

[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.¹

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)^{2*} 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^{3*}:

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)

¹ 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.

² Applications for the Zoning Hearing Examiner require a public notice form available here: www.sos.state.fl.us/efiling/efiling.aspx

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

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

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

Hearing Date/Time*: Wednesday December 3, 2025

Location⁴: 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 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)⁵ R-16-Z and S-16-Z

2. Project Illustrations, as relevant⁶

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

⁴ Physical address or Zoom link

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

⁶ 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

[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 Map⁷:

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

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 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>

⁷ 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.

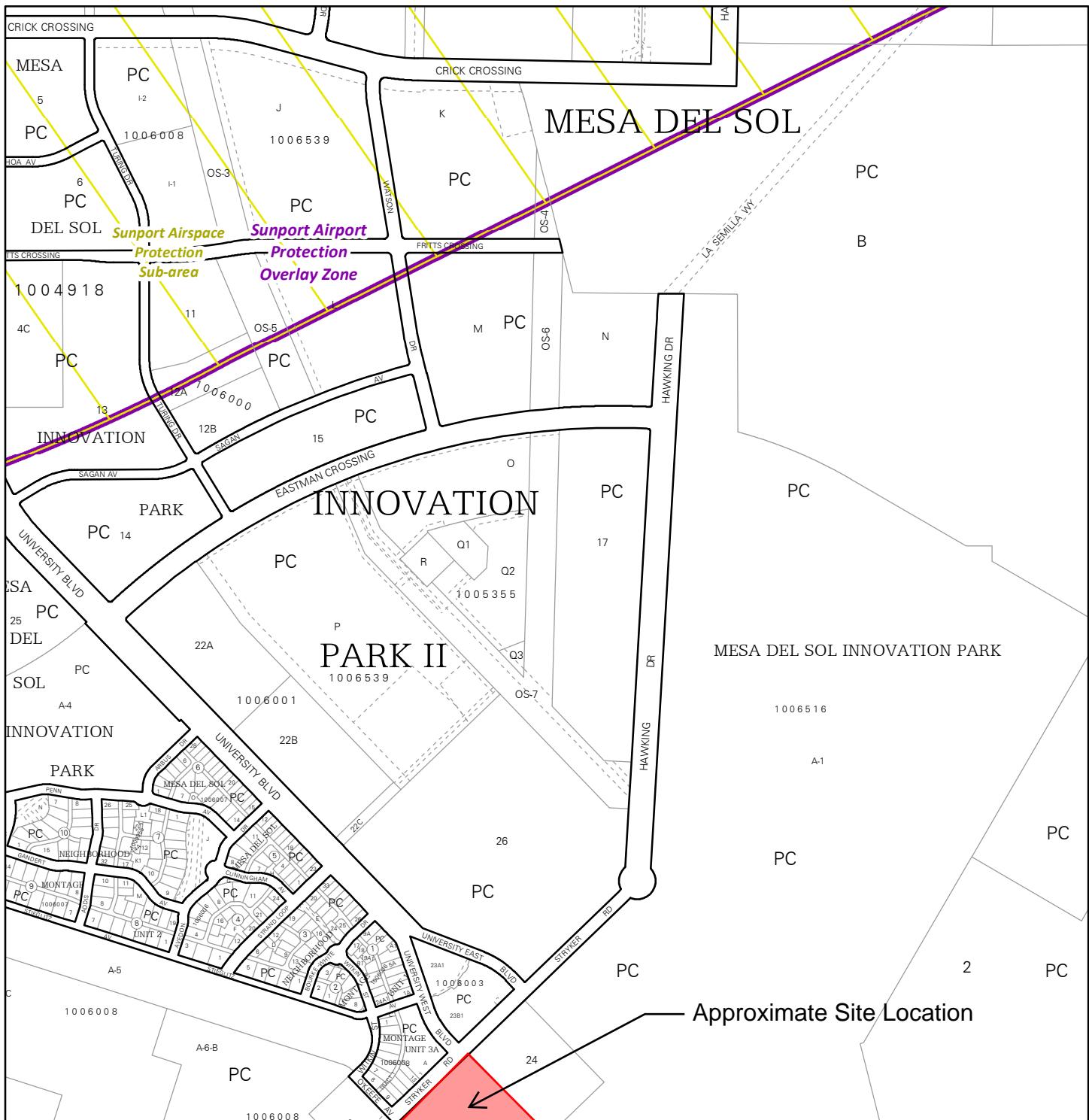
Notificación de Acceso Lingüístico.

