



PLAN SNAPSHOT REPORT IL-2025-00003 FOR CITY OF ALBUQUERQUE

Plan Type: DFT Administrative Application **Project:** PR-2020-004138 (PR-2020-004138) **App Date:** 05/22/2025
Work Class: Amended Infrastructure List **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Submitted - Online **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Requesting Deferral of Sidewalk **Expire Date:**

Parcel: 101505151712840301	Main	Address: 2135 Stieglitz Ave Se Albuquerque, NM 87105	Main	Zone:
-----------------------------------	------	--	------	--------------

Applicant Scott a Eddings 6501 AMERICAS PARKWAY NE, SUITE 803 ALBUQUERQUE, NM 87110 Business: (505) 235-7211 Mobile: (505) 235-7211	Agent Scott a Eddings 6501 AMERICAS PARKWAY NE, SUITE 803 ALBUQUERQUE, NM 87110 Business: (505) 235-7211 Mobile: (505) 235-7211	Owner/Developer D.R. Horton Xavier Garcia Business: (505) 798-7608 Mobile: (505) 584-7853
--	--	--

Plan Custom Fields

Existing Project Number(s)	PR-2020-004138	Number of Existing Lots	56	Total Area of Site in Acres	8
Site Address/Street	Stieglitz Ave	Site Location Located Between Streets	Newhall and Sagan	Case History	SD-2023-00227
Do you request an interpreter for the hearing?	No	Lot and/or Tract Number	2, 5, 2, 4, 4, 5, 7, 8, 2, 5, 13, 6, E, 5, 10, C, 2, TR A, 6, K, 9, 11, TR B, 7, 3, 3, 3, D, 2, 3, 1, B, 7, 9, 8, G, 7, 5, L, 3, 6, 8, H, F, 3, 10, 1, J, 4, 4, 6, 2, 1, 3, 10, 7, 4, 6, 1, A, 14, M, 5, 8, 1, 9, 4, 1, 1, 2, 12	Block Number	2, 4, 7, 3, 7, 6, 7, 1, 5, 7, 3, 4, 3, 3, 1, 3, 1, 2, 7, 7, 7, 3, 4, 3, 6, 7, 1, 2, 3, 5, 5, 1, 1, 1, 6, 5, 6, 2, 7, 2, 6, 3, 6, 4, 4, 7, 3, 3, 6, 4, 1, 4, 6, 3, 3, 4, 1, 3, 2, 1, 3, 0000, 1, 7, 1, 3, 2, 4, 7, 6, 3
Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK MONTAGE 7	Legal Description	TR A-1-A-5-C CORRECTED FINAL PLAT TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A MESA DEL SOL INNOVATION PARK	Existing Zone District	PC
Zone Atlas Page(s)	R-15	Acreage	7.4572	Calculated Acreage	7.45756
Council District	6	Community Planning Area(s)	Mesa del Sol	Development Area(s)	Change
Current Land Use(s)	15 Vacant, 15 Vacant, 13 Parks and Open Space, 13 Parks and Open Space, 13 Parks and Open Space, 13 Parks and Open Space, 15 Vacant, 15 Vacant, 13 Parks and Open Space, 15 Vacant, 15 Vacant, 13 Parks and Open Space, 15 Vacant, 10 Transportation, 13 Parks and Open Space, 15 Vacant, 13 Parks and Open Space, 15 Vacant	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)
Pre-IDO Zoning District	PC	Pre-IDO Zoning Description	RESIDENTIAL VILLAGE	FEMA Flood Zone	X

PLAN SNAPSHOT REPORT (IL-2025-00003)

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Scott_Eddings_5/22/2025.jpg	05/22/2025 15:55	Eddings, Scott		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Technology Fee	\$3.50	\$0.00
	Amended Infrastructure List	\$50.00	\$0.00
Total for Invoice NOT INVOICED		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/29/2025 12:43	
Associate Project Number v.1	Generic Action		05/29/2025 12:43
Screen for Completeness v.1	Generic Action		05/29/2025 13:12
Verify Payment v.1	Generic Action		
Application Review v.1			
Site Plan Administrative Application Review Zoning v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Meeting v.1			
DFT Meeting v.1	Hold Meeting		
Upload Notice of Decision v.1	Generic Action		
Upload Approved Infrastructure List v.1	Generic Action		
Linked Applications v.1			

Date Site Plan Approved: _____
Date Preliminary Plat Approved: NA
Date Preliminary Plat Expires: NA
DHO Project No.: PR-2021-004138
DHO Application No.: SD-2021-00151

AMENDED INFRASTRUCTURE LIST

EXHIBIT "B"

Montage Unit 7

PROPOSED NAME OF SITE DEVELOPMENT PLAN

Tract A-1-A-5-C Mesa Del Sol Innovation Park

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above Development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair Determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair Determines that appurtenant or non-essential items can be Deleted from the listing, those items may be Deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.


SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			*****ROADWAY*****						
		Variable	(1) Landscape Buffer Sidewalk	(1) 6' Bobby Foster	Newhall Drive	Sagan Loop	/	/	/
		Variable	(1) Landscape Buffer Sidewalk	(1) 6' Newhall Drive	Bobby Foster	Stieglitz Ave	/	/	/
		Variable	(1) Landscape Buffer Sidewalk	(1) 6' Sagan Loop	Bobby Foster	Stieglitz Ave	/	/	/
		Variable	(1) Landscape Buffer Sidewalk	(1) 6' Stieglitz Ave	Newhall Drive	Sagan Loop	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DHO approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private	P.E.	City Cnst Engineer
<div></div>	<div></div>						/	/	/
<div></div>	<div></div>						/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

- 1
-
- 2
-
- 3
-

AGENT / OWNER		DEVELOPMENT FACILITATION TEAM APPROVALS	
Scott Eddings			
NAME (print)		DRB CHAIR - date	PARKS & RECREATION - date
Huitt-Zollars, Inc.			
FIRM		TRANSPORTATION DEVELOPMENT - date	AMAFCA - date
<div></div>	5/20/2025		
SIGNATURE - date		UTILITY DEVELOPMENT - date	CODE ENFORCEMENT - date
MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-YEAR		CITY ENGINEER - date	HYDROLOGY - date
DESIGN REVIEW COMMITTEE REVISIONS			

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



May 20, 2025

DHO Chairman
City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

RE: Infrastructure List Amendment Application
PR-2020-004138
Plat Application # SD-2023-00227

Dear DHO Chairman,
Huitt-Zollars, Inc. on behalf of DR Horton Titan Montage 5, LLC requests deferral of sidewalk and buffer for Montage 7. Sidewalk and Buffer will be completed with home construction estimated by 12/31/25.

The Amended Infrastructure List is only for the incomplete sidewalk and buffer in front of home sites.

If you have any questions feel free to call me at 505-235-7211.

Sincerely,
Huitt-Zollars, Inc.

Scott Eddings, PE
Vice President

HUITT-ZOLLARS, INC.

RIO RANCHO OFFICE
333 Rio Rancho Dr. NE, Suite 101, Rio Rancho, NM 87124

P: 505-892-5141
huitt-zollars.com



DHO Chair

City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

RE: Agent Authorization Letter – DHO Processing – Tract A-1-A-5-C Mesa Del Sol Innovation Park

Dear Mr. Chair,

Please find this letter as Authorization for the DHO action of the Preliminary Plat and all subsequent Platting and subdividing, and site approvals of – Tract A-1-A-5-C Mesa Del Sol Innovation Park – Approximately 7.5 acres.

These actions will be represented by the following entities:

Huitt Zollars Inc and their designated representatives Kim Kemper PE, Scott Eddings PE or other designated members of Huitt Zollars.

