Environmental Planning Commission

Agenda Number: 3
Project Number: PR-2022-007805
Case #: SI-2022-01880/SI-2022-02011
November 17, 2022

Staff Report

Agent	Dekker/Perich/Sabatini (DPS)
Applicant	Mesa del Sol, LLC
Request	**Text Amendments to the Mesa del Sol Level A & Level B Community Master Plans**
Legal Description	All or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.
Size	Approximately 13,000 acres

Staff Recommendation

That a recommendation of APPROVAL of SI-2022-02011 be forwarded to the City Council (Level A Plan) based on the Findings beginning on Page 33 and subject to the Conditions of Approval on Page 39 (Level A Plan).

APPROVAL of SI-2022-01880, based on the Findings beginning on Page 41 and subject to the Conditions of Approval on Page 50 (Level B Plan).

Staff Planners
Catalina Lehner, AICP-Principal Planner
Megan Jones, Current Planner

Zoning	PC (Planned Community)
Location	Generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB.

Summary of Analysis

This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and Level B Community Master Plan (the "Level B Plan")(the subject areas) that pertain to a 500-acre site on the eastern mesa top south of the UNM property (the "subject site"). The subject site is designated a Residential Land Use in the Level A Plan and a "Potential Active Adult Community" in the Level B Plan.

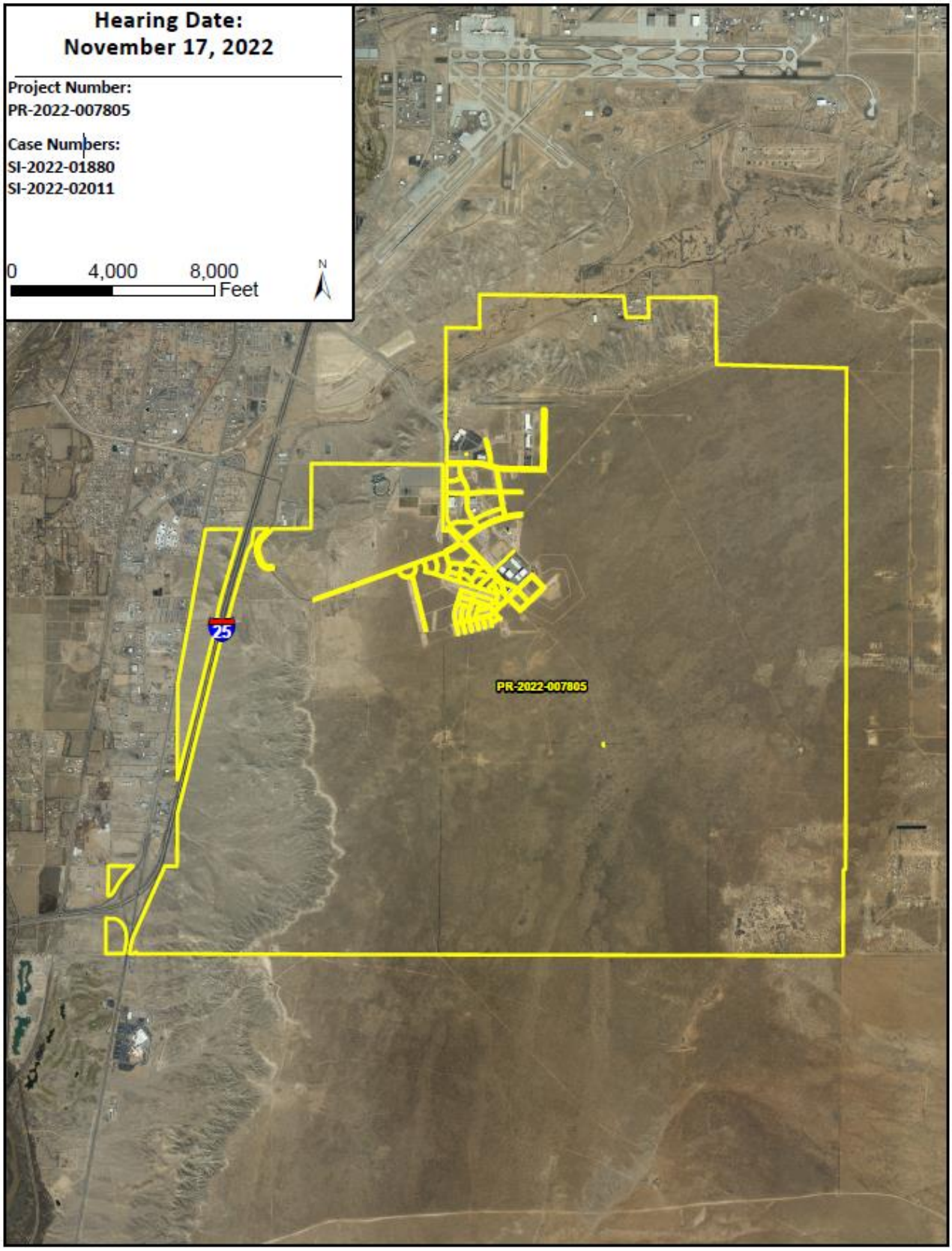
The proposed amendments would change the 500-acre site's land use designation as follows: from Residential to Office/R&D in the Level A Plan, and from "Potential Active Adult Community" to Employment Center in the Level B Plan, thereby expanding the Employment Center. The 500-acre site is not in the Mesa del Sol Employment Center designated in the Comprehensive Plan, though it is along the University Blvd. Corridor. Overall, the request generally furthers applicable Goals and policies in the Comprehensive Plan and the Mesa del Sol Level A Plan and Level B Plan.

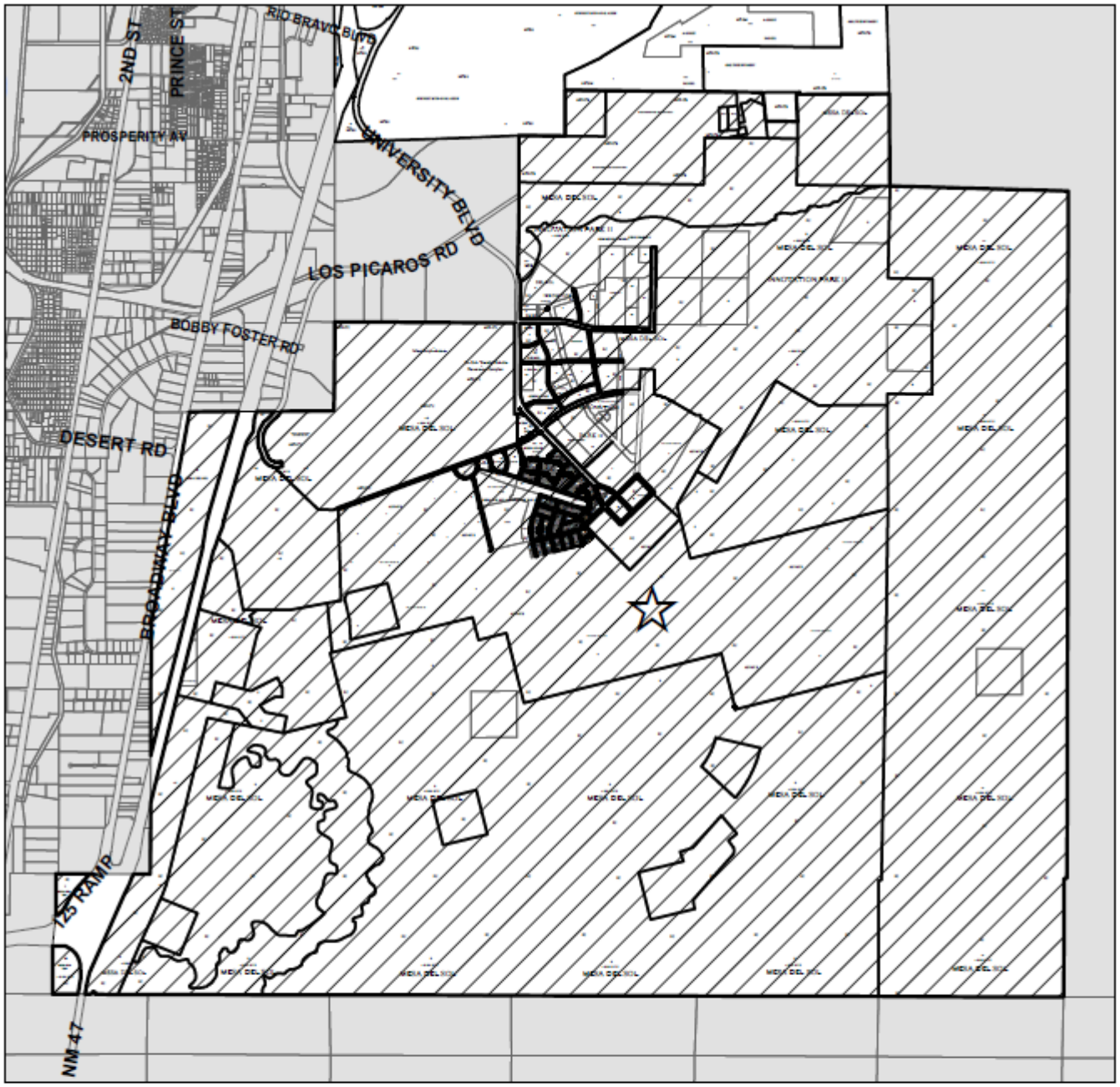
The affected neighborhood organizations and property owners within 100 feet of the subject site were notified as required. A pre-application meeting was held. There was general support, but concern about traffic and circulation. A post-submittal facilitated meeting was held with Isleta Pueblo Representatives who had concern about the potential environmental effects on the Pueblo due to the allowable Industrial uses under the change of land use. Staff recommends approval subject to conditions needed to provide clarity and ensure internal consistency.

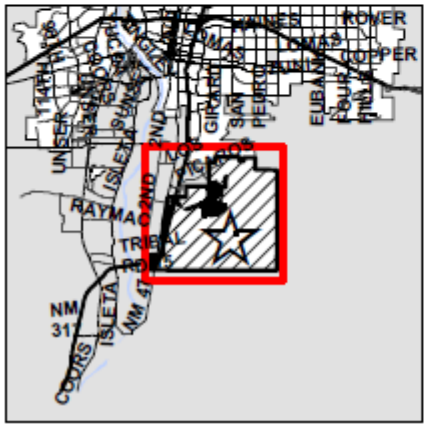
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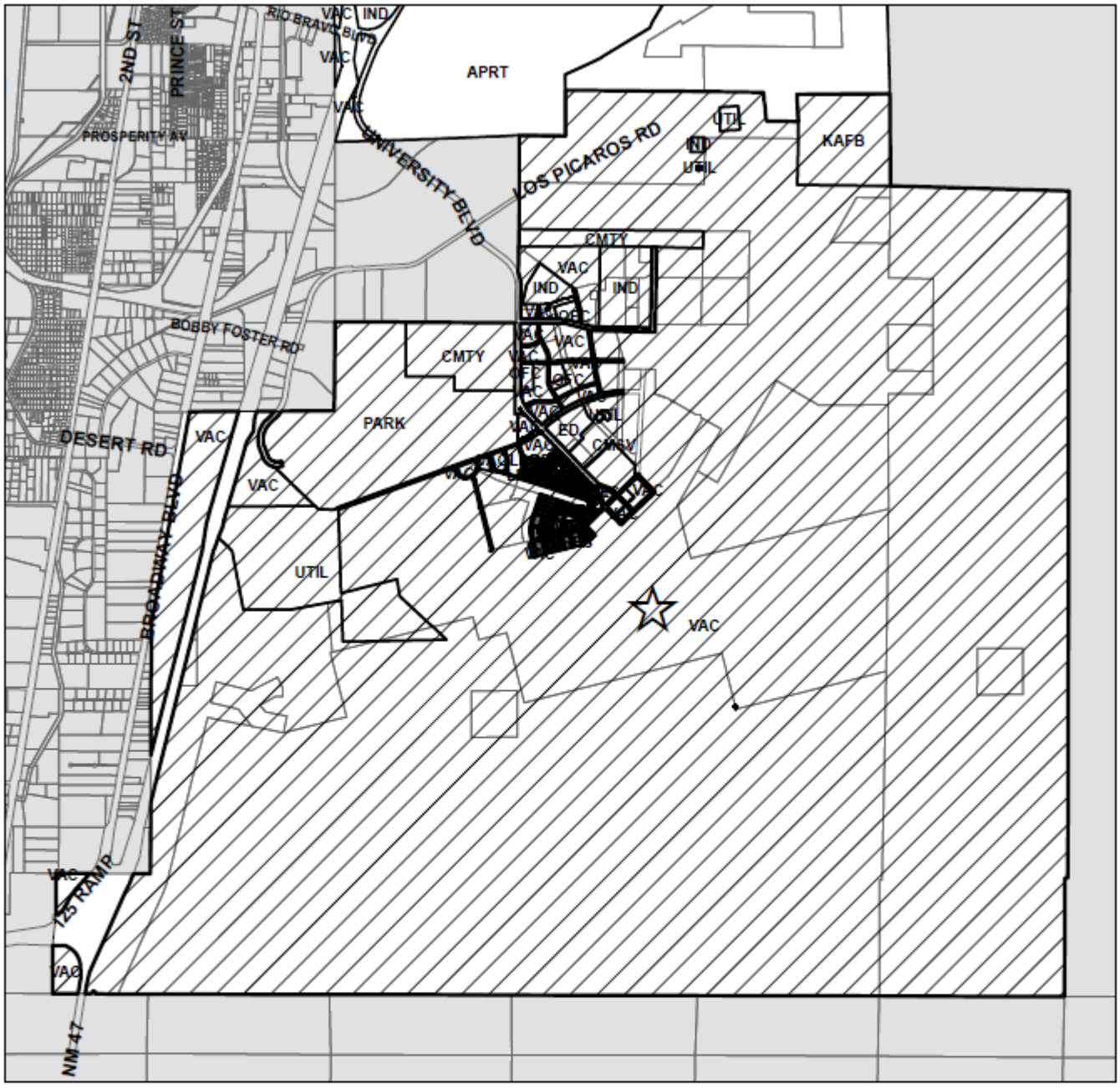
IDO ZONING MAP

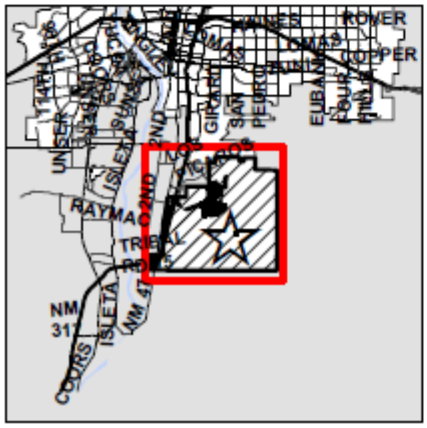
Note: Gray shading indicates County.

1 inch = 4,000 feet

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Zone Atlas Page:
S-16 and S-17





LAND USE MAP

Note: Gray shading indicates County.

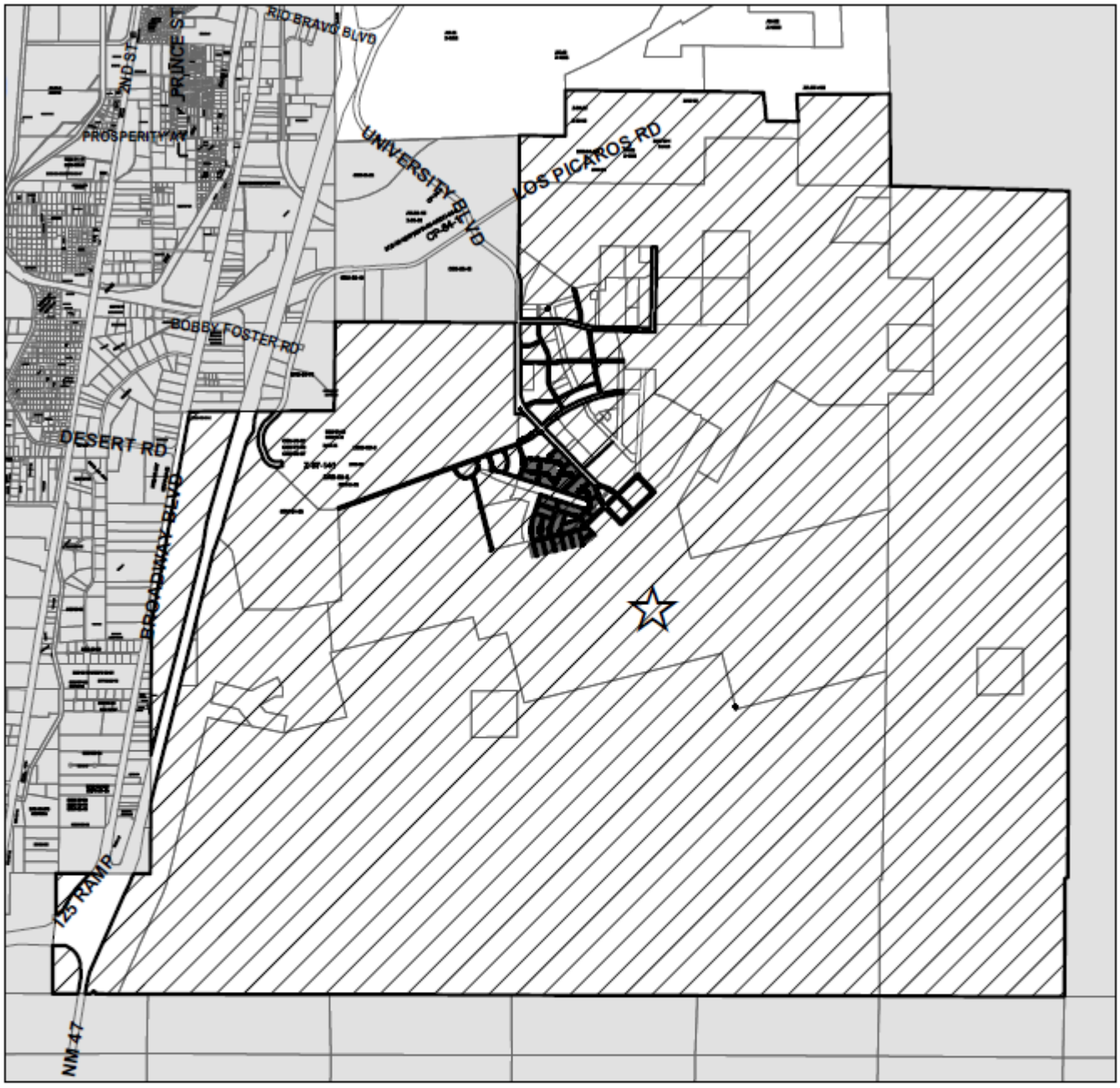
Key to Land Use Abbreviations

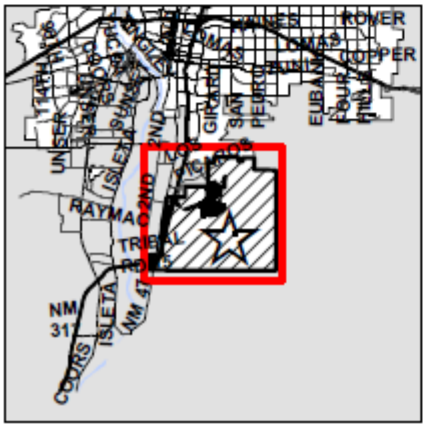
LDRES | Low-density Residential
MULT | Multi-family
COMM | Commercial Retail
CMSV | Commercial Services
OFC | Office
IND | Industrial
INSMED | Institutional / Medical
ED | Educational
APRT | Airport
TRANS | Transportation
AGRI | Agriculture
PARK | Parks and Open Space
DRNG | Drainage
VAC | Vacant
UTIL | Utilities
CMTY | Community
KAFB | Kirtland Air Force Base

1 inch = 4,000 feet

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Zone Atlas Page:
S-16 and S-17





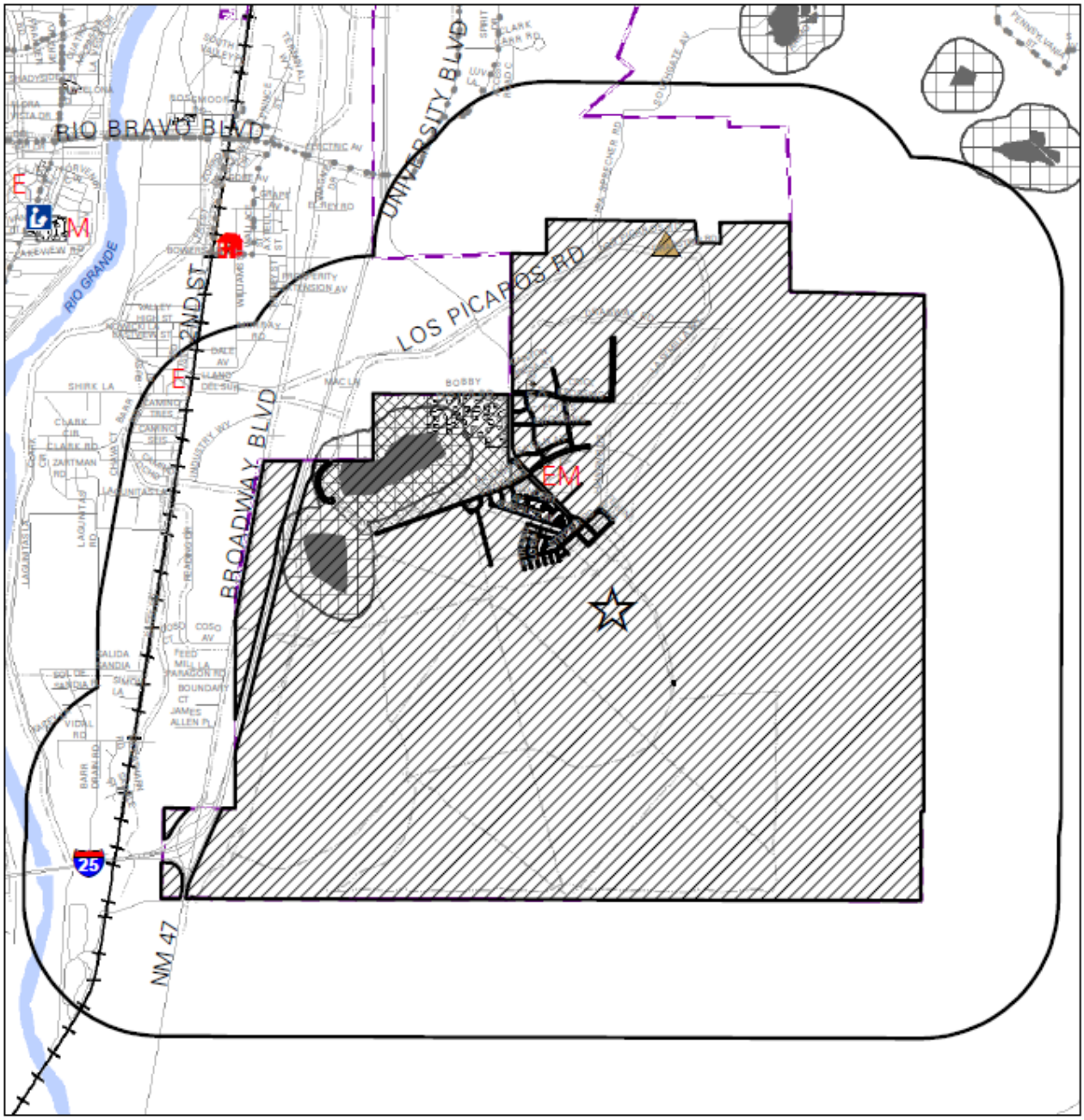
HISTORY MAP

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Zone Atlas Page:
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Public Facilities Map with One-Mile Buffer

Community Center
Multi-Service Center
Senior Center
Library
Museum
Fire
Police
Sheriff
Solid Waste
Public School
Proposed Bike Facilities
ABQ Ride Route
Albuquerque City Limits
Landfill designated by EHD
Landfill Buffer (1000-feet)
Developed City Park
Undeveloped City Park
Developed County Park
Undeveloped County Park

0 0.5 1 Miles

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I. INTRODUCTION

	Zoning	*Comprehensive Plan Area*	*Land Use*
Site	PC (Planned Community)	Area of Change Area of Consistency	Residential, Office, Manufacturing, Escarpment, Vacant
North	NR-PO-C PC (Planned Community)	Area of Consistency	County Recreational Complex, Escarpment, Montessa Park
South	PC (Planned Community)	Area of Change Area of Consistency	Escarpment, Vacant, Pueblo of Isleta
East	PC (Planned Community)	Area of Change Area of Consistency	Vacant, La Semilla (Level A Plan Reserve Area)
West	NR-PO-C PC (Planned Community)	Area of Change Area of Consistency	Manufacturing, Heavy Commercial, Vacant, County land

Request

The request is for various text amendments to the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and the Mesa del Sol Level B Community Master Plan (the "Level B Plan").

The Mesa Del Sol Level A Plan contains approximately 13,000 acres, situated in the southeastern portion of the City and south of the Albuquerque International Sunport (the "subject area"). The Level B Plan contains approximately 3,200 acres within the overall subject area, which is generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB).

Text amendments are proposed for an approximately 500-acre portion (the "subject site") of an area designated as a Residential land use in the Level A Plan and a 500-acre site designated as a "Potential Active Adult Community" in the Level B Plan. The proposed amendments would expand the existing Employment Center by 500-acres and modify the Level A Plan and Level B Plans which would:

1) change a 500-acre portion of the existing Residential Village on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A Plan (see Master Plan Figure 2-3, p. 19) and designate it as an Employment Center; and

2) change the 500-acre "Potential Active Adult Community" to an Employment Center designation within the Level B Plan

Please refer to Section III of this report for more details.

Environmental Planning Commission (EPC) Role
Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The EPC approved the Level B Plan in January 2007 as a final decision-making body. In the Integrated Development Ordinance (IDO) framework, the request is classified as a Major Amendment and Major Amendments return to the original approving body [6-4(Z)(2)].

Both the Level A and the Level B Plans are considered Framework Plans (see definition). Unlike master plans, framework plans do not expire (See IDO Table 6-4-3).

Level A Plan Text Amendments
The task of the Environmental Planning Commission (EPC) is to review the proposed text amendments to the Level A Plan and make a recommendation to the City Council. The City Council is the City's final approval body for this request. The EPC is a recommending body with review authority.

Level B Plan Text Amendments

The EPC is the final approval body for this request, unless the EPC decision is appealed.

The Level B Plan established an approval process (Chapter 7, p. 104-106) that specified the EPC as the final approval body for the Level B Plan itself (see History section of this report for more information). The EPC was also the final decision-making body for the 2021 text amendments. Therefore, the EPC is the original decision-making body for the currently requested text amendments.

The Environmental Planning Commission's (EPC's) purview is the proposed amendments to the Level B Plan.

Though the proposed amendments would change the Level B Plan, the request is quasi-judicial in nature because it pertains to a smaller, defined area that contains specific properties.

Context & Land Use
The subject area
The subject site is within the boundaries of the Mesa Del Sol Community Master Plan (the "subject area") which is controlled by the Level A Plan and Level B Plan.

The Level A Plan contains approximately 13,000 acres, which are located in the southeastern portion of the City and south of the Albuquerque International Sunport**.** The Level A Plan area extends roughly from the south side of Montessa Park and north side of the Bernalillo County Recreational Complex, to Isleta Pueblo's northern boundary. Broadway Boulevard and Interstate 25 border the western edge of the Level A Plan area. The eastern border is the La Semilla Reserve area, approximately 2,700 acres leased to the Department of Energy to serve as a buffer between Mesa del Sol and KAFB.

The Level B Plan area contains approximately 3,200 acres which are contained within the larger 13,000 acre Mesa Del Sol Level A Plan area. The Level B Plan Area is located generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo

of Isleta and the Level A Plan area, mostly east of Interstate 25 and Broadway Blvd., and west of the Level A "La Semilla" Reserve Area and KAFB.

The subject area is mostly vacant. However, portions of it are gradually developing with office, manufacturing, industrial, and residential uses, mostly near the middle of the Level B Plan area and along the University Blvd. Employment Center area.

The Subject Site
The approximately 500-acre site, which is currently designated as a Residential land use within the Level A Plan and a "Potential active adult Community" within the Level B Plan, is situated along the southern edge of the UNM Campus and the western edge of the La Semilla Reserve area. It is situated at the southeast corner of the Mesa Del Sol Community Center, on the eastern mesa and near the approximate middle of the Level A Plan area. To the north is vacant land which is designated as UNM Campus Land. To the south and west is vacant residential land.

The existing Employment Center comprises the entire north and northeastern area of Mesa del Sol (area closest to the airport, KAFB, and existing major roads) and is approximately 1,485 acres in size, as indicated in the Level A Plan. Approximately 626 acres are in the Level B Plan area. Most of this land is available for development; some of it is already developed and has infrastructure.

Although the proposed text amendments would change a 500-acre portion of the Residential Village to an Office and R&D designation, a variety of land uses are allowable within the Employment Center District which include: Residential, Residential Commercial, Office and Institution, Neighborhood Commercial, Community Commercial, Heavy Commercial, Light Manufacturing, and Industrial Park (see Table 7-1 Permissive Uses by Land Use District, p. 74).

Comprehensive Plan Designations
The Level A and Level B Plan areas are designated an Area of Change and an Area of Consistency by the Comprehensive Plan. The smaller 500-acre subject site, is in an Area of Change with some smaller, isolated Area of Consistency. The subject area is within the Mesa del Sol Community Planning Assessment Area (CPA).

Although, the Level A and Level B Plans contain the Mesa Del Sol Employment Center and Mesa Del Sol Activity Center, the subject site is not in a designated Center.

The Community Center (Mesa del Sol/University) is designated a Developing Activity Center by the Comprehensive Plan.

The Mesa del Sol 1 Employment Center is designated as a Developing Employment Center by the Comprehensive Plan.

University Blvd. SE is a designated Multi-Modal Corridor that runs NW to SE and through the Mesa del Sol Community Center. Multi-modal corridors are generally intended to focus heavily on providing safe, multi-modal transportation options (Comprehensive Plan, p. 5-17).

Roadway System

The Long Range Roadway System (2040 LRRS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), includes existing roadways and proposed roadways.

The LRRS map classifies Bobby Foster Rd. SE and University Blvd. SE as Community Principal Arterials. Two proposed Community Arterials are shown in the Level B Plan Area; one runs west from the Community Center (just south of the Employment Center) and the other runs south from the Community Center. The rest of the Level B Plan Area generally forms a grid of proposed Major Collectors and Minor Collectors, with a few significant Minor Arterials. One proposed Minor Arterial connects the main street grid to near the Interstate 25/Broadway Blvd. interchange.

A grid of proposed Minor Arterials is shown in the Community Center, perpendicular to the University Blvd. couplet at the heart of the Community Center. The proposed Minor Arterials extend northward into the Employment Center; one is Hawking Blvd. and is constructed. The other is to the east, approximately parallel to Hawing Blvd., and is not yet built.

Trails/Bikeways

The Long Range Bikeway System (LRBS) map, produced by the Mid-Region Metropolitan Planning Organization (MRMPO), identifies existing and proposed bicycle and trail facilities.

University Blvd. SE has a bicycle lane and a paved multi-use trail (University Trail) that extends southward and ends at approximately Crick Ave. SE, in Mesa del Sol. The bicycle lane is proposed to extend further southward and connect to the existing bicycle lane that serves the Community Center (the University Blvd. couplet streets) and the first neighborhood. There is also a bicycle lane along Stryker Rd. SE. A proposed bicycle lane is shown on Hawking Dr. SE that would run north-south and connect to the rest of the Employment Center.

Transit

At the present time, Mesa del Sol is not served by ABQ Ride transit and there are no bus routes shown.

Public Facilities/Community Services

Please refer to the Public Facilities Map (see attachment), which shows public facilities and community services within one mile of the subject site.

II. HISTORY/BACKGROUND

The 1992 pre-annexation agreement, entered into by the State Land Office (SLO), University of New Mexico (UNM) and the City of Albuquerque, stipulates that City regulations and procedures will apply to development of Mesa del Sol. Mesa del Sol was designated a Reserve area by the Comprehensive Plan for many years.

Zoning & Interim Actions

Mesa del Sol was annexed in January 1993 (AX-92-1). The City Council established SU-2 for PC (Planned Community) zoning (Enactment 5-1993, AX-92-1/Z-92-26). The Council also adopted the "Mesa del Sol Master Plan" (1983) as an interim Sector Development Plan to serve in the meantime until adoption of a Level A Master Plan. In 1996 and 1997, City Council approved an amendment to the interim Master Plan to accommodate a regional recreational facility (Enactment 8-1997). The EPC

recommended approval of a Level A Master Plan to City Council (SPR-97-5) in 1999, but the Council did not adopt it then.

In 1993, City Council established zoning as SU-2 for Planned Community (PC) for the entire approximately 13,000 acres of Mesa del Sol. The PC zone (Zoning Code §14-16-2-29) allows a variety of uses controlled by plans on sites suitable for planned communities in the Reserve and Rural areas. The Zoning Code refers specifically to the Planned Communities Criteria (PCC) for review and approval procedures.

In May 2005, the EPC heard a zone map amendment and a site development plan for subdivision with design standards for the approximately 210-acre Phase I of the Employment Center (approximately 410 acres total). The EPC approved the Master Development Plan- Mesa del Sol Employment Center, Phase 1 (Project #1004097/05EPC-00576 & 00579) and recommended approval of the zone map amendment for the 410 acres to City Council. In September 2005, Council approved the zone map amendment (O-05-142). These actions preceded the Level A Plan in order to "jump start" the employment area.

In 2006, the EPC recommended approval to the City Council of a zone map amendment from "SU-2 for Planned Communities (PC)" to "Planned Communities (PC)" (Project #1004620/06EPC-00465), for the entire Mesa del Sol area (Project #1004620, Enactment O-2006-038). The Council adopted the zone map amendment in October 2006 (Enactment O-2006-038). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned PC.

Upon the effective date of the Integrated Development Ordinance (IDO) on May 17, 2018, Mesa del Sol's zoning remained PC.

The Planned Communities Criteria

The *Planned Communities Criteria (PCC): Policy Element* was adopted in 1990 (Enactment 151-1990) and revised in 1991. This document, which applied to Rural Areas and Reserve Areas designated by the Comprehensive Plan, provided guidance for planned community (PC) master plans and a framework for review. Mesa del Sol was classified as a Reserve Area and was subject to the PCC.

The PCC criteria were a framework for large-scale developments that took into account overarching issues such as housing, transit and financial aspects, rather than focus on planning at the individual project level (p.3). A key concept is that a planned community be "no net expense" to the City, which is why Development Agreements have been so important in Mesa del Sol.

Due to the long-term nature of planned communities, criteria allowed flexibility and phasing within a three-tiered structure of Community Master Plan (Level A), Village and/or Community/ Employment/Urban Center Plan (Level B), and Subdivision/Site Plan (Level C). The criteria address Land Use, Transportation, Environment & Open Space, Government & Public Services, and Development Agreement, for each tier.

Level A Community Master Plan- the "Level A Plan"

The EPC heard the Level A Community Master Plan (the "Level A Plan") in August, October and November 2005 (Project #1004260, 05EPC-00987). In January 2006, the Council adopted the Level A

Community Master Plan which superseded the interim Mesa del Sol Master Plan (Enactment R-2006-005).

The common theme throughout the Level A Plan is New Urbanism; community building, mixed-use centers and multi-modal transportation are emphasized. Job creation and sustainability are key concepts in Mesa del Sol development, which will include residential villages, community centers and employment centers. Each neighborhood will have an identifiable center and edge, yet still be connected to other land uses. Larger activity centers will be more urban in character. The Level A Plan includes the Level A Technical Appendices, which address water supply, stormwater management, street design, intersection design, parking and transportation.

Level A Development Agreement-2006

When City Council approved the Level A Plan, it also approved the Level A Development Agreement between the City of Albuquerque and the applicant (F/S R-05-4). The Level A Development Agreement outlines cost-sharing strategies to ensure that Mesa del Sol will not be a net expense to local government, as required by the Planned Communities Criteria (PCC). The Development Agreement also outlines entitlements, including land use districts, which mirror City Zoning categories. The Level A Plan could not be finalized until the Level A Development Agreement was finalized and fully executed.

Mesa del Sol Level B Community Master Plan- the "Level B Plan"

The approximately 3,100-acre Mesa del Sol Level B Community Master Plan (the "Level B Plan") encompasses land approximately near: the intersection of Broadway Blvd. and Interstate 25 (I-25), between Broadway Blvd. and I-25, to the south and east of the regional park/amphitheater, east of the buffer with Kirtland Air Force Base (KAFB), and a few miles north of the southern boundary with Isleta Pueblo (see attachment). This irregular shape has been informally referred to as the "pterodactyl" due to its resemblance to the prehistoric creature.

The Level B Plan area includes land that Forest City Covington (FCC) holds in fee, a 40-acre secure employment area near KAFB, the southwestern portion of the Employment Center, the Urban Center, the Community Center, Mesa del Sol Boulevard, the Central Park, Village Center 1, some residential areas, some land on the Escarpment, and a strip of commercial land near I-25. Not included are the rest of the Employment Center, three other planned Village Centers and lands held by UNM for future campuses. Like the Level A Plan, the Level B Plan has Technical Appendices. The Level B Technical Appendices, which are more specific than the Level A technical appendices, contain signage standards, a landscaping palette, a transportation update, modeling results, street naming, street sections, a stormwater/drainage plan and a utilities plan.

Level B Development Agreements-2006

The three development agreements associated with the Level B Plan address infrastructure and services in greater detail than the Level A Development Agreement. One Level B Development Agreement is with the City of Albuquerque and another is with the Albuquerque/Bernalillo County Water Utility Authority (WUA). The former identifies public incentives, including provisions for affordable housing and open space, and the latter specifies water supply for Mesa del Sol. There is also a Master Development Agreement for the TIDDs (tax increment development districts).

Like the Level A Plan, the Level B Plan could not be finalized until applicable Level B Development Agreements were finalized and fully executed. The Level B Plan (Project #1004075/06EPC-01444) received final sign-off in February 2008. The Level B Plan was amended in September 2008 (Project #1004075/08EPC-40047) to include a master plan for wireless telecommunication facilities (WTFs, commonly called "cell sites"), which the Plan had not previously addressed.

Level C Plans

After the Level B Plan was finalized, subsequent site development plans for building permit and site development plans for subdivision became officially known as "Level C Plans", although the term Level C existed with the Planned Communities Criteria (PCC) document (1991). Level C Plans are reviewed by the Development Review Board (DRB) or the Planning Director (staff) with advice of the City Engineer (see p. 106). A variety of Level C plans, including site development plans and subdivisions that facilitated development of residential uses (such as the First Neighborhood) followed.

