

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Monday, October 27, 2025 8:02 AM  
**To:** Kimberly Legan  
**Subject:** ALBUQUERQUE NM 87106 \_ Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Page\_R-16-Z and S-16-Z.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**PLEASE NOTE:**  
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Sue	Mauthe	smmauthe@gmail.com	6124 Motherwell Drive SE	Albuquerque	NM	87106	9202099575	

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:  
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

## **NEIGHBORHOOD ASSOCIATIONS – NOTIFICATION DOCUMENTS**

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

## **Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing**

Date of Notice\*: 10/27/25

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **§14-16-6-4(K) Public Notice**. This notice is being provided to *(mark as relevant)*:

- Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.<sup>1</sup>
- Property Owners within 100 feet of the Subject Property.

### Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address\* ALBUQUERQUE NM 87106

Location Description South of Stryker Rd SE East of Dekooning Ave and West of University West Blvd SE

2. Property Owner\* MDS FLATS QOZB LLC

3. Agent/Applicant\* *[if applicable]* Bohannan Huston, Inc.

4. Application Type(s)<sup>2\*</sup> per IDO Table 6-1-1

Site Plan – EPC

Subdivision Major Preliminary/Final Plat (Minor or Major or Bulk Land)

Vacation (Easement/Private Way or Public Right-of-way)

Variance – EPC

Waiver (DHO or Wireless Telecommunication Facility)

Other: \_\_\_\_\_

### Summary of project/request<sup>3\*</sup>:

## Subdivision of Tract A into two tracts

6. This application will be decided at a public meeting or hearing by\*: \_\_\_\_\_

- Development Hearing Officer (DHO)
- Landmarks Commission (LC)
- Environmental Planning Commission (EPC)

<sup>1</sup> If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

<sup>2</sup> Applications for the Zoning Hearing Examiner require a public notice form available here: [www.sos.state.fl.us/efiling/efiling.aspx](http://www.sos.state.fl.us/efiling/efiling.aspx)

<https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

<sup>3</sup> Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time\*: Wednesday December 3, 2025

Location\*<sup>4</sup>: Teams Link provided by planning department, more info at link below

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

To contact staff, email [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or call the Planning Department at 505-924-3860 and select the option for "Boards, Commissions, and ZHE Signs."

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

Preferred project contact information:

Name: Josh Lutz

Email: jlutz@bhinc.com

Phone: (505)823-1000

Attachments:

Neighborhood Association Representative Contact List from the City's Office of  
 Neighborhood Coordination\*  
 Others: Plat and Zone Atlas Map

Online website or project page: \_\_\_\_\_

**Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):**

1. Zone Atlas Page(s)\*<sup>5</sup> R-16-Z and S-16-Z

2. Project Illustrations, as relevant\*<sup>6</sup>

Architectural drawings  
 Elevations of the proposed building(s)  
 Other illustrations of the proposed application

*See attachments or the website/project page noted above for the items marked above.*

3. The following exceptions to IDO standards have been requested for this project\*:

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

Explanation\*:

N/A

<sup>4</sup> Physical address or Zoom link

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

<sup>6</sup> While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

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:

N/A

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[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:

- 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 from IDO Zoning Map<sup>7</sup>:**

1. Area of Property [typically in acres] 9.4705

2. IDO Zone District PC

3. Overlay Zone(s) [if applicable] N/A

4. Center or Corridor Area [if applicable] N/A

Current Land Use(s) [vacant, if none] Vacant

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**NOTE:** Pursuant to IDO §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](mailto:devhelp@cabq.gov) or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

