

## **Neighborhood Association – List provided by ONC**

Kimberly Legan

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 12:03 PM  
**To:** Kimberly Legan  
**Subject:** ALBUQUERQUE NM 87106 \_ Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Pages S-14-Z thru T-16-Z.pdf

**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.

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

(505) 768-3334 Office  
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 11:27 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:  
Tract N BULK LAND PLAT INNOVATION PARK TRACTS A-N (BEING A REPLAT OF TRACT 16 ARTISTE)  
Physical address of subject site:  
ALBUQUERQUE NM 87106  
Subject site cross streets:  
University Blvd and Stryker Rd  
Other subject site identifiers:  
Mesa del Sol  
This site is located on the following zone atlas page:  
S-14, S-15, S-16, S-17, T-15, and T-16

Link for map  
Captcha

[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\*: 11/7/25

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 University Blvd., Styker Rd, and Bobby Foster
2. Property Owner\* MDS Investments LLC
3. Agent/Applicant\* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)<sup>2</sup>\* per IDO Table 6-1-1
  - ☐ Site Plan – EPC
  - ☒ Subdivision Major Bulk Land 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>\*:

Subdivide Tract N into Four (4) Tracts, dedicate right-of-way, and grant easements.

5. 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: <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.

## **Neighborhood Association – Notification Documents**

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

Hearing Date/Time\*: Wednesday December 3rd, 2025 at 9:00am

Location\*<sup>4</sup>: Link provided by COA Planning dept. more info found 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: Michael Balaskovits

Email: mbalaskovits@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 Pages

☐

Online website or project page: N/A

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

1. Zone Atlas Page(s)\*<sup>5</sup> S-14, thru S-17, T-15, and T-16
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

[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] 651.841
- 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](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.

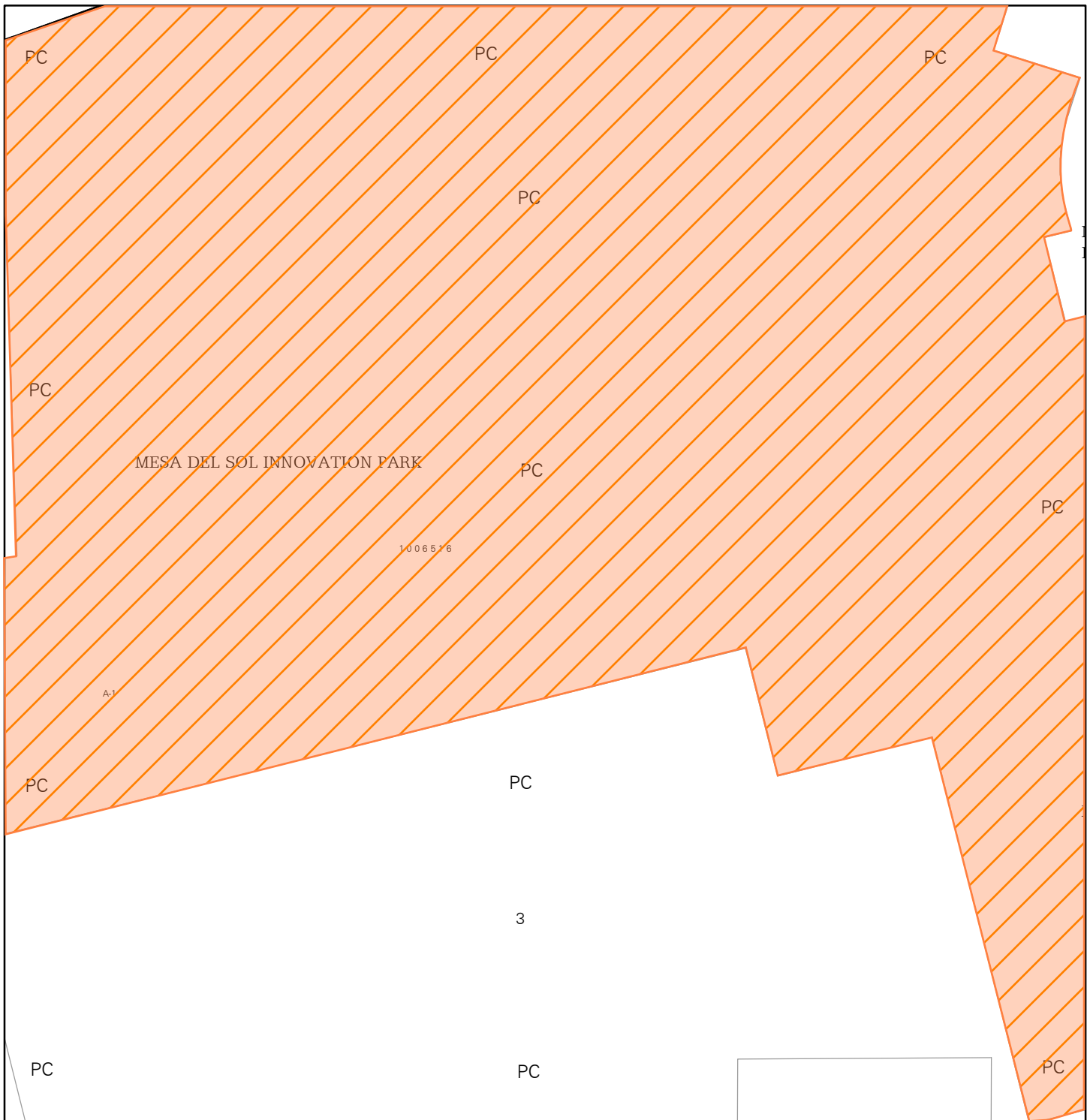
**語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。**

