.			
	Preliminary Plat:	Transportation	9. List sidewalk widths on the infrastructure list.			Sidewalk width shall be built per the approved Level B.
	Preliminary Plat:	Transportation	10. Provide a streetlighting exhibit, and propose necessary lighting and appurtenances on the infrastructure list.			The street lighting details of this area intended to be included in the design documents once they are prepared.
Complete	Preliminary Plat:	Hydrology	Hydrology has an approved Conceptual Grading and Drainage Plan (R16D097B) with engineer's stamp date of 10/21/21	No	-	Acknowledged. No actions necessary
Complete	Preliminary Plat:	NMDOT	NMDOT has no comments at this time.	No	-	Acknowledged. No actions necessary
Complete	Preliminary Plat:	Planning	Plat has City Surveyor, surveyor and property owner signatures as required. Plat has all required notes	No	-	Acknowledged. No actions necessary

**TRACTS A THRU M
CITY CENTER
BEING A REPLAT OF TRACT 17 OF ARTISTE
(BULK LAND PLAT, TRACTS 1 THROUGH 18, ARTISTE)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2022**



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

A certain tract of land being Tract 17 situate within Sections 22, 23, 27, Township 9 North, Range 3 East N.M.P.M. City of Albuquerque, Bernalillo County, New Mexico, Tract 17, 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, filed in the Office of the County Clerk, Bernalillo County in Doc No. _____, filed on in Bk. _____ Page _____

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 2/1/22
Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

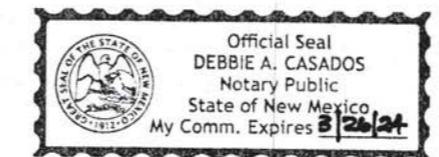
State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 1 day of February 2022

by Steve B. Chavez, MDS INVESTMENTS, LLC

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



NOTES

- Tract is subject to Flood Zone X as designated on FIRM Map 35001C0555H, revised August 16, 2012.
- 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.
- Distances are ground distances "US SURVEY FOOT".
- Plat bearings and distances are the same as shown on record plats referenced hereon.
- 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".
- 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".
- 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

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.

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 2-1-22
Barry S. Phillips Date:



SUBDIVISION DATA

- DRB No. _____
- Zone Atlas Index No.: R-15, R-16, R-17, S-15, S-16, S-17, T-15, T-16, T-17.
- Gross Subdivision Acreage: 134.7249 Acres.
- Total Number of Tracts Created: 13 New Tracts with New Right-of-Way as shown.
- Total Right-of-Way to be dedicated via this plat is 37.7673 Acres.
- Total mileage of Right-of-Way created: 3.97 miles.
- Plat is located within Sections 22, 23, 27, T 9 N, R 3 E; N.M.P.M.
- Date of Survey: February, 2022.
- Zoning: PC.

PURPOSE OF PLAT

The purpose of this Replat is to subdivide one (1) tract into thirteen (13) tracts, Tracts A thru M, and to create public streets in Tract 17 as the same is shown and designated in Bulk Land Plat Tracts 1 Through 18, Artiste (Replat of Tract A-1-A-1-A, Mesa Del Sol Innovation Park), in Doc No. _____, filed on _____ in Bk. _____, Page _____.

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- 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.
- 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.

PROJECT NUMBER: _____

Application Number: _____

**PLAT APPROVAL
Utility Approvals:**

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Century Link	_____	Date
Comcast	_____	Date

City Approvals:

<i>Loren N. Risenhoover P.S.</i>	<u>2/4/2022</u>
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 #

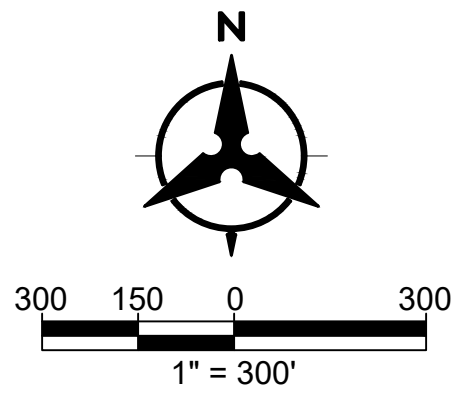
TRACT A-1-A-1-A: UPC #101505026528120101