Related Historic Cases

In May 2006, the EPC heard two Mesa del Sol cases. The EPC recommended approval of a zone map amendment from SU-2 for Planned Communities (PC) to Planned Communities (PC) (Project #1004620/06EPC-00465), which Council adopted in October 2006 (Enactment O-2006-038).

In May 2006, the EPC approved a site development plan for building permit for a movie studio (Project #104818/06EPC-00466), which became known as ABQ Studios. The approximately 28-acre subject site was located at the far southern end of the Employment Center, adjacent to the Community Center. The approved site development plan showed five large buildings interior to the site and four smaller buildings fronting University Blvd. SE (Phase I) Phase II consisted of two, larger buildings fronting University Blvd. SE, for a total of approximately 470,000 sf of building area.

The EPC also approved the following site development plans for building permit for Mesa del Sol: the first building, located in the Employment Center, in November 2005 (Project #1004097); two buildings in the Employment Center (Buildings 2 and 3) in June 2006 (Project #1004872/06EPC-00621); two buildings in the Community Center in June 2006 (Project #1004873/06EPC-00622); an elevated water reservoir in March 2007 (Project #100555/07EPC-0110); a fire station in June 2007 (Project #1005542/07EPC-00570).

Subsequent to these, a variety of cases were heard by the DRB for the residential area and included actions such as bulk land plats (ex. Project #1006539), vacations (ex. Project #1006007), and preliminary and final plats (ex. Project #1006003, Project #1006516).

In September 2012, the EPC approved Text Amendments to the Mesa del Sol Level B Community Master Plan that revised the boundaries of the Level B Plan area including acreages planned for two single-family residential land use categories (Project # 1004075/12EPC-40048).

In August 2021, the EPC approved Text Amendments to the Mesa Del Sol Level B Plan and the Level B Plan Technical Appendices which were specific to a southern portion of the Employment Center to facilitate re-development and expansion of the ABQ Studios site and modified the transportation network, the linear park/open space/drainage network, and utility networks (PR-2021-005684/SI-2021-00975).

III. ANALYSIS OF APPLICABLE ORDINANCES, PLANS, AND POLICIES

Integrated Development Ordinance (IDO)

Zoning

Both the Level A Plan area (approximately 13,000 acres) and the Level B Plan area (approximately 3,200 acres within the Level A boundaries) are zoned PC, Planned Community. The purpose of the PC zone is to accommodate innovative, very large-scale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided those projects are consistent with the Comprehensive Plan, and include significant public benefits that would not otherwise be required of the applicant. Because of their size, projects in this zone district will include construction of new and expanded transportation networks and infrastructure. This growth may require additional analysis and resulting measures to mitigate impact on the surrounding community.

IDO Section 14-16-2-6(B)(5)(d) Mix of Uses and Housing Types states that each phase of a Planned Community shall include at least 10 percent of the land area for non-residential uses and that no phase of a Planned Community may develop more than 80 percent of the land area designated for residential or mixed-use development as single-family detached dwellings.

Framework Plans

The Mesa Del Sol Level A Community Master Plan and The Level B Community Master Plan are considered Framework Plans under the IDO. A Framework Plan is defined as follows:

> A plan that accompanies applications for the creation of a PC zone district that describes, in general terms and without engineering level detail, proposed land uses (based on definitions in this IDO); proposed maximum and minimum intensities of development for each development phase or area; and the location, size, alignment, and connectivity of proposed automobile, bicycle, and pedestrian circulation systems; open space and/or wildlife habitat systems; and storm drainage systems and facilities.

Although considered Framework Plans, the titles of "Community Master Plan", will remain. This name is used in development agreements and contracts pertaining to the Level A and Level B Plan areas and need to be consistent so that these related documents do not need revisions.

For purposes of situating the Level A and Level B Plan in the IDO structure, Framework Plan is the definition that most closely describes the Plans and their contents. The term Master Development Plan, under the IDO, refers to a plan to achieve a coordinated private development such as a business park or industrial park. The term Master Plan refers to the Rank III plans in the City's planning system. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3).

Process

Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was reviewed by the EPC in October 2005 and approved by City Council in January 2006 and remains valid. The Level B Plan was approved by the EPC in January 2007, and was updated in 2012 and 2021 and remains valid.

Also pursuant to IDO 14-16-1-10(A)(1), notwithstanding the pre-IDO approval, development on such a site is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO.

While the existing development standards continue to apply, process is pursuant to the IDO. This is supported by two provisions:

i) 14-16-6-4(Y): Amendment of Prior Approvals. If a proposed project exceeds the thresholds for Minor Amendments in 6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center overlay zone [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)].

Therefore, the request is a Major Amendment to a prior approval.

ii) Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC reviewed and forwarded a recommendation of approval to City Council in 2005 for the Level A Plan. The EPC was the reviewing body and City Council was the decision-making body, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). The EPC approved the Level B Plan in January 2007. Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council and the request for a major amendment to the Level B Plan is required to be heard and decided by the EPC.

The PC zone [14-16-2-6(B)(7)] states that development on properties with PC zoning and a Framework Plan can be approved through a site plan pursuant to the applicability, procedures, and criteria in the IDO- the thresholds for Site Plan-EPC, Site Plan-DRB, and Site Plan-Administrative. If any future site plan associated with this request meets the DRB thresholds, it will go to the DRB if an application is submitted prior to December 24, 2022. If a site plan is submitted on December 25, 2022 or after, the request will go to the Development Hearing Officer (DHO) for review.

Charter of the City of Albuquerque

The citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

ARTICLE I. INCORPORATION AND POWERS

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter.

ARTICLE IX. [ENVIRONMENTAL PROTECTION]

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall

establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The proposed text amendments to expand the Employment Center by 500 acres would generally help ensure the proper use and development of land in the Level A and Level B Plan areas while generally maintaining an aesthetic urban environment. The request is generally consistent with applicable articles of the City Charter.

Albuquerque/Bernalillo County Comprehensive Plan (Rank I)

The 2017 Albuquerque/Bernalillo County Comprehensive Plan contains overarching Guiding Principles, Goals, and Policies that embody a vision for development and service provision in the City and County.

The Level A Plan and Level B Plan areas are mostly designated as an Area of Change, but there are some Areas of Consistency (ex. the first neighborhood, some environmental features). The 500-acre subject site is in an Area of Change with a smaller area designated as an area of consistency. Area of Change policies allow for a mix of development of higher density and intensity in areas where growth is desired and can be supported by multi-modal transportation. In Areas of Consistency, significant growth is unlikely or undesirable and any new development or redevelopment will need to be consistent with the established character of the surrounding context in order to reinforce the existing character of established neighborhoods (Comprehensive Plan, p. 5-23).

In this case, the Goals and policies below were included by the applicant in their justification. Staff finds them to be most applicable, and adds several goals and policies denoted with a * to the analysis. Applicable Goals and policies are listed below. Staff analysis follows in ***bold italic text.***

Chapter 4: Community Identity

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

The subject site is located within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal. The request generally furthers Goal 4.1 Character and Policy 4.1.2 – Identity and Design.

Chapter 5: Land Use

Goal 5.1-Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Policy 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The Mesa Del Sol Level A Plan area includes the Mesa Del Sol Employment Center and Mesa Del Sol /University Activity Center. The 500-acre subject site is not currently located within a designated Center, although the request is to expand the existing Mesa Del Sol Employment Center by designating the subject site as an Employment Center district. Although the subject site is vacant and not yet developed with infrastructure, the long-term plan for Mesa del Sol is to have a community connected by a multi-modal network of corridors.

The request could facilitate future development that would prioritize employment opportunities in the Employment Center, which is adjacent to the Mesa del Sol Activity Center, although the current request is a change of land use from residential to office and R&D. The Employment Center will be expanding outside of the existing designated EC and into a residentially-designated area, therefor, the request is partially consistent with Goal 5.1- Centers & Corridors and Policy 5.1.5 Employment Centers.

*Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd. The request is generally consistent with Policy 5.1.1-Desired Growth.

*Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable. The request is generally consistent with Policy 5.1.2- Development Areas.

Goal 5.2- Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

The request would contribute to job creation in Mesa del Sol, which could spur additional residential growth that would allow the opportunity to work, live, play, learn (and eventually shop) in the same community. However, with the overall Mesa del Sol Level A Plan area still developing and mostly vacant, many of those employed may not live locally and the secure nature of the use generally discourages its interaction with the surrounding community. The request is partially consistent with Goal 5.2-Complete Communities.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals. The request is generally consistent with Policy 5.2.1-Land Uses.

*Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC. The request is consistent with Policy 5.2.2- Planned Communities.

Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area. The request is generally consistent with Goal 5.6-City Development Areas.

Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The request would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change. The request is generally consistent with Policy 5.6.2-Areas of Change.

*Policy 5.6.3 Areas of Consistency: Protect and enhance the character of existing single-family neighborhoods, areas outside of Centers and Corridors, parks, and Major Public Open Space.

A small area of the subject site is designated as an Area of Consistency. Any future development would be subject to the development standards within the Level A and Level B plans, which are intended to protect and enhance the character of the Mesa del Sol Community, which is intended to be a mixed-use community. The request is partially consistent with Policy 5.6.3-Areas of Consistency.

Chapter 6: Transportation

Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level A and Level B Plan include a transportation system plan. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The expanded

Employment Center would be located near the existing Activity Center and along the future expansion of the Mesa del Sol Boulevard, which will support the development and provide access from the surrounding residential areas. The request would generally support the planned character of existing and future Employment Center uses and the existing and future Community Center uses. At this time there are no site plans that would affect the transportation system. Therefore, the request is partially consistent with Goal 6.1- Land Use/Transportation Integration.

Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would designate the 500-acres subject site as an Employment Center on the southern boundary of the UNM Campus, near the existing Activity Center and surrounded by designated residential villages. The Employment Center would be served by Mesa Del Sol Boulevard and University Boulevard in the future. The Mesa Del Sol transportation network includes multi-modal transportation methods between the residential villages and centers. The Level A and Level B Plans encourage walking, biking, and transit in the area. The request is partially consistent with Goal 6.2- Multi-Modal System.

Chapter 8: Economic Development

*Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive. The request is generally consistent with Goal 8.1-Placemaking.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol. The request is consistent with Policy 8.1.1 Diverse Places.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the "Potential Active Adult Community" within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a center that is meant to "prioritize opportunities for industrial and business districts supported by retail and residential uses" (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing

jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors, therefore is generally consistent with Policy 8.1.2-Resilient Economy.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request would expand the Mesa Del Sol Employment Center, therefore accommodating future employment growth within the community, when it is needed. There is currently 1,485 acres dedicated to the Employment Center District. Although a majority of the land within Mesa Del Sol Level A Plan area is still vacant, removing 500 acres form the designated Residential Villages and adding it to the Employment Center district would ensure that sufficient land is maintained for employment in a live-work center, but would remove land dedicated to senior housing. The request is partially consistent with Policy 8.1.5 – Available Land.

Chapter 9: Housing
Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The request would remove 500-acres of a designated residential village district form the Level b plan, although the Employment Center allows high-density residential housing types. The request would result in a loss of 3,390 residential dwelling units, bringing the total amount of dwelling units to 28,506 max. in the Mesa del Sol Level A Plan area. Being that there is still 4,204 acres dedicated to residential uses, the request is partially consistent with Goal 9.1 Supply.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development. The request is generally consistent with Goal 9.3-Density.

Not Applicable
Goal 5.4- Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region **and** prioritizing job growth west of the Rio Grande.

The request would expand the Mesa Del Sol Employment Center, therefore facilitating future growth of jobs near housing, although the expansion would not encourage residential growth near employment, since high density residential is only one of a variety of land sues allowed within the Employment Center. The second intent of this Goal is to prioritize job growth west of the Rio Grande (not east), where the housing/jobs ratio is unbalanced because the amount of housing far outstrips the amount of employment historically and currently. Goal 5.4- Jobs-Housing Balance does not apply.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The request would change an existing 500-acre Active Adult Community within the Level B Plan to an Employment center district, which allows only high-density residential land uses. Policy 9.1 – Housing Options or Policy 9.1.2 Affordability does not apply

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The request would change an existing 500-acre Active Adult Community within the Level B Plan to an Employment center district, which allows only high-density residential land uses. It is possible that future high density residential could be developed as affordable mixed income housing within the Employment Center district, but there is no guarantee or existing plan for affordable housing at this time. Any future development would be required to follow development standards within the Level A and Level B Plans, which would ensure high quality development. Policy 9.1.2 Affordability does not apply.

Mesa Del Sol Level A Community Master Plan 2006 (the "Level A Plan")

Adopted in January 2006, the Level A Plan covers approximately 13,000 acres and emphasizes community building, mixed-use centers and multi-modal transportation. New urbanism is a common theme; job creation and sustainability are intended to play key roles in future development. As the highest ranked development plan for Mesa del Sol, the Level A Plan guides the Level B Plan and Level C Plans. The Level A Plan establishes a framework for planning and development of the overall Mesa del Sol Community in which it establishes goals and polices for the community. These goals and policies are intended to "form the basis for the creation of a transportation network, a land use plan, including a hierarchy of activity centers, a parks and open space plan and plans for public facilities and utilities to serve the community: (Level A Plan p. iii).

The document is available online here:
https://www.cabq.gov/planning/documents/copy_of_mesadelsolplan.pdf

Level A Plan Community Building Principles

The Level A Plan has five Goals for community building: economic development; district and neighborhood structure; ecological sustainability conservation, and restoration; diversity and balance, and human scale. These principles support the overarching goal in the to address interrelated issues of land use and infrastructure coordination, air quality and traffic, transit-friendliness, housing diversity and fiscal impacts (p. 8).

The proposed text amendments to the Level A Plan relate to the applicable community building principles as follows:

1.2.1 Economic Development (p. 8)

"Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del

Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth."

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy. The request is generally consistent with the community building principle regarding economic development.

1.2.2 District and Neighborhood Structure (p. 10)

[Mesa del Sol will be] "carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system."

The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge. The request is generally consistent with the community building principle regarding district and neighborhood structure.

Mesa Del Sol Level B Community Master Plan 2008, 2012 (the "Level B Plan")

The Level B Plan continues the Community Building Principles of the Level A Plan and, consistent with its place in the PCC hierarchy of Plans, discusses these concepts in more detail and applied to a smaller area. Specifically, the Level B Plan provides diverse strategies for implementing the key sustainability principles outlined in the Level A Plan: economic viability, response to context and location, and resource efficiency (p. 4 of Level B Plan). The document is available online here: https://documents.cabq.gov/planning/adopted-longrange-plans/PR-2021-005684_SD-2021-01516_MdS_Level_B_Framework_Plan_10-20-21%20-%20Signed.pdf

Consistent with the Level A Master Plan, sustainability is the core principle of the Level B Plan and is more than the sum of its parts: it means incorporating environmental, social, and economic well-being into the community. The following is Staff's analysis of the Level B Plan's strategies as they apply to the proposed amendments:

1.3.2 Economic Viability, B. Local Economy (p. 5)
(marketability, local economy, sustainability through diversity).

Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.

The request would facilitate expansion of the existing Employment Center by 500 acres which could create more jobs and is intended to have a multiplier effect throughout the local economy. The Employment Center designation within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance within the Employment Center district. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center. The request is consistent with the Economic Viability strategy.

1.3.3 Context and Location (p. 6)
(open space, dark skies, air quality, global systems, heat island).

Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

The requested text amendments are for a change of land use from residential to an Employment Center and any future development that is facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. The Employment Center district allows multiple land uses including manufacturing and industrial that could cause concern in relation to Air Quality, Global Systems. Any future site plans would be required to be reviewed by the DRB (Development Review Board) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned. Therefore, at this time, the request is partially consistent with the Response to Context and Location Strategy.

1.3.4 Resource Efficiency (p. 7)
(land use, transportation, water, stormwater, energy, environmentally preferable materials)

The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses.

The request would result in the expansion of the Employment Center district, which is intended for large users. However, due to the need for security and space, connectivity related to transportation, stormwater, and energy could be impacted in this case. The requested amendments to change the land use designation could result in the need for future mitigation. Review of future site plans would hopefully include consideration of the impact to infrastructure systems. Perhaps appropriate site-specific mitigation measures can be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future. Therefore, at this stage, the request is partially consistent with the Resource Efficiency Strategy.

The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

2.2.1 Goals and Objectives for Employment Center and Highway Commercial Districts (p. 16).
"Mesa del Sol's employment districts emphasize the "jobs first, housing second" approach to development that is a hallmark of Mesa del Sol. The employment districts' strategic location, accessibility, and ample land supply will offer unique opportunities to new employers from out of state, as well as providing space for local businesses to expand. The overall themes of timeless quality, innovation and sustainability that characterize Mesa del Sol will be emphasized in the design of buildings and sites in the employment districts, as well as the design of signage and other identity elements."

The 500-acre expansion of the Employment Center district would continue to facilitate a job first, housing second approach to development. The request to expand the Employment District to allow Office and R&D land uses would facilitate future development that could contribute to the strategic location of jobs. Additionally, the Employment Center District allows high-density residential land uses, therefore facilitating a job-housing balance.

Any future development would be subject to the development standards and technical appendices within the Level A and Level B plans, therefore remaining consistent with quality, innovation and sustainable characteristics of building design, sites and signage. With ongoing development in the existing Employment Center, the current request could result in more job creation and residential development, therefore the request is generally consistent with the Goals for Employment Center Districts.

2.4.1 Goals and Objectives for Residential Villages - Residential villages at Mesa del Sol will be designed to accommodate a diverse range of residential types, accessory units, and neighborhood parks and plazas.

e) Active Adult: A 500-acre portion of the Residential district, adjacent to La Semilla at the eastern edge of the Level B planning area, is being reserved for a potential active adult community. Such a development would be age-restricted (55 and over). A minimum of 12.5% of the gross acreage of the Active Adult development will be open space. The same stormwater management strategies used throughout Mesa del Sol would apply to the active adult community. An active adult community would typically have a dedicated on-site civic, fitness and recreation center serving its residents and their guests. Given Mesa del Sol's proximity to the Isleta Eagle and UNM Championship golf courses, and its focus on sustainable water management, no golf course is planned at Mesa del Sol.

The request would remove the 500-acre "Potential Active Adult Community" within the Level B Plan Area (See Figure 2-1 Land Use Designations) and replace it with Employment Center Land uses. The applicant proposes development of future Office and R&D land uses within the Subject Site. The Level B Plan has reserved this 500-acre site as a potential active adult community which contributes to a range of housing types and specifies open space and stormwater management standards within the residential village. Any future development would be subject to the development standards and technical appendices within the Level A and Level B Plans, which would need to remain consistent with Stormwater Management, Open Space, and sustainability.

The applicant has provided justification for the removal of the "Potential Active Adult Community" in their justification letter (see attached), which states that removing this land use designation would facilitate the development of "complete communities" that provide a mix of housing types, including senior housing, which would be more accessible and follow the New Urbanist model in the Level A Plan. Without dedicated land for senior housing, there is no guarantee that it would be developed as part of the residential villages, therefor, the request is partially consistent with the Goals and Objectives for Residential Villages.

The Level A and Level B Plan Development Standards

The Level A Plan contains Development Standards including: Permissive Uses by Land use district, Off-Street Parking, Street Sections, Open Space, Curb Radii, and stormwater management. Future Site Plans facilitated by this request would be required to meet the Development Standards for an Employment Center and the allowable uses within pursuant to Table 7-1 and 7-2 within the Level A Plan.

The Level B Plan contains Development Standards that apply to the six types of districts established: Employment Center, Highway Commercial, Urban Center, Community Center, Village Center, and Residential Villages. The smaller subject site is located in the Employment Center. Future site plans facilitated by this request would be required to meet the Employment Center standards for development, site design, and building design (see Level B Plan p. 18-19).

Technical Appendices

The proposed amendments do not include any changes to the technical appendices of the Level A Plan or the Level B Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans. Amendments to the technical appendices are anticipated to occur when a specific end user is ready to propose a site.

IV. SITE PLAN- MAJOR AMENDMENT

Site Plan-EPC Review & Decision Criteria

IDO Section 14-16-6-6(J)(3) states that any application for a Site Plan-EPC, including Major Amendments to prior approvals, will be approved if it meets all of the following criteria:

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis (see above), the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements at this time. Any future development would warrant a review by the DRB/DHO for specifics when site plans are submitted. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A or Level B Plan areas are not in a designated Railroad and Spur Area.

V. PROPOSED TEXT AMENDMENTS - SCOPE & ANALYSIS

Staff has prepared a table to summarize the proposed amendments to the Level A Plan and the Level B Plan. A synopsis is also found in the applicant's August 23, 2022 project letter (see attachment).

For details regarding each amendment, please refer to the applicant's spreadsheets- Table 1: Proposed Amendments to the Mesa del Sol Level B Plan and Table 1: Proposed Amendments to the Mesa del Sol Level B Plan (see attachments). The spreadsheets indicate which maps and tables in the Level A Plan and the Level B Plan need to be changed in response to the amendments.

Proposed Level A Plan Amendments:

Category	Change	Description
Land Use	Employment Center location	Update the geographic description of the Employment Center to include the 500-acre portion along the southern boundary of the UNM Campus
	Table 2-1 Employment Center acreage	1,485 acres currently, 1,985 acres proposed (+500 ac)
	Table 2-1 Residential acreage	4,704 currently, 4,204 proposed (-500 ac)
	Update Master Plan Figure 2-3	Change 500-acre site to reflect Employment Center Designation
Transportation Network	Update Figure 3-1 & 3-3 to reflect the land use change.	Change the 500-acre subject site to an employment center and Office R&D designation.
Open Space/ Drainage Corridors	Update Figure 4-1 to reflect the land use change.	Change the 500-acre subject site to an employment center and Office R&D designation.
Utilities	Update Figure 5-3	Update the stormwater master Plan to reflect the land use change
	Update Figure 5-4	Update the water master Plan to reflect the land use change
	Update Figure 5-5	Update the sanitary sewer master Plan to reflect the land use change
Development Standards	Update Land Use Designations Figure 7-1	Update map to reflect the land use change
	Update Description of Land Use Districts section 7.1	Update Employment Center description to include the additional 500-acre site.
	Update Table 7-2 Development Standards	Update Zone categories: Employment Center acreage to include additional 500 acres and subtract the 500 acres from Residential Villages

Proposed Level B Plan Amendments:

Category	Change	Description
Land Use Updates	Table 1-1 Development Program	Revise table to include 500-acres in the Employment Center District and remove 500-acres from Residential Villages.
	Figure 1-1: Level B Plan Area, Figure 2-1: Land Use Designations, Figure 2-2: Major Urban Parks	Change Potential Active Adult Community to Employment Center on map
	Transportation Figures: 3-1, 3-2, 3-5 & 3-6	
	Figure 4-4: Stormwater Plan	
	Utility Figures: 5-1, 5-2, 5-3, 5-5, 5-6, 5-7	
	Appendix Map for Wireless Telecommunication Facility (WTF)	Update WTF Map to reflect land use change
Language Updates	Section 1.3.2 Economic Viability	Remove reference to age restricted communities in C. Stability Through Diversity
	Section 2.1: Proposed Land Use Districts	Remove reference to the active adult community.
	Section 2.2 Employment Districts	Update location to include 500-acre site.
	Section 2.4.1, e. Active Adult	Remove active Adult and replace with "Aging-Friendly Communities" goal
	Section 2.7: Development Phasing	Remove text referencing the active adult community
	Section 4.5.2: Stormwater Master Plan	Revise Employment Center Area acreage to include 500-acres
	Section 5.2.1 Key System Design Criteria	Remove Senior Community Area

Discussion

Revision Area Language & Land Use

The applicant proposes updating language to reflect a land use change from Residential to Employment Center on a 500-acre portion of the Level B Plan area, which is within the overall Level A Plan area. The applicant has provided updated figures, tables, and text in both Plans to reflect this change. (see attached).

This land use update includes a proposed acreage change, which is found in Table 2-1 of the Level A Plan and Table 1-1 of the Level B Plan. The Employment Center District would increase from 1,485 acres currently to 1,985 acres proposed (+500 ac) and the Residential Villages/Potential Active Adult Community would decrease from 4,704 currently to 4,204 proposed (-500 ac).

This change would result in removing the "Potential Active Adult Community" designation within the Level B Plan. The applicant proposes revising the Active Adult goal in the Level B Plan (Section 2.4.1,

e. Active Adult) to an "Aging-Friendly Communities" goal which would change the goal by removing an age-restricted community within the plan area, to include an "aging-friendly community" in all of Mesa del Sol in which seniors can age-in-place while being able to conveniently access goods and services within the community. This includes providing a range of housing types, including senior living.

Staff finds that the proposed land use and acreage change would not adversely affect the Mesa del Sol Level A or Level B Plans overall. The Employment Center district allows a variety of high-density residential land uses, which could be developed as senior living and meet the proposed goal of an age friendly community, although it is noted at this is not guaranteed. The Mesa Del Sol Level A Plan incorporates New Urbanism as an overarching theme, which includes a goal "to create mixed-use communities that successfully weave together the communities" which the proposed request generally meets.

Phasing Changes

The applicant is proposing removing the 500-acre "Potential Active Adult Community" from the Level B Plan area, which is included in Phase II of the Overall Phasing Plan (Level B Plan Section 2.7, p. 40). The Active Adult Community was envisioned to be fully built out buy the end of Phase II development. The August 2021 revision modified the Level B Overall Phasing Plan Figure 2-3 to include the Potential Active Adult Community in Phase II instead of Phase II, but failed to update the language in section 2.7 under Phase II and Phase III.
With the applicants request for removal of the Potential Active Adult Community designation, all references in section 2.7 will be removed.

Staff suggests updating Figure 2-3: Level B Overall Phasing Plan to remove the Potential Active Adult Community Designation in the Level B Plan.

Level B Plan Document Clean-Up

Staff suggests leaving the reference to "As approved by the DRB February 2008" (the original approval) and adding "Amended November 2022" (not Proposed Active Adult Amendment) in on the Level B Plan document cover and the chapter dividers. There may be additional, future revisions.

VI. AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies

City departments and other interested agencies reviewed this application. Agency Comments received were based upon the initial application submittal on August 23, 2022. Staff has based the analysis on a revised project letter submitted on October 31, 2022, although dated August 23, 2022 in the attachments (see attached).

All comments received can be found on page 52 of this report. Notable agency comments received pertain mostly to transportation and circulation patterns. Transportation Development Services does not have an objection to the proposed land use change, but notes that the developer is responsible for improvements to future transportation facilities and that future development is required to be required by the DRB or DHO. Coordination with the Transit Department will be needed.

The Department of Municipal Development (DMD) is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration

of any future developments that might impact and/or burden the existing and planned transportation network.

The City Parks and Recreation Department (PRD) requests that a Condition of Approval to amend roadway sections in the Master Plan to include multi-use trail as needed for Mesa del Sol Blvd and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan be included as part of this request.

ABCWUA requested that Level A Plan Figures 5-4 and 5-5 be updated to include water and sanitary sewer infrastructure and that text be added to both plans stating that an updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority, which will be Conditioned for the applicant to work with ABCWUA on moving forward.

Albuquerque Public Schools stated that the applicant did not provide updated adjustments to schools, or any discussion for the purposes of planning for public school facilities due to the increase of residential units. The applicant has stated in their project letter that the 500-acre subject site does not include any public-school facilities within its boundaries.

PNM provided recommended changes to the Level A Plan that would include updated language to related to Dry Utilities. It will be a Condition of Approval that the applicant should work with PNM moving forward (see attached recommended changes form PNM following the agency comments).

General comments were provided from MRMPO and Solid Waste that the applicant should address moving forward at the time of future Site Plan submittals.

Neighborhood/Public

Notification requirements are found in IDO Table 6-1 and are further explained in 14-16-6-4(K), Public Notice. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject area as required (see attachments).

A pre-submittal neighborhood meeting was held on January 12, 2022 regarding this request (see attached facilitated meeting report). Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment Center.

Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta. The Pueblo requested the facilitated meeting for information and assurance from the developer that the property will not be utilized for industrial uses (see attached letter).

The applicant was required to schedule a facilitated meeting within 15 days of the request. The facilitated

meeting was scheduled on Wednesday, November 9, 2022. IDO 14-16-6-4(L)(3) establishes timing a post-submittal facilitated meeting.

VII. CONCLUSION

The request is for text amendments to the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and the Mesa del Sol Level B Community Master Plan (the "Level B Plan"). The Mesa Del Sol Level A Plan contains approximately 13,000 acres and the Level B Plan contains approximately 3,200 acres within the level A Plan area (the "Subject Area").

Text amendments are proposed to change an approximately 500-acre portion (the "subject site") of an area designated as a Residential land use in the Level A Plan and a 500-acre site designated as a "Potential Active Adult Community" in the Level B Plan, to an Employment Center designation.

This amendment includes a modification of language, tables and figures within the Level A Plan and Level B Plan, which the applicant has included as part of this request (see attached).

The subject site is in a designated Employment Center and along a designated Major Transit Corridor (University Blvd. SE). Staff finds that the request is generally consistent with applicable Goals and policies in the Comprehensive Plan and meets the IDO criteria for Site Plan-EPC/Major Amendment. The Level A Community Master Plan, the Level B Community Master Plan also apply.

A pre-submittal neighborhood meeting was held on January 12, 2020, where neighbors expressed concern about traffic and circulation. A Post Submittal Facilitated meeting was requested by the Pueblo of Isleta on October 28, 2022, to discuss potential environmental impacts on the Pueblo due to the allowable industrial land use designation. This meeting was scheduled on November 9, 2022.

Staff recommends approval subject to conditions needed to improve consistency with the Level A and Level B plans, to provide clarity going forward, and to ensure internal consistency.

FINDINGS – SI 2022-02011, Text Amendments to the Mesa del Sol Level A Community Master Plan, November 17, 2022

1. This request is for text amendments to the Mesa del Sol Level A Community Master Plan (the "Level A Plan") which contains approximately 13,000 acres situated in the southeastern portion of the City and south of the Albuquerque International Sunport. The Level B Plan area, containing 3,200-acres, is within the boundaries of the Level A Plan (the subject area).

2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the "subject site").

3. The text amendment would change a 500-acre portion of the existing Residential Village on the eastern edge of the La Semilla escarpment and the southern edge of the UNM Campus, to an Office/R&D designation within the Level A Plan and designate it as an Employment Center.

4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.

5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.

6. The Level A Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level A Plan was heard by the EPC and approved by the City Council in 2006. The Plan remains valid and framework plans do not expire (See IDO Table 6-4-3).

7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.

8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level A Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

   In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center District [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing body and City council was the decision-making body for the Level A Plan, consistent with the hierarchy of approvals established in the Planned Communities Criteria (PCC). Therefore, the current request for a major amendment to the Level A Plan is required to be heard by the EPC and decided by City Council.

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level A Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).

12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:

    Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

    Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

    The subject site is located within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

    A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

    A. Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

    The request would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

    B. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

    The request would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are

intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

    A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

    The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

    B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

    The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

    A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

    The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

    B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

    The request would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

    A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

    The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential uses within the center. Providing a jobs near housing approach could attract talented individuals who

will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the "Potential Active Adult Community" within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a center that is meant to "prioritize opportunities for industrial and business districts supported by retail and residential uses" (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): "Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth."

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

    1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] "carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system."

    The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

    A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

    As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

    B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

    The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

    C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

    Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

    D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level A Plan area is not in a designated Railroad and Spur Area.

21. The Department of Municipal Development is DMD is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network

22. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level Plan.

23. The applicant should work with PNM to update the language for the Level A Plan's sections and subsections related to "Dry Utilities" (Section 5.6 and subsections 5.6.1 and 5.6.2) due to an increase in electric load demand with the expansion of the Employment Center district.

24. The proposed amendments do not include any changes to the technical appendices for the Level A Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.

25. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.

26. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.

27. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.

28. A Post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo.

RECOMMENDATION - PR-2022-007805, SI-2022-02011, November 17, 2022

That a recommendation of APPROVAL be forwarded to the City Council, of *PR-2022-007805, SI-2022-02011* Text Amendments to the Mesa del Sol Level A Community Master Plan for the Level A Plan area, approximately 13,000 acres, known as all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, zoned PC (Planned Community), based on the preceding Findings and subject to the following Conditions for recommendation of Approval.

CONDITIONS OF APPROVAL- PR-2022-007805, SI-2022-02011, November 17, 2022

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.

2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.

3. Comprehensive Plan:

The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.

4. Level A Document Revisions:

   Figure 2-4: Update to reflect the land use change.

5. Level A Technical Appendices:

   Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

6. City Transportation Development Conditions

   The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

7. City Parks and Recreation Conditions

   The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions

   A. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.

   B. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions

   A. Include a note on Level A Plan, Figure 5-4 that shall read: "The proposed water infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary potable and non-potable water system infrastructure. This map does not reflect built conditions."

   B. Include a note on Level A Plan, Figure 5-5 that shall read: "The proposed sanitary sewer infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary sanitary sewer system infrastructure. This map does not reflect built conditions."

   C. Include text in the Water and Sewer sections of the Level A and Level B plans that reads: "An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis."

FINDINGS - SI-2022-01880, Text Amendments to the Mesa del Sol Level B Community Master Plan, November 17, 2022

1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the "Level B Plan") which contains approximately 3,200 within the Level A plan area, which is generally south of Los Picaros Rd./Montessa Park, south and east of the Bernalillo County Recreational Complex, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB) (the "subject area")

2. The text amendments pertain to a 500-acre site on the eastern mesa top south of the UNM property (the "subject site").

3. The proposed amendments would change the 500-acre site's residential land use designation from a "Potential Active Adult Community" to an Employment Center designation within the Level B Plan.

4. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.

5. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.

6. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in January 2007. The plan remains valid and framework plans do not expire (See IDO Table 6-4-3).

7. Notwithstanding the pre-IDO approval, pursuant to IDO 14-16-1-10(A)(1), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.

8. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

   In this case, the request would change access or circulation patterns [6-4(Y)(2)(a)(9)], would affect the existing Employment Center overlay zone [6-4(Y)(2)(a)(11)], and approves a land use that was not originally authorized by the original approval on the subject site [6-4(Y)(2)(a)(12)]. Therefore, it is a Major Amendment.

9. The EPC was the original reviewing and decision-making body for the Level B Plan, therefor is the final approval body for this request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended.

10. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the "Level A Plan"), the Mesa del Sol Level B Community Master Plan (the "Level B Plan"), and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

11. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter (Article I). The proposed text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).

12. The request is generally consistent with the following Comprehensive Plan Goal and policy regarding Character from Chapter 4- Community Identity:

    Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

    Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

    The subject site is located within the Mesa Del Sol Level A Plan area, which is designated as a distinct community area within the Comprehensive Plan Community Planning Area Assessments (CPAs). The Community Identity chapter describes a distinct community as having a unique set of characteristics, environments, and lifestyles that set them apart as special places (Comp Plan 4-17).

    A key element within the Mesa Del Sol Level A Plan and Level B Plan is to provide mixed-use centers that allow convenient access to housing, jobs, and transportation. The requested land use change would facilitate future development that protects the identity and cohesiveness of the existing Employment Center within Mesa Del Sol as a jobs-housing balance continues to be a need within the growing community. The Employment Center designation is intended to provide a mix of uses and the Development Standards within the Level A and Level B Plan and associated technical appendices will ensure that the sustainable character and building design remains consistent within the community, therefore enhancing and preserving it. Amendments to tech appendices to reflect the changes to the 500-acre parcel should be a part of this submittal.

13. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding Centers and Corridors from Chapter 5- Land Use:

    A. Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

    The request would facilitate the capture of regional growth, the expansion of an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor, University Blvd.

    B. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

    The request would facilitate of a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it

does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

14. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Complete Communities from Chapter 5- Land Use:

    A. Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

    The proposed amendment would contribute to creating a healthy and sustainable distinct community by expanding the Employment Center which could facilitate future development that is accessible from the surrounding residential villages. The Employment Center district allows a variety of land uses including high density residential, office, manufacturing, and industrial, which contributes to the Level B Plans mixed-use community goals.

    B. Policy 5.2.2 Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

    The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

15. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding City Development Areas from Chapter 5- Land Use:

    A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

    The request would encourage and direct growth to a designated Area of Change within the Mesa del Sol Level B Plan area, where such growth is expected and desired. The subject site is in a partial Area of Consistency and any future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

    B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

    The request would expand the Employment Center district, which is considered a more intense development type, and facilitate Office and R&D development along a designated multi-modal corridor in an Area of Change.

16. The request is generally consistent with the following Goal and Policies from Chapter 8- Economic Development,

    A. Goal 8.1- Placemaking: Create places where business and talent will stay and thrive.

    The request would facilitate expansion of a use that would contribute to creating a place where business and talent could stay and thrive. The expanded Employment Center district would create jobs and increase associated business opportunities in addition to allowing high-density residential

uses within the center. Providing a jobs near housing approach could attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

B. Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The expansion of the Employment District would encourage economic development opportunities by facilitating job growth within Mesa Del Sol. The Employment Center district allows a variety of high intensity/density land uses which would be required to follow development standards within the Level A and Level B Plans. The design standards allow a variety of design characteristics that could foster the creation of interesting places, although remain consistent with the overall theme of Mesa del Sol.

C. Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to remove the "Potential Active Adult Community" within the Level B Plan and replace it with an Employment Center designation would facilitate job growth near housing in a center that is meant to "prioritize opportunities for industrial and business districts supported by retail and residential uses" (Comp-Plan 3-4). The request could result in more employment opportunities for new and existing residents in the Mesa Del Sol community, which is planned to be accessible by all transportation modes. The request could foster a robust, resilient, and diverse economy by providing jobs, retail and housing in an Employment Center accessible by the future Mesa del Sol Blvd. and University Blvd. Corridors

17. The request is generally consistent with the following Goal from Chapter 9- Housing, as follows:

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The proposed amendment would encourage high density residential land uses within the expanded Employment Center district. The subject site is located mostly in an Area of Change, where high density development is encouraged and in an Area of Consistency where residential development is expected. Access to services and amenities would be conveniently accessible by a multi-modal transportation network at full development.

18. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8): "Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth."

The request would facilitate expansion of the existing Employment Center, which would increase the allowable Office, Research and Development land uses, therefore, creating jobs and helping to foster a viable economy.

19. The request is generally consistent with the community building principle regarding District and Neighborhood Structure in the Level A Plan, as follows:

    1.2.2 District and Neighborhood Structure (p. 10): [Mesa del Sol will be] "carefully planned for with a logical and memorable structure of development, one that creates identifiable places well served by transportation within a larger framework of preserved open space. In keeping with this principle, Mesa del Sol will be structured as a series of districts, villages and neighborhoods, each with an identifiable center and edge. Employment districts served by I-25 and the University Boulevard extension will accommodate a variety of types of employment along with supporting uses, and a hierarchy of mixed-use centers, on and below the mesa, will provide shopping, civic uses, higher-density forms of housing, and public gathering spaces at highly accessible nodes in the transportation system."