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>

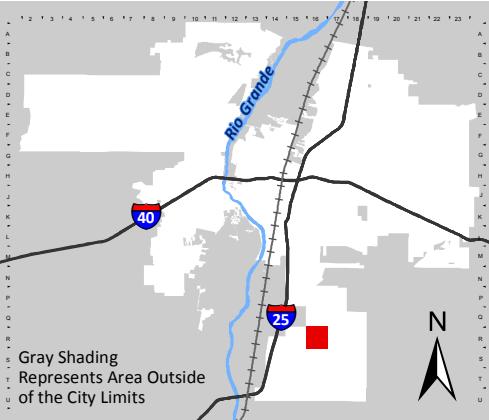
IDO Zone Atlas

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

A diagram illustrating an escarpment. It features a vertical line representing a cliff face with a horizontal line at its base. To the right of the base, there is a slope with three small triangles pointing upwards, representing a valley or a series of steps.

Escarpment

1100-1101

ntional Monum

of City Limits

Section Overlay (APO) Zone

Location Overlay (AFO) Zone

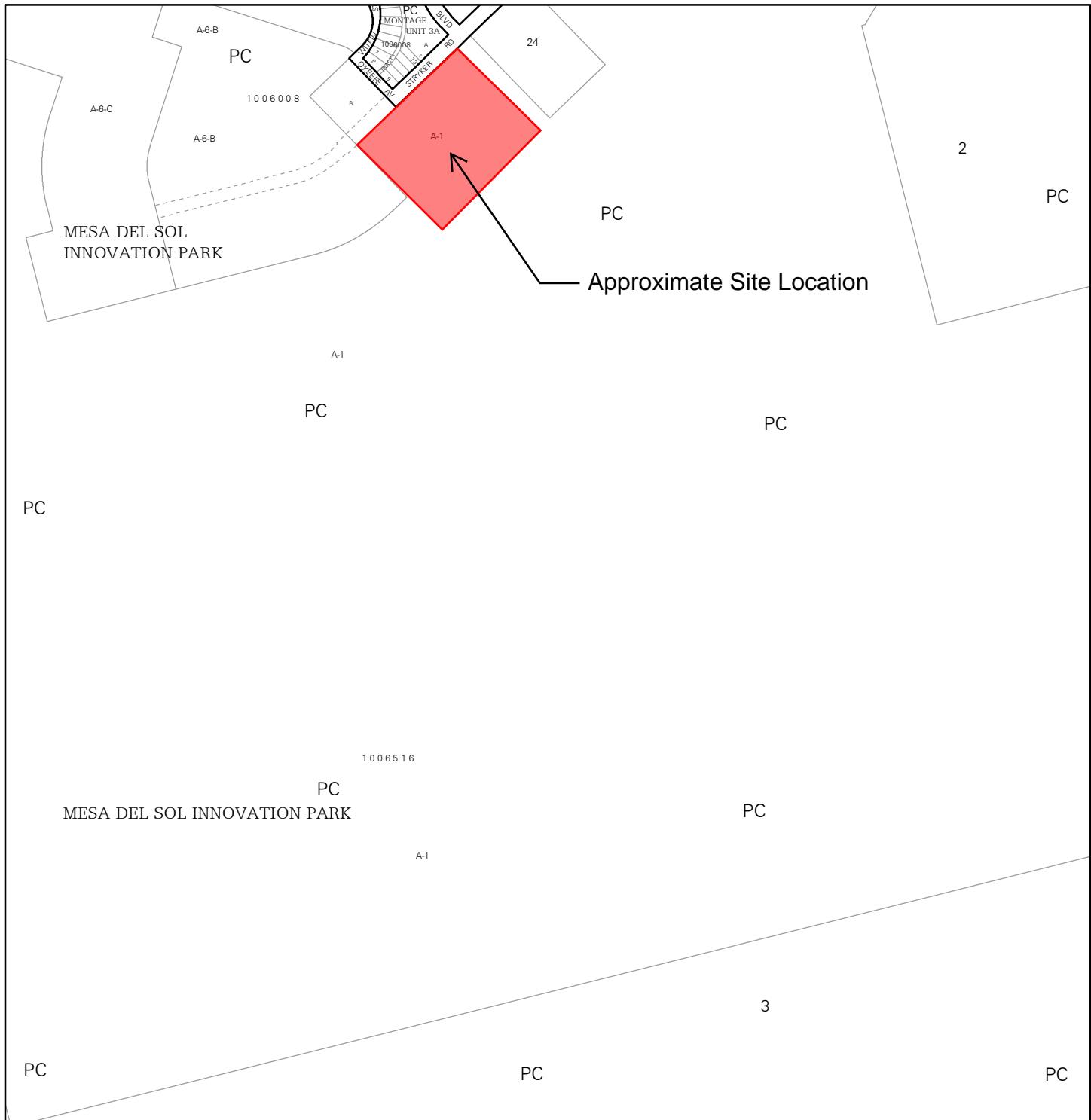
Section Overlay

Section Overlay (

Virtual Private Overlay (VPO) Zone

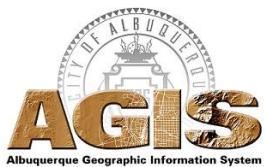
on Overlay (WFO) Zone

00 1,000



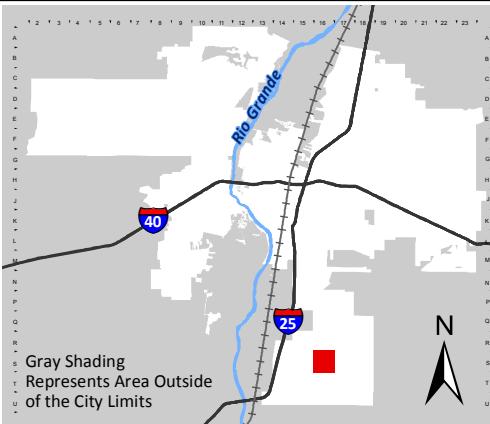
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



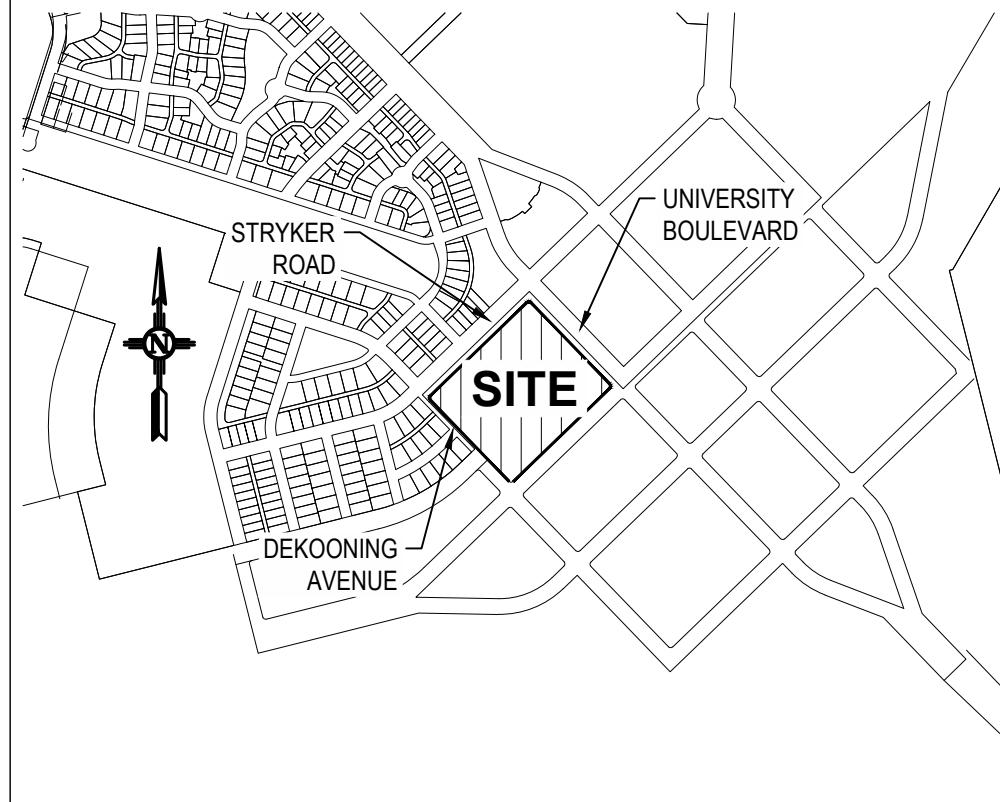
IDO Zoning information as of May 17, 2018