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

BERNALILLO COUNTY TREASURER'S OFFICE DATE _____

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**TRACTS A THRU M
CITY CENTER
BEING A REPLAT OF TRACT 17 OF ARTISTE
(BULK LAND PLAT, TRACTS 1 THROUGH 18, ARTISTE)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2022**



ALBUQUERQUE GEODETIC REFERENCE STATION "3-Q16"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,457,045.094 USft E = 1,533,498.782 USft
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390 USft

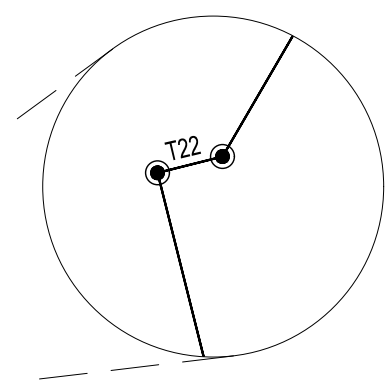
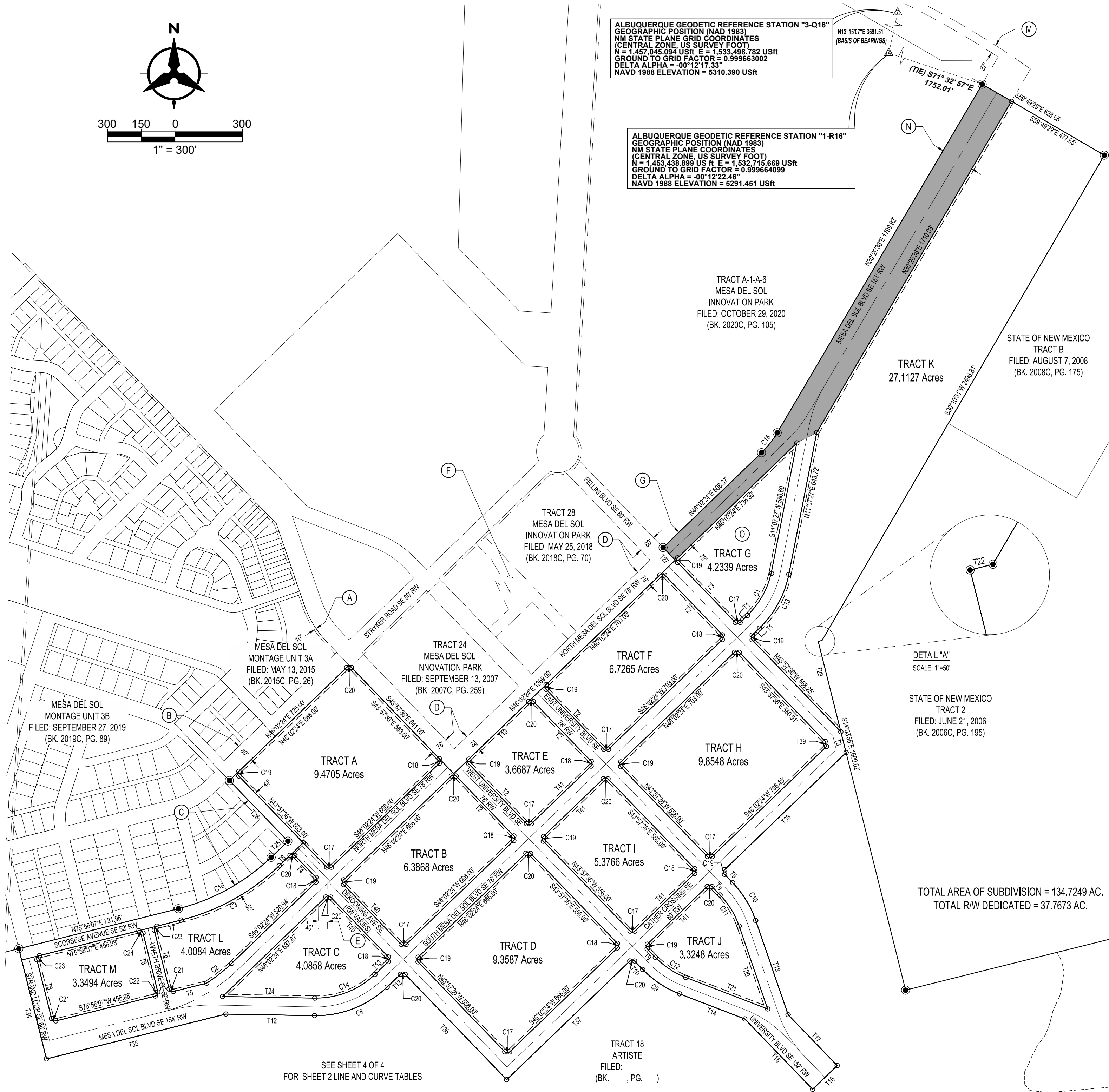
ALBUQUERQUE GEODETIC REFERENCE STATION "1-R16"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,453,438.899 USft E = 1,532,715,668 USft
GROUND TO GRID FACTOR = 0.999664099
DELTA ALPHA = -00°12'22.46"
NAVD 1988 ELEVATION = 5291.451 USft