    The request would expand the Employment Center by 500 acres, allowing for a variety of land uses including: office, commercial, light manufacturing, industrial, and high density residential, which would facilitate development necessary to create identifiable places and promote a variety of types of employment along with supporting uses on the mesa. The subject site is planned to be well served by transportation within a larger open space network near a community center and edge.

20. The request is generally consistent with the Economic Viability strategy in the Level B Plan, as follows: 1.3.2 Economic Viability, B. Local Economy (p. 5) (marketability, local economy, sustainability through diversity): "Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base."

    The request would facilitate expansion of the existing Employment Center by 500 acres which could create more jobs and is intended to have a multiplier effect throughout the local economy. The Employment Center designation within the Level A Plan allows high density residential housing land uses, which is intended to create a job to housing balance within the Employment Center district. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

21. The request is partially consistent with the Context and Location strategy in the Level B Plan, as follows:

    1.3.3 Response to Context and Location (p. 6) (open space, dark skies, air quality, global systems, heat island): "Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical."

    The requested text amendments are for a change of land use from residential to an Employment Center and any future development that is facilitated by this request will be required to follow development standards within the Level B Plan in addition to the Level B Technical Appendices. The Employment Center district allows multiple land uses including manufacturing and industrial that could cause concern in relation to Air Quality, Global Systems. Any future site plans would be required to be reviewed by the DRB (Development Review Board) or DHO (Development Hearing Officer) which would help ensure that the Lighting, Open Space, and related design standards within the plan are followed in

response to context and location. Staff suggests, when future site plans are reviewed, that the larger topics of open space provision and connectivity be discussed to determine what additional efforts can be made, and/or measures taken, to help ensure this strategy can be carried out in a strong manner as envisioned.

22. The request is partially consistent with the Resource Efficiency strategy in the Level B Plan, as follows:

    1.3.4 Resource Efficiency (p. 7) (land use, transportation, water, stormwater, energy, environmentally preferable materials): "The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses."

    The request would result in the expansion of the Employment Center district, which is intended for large users. However, due to the need for security and space, connectivity related to transportation, stormwater, and energy could be impacted in this case. The requested amendments to change the land use designation could result in the need for future mitigation. Review of future site plans would hopefully include consideration of the impact to infrastructure systems. Perhaps appropriate site-specific mitigation measures can be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

23. The Level B Plan outlines Goals and Objectives in Chapter 2, Land Use, which are applicable to the proposed text amendments as follows:

    A. 2.2.1 Goals and Objectives for Employment Center and Highway Commercial Districts (p. 16): "Mesa del Sol's employment districts emphasize the "jobs first, housing second" approach to development that is a hallmark of Mesa del Sol. The employment districts' strategic location, accessibility, and ample land supply will offer unique opportunities to new employers from out of state, as well as providing space for local businesses to expand. The overall themes of timeless quality, innovation and sustainability that characterize Mesa del Sol will be emphasized in the design of buildings and sites in the employment districts, as well as the design of signage and other identity elements."

    The 500-acre expansion of the Employment Center district would continue to facilitate a job first, housing second approach to development. The request to expand the Employment District to allow Office and R&D land uses would facilitate future development that could contribute to the strategic location of jobs. Additionally, the Employment Center District allows high-density residential land uses, therefore facilitating a job-housing balance.

    Any future development would be subject to the development standards and technical appendices within the Level A and Level B plans, therefor remaining consistent with quality, innovation and sustainable characteristics of building design, sites and signage. With ongoing development in the existing Employment Center, the current request could result in more job creation and residential development.

B. 2.4.1 Goals and Objectives for Residential Villages - Residential villages at Mesa del Sol will be designed to accommodate a diverse range of residential types, accessory units, and neighborhood parks and plazas.

e) Active Adult: "A 500-acre portion of the Residential district, adjacent to La Semilla at the eastern edge of the Level B planning area, is being reserved for a potential active adult community. Such a development would be age-restricted (55 and over). A minimum of 12.5% of the gross acreage of the Active Adult development will be open space. The same stormwater management strategies used throughout Mesa del Sol would apply to the active adult community. An active adult community would typically have a dedicated on-site civic, fitness and recreation center serving its residents and their guests. Given Mesa del Sol's proximity to the Isleta Eagle and UNM Championship golf courses, and its focus on sustainable water management, no golf course is planned at Mesa del Sol."

The request would remove the 500-acre "Potential Active Adult Community" within the Level B Plan Area (See Figure 2-1 Land Use Designations) and replace it with Employment Center Land uses. The applicant proposes development of future Office and R&D land uses within the Subject Site. The Level B Plan has reserved this 500-acre site as a potential active adult community which contributes to a range of housing types and specifies open space and stormwater management standards within the residential village. Any future development would be subject to the development standards and technical appendices within the Level A and Level B Plans, which would need to remain consistent with Stormwater Management, Open Space, and sustainability.

The applicant has provided justification for the removal of the "Potential Active Adult Community" in their justification letter (see attached), which states that removing this land use designation would facilitate the development of "complete communities" that provide a mix of housing types, including senior housing, which would be more accessible and follow the New Urbanist model in the Level A Plan. Without dedicated land for senior housing, there is no guarantee that it would be developed as part of the residential villages.

24. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO Section 14-16-6-6(J)(3):

A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to address inconsistencies to the greatest degree possible.

B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level A or Level B Plan areas do not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The requested amendments do not impact the existing infrastructure and public improvements. Any future development would warrant a review by the DRB/DHO for specifics when site plans are submitted at this time. At that time, adequate infrastructure capacity will be required and ensured to serve the proposed development.

E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments to expand the existing Employment Center would not significantly impact the subject site or surrounding area. As the applicant has demonstrated, there are no planned facilities within the 500-acre site (Level B Plan Figure 1-1). Future site plans will be reviewed by the DRB or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Future site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

25. The Department of Municipal Development (DMD) is concerned that the higher intensity use proposed in the amendment will have an impact to the transportation network and requests careful consideration

of any future developments that might impact and/or burden the existing and planned transportation network

26. The applicant should work with APS to update adjustments to planning for schools due to a decrease in residential units in the Level B Plan.

27. The applicant should work with PNM to update the language for the Level B Plan's sections and subsections related to "Dry Utilities" (Section 5.3) due to an increase in electric load demand with the expansion of the Employment Center district.

28. The proposed amendments do not include any changes to the technical appendices for the Level B Plan at this time, although revisions will be needed in the future to create consistency between them and the Plans.

29. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.

30. A pre-submittal meeting was held on January 12, 2022 regarding this request. Community concerns raised at the meeting were based on an increase in traffic and circulation patterns on University Boulevard due to an increase in potential businesses in the Employment center.

31. Staff was contacted by a representative of Isleta Pueblo, who submitted an official letter requesting a post submittal facilitated meeting, pursuant to IDO 14-16-6-4(L). The Pueblo of Isleta raised concerns about changing the designation on the subject site from residential to employment center. Due to the shared northern boundary with the Pueblo, there is concern about a change that would allow for industrial uses on the property and how the land uses could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.

32. A Post-submittal facilitated meeting was held on November 9, 2022 with representatives of Isleta pueblo.

RECOMMENDATION - PR-2022-007805, SI-2022-01880, November 17, 2022

APPROVAL of *PR-2022-007805, SI-2022-01880,* Text Amendments to the Mesa del Sol Level B Community Master Plan for the Level B Plan area, approximately 3,200 acres, which in located within the larger Level A Community Master Plan Area known as all or a portion of a certain tract of land being a portion of sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25,

and west of Kirtland AFB, zoned PC (Planned Community), based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL- PR-2021-005684, SI-2022-01880 November 17, 2022

1. Any future site plan associated with this request shall be subject to the IDO process. A letter shall accompany the submittal, specifying all revisions have been made to the Level A Plan and associated documents since the EPC hearing, including how the Plans have been modified to meet each of the EPC conditions.

2. The applicant shall meet with the Staff planner prior to applying for any future Site Plans within the subject site to ensure that all conditions of approval are addressed and met.

3. Comprehensive Plan:

   The subject site would remain outside of the designated Employment Center in the ABC Comprehensive Plan. The Comprehensive Plan shall be updated upon the next available opportunity to designate the 500-acre site as an Employment Center District.

4. Level B Document Revisions:

   A. The applicant is to provide an updated document cover and chapter dividers for the Level B Plan that shall state: "Amended November 2022"

   B. The revision date on all of the updated graphics and maps shall be listed as November 2022.

5. Level B Technical Appendices:

   Amendments to the technical appendices shall occur when a specific end user is ready to propose a site plan.

6. City Transportation Development Conditions

   The applicant must provide a Traffic Scoping Form to Transportation for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

7. City Parks and Recreation Conditions

   The applicant shall work with Parks and Recreation to amend roadway sections in the Level A Plan to include multi-use trail as needed for Mesa del Sol Blvd. and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan.

8. Solid Waste Management Department Conditions

   C. The applicant must work with Solid Waste if the change of use is approved to determine how refuse will be serviced for all phases of the project.

   D. A site plan approved for access by the Solid Waste Department will be required.

9. ABCWUA Conditions

   Include text in the Water and Sewer sections of the Level A and Level B plans that reads: "An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis."

Catalina Lehner *Megan Jones*

Catalina Lehner, AICP ***Megan Jones, MCRP***
Principle Planner ***Planner***

Notice of Decision cc list:

Mesa Del Sol NA, James Thompson, jamesrthompson8@gmail.com
Mesa Del Sol NA, Joy Ziener, independencedayjoy@gmail.com
District 6 Coalition of Neighborhood Associations, Mandy Warr mandy@theremedydayspa.com 119
District 6 Coalition of Neighborhood Associations, Patricia Willson info@willsonstudio.com
David Campbell, Mesa Del Sol Investments LLC, dcampbell@mesadelsolnm.com
Will Gleason, Dekker/Perich/Sabatini, WillG@dpsdesign.org
Legal, Dking@cabq.gov
EPC file

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

Long Range Planning

CITY ENGINEER

Transportation Development Services

- Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB).
- Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
- Please provide a Traffic Scoping Form to Transportation (Matt Grush) for review to determine if Traffic Impact Study (TIS) is required for the proposed changes.

Hydrology Development
New Mexico Department of Transportation (NMDOT)

DEPARTMENT OF MUNICIPAL DEVELOPMENT (DMD)

Transportation Section:
DMD is concerned that the higher intensity use proposed in the amendment will have an impact to the existing and planned transportation network with the potential to overburden existing infrastructure as the area further develops. DMD requests careful consideration of any future developments that might impact and/or burden the existing and planned transportation network.

Engineering Division

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

Environmental Services Division

PARKS AND RECREATION

The roadway sections in the Mesa del Sol Master Plan do not include multi-use trails as determined by previous platting actions at DRB and the MRCOG Long Range Bikeway System Map Proposed Paved Trails. PRD suggests a Condition of Approval to amend roadway sections in the Master Plan to include multi-use trail as needed for Mesa del Sol Blvd and all roads that show Proposed Paved Trail as part of the MRCOG Long Range Bikeway System Map within the Master Plan (including those near the amended area)

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Site Plan- Major Amendment--- If the change of use is approved, how will refuse be serviced for all proposed phases of this project. A site plan approved for access by the Solid Waste Department will be required.

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

COMMENTS FROM OTHER AGENCIES

BERNALILLO COUNTY PUBLIC WORKS

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

Level A Master Plan and the Level B Community Master Plan for Mesa del Sol, for an approximately 500-acre portion of the larger Mesa del Sol Plan area S-16 S-17
SI-2022-01880 – Site Plan- Major Amendment
• AMAFCA will defer any comments & review to the City of Albuquerque for the Mesa del Sol Level A Plan

ABCWUA

1. Level B Plan Figure 5-4:

a. Add the following note: 'The proposed water infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary potable and non-potable water system infrastructure. This map does not reflect built conditions.'

2. Level AB Plan Figure 5-5:

a. Add the following note: 'The proposed sanitary sewer infrastructure shown is to be considered conceptual and is not to be used to facilitate development. An updated analysis needs to be provided to the Water Authority to determine the necessary sanitary sewer system infrastructure. This map does not reflect built conditions.'

3. An overarching comment that needs to be included in the text in the Water and Sewer sections of the Level A and Level B plans:

a. 'An updated water/sanitary sewer/reuse analysis is being coordinated with the Water Authority. This will supersede the water and sewer analysis associated with the Level A and Level B plans. This analysis will also provide detailed water, sewer, reuse utility maps that help facilitate development

with junior developers. The proposal to change the subject 500 acres from residential to employment center shall be reflected in this updated water/sewer/reuse analysis.'

ALBUQUERQUE PUBLIC SCHOOLS

a. EPC Description: SI-2022-01880—Site Plan—Major Amendment.

b. Site Information: Mesa Del Sol, Tract 2 Bulk Land Plat, Tracts 1 -15.

c. Site Location: Located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB.

d. Request Description: Amendment of Level A and B Mesa del Sol Master Plan, includes 500-acre active adult community with conversion from residential to Employment Center land use designation.

e. Comments: Modifications to planned residential development and build-out estimates impact planning for schools. The application provides an initial, 2005 Mesa Del Sol plan which estimates a residential buildout of 37,500 units and estimates, "Mesa Del Sol could have as many as 14 or 15 elementary schools, four to five middle schools, and two or three high schools. Forest City Covington NM, LLC will work with APS, as well as interested private schools' providers, to ensure that school sites are located and designed as community focal points." This application's proposed amendment decreases the estimated residential build-out several hundred units. However, the application does not provide adjustments to schools, or any discussion for the purposes of planning for public school facilities.

MID-REGION METROPOLITAN PLANNING ORGANIZATION (MRMPO)

MRMPO has no adverse comment. For informational purposes:

Appendix G of the MTP recommends the following as it relates to the subject property:

• Adopt policies and standards that support Complete Streets and context sensitive design solutions for new and retrofitted infrastructure.
• Adopt/update land use policies and building and site development design standards that promote walkability.
• Combine land redevelopment with enhancements to existing transportation facilities to better incorporate bicyclists and pedestrians.
• Educate home buyers, existing area residents, and large job creators on the benefits of Transit Oriented Development (TOD) and highlight success stories.
• Encourage a mix of land uses (retail, housing, entertainment, etc.) and multimodal facilities in appropriate locations to encourage shorter and more active trips.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

The proposed change to expand the Employment Center District by 500 acres will increase electric load demand and is an opportunity to update the language for the Level A Plan's sections and subsections related to "Dry Utilities" (Section 5.6 and subsections 5.6.1 and 5.6.2). Please see the recommended changes on the following pages in strike-through and underline format. Please note that

PNM no longer provides natural gas service. The applicant should coordinate with the Gas Company of New Mexico to update the relevant "gas facilities" and "gas" sections with their data and information.

The applicant should contact PNM's New Service Delivery Department as soon as possible to coordinate electric service regarding any proposed project. Submit a service application at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.
If existing electric lines or facilities need to be moved, then that is at the applicant's expense. Please contact PNM as soon as possible at https://pnmnsd.powerclerk.com/MvcAccount/Login for PNM to review.

Mesa del Sol Level A Plan Amendment – PNM Comments

Pages 66 – 68

5.6 Dry Utilities

5.6.1 Existing Conditions

a. Existing Power Facilities

PNM is the local electric ~~distribution utility~~ service provider in the Albuquerque area. PNM has facilities in the area of the Tijeras Arroyo, each with limitations and infrastructure needed for utilization in the Mesa del Sol development. The nearest power plant is located just north west of the project at Broadway Boulevard and Rio Bravo Boulevard (at Electric Avenue), called the Pe~~a~~rson Generation Station. This station feeds several substations that form the transmission ties nearest to the site.

Along the Tijeras Arroyo, PNM has an overhead 345kV transmission line, running east west just north of Los Picaros Road. At the northern end of the Tijeras Arroyo also running east west is an overhead 115kV transmission line. Running parallel to the 115kV transmission line is a 15kV distribution line that currently feeds the County Recreation Complex and the Journal Pavilion. PNM also has another 115kV transmission line running north and south along the west ROW of I-25 in proximity of the future planned Mesa del Sol interchange of I-25.

b. Existing Gas Facilities

~~PNM is also the local gas distribution utility in Albuquerque. PNM has gas facilities with sufficient pressure located at the Pearson Generation Station, north west of the project.~~

[Replace the above language with updated data and information from the Gas Company of New Mexico]

5.6.2 Utility Development

The outline provided next is preliminary site data regarding utilities. Mesa del Sol will investigate other alternatives to bring services to the site, including renewable energy alternatives.

~~As previously stated,~~ PNM ~~has three~~ provides electrical services ~~available to this first development in the proximity of the site~~ to Mesa del Sol. The Gas Company of New Mexico provides natural gas service to the area. Following is a description of each of these services and limitations.

a. Electrical

Existing 15kv Distribution

The existing distribution line that serves the County Recreation Complex and the Journal Pavilion has limited capacity remaining at the substations upstream of this line. At the date of this report, the existing overhead system running up the north face of the escarpment has enough capacity to serve as an initial distribution feed to the site. Further services will need to be brought onto the site to continue build out. PNM is developing a new substation along Los Picaros Rd that will provide new transmission and distribution capacity to the area.

Electrical Transmission

The existing "Studio Substation" that serves Mesa del Sol is located south of Eastman Crossing and west of Hawking Drive and will soon be supported by the new substation being developed to the northwest along Los Picaros Rd. ~~By 2007-2008 an electrical substation will need to be installed in Mesa del Sol to continue to feed the site. This substation will be fed from an overhead transmission line that will be tied to the existing 115kV line in the Tijeras Arroyo at a new switching station. The location of the switching station and the routing of the transmission line will need to be determined by off-site easement availability, costs and aesthetic considerations.~~ Based on build out load requirements additional substations will be brought online. After the second substation is brought online PNM will complete the loop to another new switching station near the future Mesa del Sol interchange of I-25. The electrical distribution

system will feed out of the substations underground in a looping pattern tying the electrical users to the substations in a joint trench with the Gas, Telecommunications and Television/Internet services as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

The transmission system requires the following space (easements):

Transmission line = ~~50'~~ 75'. This width can be split ~~with 25 feet~~ to be mostly or partially over the right of way (ROW) and ~~25 feet~~ partially behind the ROW in an actual easement as needed to meet industry and regulatory technical and safety standards. If a transmission line does not parallel a ROW, then a ~~50~~ 75-foot easement is required.

Substation = ~~200'x200'~~ At least four acres with any side no less than 350 feet to meet current technical clearances and safety standards. ~~PNM suggests that these fall into a commercial zone.~~ Substations are critical infrastructure facilities that are compatible with and appropriate in most land use zones, but locations within or adjacent to employment and commercial areas where load demand is high and where adjacent to a transmission line corridor should be considered first. ~~The~~ Substation sites and related easements need~~s~~ access (either direct or by additional easement) to a public ROW. ~~This~~ Substations in the grid system are linked to each other by transmission lines and/or distribution feeders. ~~location will be the terminus of a transmission line, and therefore~~ Substations will generally have one incoming line and one outgoing line to ~~an adjacent~~ nearby substations in the surrounding grid.

The main electrical distribution system requires the following space (easements):

Distribution feeder = Within ROW. However, PNM will ask for an additional easement behind the ROW to secure their installation to meet all industry and regulatory technical and safety standards.

Switch Cabinets = Within ROW. Each cabinet is approximately 7'x7'x4' and requires at least 23'x13' easement or clear space for access to the doors. But as industry and technical and safety standards change and evolve, PNM may require more space to maintain and improve reliability and resiliency.

Transformer = Easement by transformer size. Transformers are usually installed on the property and require easements for access and feed that meet all industry and regulatory technical and safety standards.

b. Gas

~~PNM will be installing two different gas systems. The first will be a transmission system operated at 175 pounds pressure from the Pearson Station in the University Boulevard extension. This gas installation will be utilizing both new University bridges as part of their installation to the site. The second will be a distribution system operated at 60 pounds pressure to bring services to the initial development as well as the remainder of the site. This initial construction will require a Gas Regulator station on Mesa del Sol to bring useable gas pressure to the building sites.~~

~~The transmission system requires the following space (easements):~~

~~*Transmission line* = Within ROW. However, PNM will ask for an additional easement behind the ROW to secure their installation.~~

~~*Gas Regulator "Reg" Station* = 50' x 100'.~~

~~The gas distribution system feeds from the regulator station to each user through a series of distribution lines.~~

~~*Distribution feeder* = Within ROW. However, PNM will ask for an additional easement behind the ROW to secure their installation.~~

[Replace the above language with updated data and information from the Gas Company of New Mexico]



Figure 1: Looking Southeast from Stryker Rd. SE towards the 500-acre subject site.



Figure 2: Looking Southeast form the intersection of University Blvd. SE and Stryker Rd. SE towards the 500-acre subject site. Development at the edge of the existing Employment Center is shown.

Figure 3: Looking south at the first residential development closest to the subject site along University Blvd. SE.



Figure 4: Existing Albuquerque Studios within the Employment Center District





Figure 5: Looking west at existing residential villages and dog park.



Figure 6: Looking SE at development of the existing Employment enter District along University Blvd. SE.

Figure 7: Looking SE at International School and water reservoir.





Figure 8: Looking west at a linear park in the Employment Center.

Figure 9: Looking south at the Community Center form University Blvd. SE.



HISTORY

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

August 19, 2021

Mesa Del Sol Investments LLC
c/o David Campbell
5700 University Blvd. SE. Suite 310
Albuquerque NM, 87109

Project #2021-005684
SI-2021- 00975
Amendments to the Level B Community Master Plan/ Framework Plan for Mesa del Sol

LEGAL DESCRIPTION:
Will Gleason, Dekker/Perich/Sabatini, agent for David Campbell, Mesa del Sol Investments LLC, requests the above action for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, 0, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres

(Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)
Staff Planner: Catalina Lehner, AICP

On August 19, 2021, the Environmental Planning Commission (EPC) voted to APPROVE Project #2021-005684, SI-2021-00975, Text Amendments to the Level B Community Master Plan/Framework Plan for Mesa del Sol, based on the following Findings and subject to the following Conditions of Approval:

FINDINGS:

1. The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the "Level B Plan"). The Level B Plan area (the larger "subject area") encompasses approximately 3,200 acres situated in the southern portion of the City, south of the Albuquerque International Sunport and located generally south of Los Pícaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base.

2. Text amendments are proposed for an approximately 170-acre southern portion (the smaller "subject site") of the Employment Center in the Level B Plan area, which contains approximately 626 acres. The proposed amendments, which would facilitate re-development and expansion of the existing ABQ Studios site, would modify the transportation/roadway network, the linear park/open space/drainage system, and utility networks in this smaller area.

3. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the "Level A Plan"). All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.

4. The request does not constitute a zoning map amendment (zone change) because no change to the PC zoning is proposed. Therefore, the request is not required to be justified pursuant to the IDO 14-16-6-7(G)(3), review and decision criteria for zoning map amendments.

5. The Level B Plan is considered a Framework Plan under the IDO; the definition of Framework Plan most closely describes the Level B Plan and its contents. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Level B Plan was approved by the EPC in 2007 and remains valid and framework plans do not expire (See IDO Table 6-4-3).

6. The request constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

   In this case, the request would decrease the amount of approved open space [14-16-6-4(Y)(2)(a)(3)], decrease the number of through streets and connections [14-16-6-4(Y)(2)(a)(8)], and change access or circulation patterns [6-4(Y)(2)(a)(9)]. Therefore, the request is a Major Amendment.

7. The Environmental Planning Commission (EPC) is the final approval body for the request, unless the EPC decision is appealed. Pursuant to IDO 14-16-6-4(Y)(3), major amendments may only be approved by the decision-making body that issued the approval being amended. The EPC was the original approving body for the Level B Plan. Consistent with the Planned Communities Criteria (PCC), council approval was not required for the Level B Plan.

8. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC), the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and technical appendices, the Mesa del Sol Level B Community Master Plan (the "Level B Plan") and technical appendices, and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

9. The request is generally consistent with applicable articles of the City Charter. Amendment of the Level B Plan for Mesa del Sol is an exercise in local self-government and falls within the City's powers granted by its Charter (Article I). The text amendments to modify a portion of the Employment Center area would generally help ensure the proper use and development of land in the Level B Plan area while generally maintaining an aesthetic urban environment (Article IX).

10. The request is generally consistent with the following Comprehensive Plan Goals and policies regarding City Development Areas from Chapter 5- Land Use:

    A. Goal 5.6-City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

       The request would encourage and direct growth to a designated Area of Change, the Mesa del Sol Employment Center, where such industrial growth is expected and desired. Future site plans would follow the development standards for Mesa del Sol, and thereby would generally reinforce the character and intensity of the surrounding area.

    B. Policy 5.6.2-Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

       The request would facilitate expansion of the film studios, which is considered a more intense development type, and direct it to a designated Employment Center located along a designated multi-modal corridor in an Area of Change.

11. The request is generally consistent with the following, applicable Comprehensive Plan policies regarding Centers and Corridors from Chapter 5- Land Use:

    A. Policy 5.1.5- Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

       The subject site is located in a designated Employment Center. The request would facilitate expansion of the existing film studios, which would prioritize employment opportunities by creating additional jobs. Large employers such as this foster synergy among the primary business and supporting businesses, which can result in multiplier effects throughout the economy.

B. Policy 5.1.1-Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request would facilitate the capture of regional growth, the expansion of a film studio use, in an Employment Center designated by the Comprehensive Plan and supported by a designated multi-modal corridor.

C. Policy 5.1.2- Development Areas: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The request would facilitate expansion of what is considered an industrial use, which is well-suited for location in a designated Employment Center served by a designated Corridor. The subject site is in an Area of Change, where such development is appropriately placed so that it does not adversely affect open space areas or low-density residential development, which are intended to remain stable.

D. Policy 5.2.2 -Planned Communities: Include Centers and Corridors in master planned communities and follow the Planned Communities Criteria (PCC) as adopted by the City and County.

The request takes into account the designated Centers and Corridors in the master-planned community of Mesa del Sol surrounding the subject site, and follows the PCC because Level B Plans (and subsequent amendments) are reviewed and decided by the EPC.

12. The request is partially consistent with the following, applicable Goals from Chapter 6-Transportation:

A. Goal 6.1- Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Level B Plan transportation system was already planned; the technical appendices contain information about its envisioned operation. The planned character of existing and future land uses in Mesa del Sol depends upon the district where they are located. The Employment Center is one of the Employment Districts (Highway Commercial is the other) in which employment is promoted above other uses. Though the request would generally support the planned character of existing and future Employment Center uses, the existing and future Community Center uses' character is to be highly-accessible via the transportation system. The removal of a connector roadway leading into the main Community Center would affect its character.

B. Goal 6.2- Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

The request would facilitate expansion of the Studios use which, by its secure nature and large scale, is separate from other uses and would not generally encourage walking, biking, and transit in the area. The amendments would remove a connector roadway and frontage lanes that transit may have used, but would add a multi-use trail that could encourage walking and biking and enhance mobility.

C. Goal 6.6- Economy: Invest in a transportation system that stimulates and supports job creation and business development and improves the movement of people, goods, and services.

The request would remove some public roadways in the portion of the Employment Center intended to connect to the main Community Center. Though the request would support job creation and business development, it would impact the movement of people, goods, and services in an area where connectivity between the main Community Center and Employment Center uses was envisioned.

13. The request is generally consistent with the following Goal from Chapter 8- Economic Development, Goal 8.1- Placemaking, as follows:

The request would facilitate expansion of a use that would contribute to creating a place where business and talent will stay and thrive. The expanded film studios would create jobs and increase associated business opportunities. It would also attract talented individuals who will hopefully stay and further contribute to the local economy, thereby creating a place where synergistic uses can thrive.

14. The request is generally consistent with the community building principle regarding economic development in the Level A Plan, as follows:

1.2.1 Economic Development (p. 8). "Economic development is the cornerstone of the strategic plan for Mesa del Sol. We see it as a process of creating and maintaining a viable economy for a well-balanced, sustainable community like Mesa del Sol. The creation of an economic base is required to create high-paying jobs for New Mexicans and grow existing businesses—a base that will sustain quality growth."
The request would facilitate expansion of the existing film studios use, which would occupy more area of the Employment Center and increase its operations- creating jobs and helping to foster a viable economy.

15. Without conditions of approval, the request is generally inconsistent with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan, as follows:

1.2.3 Ecological Sustainability, Conservation, and Restoration (p. 10): "Sustainable development is a goal of Mesa del Sol, as well as Albuquerque's Planned Growth Strategy and Planned Communities Criteria. Mesa del Sol will be developed over the next 35 to 50 years. Because of this long-term approach to growth, the planners and developers of Mesa del Sol will be able to fully incorporate the best practices in sustainable urban development".

The request would reduce the size of the linear park corridor along Mesa del Sol Blvd., and south of the Level B Plan boundary, by approximately 36 acres, which would become part of the Employment Center. Two DRIPS (distributed retention and infiltration ponds) are proposed for removal. The linear parks and DRIPS are considered best practices in sustainable urban development and are part of Mesa del Sol's sustainability toolkit. Generally, reducing their usage is inconsistent with the community building principle regarding ecological sustainability, conservation, and restoration.

16. The request is generally consistent with the economic viability implementation strategy in the Level B Plan, as follows:

    Economic Viability: Mesa del Sol aims to enhance the economic vitality of the local area. One key goal is to create a jobs-housing balance by attracting high-salary industries to the area to provide jobs for local residents and to increase the local tax base.
    The request would facilitate expansion of the film studios use, which would create more jobs and is intended to have a multiplier effect throughout the local economy. As additional housing is constructed, there will be additional opportunity for people to live near the jobs in the Employment Center.

17. The request is partially consistent with the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency, as follows:

    A. Response to Context and Location: Development at Mesa del Sol will take full advantage of the sense of identity created by the site's rich context of natural features. Open space corridors are aligned with mountain vistas to preserve the connection to the natural setting. Limitations on lighting and emissions, efficient energy systems, and building and site design contribute to making Mesa del Sol as climate neutral as practical.

    The expanded Studios area, facilitated by the request, would remove three streets and some open space/drainage corridors in order to provide the area desired. Since open space serves multiple functions- stormwater management, habitat, and recreation- these opportunities would no longer be available in the southernmost portion of the Employment Center (cloudlined area-see Table 1 and Table 2 of the application) which would impact the connection to natural context. Though mitigation measures, such as a multi-use a pathway around the future, expanded site, would help, the loss of open space acreage and connectivity could impact the open space network intended. Therefore, the request is partially consistent with the Response to Context and Location Strategy. When future site plans are reviewed, open space provision and connectivity should be discussed to determine what additional measures can be taken to help ensure this strategy can be carried out in the manner envisioned.

    B. Resource Efficiency: The best way to achieve resource efficiency is to eliminate or reduce the demand for the resources. The reduction in energy demand is associated with transportation, walkability, and multi-modal transportation. Mesa del Sol aims to coordination the location and density of land uses.

    The request would facilitate expansion of an existing use in the Employment Center, which is intended for large users. However, due to the need for security and privacy, connectivity related to transportation, stormwater, and energy would be impacted in this case. The amendments include some mitigation. However, review of future site plans should include consideration of impacts to these infrastructure systems. Appropriate site-specific mitigation measures could be incorporated into the site plans, along with efficient building practices, so that overall resource efficiency is maintained going into the future.

18. The request for a Major Amendment meets the Site Plan-EPC Review & Decision Criteria in IDO 14-16-6-6(J)(3):

    A. 6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

As demonstrated by the policy analysis, the request is generally consistent overall with applicable Comprehensive Plan Goals and policies and the applicable, overarching community building principles of the Level A Plan. Conditions of approval are recommended to strengthen consistency to the greatest degree possible.

B. 6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The Level B Plan area does not have any NR-SU or PD zoning covering the property within its boundaries.

C. 6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Review Board (DRB) to ensure compliance with applicable provisions of the Development Process Manual (DPM), particularly those pertaining to transportation, drainage, and utility systems. The DRB will also review for compliance with applicable Development Standards in the Level B Plan.

D. 6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The request includes reconfiguration of transportation, open space/drainage, water, and utility networks to facilitate the Studios' expansion. The DRB will review specifics when future site plans (one for the north expansion and one for the east expansion)are submitted. At that time, adequate infrastructure capacity to serve the proposed development will be required and ensured.

E. 6-6(J)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The request would reconfigure the transportation, linear park/open space/drainage, and utility networks on the expanded Studios site and nearby. Future site plans will be reviewed by the DRB, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area. However, the connectivity and cohesiveness intended by the Level B Plan should also be considered. Recommended conditions of approval would help mitigate impacts to the surrounding area to the maximum extent practicable.

F. 6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

Not applicable. The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level B Plan for Mesa del Sol, which is a Framework Plan. Future site plans will be subject to applicable development standards in the Level B Plan.

G. 6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements),the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

Not applicable. The Level B Plan area is not in a designated Railroad and Spur Area.

19. Conditions of approval are needed to improve consistency with the community building principle regarding Ecological Sustainability, Conservation, and Restoration in the Level A Plan and the Level B Plan strategies regarding Response to Context and Location and Resource Efficiency. The conditions would also help provide clarity as the project moves forward.

20. The Level B Plan's name, The Mesa del Sol Level B Community Master Plan, will not change. This name is used in development agreements and contracts pertaining to the Level B Plan area and needs to be used consistently so revisions to these documents do not become necessary.

21. The Parks and Recreation Department (PRD) comments note that the request will alter open space and recreation connections originally intended by the Level B Plan. The PRD supports a continuous active transportation network and re-routing of a landscaped multi-purpose trail / pedestrian / bicycle route / greenway around and along the sides of the future project area to connect the residential portion of Mesa del Sol.

22. The affected neighborhood organizations are the Mesa del Sol Neighborhood Association (NA) and the District 6 Coalition of NAs, which the applicant notified as required. The applicant also notified property owners within 100-feet of the subject site as required.

23. A pre-submittal neighborhood meeting was held on June 21, 2021 regarding the Level B Plan amendments and associated changes needed to accommodate the studios expansion project. Though no opposition was expressed, neighbors had concerns about traffic and circulation issues, including potential cut-through in the neighborhood, modification of University Blvd. SE at the new gate location, and Eastman Ave. as a private street.

24. Staff was contacted by a representative of Isleta Pueblo who wanted more information about the request. Staff sent her the spreadsheets detailing the amendments to the Level B Plan and the Technical Appendices. As of this writing, Staff has not received any additional comments.

CONDITIONS:

1. The Environmental Planning Commission (EPC) delegates final sign-off authority to the Development Review Board (DRB) to ensure that all technical issues are resolved. The DRB is also responsible for ensuring that the EPC's Conditions of Approval are satisfied and that other applicable City requirements are met.

2. A letter shall accompany the submittal, specifying all revisions that have been made since the EPC hearing, including modifications to meet each of the EPC conditions. Unauthorized changes, including before or after DRB final sign-off, may result in forfeiture of approvals.

3. The applicant shall meet with the Staff planner prior to applying to the DRB to ensure that all conditions of approval are addressed and met. Upon receiving sign-off from the DRB, the applicant shall submit a finalized version of the amendments for filing at the Planning Department.

4. Label for Revisions:

   A. The revision date on all of the updated graphics and maps shall be listed as August 2021.

   B. The language regarding modifications shall read as follows: "within a southern portion of the Employment Center, as shown".

5. Acreage Totals: the figure for Total Area shall be updated to reflect the reallocation of 36 acres from Linear Open Space to Employment Center.

6. Level B Plan Maps (Table 1):

   A. Figure 2-3: Reference shall be changed to p. 42 and the proposed change map "pending" shall be provided.

   B. Figure 3-1: The grid of local roads (orange) shall continue to be shown in the background.

7. Technical Appendix Maps (Table 2):

   A. Figure 2-B1: Language shall be clarified to refer to the portion of Eastman Crossing between Watson Dr. and Connector 32/Hawking Dr. The reference to Crick Crossing shall be removed since no changes are shown.

   B. Figure 3F-4: A small map shall be added to clearly indicate the location of the revised cross-section along Mesa del Sol Blvd.

   C. Figure 5A-2: The same figure shall be used for the existing and proposed maps.

   D. Figure 5A-5: The differences between the existing and proposed maps shall be shown and clarified.

8. Mesa del Sol Blvd. Cross-Section:

   A. Figure 3F-5, Mesa del Sol Blvd. Couplet 3 to the Level B Plan boundary, shall be updated to clarify it and incorporate conditions.

   B. A narrative explanation shall be added to p. 24 of the Technical Appendices to address the changed roadway section going to the Level B Plan boundary.

   C. The revised cross-section shall be labeled (see Figure 3F-4).

   D. The location of any walls relative to the cross-section shall be specified.

9. Traffic Impact Study (TIS):

   A narrative explanation shall be added to p. 25 of the Technical Appendix to describe the 2021 TIS, its purpose, and its conclusion(s).

10. Conditions from the Parks and Recreation Department:

   A. Regarding the modified Mesa del Sol Blvd. cross section, the distance between the future wall and curb shall be at least 30 feet.

   B. The landscaping buffer on the cross-section shall be at least 10 feet wide.

   C. The width of the multi-use trail shall be 13 feet (instead of 15 feet) in order to accommodate additional landscaping, including street trees.

   D. A note shall be added to the cross-section to indicate that the multi-use trail can be serpentine.

11. Conditions from PNM:

   A. Page 86, Section 5.3:
   Transmission systems' visual impact will be minimized by running the overhead power lines at mid-block locations perpendicular to streets and at the edges of the open space corridors, and by minimizing the extent to which power lines run alongside streets, as determined by the electric utility to be feasible and as allowed by industry and regulatory technical and safety standards.

   Distribution systems will be underground for electric, gas and telecommunications facilities. Their location underground will be determined by the zone they occupy. Coordination with the electric utility early in the subdivision/platting processes to identify, locate, and secure necessary easements is imperative to provide safe and reliable electric service, avoid delays, and keep development projects on schedule.

   B. Page 89, Section 5.3.1, *Transmission System* and *Distribution System*: *Transmission System*. A 115 kV transmission line will be brought into the Mesa del Sol development for the first substation. The requirements of PNM include:

      i) The design and construction of a 115 kV transmission line from the existing 115 kV line located in the Tijeras Arroyo to the first substation;
      ii) The design and construction of the first substation; and
      iii) PNM is ~~evaluating the construction timing of~~ designing and constructing a new ~~switching~~ substation ~~that will be constructed~~ north of Mesa del Sol.

   C. PNM is working on the design of the transmission line in the updated alignment shown in Figure 5-5, Transmission Line Routing. Aesthetics and cost have been taken into consideration in determining the route…….. These splice boxes are approximately 10 feet wide by 20 feet long and will require space for vehicle access and soil storage during construction and maintenance. If determined to be feasible by the electric utility, undergrounding of transmission lines and facilities must meet all industry and regulator technical and safety standards. All

necessary easements for such facilities require early coordination with the electric utility prior to development of encumbered properties.