#### Useful Links

**Integrated Development Ordinance (IDO):** <https://ido.abc-zone.com>

**IDO Interactive Map:** <https://tinyurl.com/idozoningmap>

<sup>7</sup> Available here: <https://tinyurl.com/idozoningmap>

# Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

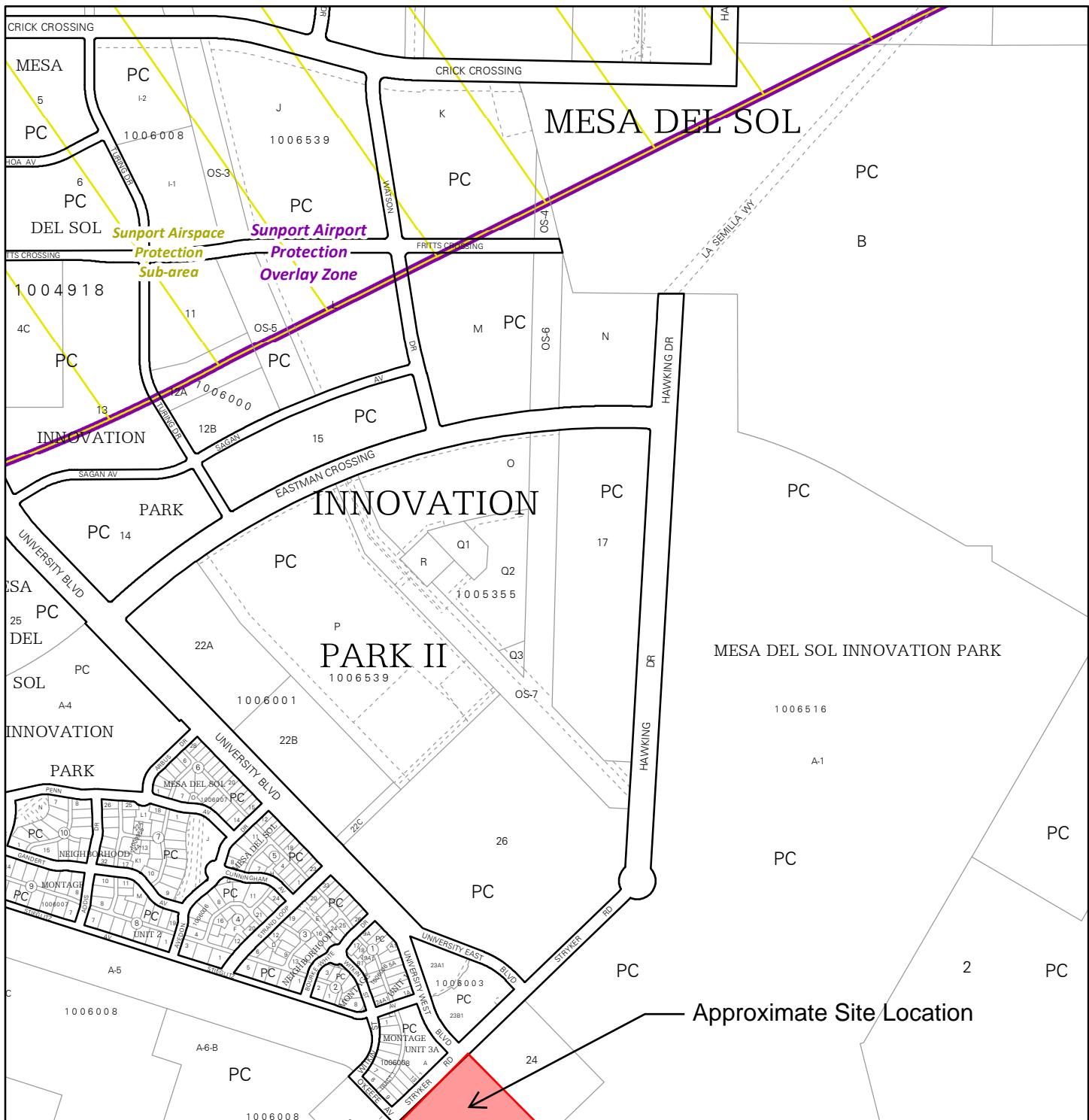
## Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i dzaadi! Dzaadi! Danihi dahoontahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di niihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.