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:
1. SEE SHEET # OF 4 FOR TANGENT AND CURVE TABLES.
2. SEE SHEET # OF 4 FOR EASEMENT KEYED NOTES.

- EXISTING EASEMENT KEY NOTES**
- (A) EXISTING 10' PUBLIC UTILITY EASEMENT FILED: SEPTEMBER 13, 2007 (BK 2007C, PG 259)
 - (B) EXISTING 80' PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FILED: JULY 11, 2011 (BK 2011C, PG 66)
 - (C) EXISTING PUBLIC ROADWAY EASEMENT DOC. NO. 2015020311
 - (D) 78' PUBLIC RIGHT OF WAY (RECORDED BULK LAND PLAT OF TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK) FILED: MAY 25, 2018 (BK 2018C, PG 70)
 - (E) EXISTING 40' PUBLIC STORM DRAIN EASEMENT (DOC NO. 20150023572)
 - (F) PUBLIC DRAINAGE EASEMENT RECORDED BULK LAND PLAT TRACTS 28 & A-1-A MESA DEL SOL INNOVATION PARK) FILED: MAY 25, 2018 (BK 2018C, PG 70)
 - (G) EXISTING 78' PUBLIC DRAINAGE EASEMENT FILED: MAY 25, 2018 (BK 2018C, PG 70)
 - (H) EXISTING 10' UNDERGROUND COMMUNICATION EASEMENT GRANTED TO MCIMETRO ACCESS TRANSMISSION SERVICES, LLC FILED: JULY 27, 2009 DOCUMENT NO. 2009084209
 - (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
 - (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
 - (K) EXISTING 40' WIDE EASEMENT GRANTED TO WEST EMERALD PIPELINE CORP DATED: AUGUST 11, 1958 NOT OF PUBLIC RECORD PROVIDED BY STATE LAND OFFICE
 - (L) EXISTING 30' PERMIT FOR RIGHT OF WAY AND EASEMENT FOR A PRIMARY DISTRIBUTION LINE GRANTED TO PNM DATED: APRIL 28, 1969
 - (M) EXISTING 37' ABCWUA UTILITY EASEMENT FILED: (BK. , PG.)
 - (N) EXISTING PUBLIC ROADWAY EASEMENT GRANTED TO ABCWUA (WIDTH VARIES) FILED: JANUARY 31, 2022 DOCUMENT NO. 2022010128
 - (O) TEMPORARY RETENTION POND EASEMENT FILED: JANUARY 25, 2022 DOCUMENT NO. 2022008148



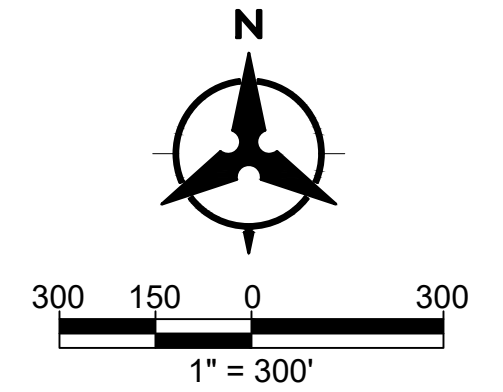
SEE SHEET 4 OF 4
FOR SHEET 2 LINE AND CURVE TABLES

TRACT 18
ARTISTE
FILED: (BK. , PG.)