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



Zone Atlas Page:

S-16-Z



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.

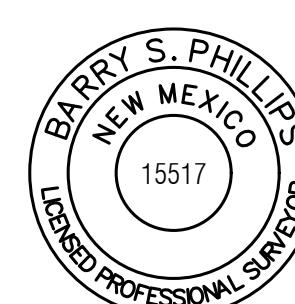
Disclaimer

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

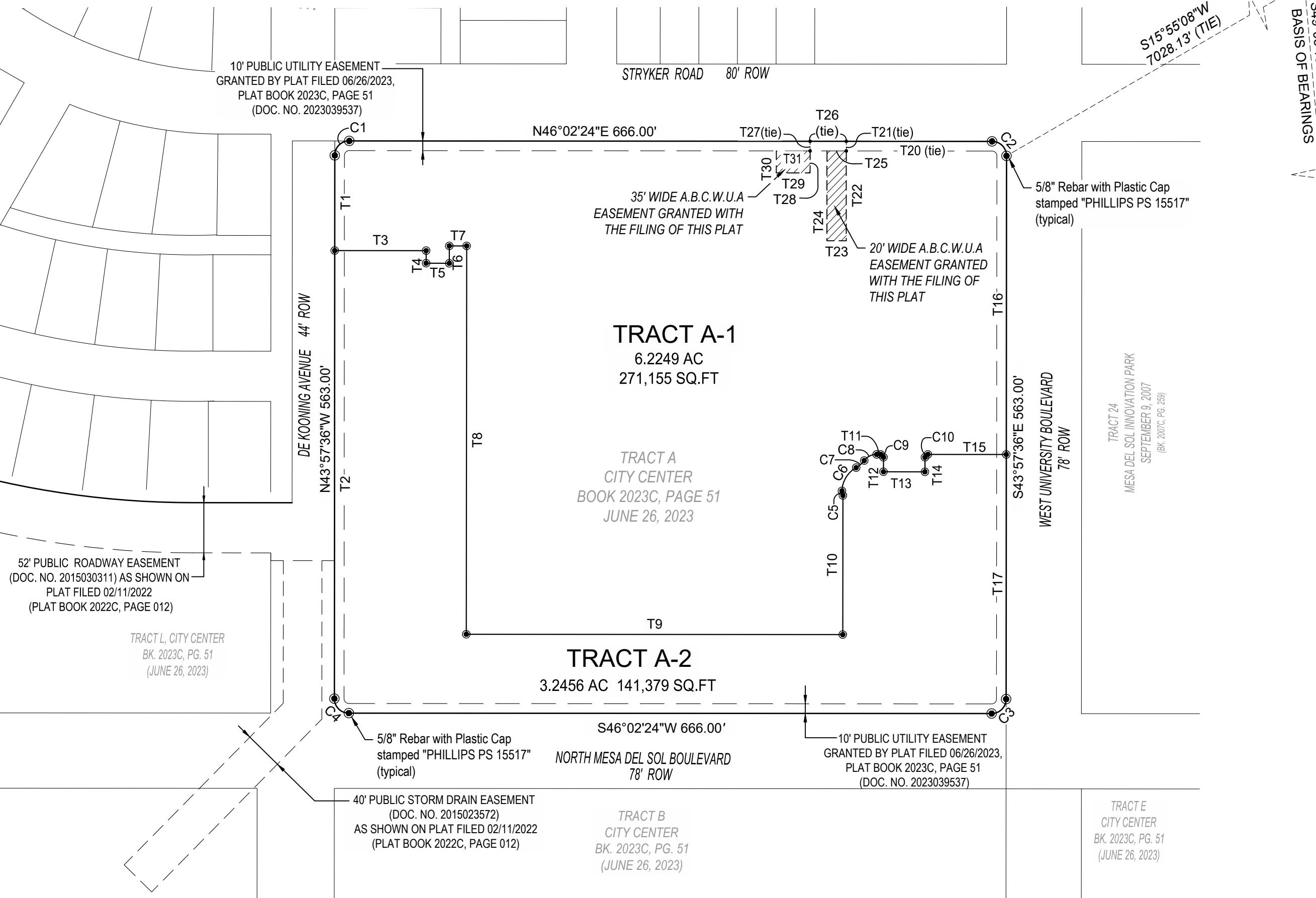
PROPERTY OWNER OF RECORD: MDS FLATS QOZB, LLC

BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

PLAT OF

TRACT A-1 and A-2

CITY CENTER

BEING A REPLAT OF TRACT A,
CITY CENTERCITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

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 US ft E = 1,533,498.782 US ft
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390 US ft

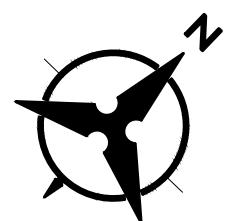
S15°55'08"W
7028.13' (TIE)

S49°03'16"E 7847.56'
BASIS OF BEARINGS

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 US ft
GROUND TO GRID FACTOR = 0.999662298
DELTA ALPHA = -00°11'36.1"
NAVD 1988 ELEVATION = 5295.222 US ft

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

Proof of Postage – Property Owners

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁹
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

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

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

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

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

BUI YEN-PHUONG
2635 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

LORAIN TORRES CASTRO
2612 STRYKER RD SE
ALBUQUERQUE NM 87105-7002

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

JAIME GALLARDO & TAWNYA JONES
2639 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

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

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



US POSTAGE
\$002.17¢
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

STEPHANIE GIUST & TANYA MICHELETTI
2613 DEKOONING AVE SE
ALBUQUERQUE NM 87106-8014

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP  **US POSTAGE**
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

JEFFREY SCOTT GORDEN
2609 STRYKER RD SE
ALBUQUERQUE NM 87106-7000

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

MDS FLATS QOZB LLC
2733 E PARLEYS WAY SUITE 300
SALT LAKE CTY UT 84109-1661

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

MDS INVESTMENTS LLC
5700 UNIVERSITY BLVD SE SUITE 300
ALBUQUERQUE NM 87106-9601

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP  **US POSTAGE**
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

MESA DEL SOL COMMUNITY COMPANY INC
5700 W UNIVERSITY BLVD SE SUITE 310
ALBUQUERQUE NM 87106-9601

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17[¢]
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

STEVEN MORRELL & ALICIA HOLDER
2620 HOUSER AVE SE
ALBUQUERQUE NM 87106-8013

Bohannan Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109



FP US POSTAGE
\$002.17⁰
First-Class - IMI
ZIP 87109
10/27/2025
036B 0011828881

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