**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 dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.**








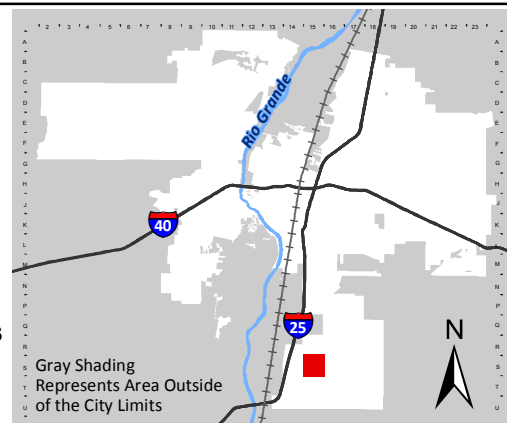
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018



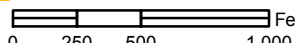
**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones**  
**are established by the**  
**Integrated Development Ordinance (IDO).**



Gray Shading  
Represents Area Outside  
of the City Limits

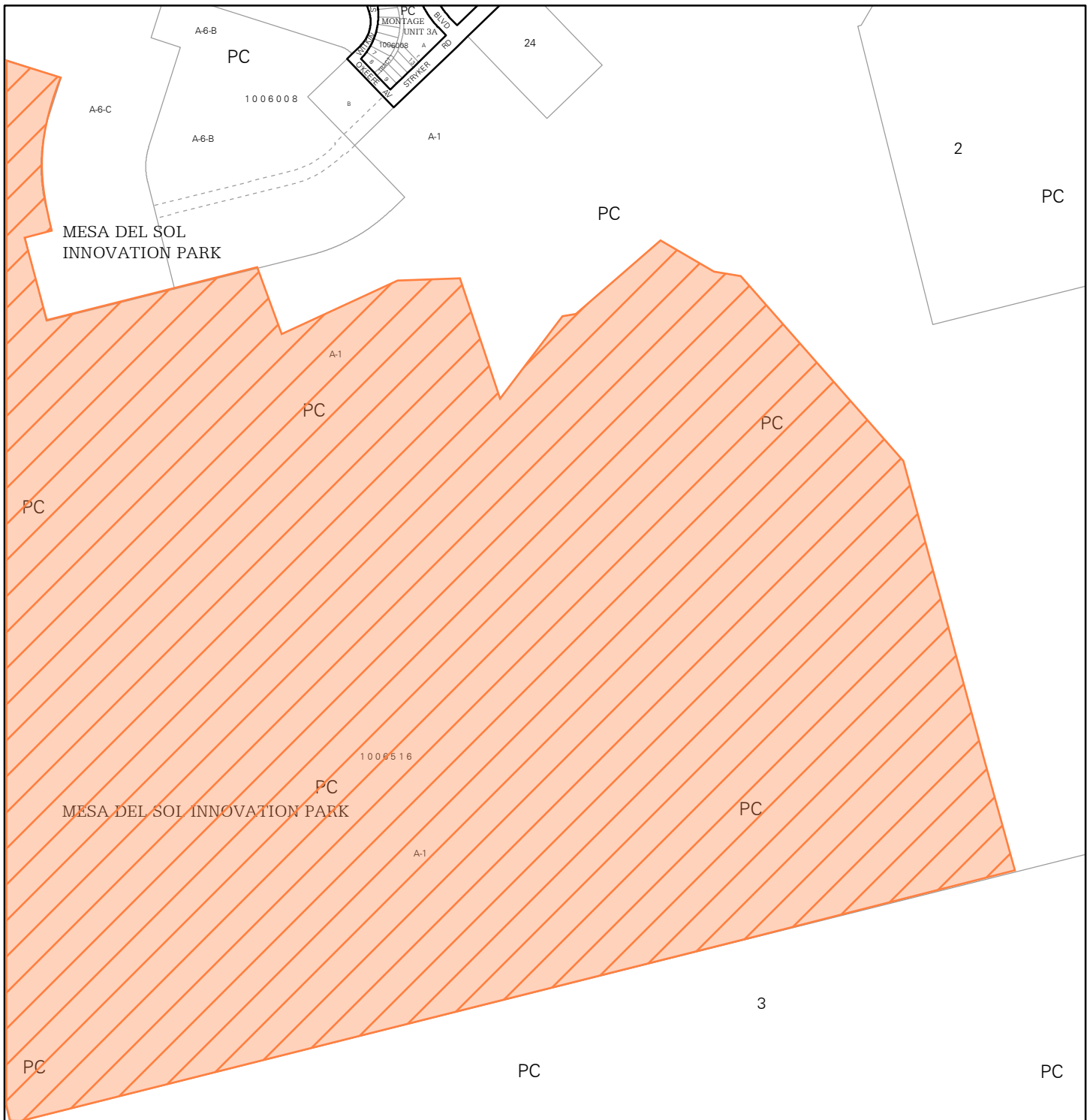
**Zone Atlas Page:**  
**S-15-Z**

- 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

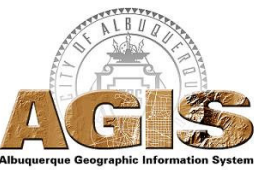
Approximate Site Location



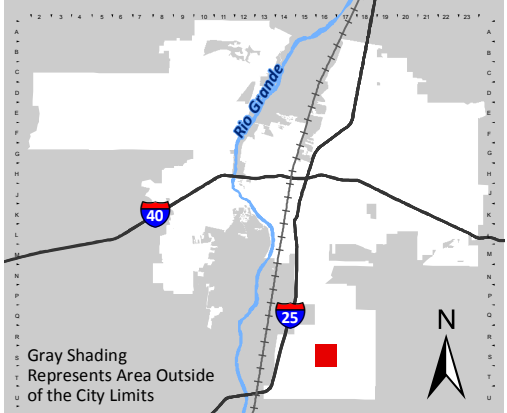
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## IDO Zone Atlas