Plotted by: AHUGG
P:\2022\2022SURVEY\02_OFFICE\06_PLAT\MDS City Center\2022\2022_MDS_City_Center_Plat.dwg

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LEGEND

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- ✕ SET CHISELED MARK IN CONCRETE
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- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING RIGHT-OF-WAY LINE

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

RIGHT-OF-WAY CL TANGENT DATA		
ID	BEARING	DISTANCE
T43	S14°03'55"E	59.31'
T44	N46°02'24"E	731.44'
T45	N43°57'36"W	439.00'
T46	N43°57'36"W	439.00'
T47	N43°57'36"W	439.00'
T48	N43°57'36"W	107.00'
T49	N43°57'36"W	107.00'
T50	N43°57'36"W	205.00'
T51	N46°02'24"E	7.00'
T52	S14°03'53"E	376.11'
T53	S14°03'53"E	377.00'
T54	N46°02'24"E	137.00'
T55	N43°57'36"W	251.03'
T56	N46°02'24"E	100.00'

RIGHT-OF-WAY CL CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C25	148.76'	546.50'	74.84'	15°35'48"	148.30'	N38°14'30"E
C26	184.27'	546.50'	93.02'	19°19'10"	183.40'	S20°47'01"W
C27	181.08'	415.00'	92.00'	25°00'00"	179.64'	N31°27'36"W
C28	222.53'	510.00'	113.06'	25°00'00"	220.77'	S31°27'36"E
C29	222.53'	510.00'	113.06'	25°00'00"	220.77'	N56°27'36"W
C30	181.08'	415.00'	92.00'	25°00'00"	179.64'	S56°27'36"E
C31	36.73'	762.00'	18.37'	2°45'43"	36.73'	N74°33'16"E
C32	200.72'	762.00'	100.94'	15°05'32"	200.14'	S83°28'53"W
C33	360.86'	762.00'	183.88'	27°08'00"	357.49'	N59°36'24"E
C34	325.85'	415.00'	171.85'	44°59'15"	317.54'	N68°32'01"E
C35	252.90'	415.00'	130.51'	34°54'57"	249.01'	N28°34'55"E

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



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FEBRUARY, 2022**

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	DID NOT USE					
C5	DID NOT USE					
C6	DID NOT USE					
C7	DID NOT USE					
C8	44°59'15" LT	187.99'	356.47'	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'
C17	90°00'00" RT	15.00'	23.56'	15.00'	N88°57'36"W	21.21'
C18	90°00'00" RT	15.00'	23.56'	15.00'	S01°02'24"W	21.21'
C19	90°00'00" RT	15.00'	23.56'	15.00'	N01°02'24"E	21.21'
C20	90°00'00" RT	15.00'	23.56'	15.00'	S88°57'36"E	21.21'
C21	90°00'00" RT	15.00'	23.56'	15.00'	N59°03'53"W	21.21'
C22	90°00'00" RT	15.00'	23.56'	15.00'	S30°56'07"W	21.21'
C23	90°00'00" RT	15.00'	23.56'	15.00'	N30°56'07"E	21.21'
C24	90°00'00" RT	15.00'	23.56'	15.00'	S59°03'53"E	21.21'

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N46°02'24"E	45.00'
T2	N43°57'36"W	370.00'
T3	S14°03'55"E	23.18'
T4	S43°57'36"E	136.00'
T5	S75°56'07"W	153.59'
T6	N14°03'53"W	270.00'
T7	N75°56'07"E	112.00'
T8	N46°02'24"E	66.38'
T9	N43°57'36"W	52.00'
T10	N43°57'36"W	52.00'
T11	DID NOT USE	
T12	S88°58'21"E	394.70'
T13	N46°02'24"E	82.00'
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	370.00'
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	DID NOT USE	
T30	DID NOT USE	
T31	DID NOT USE	
T32	DID NOT USE	
T33	DID NOT USE	
T34	S14°03'53"E	506.00'
T35	N75°56'07"E	822.55'
T36	S43°57'36"E	651.00'
T37	N46°02'24"E	761.00'
T38	N46°02'24"E	750.43'
T39	S14°03'55"E	23.18'
T40	N43°57'36"W	370.00'
T41	S46°02'24"W	370.00'
T42	DID NOT USE	