D. The first Substation, shown in Figure 5-5, "Transmission Line Routing," will need to be on-line to support the employment center as it is built and occupied. Each substation is on a 200 foot by 200 foot lot. The location of the first substation has been considered for proximity to both the Employment center as well as the first Residential neighborhood. PNM' s dimensional standards for substations now require at least four acres with any side no less than 350-feet to meet current technical clearances and safety standards.

E. Distribution System
The PNM distribution system is built and operated as an interconnected system. The distribution lines of adjacent substations are interconnected to accommodate transferring load between substations… A direct application of New Urbanism will be applied to the routing of the electrical distribution (via joint trench with gas and telecommunications) adjacent to streets and within alleys in the residential zone. Diagrams of this are shown in Figure 5-3, "Utility Corridor Street Sections." All necessary easements for such facilities require early coordination with the electric utility prior to development of properties encumbered by easements.

F. Figure 5-5 and Figure 5C-1:

i. Legend: Consolidate the two symbols (purple dashed line and blue line) and their descriptions "Double Circuit Overhead Transmission Line" and "Single Circuit Overhead Transmission Line" into one symbol (blue line) described as "Overhead Transmission Line" and adjust line on map.
ii. Retain "SUBSTATION #2"
iii. Legend: Change description for green line to "Existing Transmission Lines."
iv. Retain transmission line corridor from SUBSTATION #2 to EMPLOYMENT CENTER SUBSTATION.
v. Show transmission lines coming into and out of SUBSTATION #1 as parallel and closer together.
vi. Show a new transmission corridor that connects/loops from the URBAN CENTER along the west/northwest Mesa del Sol boundary to NEW PNM SWITCH STATION.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **September 3, 2021**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the IDO, Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal EPC Recommendations to City Council; rather, a formal protest of the EPC's Recommendation can be filed within the 15 day period following the EPC's recommendation.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of

approval have been met. Successful applicants are reminded that other regulations of the City Zoning Code must be complied with, even after approval of the referenced application(s).

Sincerely,

for Alan M. Varela,
Planning Director

AV/CL

cc: Mesa Del Sol NA, James Thompson, jamesrthompson8@gmail.com
Mesa Del Sol NA, Joy Ziener, independencedayjoy@gmail.com
District 6 Coalition of Neighborhood Associations, Mandy Warr mandy@theremedydayspa.com
District 6 Coalition of Neighborhood Associations, Patricia Willson info@willsonstudio.com
David Campbell, Mesa Del Sol Investments LLC, dcampbell@mesadelsolnm.com
Will Gleason, Dekker/Perich/Sabatini, WillG@dpsdesign.org
Legal, kmorrow@cabq.gov
EPC file

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339

OFFICIAL NOTIFICATION OF DECISION

September 13, 2012

Dekker/Perich/Sabatini (DPS),
Attn: Will Gleason
7601 Jefferson NE, Suite 100
Albuquerque, NM 87109

Project# 1004075
12EPC-40048 Amendment to Level B Community Master Plan

LEGAL DESCRIPTION:
for all or a portion of Bulk Land Plat of Mesa del Sol Tracts 1-15, Sections 13-15, 20-24, 26-29, 32-35 Township 9 North, Range 3 East, NMPM; Sections 2-6, Township 8 North, Range 3 East, NMPM; Albuquerque, Bernalillo County, New Mexico, and A certain tract of land within the South ½ of Section 15 and the NW ¼ of the NE ¼ of Section 22, Township 9 North, Range 3 East, NMPM, being and comprising a portion of Tract 12 and a westerly portion of Tract 1 of the Bulk Land Plat for Mesa del Sol Tracts 1 – 15, containing approximately 3,200 acres.
Catalina Lehner, Staff Planner

On September 13, 2012, the Environmental Planning Commission (EPC) voted to APPROVE Project 1004075 / 12EPC-40048, a request for amendments to the Level B Community Master Plan (the "Level B Plan"), based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This request is for text amendments to the Mesa del Sol Level B Community Master Plan (the "Level B Plan"). The Level B Plan area (the "subject site") encompasses approximately 3,100 acres, located generally south of the Tijeras Arroyo & Montessa Park; north of the Level A Plan Area & Isleta Pueblo; west of Broadway Blvd. & I-25; east of the Level A "La Semilla" Reserve Area.

2. The Level B Plan area is contained within the larger, approximately 13,000-acre area of the Mesa del Sol Level A Community Master Plan (the "Level A Plan"). All of Mesa del Sol, the Level A and Level B Plan areas, is zoned Planned Communities (PC) and is designated a Reserve area by the Comprehensive Plan.

3. The proposed text amendments consist of revisions to the boundaries of the Level B Plan area, acreages in two land use categories, single-family residential lot categories and setback, setback along University Blvd. and approval of covered parking spaces. Corresponding text and map revisions and a few minor labeling and stylistic changes are also proposed. The intent of the proposed text amendments is generally to provide additional flexibility for development in the Level B Plan area.

4. The request does not constitute a sector development plan map amendment (zone change). No change to the zoning descriptor, PC, is proposed. The Level B Plan does not attach land use stipulations to its zoning descriptor; no land use changes are proposed. Therefore, the request is not required to be justified pursuant to R270-1980.

5. The Environmental Planning Commission (EPC) is the final approval body for this request, unless the EPC decision is appealed. The Level B Plan designates the EPC as the final approval body for the Level B Plan itself, and also for boundary changes greater than 10 acres in size. The proposed boundary change is approximately +69 net acres.

6. The Albuquerque/Bernalillo County Comprehensive Plan, the Planned Communities Criteria (PCC): Policy Element, the Mesa del Sol Level A Community Master Plan (the "Level A Plan") and technical appendices, the Mesa del Sol Level B Community Master Plan (the "Level B Plan") and technical appendices, and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The request is generally consistent with the City Charter. Amending the Level B Community Master Plan is an exercise in local self-government and falls within the City's powers (Article I). The proposed text amendments would generally help to ensure the proper use and development of land in the Level B Plan area (Article IX).

8. The request furthers the following Comprehensive Plan Goal and policy for the Reserve area:

   A. Reserve Area Goal (B-2). The proposed text amendments would help foster opportunities for future development and would not adversely affect the mixed-use nature established for the larger Plan area. Future development would occur in accordance with the approved Level B Plan and would not significantly affect the Plan's core concepts.

   B. Reserve Area Policy II.B.2.c. The Level B Plan area is contained within the larger Level A Plan area; planned community master plans have been adopted for each. The proposed text amendments would modify acreages in two land use categories and revise a couple of regulations pertaining to single-family residential uses.

9. The request generally furthers the following, applicable Comprehensive Plan Goals:

   A. Community Identity & Urban Design Goal (C-9). The Level B Development Standards are the mechanism to implement the concepts that make Mesa del Sol identifiable as a distinct

community and collection of neighborhoods. The proposed text amendments would generally help enhance the built characteristics of neighborhoods in the Level B Plan.

B. Economic Development Goal (D-6). The proposed text amendments generally support the goal of achieving diversified and economic development in accordance with the social, cultural and environmental goals as elaborated in the Level B Plan.

10. The request partially furthers the Housing Goal (D-5). The request would create one category of single family lot types, which could help promote development of smaller lots that tend to be more affordable, though affordability depends on several factors. Allowing internal approval of covered carports may result in deviations from the high-quality, residential design types originally envisioned.

11. Conditions of approval are needed to improve clarity and ensure internal consistency.

12. There is no known neighborhood or other opposition as of this writing and Staff has not received any correspondence.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to application submittal to the DRB, the applicant shall meet with the Staff planner to ensure that all conditions of approval are met.

3. Covered Parking Spaces- the language shall be revised as follows (p. 25, 31):

   House or Townhouse: 2 covered spaces per unit. [~~ARC can make allowance for one covered space per unit.~~] [+The ARC can allow a minimum of one covered space per unit, though two covered spaces are not prohibited.+]

4. Technical Appendices- Maps:

   The following maps in the Level B Technical Appendix shall be updated to incorporate the boundary changes and match the maps in the Level B Plan document (consistent and cross-referenced maps may also appear in the body of the Level B Plan):

   A. Land Use & Absorption, p. 39-41.

   B. M de S Land Usage, p. 96.

   C. Planning Zones, p. 106.

   D. Modified M de S Take Down Land Use Area, p. 127.

5. Setbacks:

   A new note 13 shall be added to Table 2-1, as follows: [+Setbacks are measured from the edge of the street right-of-way.+]

6. Total Area & Phasing:

   A. The figure for "Total Area" on Table 1-1 shall be changed to the new total (3,151).

   B. The Phasing Plan Map (p. 41) shall be made legible in black-white copy and/or labeled.

7. Minor, Clean Up:

   A. The revision note on the maps shall reference September 2012 (not August).

   B. A revision note shall be added to the Technical Appendices since several maps will need updating.

   C. The spacing issue (p. 33-42) shall be addressed so the text matches the adopted Plan.

8. Condition from PNM:

   As a condition of approval, it is understood by the applicant that when objects (for example, walls or fences) are allowed to be placed in utility easements and constructed on top of underground electric distribution facilities, both the object and the utility facility are put at risk if utility maintenance, repair or replacement must occur.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **SEPTEMBER 28, 2012** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Persons aggrieved with any determination of the Environmental Planning Commission (EPC) and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting a written application on the Planning Department form to the Planning Department **within 15 days** of the Planning Commission's decision. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday, the next working day is considered as the deadline for filing the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF

APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY ZONING CODE MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

ZONE MAP AMENDMENTS: Pursuant to Zoning Code Section 14-16-4-1(C)(11), a change to the zone map does not become official until the Certification of Zoning (CZ) is sent to the applicant and any other person who requests it. Such certification shall be signed by the Planning Director after appeal possibilities have been concluded and after all requirements prerequisite to this certification are met. If such requirements are not met within six months after the date of final City approval, the approval is void. The Planning Director may extend this time limit up to an additional six months.

SITE DEVELOPMENT PLANS: Pursuant to Zoning Code Section 14-16-3-11(C)(1), if less than one-half of the approved square footage of a site development plan has been built or less than one-half of the site has been developed, the plan for the undeveloped areas shall terminate automatically seven years after adoption or major amendment of the plan: within six months prior to the seven-year deadline, the property owners shall request in writing thorough the Planning Director that the Planning Commission extend the plan's life an additional five years.

DEFERRAL FEES: Pursuant to Zoning Code Section 14-16-4-1(B), deferral at the request of the applicant is subject to a $110.00 fee.

Sincerely,

Suzanne Lubar
Acting Director, Planning Department

SL/CLL/mc

cc: Dekker/Perich/Sabatini (DPS), Attn: Will Gleason, 7601 Jefferson NE, Suite 100, Albuquerque, NM 87109

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Forest City Covington NM, LLC
801 University Blvd SE Suite 200
Albuquerque, New Mexico 87106

Date: January 18, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004075**
06EPC-01444 EPC Level B Master Plan

LEGAL DESCRIPTION: **Mesa del Sol,** zoned Planned Community, located east of BROADWAY Blvd. and south of Los Picaros Rd., south and east of the regional park and amphitheater, to the west boundary of the La Semilla buffer to Kirtland Air Force Base (KAFB), and with a southern boundary approximately two miles north of the northern boundary of Isleta Pueblo, containing approximately 3100 acres. (Q-16) Catalina Lehner, Staff Planner

On January 11, 2007 the Environmental Planning Commission voted to approve Project #1004075/06EPC -01444 EPC Level B Master Plan, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a Level B Community Master Plan for an approximately 3,100-acre area generally located east of Broadway Blvd. being commonly known as Mesa del Sol Level B Plan area.

2. Policy guidance for review and approval of the Level B Plan comes from the Comprehensive Plan Reserve Area Goal and Policies and the Planned Communities Criteria (PCC) for Level B submittals.

3. The Level B Plan furthers a preponderance of applicable Comprehensive Plan Goals and Policies. All applicable goals and policies are furthered in the following categories: Reserve Areas, Activity Centers, Air Quality, Water Quality, Noise, Water Management, Energy Management, Transportation and Transit, Economic Development, Education, Human Services and Public Safety. The remaining categories contain policies that are furthered and partially furthered.

4. The Level B Plan with the attached conditions of approval demonstrates substantial consistency with the Planned Communities Criteria (PCC).

5. Lower-ranking plans are required to be consistent with higher-ranking plans. The proposed Level B Plan is in harmony with the Level A Plan and the five principles of community building contained therein.

6. Sustainability is the cornerstone of Mesa del Sol. To implement key sustainability principles of the Level A Plan, the Level B Plan uses the strategies of economic vitality, response to context and location, and resource efficiency. Like the Level A Plan, the Level B Plan promotes New Urbanist principles, non-auto transportation modes, preserves natural areas, maintains habitat, and conserves energy and natural resources.

7. A Level B Development Agreement is required pursuant to the Planned Communities Criteria (PCC) submittal requirements (Section D.5) for Level B plans. The general purpose of a Level B Development Agreement is to augment the associated Level A Development Agreement by providing greater detail on infrastructure, financing, mitigation measures and public incentives.

8. The draft Level B Development Agreements between A) the City of Albuquerque and the applicant and B) the Albuquerque/Bernalillo County Water Utility Authority and the applicant, follow the Level A Development Agreement and further delineate cost sharing mechanisms for infrastructure and service provision, define "no net expense" and specifically identify public incentives.

9. The Mesa del Sol Tax Increment Development District (TIDD), a critical component of the Level B Development Agreements, will provide a mechanism for financing public infrastructure improvements by tax increment bonds. At its December 18, 2006 special meeting, the City Council approved the TIDD ordinance (Bill No. F/S O-06-44, Enactment No. O-36-206) which allows the TIDD to be created. At a January 10, 2007 special meeting the City Council, among other things, approved the percentage of funds (67%).

10. The Planned Communities Criteria (PCC) require that a Level B Plan submittal address B. Transportation. Transportation Staff has indicated its satisfaction that transportation requirements are being met. Transportation concerns will be addressed through an Addendum to the Level A Plan.

11. Though the applicant has been working to address many comments, the applicant will continue to collaborate with interested parties regarding any outstanding concerns that have not been completely addressed as of this writing.

12. The Level B Development Agreement with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority have not been finalized at this time. The applicant is aware that, without completed Level B Development Agreements, the Level B Plan will not be effective. Conditions of approval will ensure that the Level B Plan cannot be completely approved until the Level B Development Agreements have been finalized.

CONDITIONS:

1. The EPC delegates final sign-off authority of this Level B Community Master Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Level B Community Master Plan since the EPC hearing, including how the Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to DRB sign off, the applicant must meet with the Staff planner to ensure that conditions of approval are thoroughly addressed and complied with.

3. The Level B Plan approval shall not be effective until the Level B Development with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority are finalized and fully executed. Completion of both Level B Development Agreements must occur within six months of January 11, 2007, which is July 13, 2007. In the event that both Level B Development Agreements have not been fully executed by July 13, 2007, the City Planning Director (prior to July 13, 2007) may extend the deadline for up to an additional six months.

4. Sustainability:
   A. Provide additional explanation regarding where the Sustainable Development Overlay zone would apply and under what circumstances.
   B. The phrase "the use of pervious paving materials" shall be added to p.7, line 5, regarding reduction of the heat island effect.
   C. Water harvesting shall be required. The preceding phrase "where practical" shall be deleted from the development standards for all districts. (ex. p.18, 2.2.2 g.v).
   D. The use of pervious paving material can be counted toward the water harvesting requirement.

5. Mixed-Use Centers (all):
   A. All building facades, even if they are not visible from the pubic right-of-way, shall have architectural treatment comparable to the primary building façade (p. 19).
   B. All building facades shall use materials that are durable and of a quality that will retain their appearance over time (p. 19).
   C. Generic "trade dress" shall be defined as generic franchise architecture (p.19). Each franchise building shall be required to respond, through massing, color and material to its context.

D. Large buildings over 30,000 sf shall be designed to minimize the effects of scale. Featureless, unarticulated walls over 80 ft. in length shall be prohibited (p. 19).
E. Under section 2.3, Mixed-Use Centers shall be specified to include the urban center, the community center and village centers (p. 20).
F. In the Mixed-Use Centers, buildings shall be sited close to streets, with doors and windows facing the street. Parking lots along street frontages shall be minimized (p. 20).
G. In section 2.3.1 (d), buildings on parcels in important locations shall be built in ways that call attention to the significance of these places (p. 20).
H. All dumpsters shall be enclosed on all sides.
I. Barbed wire and concertina wire shall be prohibited except where used by government agencies for public safety purposes. Galvanized diamond mesh chain-link fence is also prohibited as a permanent installation, but can be used for temporary definition of phase lines or during construction.
J. The "Maximum Site Coverage" for the Community Center and the Village Center shall be removed.

6. Urban Center:
A. The development standards for the Urban Center shall incorporate language explaining the intent that the Urban Center will be Mesa del Sol's most concentrated, walkable mixed-use district.
B. Like the other mixed-use centers, there shall be no minimum parking requirement in the Urban Center.
C. The Off-Street Parking Standards for Mixed-Use Centers (2.3.5, p. 24) shall be included in the development standards for each mixed use center.
D. Water harvesting area for surface runoff shall be provided in parking lots in all districts (p. 24), subject to the requirements of the State Engineer and the City Hydrologist. Water that is harvested in the parking lot need not in its entirety be used on the immediate site, but can be distributed elsewhere.

7. Highway Commercial District:
A. A note shall be added to Table 7-1 stating that signage requirements for the Employment Center District and the Highway Commercial District are as regulated in the signage standards in the technical appendix.
B. Wall-mounted, canopy and marquee signs shall not exceed 75 sf of sign face.
C. Freestanding monument signs shall not exceed 250 sf of sign face.
D. Permanent directory signs shall not exceed 100 sf of sign face and joint premise signs shall not exceed 150 sf of sign face.

8. Employment Center:
A. Like other buildings, office buildings shall be located right up to the street. This orientation shall be reflected in the prototype buildings on p. 17. Industrial buildings, where the separation of trucks and pedestrians is paramount, shall have a maximum of two rows of parking between the building and the street.

B. Buildings that are considered in the EPC process as of this writing shall comply with condition 7A above.
C. The design standards for the 210 acre Phase I portion of the employment center, which were used in review of Project #1004097 (Advent solar) and Project #1004872 (Buildings 2 & 3), shall continue to apply.
D. On-premise signs shall not exceed 75 sf of sign face.

9. Residential Villages:
A. "Housing Design Characteristics" shall be renamed "Housing Standards".
B. "Front street" and "side street" designation shall be determined by the Architectural Review Committee (ARC) at the Level C Plan level.
C. Design standards regarding compatibility of fences and walls with building architecture shall be included in the development standards for Residential Villages.
D. A footnote shall be placed on p. 28 stating that "These illustrations cannot cover every possible configuration of garage access, but placement of a residential garage (not including parking structures) directly on a front setback line from a public street is not permitted."

10. Architecture/Building:
A. In the residential districts, 10% of the housing units, shall be offered as affordable.
B. Residential areas with access control gates for vehicles (ex. Gated subdivisions) shall be limited only to "age restricted" (active adult communities) as defined in Federal law. Streets within such subdivisions shall be private.
C. A sample list of some Environmentally Preferable (building) Materials in use at this time shall be included (p. 11) to illustrate the intent for their use, recognizing that such a sample will change over time.

11. Landscaping-General:
A. The emphasis on "applying the right type of water" and using reclaimed water for landscape shall be reflected in the Landscape and Open Space Standards (p. 32). The heading "Landscape and Open Space Standards" shall be moved to the end of the first paragraph in the "water is precious" section.
B. In districts other than the mixed-use centers, front landscape buffers shall not be lessened from 10 to 6 ft. when there is a perimeter wall, because space is needed to plant landscape that will help mitigate the wall's effect.
C. Multi-trunk trees shall not be used as street trees except as approved by the City Forrester.
D. Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed, with a 4 ft. wide minimum.
E. Desert Willow shall be moved to the "Other Tree" list.
F. The turf mix shall not exceed more than 20% high-water use turf (ex. Kentucky Bluegrass) content. Its use is intended to be permissive only for usable open space or active recreational settings, which may be applicable to individual properties. High-water turf shall not be used as decorative landscaping in entries to commercial uses.

G. Add Purple Robe Locust, Arizona Rosewood to the tree list. Add Russian Sage to the shrub list.
H. Highly-allergenic trees, such as Arizona Cypress and most juniper varieties, shall be prohibited. Only non-allergenic varieties of juniper are allowed, and not in residential areas.

12. Landscaping-Coverage: These average densities allow design of a hierarchy of landscape zones.
A. In the Trunk Open Space Network: 33% vegetative coverage, tree canopies are not counted.
B. In the "Large Park" district: 60% vegetative coverage of which 25% of single trunk tree canopy can be counted.
C. In Employment Center, Highway Commercial and Residential Villages: 60% vegetative coverage, of which 50% of single trunk tree canopy can be counted.
D. In Mixed Use Centers: 75% vegetative coverage, of which 100% of single trunk tree canopy can be counted.

13. Open Space:
A. In the Employment Center District, public space shall be provided in accordance with Zoning Code §14.16.3.18(4).
B. For the Urban Center, Community Center, Village Center, and Residential Districts, a2 shall be deleted: "Usable open space in such forms as patios, plazas and courtyards, which will have a minimum landscape area of 15%."
C. The following language shall be inserted in lieu of a2:
i) Usable Open Space shall be provided in an amount equivalent to 15% of the net (as defined in the Comprehensive Zoning Code) site area.
ii) Usable Open Space must be a minimum of 8 feet wide not counting the sidewalks.
iii) Required Usable Open Space may be aggregated into common open space areas within a ¼ mile of the site creating the requirement.

14. Other:
A. Design guidelines shall be referred to as design standards.
B. The applicant shall incorporate the Interstate Corridor Enhancement Plan (ICEPlan, May 2000, p. 30, 34-37) and the south gateway to Albuquerque into the Level B Plan.
C. All wireless telecommunication facilities (WTFs) covered under Zoning Code §14-16-3-17 shall be integrated into building architecture or otherwise concealed. Large, false trees shall not be considered concealed. Free-standing arrays shall be prohibited.

15. Transit/Transportation Demand Management (TDM):
A. Additional parking management strategies, such as preferential carpool parking and parking cash-out, shall be incorporated into Mesa del Sol's TDM program.
B. The proposed fixed guideway transit system shall have stations at approximately half mile spacing.
C. The applicant shall coordinate the Mesa del Sol TDM program with Transit's TDM efforts.

16. Air Quality:

    A. The sentence on p. 66, 4th paragraph shall be rewritten as follows: This indicates that the County air is clean enough to meet health standards today for CO, but continues to receive Federal oversight until 2016, when the Limited Maintenance Plan for CO expires.
    B. Surface disturbance permits shall be obtained from the City of Albuquerque Air Quality Division (not the Air Quality Control Board).

17. Utilities:
    A. The applicant shall coordinate with the City's Water Utility Department regarding the private alley with dry utilities and a public sanitary sewer line within the 20 ft. wide alley section (Figure 5-4, p. 88).
    B. PNM reserves the right to determine all technical needs and issues but not those impacting land use and planning issues.

18. Additional Coordination-City Departments:
    A. The applicant shall coordinate with the Environmental Health Department, Env. Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill. The developers of this site shall follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.
    B. The applicant shall coordinate with the Parks & Recreation Department, Open Space Division regarding archaeological sites.
    C. The applicant shall obtain statements of availability regarding police facilities, fire protection and others.

19. Additional Coordination-Non-City entities:
    A. The applicant shall continue to work with the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) on a regional drainage plan (p. 75).
    B. The applicant shall coordinate with Kirtland Air Force Base (KAFB) regarding the execution of a noise and nuisance easement and notification of military aircraft in the area.
    C. The applicant shall coordinate with affordable housing groups regarding the development of an Affordable Housing Plan for Mesa del Sol.
    D. The applicant shall continue to coordinate with the Pueblo of Isleta regarding water quality issues.

20. Minor "Clean-up":
    A. The repeated sentence at the bottom of p. 11 shall be deleted.
    B. The reference to Figure 4-7 on p. 38 shall be changed to reference Figure 4-5.
    C. Table 2-1: A title shall be added and "minor protrusions" in footnote 5 shall be defined.
    D. A legend shall be added to the Soils Map (Figure 4-3) on p. 73.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **JANUARY 26, 2007** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE I5 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

CMarone

for Richard Dineen
Planning Director

RD/CL/ac

cc: Denish + Kline Associates, 500 Marquette NW, Suite 350, Albuq. NM 87102
Patty Grice, Mountain View NA, 206 Fentiman Pl. SE, Albuq. NM 87105
Rick Watson, Mountain View NA, 225 Sunny Slope SE, Albuq. NM 87105
Robert Benavides, Governor, Pueblo of Isleta, P.O. Box 1270, Isleta, NM 87022
Lee Julian, 2724 Monroe St. NE, Albuq. NM 87110

Tom Bishop, PNM, Alvarado Square, Albuq. NM 87158-0510
David Sconyers, Kirtland AFB, 2050 Wyoming Blvd. NM, Albuq. NM 87117
Col. Baker, Kirtland AFB, 87117
Elena Gonzales, 3900 Osuna NE, Albuq, NM 87109
Catherine Woodward, 7939 Sartan Way NE, Albuq, NM 87109
Mark Allison, 441 Graceland SE, Albuq, NM 87108
Ken Balizer, 1912 Tierra Vida PL NW, Albuq NM 87107
Gabriel Nims, 5709 Arvilla Ave NE, Albuq, NM 87110
Herbert C. Bohannon, Kirtland Air Force Base, 2050 Wyoming SE, Albuq, NM 87117
Richard Precek, 2838 Trellis Dr. NW, Albuq, NM 87107

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: October 14, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1004260**
05EPC-00987 SPR Special Planning Request
(Level A Master Plan)

Myers, Oliver & Price, PC, agents for
Forest City Covington, NM, LLC
And City of Albuquerque (sponsor of
Third Party parcels)

LEGAL DESCRIPTION: a certain tract of land being a portion of Sections 13, 14, 15, 20, 21 all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5 and portion of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located EAST of INTERSTATE 25, SOUTH of the TIJERAS ARROYO, WEST of KIRTLAND AIR FORCE BASE and NORTH of ISLETA PUEBLO; and a certain tract of land situate BETWEEN STATE ROAD 47 (Broadway Boulevard) and INTERSTATE 25 in Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico; and a certain tract of land being a portion of Lot 7, and a portion of the south one-half of the northeast on-quarter of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, located WEST of STATE ROAD 47 (Broadway Boulevard) and SOUTH of INTERSTATE 25; and a certain tract of land being a northwesterly portion of Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located NORTH and WEST of the INTERSTATE 25/STATE ROAD 47 (Broadway Boulevard) Interchange; all part of an area commonly referred to as Mesa Del Sol, zoned SU-2 for Planned Community, containing approximately 13,000 acres. (Q-16) Russell Brito, Staff Planner

On October 13, 2005 the Environmental Planning Commission voted that **approval** of Project1004260/05EPC-00987, a Level A Master Plan for the approximately 13,000-acre Mesa del Sol area, be forwarded to the City Council, based on the amended Findings and subject to the following amended Conditions:

FINDINGS:

1. This is a request for approval of a Level A Community Master Plan for an approximately 13,000-acre site generally located south of the Tijeras Arroyo, east of Interstate 25, west of Kirtland Air Force Base, and north of the Pueblo of Isleta, commonly known as Mesa del Sol.

2. Policy guidance for review and approval of the plan come from the Comprehensive Plan, Reserve Area Goal and Policies and the Planned Communities Criteria. The submitted Level A Plan will be the highest ranked development plan for the community, which will guide future Level B and Level C Plans.

3. Five principles of community building are expressed in the submittal, including: economic development; district and neighborhood structure; ecological sustainability and restoration; diversity and balance; and human scale. New urbanism and sustainability are common themes throughout the Level A Master Plan, with emphasis on community building, mixed-use centers, and multi-modal transportation. Job creation and sustainability will play key roles in the development of the community over the next 35 to 50 years.

4. The preponderance of Comprehensive Plan Goals and Policies are furthered by the submittal. The submittal demonstrates substantial consistency with the Planned Communities Criteria (PCC), but requires additional information and studies to meet all required criteria for a Level A Master Plan.

5. Comprehensive Plan, **Reserve Area** Goal and Policies:

    a. The submittal furthers the Goal by proposing a plan that will allow for future development that will be mixed-use, largely self-sufficient, bounded by open space and in an appropriate outlying area. The submittal is sufficiently detailed to guide future development by designating activity centers for commercial, employment and mixed uses and separate, but connected, areas for residential development.

    b. The proposed mix of uses will create opportunity for self-sufficiency by recognizing and promoting live, work and recreation areas and activities in one cohesively planned area. The area is appropriate for development because of its close proximity to the existing urban area and its accessibility to the regional transportation system. The Master Plan area will be bounded by open space on or near the north, east, south and west boundaries. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy a). This document is subject to further discussion and negotiation at the City Council level.

c. The overall gross density of the proposed planned community is less than 3 dwelling units per acre with clustering in Activity Centers and an open space network surrounding and throughout the Plan area. Future Level B and Level C Plans will prescribe specific housing densities and land use mixes and public services (Policy b).

d. Development within this Reserve Area shall take place in accordance with the proposed planned community master plan (Policy c).

e. The submitted planned community master plan, with its development criteria and land use strategy will serve to implement the Comprehensive Plan. The submittal demonstrates its own sense of place, the potential for self-sufficiency, environmental sensitivity, and separation from the contiguous urban area by permanent open space. A draft development agreement between the City of Albuquerque and the applicant outlines cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy d). This document is subject to further discussion and negotiation at the City Council level.

6. Comprehensive Plan, **Activity Centers** Goal and Policies:

a. The submitted Level A Master Plan proposes several concentrations of moderate and high-density mixed land use and social/economic activities. They are arranged and connected to each other in such a way as to help reduce urban sprawl, auto travel needs and will enhance the identity of this planned community (Activity Center Goal).

b. Each of the proposed activity centers meets the policy objectives outlined in the Comprehensive Plan for Activity Centers (Comprehensive Plan, Table 10) in terms of service area, access, land uses and scale. Future Level B and Level C Plans will allow for further analysis to identify specific design elements, appropriate uses, transportation service and other details of implementation (Policy a).

c. The submittal proposes higher density housing within the Major Activity Center areas with lower densities in the areas surrounding them to serve as transitions to lower density residential neighborhoods. Future Level B and Level C Plans will ensure that low-density residential development is buffered from the most intense uses in the Activity Centers (Policies b, f and i).

d. The proposed development standards of the submittal (Table 7-2) allow for structures with heights, massing and volume within the Major Activity Center areas that are higher than the surrounding areas. The locations of the proposed activity centers will provide for

visual variety and functional diversity that will be further described in future Level B and Level C Plans (Policies c and g).

e. The proposed Village Centers appear to be located based on functional diversity and supporting market area, which include groups of neighborhoods. These smaller Activity Centers are not specifically designated or mapped by the Comprehensive Plan, but are intended to meet all the Plan's policy objectives (Policy d).

f. The City and the applicant are working collaboratively to create a capital expenditure strategy that will entail cost sharing for infrastructure development. The general development standards of the submittal provide the framework for future, more specific land use regulations that support multi-use Activity Centers (Policy j).

7. Comprehensive Plan, **Air Quality**, Goal and Policies:

a. The submitted Level A Master Plan intends to address the issue of air quality through a comprehensive approach that entails a coordinated system of land uses, transportation systems and service provision that will allow for fewer vehicle miles traveled for residents and visitors. Transit Oriented Development (TOD) is proposed for the Activity Centers and the connections between them (e.g. Mesa del Sol Boulevard). As the area develops, the Plan proposes to track vehicle miles traveled and mode splits between auto, public transit, pedestrian and bicycle, and then incorporate development standards to address them in future Level B and Level C Plans (page 53). This approach will aid in improving air quality to safeguard public health and enhance the quality of life for residents and visitors to Mesa del Sol and the metropolitan area (Air Quality Goal and Policies b, d and e).

b. Enforcement of air quality standards to safeguard public health and welfare is and will be possible because the Mesa del Sol area is already within the jurisdiction of the City of Albuquerque, which has control over particulates and toxic air emissions (Policies a, g and k).

c. The Level A Plan is accompanied by Technical Appendices that address street design, intersection design, parking, and transportation systems (multi-modal). Traffic engineering techniques, such as narrow streets and traffic calming intersections, are proposed that may improve traffic flows at steady, moderate speeds that are safe for drivers, pedestrians and bicyclists (Policy c).

d. The submittal's land use "districts" show that air quality/land use conflicts were considered when developing their relative intensities, locations and sizes. The Land Use map on page 19 will provide the framework for future zoning and specific land use designations in future Level B and Level C Plans (Policy i).

8. Comprehensive Plan, **Water Quality**, Goal and Policies:

a. The submitted Level A Master Plan states on page 61: "Mesa del Sol will promote and encourage sustainable water system practices, including such innovative approaches as aggressive water conservation, high desert landscaping design, wastewater reuse plans and aquifer recharge programs that will ideally result in less water per capita than average for the rest of the City." On page 62, the Plan states: "The Mesa del Sol water supply and distribution system will conform to the City of Albuquerque Water Resources Management Strategy goals and policies." These two statements indicate that a high standard is being proposed for development of Mesa del Sol. Water conservation and management will help to maintain a dependable, quality supply of water for the urbanized area's needs with an emphasis on a total systems approach to water as a valuable resource (Water Quality Goal and Policies d and e).

b. The Level A Plan proposes satellite treatment plants to supplement treatment of liquid waste at the Southside Water Reclamation Plant. Septic systems or other potential water quality degradation sources will not be allowed, and those that exist, such as for the Journal Pavilion, will be phased out of service (Policies a and b).

c. Proposed well sites appear to be upstream from two existing landfill sites (see Figure 5-4, page 63) and may not be affected by these solid waste disposal sites (Policy c).

d. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has no major issues with the Level A Community Master Plan. The applicant is working with the Water Authority to address water rights or payment of such by the Developer to the ABCWUA. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol.

9. Comprehensive Plan, **Solid Waste**, Goal and Policies:

a. Solid waste services will be provided by the City of Albuquerque to remove refuse from the area to the regional landfill on the far west mesa. The submittal specifically mentions recycling as a strategy to minimize solid waste. The Level A Plan identifies an existing solid waste transfer station just north of the Mesa del Sol area, accessible by Los Picaros Road (Solid Waste Goal and Policies a and b).

b. Development of the Mesa del Sol planned community will place residential and commercial neighborhoods in positions of passive surveillance, which is a proven deterrent to illegal dumping (Policy c).

10. Comprehensive Plan, **Noise**, Goal and Policies:

a. The internal land use arrangement is such that residential uses, especially lower density residential uses, are located away from the Activity Centers where noise-generating

b. activities are more prevalent. Noise considerations appear to have been integrated into the planning process in order to minimize noise/land use conflicts (Noise Goal and Policies a and b).

c. Additional information is necessary to ascertain potential land use/noise conflicts with Kirtland Air Force Base (KAFB) that may occur with the development of Mesa del Sol.

11. Comprehensive Plan, **Archaeological Resources**, Goal and Policies: The submittal furthers the Archaeological Resources Goal and Policies a, b and c by making a commitment to identify and manage or acquire and protect archaeological and paleontological sites. A protective program, created in association with the City and State governments, can now be created in future Level B and Level C Plans that are specific to smaller geographic areas and phases of development.

12. Comprehensive Plan, **Developed Landscape**, Goal and Policies:

a. The submitted Plan creates a land use arrangement and open space network that preserves and highlights unique views of geographically significant features such as Mt. Taylor, Mt. Ladron, Mosca Peak, Sandia Peak and Crest, and the Rio Grande Bosque. Establishing these line of sight corridors creates a workable framework to respect and maintain the visual environment in future development decisions (Goal and Policy a).

b. Future Level B and Level C Plans will be able to ensure appropriate design of public facilities to realize opportunities for beautification (Policy b).

c. Specific design standards, which are created for specific locations and types of development, will make up much of the content of future planning efforts. The submittal proposes Street Sections for rights-of-way (pages 30 – 44) that include landscaping in medians and along street edges that will add to a pleasing visual environment; this, in conjunction with the Plan's commitment to "sustainable water system practices, including such innovative approaches as aggressive water conservation, and high desert landscaping design" (page 61), will further the intent of Policy d.

13. Comprehensive Plan, **Community Identity and Urban Design**, Goal and Policies:

a. The Level A Plan proposes to create a distinct planned community with collections of identifiable neighborhoods through development that will preserve and enhance the natural characteristics of the area (Goal). The Plan clearly intends to respect the unique character of the area by creating the framework for new neighborhoods that will be further planned through Level B and Level C plans (Policy a).

b. The submittal is a strategic document that outlines the intent of future development and its relationship to and effect on the natural environment and surrounding areas of existing development and use (Policy b).

c. The Plan's unique layout of land uses already creates a sense of connectivity and cohesiveness that should continue through future planning and development processes (Policy c).

d. The Plan's five principals of community building (economic development, district and neighborhood structure, ecological sustainability and restoration, diversity and balance, and human scale) demonstrate that future Level B and Level C Plans will be required to meet a high standard for development (Policy d).

e. The submittal proposes Street Sections for rights-of-way (pages 30 – 44) that will connect the community's Activity Centers with designs that will reinforce the community's unique identity. The Plan's intent to use high desert landscaping and minimize water use (page 61) and to require off-street parking to be towards the rear of properties to maximize pedestrian connectivity furthers Policy e.

14. Comprehensive Plan, **Service Provision**, Goal and Policies:

a. The Level A Plan submittal contains discussion regarding stormwater facilities, water and sanitary sewer utilities and transportation facilities that will guide future development and provision of services in an efficient and equitable manner. The phased development of the community (figure 2-4, page 24) reflects the regional nature of these systems and the need for long range analysis (Goal and Policy a).

b. New capital projects in the Mesa del Sol community may have to be privately funded or delayed as the existing public service area is the highest priority for service, capacity, use, maintenance and rehabilitation (Policies b and c).

c. A draft development agreement between the City of Albuquerque and the applicant outlines cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government (Policy d).

15. Comprehensive Plan, **Water Management**, Goal and Policies:

a. The Level A Master Plan submittal indicates that a high standard is being proposed for development of Mesa del Sol. Water conservation and management will help to discourage wasteful water use (Water Management Goal and Policy a).

b. The land use map demonstrates retention of natural arroyos and other means of runoff conservation, such as open space corridors, within the context of the overall community (Policy b).

c. The applicant is working with the Albuquerque Bernalillo County Water Utility Authority to address water rights or payment of such by the Developer to the Water Authority. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol. (Policy c).