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

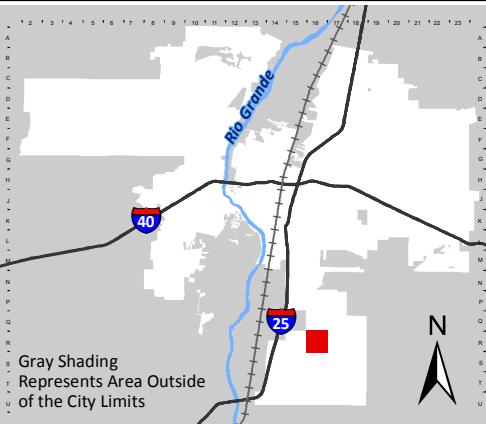
# IDO Zone Atlas

## May 2018



IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:

**R-16-Z**

----- Easement  Escarpment



## Equipment

Petroglyph National Monument



### Areas Outside of City Limits

Airport Protection Overlay (APO) Zone



y (Al 5) 23

### Character Protection Overlay



### Hy (HPO) Zone

Historic Protection Overlay (HPO) Zoning



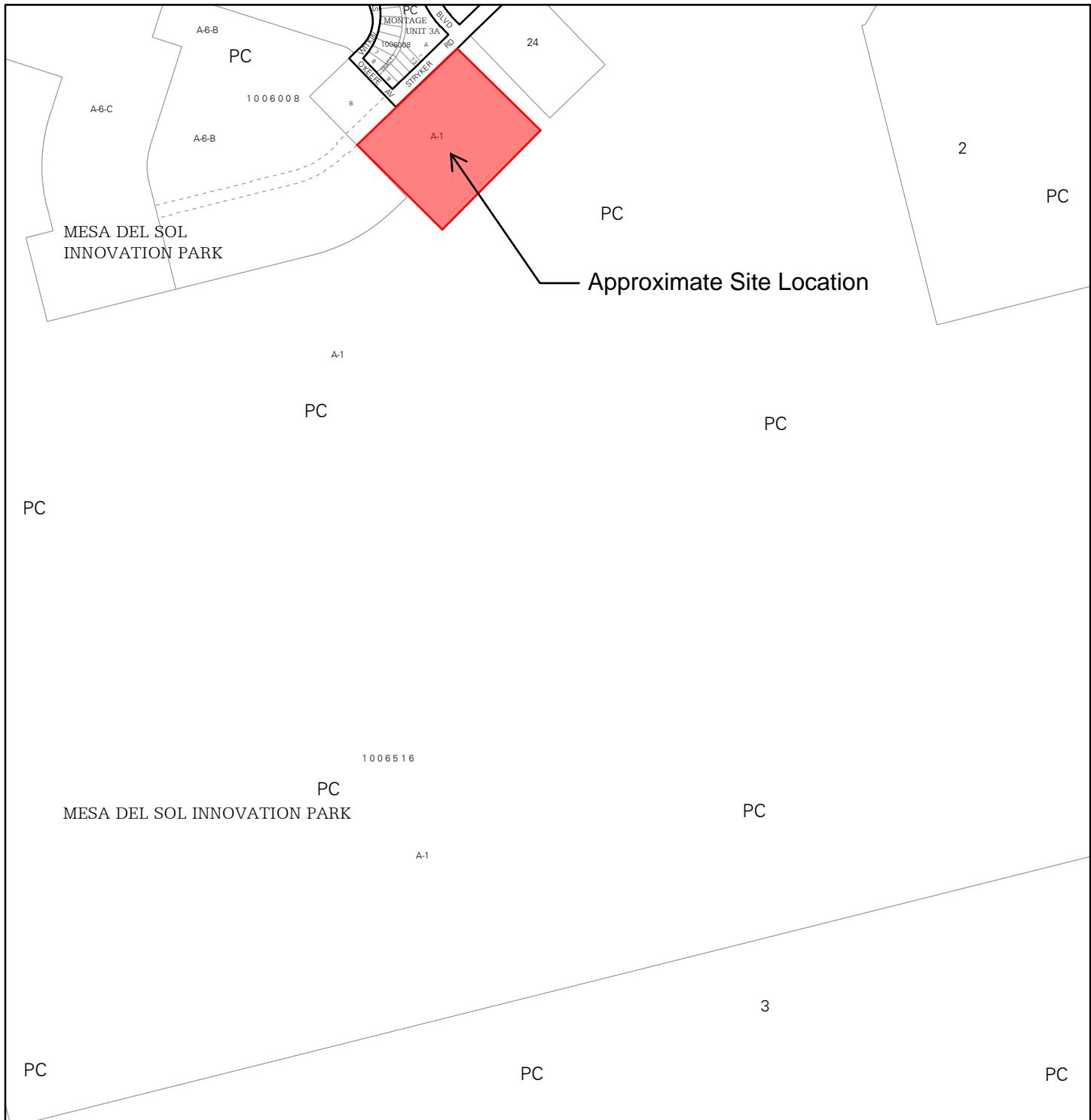
VPO) Zon

Feet