Current DRC
Project No. _____

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

Figure 12

INFRASTRUCTURE LIST

DRB Project No. PR-2021-005628

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

**MESA DEL SOL CITY CENTER PLAT
A REPLAT OF TRACT 17 ARTISTE BULK LAND 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
PUBLIC ROADWAY IMPROVEMENTS									
		32' F-F (151' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK, & MULTI USE TRAIL	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUplet (NORTH EAST OF TRACT G)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUplet (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, 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, PCC CURB & GUTTER, SIDEWALK	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUplet (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUplet (WEST OF TRACT C)	/	/	/
		39' F-F AND 41' F-F (154' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, 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, PCC CURB & GUTTER, SIDEWALK	EAST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUplet (SOUTH EAST OF TRACT J)	/	/	/
		46' F-F (78' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	WEST UNIVERSITY BLVD	NORTH MESA DEL SOL BLVD	SOUTHERN UNIVERSITY BLVD COUplet (SOUTH EAST OF TRACT J)	/	/	/
		36' F-F and 39' F-F (152' RIGHT OF WAY FULL STREET IMPROVEMENTS)	ARTERIAL PAVING, PCC CURB & GUTTER, SIDEWALK	UNIVERSITY BLVD	SOUTHERN UNIVERSITY BLVD COUplet (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		48' F-F (80' RIGHT OF WAY HALF STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		46' F-F (66' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		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)	PAVEMENT, CURB AND GUTTER, SIDEWALK	STRAND LOOP	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/

		28' F-F (62' RIGHT OF WAY FULL STREET IMPROVEMENTS)	PAVEMENT, CURB AND GUTTER, SIDEWALK	WYETH DR	SCORSESE AVE	MESA DEL SOL BLVD	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		30" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	FELLINI BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY (NORTH WEST OF TRACT K)	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	SOUTH MESA DEL SOL BLVD	FELLINI BLVD	TRACT C	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	CATHER XING	FELLINI BLVD	EAST UNIVERSITY BLVD	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	CATHER XING	FELLINI BLVD	DEKOONING AVE	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	FELLINI BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	EAST UNIVERSITY BLVD	STRYKER RD	CATHER XING	/	/	/
		16" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	UNIVERSITY BLVD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	TRACT N	/	/	/
		12" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	WEST UNIVERSITY BLVD	STRYKER RD	SOUTHERN UNIVERSITY COUPLET (SOUTH EAST OF TRACT J)	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	DEKOONING AVE	SCORSESE AVE	NORTH MESA DEL SOL BLVD	/	/	/
		10" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	DEKOONING AVE	NORTH MESA DEL SOL BLVD	CATEHR XING	/	/	/
		8" DIA.	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS	STRAND LOOP	MESA DEL SOL BLVD	SCORSESE AVE	/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	MESA DEL SOL BLVD	LEVEL B BOUNDARY	EASTERN OF TRACT G	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	EAST UNIVERSITY BLVD	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	SOUTH MESA DEL SOL BLVD	CATHER XING	/	/	/
		24" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	CATHER XING	SOUTHERN EDGE OF TRACT J	/	/	/