16. Comprehensive Plan, **Energy Management**, Goal and Policies:

a. In general, the land use layout for Mesa del Sol is based on a design that is intended to maximize the actual and potential efficient use of alternative and renewable energy sources (Goal and Policies a and b). The developer has taken steps to encourage long-term and sustainable planning and development practices.

b. The roadways within Mesa del Sol are planned to accommodate mass transit options as well as bicycle lanes and pedestrian walkways (Policies c and d). Residential areas are planned in close proximity to transit as well as neighborhood centers, which will facilitate walking and decrease dependence on the automobile.

17. Comprehensive Plan, **Transportation and Transit**, Goal and Policies:

a. The submittal proposes an extensive system of roadways that correspond to corridors that provide a balanced circulation system through efficient placement of employment and services. The open space network and the mix of uses in the Activity Centers and Corridors encourages bicycling, walking, and use of transit/paratransit as alternatives to automobile travel. The Master Plan will provide for sufficient roadway capacity to meet mobility and access needs through Level B and Level C planning efforts (Transportation and Transit Goal).

b. The Master Plan's proposed Primary Roadways meet or create the opportunity to meet the policy objectives outlined in the Comprehensive Plan for Corridors (Comprehensive Plan, Table 11) in terms of street design, transit service, and development form. Future Level B and Level C Plans will allow for further analysis of corridors to identify specific design elements, appropriate uses, transportation service and other details of implementation (Policy a).

c. Capital expenditure strategies and land use regulations in support of creating housing and jobs within key Corridors will be possible in subsequent Level B and Level C Plans (Policy b).

d. The Plan includes language that addresses transit connections, routes, increased residential densities along Mesa del Sol Boulevard, transit stops, and right-of-way (Policies c and f).

e. Traffic engineering techniques, such as narrow streets and traffic calming intersections, are proposed that may improve traffic flows at steady, moderate speeds that are safe for drivers, pedestrians and bicyclists. Pedestrian and bicycle access and mobility is frequently cited in the Plan as a major determinant for development standards to create a human scale community (Policies g, h, i and l).

f. Vehicular crossings of steep slopes and open space corridors appear to be minimized, which will minimize harmful effects and possibly engineering costs (Policy n).

g. Peak hour demands on the circulation system will be decreased because of the self-sufficient nature of the planned community, mixed-use activity centers, the accessibility and connectivity of different uses, and the envisioned multi-modal transportation system (Policies o and q).

18. Comprehensive Plan, **Housing**, Goal and Policies: The Level A Master Plan addresses and furthers the housing Goal and Policies a and d by planning and designing for a diverse range of residential types in a variety of price ranges, including, but not limited to, accessory units, single-family detached units, apartments, town homes, and condominiums. Housing will be oriented in cluster-like development in order to preserve and utilize the street network and open space areas most effectively.

19. Comprehensive Plan, **Economic Development**, Goal and Policies:

    a. The Goal for Economic Development is furthered because the Level A Master Plan will allow for steady and diversified economic development balanced with other goals that will be further delineated through Level B and Level C Plans. The submittal will allow for future creation of new employment opportunities which can accommodate a wide range of occupational skills and salary levels and promote new jobs located convenient to areas of most need, such as the south valley and future residents of Mesa del Sol (Policy a).

    b. The subject request will aid in the development of local businesses and outside firms because of the site's close proximity to KAFB, SNL and the airport (Policy b).

    c. The potential employment and educational uses resulting from this and future Plans will provide opportunities for improvement in occupational skills and advancement (Policy c). Development of employment and commercial uses throughout the community will help

d. ensure a sound fiscal position for local government through property taxes and gross receipts taxes (Policy e).

e. Approval of the Level A Plan will remove an obstacle to sound growth management and economic development (Policy f). The proposed Plan will promote a concentration of employment in a variety of proposed Activity Centers in an effort to balance jobs with housing and population (Policy g).

20. Comprehensive Plan, **Education**, Goal and Policies

a. The Level A Master Development Plan identifies the location of schools and libraries near the mixed-use nodes of activity. The siting and placement of educational facilities is dependent upon the developer in conjunction with APS planning and land acquisition (Policy b). However, in general, schools will be located adjacent to joint use park sites with multi-purpose fields and will offer an assortment of programming for both youth and adults (Goal and Policy a).

b. Siting criteria for elementary, middle, and high schools vary slightly. Elementary schools will be sited to serve as an anchor for neighborhood centers along with swimming pools, plazas, and small-scale retail shops. Middle schools will generally be co-located with elementary or high schools in order to maximize opportunities for athletic, recreational, and educational programming (Policy e). High schools will be typically located within the mixed-use centers.

c. The submittal also proposes two branch campuses of the University of New Mexico (UNM), one adjacent to the Employment Center and another next to the Urban Center. This may allow residents to continue their education without having to travel outside of the community (Goal and Policy a).

21. Comprehensive Plan, **Human Services**, Goal and Policies:

a. Development within the Mesa del Sol community, as detailed in the Level A Master Plan, addresses the Human Services Goal through the five principals of community building that were adhered to while developing the Plan (pg. 8 section 1.2). Care has been taken to identify mixed-use areas that will be the focal points of the community and will house human services appropriate to community need.

b. The mixed-use areas are conveniently located for walkability and transit access (Goal). Adherence to the five principals of community building is integral to the Plan and will ensure that future zoning, land use, transportation and economic development strategies will be consistent with the goal of maximizing access to human services (Policy a).

c. Mesa del Sol development will occur in phases so as to limit the adverse effects on existing populations and services (Policy c). In addition, the specific location of human service related uses will be more clearly defined in future Level B and Level C Plans.

22. Comprehensive Plan, **Public Safety**, Goal and Policies:

a. Generally, the developer will continue to work with the City of Albuquerque to ensure that police and fire station sites are located appropriately and designed as community focal points. The mixed-use centers, located at the intersections of major roads, are potential locations for future fire stations. The Level A Master Plan furthers the Public Safety Goal through continued collaboration between the applicant and the City of Albuquerque and Bernalillo County regarding the appropriate placement of public safety services.

b. In the Mesa del Sol area, a comprehensive system of emergency medicine and rescue services will be developed as future fire stations are sited to comply with the City's four-minute response time performance criteria and as police stations are sited in appropriate locations (Policies a and f).

c. The efficient use of technological and human resources will be maximized due to the proposed locations of police and fire stations in mixed-use centers and intersections (Policy c). As is true in all quadrants of the City, law enforcement and optimum use of the criminal justice system will be emphasized as priority activities of City and County government within the Mesa del Sol area (Policy e). Future Level B plans will identify proposed locations, capacity, and public safety services.

23. Planned Communities Criteria (PCC) submittal requirements, Land Use:

a. Land Use. 1. The submittal illustrates the generalized land uses including several activity centers, employment areas and residential areas. The development program (Table 2-1, page 20) details proposed development intensity.

b. Land Use. 2. The submittal outlines the hierarchy of mixed-use activity centers on pages 21-22 of the Plan (Urban Center, Community Center, and Village Center).

c. Land Use. 3. The Master Plan details the open space system within the community, its internal links and its connections to the regional open space network in chapter four.

d. Land Use. 4. The Master Plan details the open space system within the community, its internal links and its connections to the regional open space network in chapter four.

e. Land Use. 5. The submittal provides intricate details of a phasing strategy that breaks the community up into three distinct phases of planning and development. The phasing plan (figure 2-4) incorporates the timing and sequencing of related activity centers and surrounding residential neighborhoods.

f. Land Use. 6. The concept of sustainability is used repeatedly throughout the submittal, including the discussion of utilities (Chapter 5). Strategies for stormwater facilities, water and sewer utilities, solid waste, and electric and gas service are all part of the Master Plan.

24. Planned Communities Criteria (PCC) submittal requirements, Transportation:

a. Transportation. 1. Approximate boundaries of Level B and Level C plan areas should be provided that relate to the submittal's phasing plan (figure 2-4, page 24). The Department of Municipal Development (DMD), Transportation Planning Division does not believe that the applicant has provided a comprehensive transportation system analysis acceptable to the City at this time.

b. Transportation. 2. Chapter 3 of the Plan covers the vehicular transportation system as well as transit, walking and bicycling as critical elements of sustainability for Mesa del Sol. Intermodal connections within the community and connections to the surrounding area are adequately addressed in the Plan.

c. Transportation. 3. The Master Plan details and illustrates the hierarchy of roadway facilities both within the site and their connections to regional facilities (Boulevards, Avenues and Connectors). The submittal also details and illustrates Local streets, alleys and pedestrian ways.

25. Planned Communities Criteria (PCC) submittal requirements, Environment and Open Space:

a. Env. & OS. 1. Chapter 4 of the Level A Plan is dedicated to the Environment and Open Space. Natural areas, major landforms, and site amenities are protected and incorporated into the proposed open space and park system (figure 4-1).

b. Env. & OS. 2. The Master Plan identifies topography, soil conditions and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter. Natural resources, including vegetation and wildlife are addressed as part of Chapter 4, Environment and Open Space. Noise zones are mapped on figure 2-2 and discussed in Chapter 2, Land Use. The noise contours of the Albuquerque International Sunport are used to plan land use arrangements that minimize adverse effects of noise. Recreation and open space resources are integrated into the land use arrangement and shown on figure 2-3.

c. Env. & OS. 3. The Master Plan identifies topography, soil conditions and drainage (figures 5-1, 5-2, and 5-3) as part of its Utilities chapter. This chapter details a stormwater management plan for the community with existing and proposed hydrologic conditions.

d. Env. & OS. 4. A Class I archaeology resources investigation, including literature search has been conducted. A plan for field survey is still necessary, possibly in conjunction with future Level B planning efforts.

e. Env. & OS. 5. Air quality is addressed in Chapter 4 of the Plan, which discusses meteorological and physiographical conditions at Mesa del Sol. As the area develops, the Plan proposes to track vehicle miles traveled and mode splits between auto, public transit, pedestrian and bicycle, and then incorporate development standards to address them in future Level B and Level C Plans (page 53).

f. Env. & OS. 6. The submittal identifies proposed onsite well fields on figure 5-4, but there is no identification of depth to groundwater. The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) has no major issues with the Level A Community Master Plan. The applicant is working with the Albuquerque Bernalillo County Water Utility Authority to address water rights or payment of such by the Developer to the Water Authority. The applicant and the Water Authority are drafting a development agreement and exploring expansion of the service area to serve Mesa del Sol.

g. Env. & OS. 7. Solid waste services will be provided by the City of Albuquerque to remove refuse from the area to the regional landfill on the far west mesa. The Level A Plan identifies an existing solid waste transfer station just north of the Mesa del Sol area, accessible by Los Picaros Road. The strategy for wastewater is for the Mesa del Sol community to become part of the ABCWUA with a reuse concept for non-potable irrigation water.

26. Planned Communities Criteria (PCC) submittal requirements, Government and Public Services:

a. Gvt. & Pub. Srvcs. 1. The submittal discusses planning and design considerations for public facilities in Chapter 6 of the Plan.

b. Gvt. & Pub. Srvcs. 2. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government. This document is subject to further discussion and negotiation at the City Council level.

c. Gvt. & Pub. Srvcs. 3. The subject area is within the jurisdiction of the City of Albuquerque.

d. Gvt. & Pub. Srvcs. 4. A draft development agreement between the City of Albuquerque and the applicant outlines proposed cost-sharing strategies that will ensure that this planned community shall not be a net expense to local government. This document is subject to further discussion and negotiation at the City Council level.

27. The proposed Level A Master Plan furthers the majority of applicable Comprehensive Plan Goals and Policies. The submittal demonstrates substantial consistency with the Planned Communities Criteria, but will require additional information and studies to meet all applicable criteria for a planned community. This additional information should be relatively straightforward for the applicant to provide. Additional information and clarification of existing information is necessary to address PCC requirements and comments from City Departments and other Agencies.

28. The submittal is complete enough to proceed forward through the review and approval process, but the following Comprehensive Plan and PCC requisites and comments from City Departments and other Agencies should be addressed prior to final action by the City Council:

- City Engineer/DMD/NMDOT comments: provide more clarification and detail regarding transportation and roadway standards.
- Refine the comprehensive transportation system plan and include studies supporting the plan. Specify land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates (Planned Communities Criteria, Submittal Requirements, B.1.)
- ABCWUA comments: A development agreement between the applicant and the ABCWUA is needed, as well as an expansion of the service area to serve Mesa del Sol.
- Comments from KAFB are forthcoming. The Level A Master Plan should address noise generated by military aircraft and other base activities that may affect or be affected by development of this Planned Community.
- Continue to address comments from the Pueblo of Isleta and work with the Pueblo Government to resolve potential concerns.
- Identification of depth to groundwater and proximity to production wells; documentation of physical and legal availability, quantity and quality (existing data) (Planned Communities Criteria, Submittal Requirements, C.6.).
- Create a plan for archaeological field survey, possibly in conjunction with future Level B planning efforts (Planned Communities Criteria, Submittal Requirements, C.4.).
- Address all PNM comments and concerns.

29. The applicant is encouraged to work with APS to create a quality plan for future educational facilities.

30. The applicant is encouraged to establish a transportation management association (TMA) and an energy management strategy, similar to those that were implemented at the applicant's Stapleton Development in Denver.

CONDITIONS

1. Address City Engineer/DMD comments: provide more clarification and detail regarding transportation and roadway standards.

2. Refine the comprehensive transportation system plan and include studies supporting the plan. Specify land use proposals in terms of timing, location, quantity, and type as assumptions underlying the travel demand estimates (Planned Communities Criteria, Submittal Requirements, B.1.)

3. ABCWUA comments: A development agreement between the applicant and the ABCWUA is needed, as well as an expansion of the service area to serve Mesa del Sol.

4. Comments from KAFB dated 13 October 2005 have been received. A Level A Master Plan should address noise generated by military aircraft and other base activities, including unexploded ordinances that may affect or be affected by development of this Planned Community.

5. Continue to address comments from the Pueblo of Isleta and work with the Pueblo Government to resolve potential concerns.

6. Identification of depth to groundwater and proximity to production wells; documentation of physical and legal availability, quantity and quality (existing data) (Planned Communities Criteria, Submittal Requirements, C.6.).

7. Create a plan for archaeological field survey, possibly in conjunction with future Level B planning efforts (Planned Communities Criteria, Submittal Requirements, C.4.).

8. Address all PNM comments and concerns.

9. The plan shall include a requirement that all construction be Night Sky compliant.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY **OCTOBER 28, 2005** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC.

Sincerely,

for Richard Dineen
Planning Director

RD//ns

cc: Bill Knauf, New Mexico First, 320 Gold SE, 87102
J. Robert Benavides, Governor, Pueblo of Isleta, (Via E-Mail)
Susan Gorman, 2226 B Wyoming NE, 87112
Monique Mirabal-Ostermann, 4101 Jefferson PL, 87109

ZONING

Please refer to IDO Section 14-16-2-6(B) for the PC (Planned Communities) Zone District

APPLICANT INFORMATION

City of Albuquerque

DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
☐ Archaeological Certificate *(Form P3)*	☐ Site Plan – EPC including any Variances – EPC (*Form P1*)	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan *(Form Z)*
☐ Historic Certificate of Appropriateness – Minor *(Form L)*	☐ Master Development Plan *(Form P1)*	☐ Adoption or Amendment of Historic Designation *(Form L)*
☐ Alternative Signage Plan *(Form P3)*	☐ Historic Certificate of Appropriateness – Major *(Form L)*	☐ Amendment of IDO Text *(Form Z)*
☐ Minor Amendment to Site Plan *(Form P3)*	☐ Demolition Outside of HPO *(Form L)*	☐ Annexation of Land *(Form Z)*
☐ WTF Approval *(Form W1)*	☐ Historic Design Standards and Guidelines *(Form L)*	☐ Amendment to Zoning Map – EPC *(Form Z)*
	☐ Wireless Telecommunications Facility Waiver *(Form W2)*	☐ Amendment to Zoning Map – Council *(Form Z)*
		Appeals
		☐ Decision by EPC, LC, ZHE, or City Staff *(Form A)*

APPLICATION INFORMATION

Applicant: David Campbell		Phone:
Address:		Email: dcampbell@mesadelsolnm.com
City:	State:	Zip:
Professional/Agent (if any): Jessica Lawlis, D/P/S		Phone: 505-761-9700
Address: 7601 Jefferson St NE		Email: jessical@dpsdesign.org
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners: XXXX	

BRIEF DESCRIPTION OF REQUEST

500 acre active adult community within Mesa del Sol conversion from residential to Employment Center land use designation.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: TR 2 BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101705129811940101
Zone Atlas Page(s): S-16, S-17	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres): 437.8072

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between:	and:

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1004817, 1004260, 1004075

Signature:	**Date:**
Printed Name:	☐ Applicant or ☐ Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:		Fee Total:
Staff Signature:	Date:	Project #

FORM P1: SITE PLAN – EPC

Please refer to the EPC hearing schedule for public hearing dates and deadlines. Your attendance is required.

❑ **SITE PLAN – EPC**

❑ **MASTER DEVELOPMENT PLAN**

❑ **MAJOR AMENDMENT TO SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

❑ **EXTENSION OF SITE PLAN – EPC OR MASTER DEVELOPMENT PLAN**

___ Interpreter Needed for Hearing? _____if yes, indicate language: _____

01 A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF *shall be organized* with the Development Review Application and this Form P1 at the front followed by the remaining documents *in the order provided on this form.*

02 Zone Atlas map with the entire site clearly outlined and labeled

03 Letter of authorization from the property owner if application is submitted by an agent

04 Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

05 Justification letter describing, explaining, and justifying the request per the criteria in IDO Sections 14-16-6-6(J)(3) or14-16-6-6(F)(3), as applicable

N/A Explanation of requested deviations, if any, in accordance with IDO Section 14-16-6-4(P)

06 Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

07 Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)

___Office of Neighborhood Coordination neighborhood meeting inquiry response

___Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___Completed neighborhood meeting request form(s)

___If a meeting was requested/held, copy of sign-in sheet and meeting notes

08 Sign Posting Agreement

___ Required notices with content per IDO Section 14-16-6-4(K)(1)

09 Required notices with content per IDO Section 14-16-6-4(K)(1) (*not required for extension)*

___Office of Neighborhood Coordination notice inquiry response

___Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.

___Proof of emailed notice to affected Neighborhood Association representatives

___Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing

N/A Completed Site Plan Checklist

NA Scaled Site Plan or Master Development Plan and related drawings
Master Development Plans should include general building and parking locations, as well as design requirements for buildings, landscaping, lighting, and signage.

10 Copy of the original approved Site Plan or Master Development Plan (for amendments only)

11 Site Plan or Master Development Plan

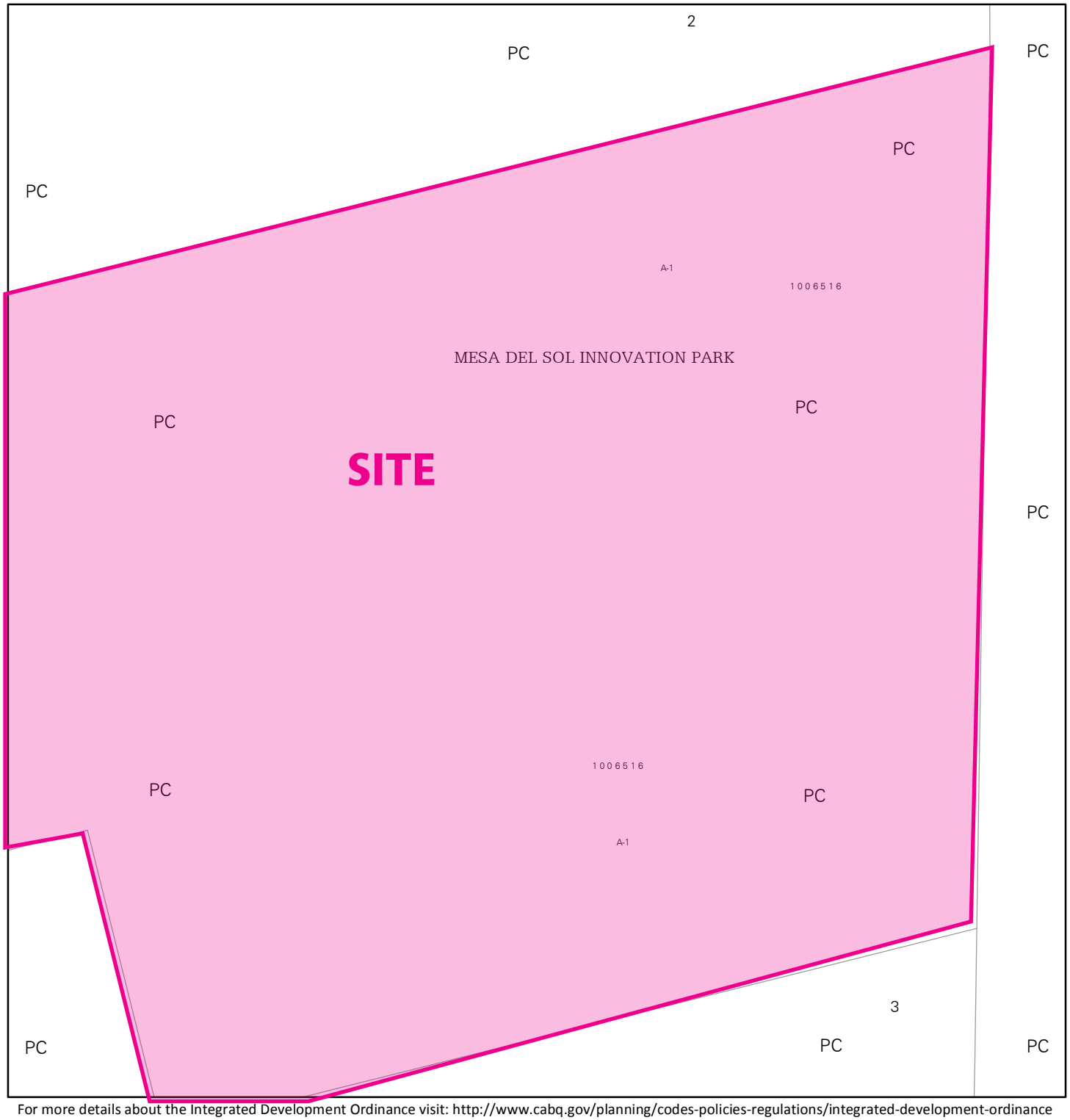
12 Sensitive Lands Site Analysis for new site design in accordance with IDO Section 5-2(C)

NA Completed Site & Building Design Considerations Form in accordance with IDO Section 5-2(D) for all commercial and multifamily site plans except if the development is industrial or the multifamily is less than 25 units.

N/A Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

❑ **VARIANCE – EPC**

___ In addition to the above requirements for the Site Plan – EPC or Master Development Plan the proposed variance requestis related to, please describe, explain, and justify the variance per the criteria in IDO Section 14-16-6-6(N)(3).
Note: Any variance request from IDO Standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivisionof Land), 14-16-5-5 (Parking and Loading), or DPM standards shall only be granted by the DRB per IDO Section 14-16-6-6(L) See Form V.



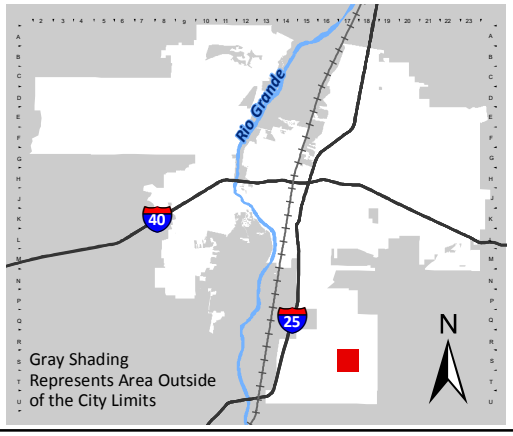
For more details about the Integrated Development Ordinance visit: http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

IDO Zone Atlas
May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

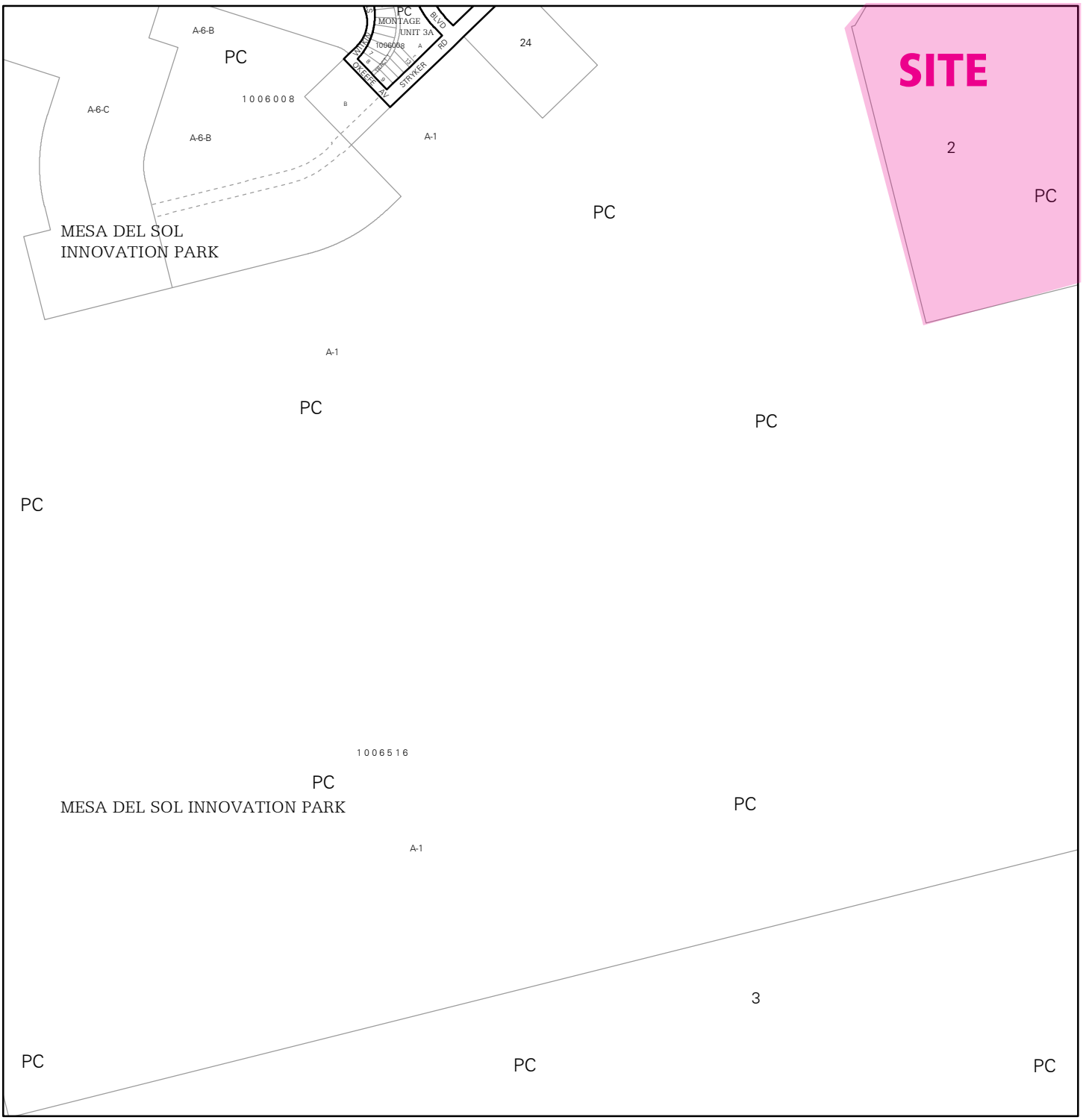
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
S-17-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

Feet
0 250 500 1,000



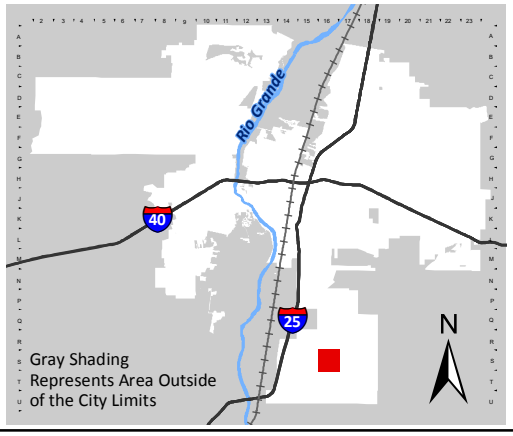
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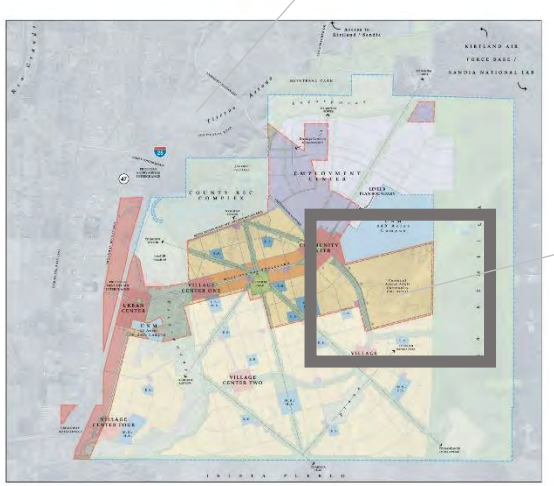
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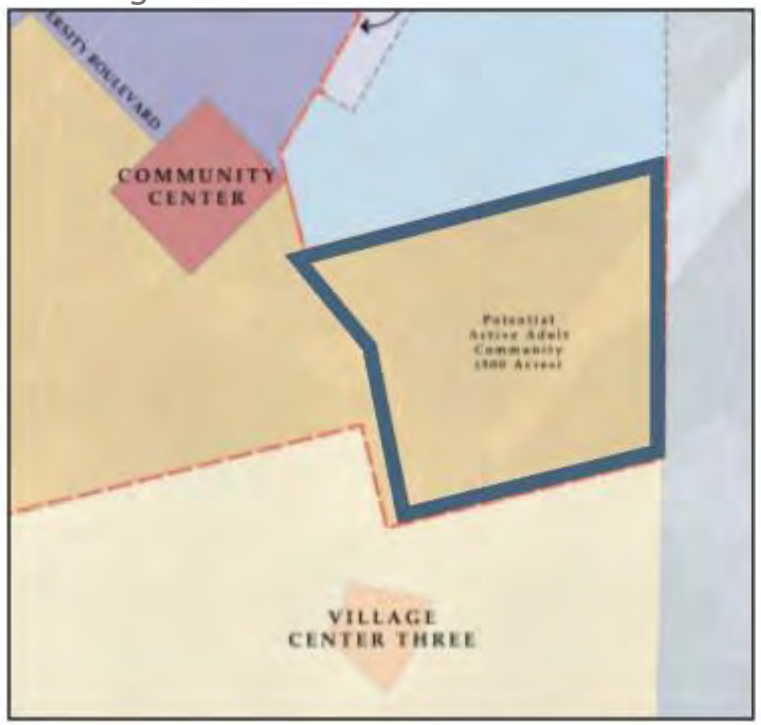
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Proposed Level B Plan Amendments

Land use designation change from “Active Adult” to “Employment Center”



Existing Condition



Proposed Amendment



October 4, 2022

Mr. Alan Varela, Director
City of Albuquerque Planning Department
600 Second Street, NW
Albuquerque, NM 87102

Re: Authorization of D/P/S as Agent for Mesa del Sol on Master Plan Amendments

Dear Mr. Varela:

This letter authorizes Dekker/Perich/Sabatini LLC (D/P/S) to represent Mesa del Sol, LLC regarding the applications for amendment of the Mesa del Sol Level A and B Master Plans.

D/P/S is authorized to act as agent for Mesa del Sol, LLC and related landowner entities in all matters necessary for the required approval processes for Master Plan Amendments.

Should there be any questions, please do not hesitate to contact me.

Best wishes.

Sincerely,

MESA DEL SOL, LLC

David S Campbell

David S. Campbell, CEO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

Tim Keller, Mayor
Sarita Nair, CAO

DATE: October 5, 2022

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation for an amendment to the Mesa del Sol Level A Master Plan - no site plan or development actions anticipated at this time

Case Number(s):	PR-2021-005684, SI-2022-01861
Agent:	Jessica Lawlis
Applicant:	MdS LLC
Legal Description:	TR A-1-A-1-A BULK LAND PLAT TRACT A-1-A-6 AND TRACTA-1-A-1-A (A REPLAT OF TR/
Zoning:	PC
Acreage:	500
Zone Atlas Page(s):	S-16 S-17

CERTIFICATE OF NO EFFECT: ☑ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☑ No

SUPPORTING DOCUMENTATION:

Historic Google Earth images, NMCRIS records

SITE VISIT: N/A

RECOMMENDATIONS:

The amendment to the master plan will have no effect on any sites or other historic properties at this time. Archaeological survey may be necessary once development actions are proposed.

SUBMITTED BY:

10-5-2022

Douglas H. M. Boggess, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

PRE-APPLICATION MEETING NOTES

PA#: 22-138 Notes Provided (date): 6-6-2022, 6-21-2022 (amended- request modified)

Site Address and/or Location: The North easternmost portion of Residential Villages District, located SE of the Community Center, S of the UNM Lands, and W of La Semilla

Pre-application notes are for informational purposes only and are non-binding. They do not constitute an approval of any kind. Additional research may be necessary to determine the exact type of process and/or application required. Factors unknown and/or thought of as minor at this time could become significant as a case progresses.

Request (what do you plan to develop on the site?) another employment center instead of a 500 acre active adult community

Basic Site Information

Current Use(s): undeveloped

Size (acreage): 500 acres

Zoning: PC

Overlay Zone(s): No

Comprehensive Plan Designations

Corridor(s): No

Development Area: Area of Change

Near Major Public Open Space (MPOS)?: No, but adjacent to La Semilla Reserve/Open Space Area

Center: No

Integrated Development Ordinance (IDO)

Please refer to the IDO for requirements regarding dimensional standards, parking, landscaping, walls, signage, etc. https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance

Proposed Use(s): employment/industrial/manufacturing ?

Use Specific Standards: see Level B Framework Plan. USS are in IDO 14-16-4-3

Applicable Definition(s): Framework Plan, p. 545;

Sensitive Lands: *Please see IDO Section 14-16-5-2 for information about required analysis, development standards, and changes to process that may result if this Section applies.*

Notice

Neighborhood Meeting Offer Required? (see IDO Table 6-1-1). If yes, please refer to:

https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance

Process

Decision Type(s) (see IDO Table 6-1-1): Major Amendments (to framework plans)

Specific Procedure(s)*: IDO 14-16-6-4(Y)(3) and 6-4(Z)

**Please refer to specific procedures for relevant decision criteria required to be addressed.*

Decision Making Body/ies: EPC- to amend Level B Framework Plan and Council – to amend Level A Framework Plan

Is this a PRT requirement? Yes

Handouts Provided

- ☐ Zoning Map Amendment
- ☐ Site Plan Amendments
- ☐ Site Plan- EPC
- ☐ Site Plan- DRB
- ☐ Site Plan- Admin
- ☐ Variance-ZHE
- ☐ Conditional Use
- ☐ Subdivision
- ☐ Site History/Research
- ☐ Transportation
- ☐ Hydrology
- ☐ Fire

Additional Notes – PRT 22-138:

1. The subject site is located in Mesa del Sol, which is governed by the Level A Plan (covers approximately 10,000 acres) and the Level B Plan (covers approximately 3,100 acres).

2. Both the Level A and Level B Plans are Framework Plans under the Integrated Development Ordinance (IDO), which replaced the Zoning Code in 2018.

   https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance
   https://www.cabq.gov/planning/plans-publications/framework-plans

3. The subject site is identified in the Level A Plan (Figure 2-3: The Master Plan and Figure 7-1: Land Use Districts) as a Residential Village. Figure 2-1: Land use Designations of the Level B Plan shows a "Potential Active Adult Community" located at the easternmost edge of the Level A and Level B Plan boundaries, abutting the La Semilla Reserve Area (informational, not part of the Plans).

4. The existing Employment Center comprises the entire north and northeastern area of Mesa del Sol (area closest to the airport, KAFB, and existing major roads) and is approximately 1,485 acres in size, as indicated in the Level A Plan. Approximately 626 acres is in the Level B Plan area. Most of this land is available for development; some of it is already developed and has infrastructure.

Questions:

1. Review/Approval Process

   To develop a use consistent with a given district and the Framework Plans, generally the process is to submit to the Development Review Board (DRB) for a site plan. If sensitive lands are involved, it could be a Site Plan-EPC.

   Changes to the Level B Plan (ex. the Fall 2021 case) are reviewed by the EPC- the body that has final authority over the Level B Plan. Changes to the Level A Plan (which includes the Level B area) that affect its concepts/contents/maps are heard by the EPC as a recommending body and forwarded to the City Council for final decision, since Council has authority over the Level A Plan.

2. Neighborhood Notification Requirements

   Notification requirements are found in IDO 14-16-6-4(K), Public Notice. Generally, depending on the process, please be prepared to notify property owners, neighborhood representatives, and post signs.