### May 2018



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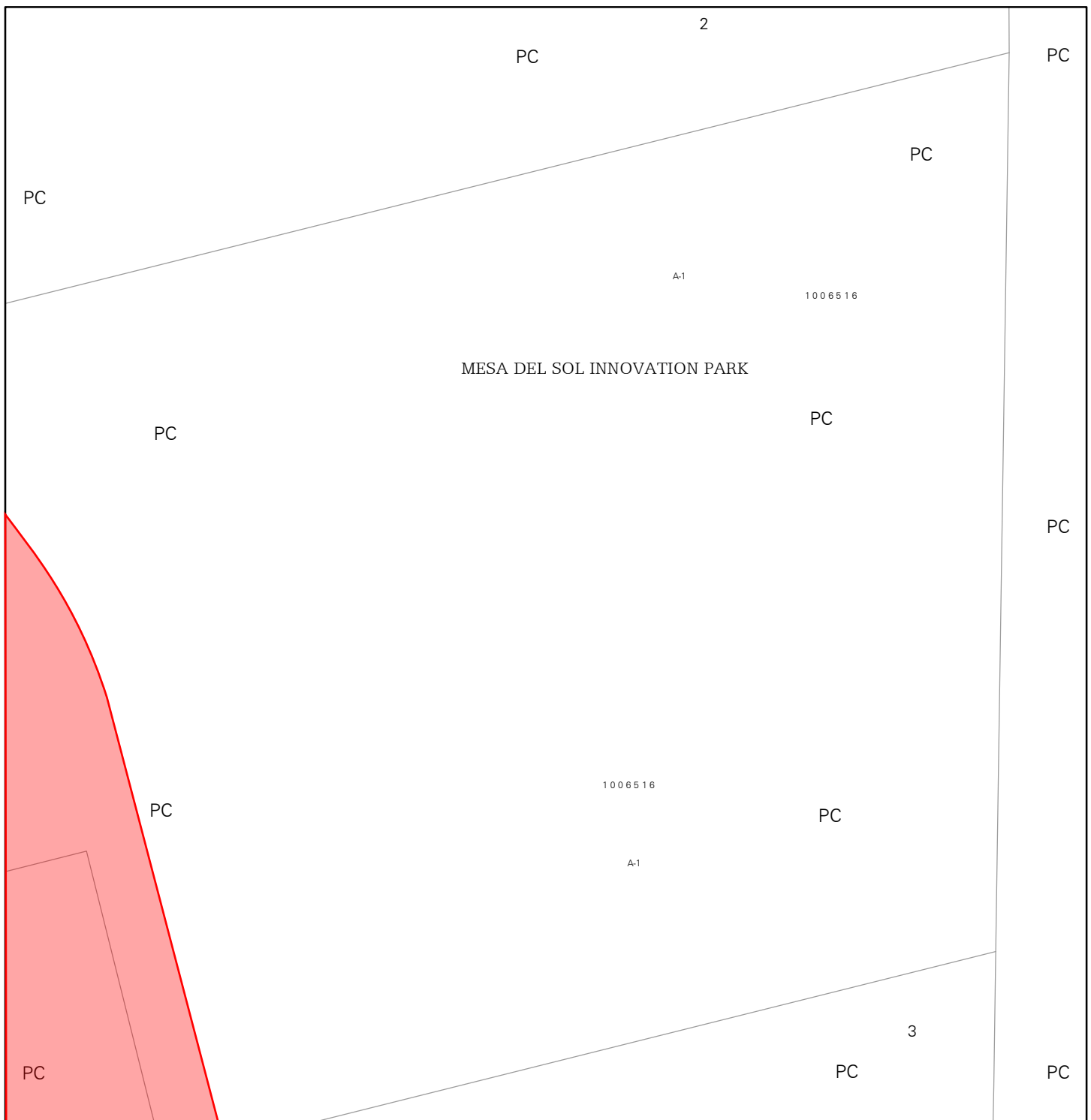
Zone Atlas Page:  
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- Easement
- Petroglyph National Monument
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- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

