



## PLAN SNAPSHOT REPORT PA-2025-00157 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review **Project:** PR-2023-008999 (PR-2023-008999) **App Date:** 05/27/2025  
**Work Class:** Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/23/2025  
**Status:** Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED  
**Valuation:** \$0.00 **Assigned To:** **Approval**  
**Expire Date:**  
**Description:** Sketch Bulk Land Plat of tract N of Bulk Land Plat of tracts A-N Mesa Del Sol Innovation Park III into 3 new tracts

<b>Parcel:</b> 101605026829920101	Main	<b>Address:</b> 99999 University Blvd Se	Main	<b>Zone:</b>
		Albuquerque, NM 87105		
<b>Owner</b> MDS Investments , LLC Steven B Chavez Mobile: (505) 405-4479	<b>Owner</b> Tom Schmidt Mobile: (505) 238-0700	<b>Applicant</b> MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	<b>Applicant</b> Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000	

### Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	PC - Planned Community	Number of Existing Lots	1
Number of Proposed Lots	3	Total Area of Site in Acres	1210.96	Site Address/Street	N/A
Site Location Located Between Streets	South and west Of University Blvd and Cather Dr.	Case History	PR-2023-008999	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number	14, 8, 21, 15, DD, 18, 24, 18, 22, 19, V, 17, S, 10, 25, 16, 26, 20, 6, 15, 9, 3, 27, 16
Block Number	6, 0000, 0000, 6, 6, 0000, 7, 6, 6, 6, 7, 6, 6, 0000, 7, 0000, 7, 6, 6, 0000, 0000, 7, 6, 0000	Subdivision Name and/or Unit Number	ARTISTE, ARTISTE, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, ARTISTE, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, ARTISTE, MESA DEL SOL INNOVATION PARK UNIT 5, ARTISTE, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, MESA DEL SOL INNOVATION PARK UNIT 5, ARTISTE, ARTISTE, MESA DEL SOL, MESA DEL SOL INNOVATION		

# PLAN SNAPSHOT REPORT (PA-2025-00157)

Legal Description	TR 18 BULK LAND PLAT TRACTS 1 THROUGH 18 ARTISTE (REPLATOF TRACT A-1-A-1-A MESA DEL SOL INNOVATION PARK)CONT 1210.9594 AC	Existing Zone District	PC	Zone Atlas Page(s)	T-17, T-15, R-17, S-16, S-15, S-17, S-14, T-16
Acreage	1210.96	Calculated Acreage	1212.26	Council District	6
Community Planning Area(s)	Mesa del Sol	Development Area(s)	Change, Change, Change, Consistency, Change, Change, Change, Change, Change, Change	Current Land Use(s)	16   Utilities, 15   Vacant, 15   Vacant, 15   Vacant, 13   Parks and Open Space, 13   Parks and Open Space, 10   Transportation, 15   Vacant
IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	PC
Pre-IDO Zoning Description	VILLAGE CENTER, RESIDENTIAL VILLAGE, RESIDENTIAL VILLAGE	Public Property Entity	NEW MEXICO	FEMA Flood Zone	X, AE
Total Number of Dwelling Units	0	Total Gross Square Footage2	0	Total Gross Square Footage4	0
Total Gross Square Footage	0	Total Gross Square Footage3	0		

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_MICHAEL_BALASKOVITS_5/27/2025.jpg	05/27/2025 7:53	BALASKOVITS, MICHAEL		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024229	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00024229		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/04/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/28/2025 13:48	05/28/2025 16:45
Associate Project Number v.1	Generic Action		05/28/2025 13:48
DFT Meeting v.1	Hold Meeting	05/28/2025 16:45	05/28/2025 16:45
Screen for Completeness v.1	Generic Action		05/28/2025 16:45
Verify Payment v.1	Generic Action		05/28/2025 16:45
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

May 27, 2025

DFT  
Planning Department  
415 Silver Ave SW  
Albuquerque, NM 87102

Re: Submittal for Sketch Plat – Replat of Tracts N-1, N-2, and N-3 (Plat of Tracts A thru N  
Innovation Park III)

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for Sketch Plat Approval to be heard on June 4, 2025, for the above-mentioned site. The purpose of the plat is subdivide Tract N into three tracts; Tract N-1 and N-2 will be carved out of the current Tract N and Tract N-3 will be the remaining portion of Tract N. This is anticipated to be Bulk Land Plat request

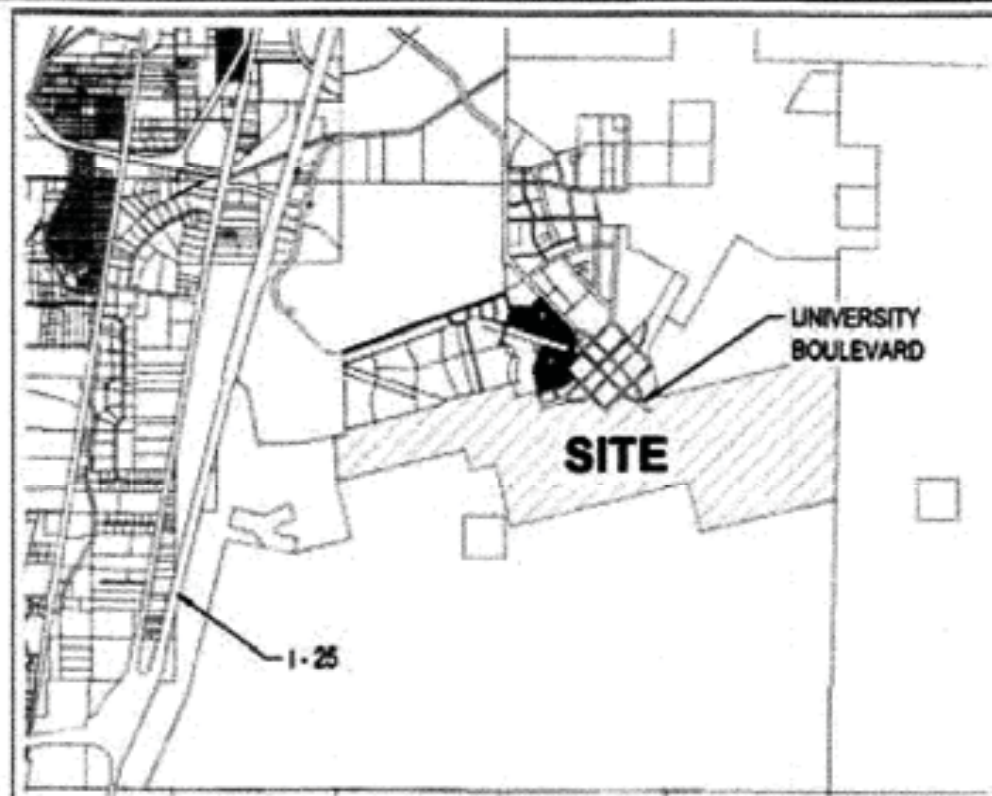
We ask you please review the prepared documentation and schedule this for the above-requested hearing date.