3. Extent of TIA Requirements

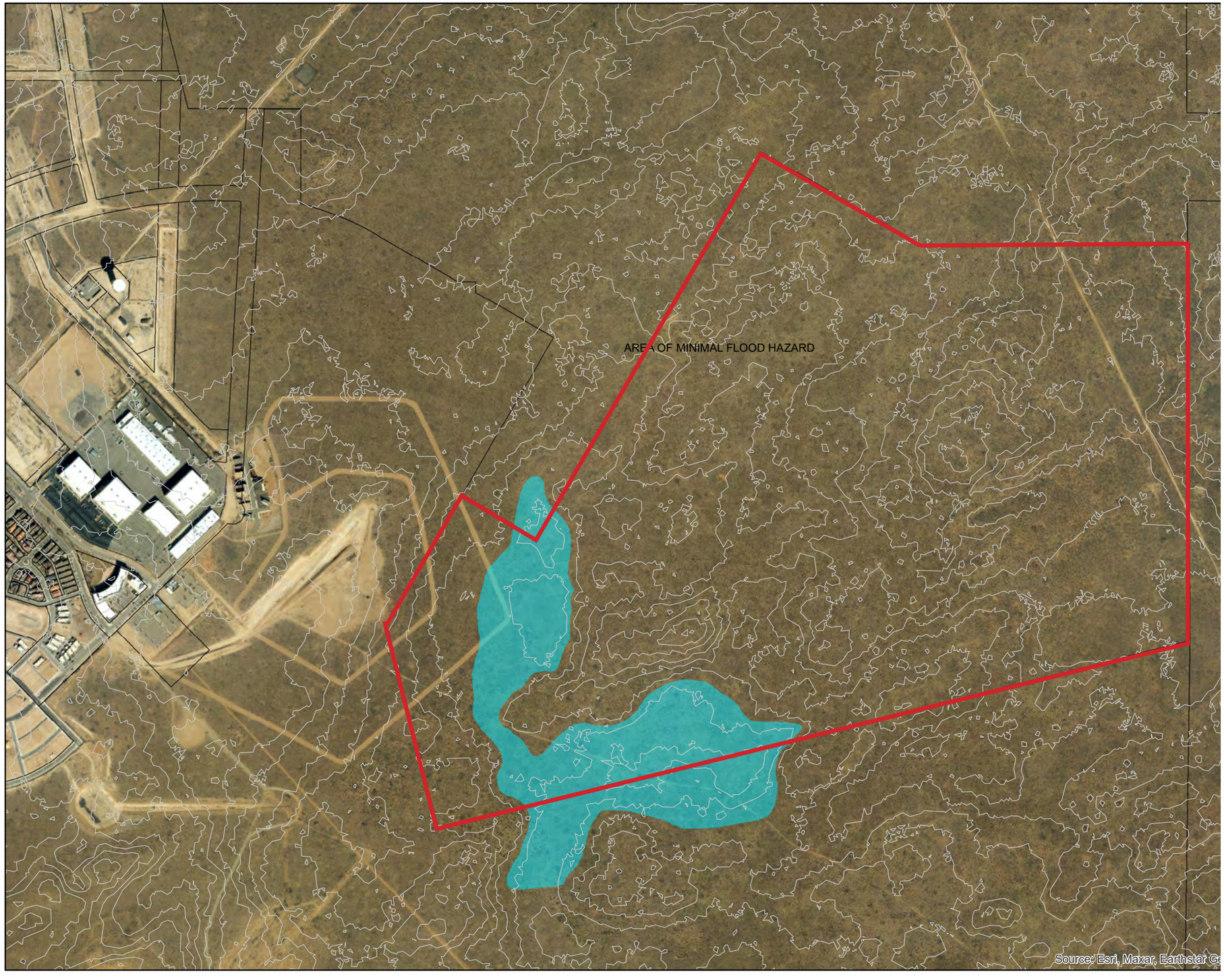
   Any TIA requirements would need to be coordinated with Transportation Development Staff (see handout) and possibly other municipal Staff. Extending University Blvd. southward could be a large undertaking, especially for a site that is not connected to existing development and likely not served by infrastructure.

4. Potential Traffic-related Design Requirements

   Traffic-related design requirements are found in the Mesa del Sol Level A Technical Appendix and the Level B Technical Appendix documents. Development Process Manual (DPM) requirements may also apply.

If you have additional questions, please contact Staff at planningprt@cabq.gov or at (505) 924-3860. Please include the PA# with your inquiry.

SENSITIVE LANDS ANALYSIS



The subject site does not disturb any sensitive lands as identified by IDO section 5-2(C), as outlined below:

- Arroyos - not applicable as no arroyos are located on the site.
- Floodplains and Special Flood Hazard Areas - the southwestern corner of the site is located within a 1% annual chance flood hazard zone, as indicated by FEMA
- Irrigation facilities (acequias) - not applicable as no acequias are located on the site.
- Large stands of mature trees - not applicable as there are no large stands of mature trees located on the site.
- Riparian areas - not applicable as no riperan areas located on the site.
- Rock outcroppings - not applicable as no rock outcroppings located on the site.
- Significant archaeological sites - not applicable as no significant archaeological sites located on the site.
- Steep slopes and escarpments - as indicated on the map, site slopes are fairly flat and no steep slopes or escarpment exist on the site.
- Wetlands- not applicable as no wetlands located on the site.



Site view looking southeast from Stryker Rd and University Blvd which illustrates the lack of sensitive elements such as mature tree stands, rock outcroppings, steep slopes or escarpments, arroyos or acequias, or riperian/ wetland areas.

Legend

- Acequias
- Contours
- 1% Annual Chance Flood Hazard
- Parcels
- Subject Site

August 23, 2022

DEKKER PERICH SABATINI
Architecture in Progress

Tim MacEachen
Environmental Planning Commission Chair
Plaza Del Sol
600 2nd St NW
Albuquerque, NM 87102

Re: Amendment to the Mesa del Sol Level A and Level B Plans

Dear Mr. MacEachen,

Mesa del Sol LLC, is seeking to amend the approved Mesa del Sol Level A and Level B Master Plans to expand the Employment Center district to incorporate 500 acres of land currently designated as Potential Active Adult Community (Residential Villages). The request will require two distinct amendments to the Mesa del Sol Master Plans. A proposed amendment to the Mesa del Sol Level A Master Plan (Level A Plan) would change 500 acres from a residential land use designation to an Office/R&D land use designation to be incorporated into the Employment Center district. The Mesa del Sol Level B Master Plan (Level B Plan) designates this 500-acre site as residential, specifically calling out the entirety of this site as "Potential Active Adult Community". A proposed amendment to the Level B Plan would change this designation to an to an Office/R&D land use designation within the Employment Center district that allows for a wide range of non-residential land uses and limited residential. The primary reason for this request is to make more land available for employment generating activities. The expansion of the Netflix Albuquerque Studios has resulted in less land available for non-residential development while the demand for space near the expanded studios has increased.

Background
The subject property is zoned PC: Planned Community and is currently vacant. Prior to the adoption of the IDO, the site was zoned SU-1 for PC.

The Mesa del Sol Level A Master Plan (Level A Plan) was originally approved by EPC in January 2006 and last amended in December 2007. These previous approvals are still valid because framework plan approvals do not expire per IDO Table 6-4-3. This plan is the overall master plan for the entire 12,900 acre Mesa del Sol Community. It lays out a vision for a mixed-use development, incorporating commercial uses with diverse housing options with an emphasis on sustainability, walkability, and a strong sense of community. The goals and vision of the Level A Plan are described on p. ii-v of the document and conclude with the statement "The overall goal is to create mixed-use communities that successfully weave together the communities' needs and cultures with responsible urban planning." (Level A Plan, p. v). The proposed amendment would support this goal, as articulated in the Review and Decision Criteria section of this letter.

The Mesa del Sol Level B Master Plan (Level B Plan) was originally approved by EPC in January 2007 and last amended in July 2021. These previous approvals are still valid because framework plan approvals do not expire per IDO Table 6-4-3. The Level B Plan covers 3,151 acres and lays out the specific land use framework for the development. The Level B Plan details how the framework from the Level A Plan will be implemented to create compact, mixed-use development that encourages the conservation of resources through elements

such as walkability and sustainability. “A key goal in the land-use allocation for the project is creating a jobs-housing balance.” (Level B Plan, p. 5). The proposed amendment to expand the Employment Center designation area would support this goal as well as the overall vision articulated within the Level B Plan.

At the time that the Level B Plan was written, age-restricted, gated communities were seen as a good match for the abundant land designated as residential. An age-restricted community is exactly what it sounds like: a housing community that is restricted to certain persons depending on their age. Generally, at least one person in the home must be 55 years of age or older. These communities are often a gated, country club–style neighborhood made up of single-family homes or townhomes that are maintained and kept up by a homeowner’s association (HOA).

Since the adoption of the Level B Plan, thinking around age-restricted communities has shifted. Rather than creating a large community that restricts the age of residents, there is a push for “complete communities” that provide a mix of housing types (single-family, duplexes, townhouses, multi-family, senior housing etc.) co-located within one neighborhood so that residents can conveniently access the goods and services needed in daily life and have the ability to age in place through a variety of lifestyles as they see fit. The proposed amendment would encourage the mixing of a variety of residential uses within the designated residential villages to the southwest of University Boulevard. This more integrated model is more consistent with the New Urbanist, mixed-use development vision originally outlined in the Level A Plan.

Additionally, the recent acquisition and expansion of the Albuquerque Studios by Netflix has consumed a large land area within the Employment Center and generated interest in more film-related land uses in the vicinity of Albuquerque Studios. The proposed change in land use designations would create an opportunity to facilitate non-residential development in close proximity to the Community Center and the established Employment District. This location would also naturally buffer the lower density residential uses to the southwest of University Boulevard while helping to improve the job to housing balance by located more employment opportunities close to established and planned residential uses. This proposed conversion would support the Employment Center goals and objectives to provide accessible and ample land in a strategic location to provide a unique opportunity for commercial expansion.

The proposed amendment impacts a site designated primarily as an Area of Change within the ABC Comp Plan which establishes policies intended to direct more dense development and growth to these areas. The proposed change from residential to office and research / development land uses within a designated Employment Center District would implement such policies by accommodating higher intensity commercial uses to this area and promote a jobs-housing balance by situating commercial uses near the existing and proposed residential uses. A portion of the subject property falls within an Area of Consistency, intended to protect the scale and character of the distinctive area. The area in question is an odd-shaped island with boundaries that are not linked to established development (as the site is vacant) nor does it correlate with any of the boundaries of land uses established within the Level A or B Plans. The land use boundaries established in 2006 for the Level A Plan and 2007 for the Level B Plan predate the areas of change and of consistency established in the ABC Comp Plan. This discrepancy was likely the result of the limitations of the zoning conversions rules under which the establishment of the IDO was operating, and the inconsistency was not caught and fixed under the City sponsored amendment that was allowed one year after the IDO’s adoption. If MdS had caught this discrepancy during the IDO process, the request would have been to change the entire area to an Area of Change to

correlate with the underlying PC zoning. Since the property is undeveloped, the proposed amendment and subsequent new development would be compatible with the scale and character of the surrounding Mesa del Sol community and would meet the intent of the ABC Comp Plan development area designations.

Proposed Amendment

The applicant is therefore requesting two separate amendments as outlined below. The proposed amendments would be Major Amendments to a prior approval pursuant to IDO 14-16-6-4(Y)(3).

- A Level A Plan amendment requests to change the 500-acre site south of the UNM tract from a Residential land use designation to Office/ R&D uses within the Employment Center District.
- A Level B Plan amendment requests to change the 500-acre site south of the UNM tract from residential uses within the Residential Villages District, specified as Potential Active Adult Community on the Land Use Designations map on p. 15, to Office / R&D uses within the Employment Center District.

The proposed amendments do not include any changes to the technical appendices of the Level A Plan or the Level B Plan. Amendments to the technical appendices are anticipated to occur when a specific end user is ready to propose a site development plan. . The proposed amendments also do not materially impact the overall Mesa del Sol Level A/B Framework Plans for Open Space, Circulation and Utility Plans. MdS LLC. is actively working with entities such as the ABCWUA to update the master utility plan for the Level B area to ensure the area is adequately served. Table 1 indicates the specific content to be updated within both the Level A and B amendments.

Table 1: Summary of Proposed Mesa del Sol Master Plan Amendments

Level A Plan Amendments	Level B Plan Amendments
• Figure 2-3 base map was revised to reflect employment rather than residential • Table 2-1 was update table to reflect change in employment center and residential acreages • Section 2.2 language was updated to revise the geographic location description of the employment center • Section 2.2.1 language was updated geographic location description of the employment center • Figure 3-1 base map was revised to reflect employment rather than residential • Figure 3-3 base map was revised to reflect employment rather than residential • Figure 4-1 base map was revised to reflect employment rather than residential • Figure 5-3 base map was revised to reflect employment rather than residential • Figure 5-4 base map was revised to reflect employment rather than residential • Figure 5-5 base map was revised to reflect employment rather than residential • Figure 7.1 base map was revised to reflect employment rather than residential • Figure 7-1 base map was revised to reflect employment rather than residential • Table 7-2 was updated to reflect change in employment center and residential acreages	• Table 1-1 was updated to reflect changes in acreages of the Employment Center & Residential Villages • Figure 1-1 base map was updated to reflect employment rather than residential • Section 1.3.2 language was updated to remove text referencing 'age restricted' communities • Section 2.1 language was updated to remove text referencing 'active adult community' • Figure 2-1 base map was updated to reflect employment rather than residential • Section 2.2 language was updated to reflect the geographic location description of the employment center • Section 2.4.1 language was updated to amend text to speak to the integration of active adult communities into the greater residential villages. • Figure 2-2 base map was updated to reflect employment rather than residential • Figure 2-3 base map was updated to reflect employment rather than residential • Section 2.7 was updated to remove text referencing 'active adult community' • Figure 3-1 base map was updated to reflect employment rather than residential • Figure 3-2 base map was updated to reflect employment rather than residential • Figure 3-5 base map was updated to reflect employment rather than residential

	• Figure 3-6 base map was updated to reflect employment rather than residential • Figure 4-4 base map was updated to reflect employment rather than residential • Section 4.5.2 revised acreages to reflect usage change • Figure 5-1 base map was updated to reflect employment rather than residential • Section 5.2.1 was updated to remove text reference to 'senior community area' • Figure 5-2 base map was updated to reflect employment rather than residential • Figure 5-3 base map was updated to reflect employment rather than residential • Figure 5-5 base map was updated to reflect employment rather than residential • Figure 5-6 base map was updated to reflect employment rather than residential • Figure 5-7 base map was updated to reflect employment rather than residential • Appendix revised base map to reflect employment rather than residential and remove text reference to "Active Adult Center "

Review and Decision Criteria
The following section outlines how the proposed amendments comply with the review and decision criteria for a Site Plan-EPC as outlined in Section 6-6(J) of the IDO, which is the process used for Level B and Level A Plan Amendments.

6-6(J)(3)(a) The Site Plan is consistent with the ABC Comp Plan, as amended.

The proposed site is located in close proximity to the primary Mesa del Sol Community Center, a designated Activity Center, and the designated Mesa del Sol Employment Center. The proposal to convert the land use from residential to office and R/D is appropriate for this location due to the proximity to these centers. The proposed amendment is consistent with the ABC Comp Plan goals and policies including the following:

> *Goal 4.1 Character: Enhance, protect, and preserve distinct communities.*
> *The request would expand the existing Employment Center District within the Mesa del Sol Community. The Mesa del Sol Master Plans established a vision for a mixed-use community that allowed residents amble opportunities to find housing, entertainment and employment opportunities within its boundaries. The correlated transportation and open space network*
>
> *Policy 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.*
>
> The request would expand the existing Employment Center District in an ideal location to accommodate growth while protecting the character of the existing residential developments. The proposed new Employment Center District area will be subject to the same development standards as apply to the existing Employment Center at Mesa del Sol. This will ensure that the character of any new development within the 500-acre is complementary to that of the existing residential developments. These site design standards and building design standards emphasize the use of high-quality materials and site designs that contribute to the overall

character of Mesa del Sol. The 500-acres site is buffered from the residential district to the west by an arterial, University Blvd. Locating additional employment uses to the east of University Blvd. ensures that more intense development is physically separated from the established neighborhoods. Adding more opportunities for Employment Center uses also reinforces the character of Mesa del Sol as a mixed-use community by providing additional employment opportunities in close proximity to housing and services.

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors, particularly Policy 5.1.5 Employment Centers: Create Centers that prioritize employment opportunities and foster synergy among businesses.

The subject 500-acre site is in close proximity to the Mesa del Sol Employment Center that is currently developing along University Boulevard. University Boulevard is planned as a multi-modal facility that will accommodate pedestrian, bicycle and transit facilities. The proposed expansion of the current Employment Center to the subject site would expand employment opportunities with a designated Center and along a planned multi-modal corridor to ensure that residents and commuters could easily access these opportunities. The location also prioritizes employment opportunities that would foster synergy among the existing business within the existing the Employment Center .

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop and play together.

The request would create a space for commercial services and employment opportunities to be located adjacent to the residential villages. This jobs housing balance within a community is an asset to all residents, particularly those older adults intending to age in place. Aging individuals with mobility concerns benefit from living near essential goods and services because the distance required to travel is decreased and the reliance on vehicle transportation reduced. The residential villages outlined in the Level B Plan provide a diverse range of housing options that accommodate the aging generations. The residential villages include neighborhood centers that include opportunities for recreational and neighborhood-serving commercial uses. These amenities will be easily accessible by older adults and will provide opportunities for intergenerational recreation.

Policy 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

The proposed amendment will expand the opportunities for nearby residents to access an Employment Center that is within walking and biking distance of the residential villages. The Employment Center District includes mixed use nodesthat contribute to the creation of healthy and sustainable communities by locating services in areas that are conveniently accessible for residents. This is particularly beneficial for older adults to provide connectivity and access to health centers, pharmacies, grocery stores, and cultural activities. This proposal therefore encourages a mixed-use development character that offers choice in transportation, work areas, and lifestyles as envisioned in 5.2.1.b.

Goal 5.4 Jobs-Housing Balance: Balance jobs and housing by encouraging residential growth near employment across the region and prioritizing job growth west of the Rio Grande.

Creating a jobs-housing balance is a priority for Mesa del Sol. "A key goal in the land-use allocation for the project is creating a jobs-housing balance." (Level B Plan, p. 5). Expanding the Employment Center District area provides job opportunities for the local residents, decreases the need for car-based transportation, and shortens commute times. An expansion of the Employment Center boundary is critical given the amount of land within the existing Center that has been allocated to the expansion of Albuquerque Studios. This major expansion by the streaming giant, Netflix, has created additional development demand within the area. This proposed amendment would ensure the availability of adequate lands within the Center to achieve a healthy job to housing ratio.

Goal 5.6 City Development Areas: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

The area proposed to be changed from Active Adult residential to employment uses is located primarily within an Area of Change. Per the ABC Comp Plan, the intent of these areas is specifically to focus on "new urban-scale development that benefits job creation and expanded housing options" so that additional residents, services, and jobs can be accommodated in locations ready for new development (ABC Comp Plan, pg. 5-23). This request facilitates the expansion of employment opportunities. ABC Comp Plan policies encourage more intense uses and development within these areas that are capable of expanding well-paying employment opportunities within established business and industrial parks and where adequate transitions and buffers can be provided to protect abutting residential uses. This request would further such policies. If approved, the proposed amendment would ensure that more intense development is located to the east of University Boulevard, which acts as a buffer to the established and planned residential villages thereby preserving their character and stability.

Policy 5.6.2 Areas of Change: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The proposed amendments to the Level A and B Plans would expand an existing Employment Center and direct more intense employment uses into that designated Center / business park thereby protecting the stability and character of the residential villages within the community.

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The proposed amendment would locate the Employment Center District expansion in an area that is planned to be accessed by boulevards that connect directly to I-25 to provide easy access for freight services. Mesa del Sol Boulevard, the planned roadway to the west of the subject area, would include bicycle lanes and pedestrian amenities to allow safe and convenient access from the proposed Employment Center District to the adjacent residential villages. Locating the Employment Center District

expansion in this area would reduce the need for automobile travel and reduce vehicle miles travelled by creating job opportunities for residents within the adjacent residential villages.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

Two major arterials, University and Mesa del Sol, are planned to accommodate amble pedestrian, bicycle and transit facilities that will ensure multi-modal access between the residential villages and the employment center. Expanding the Employment Center adjacent to the Residential Villages creates more opportunities for residents to walk and bike to work. This co-location of land uses is particularly beneficial for those individuals facing mobility challenges and those without access to personal vehicles. Locating office and R&D uses in proximity to residential areas fosters the ability to age in place by reducing barriers associated with the need to drive. Support services located in close proximity and in a walkable environment, as required in the Mesa del Sol design standards, enables residents of all ages and abilities to be independent. The pedestrian mode of travel for seniors will be encouraged through a human scale of architecture, attractive signage and facades, and shaded sidewalks.

Goal 8.1 Placemaking: Create places where business and talent will stay and thrive.

The proposed Employment Center expansion will provide space for a variety of businesses to be established and for local businesses to expand. The strategic location, ample land supply, and emphasis on high quality design will create an environment that nurtures businesses and talent. The proposed amendment would provide an opportunity to concentrate businesses near the Albuquerque Studios campus and other established companies in the Employment Center. Locating employment opportunities in proximity to residences decreases the need for car-based transportation and provides businesses the opportunity to offer their prospective employees the incentive of short commute times. The development standards within the Employment Center emphasize sustainability while accommodating employers' requirements for truck access, flexible site design, and security. The convenient access to the Albuquerque International Sunport and I-25 render this location well-suited to employment uses.

Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.

The flexible site design standards within the Level B Plan foster a range of interesting places and contexts with differing intensities, densities, and building scales to encourage economic development opportunities, in support of ABC Comp Plan Policy 8.1.1 Diverse Places. The proposed request to expand the acreage of the Employment Center builds upon the momentum generated by the Albuquerque Studio expansion and provides more opportunities for business to locate and thrive in Mesa del Sol.

Policy 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

Removing the Active Adult designation would provide an opportunity for different generations to live and work together instead of isolating older adults within a separate community. Communities where generations live in proximity to each other tend to be more resilient, robust, and diverse. Generations living together supports the critical roles of older adults within communities and allows informal caregivers the opportunity to live with those within their care.

Policy 8.1.5 Available Land: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

The request would ensure a sufficient land supply is available for employment growth within Mesa del Sol. The existing Employment Center District has a limited amount of land available for development following the development of Albuquerque Studios. The expansion would allow other employers to move into the area. The 500-acre site would be well-suited to large-scale employers. The proximity to Kirtland Airforce Base, the Albuquerque Sunport, I-25, the Mesa del Sol Employment Center, and the Mesa del Sol/University Activity Center make this site an appropriate targeted area to accommodate employment growth.

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

The existing residential districts within the Level B Plan are designed to accommodate a diverse range of residential typologies including accessory units. Even with the conversion of 500 acres from residential to employment, there are still over 900 acres of land designated for residential development within the existing Level B Plan boundary and an additional 4,000 acres of similarly designated land within the Level A Plan. Housing typologies included in the residential villages are single-family detached, compounds/courts, single-duplexes, townhouses, multifamily, accessory units, and mixed use. These diverse typologies, combined with the planned residential amenities within neighborhood centers, create livable communities that encourage aging in place rather than being isolated in an age-specific enclave.

Policy 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

The Mesa del Sol Level A/B Plans encourage a range of housing types and lot sizes. The specific residential development standards allow for a variety of housing styles at differing scales to accommodate everyone from new families to aging adults with mobility concerns. Smaller lots, no minimum floor areas, and more compact development enables a more diverse housing stock.

Policy 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

The diversity of housing types provided in the Mesa del Sol Residential Villages provides a mix of housing options and levels of affordability. Accessory dwelling units are allowed to accompany 50% of the single-family detached residential units within a particular Level C Plan (Level B Plan, p. 30). These accessory units for an affordable housing option for older adults to age in place. They also allow multi-generational housing where informal caregivers can reside with those individuals within their care.

The variety of housing options supports aging in place, allowing the beneficial interdependencies between generations to thrive.

The Employment Center, while predominantly geared towards non-residential uses, can also accommodate some multi-family development. Embedding compact, accessible housing within a job center can provide affordable housing options and substantially reduce transportation costs associated with commuting to work.

According to the Population Reference Bureau, most Americans say they want to age in place in their own communities. A growing body of research is focusing on the impact that the environment has on one's ability to age in place. Neighborhood characteristics, such as walkability, income level, and safety, affect people's ability to stay healthy and benefit from aging in place[1]. The New Urbanist development principles established within the Mesa del Sol Level A and B Plans, create a mixed-use community with a variety of housing options that naturally support a resident's ability to age in place.

Goal 9.3 Density: Support increased housing density in appropriate places with adequate services and amenities.

The Employment Center District allows for live-work units, lofts, and other appropriate forms of higher-density housing compatible with employment districts within mixed use nodes. "These mixed-use nodes, which can allow employees to accomplish simple errands or get something to eat without having to get into a car, will also be designed to function as transit access points, creating pockets of pedestrian environment within the larger fabric of the employment districts." (Mesa del Sol Level B Plan, p. 16)

6-6(J)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the subject property and any related development agreements and/or regulations.

The Level B Plan reinforces the Level A Plan's framework for compact, mixed-use development that encourages the conservation of resources through elements such as walkability, water harvesting and energy conservation. The proposed Level A and B Plan amendments to change the 500-acre site south of the UNM tract from a Residential land use designation, specified as Potential Active Adult Community within the Level B Plan, to Office/ R&D within an expanded Employment Center district would not compromise the overall vision of the plans. The amendments further enhance this vision by encouraging residential villages that more holistically encourage aging in place in close proximity to conveniently accessible employment opportunities. The existing development standards would be retained and not altered. All future site plans will be required to comply with the applicable terms and conditions within these plans.

6-6(J)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

The Mesa del Sol Level A Master Plan was adopted in 2008, more than 14 years ago, in full accordance with the Planned Community Criteria (PCC) and the Albuquerque Bernalillo

[1] Population Reference Bureau. 2017. How Neighborhoods Affect the Health and Well-Being of Older Americans. Today's Research on Aging: How Neighborhoods Affect the Health and Well-Being of Older Americans (prb.org)

County Comprehensive Plan ("Comp Plan"). Mesa del Sol's developers have relied on the entitlements and rights granted under the City of Albuquerque's approvals and authorizations. Furthermore, the landowners and developers have complied with both the substance and the process of the Master Plan, PCC, and Comp Plan requirements. Even periodic amendments to the Master Plans have been approved by the City under the rules and regulations in existence in 2008. MDS can legitimately claim to having vested rights in the City's approvals, including amendments.

The Integrated Development Ordinance (IDO) was adopted by the City of Albuquerque in 2018, more than 10 years after the MDS Master Plans were adopted. The IDO itself defers both procedural and substantive issues to the existing set of Master Plans, including the PCC and Comp Plan. We understand that there are some in the City government who believe that the IDO substance and processes now control development in the Master Plan area. We respectfully disagree.

The present application and justification letter shows how any disagreement about governing regulations is moot and irrelevant, because Mesa del Sol demonstrates that the present application meets BOTH the existing requirements of the governing Master Plan, PCC, and Comp Plan and although not required, the newly adopted IDO requirements.

6-6(J)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the maximum extent practicable.

The planned transportation network detailed in the Level A and B Plans has the capacity to adequately serve the proposed expansion of the Employment Center District. These proposed amendments do not substantially impact the overall Level A framework for infrastructure, open space and circulation. Any site development plan for the area would be required to demonstrate adequate transportation, drainage and other public infrastructure to serve the proposed development. The applicant is currently coordinating with agencies such as the ABCWUA to update utility master plans for the area to ensure adequate capacity for future developments.

6-6(J)(3)(e) The application mitigates any significant adverse impacts on the project site and the surrounding area to the maximum extent practicable.

The proposed Employment Center 500-acre expansion *locates office and R/D uses adjacent to a designated employment center / University node that is separate from established residential by a multi-modal boulevard. This location naturally shields the established neighborhoods from any potential development that may be construed as out of character with the residential uses.* The design and development standards for the Employment Center District within the Level B Plan further mitigate any adverse impacts of expanding the Employment Center District by ensuring quality design that harmoniously integrates to the overall fabric of the planned community. Any future site development plan for the area will also be required to demonstrate adequate transportation, drainage and other public infrastructure to serve the proposed development and go through public engagement to ensure significant adverse impacts are properly mitigated.

Figure 1-1 on page 3 of the Level B Plan shows the locations of proposed schools, large parks, and trunk open space network. None of these facilities are planned within the 500-acre site. Changing this site from a residential use would not affect the provision of these facilities and

would reduce the demand for such facilities by reducing the proposed number of dwelling units within Mesa del Sol.

6-6(J)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

All future site plans will be required to meet the provisions of the Level A and B Plans, and all applicable provisions of the IDO, the DPM, and other adopted City regulations such as the Street Tree Ordinance.

6-6(J)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Small Area pursuant to Subsections 14-16-5-2(F) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property does not fall within the Railroad and Spur Small Area therefore a cumulative impact analysis is not required.

The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request on January 12, 2022. Discussion at this meeting included questions from attendees and an update from the applicant regarding the status and progress of planned infrastructure improvements, particularly Bobby Foster, the Mesa del Sol International School, and linear parks and planned residential uses. Community concerns raised at the meeting centered on an increase in traffic on University Boulevard. The Level A and Level B Plans provide for a robust gridded roadway system through the Employment Center that will allow traffic to be dispersed along multiple routes instead of being concentrated on University Boulevard. The roadway system is planned to extend to the subject 500-acre site. Traffic from the 500-acre site is anticipated to be distributed through the planned connector streets without impacting the internal residential roads in existing neighborhoods.

IDO Section 14-16-6-4(C)(1) requires neighborhood meeting offers to be extended no more than 90 days before filing an application. Since more than 90 days had passed between the previous neighborhood meeting and the application submittal, another neighborhood meeting offer was extended on August 24, 2022. The Mesa del Sol NA declined the meeting, stating that the January 12 meeting sufficed, and the other offer recipients did not respond to the offer.

Public Notice was provided as required by IDO Section 14-16-6-4(K), including a neighborhood meeting offer as described above, an emailed letter to the neighborhood representatives as indicated by the ONC, a mailed first-class letter to property owners within 100 feet of the subject site as provided by the ONC, and a yellow sign posted to the site. No questions or concerns have been received from neighborhood representatives or members of the public by the applicant following the notification.

Based on the justification provided within this letter, we request approval of the proposed amendment of the Mesa del Sol Level A and Level B Plans to facilitate the expansion of the Employment Center District. This amendment will contribute to and further the goals of the

Comprehensive Plan and strengthen the resilience of Mesa del Sol and the greater Albuquerque Area. If you have any questions or require any clarification, please contact me at (505)761-9700 or willg@dpsdesign.org.

Very truly yours,



William Gleason, AICP, LEEP AP
Principal, Dekker/Perich/Sabatini
Agent for Mesa del Sol, LLC

STAFF INFORMATION

October 24, 2022

TO: Will Gleason and Jessica Lawlis, D/P/S

FROM: Megan Jones, Planner
Catalina Lehner, AICP- Senior Planner
City of Albuquerque Planning Department

TEL: (505) 924-3352

RE: **Project #2021-005684, Amendments to Mesa del Sol Level A & B Plans**

We've completed a first review of the request. We would like to discuss the request and have some suggestions regarding the application. Please provide the following:

⇒ A revised project letter (electronic copy) that incorporates the clarifications in this memo, which includes the Level B plan

⇒ All Level A and Level B Plan Amendments to Tables, Text, and Maps

By 12 pm on Monday, October 31, 2022.

Note: If you have difficulties with this deadline, please let me know.

1) Overview:

A. Though we've done our best for this review, additional items may arise as the case progresses. If so, we will inform you as soon as we can.

B. It is our understanding that the request is for proposed amendments to the Mesa del Sol Level A and Level B Community Master Plans, which are intended to amend the document to expand the existing Employment Center by 500 acres.

C. The amendments will include changing the existing Level A Residential Land Use designation (see Land Use map on pg. 19), on a 500-acre site of the Master Plan on the southern boundary of the UNM Campus, to an Employment Center designation.

D. This 500 Acre site is currently designated as a 500-acre "Potential Active Adult Community" within the Level B Community Master Plan (see Map on pg. 3). This amendment must include all references to the Employment Center and the "Potential Active Adult Community" in the Level B Master plan. Please update your application/project letter to include the Level B Master Plan amendments.

E. Future Site Plans will be delegated to the DRB for review, but there are no specific plans in place at this time. Is that correct?

F. See 2012 amendment for an example of Both the Level A & Level B plan amendments.

G. We will continue to review the amendments within the Level A and B Plans as the case progresses. We will inform you as timely as possible if there is anything we need from you.

2) Legal Ad:

A. I have the following for the legal description:

(detailed legal description forthcoming), located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, for an approximately 500-acre portion of the larger Mesa del Sol Plan area consisting of approximately 13,000 acres (S-16 & S-17).

Have you been able to get the full legal description?

3) EPC Process:

A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

B. Timelines and EPC calendar: the EPC public hearing for November 17th, 2022. Final staff reports will be available one week prior, on November 10th.

C. We will email you a copy of the agency comments once they are received and will forward any late ones to you.

4) Notification & Neighborhood Issues:

Notification requirements for a zone change are explained in Section 14-16-6-4(K), Public Notice (IDO, p. 378). The required notification consists of: i) an offer of neighborhood meeting, ii) an emailed letter to neighborhood representatives indicated by the ONC, iii) a mailed letter (first-class) to property owners within 100 feet of the subject site, and iv) yellow sign posting.

A. It appears that all notification offering the pre-application facilitated meeting is complete. Your application did not originally include the boundaries of the proposed major amendment to the Level A Plan in its entirety. You/the applicant re-sent out the notification to the entire boundary and provided that proof of notification to us. Thank you

B. It looks like a pre-application facilitated meeting was held with the Mesa del Sol Neighborhood Association on Wednesday, January 12, 2022, is that correct?

a. There seemed to be some neighborhood concern about an increase in traffic and circulation issues due to more jobs and an expanded employment center. Have any neighborhood representatives or members of the public contacted you further about this or are you aware of any neighborhood concerns? Please incorporate this into your project letter.

C. **The sign posting period is 15 days prior and after the EPC hearing date from Wednesday, November 2, 2022 to Friday, December 2, 2022. Please provide photos of your sign postings to us via email once you have posted them. WE suggest posting the sign along university, closest to the 500 acre site and the nearest cross St.**

5) Level A/B Plans and IDO Framework

a. Pursuant to IDO 14-16-1-10(A)(1), any approvals granted prior to the effective date of this IDO shall remain valid, subject to expiration procedures. The Mesa del Sol Level A Community

Master Plan (the "Level A Plan") was approved by the EPC in January 2006 and amended in December 2007. The Mesa del Sol Level B Community Master Plan (the "Level B Plan") was approved by the EPC in January 2007 and revised in July 2021.

b. Both the Level A and the Level B Plans are considered Framework Plans (see definition in IDO) because this definition most closely approximates the contents of the existing document. Unlike master plans, framework plans do not expire (See IDO Table 6-4-3). However, please note that the Level B Plan area was already zoned PC when the IDO was adopted. Prior to that, the land had been zoned SU-1 for PC. As reflected by the SU-1 zoning designation, the area was considered to under the EPC's control historically. Therefore, the request is a Major Amendment to a prior approval.

    i. Pursuant to IDO 14-16-6-4(Y)(3), all amendments that do not qualify as minor may only be approved by the decision-making body that issued the approval being amended. The EPC approved the Level A Plan in January 2006 and the Level B Plan in January 2007, because the Level B Plan established a hierarchy for approval of the Mesa del Sol documents consistent with the Planned Communities Criteria (PCC). Therefore, this request is required to be heard by the EPC.

c. Text Amendments

    a. There are 3 separate amendments for each plan that you need to submit:

        i. Level A Plan: You submitted Tables explaining map/text amendments. We still need: Level A Plan Amendment Overview Exhibit and any amendments to the Level A technical appendices

        ii. Level B Plan: You Submitted a Level B Plan Amendment Overview. We still need: Level B Plan Tables explaining map/text amendments, and any amendments to the Level B technical appendices

        iii. If there are no amendments needed for technical appendices, please say so in your project letter.

    b. Please double check that all land use descriptions and locations for "Employment Center" are updated in both the Level A and Level B plan.

    c. A suggestion is to create a "Summary Table" With the Level A Plan & Level B Plan as headers and list out all of the proposed amendments.

    d. Will the proposed land use change consist of any changes or updates to the Transportation Network/Open Space/corridors/utilities, etc. at this time? Please elaborate on the details of the amendment in the introduction to your project/justification letter.

    e. Please change the proposed text change for the Employment Center Land Use to something similar to: "Northernmost portion of Mesa Top including a 500-acre site on the southern boundary of the UNM Campus near….."

f. Please review the following Level B Plan text Amendments that you need to add:

    i. Pg 14: Strike the last sentence under Residential Villages.

    ii. Pg. 14 add verbiage to the land use district for employment centers.

    iii. see pg. & 24, Sec 2.4.1, Goal E Active Adult: How are you proposing to amend this goal? Are you planning on proposing the active adult community to relocate? Please elaborate.

    iv. pg. 42. See: Phase two description

    v. Updates to all necessary Tables: See Table 1-1 and so on

    vi. See all figures: pg. 3 figure 1-1, 2-1 and so on

g. Please review the following Level A Plan text Amendments that you need to add:

    i. See all figures: pg. 27 figure 3-1

    ii. Review all tables

E. Project Letter:

a. Your letter is off to a good start, though we have provided suggested for clarification purposes and to strengthen your letter further. Please add more context.

b. Please revise the introduction of your letter to include an explanation of the amendments to both the Level A and Level B Master Plan. A suggestion is to sperate this out into two sections.

c. In the first paragraph please revise to explain that the 500-acre site is designated with a residential land use (residential villages) in the Level A Plan and that the 500-acre site in its entirety is designated as a "Potential Active Adult Community" in the Level B Plan.

d. Please add a background/history section about both the Level A and Level B plan and what the original intentions of those plans were. How is the change of land use going to affect the Framework Plans?

e. Suggestions:

    i. Add current land use/zoning information

    ii. Add information about the prior approvals to the framework plans and that they are still valid

f. Please add a heading for the Review and Decision Criteria Section. Site Plan-EPC must be responded to for Major Amendments that go to the EPC: 6-6(J)(3) Review and Decision Criteria

g. Please add a paragraph about the neighborhood meeting held with Mesa Del Sol and notification to the neighborhoods. Please summarize this meeting and talk about any potential concerns.

F. Review & Decision Criteria (Goal and Policy analysis)

a. We would suggest adding a few more goals and policies to strengthen your justification. For example see Center and Corridor Policies such as goal 5.1, Policy 5.1.5, Policy 5.6.2, etc.

b. Please separate out goals and policies or if you are "lumping" a policy with a goal, please sperate it out as a heard in the same format as a goal.

c. Suggestions:

i. Goal 4.1: Please expand. How does the request itself protect the character of the existing residential developments? You just talk about the employment center here.

ii. Goal 6.2: not sure what you are trying to say here. If you say research shows without a quote, we don't know where that statement came from. This goal is about enhancing access and ability for people of all ages and abilities. Please provide a new response more directly related to the goal.

iii. Goal 8.1: How does this request create an environment that welcomes and retains businesses, specifically? How do we know that businesses will stay and thrive?:

iv. Policy 8.1.5: Good, but please expand on how this is a targeted area.

d. Criterion a:

i. The first paragraph would be better in the introduction of you project. Please expand on sentence 4: why doesn't the area correlate with any of the boundaries of land uses?

ii. Paragraph two is sufficient for your response. You may want to expand on it.

e. Criterion b: This also includes amendments to the Level B plan. Please add

f. Criterion e: Please elaborate on how this request mitigates any significant adverse impacts on the surrounding area. For example: you held a neighborhood meeting, you can talk about community concerns with this request and how those concerns are to be mitigated. Will the change of land use affect plans for residential areas within the Level A & B plans?

i. Please see the Level A land use section, specifically, section 2.2.5 Residential Areas: How will the change of land use effect planned future schools, neighborhood gathering centers, and community centers, plans for public transit, linear parks, etc. within this 500-acre site?