Feet


0   250   500   1,000

Approximate Site Location

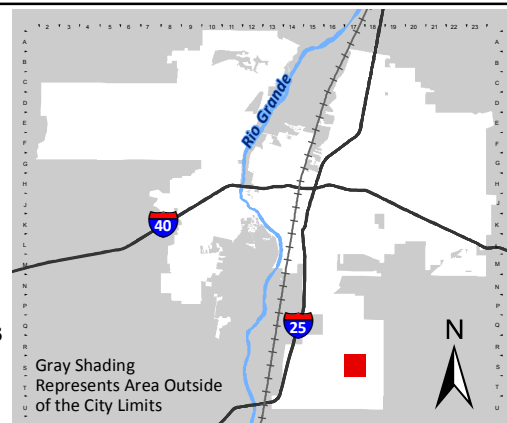


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## IDO Zone Atlas May 2018












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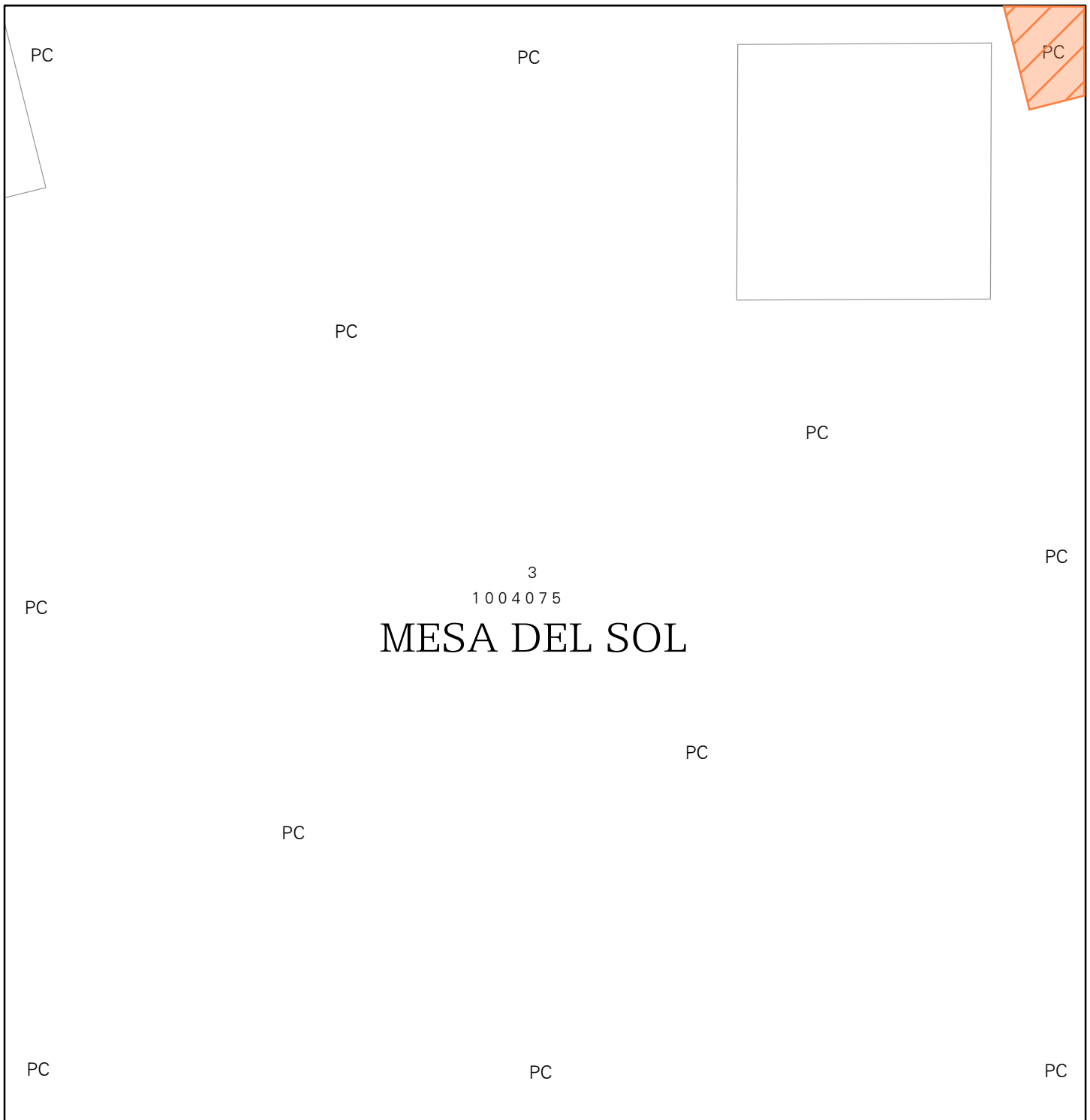
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 0 250 500 1,000 Feet