1,000

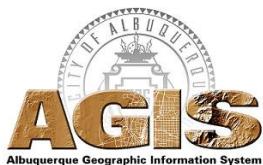
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For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

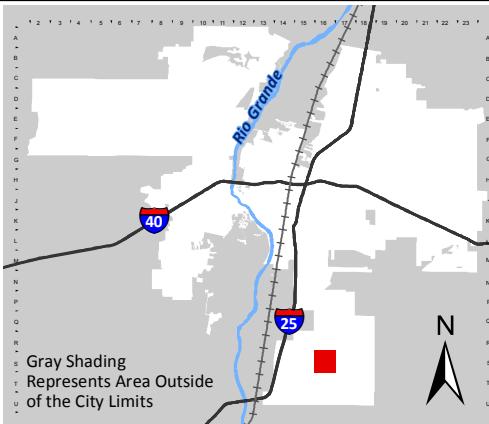
# IDO Zone Atlas

## May 2018



IDO Zoning information as of May 17, 2018

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



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## Zone Atlas Page:

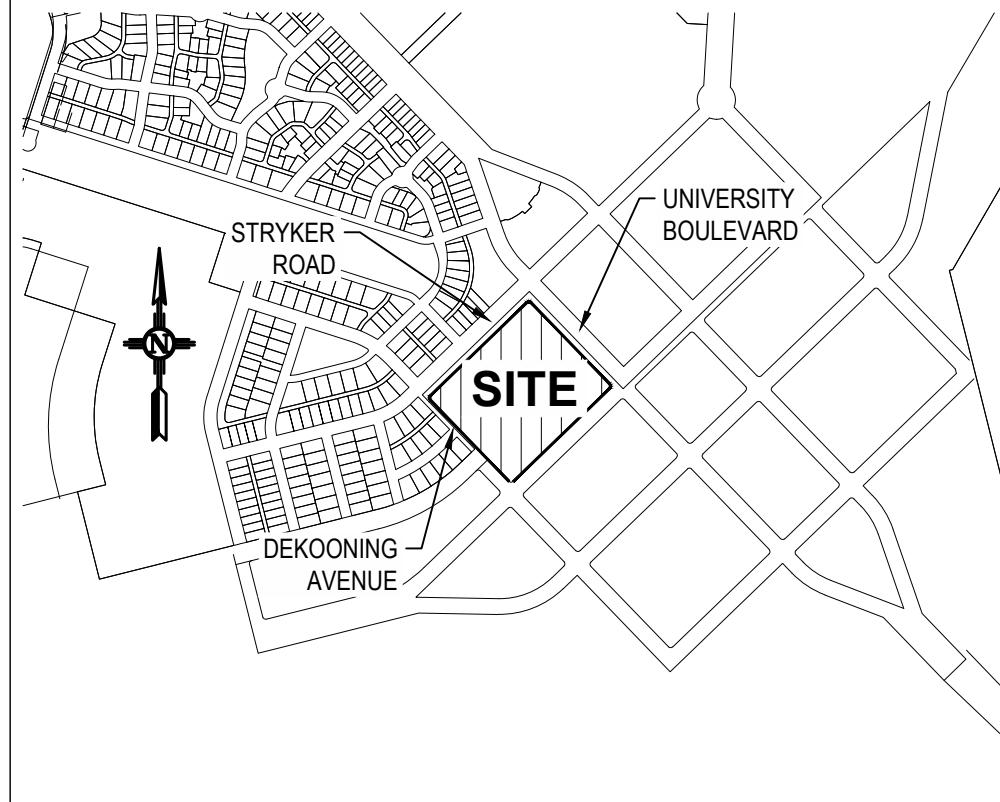
Zone Atlas Page

## Escarpment

The legend includes the following entries:

- Easement:** Represented by a dashed line.
- Escarpment:** Represented by a black-outlined polygon with a diagonal line pattern.
- Petroglyph National Monument:** Represented by a yellow polygon with a stylized petroglyph icon.
- Areas Outside of City Limits:** Represented by a gray polygon with a dotted pattern.
- Airport Protection Overlay (APO) Zone:** Represented by a purple polygon.
- Character Protection Overlay (CPO) Zone:** Represented by a red polygon with a downward-pointing arrow icon.
- Historic Protection Overlay (HPO) Zone:** Represented by a blue polygon.
- View Protection Overlay (VPO) Zone:** Represented by an orange polygon.

Below the legend is a scale bar labeled "Feet" with markings at 0, 250, 500, and 1,000.



**LOCATION MAP**  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index No.: S-16.
3. Gross Subdivision Acreage: 9.4705 Acres, more or less.
4. Number of Existing Tracts: 1, Number of Tracts Created: 2
5. Plat is located within Section 27, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: October, 2025.

**PURPOSE OF PLAT**

The purpose of this Plat is to Subdivide Tract A, CITY CENTER, as the same is shown and designated on the plat thereof filed 06/26/2023, Plat Book 2023C, Page 51, as Document No. 2023039537, into 2 Tracts and grant easements as shown.

**DOCUMENTS**

1. Plats of record as noted hereon.

**LEGAL DESCRIPTION**

TRACT A, CITY CENTER 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 June 26, 2023 in Plat Book 2023C, Page 51 as Document No. 2023039537.  
Tract contains 9.4705 acres more or less.

**NOTES**

1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0555H, Map Revised August 16, 2012 as shown on FEMA Flood Map Service Center WebSite.
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "3\_Q16 and 2\_R17"  
Bearing = N49°03'16"W.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
4. Distances are ground distances "US SURVEY FOOT".
5. Record easements taken from record data as shown hereon.
6. 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".
7. 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".
8. The installation of public water lines and/or public sanitary sewer lines may be required as a condition of future development approval at no net cost to the Water Authority, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.
9. A cross lot blanket private drainage, private access and private utility easement is granted across both tracts for the benefit of both to be maintained by both tracts with the filing of this plat.

**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.

**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  
New Mexico Professional Surveyor 15517

**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. 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.

MDS Flats QOZB L.L.C., a Delaware limited liability company

By: Woodbury Corporation, a Utah corporation  
its Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

State of New Mexico )

County of Bernalillo )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_ 2025

My Commission Expires: \_\_\_\_\_ Notary Public

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

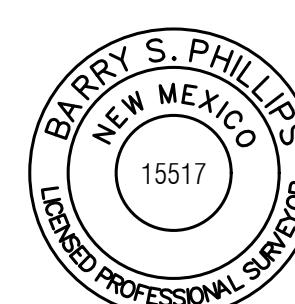
**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**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 \_\_\_\_\_ Date: \_\_\_\_\_  
New Mexico Professional Surveyor No. 15517



**PLAT OF**  
**TRACT A-1 and A-2**  
**CITY CENTER**  
**BEING A REPLAT OF TRACT A,**  
**CITY CENTER**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**OCTOBER, 2025**

**PROJECT NUMBER:** XXXXXXXXXXXX

**Application Number:** \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Century Link \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City Approvals:**

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCa \_\_\_\_\_ Date \_\_\_\_\_