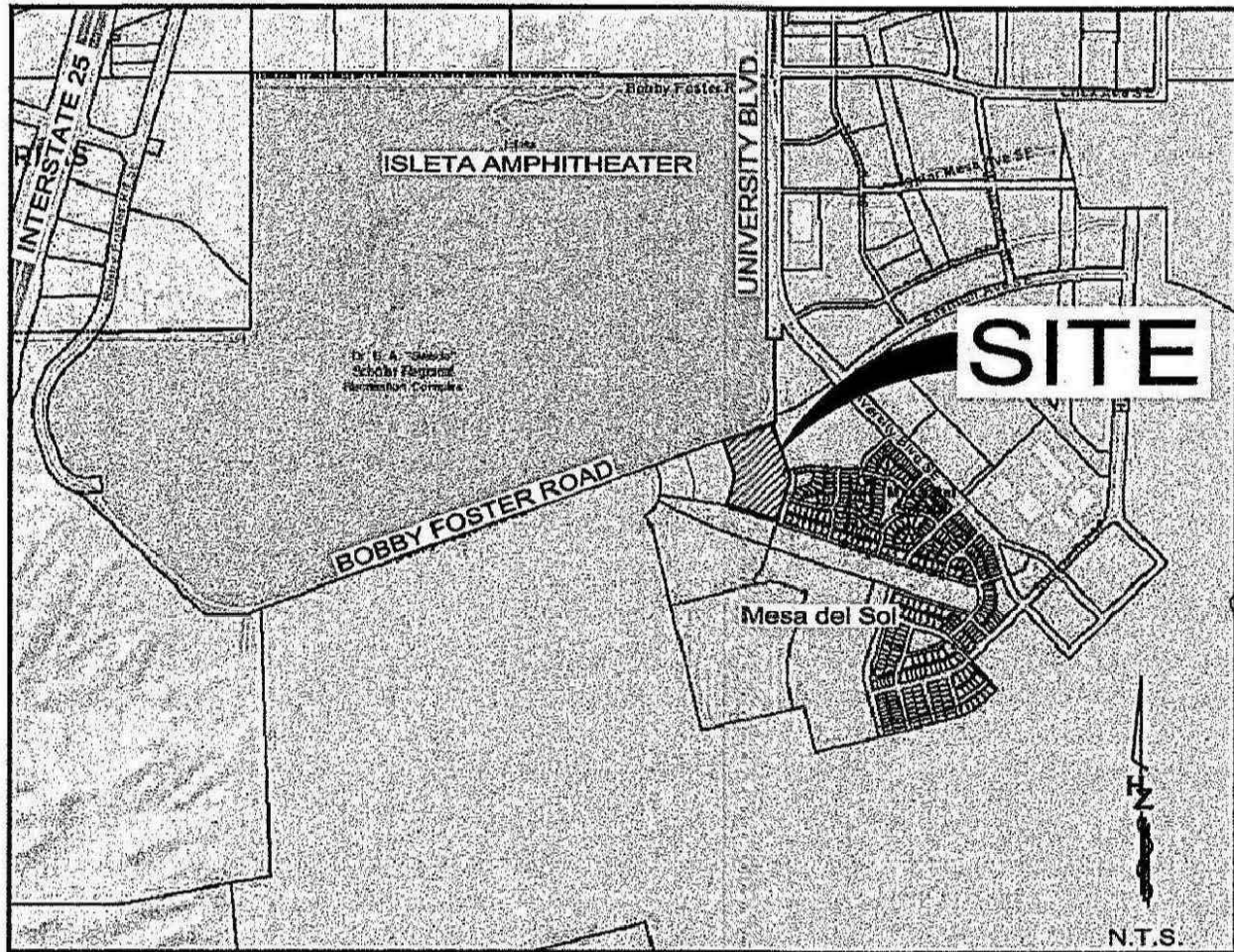
Feel free to contact me if you have any questions or concerns.

DR Horton, Inc.

Respectfully,

By: 

Aaron M. Cooke
Director of Land Development



ZONE ATLAS R-15-Z

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
5. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST d/b/a CENTURYLINK QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE. TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

UTILITY DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

MONUMENTS

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (C) SHALL BE MARKED BY A #5 REBAR STAMPED.
2. ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT DESIGNATED CENTERLINE PC'S, PTS, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (C) WILL BE MARKED BY A FOUR (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, DO NOT DISTURB, P.L.S. 7482".

EASEMENT (RECIPROCAL ACCESS, DRAINAGE AND UTILITY)

NON-EXCLUSIVE PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENTS ARE GRANTED BY THIS PLAT, OVER AND UPON, ALLEY TRACTS, HOPPER ALLEY, WOOD ALLEY, AARON ALLEY & ROSE ALLEY FOR THE BENEFIT OF RESIDENCES, CITY AND UTILITY PROVIDERS, BLOCK 1 LOTS 1-10, BLOCK 2 LOTS 1-5, BLOCK 3 LOTS 1-14, BLOCK 4 LOTS 1-7, BLOCK 5 LOTS 1-3, BLOCK 6 LOTS 1-8 & BLOCK 7 LOTS 1-10 GRANTED BY THIS PLAT. EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF SAID LOTS, PARCELS & TRACTS.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983. NO BEARINGS AND DISTANCES HAVE CHANGED FROM THE RECORDED FINAL PLAT OF MESA DEL SOL INNOVATION PARK AS FILED DECEMBER 22, 2021 IN BOOK 2021C, PAGE 0153.
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S65°04'00"W, 365.00).
3. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEETS 2 & 3 OF THIS PLAT.
4. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
5. THE PROJECT GROUND TO GRID FACTOR: 1.000335812732