 Approximate Site Location

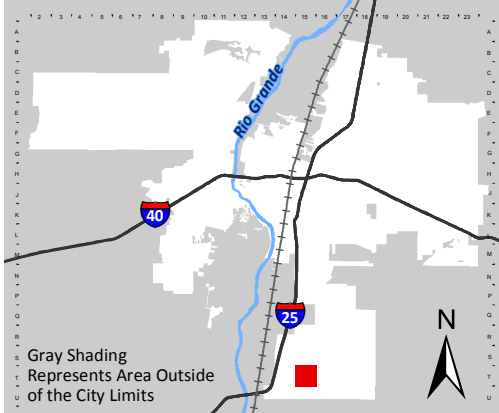


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018




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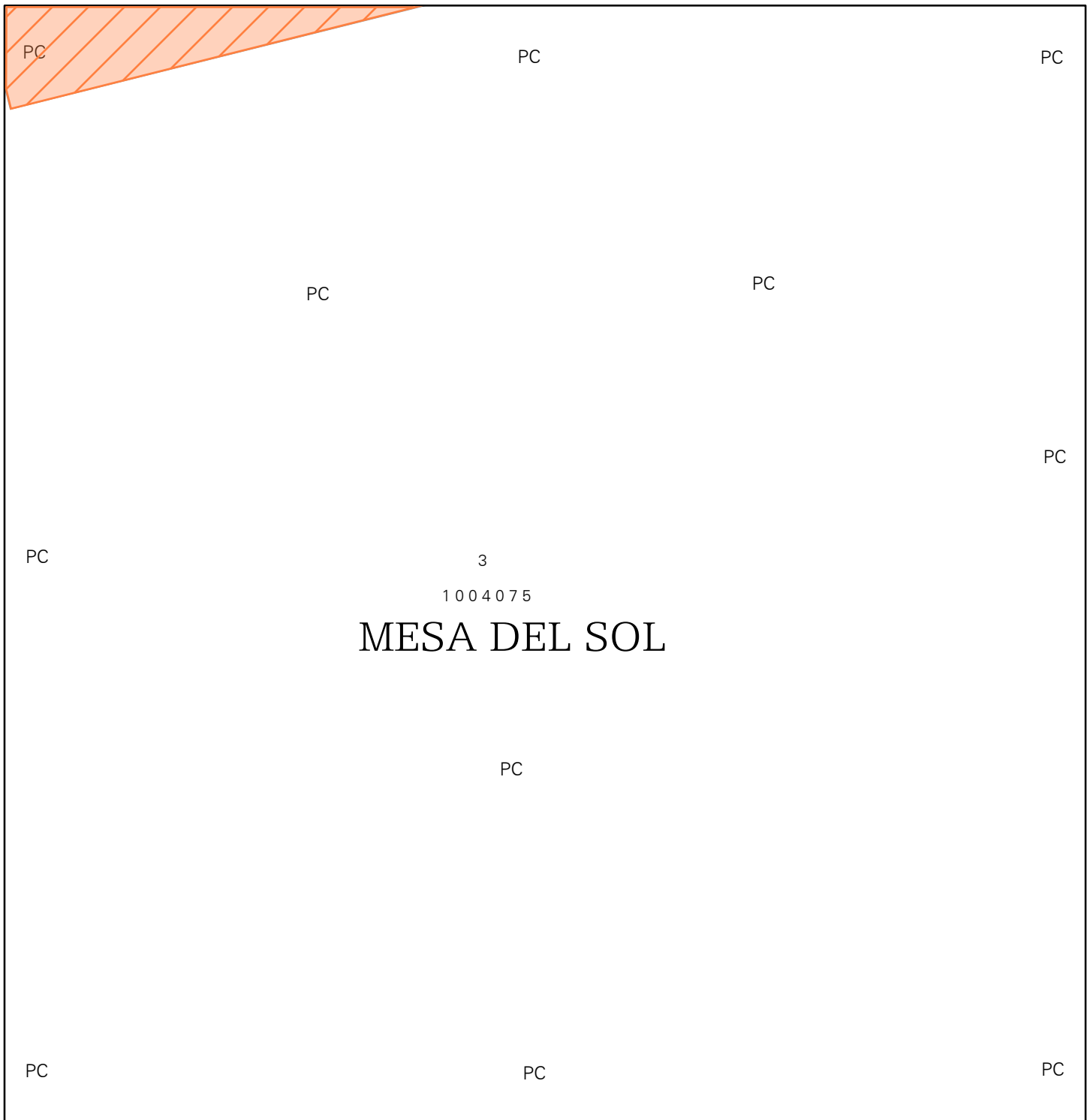
Zone Atlas Page:  
**T-15-Z**

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- View Protection Overlay (VPO) Zone