Sincerely,



Michael Balaskovits, PE  
Senior Vice President  
Community Development and Planning





**LOCATION MAP**  
NOT TO SCALE

#### SUBDIVISION DATA

1. Zone Atlas Index No.: S-14, S-15, S-16, T-15, T-16 and T-17.
2. Gross Subdivision Acreage: 1,210.9594 Acres, more or less.
3. Number of Existing Tracts: 1, Tracts Created: 14 Tracts, two (2) full width right-of-ways: 1.73 full width miles.
4. Plat is located within Sections 26, 27, 28, 29, 33, 34 and 35, T9N, R3E, N.M.P.M.
5. Zoning: PC
6. Date of Survey: January, 2024

#### PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract 18, ARTISTE, BULK LAND PLAT, TRACTS 1 THROUGH 18, ARTISTE, as the same is shown and designated on the plat thereof filed 02/11/2022, Plat Book 2022C, Page 12, as Document No. 2022014343, into fourteen (14) tracts, two (2) full width right-of-ways and grant easements as shown.

#### DOCUMENTS

1. Plats of record as noted hereon.

#### LEGAL DESCRIPTION

Tract 18, ARTISTE, BULK LAND PLAT, TRACTS 1 THROUGH 18, ARTISTE, 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 February 11, 2022 in Book 2022C, Page 12 as Document No. 2022014343. Tract contains 1,210.9594 acres more or less.

#### NOTES

1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain, with Zone AE (EL 5283) located in the northeasterly portion as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C055H, Map Revised August 16, 2012.
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "1\_R18" and "3\_Q16" Bearing = N12°15'07"E.
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. Tract "C", Tract "J" and Tract "L" are intended to be used for regional utility facilities.
9. Tracts A, B and D are private open space, owned and maintained by Mesa Del Sol, LLC or its assignees and are subject to a public pedestrian access and public drainage easement granted 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

#### BULK LAND NOTE

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

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

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

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

#### FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do grant all public roadways and easements shown hereon. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico.

Steve B. Chavez, 1/12/24  
MDS INVESTMENTS, LLC a New Mexico limited liability company  
Date

State of New Mexico )

County of Bernalillo )

This instrument was acknowledged before me on 12<sup>th</sup> day of January, 2024

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 7/1/2026

Notary Public

STATE OF NEW MEXICO  
NOTARY PUBLIC  
SYDNEY N CHAVEZ  
COMMISSION NUMBER 1138297  
EXPIRATION DATE 07-01-2028

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  
New Mexico Professional Surveyor No. 15517

1-9-2024

Date:



#### BULK LAND PLAT

### INNOVATION PARK III TRACTS N-1, N-2, AND N-3

(BEING A REPLAT OF TRACT 18 ARTISTE)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2024

#### PROJECT

NUMBER: PR-2023-008999 DHO APPROVAL: March 13, 2024

Application Number: SD-2024-00013

#### PLAT APPROVAL

#### Utility Approvals:

PNM Electric Services	31/01/2024
Jeff Estevancho	Date
Jeff Estevancho (Jan 31, 2024 07:43 MST)	31/01/2024
New Mexico Gas Company	Date
Natalia Antonio	30/01/2024
Natalia Antonio (Jan 30, 2024 16:22 MST)	Date
Century Link	30/01/2024
Wade Martin	Date
Wade Martin (Jan 30, 2024 16:11 MST)	30/01/2024
Comcast	Date

#### City Approvals:

Loren N. Rioshoover P.S.	1/11/2024
City Surveyor	Date
Ernest Armijo	03/13/24
Traffic Engineering, Transportation Division	Date
03/21/24	
ABCWUA	Date
03/13/24	
Parks and Recreation Department	Date
1/29/2024	
AMAFCA	Date
03/14/24	
Hydrology	Date
03/14/24	
Code Enforcement	Date
03/13/24	
Planning Department	Date
03/21/24	
Shahab Biagari	Date
City Engineer	

#### TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

TRACT 18, ARTISTE: UPC #101605026829920101

PROPERTY OWNER OF RECORD: TRACT 18, ARTISTE: MDS INVESTMENTS, LLC

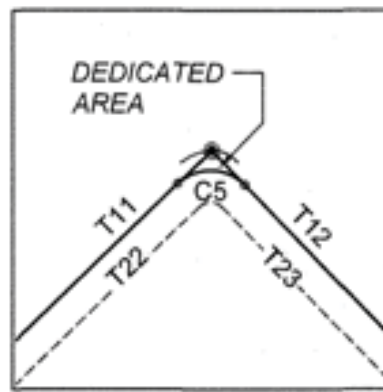
9/5/2024  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

**Bohannon & Huston**  
www.bhinc.com 800.877.5332

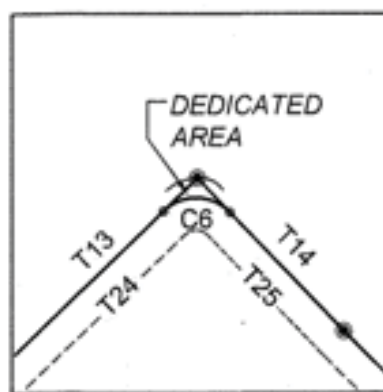


CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	190.48'	2544.00'	95.28'	4°17'24"	190.43'	N11°55'11"W
C2	152.18'	472.00'	76.75'	18°28'21"	151.52'	N66°41'56"E
C3	171.84'	533.00'	86.67'	18°28'21"	171.10'	N66°41'56"E
C4	356.47'	454.00'	187.99'	44°59'15"	347.38'	N68°32'01"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C7	198.09'	454.00'	100.65'	25°00'00"	196.53'	S56°27'36"E
C8	198.09'	454.00'	100.65'	25°00'00"	196.53'	N31°27'36"W
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N01°02'24"E