		24" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FUTURE UNIVERSITY BLVD	SOUTHERN EDGE OF TRACT N	SOUTHERN LEVEL B BOUNDARY (NEW LIFT STATION)	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	MESA DEL SOL BLVD	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	STRAND LOOP	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	DEKOONING AVE	WESTERN MESA DEL SOL COUPLET (WEST OF TRACT C)	/	/	/
		21" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	DEKOONING AVE	NORTH MESA DEL SOL BLVD	SCORSESE AVE	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	EAST UNIVERSITY BLVD	STRYKER RD	SOUTH MESA DEL SOL BLVD	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	EASTERN MESA DEL SOL COUPLET (NORTH EAST OF TRACT G)	TRACT 28	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	NORTH MESA DEL SOL BLVD	TRACT 28	TRACT A	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	SOUTH MESA DEL SOL BLVD	EAST UNIVERSITY BLVD	TRACT C	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		8" DIA.	SANITARY SEWER W/ NEC. MHs & SERVICES	FELLINI BLVD	NORTH MESA DEL SOL BLVD	SOUTH MESA DEL SOL BLVD	/	/	/
		MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MHs & SERVICES	WEST UNIVERSITY BLVD	STRYKER ROAD	SOUTHERN EDGE OF TRACT J	/	/	/
		MAX 12" DIA. (FINAL SIZE SET AT DESIGN)	SANITARY SEWER FORCE MAIN W/ NEC. MHs & SERVICES	FUTURE UNIVERSITY BLVD	SOUTHERN EDGE OF TRACT J	SOUTHERN LEVEL B BOUNDARY (NEW LIFT STATION)	/	/	/
		NEW LIFT STATION	SANITARY REGIONAL LIFT STATION (PS#2 NOTED IN THE LEVEL B)	FUTURE ABCWUA EASEMENT	SOUTHERN EDGE OF LEVEL B BOUNDARY (TRACT 18)		/	/	/
<u>PUBLIC STORM DRAIN IMPROVEMENTS</u>									
		24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL SOL BLVD	MDS LEVEL B BOUNDARY	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT F	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT 28	FELLINI BLVD	/	/	/
		60"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	FELLINI BLVD	EASTERN MESA DEL SOL COUPLET (EAST OF TRACT G)	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	NORTH MESA DEL SOL BLVD	TRACT A	TRACT 24	/	/	/
		24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	SOUTH MESA DEL SOL BLVD	TRACT B	TRACT E	/	/	/
		24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	WEST UNIVERSITY BLVD	TRACT A	CATHER XING	/	/	/
		24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	CATHER XING	DEKOONING AVE	FELLINI BLVD	/	/	/
		24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	EAST UNIVERSITY BLVD	CATHER XING	TRACT N	/	/	/


24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	WEST UNIVERSITY BLVD	CATHER XING	SOUTHERN END OF TRACT J
24"-72" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	DEKOONING AVE	NORTH MESA DEL SOL	CATHER XING
24"-48" DIA.	RCP W/ NEC. MH'S, LATERALS & INLETS	MESA DEL SOL BLVD	STRAND LOOP	DEKOONING AVE

/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

MISCELLANEOUS IMPROVEMENTS

REGIONAL POND	REGIONAL RETENTION POND	TRACT K	EAST OF EASTERN MESA DEL SOL COUPLETT
REGIONAL POND	REGIONAL RETENTION POND	TRACT N	EAST OF UNIVERSITY BLVD
16" MINIMUM NON POTABLE LINE	WATERLINE W/ NEC. VALVES, FH'S, MJ'S & RJS (REUSE PIPE ONLY)	PER DRAFT NON-POTABLE MASTER PLAN FOR MDS	MESA DEL SOL BLVD UNIVERSITY BLVD.

AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
--------------------	--

MICHAEL BALASKOVITS, PE PREPARED BY: PRINT NAME	DRB CHAIR	DATE	CODE ENFORCEMENT	DATE
BOHANNAN HUSTON INC. FIRM:	TRANSPORTATION DEVELOPMENT	DATE	PARKS & RECREATION	DATE
 SIGNATURE	ABCWUA	DATE	CITY ENGINEER	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION <input style="width:100px; height:20px;" type="text"/>		DATE		DATE