0 250 500 1,000 Feet

Approximate Site Location

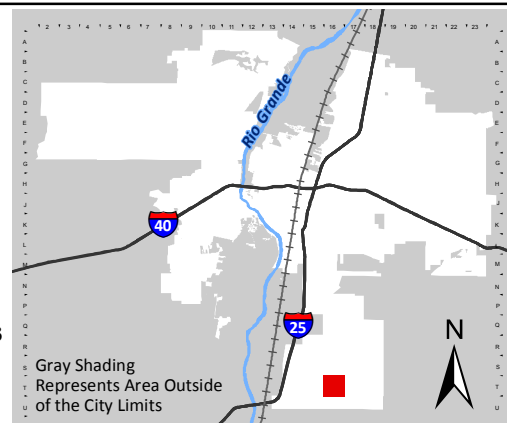


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## IDO Zone Atlas May 2018











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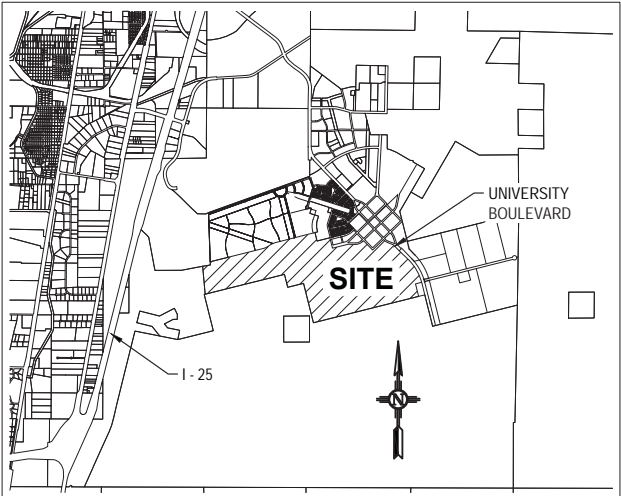
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Zone Atlas Page:  
**T-16-Z**

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-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

 Approximate Site Location



LOCATION MAP  
NOT TO SCALE

SUBDIVISION DATA

- DHO No. PR-2023-008999
- Zone Atlas Index No.: S-14, S-15, S-16, S-17, T-15 and T-16.
- Gross Subdivision Acreage: 651.8410 Acres
- Number of Existing Tracts: 1, Number of Tracts Created: 4, Number of right-of-way parcels created: 3
- Plat is located within Sections 26, 27, 28, 29, 33 and 34, T9N, R3E, N.M.P.M.
- Zoning: PC
- Date of Survey: November, 2025
- Total area of dedicated public street right-of-ways: 8.1605 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract N, BULK LAND PLAT, INNOVATION PARK III, TRACTS A-N, as the same is shown and designated on the plat thereof filed 09/05/2024, Plat Book 2024C, Page 85, as Document No. 2024062459, into four (4) tracts, three (3) dedicated right-of-way parcels and grant easements as shown.

DOCUMENTS

- Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract N, BULK LAND PLAT INNOVATION PARK III, 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 September 5, 2024 in Book 2024C, Page 85 as Document No. 2024062459.  
Tract contains 651.8410 acres

NOTES

- 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 and Number 35001C0535G, Map Revised September 26, 2008.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "2\_R17" and "3\_Q16" Bearing = N49°03'55"W.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
- Distances are ground distances "US SURVEY FOOT".
- Record easements taken from record data as shown hereon.
- Pursuant to Section 14-14-4-7of 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".
- 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.

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

© 2023 BOHANNAN HUSTON, INC.

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, Date  
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico )

County of Bernalillo )

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