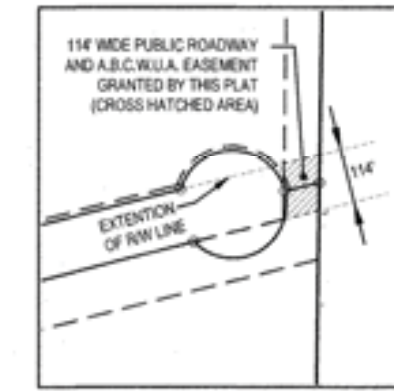
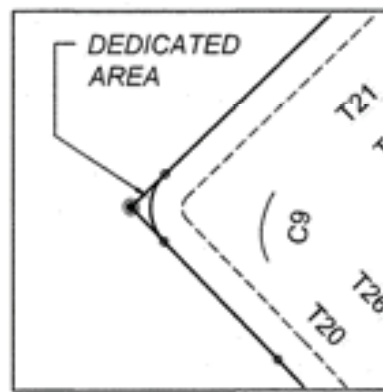
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BULK LAND PLAT  
**INNOVATION PARK III TRACTS** N-1, N-2, AND N-3  
(BEING A REPLAT OF TRACT 18 ARTISTE)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2024

TANGENT DATA

ID	BEARING	DISTANCE
T1	S75°56'07"W	830.46'
T2	N14°03'53"W	683.98'
T3	N80°27'33"E	401.10'
T4	N01°55'34"W	206.09'
T5	N57°27'46"E	270.39'
T6	S14°03'53"E	478.03'
T7	N75°56'07"E	654.02'
T8	S14°03'53"E	506.00'
T9	N75°56'07"E	822.55'
T10	S88°58'21"E	394.70'
T11	N46°02'24"E	97.00'
T12	S43°57'36"E	666.00'
T13	N46°02'24"E	776.00'
T14	S43°57'36"E	67.00'
T15	S68°57'36"E	311.07'
T16	S43°57'36"E	434.80'
T17	N46°02'24"E	152.00'
T18	N43°57'36"W	314.70'
T19	N18°57'36"W	443.58'
T20	N43°57'36"W	67.00'
T21	N46°02'24"E	765.43'
T22	N46°02'24"E	82.00'
T23	S43°57'36"E	651.00'
T24	N46°02'24"E	761.00'
T25	S43°57'36"E	52.00'
T26	N43°57'36"W	52.00'
T27	N46°02'24"E	750.43'

TANGENT DATA

ID	BEARING	DISTANCE
T80	N75°58'58"E	691.83'
T81	S11°29'36"W	102.42'
T82	S25°58'03"W	342.07'
T83	N84°57'38"E	360.40'
T84	N33°49'51"E	263.47'
T85	N14°49'40"E	215.54'
T86	S75°21'08"E	527.63'
T87	N87°11'11"E	285.80'
T88	N78°56'10"E	274.71'
T89	N05°49'21"E	130.67'
T90	N51°11'39"E	93.22'

TRACT 10, BULK LAND PLAT OF MESA DEL SOL FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

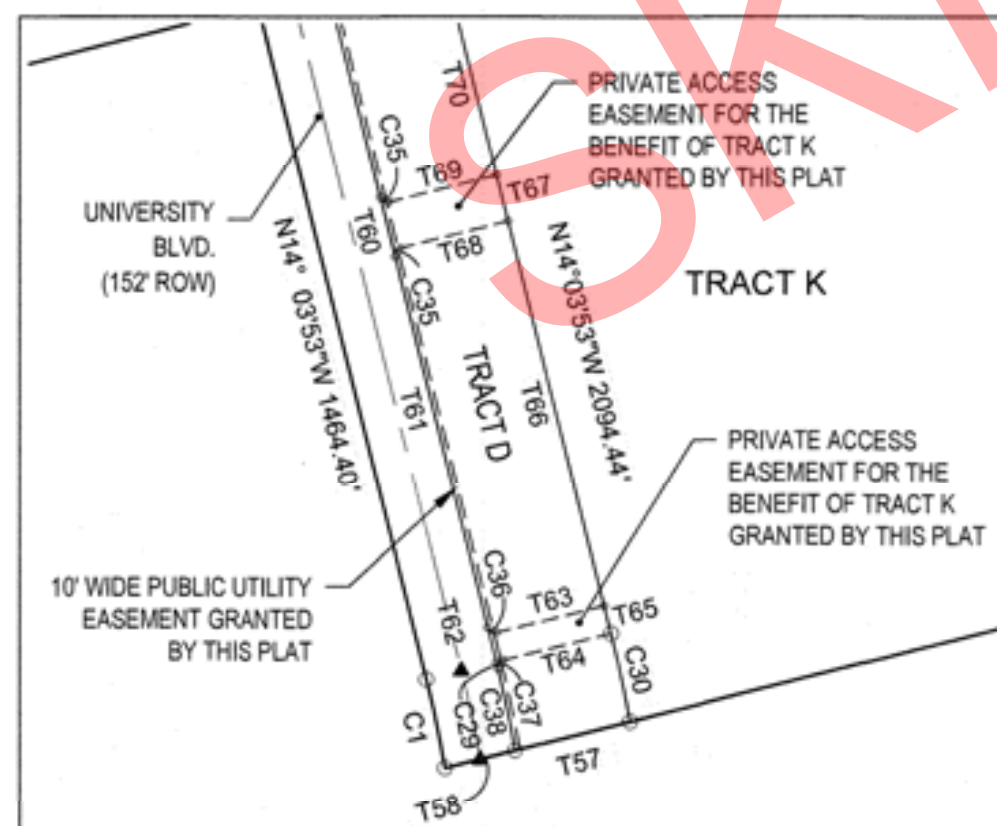
TRACT 14, BULK LAND PLAT OF MESA DEL SOL FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

TRACT 3, BULK LAND PLAT OF MESA DEL SOL FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

TRACT N REMAINDER OF TRACT 18 AREA= 651.8410 AC.