NOTIFICATION

From: PLNBufferMaps <plnbuffermaps@cabq.gov>
Sent: Tuesday, October 11, 2022 8:59 AM
To: Jessica Lawlis
Cc: clehner; Vikki Everett
Subject: RE: MdS Level A Amendment Employment Center Expansion - Property Owner Notification List
Attachments: Mesa Del Sol Level A Master Plan Boundary.pdf; Mesa Del Sol Level A Master Plan Boundary - Labels.docx; Mesa Del Sol Level A Master Plan Boundary - Labels.csv; Mesa Del Sol Level A Master Plan Boundary - 8.5x11 - Scale in Feet.pdf

October 11, 2022

Ms. Lawlis:

Good morning. Attached is the Buffer Map and all related information for the subject matter.

Thank you and have a wonderful day.

Respectfully submitted,



Planning Buffer Maps
email plnbuffermaps@cabq.gov

From: Jessica Lawlis <JessicaL@dpsdesign.org>
Sent: Monday, October 10, 2022 2:00 PM
To: PLNBufferMaps <plnbuffermaps@cabq.gov>
Cc: Lehner, Catalina L. <CLehner@cabq.gov>; Vikki Everett <VikkiE@dpsdesign.org>
Subject: FW: MdS Level A Amendment Employment Center Expansion - Property Owner Notification List

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hello,
I'm writing to get a list of the property owners that needs to be notified for a Mesa del Sol Level A amendment going to EPC. See the affected zone atlas maps attached. Please let me know if you have any questions.

Thanks,
Jessica

Jessica Lawlis, AICP
Urban Planner
Dekker Perich Sabatini
505.761.9700 / dpsdesign.org

We're growing! Join our team and help us build the future.

From: Jessica Lawlis
Sent: Monday, October 10, 2022 10:27 AM
To: Planning Development Review Services <PLNDRS@cabq.gov>; clehner <clehner@cabq.gov>
Cc: Will Gleason <WillG@dpsdesign.org>; David Campbell <dcampbell@mesadelsolnm.com>; mbalaskovits <mbalaskovits@bhinc.com>
Subject: RE: MdS Level A Amendment Employment Center Expansion - EPC submittal

Catalina,
To verify that I'm understanding your email correctly, you would like us to notice all property owners within the Level A boundary?

Thanks,
Jessica

From: Lehner, Catalina L. <CLehner@cabq.gov> **On Behalf Of** Planning Development Review Services
Sent: Thursday, October 6, 2022 3:36 PM
To: Jessica Lawlis <JessicaL@dpsdesign.org>; Planning Development Review Services <PLNDRS@cabq.gov>
Cc: Will Gleason <WillG@dpsdesign.org>; David Campbell <dcampbell@mesadelsolnm.com>; mbalaskovits <mbalaskovits@bhinc.com>
Subject: RE: MdS Level A Amendment Employment Center Expansion - EPC submittal

Hello, Jessica and Team.
Application received and accepted. Just a head's up: when amending a larger area, the standard procedure is to: 1) advertise the larger area, and 2) notify based on the larger are being affected- consistent with shopping center sites, for example, for which a smaller portion is being amended.
Thank you.

CATALINA LEHNER, AICP
principal planner
wireless administrator
she | her | hers
o **505.924.3935**
e **clehner@cabq.gov**

cabq.gov/planning

From: Jessica Lawlis <JessicaL@dpsdesign.org>
Sent: Thursday, October 6, 2022 9:01 AM
To: Planning Development Review Services <PLNDRS@cabq.gov>
Cc: Will Gleason <WillG@dpsdesign.org>; David Campbell <dcampbell@mesadelsolnm.com>; mbalaskovits <mbalaskovits@bhinc.com>
Subject: MdS Level A Amendment Employment Center Expansion - EPC submittal
Importance: High

> **[EXTERNAL]** Forward to phishing@cabq.gov and delete if an email causes any concern.

Good Morning,
This an official submittal for a Level A amendment to the Mesa del Sol Level A Master Plan to facilitate the expansion of the employment center by 500 acres. You can retrieve all of the required application materials utilizing the following link: MdS Level A Amendment - EPC Submittal 10.6.2022

If you have any question or need additional information, please let me know.

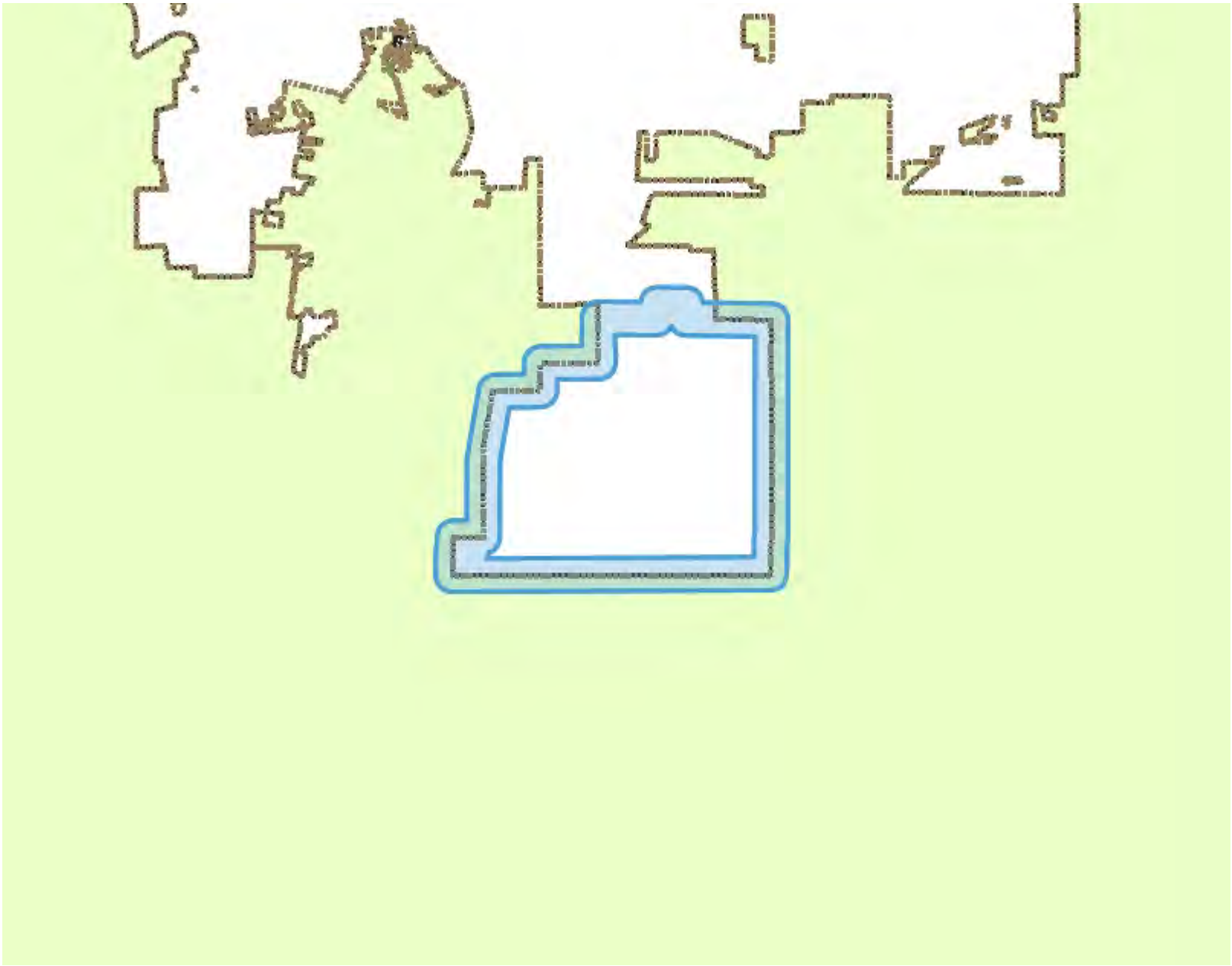
Sincerely,

DEKKER PERICH SABATINI
Architecture in Progress

Jessica Lawlis, AICP
Urban Planner
Dekker Perich Sabatini
505.761.9700 / dpsdesign.org

We're growing! Join our team and help us build the future.

Mesa Del Sol Level A Master Plan Boundary



Legend

Municipal Limits
- CORRALES
- EDGEWOOD
- RIO RANCHO
- TIJERAS
- UNINCORPORATED AREAS

Notes

Buffer: 1,518 Ft.
ROW I-25: 1,415 Ft.

26,794 0 13,397 26,794 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
10/11/2022 © City of Albuquerque

1: 160,762

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

A&M TOWING LLC
7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

ACME AUCTION LLC
8705 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7438

AJJ NEW MEXICO LLC
916 SILVER SPUR RD SUITE 100
ROLLING HILLS ESTATES CA 90274-3826

ALBUQUERQUE TRAP CLUB
PO BOX 3746
ALBUQUERQUE NM 87110

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

ANDERSON-DAVIS ENTERPRISES LLC
2121 W CRIMSON TER
PHOENIX AZ 85085-5089

ANDRADE MANUELA & RAMIREZ JOSE JESUS GARCIA
615 COSO AVE SE
ALBUQUERQUE NM 87105-7621

BANK OF THE SOUTHWEST
6580 E MAIN ST
FARMINGTON NM 87402-5122

BELL PEPPER LLC
5240 PASEO DEL CAMPO
TUCSON AZ 85716

BLEA JAMES N & LYNNA T
125 BOSQUE FARMS BLVD
BOSQUE FARMS NM 87068

BOYD ALBUQUERQUE GSA II LLC ATTN: COLLIERS INTERNATIONAL
PO BOX 13470
RICHMOND VA 23225-3470

BRAN MANUEL JR & BRAN MARIO R
5811 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-7429

BROADWAY PARTNERS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

BROADWAY PARTNERS LLC
7713 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7455

BURMEISTER JERRY L TRUSTEE
BURMEISTER FAMILY TRUST
5510 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

C C & C PARTNERSHIP
3125 EAMES RD SW
ALBUQUERQUE NM 87105-5506

CANELAS CREEK LAND LLC
46 BOULWARE RD
ROY NM 87743-8517

CANO-ROJO TRUCKING SERVICE LLC
1129 ABEYTA RD SW
ALBUQUERQUE NM 87121-0000

CAPO ROBERT G
11 EASTWIND LN
EDGEWOOD NM 87015-7917

CAPO ROBERT G
5701 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

CARROLL JOHN M & LOVETA R
PO BOX 7624
ALBUQUERQUE NM 87194

CEDARS LLC
PO BOX 12877
ALBUQUERQUE NM 87195

CHIRISA MDS LLC
92-93 ST STEPHENS GREEN
DUBLIN 2 IRELAND

CHIRISA MDS OZ II LLC
501 E LAS OLAS BLVD
FORT LAUDERDALE FL 33301-2881

CHUNG HUE V & NGUYEN LILY
621 COSO AVE SE
ALBUQUERQUE NM 87105-7621

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

COMMISSIONER OF PUBLIC LANDS FOR THE STATE OF NM TRUSTEE FOR THE STATE OF NM
310 OLD SANTA FE TRL
SANTA FE NM 87501

CONTRERAS JUAN M & SOCORRO G CO-TRUSTEES CONTRERAS RVT
PO BOX 50669
ALBUQUERQUE NM 87181-0669

COPART OF ARIZONA INC
14185 DALLAS PKWY SUITE 300
DALLAS TX 75254

CORAZON DEL MESA 3B LLC
9600 TENNYSON ST NE
ALBUQUERQUE NM 87122-2282

CORP OF ENGINEERS
333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-3498

CTO18 ALBUQUERQUE NM LLC
1140 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-2431

DANCER DEL SOL LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

DHU LLC
PO BOX 91958
ALBUQUERQUE NM 87199

DOS AMIGOS PARTNERS LLC & WILLIAM BOWEN
7900 PENNSYLVANIA CIR NE
ALBUQUERQUE NM 87110-7827

DUGGER VANCE BOX 212
9227 E LINCOLN AVE SUITE 200
LONE TREE CO 80124-5504

DUKE CITY HTG & CLG LLC
8300 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7452

DUKE CITY REDI-MIX LLC
PO BOX 250
MORIARTY NM 87035

DUSICH BERNARD M TRUSTEE DUSICH RVLFT & BANK OF THE SOUTHWEST
6580 E MAIN ST
FARMINGTON NM 87402-5122

DWYER DON
PO BOX 30793
ALBUQUERQUE NM 87190-0793

EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT PROPERTIES INC
2001 K ST NW SUITE 775
WASHINGTON DC 20006-1074

F & S SICHLER ENTERPRISES LLC
519 SICHLER RD SW
LOS LUNAS NM 87031-7337

GANDYLAND LLC C/O SINGER ROBERT N & KELEHER & MCLEOD
PO BOX AA
ALBUQUERQUE NM 87103-1626

GONZALES GERALD J
5815 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7429

GONZALEZ-RAMOS DELVIS & VELETA LAURA
6423 ANAHEIM AVE NE
ALBUQUERQUE NM 87113-1805

GOOSE LLC
3410 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2602

GUSTIN H WAYNE & N ANN
290 MITCHELL DR
BOSQUE FARMS NM 87068

HIGH CINCO LLC
5501 EAGLE ROCK AVE NE SUITE A3
ALBUQUERQUE NM 87113-2543

HORNE-STEWART LLC
2863 N NORWALK SUITE #103
MESA AZ 85215-1133

HOUGH ROBERT S & ISELA SOSA
808 CAMINO DE PAZ
EL PASO TX 79922

HRC INVESTMENTS LLC
5702 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-6741

ISLETA PUEBLO
PO BOX 26567
ALBUQUERQUE NM 87125-6567

ISLETA PUEBLO
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104-2303

JAQUEZ ABRAHAM & LETICIA
7605 MORROW AVE NE
ALBUQUERQUE NM 87110

K L HOUSE CONSTRUCTION CO INC
6409 ACOMA RD SE
ALBUQUERQUE NM 87108

LIGHTING BAR A PROPERTIES LLC
PO BOX 303
BELEN NM 87002

LUGONES JOAQUIN A & ULIBARRI BONITA C/O PEREZ ADRIANA MUNOZ & ETAL
508 MARTHA ST NE
ALBUQUERQUE NM 87123-2925

MAESTAS RON & LUCERO-MAESTAS PATSY
381 SHIRK LN SW
ALBUQUERQUE NM 87105-7541

MAR-KHOR INVESTMENTS LLC
3720 COMMERCIAL ST NE
ALBUQUERQUE NM 87107-2278

MARQUEZ BERNABE & MARQUEZ BRANDIZE & MARQUEZ GREGORIO HIGGINS RACHEL PR ETAL
1909 CARLISLE BLVD NE
ALBUQUERQUE NM 87110-4907

MCCATHARN JOHN S TR MCCATHARN RVT
PO BOX 19306
ALBUQUERQUE NM 87119-9306

MCCREADY JOHN T & CORINA S TRUSTEES MCCREADY RVT
10016 ACADEMY HILLS DR NE
ALBUQUERQUE NM 87111-1314

MDS INVESTMENTS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

MESA DEL SOL LLC
5700 W UNIVERSITY BLVD SE SUITE 310
ALBUQUERQUE NM 87106

METAL BUILDING COMPONENTS LP
10943 SAM HOUSTON PARKWAY W.
HOUSTON TX 77064

MONTENEGRO SALVADOR & PATRICIA
3018 ALISO DR NE
ALBUQUERQUE NM 87110

MONTES ERNESTO
616 COSO AVE SE
ALBUQUERQUE NM 87105-1507

MONTESSA LLC
726 PUEBLO SOLANO RD NW
VILLAGE OF LOS RANCHOS NM 87107

MUMMA MERRILL A & SANDRA D
PO BOX 117
WILLIAMS AZ 86046-0117

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1641
SANTA FE NM 87504-1641

NEW MEXICO STATE HWY DEPT
PO BOX 1149
SANTA FE NM 87501

NEW MEXICO TERMINAL SERVICES
9615 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7601

NOVA CORPORATION
70 W KING ST
CHAMBERSBURG PA 17201-1540

NUSTAR LOGISTICS LP
PO BOX 780339
SAN ANTONIO TX 78278-0339

OBEJI RAZEK F & LISA D
192 GREENOCK DR
RIO RANCHO NM 87124

OVERLAND PETROLEUM LLC
321 N OLD HIGHWAY 91
HURRICANE UT 84737-3194

OZHAN KAMIL & CAROL L
5 TIARA LN
BELEN NM 87002

P & J LAND LLC
700 INDUSTRIAL AVE NE
ALBUQUERQUE NM 87107-2277

PAYNE JAMES W
820 SALIDA SANDIA SW
ALBUQUERQUE NM 87105-7607

PEROVICH EQUIPMENT LLC
PO BOX 348
EL PRADO NM 87529

PLUEMER HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

PRISMA NEW MEXICO LLC
355 ALHAMBRA CIR SUITE 1000
CORAL GABLES FL 33134-5006

PUBLIC SERVICE COMPANY
414 SILVER AVE SW
ALBUQUERQUE NM 87102-3226

PUBLIC SERVICE COMPANY OF NEW MEXICO
CORPORATE HEADQUARTERS MS 1025
ALBUQUERQUE NM 87158

PUEBLO OF ISLETA
PO BOX 1290
ISLETA NM 87022-1290

PUEBLO OF ISLETA ATTN: GOVERNOR
PO BOX 1270
ISLETA NM 87022

QUIKRETE COMPANIES INC
5 CONCOURSE PKWY SUITE 1900
ATLANTA GA 30328-6111

RICHARDSON THOMAS J & GORETTI
7418 RIVERTON NW
ALBUQUERQUE NM 87120

RIO BRAVO PROPERTIES LLC
PO BOX 2800-325
CAREFREE AZ 85377-0000

RODGERS EDWARD S ETUX ETAL
2615 ISLETA BLVD SW
ALBUQUERQUE NM 87105

RODGERS JAMES S TRUSTEE RODGERS BYPASS TRUST UTD
1700 QUIET LN SW
ALBUQUERQUE NM 87105-3617

RODRIGUEZ CARLOS R
240 HALE CIR SW
ALBUQUERQUE NM 87105-0302

RODRIGUEZ FRANCES & PLUEMBER HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

RODRIGUEZ ROBERT
5704 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

ROMERO HORACIO C & KATHRYN C
PO BOX 463
TOME NM 87060

ROMERO LORENZO P & DOROTHY J
6346 ISLETA BLVD SW A
ALBUQUERQUE NM 87105-6870

SAN BAR INVESTMENTS LLC
9101 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7485

SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD SUITE 520
PRINCETON NJ 08540-6531

SENA RANDY J & SENA DESIREE DENEE TRUSTEES SENA TRUST
2309 LUCHETTI RD SW
ALBUQUERQUE NM 87105-7015

SENA TONY A & RUBY P
6410 COORS BLVD SW
ALBUQUERQUE NM 87121

SHARIFI AREF M & HAMAYOON SHARIFI
4400 RIVERHILL DR NW
ALBUQUERQUE NM 87120-5287

SOLIS CHRISTIAN & JEANNETTE
1012 SWALLOW DR SW
ALBUQUERQUE NM 87121-8186

SOLIS CHRISTIAN ARMANDO & JEANETTE
846 LAS GARZAS RD SW
ALBUQUERQUE NM 87105-7599

TAYLOR CHARLES H & AGNES TRUSTEES RVT
1908 LAKEVIEW RD SW
ALBUQUERQUE NM 87105-6102

THEILER JOHN M
1805 LILLIE DR
BOSQUE FARMS NM 87068-9090

TRIOLO RVT & DALY KEVIN ATTN: ALB UNDERGROUND
PO BOX 9825
ALBUQUERQUE NM 87119-9825

U S A DEPT OF ARMY HDQRS 377 CEG/CERR
2050 WYOMING BLVD SE
KIRTLAND AFB NM 87117-5663

UNIVERSITY INDUSTRIAL LLC
399 PERRY ST SUITE 203
CASTLE ROCK CO 80104

US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104

VERIZON WIRELESS (VAW) LLC ATTN: DUFF & PHELPS LLC
PO BOX 2549
ADDISON TX 75001-2549

WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

WESTERN AGRICULTURE PRODUCTS
PO BOX 25406
TEMPE AZ 85285-5406

WOODLAND VENTURES LLC
1734 E BOSTON ST SUITE 103
GILBERT AZ 85295-6234

WRIGHT DARLA DEE TRUSTEE WRIGHT FMT ETAL
PO BOX 504
SANTA ROSA NM 88435-0504

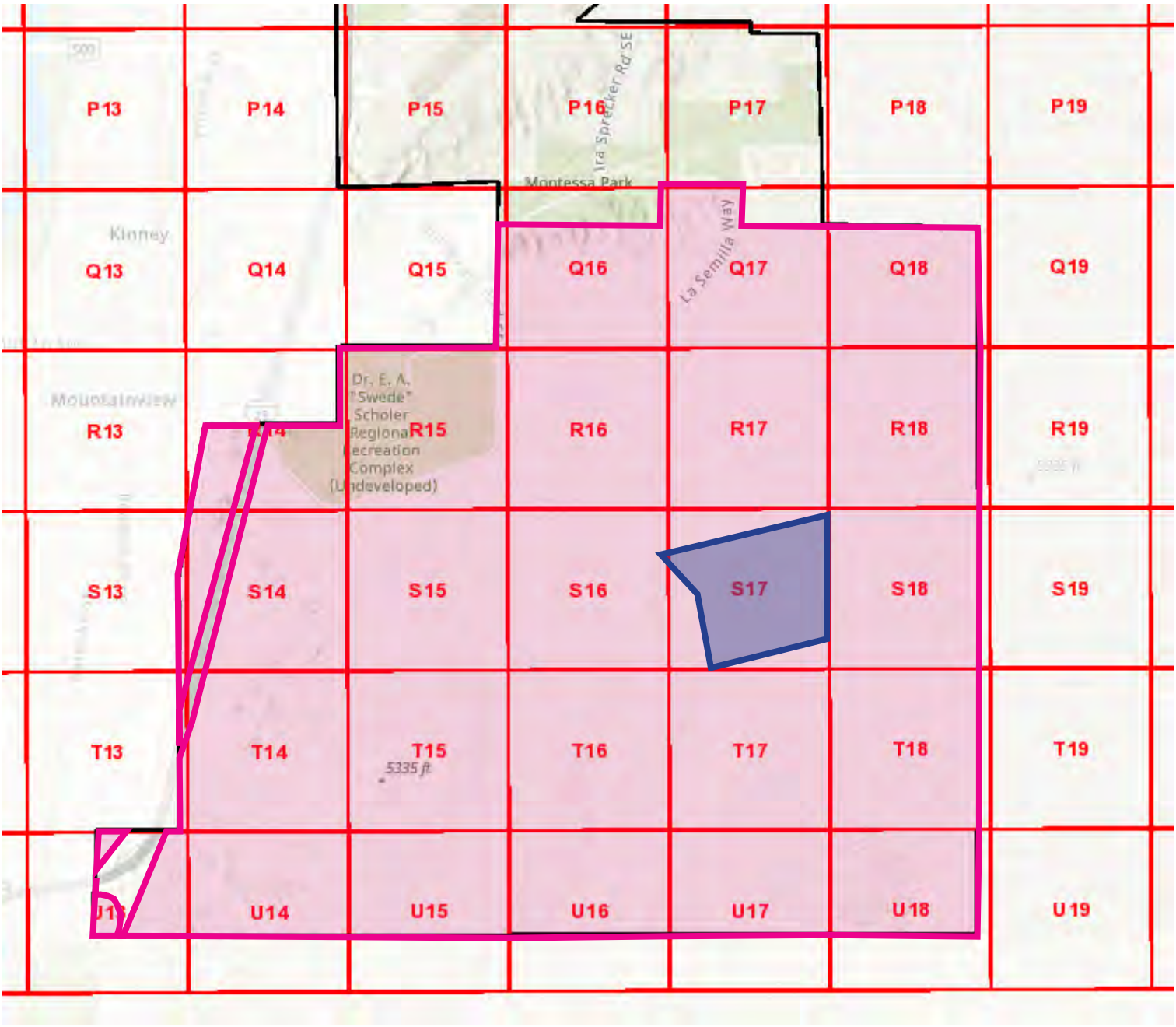
Z PROPERTIES INC
4600 LINCOLN RD NE SUITE 6
ALBUQUERQUE NM 87109-2329





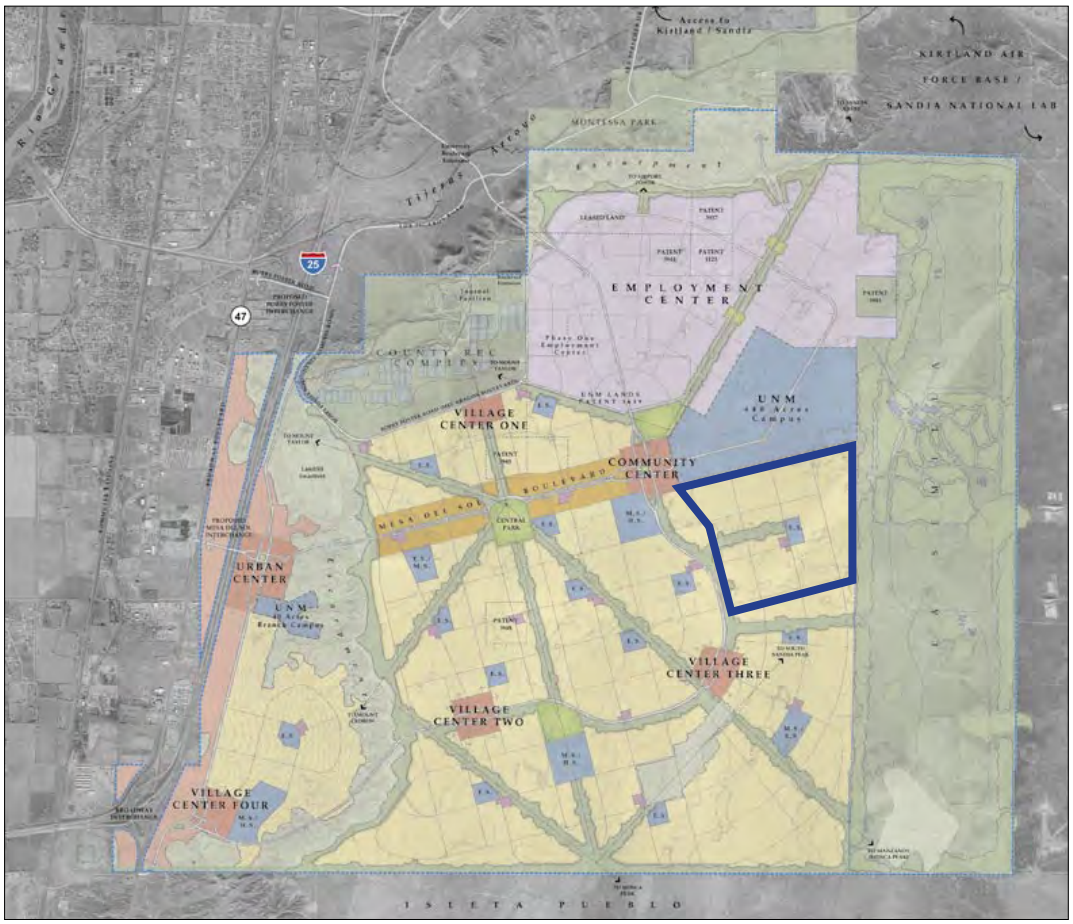


ZONE ATLAS - KEY MAP



LEGEND

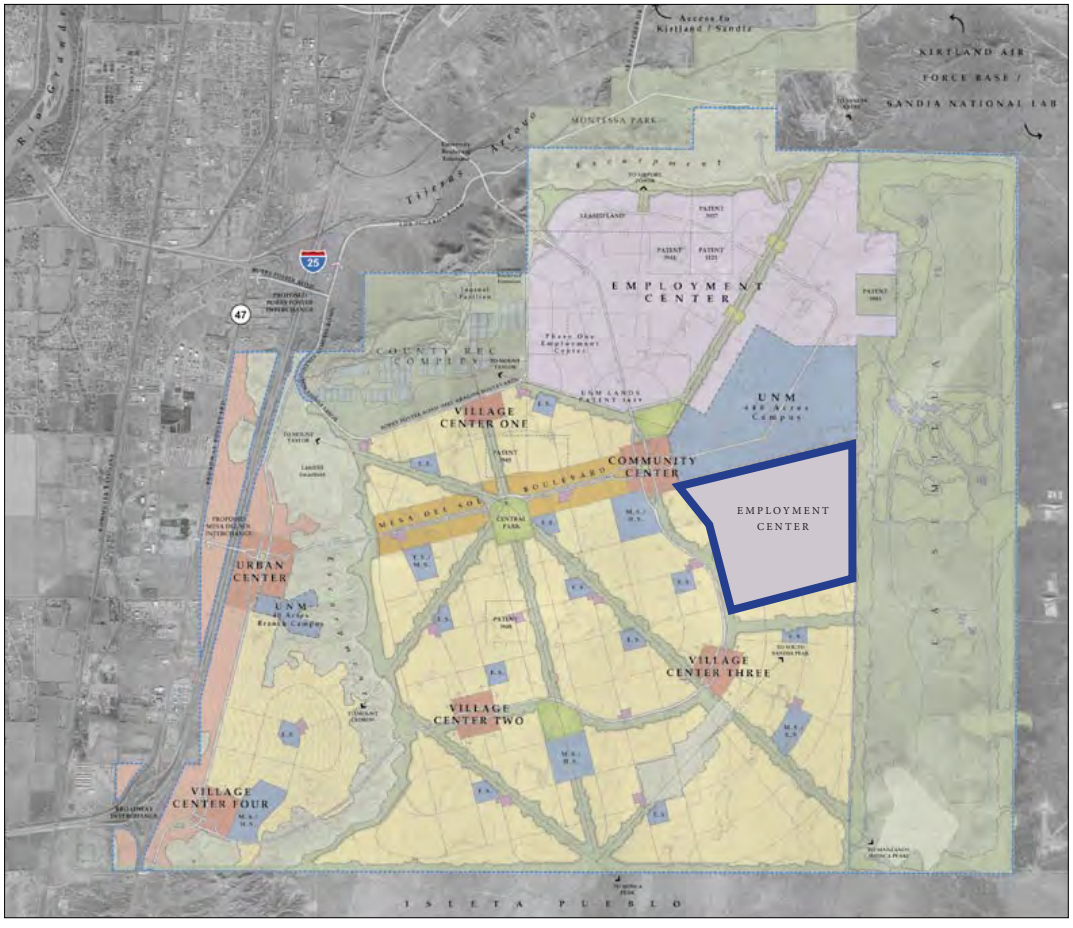
- Mesa del Sol Level A Master Plan Boundary
- Mesa del Sol Level A Master Plan Area
- Subject Site for Conversion to Employment Center



ORIGINAL:
MASTER PLAN

Legend

- Mixed Use Centers
- Neighborhood Centers
- Commercial
- Schools & UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes & Playas
- Subject Site for Conversion to Employment Center



AMENDED:
MASTER PLAN

Legend

- Mixed Use Centers
- Neighborhood Centers
- Commercial
- Schools & UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes & Playas
- Subject Site for Conversion to Employment Center

October 12, 2022

DEKKER
PERICH
SABATINI

A&M TOWING LLC
7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear A&M TOWING LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: A&M TOWING LLC

Mailing Address*: 7816 SEVEN SPRINGS RD NW
ALBUQUERQUE NM 87114-4488

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

ACME AUCTION LLC
8705 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7438

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ACME AUCTION LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ACME AUCTION LLC

Mailing Address*: 8705 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7438

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

AJJ NEW MEXICO LLC
916 SILVER SPUR RD SUITE 100
ROLLING HILLS ESTATES CA 90274-3826

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear AJJ NEW MEXICO LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: AJJ NEW MEXICO LLC

Mailing Address*: 916 SILVER SPUR RD SUITE 100
ROLLING HILLS ESTATES CA 90274-3826

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

ALBUQUERQUE TRAP CLUB
PO BOX 3746
ALBUQUERQUE NM 87110

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ALBUQUERQUE TRAP CLUB,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

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Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ALBUQUERQUE TRAP CLUB

Mailing Address*: PO BOX 3746
ALBUQUERQUE NM 87110

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
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   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
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[1] Attach additional information, as needed to explain the project/request.

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Date/Time*: November 17th at 8:30am

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

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1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☒ Yes ☐ No

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

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   ☐ c. Maximum height of any proposed structures, with building elevations.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
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[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map
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[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear AMAFCA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: AMAFCA

Mailing Address*: 2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

ANDERSON-DAVIS ENTERPRISES LLC
2121 W CRIMSON TER
PHOENIX AZ 85085-5089

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ANDERSON-DAVIS ENTERPRISES LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ANDERSON-DAVIS ENTERPRISES LLC

Mailing Address*: 2121 W CRIMSON TER
PHOENIX AZ 85085-5089

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

ANDRADE MANUELA & RAMIREZ JOSE JESUS GARCIA
615 COSO AVE SE
ALBUQUERQUE NM 87105-7621

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ANDRADE MANUELA & RAMIREZ JOSE JESUS GARCIA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ANDRADE MANUELA & RAMIREZ JOSE JESUS GARCIA

Mailing Address*: 615 COSO AVE SE
ALBUQUERQUE NM 87105-7621

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

BANK OF THE SOUTHWEST
6580 E MAIN ST
FARMINGTON NM 87402-5122

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BANK OF THE SOUTHWEST,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BANK OF THE SOUTHWEST

Mailing Address*: 6580 E MAIN ST
FARMINGTON NM 87402-5122

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

BELL PEPPER LLC
5240 PASEO DEL CAMPO
TUCSON AZ 85716

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BELL PEPPER LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BELL PEPPER LLC

Mailing Address*: 5240 PASEO DEL CAMPO
TUCSON AZ 85716

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

BLEA JAMES N & LYNNA T
125 BOSQUE FARMS BLVD
BOSQUE FARMS NM 87068

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BLEA JAMES N & LYNNA T,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BLEA JAMES N & LYNNA T

Mailing Address*: 125 BOSQUE FARMS BLVD
BOSQUE FARMS NM 87068

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER PERICH SABATINI

BOYD ALBUQUERQUE GSA II LLC ATTN: COLLIERS INTERNATIONAL
PO BOX 13470
RICHMOND VA 23225-3470

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BOYD ALBUQUERQUE GSA II LLC ATTN: COLLIERS INTERNATIONAL,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BOYD ALBUQUERQUE GSA II LLC ATTN: COLLIERS INTERNATIONAL

Mailing Address*: PO BOX 13470
RICHMOND VA 23225-3470

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

BRAN MANUEL JR & BRAN MARIO R
5811 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-7429

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BRAN MANUEL JR & BRAN MARIO R,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BRAN MANUEL JR & BRAN MARIO R

Mailing Address*: 5811 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-7429

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

BROADWAY PARTNERS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BROADWAY PARTNERS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BROADWAY PARTNERS LLC

Mailing Address*: 4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

BROADWAY PARTNERS LLC
7713 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7455

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BROADWAY PARTNERS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BROADWAY PARTNERS LLC

Mailing Address*: 7713 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7455

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER PERICH SABATINI

BURMEISTER JERRY L TRUSTEE BURMEISTER FAMILY TRUST
5510 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear BURMEISTER JERRY L TRUSTEE BURMEISTER FAMILY TRUST,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: BURMEISTER JERRY L TRUSTEE BURMEISTER FAMILY TRUST

Mailing Address*: 5510 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

C C & C PARTNERSHIP
3125 EAMES RD SW
ALBUQUERQUE NM 87105-5506

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear C C & C PARTNERSHIP,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: C C & C PARTNERSHIP

Mailing Address*: 3125 EAMES RD SW
ALBUQUERQUE NM 87105-5506

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

CANELAS CREEK LAND LLC
46 BOULWARE RD
ROY NM 87743-8517

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CANELAS CREEK LAND LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CANELAS CREEK LAND LLC

Mailing Address*: 46 BOULWARE RD
ROY NM 87743-8517

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CANO-ROJO TRUCKING SERVICE LLC
1129 ABEYTA RD SW
ALBUQUERQUE NM 87121-0000

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CANO-ROJO TRUCKING SERVICE LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CANO-ROJO TRUCKING SERVICE LLC

Mailing Address*: 1129 ABEYTA RD SW
ALBUQUERQUE NM 87121-0000

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CAPO ROBERT G
11 EASTWIND LN
EDGEWOOD NM 87015-7917

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CAPO ROBERT G,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CAPO ROBERT G

Mailing Address*: 11 EASTWIND LN
EDGEWOOD NM 87015-7917

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CAPO ROBERT G
5701 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CAPO ROBERT G,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CAPO ROBERT G

Mailing Address*: 5701 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CARROLL JOHN M & LOVETA R
PO BOX 7624
ALBUQUERQUE NM 87194

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CARROLL JOHN M & LOVETA R,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CARROLL JOHN M & LOVETA R

Mailing Address*: PO BOX 7624
ALBUQUERQUE NM 87194

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
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   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

CEDARS LLC
PO BOX 12877
ALBUQUERQUE NM 87195

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CEDARS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CEDARS LLC

Mailing Address*: PO BOX 12877
ALBUQUERQUE NM 87195

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

CHIRISA MDS LLC
92-93 ST STEPHENS GREEN
DUBLIN 2 IRELAND

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CHIRISA MDS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CHIRISA MDS LLC

Mailing Address*: 92-93 ST STEPHENS GREEN
DUBLIN 2 IRELAND

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

CHIRISA MDS OZ II LLC
501 E LAS OLAS BLVD
FORT LAUDERDALE FL 33301-2881

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CHIRISA MDS OZ II LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CHIRISA MDS OZ II LLC

Mailing Address*: 501 E LAS OLAS BLVD
FORT LAUDERDALE FL 33301-2881

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CHUNG HUE V & NGUYEN LILY
621 COSO AVE SE
ALBUQUERQUE NM 87105-7621

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CHUNG HUE V & NGUYEN LILY,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CHUNG HUE V & NGUYEN LILY

Mailing Address*: 621 COSO AVE SE
ALBUQUERQUE NM 87105-7621

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-2248

DEKKER
PERICH
SABATINI

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CITY OF ALBUQUERQUE,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CITY OF ALBUQUERQUE

Mailing Address*: PO BOX 1293
ALBUQUERQUE NM 87103-2248

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER PERICH SABATINI

COMMISSIONER OF PUBLIC LANDS FOR THE STATE OF NM TRUSTEE FOR THE STATE OF NM
310 OLD SANTA FE TRL
SANTA FE NM 87501

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear COMMISSIONER OF PUBLIC LANDS FOR THE STATE OF NM TRUSTEE FOR THE STATE OF NM,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: COMMISSIONER OF PUBLIC LANDS FOR THE STATE OF NM TRUSTEE FOR THE STATE OF NM