by Steve B. Chavez, MDS INVESTMENTS, LLC

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

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.

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



BULK LAND PLAT

INNOVATION PARK III  
TRACTS N-1 THRU N-4

(BEING A REPLAT OF TRACT N, INNOVATION PARK III)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2025

PROJECT NUMBER: PR-2023-008999

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

PLAT APPROVAL

Utility Approvals:

<i>Daniel Aragon</i> PNM Electric Services Signed by:	11/05/2025 Date
<i>Jeff Estanek</i> New Mexico Gas Company Signed by:	11/4/2025 Date
<i>Natalia Antonio</i> CenturyLink Signed by:	10/31/2025 Date
<i>Todd Schunelle</i> Comcast Signed by:	10/31/2025 Date

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department Signed by: <i>Kara Radius</i> AMAFCA	Date 10/31/2025 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 N, INNOVATION PARK III: UPC #101605027020120101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon  Huston  
www.bhinc.com 800.877.5332

SHEET 1 OF 2



CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	152.18'	472.00'	76.75'	18°28'21"	151.52'	N66°41'56"E
C2	171.84'	533.00'	86.67'	18°28'21"	171.10'	N66°41'56"E
C3	356.47'	454.00'	187.89'	44°59'15"	347.38'	N88°32'01"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°57'36"E
C6	198.09'	454.00'	100.65'	25°00'00"	196.53'	S56°27'36"E
C7	1299.42'	2524.00'	664.45'	29°29'50"	1285.12'	S29°12'41"E
C8	23.46'	15.00'	14.90'	89°36'07"	21.14'	N59°15'49"W
C9	521.77'	1000.00'	266.97'	29°53'43"	515.87'	S29°00'45"E
C10	545.18'	1080.00'	278.53'	28°55'22"	539.41'	N28°31'34"W
C11	18.33'	1080.00'	9.17'	0°58'21"	18.33'	N43°28'26"W

TANGENT DATA		
ID	BEARING	DISTANCE
T29	S75°56'07"W	80.00'
T30	S14°03'53"E	52.00'
T31	S75°56'07"W	654.02'
T32	N14°03'53"W	52.00'
T33	S14°03'53"E	66.00'
T34	S75°56'07"W	1078.42'
T35	N14°03'53"W	66.00'
T36	N75°56'07"E	1078.42'
T37	S75°56'07"W	1081.77'

A perpetual easement exclusive to PNM to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain overhead and/or underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, poles, guy wires, anchors, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement 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 easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein.