TRACT N-3 approx 584 ac

TRACT 3, BUL OF MESA DEL FILED 06/21/2006, PLAT BOOK 2006C, DOC. NO. 2006091342





CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C20	1299.42'	2524.00'	664.45'	29°29'50"	1285.12'	N29°12'41"W
C21	1044.09'	2676.00'	528.77'	22°21'18"	1037.48'	N28°40'53"W
C22	1051.10'	2926.00'	531.27'	20°34'56"	1045.45'	N27°13'27"W
C23	191.55'	2676.00'	95.82'	4°06'05"	191.51'	N41°54'34"W
C24	329.12'	2926.00'	164.73'	6°26'41"	328.95'	N40°44'16"W
C25	17.33'	2676.00'	8.67'	0°22'16"	17.33'	N14°15'01"W
C26	32.43'	2926.00'	16.21'	0°38'06"	32.43'	N14°22'56"W
C27	298.45'	114.00'	425.45'	150°00'00"	220.23'	N60°56'07"E
C28	298.45'	114.00'	425.45'	150°00'00"	220.23'	N89°03'53"W
C29	14.92'	2696.00'	7.46'	0°19'01"	14.92'	N13°54'22"W
C30	190.43'	2946.00'	95.25'	3°42'13"	190.40'	N12°12'46"W

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

ALBUQUERQUE GEODETIC REFERENCE STATION "2-R17"  
GEOGRAPHIC POSITION (NAD 1983)  
NM STATE PLANE COORDINATES  
(CENTRAL ZONE, US SURVEY FOOT)  
N = 1,451,904.04 USR E = 1,539,424.271 USR  
GROUND TO GRID FACTOR = 0.999662298  
DELTA ALPHA = -00°11'36.1"  
NAVD 1988 ELEVATION = 5295.222 USR

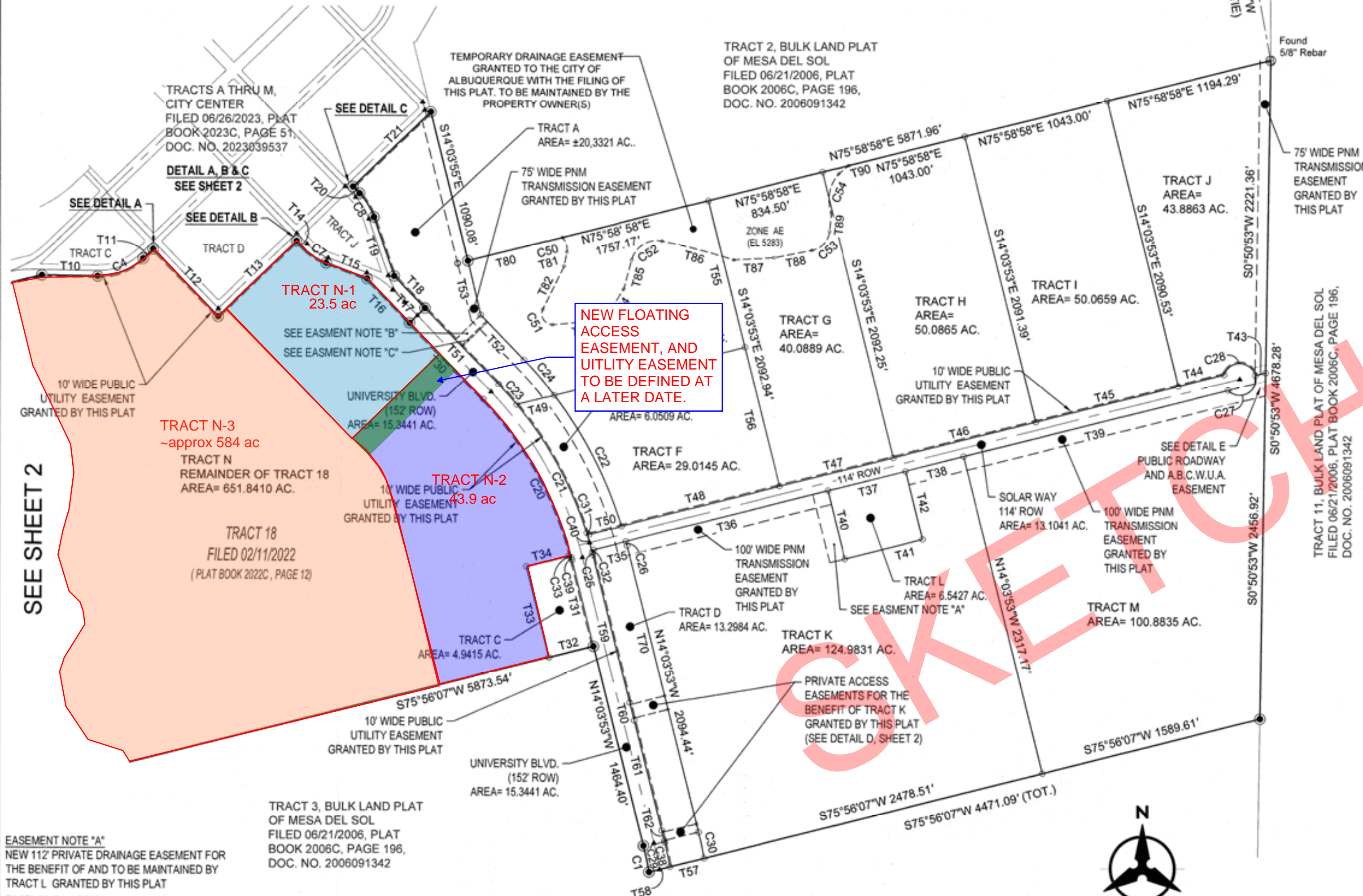
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09/05/2024 11:11 AM Page 3 of 3  
PLAT N 528 00 S, 2024C P, 2008 Linda Stover, Bernalillo County

BULK LAND PLAT  
**INNOVATION PARK III**  
**TRACTS N-1, N-2, AND N-3**  
(BEING A REPLAT OF TRACT 18 ARTISTE)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2024