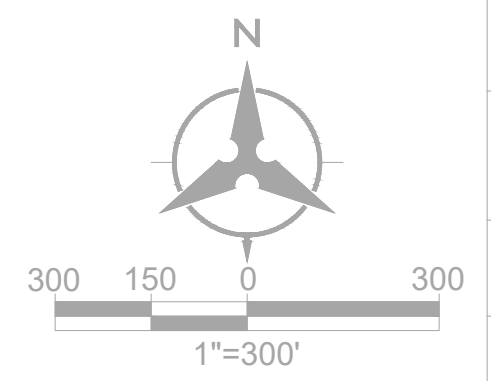
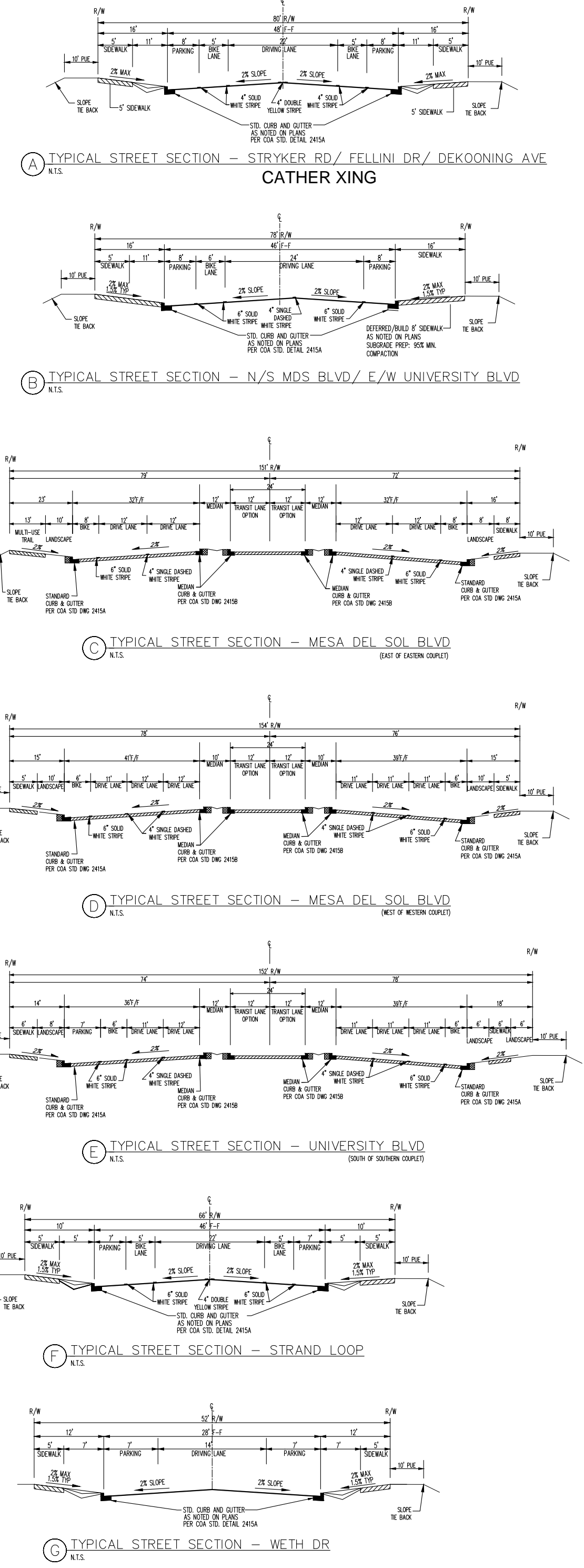
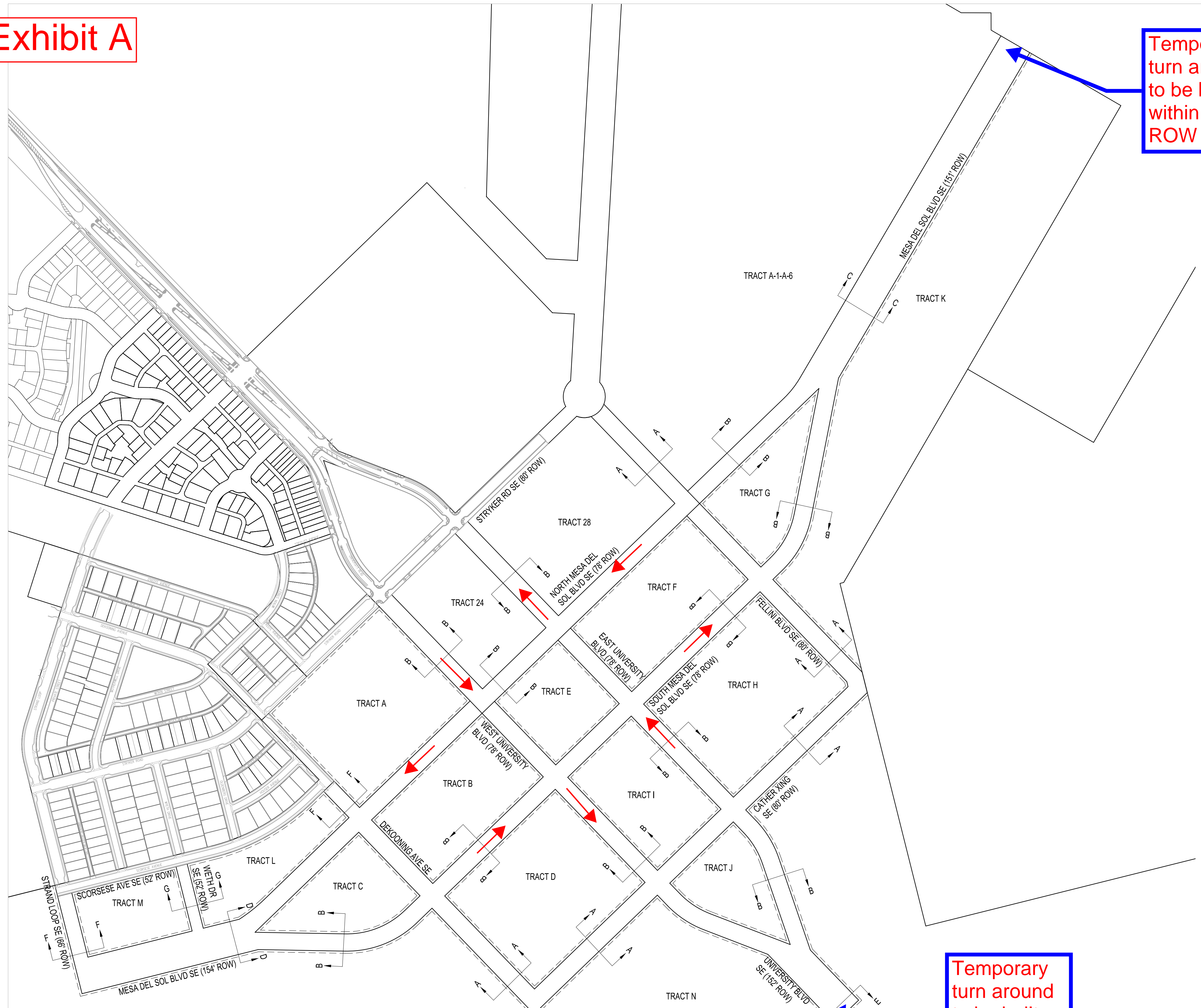
*Retention Ponds with side slopes stabilized with NativeSeeding with Aggregate Mulch or equal (Must satisfy the "Final Stabilization Criteria" CGP2.2.14.b)

DESIGN REVIEW COMMITTEE REVISIONS						
REVISION	DATE	DRC CHAIR	USER DEPARTMENT			AGENT/OWNER

Exhibit A

Temporary turn around to be built within the ROW

Temporary turn around to be built within the ROW



STREET SECTIONS EXHIBIT			
MDS CITY CENTER			
DRAWN BY:	AO	DATE:	10/20/2021
CHECKED BY:	MJB	BHI PROJECT NO.:	20220088
		SHEET NO.:	1 OF 1

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

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,

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

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/abbgg8TJ8>

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

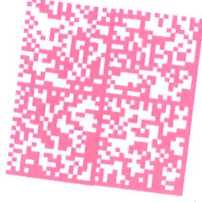
Mailed From 87109
01/07/2022
032A 0061857541

Bohannon & Huston

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 & Huston

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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Building great teams to support great communities. Want to be part of the team? Visit bhinc.com/careers

DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or dissemination is strictly prohibited. If you received this e-mail in error, please notify the sender by reply e-mail and delete this e-mail immediately.

[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

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>

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for Decisions Requiring a Meeting or Hearing
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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]
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Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

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