FREE CONSENT AND DEDICATION

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT, WOOD ROAD AND AARON ROAD, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

Tonya Buxton
DR HORTON, INC.
TONYA BUXTON, NM DIVISION PRESIDENT

11.27.23
DATE

(STATE OF NEW MEXICO) ss
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 27th 2023 BY TONYA BUXTON, NM DIVISION PRESIDENT OF DR HORTON, INC. ON BEHALF OF SAID COMPANY.

BY: *CR*
NOTARY PUBLIC

MY COMMISSION EXPIRES: Nov. 17, 2025.

CAROLINA RODRIGUEZ
Notary Public - State of New Mexico
Commission # 1072305
My Comm. Expires Nov 17, 2025

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING TRACT A-1-A-5-C INTO FIFTY-SEVEN (57) SINGLE FAMILY RESIDENTIAL LOTS, TWELVE (12) PARCELS AND TWO (2) TRACTS. PARCELS 'A' THROUGH 'L' ARE LANDSCAPE AREAS AND/OR PARKS AND/OR OPEN SPACE. PARCEL 'M' WILL BE PRIVATE ALLEYS. TRACTS 'A' & 'B' ARE PUBLIC UTILITY EASEMENTS.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SEWER LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT A-1-A-5-C, MONTAGE 7 UPC #101506151712840301

BERNALILLO COUNTY TREASURERS OFFICE:

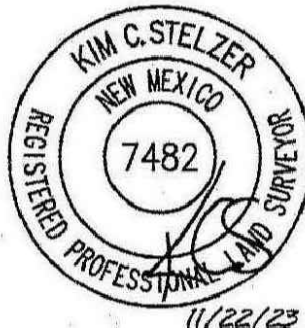
BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K. Stelzer
Kim C. Stelzer, N.M.P.S. NO. 7482

11/22/23
DATE



FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-5-C
OF
MESA DEL SOL
INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 1 of 6

LEGAL DESCRIPTION

CERTAIN TRACTS OF LAND LOCATED WITHIN SECTION 21 AND 22, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT A-1-A-5-C BULK LAND PLAT FILED: DECEMBER 22, 2021 IN BOOK 2021C PAGE 0153 AS DOCUMENT #2021148852 MESA DEL SOL INNOVATION PARK.

CONTAINING 7.4572 ACRES MORE OR LESS.

PROJECT NO. PR-2020-004138

APPLICATION NO. SD-2023-00227

DHO PLAT APPROVAL 12/20/2023
DATE

PLAT APPROVALS

UTILITY APPROVALS:

<i>R</i> PNM ELECTRIC SERVICES	12/08/2023 DATE
<i>Off</i> NEW MEXICO GAS COMPANY	12/1/2023 DATE
<i>Abdul A. Bhuiyan</i> CENTURYLINK	12/11/2023 DATE
<i>Mike Mortus</i> COMCAST	12/8/2023 DATE

CITY APPROVALS:

<i>Loren N. Risenhoover P.S.</i> CITY SURVEYOR	12/11/2023 DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
<i>Adrian</i> AMAFCA	12/11/2023 DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE

"3-R15, 2006"
N.M. STATE PLANE COORDINATES
N=1,452,945.288 (U.S. SURVEY FEET)
E=1,524,958.785 (U.S. SURVEY FEET)
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°13'15.89"
GRID TO GROUND = 0.999665170
ELEV. = 5310.916 (U.S. SURVEY FEET)
(NAVD 1988)

Mesa del Sol
Bulk Plat Innovation Park
Tract 13
(08/13/2007, 2007G - 2007)

Mesa del Sol
Bulk Plat Innovation Park
Tract 25
(08/13/2007, 2007G - 2007)

FINAL PLAT OF MONTAGE 7 TRACT A-1-A-5-C OF MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 2 of 6

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARD PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF THE MAINTENANCE WITHIN (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