TANGENT DATA		
ID	BEARING	DISTANCE
T30	S43°57'36"E	755.79'
T31	S14°03'53"E	630.04'
T32	S75°56'07"W	325.00'
T33	N14°03'53"W	662.47'
T34	N75°56'07"E	309.94'
T35	N75°56'07"E	234.88'
T36	N75°56'07"E	1477.73'
T37	N75°56'07"E	570.01'
T38	N75°56'07"E	424.80'
T39	N75°56'07"E	1934.49'
T40	S14°03'53"E	500.00'
T41	N75°56'07"E	570.00'
T42	N14°03'53"W	500.00'
T43	N75°56'07"E	74.68'
T44	S75°56'07"W	335.21'
T45	S75°56'07"W	1043.00'
T46	S75°56'07"W	1043.00'
T47	S75°56'07"W	834.50'
T48	S75°56'07"W	1154.80'
T49	S75°56'07"W	274.95'
T50	N75°56'07"E	236.18'

TANGENT DATA		
ID	BEARING	DISTANCE
T51	N43°57'36"W	755.79'
T52	N43°57'36"W	444.38'
T53	N13°22'25"W	397.23'
T54	N75°56'07"E	1392.81'
T55	S14°03'53"E	1074.94'
T56	S14°03'53"E	1018.00'
T57	S75°56'07"W	250.57'
T58	S75°56'07"W	152.40'
T59	S14°03'53"E	1083.76'
T60	S14°03'53"E	130.00'
T61	S14°03'53"E	805.68'
T62	S14°03'53"E	75.00'
T63	N75°56'07"E	235.00'
T64	N75°56'07"E	235.04'
T65	N14°03'53"W	60.00'
T66	N14°03'53"W	835.68'
T67	N14°03'53"W	100.00'
T68	N75°56'07"E	235.00'
T69	N75°56'07"E	235.00'
T70	N14°03'53"W	1098.76'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C31	22.66'	15.00'	14.13'	86°33'39"	20.57'	S60°47'03"E
C32	23.66'	15.00'	15.10'	90°22'16"	21.28'	S30°44'59"W
C33	23.46'	15.00'	14.90'	89°36'07"	21.14'	N59°15'49"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S59°03'53"E
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	S30°56'07"W
C36	23.56'	15.00'	15.00'	90°00'00"	21.21'	S59°03'53"E
C37	23.48'	15.00'	14.92'	89°40'59"	21.15'	S31°05'38"W
C38	175.54'	2696.00'	87.80'	3°43'50"	175.51'	N11°52'56"W
C39	17.53'	2524.00'	8.77'	0°23'53"	17.53'	N14°15'49"W
C40	143.29'	2676.00'	71.66'	3°04'05"	143.28'	N15°58'11"W
C50	111.88'	135.95'	59.33'	47°09'00"	108.75'	S16°55'11"E
C51	152.96'	75.59'	120.84'	115°56'50"	128.17'	S32°00'22"E
C52	277.25'	183.18'	172.98'	86°43'07"	251.54'	N58°11'14"E
C53	196.02'	154.23'	113.75'	72°49'11"	183.09'	N42°48'20"E
C54	299.81'	272.87'	167.06'	62°57'07"	284.95'	N10°26'06"E



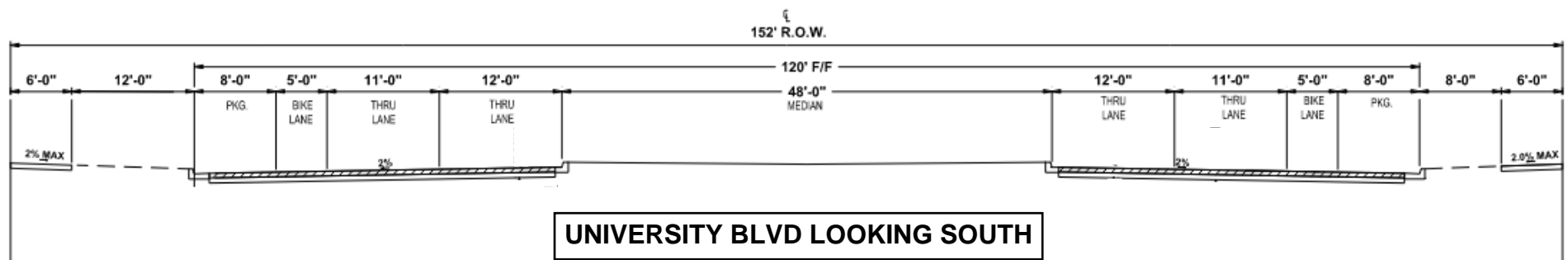
EASEMENT NOTE "A"  
NEW 112' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACT L GRANTED BY THIS PLAT  
EASEMENT NOTE "B"  
NEW 60' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT  
EASEMENT NOTE "C"  
NEW 10' PRIVATE UTILITY EASEMENT TO SERVE TRACT E GRANTED BY THIS PLAT.