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 = -0°11'36.1"  
NAVD 1988 ELEVATION = 5295.222 USft

TRACT N-1  
EA= 24,3052 AC.

TRACT N-2  
AREA= 34.5423 AC.

ACT N-3  
12.9596 AC.

TRACT C  
FILED 09/05/2024  
PLAT BK. 2024C, PG. 85

UNIVERSITY BLVD. (152  
FILED 09/05/2024  
PLAT BK. 2024C, PG. 85

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



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



Kimberly Legan

**From:** Flores, Suzanna A. <Suzannaflores@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 12:03 PM  
**To:** Kimberly Legan  
**Subject:** ALBUQUERQUE NM 87106 \_ Public Notice Inquiry Sheet Submission  
**Attachments:** Zone Atlas Pages S-14-Z thru T-16-Z.pdf

**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.

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

(505) 768-3334 Office  
E-mail: [suzannaflores@cabq.gov](mailto:suzannaflores@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)

**From:** webmaster@cabq.gov <webmaster@cabq.gov>  
**Sent:** Tuesday, November 4, 2025 11:27 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:  
Tract N BULK LAND PLAT INNOVATION PARK TRACTS A-N (BEING A REPLAT OF TRACT 16 ARTISTE)  
Physical address of subject site:  
ALBUQUERQUE NM 87106  
Subject site cross streets:  
University Blvd and Stryker Rd  
Other subject site identifiers:  
Mesa del Sol  
This site is located on the following zone atlas page:  
S-14, S-15, S-16, S-17, T-15, and T-16

Link for map  
Captcha

## **Neighborhood Association – Proof of Delivery**

Kimberly Legan

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**From:** Kimberly Legan  
**Sent:** Friday, November 7, 2025 9:20 AM  
**To:** info@willsonstudio.com; m.ryankious@gmail.com  
**Subject:** ONC Notification - District 6 Coalition (Tract N)

Good morning Patricia and Ryan,

Bohannon Huston Inc., is submitting another 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:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD71120259165>

-Link Expires: 12/7/2025

Files being shared:

- \Tract N\Tract N\_Neighborhood Association Notification Package.pdf

Thank you,

**Kimberly Legan**

Administrative Professional

Community Development and Planning

**Bohannon Huston**

p: 505-798-7954

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



Great people *supporting* great communities. Want to be part of the team? Visit [bhinc.com/careers](http://bhinc.com/careers)



Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** m.ryankious@gmail.com  
**Sent:** Friday, November 7, 2025 9:20 AM  
**Subject:** Relayed: ONC Notification - District 6 Coalition (Tract N)

**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 (Tract N)

Kimberly Legan

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**From:** Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>  
**To:** wwa\_info@ebi3.swcp.com  
**Sent:** Friday, November 7, 2025 9:20 AM  
**Subject:** Delivered: ONC Notification - District 6 Coalition (Tract N)

The original message was received at Fri, 7 Nov 2025 09:20:01 -0700 (MST)  
from ame3.swcp.com [216.184.2.120]

----- 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

Kimberly Legan

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**From:** Kimberly Legan  
**Sent:** Friday, November 7, 2025 9:22 AM  
**To:** dmills544@gmail.com; smmauthe@gmail.com  
**Subject:** ONC Notification - Mesa del Sol NA (Tract N)

Good morning Sue and David,

Bohannon Huston Inc., is submitting another 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:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD71120259165>

-Link Expires: 12/7/2025

Files being shared:

- \Tract N\Tract N\_Neighborhood Association Notification Package.pdf

Thank you,

**Kimberly Legan**

Administrative Professional

Community Development and Planning

**Bohannon Huston**

p: 505-798-7954

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



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Kimberly Legan

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**From:** Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>  
**To:** dmills544@gmail.com; smmauthe@gmail.com  
**Sent:** Friday, November 7, 2025 9:22 AM  
**Subject:** Relayed: ONC Notification - Mesa del Sol NA (Tract N)

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

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

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

Subject: ONC Notification - Mesa del Sol NA (Tract N)