PARKING REQUIREMENTS

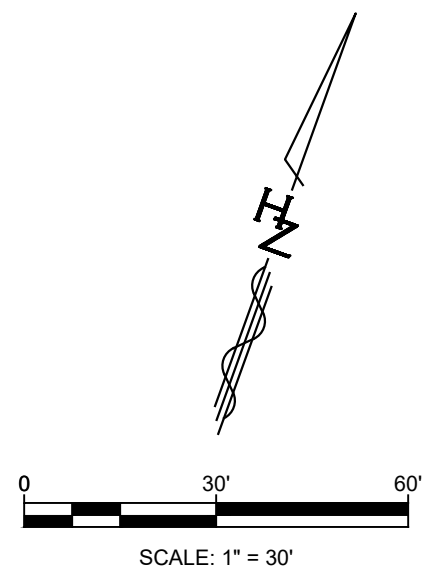
- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED.
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ON STREET PARKING.

SOLAR COLLECTION NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW TRACT / PARCEL LINE
- NEW LOT LINE
- EXIST RIGHT OF WAY LINE
- NEW (P.U.E.) EASEMENT
- NEW (P.A.E.) PUBLIC ACCESS EASEMENT
- NEW (P.D.E.) PUBLIC DRAINAGE EASEMENT
- EXIST EASEMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- BLOCK DESIGNATION
- FOUND MONUMENT: REBAR W/CAP HZI LS 7482



HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

NEWHALL DRIVE SE
(52' R/W)

TRACT A-1-A-5-B
Mesa Del Sol
Innovation Park
(DECEMBER 22, 2021, 2021G PL. 0163)

"4-R15, 2006"
N.M. STATE PLANE COORDINATES
N=1,451,193.721 (U.S. SURVEY FEET)
E=1,526,090.858 (U.S. SURVEY FEET)
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°13'07.94"
GRID TO GROUND = 0.999664595
ELEV. = 5316.68 (U.S. SURVEY FEET)
(NAVD 1988)

TRACT A-4-A
Mesa Del Sol
Innovation Park
(DECEMBER 22, 2021, 2021G PL. 0163)

SAGAN LOOP SE
(66' R/W)

SEE SHEET 3

FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-5-C
OF
MESA DEL SOL
INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 3 of 6

DRAINAGE FACILITIES MAINTENANCE NOTES:

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ("DETENTION AREAS") ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES (STORM WATER DETENTION FACILITIES) IN ACCORDANCE WITH STANDARD PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT (DETENTION AREA) AND FACILITIES AT THEIR COST IN ACCORDANCE WITH THE STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT (DETENTION AREA) AND FACILITIES, AT ANY TIME FOLLOWING (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF THE MAINTENANCE WITHIN (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

PARKING REQUIREMENTS

- OFFSTREET: A MINIMUM OF TWO COVERED PARKING SPACES PER LOT SHALL BE PROVIDED.
- ONSTREET: GUEST PARKING WILL BE ACCOMMODATED BY ON STREET PARKING.