Hydrology \_\_\_\_\_ Date \_\_\_\_\_

Code Enforcement \_\_\_\_\_ Date \_\_\_\_\_

Planning Department \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
TRACT A, CITY CENTER: UPC #101605022749222001

PROPERTY OWNER OF RECORD: MDS FLATS QOZB, LLC

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

PLAT OF  
**TRACT A-1 and A-2  
CITY CENTER**  
BEING A REPLAT OF TRACT A,  
CITY CENTER  
**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2025**

## **BEING A REPLAT OF TRACT A, CITY CENTER**

**CITY OF ALBUQUERQUE  
NALILLO COUNTY, NEW MEXICO  
OCTOBER, 2025**

**BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2025**

OCTOBER, 2025

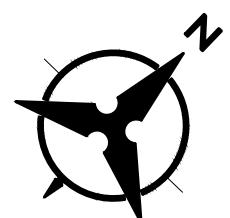
REFERENCE STATION  
(1983)  
COORDINATES  
IN FOOT)  
33,498.782 USft  
0.999663002  
0.390 USft

ALBUQUERQUE GEODETIC REFERENCE STATION  
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 "2\_R17  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N = 1,451,904.04 US ft E = 1,539,424.271 USft  
GROUND TO GRID FACTOR = 0.999662298  
DELTA ALPHA = -00°11'36.1"  
NAVD 1988 ELEVATION = 5295.222 Usft

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S43°57'36"E	98.66'
T2	N43°57'36"W	464.34'
T3	N46°02'10"E	94.75'
T4	S43°53'33"E	12.99'
T5	N46°09'58"E	24.01'
T6	N43°56'43"W	18.00'
T7	N46°03'17"E	18.00'
T8	S43°56'43"E	402.50'
T9	N46°03'17"E	390.07'
T10	N43°56'43"W	144.18'
T11	N46°02'26"E	4.12'
T12	S43°57'33"E	15.00'
T13	N46°02'27"E	43.00'
T14	N43°57'33"W	15.00'
T15	N46°03'17"E	81.16'
T16	S43°57'36"E	309.50'
T17	S43°57'36"E	253.50'

TANGENT DATA		
ID	BEARING	DISTANCE
T20	S46°02'24"W	151.03'
T21	S43°57'36"E	10.00'
T22	S43°57'36"E	93.11'
T23	S46°02'24"W	20.00'
T24	N43°57'36"W	93.11'
T25	N46°02'24"E	20.00'
T26	S46°02'24"W	37.49'
T27	S43°57'36"E	10.00'
T28	S43°57'36"E	22.80'
T29	S46°02'24"W	35.00'
T30	N43°57'36"W	22.80'
T31	N46°02'24"E	35.00'



0      50      100      200

1" = 100'



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N01°02'24"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S01°02'24"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N88°57'36"W

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C5	4.88'	16.00'	2.46'	17°28'46"	4.86'	N55°41'06"W
C6	29.52'	29.00'	16.18'	58°18'51"	28.26'	N12°35'03"W
C7	11.17'	27.00'	5.67'	23°42'27"	11.09'	N04°43'10"E
C8	14.85'	16.00'	8.01'	53°10'30"	14.32'	N19°27'11"E
C9	4.71'	3.00'	3.00'	89°59'31"	4.24'	S88°57'48"E
C10	4.82'	3.03'	3.09'	91°05'41"	4.33'	N01°50'21"E

NOT TO SCALE - 11X17 VERSION

# Bohannan Huston

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Monday, October 27, 2025 8:02 AM  
**To:** Kimberly Legan  
**Subject:** ALBUQUERQUE NM 87106 \_ Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Page\_R-16-Z and S-16-Z.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**PLEASE NOTE:**  
The neighborhood association contact information listed below is valid for 30 calendar days after today's date.