▲ = Centerline Monument

TRACT 3, BULK LAND PLAT OF MESA DEL SOL  
FILED 06/21/2006, PLAT BOOK 2006C, PAGE 196, DOC. NO. 2006091342

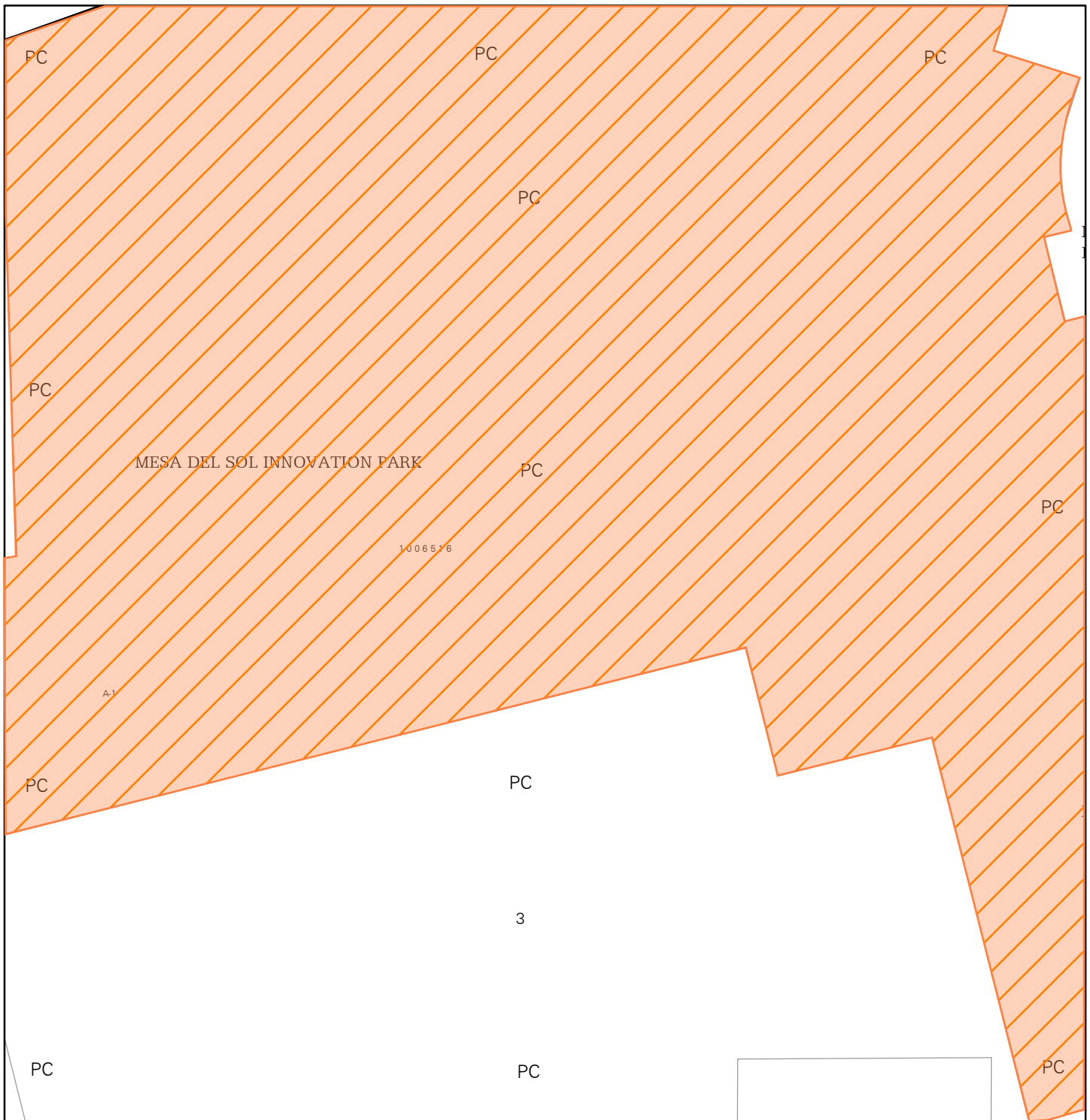


**STREET CROSS SECTIONS  
CONSISTENT WITH MDS  
MASTER PLANNING  
REQUIREMENTS**





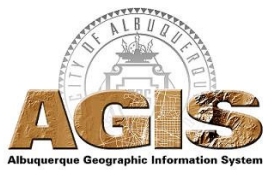




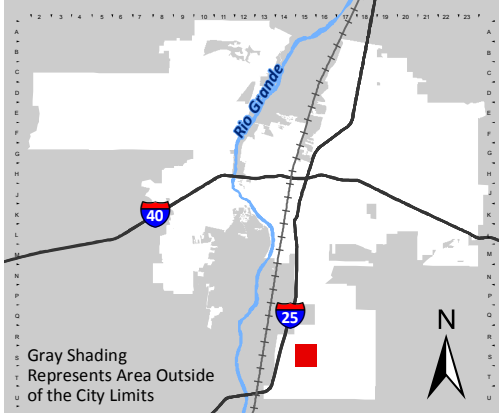
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



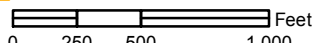
**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones**  
**are established by the**  
**Integrated Development Ordinance (IDO).**



Gray Shading  
Represents Area Outside  
of the City Limits

**Zone Atlas Page:**  
**S-15-Z**

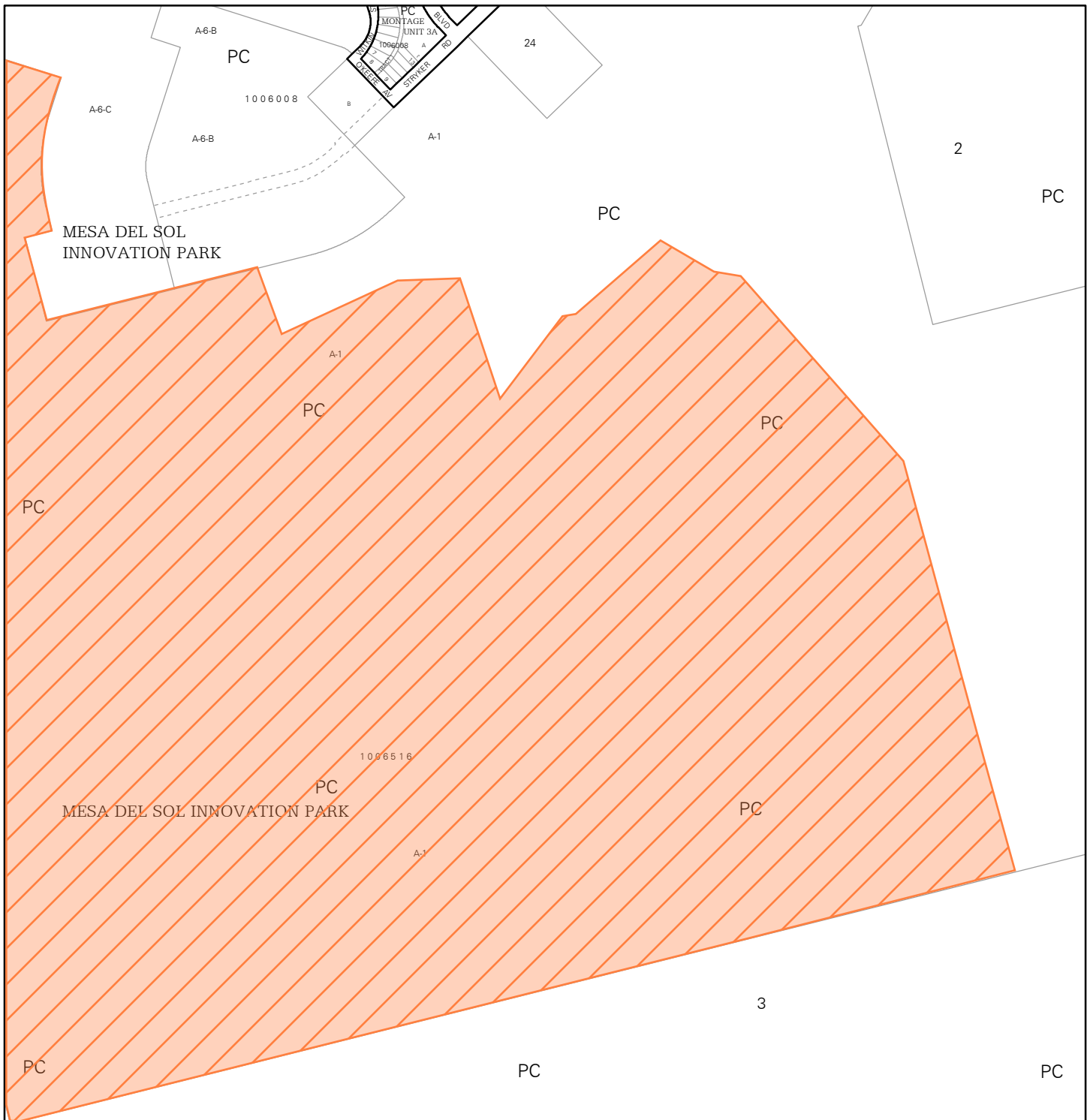
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet

Approximate Site Location

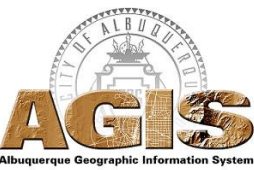




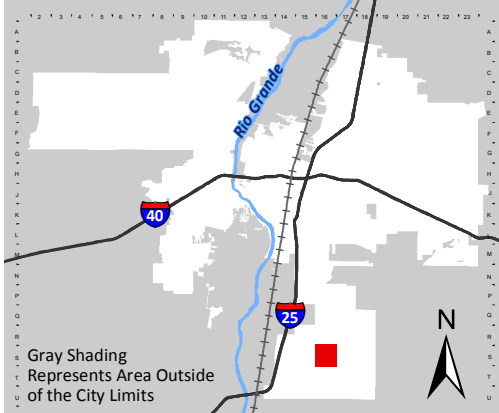
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## IDO Zone Atlas

### May 2018



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Zone Atlas Page:  
**S-16-Z**

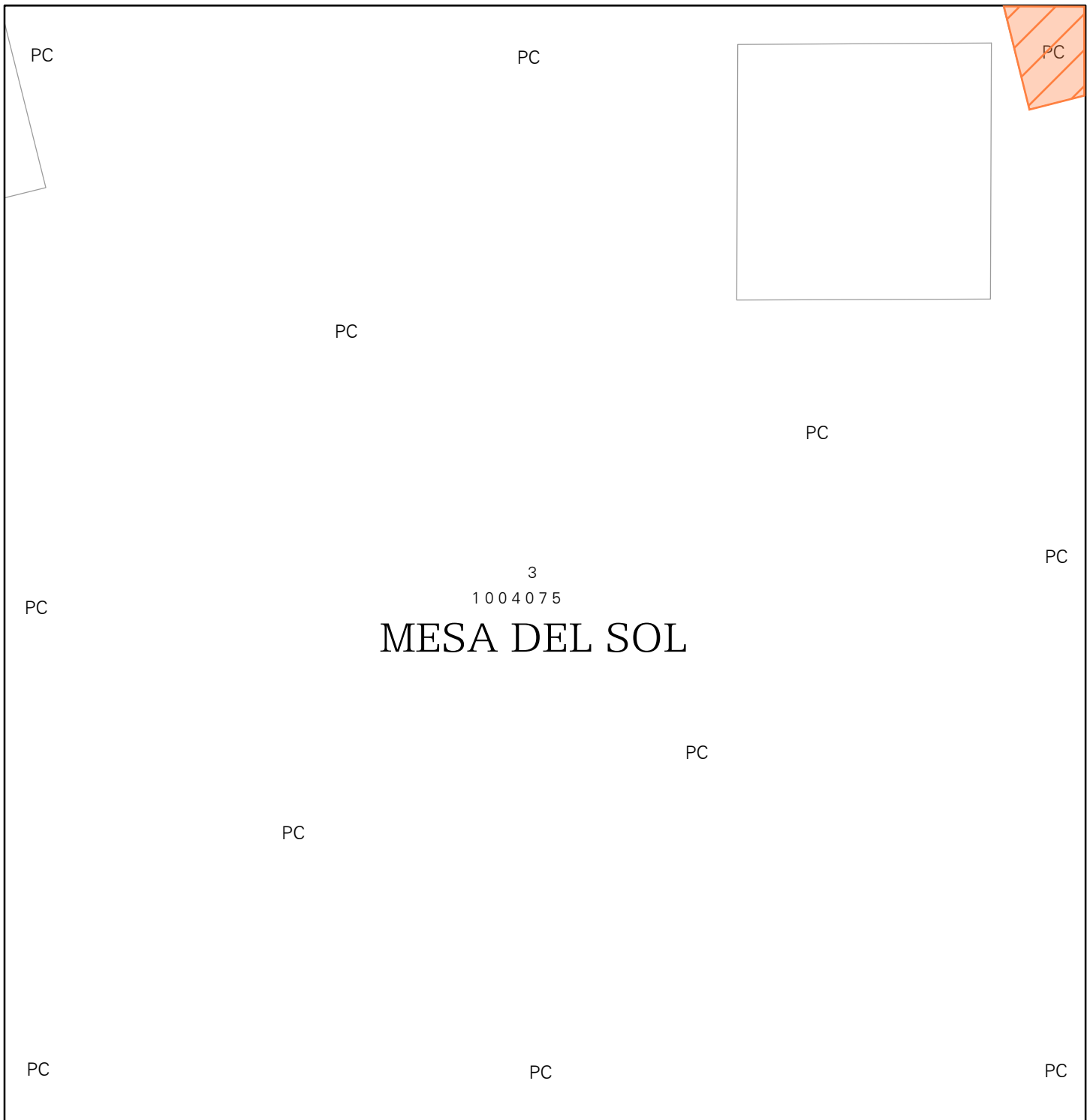
- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