SOLAR COLLECTION NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LEGEND

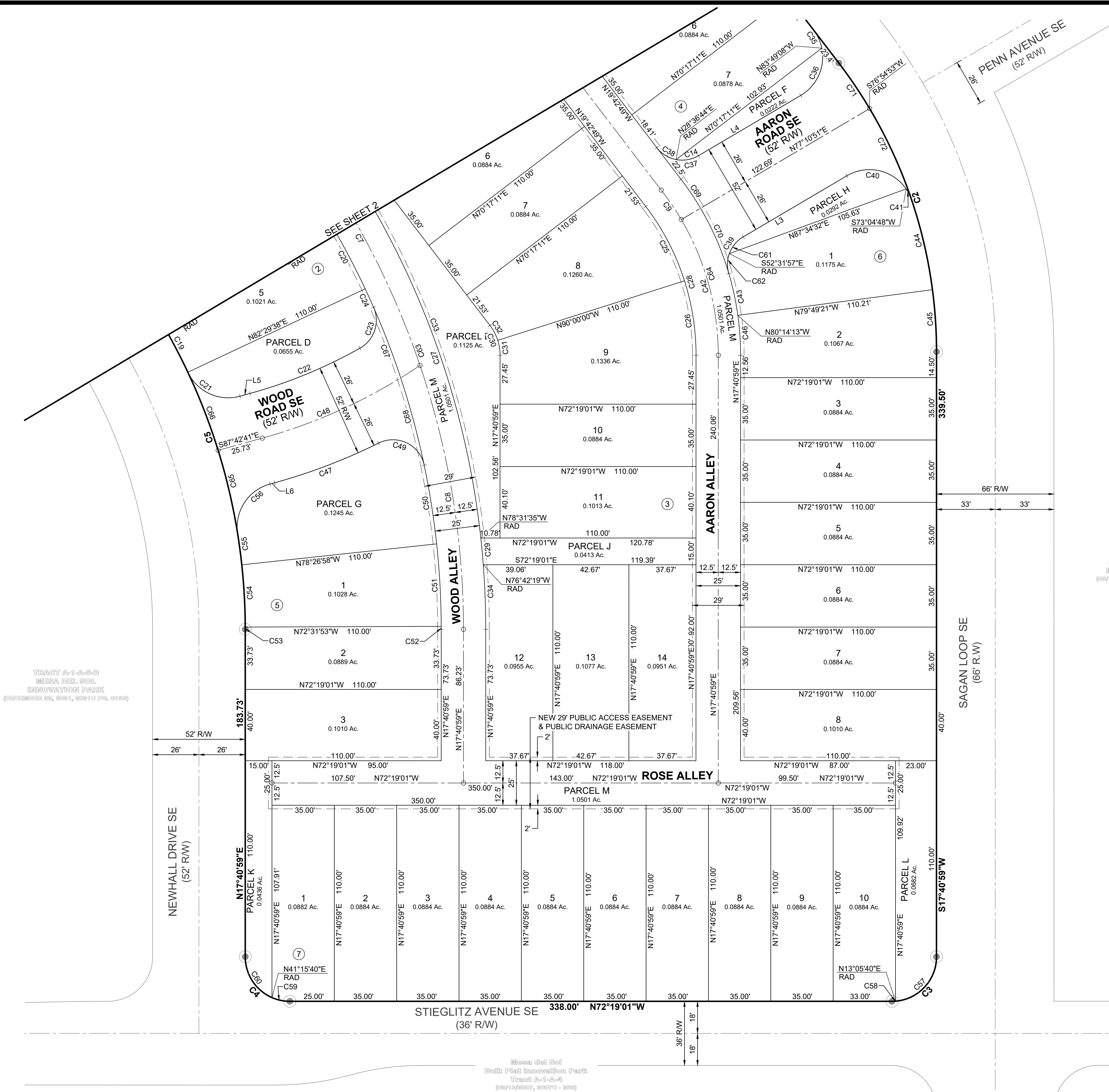
- SUBDIVISION BOUNDARY LINE
- NEW RIGHT OF WAY LINE
- NEW TRACT / PARCEL LINE
- NEW LOT LINE
- EXIST RIGHT OF WAY LINE
- NEW (P.U.E.) EASEMENT
- NEW (P.A.E.) PUBLIC ACCESS EASEMENT
- NEW (P.D.E.) PUBLIC DRAINAGE EASEMENT
- EXIST EASEMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- BLOCK DESIGNATION
- FOUND MONUMENT: REBAR W/CAP HZI LS 7482



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

Mesa del Sol
Neighborhood
Montage Unit 2
(see separate sheet)