Dear Applicant:

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

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Sue	Mauthe	smmauthe@gmail.com	6124 Motherwell Drive SE	Albuquerque	NM	87106	9202099575	

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

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:  
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

*Suzie*



**Suzie Flores**

Senior Administrative Assistant

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Friday, October 24, 2025 8:45 AM  
**To:** Office of Neighborhood Coordination <klegan@bhinc.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Hearing Officer

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

Applicant Information

Contact Name

Kimberly Legan

Telephone Number

(505)823-1000

Email Address

[klegan@bhinc.com](mailto:klegan@bhinc.com)

Company Name

Bohannan Huston, Inc.

Company Address

7500 Jefferson St. NE

City

Albuquerque

State

NM

ZIP

87109

Subject Site Information

Legal description of the subject site for this project:

TR A TRACTS A THRU M CITY CENTER (BEING A REPLAT OF TRACT17 OF ARTISTE) (BULK LAND PLAT, TRACT 1 THROUGH 18, ARTISTE)

Physical address of subject site:

ALBUQUERQUE NM 87106

Subject site cross streets:

University blvd, Dekooning and Stryker Rd SE

Other subject site identifiers:

Montage Subdivision

This site is located on the following zone atlas page:

R-16-Z and S-16-Z

Link for map

Captcha

## **NEIGHBORHOOD ASSOCIATIONS – PROOF OF EMAIL DELIVERY**

**From:** Kimberly Legan  
**Sent:** Monday, October 27, 2025 10:47 AM  
**To:** P. Davis Willson; m.ryankious@gmail.com  
**Subject:** ONC Notification - District 6 Coalition of Neighborhood Associations

Good morning Patricia and Ryan,

Bohannan Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Kimberly has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD27102025104323>

-Link Expires: 11/27/2025

Files being shared:

- \NAs\_Notifications (F).pdf

Thank you,

**Kimberly Legan**

Administrative Professional

Community Development and Planning

**Bohannan Huston**

p: 505-798-7954

[KLegan@bhinc.com](mailto:KLegan@bhinc.com) | bhinc.com



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**From:** Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>  
**To:** wwa\_info@ebi3.swcp.com  
**Sent:** Monday, October 27, 2025 10:47 AM  
**Subject:** Delivered: ONC Notification - District 6 Coalition of Neighborhood Associations

[You don't often get email from mailer-daemon@swcp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

The original message was received at Mon, 27 Oct 2025 10:46:52 -0600 (MDT)  
from ame2.swcp.com [216.184.2.119]

----- The following addresses had successful delivery notifications -----

<wwa\_info@ebi3.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----

<wwa\_info@ebi3.swcp.com>... Successfully delivered

---

District 6 Coalition of Neighborhood Associations | Patricia | Willson | info@willsonstudio.com | 505 Dartmouth Drive SE | Albuquerque | NM | 87106 | 5059808007 |

---

Unsure why this came back as this information but info@wilsonstudio.com was emailed

**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** m.ryankious@gmail.com  
**Sent:** Monday, October 27, 2025 10:47 AM  
**Subject:** Relayed: ONC Notification - District 6 Coalition of Neighborhood Associations

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

[m.ryankious@gmail.com](mailto:m.ryankious@gmail.com) ([m.ryankious@gmail.com](mailto:m.ryankious@gmail.com))

Subject: ONC Notification - District 6 Coalition of Neighborhood Associations

**From:** Kimberly Legan  
**Sent:** Monday, October 27, 2025 10:51 AM  
**To:** David Mills; smmauthe@gmail.com  
**Subject:** ONC Notification - Mesa Del Sol NA

Good morning Sue and David -

Bohannan Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Kimberly has shared files with you, please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD27102025104323>

-Link Expires: 11/27/2025

Files being shared:

- \NAs\_Notifications (F).pdf

Thank you,

**Kimberly Legan**

Administrative Professional

Community Development and Planning

**Bohannan Huston**

p: 505-798-7954

[KLegan@bhinc.com](mailto:KLegan@bhinc.com) | bhinc.com



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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** David Mills; smmauthe@gmail.com  
**Sent:** Monday, October 27, 2025 10:51 AM  
**Subject:** Relayed: ONC Notification - Mesa Del Sol NA

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

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

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

Subject: ONC Notification - Mesa Del Sol NA