Mailing Address*: 310 OLD SANTA FE TRL
SANTA FE NM 87501

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CONTRERAS JUAN M & SOCORRO G CO-TRUSTEES CONTRERAS RVT
PO BOX 50669
ALBUQUERQUE NM 87181-0669

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CONTRERAS JUAN M & SOCORRO G CO-TRUSTEES CONTRERAS RVT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CONTRERAS JUAN M & SOCORRO G CO-TRUSTEES CONTRERAS RVT

Mailing Address*: PO BOX 50669 ALBUQUERQUE NM 87181-0669

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

COPART OF ARIZONA INC
14185 DALLAS PKWY SUITE 300
DALLAS TX 75254

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear COPART OF ARIZONA INC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: COPART OF ARIZONA INC

Mailing Address*: 14185 DALLAS PKWY SUITE 300
DALLAS TX 75254

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CORAZON DEL MESA 3B LLC
9600 TENNYSON ST NE
ALBUQUERQUE NM 87122-2282

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CORAZON DEL MESA 3B LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CORAZON DEL MESA 3B LLC

Mailing Address*: 9600 TENNYSON ST NE
ALBUQUERQUE NM 87122-2282

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CORP OF ENGINEERS
333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-3498

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CORP OF ENGINEERS,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CORP OF ENGINEERS

Mailing Address*: 333 BROADWAY BLVD SE
ALBUQUERQUE NM 87102-3498

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

CTO18 ALBUQUERQUE NM LLC
1140 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-2431

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear CTO18 ALBUQUERQUE NM LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: CTO18 ALBUQUERQUE NM LLC

Mailing Address*: 1140 N WILLIAMSON BLVD SUITE 140
DAYTONA BEACH FL 32114-2431

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DANCER DEL SOL LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DANCER DEL SOL LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DANCER DEL SOL LLC

Mailing Address*: 4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2058

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DHU LLC
PO BOX 91958
ALBUQUERQUE NM 87199

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DHU LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DHU LLC

Mailing Address*: PO BOX 91958
ALBUQUERQUE NM 87199

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DOS AMIGOS PARTNERS LLC & WILLIAM BOWEN
7900 PENNSYLVANIA CIR NE
ALBUQUERQUE NM 87110-7827

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DOS AMIGOS PARTNERS LLC & WILLIAM BOWEN,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DOS AMIGOS PARTNERS LLC & WILLIAM BOWEN

Mailing Address*: 7900 PENNSYLVANIA CIR NE
ALBUQUERQUE NM 87110-7827

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DUGGER VANCE BOX 212
9227 E LINCOLN AVE SUITE 200
LONE TREE CO 80124-5504

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DUGGER VANCE BOX 212,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DUGGER VANCE BOX 212

Mailing Address*: 9227 E LINCOLN AVE SUITE 200
LONE TREE CO 80124-5504

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DUKE CITY HTG & CLG LLC
8300 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7452

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DUKE CITY HTG & CLG LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DUKE CITY HTG & CLG LLC

Mailing Address*: 8300 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7452

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DUKE CITY REDI-MIX LLC
PO BOX 250
MORIARTY NM 87035

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DUKE CITY REDI-MIX LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DUKE CITY REDI-MIX LLC

Mailing Address*: PO BOX 250
MORIARTY NM 87035

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DUSICH BERNARD M TRUSTEE DUSICH RVLFT & BANK OF THE SOUTHWEST
6580 E MAIN ST
FARMINGTON NM 87402-5122

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DUSICH BERNARD M TRUSTEE DUSICH RVLFT & BANK OF THE SOUTHWEST,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DUSICH BERNARD M TRUSTEE DUSICH RVLFT & BANK OF THE SOUTHWEST

Mailing Address*: 6580 E MAIN ST
FARMINGTON NM 87402-5122

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DWYER DON
PO BOX 30793
ALBUQUERQUE NM 87190-0793

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear DWYER DON,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: DWYER DON

Mailing Address*: PO BOX 30793
ALBUQUERQUE NM 87190-0793

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT PROPERTIES INC
2001 K ST NW SUITE 775
WASHINGTON DC 20006-1074

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT PROPERTIES INC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: EGP 5441 ALBUQUERQUE LLC ATTN: EASTERLY GOVT PROPERTIES INC

Mailing Address*: 2001 K ST NW SUITE 775
WASHINGTON DC 20006-1074

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

F & S SICHLER ENTERPRISES LLC
519 SICHLER RD SW
LOS LUNAS NM 87031-7337

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear F & S SICHLER ENTERPRISES LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: F & S SICHLER ENTERPRISES LLC

Mailing Address*: 519 SICHLER RD SW
LOS LUNAS NM 87031-7337

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

GANDYLAND LLC C/O SINGER ROBERT N & KELEHER & MCLEOD
PO BOX AA
ALBUQUERQUE NM 87103-1626

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear GANDYLAND LLC C/O SINGER ROBERT N & KELEHER & MCLEOD,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: GANDYLAND LLC C/O SINGER ROBERT N & KELEHER & MCLEOD

Mailing Address*: PO BOX AA
ALBUQUERQUE NM 87103-1626

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

GONZALES GERALD J
5815 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7429

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear GONZALES GERALD J,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: GONZALES GERALD J

Mailing Address*: 5815 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7429

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

GONZALEZ-RAMOS DELVIS & VELETA LAURA
6423 ANAHEIM AVE NE
ALBUQUERQUE NM 87113-1805

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear GONZALEZ-RAMOS DELVIS & VELETA LAURA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: GONZALEZ-RAMOS DELVIS & VELETA LAURA

Mailing Address*: 6423 ANAHEIM AVE NE
ALBUQUERQUE NM 87113-1805

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

GOOSE LLC
3410 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2602

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear GOOSE LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: GOOSE LLC

Mailing Address*: 3410 AVENIDA CHARADA NW
ALBUQUERQUE NM 87107-2602

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

GUSTIN H WAYNE & N ANN
290 MITCHELL DR
BOSQUE FARMS NM 87068

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear GUSTIN H WAYNE & N ANN,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: GUSTIN H WAYNE & N ANN

Mailing Address*: 290 MITCHELL DR
BOSQUE FARMS NM 87068

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

HIGH CINCO LLC
5501 EAGLE ROCK AVE NE SUITE A3
ALBUQUERQUE NM 87113-2543

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear HIGH CINCO LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: HIGH CINCO LLC

Mailing Address*: 5501 EAGLE ROCK AVE NE SUITE A3
ALBUQUERQUE NM 87113-2543

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

HORNE-STEWART LLC
2863 N NORWALK SUITE #103
MESA AZ 85215-1133

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear HORNE-STEWART LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: HORNE-STEWART LLC

Mailing Address*: 2863 N NORWALK SUITE #103
MESA AZ 85215-1133

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

HOUGH ROBERT S & ISELA SOSA
808 CAMINO DE PAZ
EL PASO TX 79922

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear HOUGH ROBERT S & ISELA SOSA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: HOUGH ROBERT S & ISELA SOSA

Mailing Address*: 808 CAMINO DE PAZ
EL PASO TX 79922

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
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   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
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Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

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6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

HRC INVESTMENTS LLC
5702 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-6741

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear HRC INVESTMENTS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: HRC INVESTMENTS LLC

Mailing Address*: 5702 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-6741

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

ISLETA PUEBLO
PO BOX 26567
ALBUQUERQUE NM 87125-6567

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ISLETA PUEBLO,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ISLETA PUEBLO

Mailing Address*: PO BOX 26567
ALBUQUERQUE NM 87125-6567

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

ISLETA PUEBLO
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104-2303

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ISLETA PUEBLO,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ISLETA PUEBLO

Mailing Address*: 1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104-2303

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

JAQUEZ ABRAHAM & LETICIA
7605 MORROW AVE NE
ALBUQUERQUE NM 87110

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear JAQUEZ ABRAHAM & LETICIA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: JAQUEZ ABRAHAM & LETICIA

Mailing Address*: 7605 MORROW AVE NE
ALBUQUERQUE NM 87110

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

K L HOUSE CONSTRUCTION CO INC
6409 ACOMA RD SE
ALBUQUERQUE NM 87108

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear K L HOUSE CONSTRUCTION CO INC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: K L HOUSE CONSTRUCTION CO INC

Mailing Address*: 6409 ACOMA RD SE
ALBUQUERQUE NM 87108

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

LIGHTING BAR A PROPERTIES LLC
PO BOX 303
BELEN NM 87002

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear LIGHTING BAR A PROPERTIES LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: LIGHTING BAR A PROPERTIES LLC

Mailing Address*: PO BOX 303
BELEN NM 87002

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER PERICH SABATINI

LUGONES JOAQUIN A & ULIBARRI BONITA C/O PEREZ ADRIANA MUNOZ & ETAL
508 MARTHA ST NE
ALBUQUERQUE NM 87123-2925

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear LUGONES JOAQUIN A & ULIBARRI BONITA C/O PEREZ ADRIANA MUNOZ & ETAL,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: LUGONES JOAQUIN A & ULIBARRI BONITA C/O PEREZ ADRIANA MUNOZ & ETAL

Mailing Address*: 508 MARTHA ST NE
ALBUQUERQUE NM 87123-2925

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MAESTAS RON & LUCERO-MAESTAS PATSY
381 SHIRK LN SW
ALBUQUERQUE NM 87105-7541

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MAESTAS RON & LUCERO-MAESTAS PATSY,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MAESTAS RON & LUCERO-MAESTAS PATSY

Mailing Address*: 381 SHIRK LN SW
ALBUQUERQUE NM 87105-7541

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MAR-KHOR INVESTMENTS LLC
3720 COMMERCIAL ST NE
ALBUQUERQUE NM 87107-2278

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MAR-KHOR INVESTMENTS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MAR-KHOR INVESTMENTS LLC

Mailing Address*: 3720 COMMERCIAL ST NE
ALBUQUERQUE NM 87107-2278

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER PERICH SABATINI

MARQUEZ BERNABE & MARQUEZ BRANDIZE & MARQUEZ GREGORIO HIGGINS RACHEL PR ETAL
1909 CARLISLE BLVD NE
ALBUQUERQUE NM 87110-4907

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MARQUEZ BERNABE & MARQUEZ BRANDIZE & MARQUEZ GREGORIO HIGGINS RACHEL PR ETAL,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MARQUEZ BERNABE & MARQUEZ BRANDIZE & MARQUEZ GREGORIO HIGGINS RACHEL PR ETAL

Mailing Address*: 1909 CARLISLE BLVD NE
ALBUQUERQUE NM 87110-4907

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MCCATHARN JOHN S TR MCCATHARN RVT
PO BOX 19306
ALBUQUERQUE NM 87119-9306

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MCCATHARN JOHN S TR MCCATHARN RVT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MCCATHARN JOHN S TR MCCATHARN RVT

Mailing Address*: PO BOX 19306
ALBUQUERQUE NM 87119-9306

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MCCREADY JOHN T & CORINA S TRUSTEES MCCREADY RVT
10016 ACADEMY HILLS DR NE
ALBUQUERQUE NM 87111-1314

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MCCREADY JOHN T & CORINA S TRUSTEES MCCREADY RVT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

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Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MCCREADY JOHN T & CORINA S TRUSTEES MCCREADY RVT

Mailing Address*: 10016 ACADEMY HILLS DR NE ALBUQUERQUE NM 87111-1314

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
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   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
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[1] Attach additional information, as needed to explain the project/request.

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Date/Time*: November 17th at 8:30am

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6. Where more information about the project can be found*[3]:
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Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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

   ☐ a. Location of proposed buildings and landscape areas.*
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   ☐ c. Maximum height of any proposed structures, with building elevations.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
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  - ☐ Total gross floor area of proposed project.
  - ☐ Gross floor area for each proposed use.

Additional Information:

From the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

MDS INVESTMENTS LLC
4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MDS INVESTMENTS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

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As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MDS INVESTMENTS LLC

Mailing Address*: 4020 VASSAR DR NE SUITE H
ALBUQUERQUE NM 87107-2057

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MESA DEL SOL LLC
5700 W UNIVERSITY BLVD SE SUITE 310
ALBUQUERQUE NM 87106

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MESA DEL SOL LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MESA DEL SOL LLC

Mailing Address*: 5700 W UNIVERSITY BLVD SE SUITE 310
ALBUQUERQUE NM 87106

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

METAL BUILDING COMPONENTS LP
10943 SAM HOUSTON PARKWAY W.
HOUSTON TX 77064

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear METAL BUILDING COMPONENTS LP,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: METAL BUILDING COMPONENTS LP

Mailing Address*: 10943 SAM HOUSTON PARKWAY W.
HOUSTON TX 77064

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MONTENEGRO SALVADOR & PATRICIA
3018 ALISO DR NE
ALBUQUERQUE NM 87110

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MONTENEGRO SALVADOR & PATRICIA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MONTENEGRO SALVADOR & PATRICIA

Mailing Address*: 3018 ALISO DR NE
ALBUQUERQUE NM 87110

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

MONTES ERNESTO
616 COSO AVE SE
ALBUQUERQUE NM 87105-1507

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MONTES ERNESTO,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MONTES ERNESTO

Mailing Address*: 616 COSO AVE SE
ALBUQUERQUE NM 87105-1507

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

MONTESSA LLC
726 PUEBLO SOLANO RD NW
VILLAGE OF LOS RANCHOS NM 87107

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MONTESSA LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MONTESSA LLC

Mailing Address*: 726 PUEBLO SOLANO RD NW
VILLAGE OF LOS RANCHOS NM 87107

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

MUMMA MERRILL A & SANDRA D
PO BOX 117
WILLIAMS AZ 86046-0117

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear MUMMA MERRILL A & SANDRA D,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: MUMMA MERRILL A & SANDRA D

Mailing Address*: PO BOX 117
WILLIAMS AZ 86046-0117

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1641
SANTA FE NM 87504-1641

DEKKER
PERICH
SABATINI

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear NEW MEXICO STATE HIGHWAY DEPT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: NEW MEXICO STATE HIGHWAY DEPT

Mailing Address*: PO BOX 1641
SANTA FE NM 87504-1641

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

NEW MEXICO STATE HWY DEPT
PO BOX 1149
SANTA FE NM 87501

DEKKER
PERICH
SABATINI

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear NEW MEXICO STATE HWY DEPT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: NEW MEXICO STATE HWY DEPT

Mailing Address*: PO BOX 1149
SANTA FE NM 87501

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
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   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

NEW MEXICO TERMINAL SERVICES
9615 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7601

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear NEW MEXICO TERMINAL SERVICES,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: NEW MEXICO TERMINAL SERVICES

Mailing Address*: 9615 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7601

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

NOVA CORPORATION
70 W KING ST
CHAMBERSBURG PA 17201-1540

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear NOVA CORPORATION,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: NOVA CORPORATION

Mailing Address*: 70 W KING ST
CHAMBERSBURG PA 17201-1540

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

NUSTAR LOGISTICS LP
PO BOX 780339
SAN ANTONIO TX 78278-0339

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear NUSTAR LOGISTICS LP,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: NUSTAR LOGISTICS LP

Mailing Address*: PO BOX 780339
SAN ANTONIO TX 78278-0339

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

OBEJI RAZEK F & LISA D
192 GREENOCK DR
RIO RANCHO NM 87124

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear OBEJI RAZEK F & LISA D,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: OBEJI RAZEK F & LISA D

Mailing Address*: 192 GREENOCK DR
RIO RANCHO NM 87124

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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IDO Interactive Map
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[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

OVERLAND PETROLEUM LLC
321 N OLD HIGHWAY 91
HURRICANE UT 84737-3194

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear OVERLAND PETROLEUM LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: OVERLAND PETROLEUM LLC

Mailing Address*: 321 N OLD HIGHWAY 91
HURRICANE UT 84737-3194

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

OZHAN KAMIL & CAROL L
5 TIARA LN
BELEN NM 87002

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear OZHAN KAMIL & CAROL L,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: OZHAN KAMIL & CAROL L

Mailing Address*: 5 TIARA LN
BELEN NM 87002

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

P & J LAND LLC
700 INDUSTRIAL AVE NE
ALBUQUERQUE NM 87107-2277

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear P & J LAND LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: P & J LAND LLC

Mailing Address*: 700 INDUSTRIAL AVE NE
ALBUQUERQUE NM 87107-2277

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

PAYNE JAMES W
820 SALIDA SANDIA SW
ALBUQUERQUE NM 87105-7607

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PAYNE JAMES W,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PAYNE JAMES W

Mailing Address*: 820 SALIDA SANDIA SW
ALBUQUERQUE NM 87105-7607

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PEROVICH EQUIPMENT LLC
PO BOX 348
EL PRADO NM 87529

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PEROVICH EQUIPMENT LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PEROVICH EQUIPMENT LLC

Mailing Address*: PO BOX 348
EL PRADO NM 87529

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PLUEMER HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PLUEMER HERBERT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PLUEMER HERBERT

Mailing Address*: 490 SAND SAGE RD
LOS LUNAS NM 87031-4890

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PRISMA NEW MEXICO LLC
355 ALHAMBRA CIR SUITE 1000
CORAL GABLES FL 33134-5006

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PRISMA NEW MEXICO LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PRISMA NEW MEXICO LLC

Mailing Address*: 355 ALHAMBRA CIR SUITE 1000
CORAL GABLES FL 33134-5006

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PUBLIC SERVICE COMPANY
414 SILVER AVE SW
ALBUQUERQUE NM 87102-3226

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PUBLIC SERVICE COMPANY,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PUBLIC SERVICE COMPANY

Mailing Address*: 414 SILVER AVE SW
ALBUQUERQUE NM 87102-3226

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PUBLIC SERVICE COMPANY OF NEW MEXICO
CORPORATE HEADQUARTERS MS 1025
ALBUQUERQUE NM 87158

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PUBLIC SERVICE COMPANY OF NEW MEXICO,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PUBLIC SERVICE COMPANY OF NEW MEXICO

Mailing Address*: CORPORATE HEADQUARTERS MS 1025
ALBUQUERQUE NM 87158

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PUEBLO OF ISLETA
PO BOX 1290
ISLETA NM 87022-1290

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PUEBLO OF ISLETA,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PUEBLO OF ISLETA

Mailing Address*: PO BOX 1290
ISLETA NM 87022-1290

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

PUEBLO OF ISLETA ATTN: GOVERNOR
PO BOX 1270
ISLETA NM 87022

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear PUEBLO OF ISLETA ATTN: GOVERNOR,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: PUEBLO OF ISLETA ATTN: GOVERNOR

Mailing Address*: PO BOX 1270
ISLETA NM 87022

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

QUIKRETE COMPANIES INC
5 CONCOURSE PKWY SUITE 1900
ATLANTA GA 30328-6111

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear QUIKRETE COMPANIES INC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: QUIKRETE COMPANIES INC

Mailing Address*: 5 CONCOURSE PKWY SUITE 1900
ATLANTA GA 30328-6111

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

RICHARDSON THOMAS J & GORETTI
7418 RIVERTON NW
ALBUQUERQUE NM 87120

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RICHARDSON THOMAS J & GORETTI,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RICHARDSON THOMAS J & GORETTI

Mailing Address*: 7418 RIVERTON NW
ALBUQUERQUE NM 87120

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

RIO BRAVO PROPERTIES LLC
PO BOX 2800-325
CAREFREE AZ 85377-0000

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RIO BRAVO PROPERTIES LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RIO BRAVO PROPERTIES LLC

Mailing Address*: PO BOX 2800-325
CAREFREE AZ 85377-0000

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

RODGERS EDWARD S ETUX ETAL
2615 ISLETA BLVD SW
ALBUQUERQUE NM 87105

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RODGERS EDWARD S ETUX ETAL,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RODGERS EDWARD S ETUX ETAL

Mailing Address*: 2615 ISLETA BLVD SW
ALBUQUERQUE NM 87105

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

RODGERS JAMES S TRUSTEE RODGERS BYPASS TRUST UTD
1700 QUIET LN SW
ALBUQUERQUE NM 87105-3617

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RODGERS JAMES S TRUSTEE RODGERS BYPASS TRUST UTD,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RODGERS JAMES S TRUSTEE RODGERS BYPASS TRUST UTD

Mailing Address*: 1700 QUIET LN SW
ALBUQUERQUE NM 87105-3617

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

RODRIGUEZ CARLOS R
240 HALE CIR SW
ALBUQUERQUE NM 87105-0302

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RODRIGUEZ CARLOS R,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RODRIGUEZ CARLOS R

Mailing Address*: 240 HALE CIR SW
ALBUQUERQUE NM 87105-0302

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

RODRIGUEZ FRANCES & PLUEMBER HERBERT
490 SAND SAGE RD
LOS LUNAS NM 87031-4890

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RODRIGUEZ FRANCES & PLUEMBER HERBERT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RODRIGUEZ FRANCES & PLUEMBER HERBERT

Mailing Address*: 490 SAND SAGE RD
LOS LUNAS NM 87031-4890

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

RODRIGUEZ ROBERT
5704 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear RODRIGUEZ ROBERT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: RODRIGUEZ ROBERT

Mailing Address*: 5704 BROADWAY BLVD SE
ALBUQUERQUE NM 87105

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

ROMERO HORACIO C & KATHRYN C
PO BOX 463
TOME NM 87060

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ROMERO HORACIO C & KATHRYN C,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ROMERO HORACIO C & KATHRYN C

Mailing Address*: PO BOX 463
TOME NM 87060

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

ROMERO LORENZO P & DOROTHY J
6346 ISLETA BLVD SW A
ALBUQUERQUE NM 87105-6870

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear ROMERO LORENZO P & DOROTHY J,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: ROMERO LORENZO P & DOROTHY J

Mailing Address*: 6346 ISLETA BLVD SW A
ALBUQUERQUE NM 87105-6870

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

SAN BAR INVESTMENTS LLC
9101 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7485

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SAN BAR INVESTMENTS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SAN BAR INVESTMENTS LLC

Mailing Address*: 9101 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7485

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

SCF RC FUNDING IV LLC
902 CARNEGIE CENTER BLVD SUITE 520
PRINCETON NJ 08540-6531

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SCF RC FUNDING IV LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SCF RC FUNDING IV LLC

Mailing Address*: 902 CARNEGIE CENTER BLVD SUITE 520
PRINCETON NJ 08540-6531

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

SENA RANDY J & SENA DESIREE DENEE TRUSTEES SENA TRUST
2309 LUCHETTI RD SW
ALBUQUERQUE NM 87105-7015

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SENA RANDY J & SENA DESIREE DENEE TRUSTEES SENA TRUST,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SENA RANDY J & SENA DESIREE DENEE TRUSTEES SENA TRUST

Mailing Address*: 2309 LUCHETTI RD SW
ALBUQUERQUE NM 87105-7015

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

SENA TONY A & RUBY P
6410 COORS BLVD SW
ALBUQUERQUE NM 87121

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SENA TONY A & RUBY P,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SENA TONY A & RUBY P

Mailing Address*: 6410 COORS BLVD SW
ALBUQUERQUE NM 87121

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
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Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

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https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

SHARIFI AREF M & HAMAYOON SHARIFI
4400 RIVERHILL DR NW
ALBUQUERQUE NM 87120-5287

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SHARIFI AREF M & HAMAYOON SHARIFI,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SHARIFI AREF M & HAMAYOON SHARIFI

Mailing Address*: 4400 RIVERHILL DR NW
ALBUQUERQUE NM 87120-5287

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

SOLIS CHRISTIAN & JEANNETTE
1012 SWALLOW DR SW
ALBUQUERQUE NM 87121-8186

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SOLIS CHRISTIAN & JEANNETTE,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

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

Property Owner within 100 feet*: SOLIS CHRISTIAN & JEANNETTE

Mailing Address*: 1012 SWALLOW DR SW
ALBUQUERQUE NM 87121-8186

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

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

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

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

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

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

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

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

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

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

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

SOLIS CHRISTIAN ARMANDO & JEANETTE
846 LAS GARZAS RD SW
ALBUQUERQUE NM 87105-7599

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear SOLIS CHRISTIAN ARMANDO & JEANETTE,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: SOLIS CHRISTIAN ARMANDO & JEANETTE

Mailing Address*: 846 LAS GARZAS RD SW
ALBUQUERQUE NM 87105-7599

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

TAYLOR CHARLES H & AGNES TRUSTEES RVT
1908 LAKEVIEW RD SW
ALBUQUERQUE NM 87105-6102

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear TAYLOR CHARLES H & AGNES TRUSTEES RVT,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: TAYLOR CHARLES H & AGNES TRUSTEES RVT

Mailing Address*: 1908 LAKEVIEW RD SW
ALBUQUERQUE NM 87105-6102

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

THEILER JOHN M
1805 LILLIE DR
BOSQUE FARMS NM 87068-9090

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear THEILER JOHN M,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: THEILER JOHN M

Mailing Address*: 1805 LILLIE DR
BOSQUE FARMS NM 87068-9090

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

TRIOLO RVT & DALY KEVIN ATTN: ALB UNDERGROUND
PO BOX 9825
ALBUQUERQUE NM 87119-9825

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear TRIOLO RVT & DALY KEVIN ATTN: ALB UNDERGROUND,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: TRIOLO RVT & DALY KEVIN ATTN: ALB UNDERGROUND

Mailing Address*: PO BOX 9825 ALBUQUERQUE NM 87119-9825

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established

   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*

   ☐ Conditional Use Approval
   ☐ Permit _____ (Carport or Wall/Fence – Major)
   ☐ Site Plan
   ☐ Subdivision _____ (Minor or Major)
   ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   ☐ Variance
   ☐ Waiver
   ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:

   ☐ Zoning Hearing Examiner (ZHE)
   ☐ Development Review Board (DRB)
   ☐ Landmarks Commission (LC)
   ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

U S A DEPT OF ARMY HDQRS 377 CEG/CERR
2050 WYOMING BLVD SE
KIRTLAND AFB NM 87117-5663

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear U S A DEPT OF ARMY HDQRS 377 CEG/CERR,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: U S A DEPT OF ARMY HDQRS 377 CEG/CERR

Mailing Address*: 2050 WYOMING BLVD SE
KIRTLAND AFB NM 87117-5663

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

UNIVERSITY INDUSTRIAL LLC
399 PERRY ST SUITE 203
CASTLE ROCK CO 80104

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear UNIVERSITY INDUSTRIAL LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: UNIVERSITY INDUSTRIAL LLC

Mailing Address*: 399 PERRY ST SUITE 203
CASTLE ROCK CO 80104

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS
1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: US INDIAN SERVICE & BUREAU OF INDIAN AFFAIRS

Mailing Address*: 1001 INDIAN SCHOOL RD NW
ALBUQUERQUE NM 87104

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

VERIZON WIRELESS (VAW) LLC ATTN: DUFF & PHELPS LLC
PO BOX 2549
ADDISON TX 75001-2549

DEKKER
PERICH
SABATINI

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear VERIZON WIRELESS (VAW) LLC ATTN: DUFF & PHELPS LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: VERIZON WIRELESS (VAW) LLC ATTN: DUFF & PHELPS LLC

Mailing Address*: PO BOX 2549
ADDISON TX 75001-2549

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

WEST RONALD G & BILLIE J
8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear WEST RONALD G & BILLIE J,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: WEST RONALD G & BILLIE J

Mailing Address*: 8200 BROADWAY BLVD SE
ALBUQUERQUE NM 87105-7459

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

WESTERN AGRICULTURE PRODUCTS
PO BOX 25406
TEMPE AZ 85285-5406

DEKKER
PERICH
SABATINI

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear WESTERN AGRICULTURE PRODUCTS,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: WESTERN AGRICULTURE PRODUCTS

Mailing Address*: PO BOX 25406
TEMPE AZ 85285-5406

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

WOODLAND VENTURES LLC
1734 E BOSTON ST SUITE 103
GILBERT AZ 85295-6234

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear WOODLAND VENTURES LLC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,

Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: WOODLAND VENTURES LLC

Mailing Address*: 1734 E BOSTON ST SUITE 103
GILBERT AZ 85295-6234

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.
5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

WRIGHT DARLA DEE TRUSTEE WRIGHT FMT ETAL
PO BOX 504
SANTA ROSA NM 88435-0504

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear WRIGHT DARLA DEE TRUSTEE WRIGHT FMT ETAL,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: WRIGHT DARLA DEE TRUSTEE WRIGHT FMT ETAL

Mailing Address*: PO BOX 504
SANTA ROSA NM 88435-0504

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):
https://ido.abc-zone.com/

IDO Interactive Map
https://tinyurl.com/IDOzoningmap

[5] Available here: https://tinurl.com/idozoningmap

October 12, 2022

DEKKER
PERICH
SABATINI

Z PROPERTIES INC
4600 LINCOLN RD NE SUITE 6
ALBUQUERQUE NM 87109-2329

Re: Public Notice for EPC Public Hearing
Framework Plan (Level A) Amendments
Mesa del Sol Employment Center Expansion

Dear Z PROPERTIES INC,

As you have been made aware in our previous notifications, Dekker Perich Sabatini, as the agent for Mesa del Sol, LLC, is requesting an amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

Dekker Perich Sabatini, agent for Mesa del Sol, LLC, is seeking to gain approvals to expand the Mesa del Sol Employment Center to incorporate this area that is currently designated for an active adult community. The approval is needed to accommodate recent demand within the Employment Center and will enable Mesa del Sol to continue to attract jobs that support the overall community. The area in question, approximately 500 acres on the eastern edge of Mesa del Sol, is well-suited for an expansion of the Employment Center in terms of infrastructure, roadways, and minimizing impact to the growing residential neighborhoods to the west.

The proposed expansion of the Employment Center will require Amendments to the Level A and B Mesa del Sol Framework Plan to change the land use designation from "Residential" to "Employment Center" to allow office and research and development uses along with commercial and limited residential uses.

As required by IDO Table 6-1-1, the EPC Public Hearing date will be November 17, 2022, beginning at 8:30 AM via ZOOM at which time the application will be reviewed and decided on by the City of Albuquerque. You can retrieve the appropriate meeting information at the EPC website found at: https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission .

Enclosed you will find the required notice form and the applicable property information. If you have any additional questions or concerns about any of the materials contained therein, please feel free to contact me at (505) 761-9700 or by email at WillG@dpsdesign.org.

Sincerely,



Will Gleason, AICP, LEED AP
Principal, Dekker Perich Sabatini
Agent for Mesa del Sol, LLC

[Note: Items with an asterisk (*) are required.]

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Meeting or Hearing Mailed to a Property Owner

Date of Notice*: October 12th 2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K) Public Notice** to:

Property Owner within 100 feet*: Z PROPERTIES INC

Mailing Address*: 4600 LINCOLN RD NE SUITE 6
ALBUQUERQUE NM 87109-2329

Project Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* Not established
   Location Description 500 acres south of UNM tract
2. Property Owner* MDS INVESTMENTS LLC
3. Agent/Applicant* *[if applicable]* Will Gleason, Dekker Perich Sabatini
4. Application(s) Type* per IDO Table 6-1-1 *[mark all that apply]*
   - ☐ Conditional Use Approval
   - ☐ Permit _____ (Carport or Wall/Fence – Major)
   - ☐ Site Plan
   - ☐ Subdivision _____ (Minor or Major)
   - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
   - ☐ Variance
   - ☐ Waiver
   - ☒ Other: MdS Level A Master Plan Amendment

   Summary of project/request[1]*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

5. This application will be decided at a public meeting or hearing by*:
   - ☐ Zoning Hearing Examiner (ZHE)
   - ☐ Development Review Board (DRB)
   - ☐ Landmarks Commission (LC)
   - ☒ Environmental Planning Commission (EPC)

[1] Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

Date/Time*: November 17th at 8:30am

Location*[2]: Zoom, find information on the website below:
https://www.cabq.gov/planning/boards-commissions/environmental-planning-commission

Agenda/meeting materials: http://www.cabq.gov/planning/boards-commissions

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*[3]:
Contact Will Gleason at willg@dpsdesign.org or (505) 761-9700

Project Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*[4] S-16 / S-17
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

   ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

   Explanation*:

   An amendment to change 500 acres designated as "Residential" to "Employment Center" in the Mesa del Sol Level A Master Plan.

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:

   The applicant held a neighborhood meeting with the Mesa del Sol NA regarding this request in January of this year.

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.*

Not Applicable, this request is for a Master Plan amendment

[2] Physical address or Zoom link
[3] Address (mailing or email), phone number, or website to be provided by the applicant
[4] Available online here: http://data.cabq.gov/business/zoneatlas/

[Note: Items with an asterisk (*) are required.]

- ☐ 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 the IDO Zoning Map[5]:

1. Area of Property *[typically in acres]* 500 acres
2. IDO Zone District PC
3. Overlay Zone(s) *[if applicable]* NA
4. Center or Corridor Area *[if applicable]* NA

Current Land Use(s) *[vacant, if none]* Vacant

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

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IDO Interactive Map
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[5] Available here: https://tinurl.com/idozoningmap

PRE-APPLICATION MEETING REPORT

Conference Report
Coordination Call

DEKKER PERICH SABATINI

Project No.:	**MdS Active Adult Amendment**
Project:	**21-0042**
Date:	January 12, 2022
Attending:	MdS NA participants, Will Gleason, Jessica Lawlis, DPS Design; David Campbell, Kyle Bodhaine SC3 Development
By:	
Copies To:	Meeting Participants

The project team held a neighborhood meeting with the Mesa del Sol Neighborhood Association on Wednesday, January 12, 2022 to discuss a proposed change from 500 acres designated as residential "Potential Active Adult" within the Level B plan to Employment Center.

Discussion Items:

a. Team presentation
    a. Level B overview
        i. Mesa del sol was established under New Urbanism principles that promote: Housing Diversity: A variety of housing types for a range of income and age groups; Human Scale: Placemaking built around pedestrians, not automobiles; Sustainability: Infrastructure focus on climate and conservation; and a Mixed Use: Live, Work, Play, Shop, Create, Recreate
        ii. The Level B Plan covers 3,000 acres that covers a range of land uses – residential, employment, commercial, parks. The Plan is the approved framework plan for elements including land use, circulation, drainage, and infrastructure
    b. Project Site
        i. The project site encompasses approximately 500 acres on the eastern edge of Mesa del Sol planned as "Proposed Active Adult"
    c. Proposed Amendment
        i. Land use designation change from "Active Adult" to "Employment Center"
        ii. The amendment is needed to accommodate recent demand within the Employment Center; the Netflix expansion has taken a lot of the available real estate within the existing boundary of the Employment Center of the Level B Plan.
        iii. Additionally, the aligns with larger trends towards integrating housing targeted for the older demographic into the greater community, versus having an age-restricted development. Research shows that neighborhood features including how walkable, compact and accessible it is have a direct impact on allowing being to age in place - the development principles of the larger MdS community naturally allow people to age in place.

iv. New residential developments are planned within the community. Mds anticipates smaller, more integrated age restricted developments within the greater community in the future
v. The area in question is well suited for an expansion of the Employment Center in terms of infrastructure, roadways and minimizing impact to the growing residential neighborhoods to the west.

d. Next Steps
i. Plan Amendment Review / Approval – EPC Spring 2022
ii. Future Site Plan DRB Review/Approval
iii. No specific site plans are anticipated at this time

b. Questions / Answer Segment
a. Questions regarding the status / progress of planned infrastructure improvements, particularly Bobby Foster, MdS International School and Linear Parks. Linear Parks spaces haven't appeared to move forward and are desired by the community
i. Linear drainageways are currently underway
ii. MdS International school needs to move to facilitate the Albuquerque Studio expansion, anticipated to open new school to the northwest of the existing community along Bobby Forster in fall of 2022.

b. Status of any planned residential uses?
i. Additional single-family platted to the northwest of the existing neighborhoods
ii. Multi-family development underway at the corner of University and Bobby Foster and is anticipated to be completed late 2022.
iii. No specific uses related to "seniors" demographics are currently planned

c. Increased traffic has occurred on University since Netflix has taken over the Studios, planned mitigation of traffic through the neighborhoods?
i. The Level A / B plans plan a grided roadway system through the employment Center that will allow traffic to be dispersed along multiple routes, not just University.
ii. University will act as a buffer between the neighborhood and the more intense employment uses

c. Action Items
a. Project team to send presentation to MdS Neighborhood Association

End of Conference Report

LETTERS

Vernon B. Abeita
Governor

Lt. Governor, Virgil N. Lucero
Lt. Governor, Blane M. Sanchez

PUEBLO OF ISLETA
OFFICE OF THE GOVERNOR
P. O. Box 1270
Isleta, New Mexico 87022
Telephone: 505-869-3111
Fax: 505-869-7596

October 28, 2022

Director Alan Varela
City of Albuquerque Planning Department
Plaza del Sol Building
600 Second NW
Albuquerque, NM 87102

By E-Mail to: Planningdepartment@cabq.gov

Re: Request for Post-Submittal Facilitated Meeting

Dear Director Varela,

The Pueblo of Isleta requests a post-submittal facilitated meeting for the "Framework Plan (Level A) Amendments to the Mesa del Sol Employment Center Expansion," which propose to change the designation of 500 acres of Mesa del Sol from "residential" to "employment center." The Albuquerque Integrated Development Ordinance (IDO) references the definition of employment center included in the Albuquerque-Bernalillo County Comprehensive Plan, which provides that employment centers "are intended to remain predominantly industrial, business, and retail centers."

The Mesa del Sol property abuts the northern boundary of the Pueblo of Isleta, and thus the Pueblo requests this post-submittal facilitated meeting pursuant to IDO 14-16-6-4(L). The Pueblo is concerned with any zoning change that would allow for industrial uses on this property, as an employment center zoning designation potentially authorizes. The Pueblo is concerned that any manufacturing, telecommunications, wholesaling, waste management, or other industrial uses of this parcel could contribute to noise, soil, and air pollution, as well as potential threats to ground water pollution on the Pueblo of Isleta.

While the public notice indicates that the change of this property from “residential” to “employment center is to allow office, research, development uses along with commercial and limited residential uses,” the Pueblo seeks assurance from the Developer and the City of Albuquerque that the property will not be utilized for any industrial purposes.

Please contact Lindsay Cutler at Lindsay.cutler@isletapueblo.com to arrange a post-submittal facilitated meeting to discuss the above.

Sincerely,

BM 2ND LT. GOV.

FOR Vernon B. Abeita, Governor

cc: Lindsay Cutler, Associate General Counsel, POI

SIGN POSTING

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the Integrated Development Ordinance are responsible for the posting and maintaining of one or more signs on the property which is subject to the application, as shown in Table 6-1-1. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application for a $10 fee per sign. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign(s).

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to any public meeting or hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from _____To _____

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

10-6-2022

_____ _____
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

PROJECT NUMBER: _____

Revised 2/6/19


EPC Sign #2
EPC Sign #1
EPC Sign #3
Google Earth
N
3000 ft


REQUEST


REQUEST


REQUEST