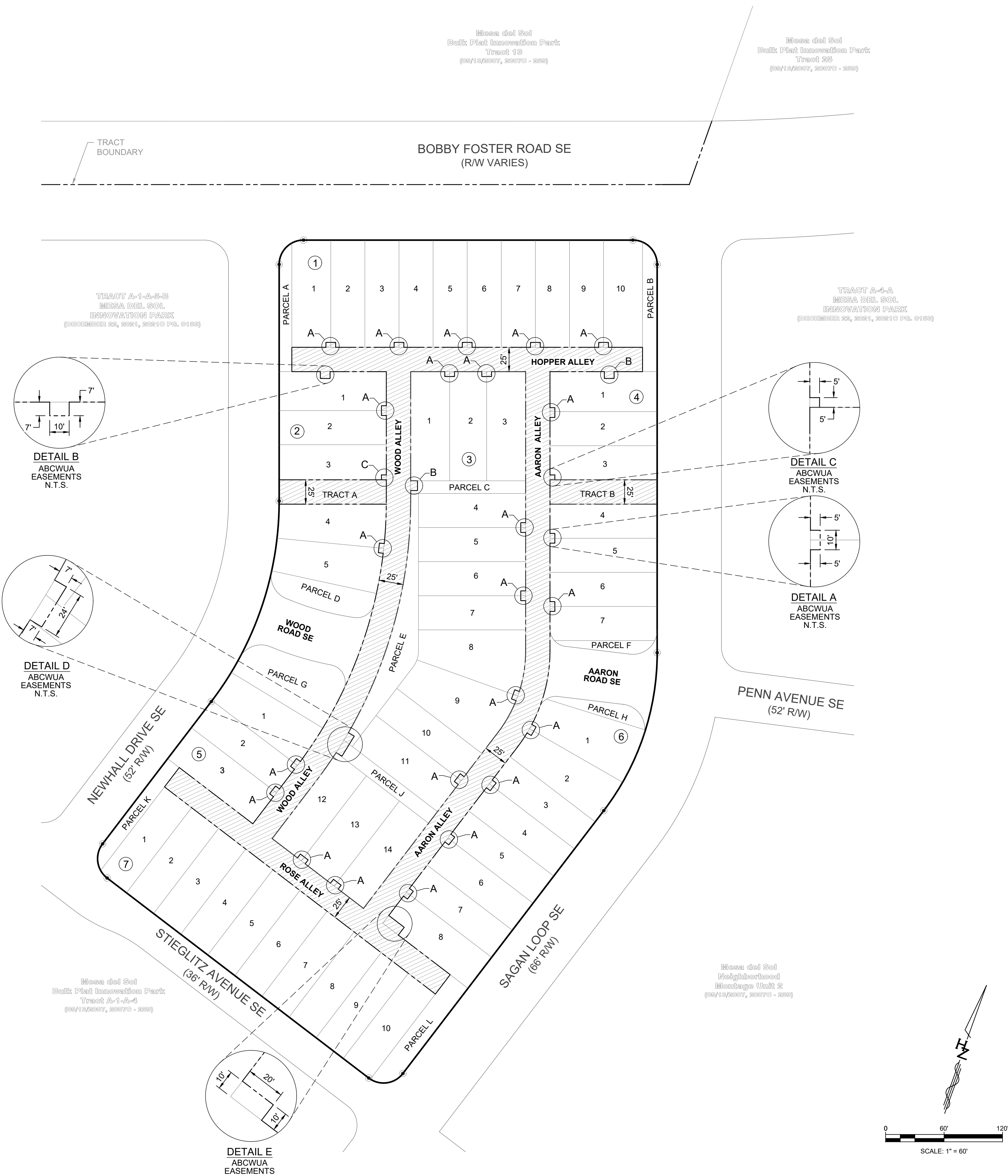
0 30' 60'
SCALE: 1" = 30'



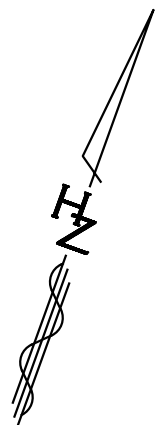
FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-5-C
OF
MESA DEL SOL
INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 4 of 6

NEW ABCWUA EASEMENTS



- LEGEND
- SUBDIVISION BOUNDARY LINE
 - NEW RIGHT OF WAY LINE
 - NEW TRACT / PARCEL LINE
 - NEW LOT LINE
 - NEW ABCWUA EASEMENT
 - BLOCK DESIGNATION
 - FOUND MONUMENT:
REBAR W/CAP HZI LS 7482
 - NEW ABCWUA EASEMENT AREA



0 60' 120'
SCALE: 1" = 60'