Feet

0 250 500 1,000

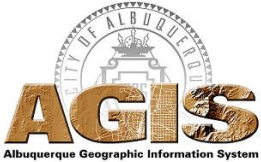
Approximate Site Location



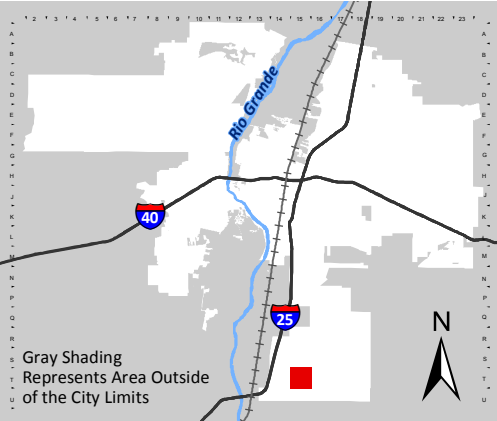


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## IDO Zone Atlas May 2018



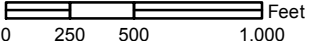
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Zone Atlas Page:  
**T-15-Z**

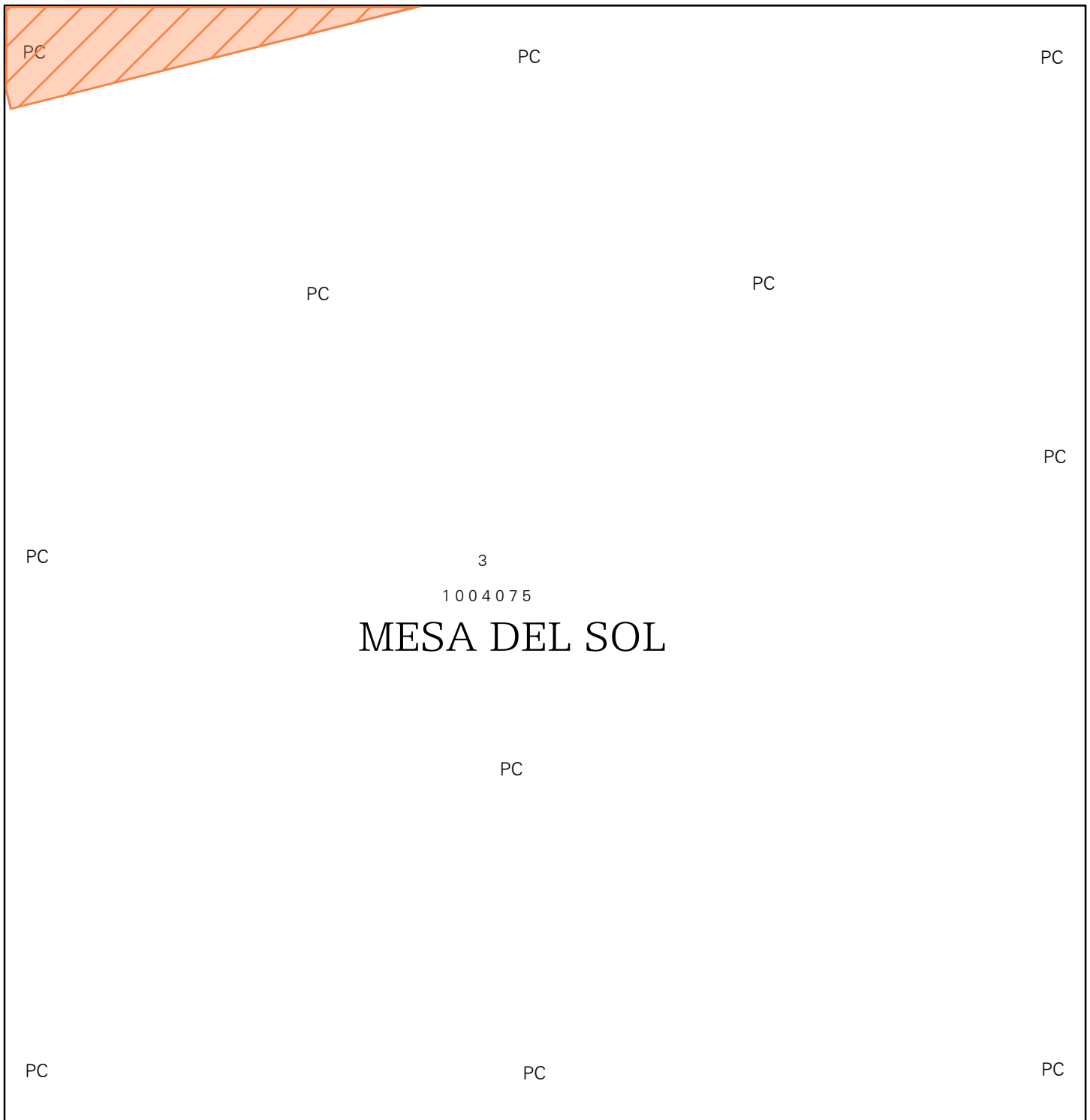
- Easement
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- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



0 250 500 1,000 Feet


 Approximate Site Location



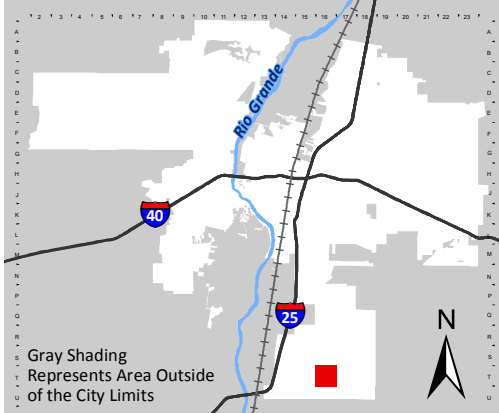


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## IDO Zone Atlas May 2018












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Zone Atlas Page:  
**T-16-Z**

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-  Escarpment
-  Petroglyph National Monument
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-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone


Feet

0
250
500
1,000

 Approximate Site Location