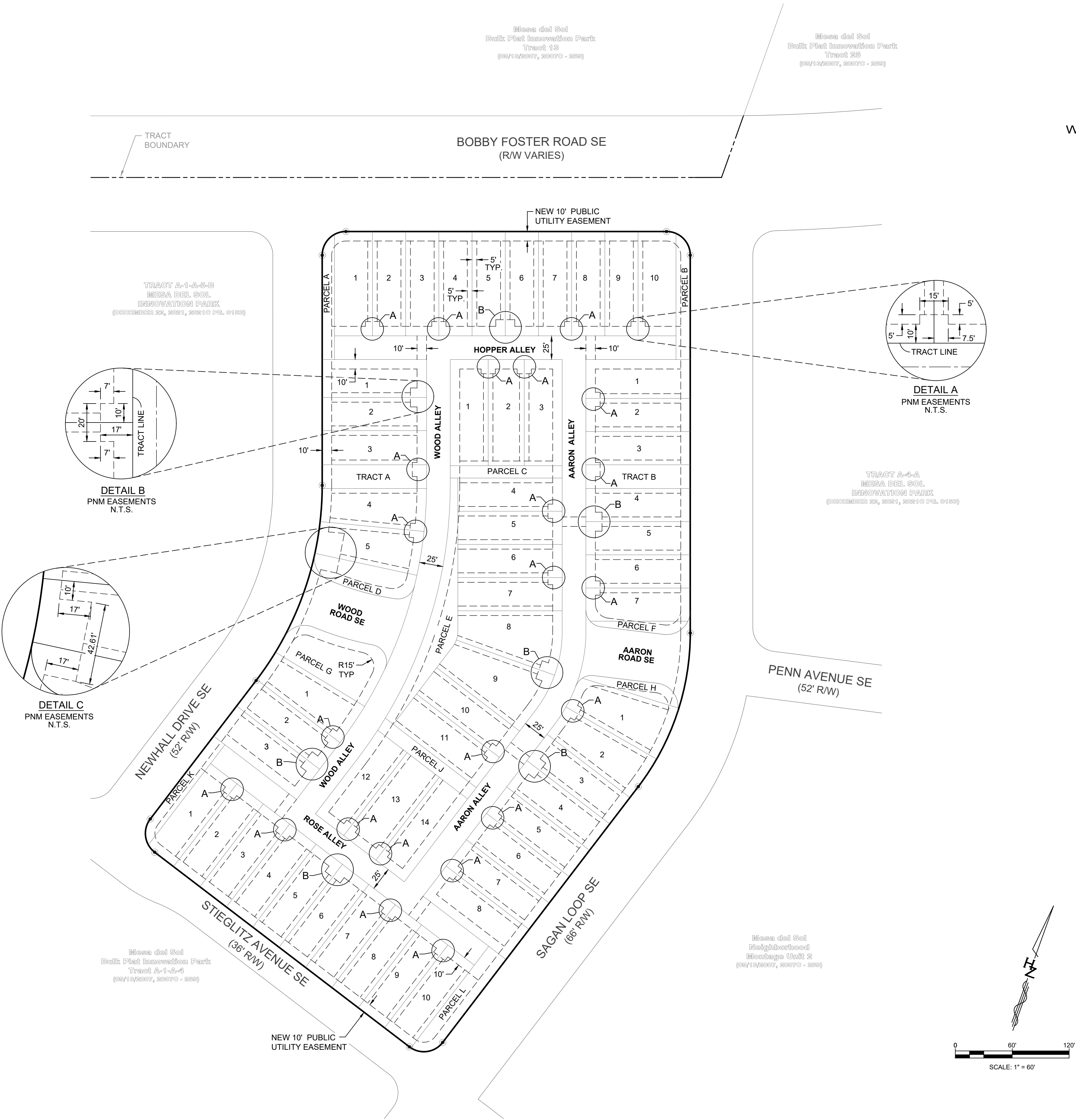


HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

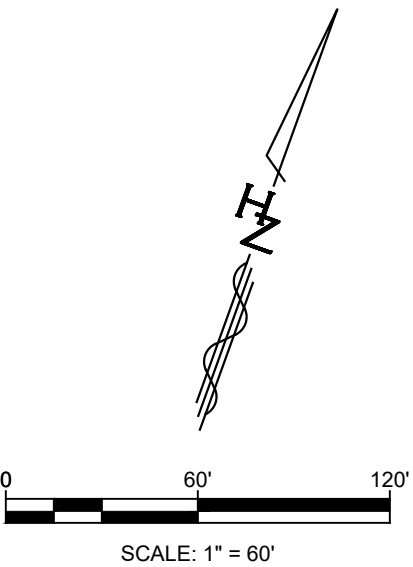
FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-5-C
OF
MESA DEL SOL
INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 5 of 6

NEW PUBLIC UTILITY
EASEMENTS



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW RIGHT OF WAY LINE
	NEW TRACT / PARCEL LINE
	NEW LOT LINE
	NEW PUBLIC UTILITY EASEMENT
	BLOCK DESIGNATION
	FOUND MONUMENT: REBAR W/CAP HZ1 LS 7482



HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

FINAL PLAT OF
MONTAGE 7
TRACT A-1-A-5-C
OF
MESA DEL SOL
INNOVATION PARK

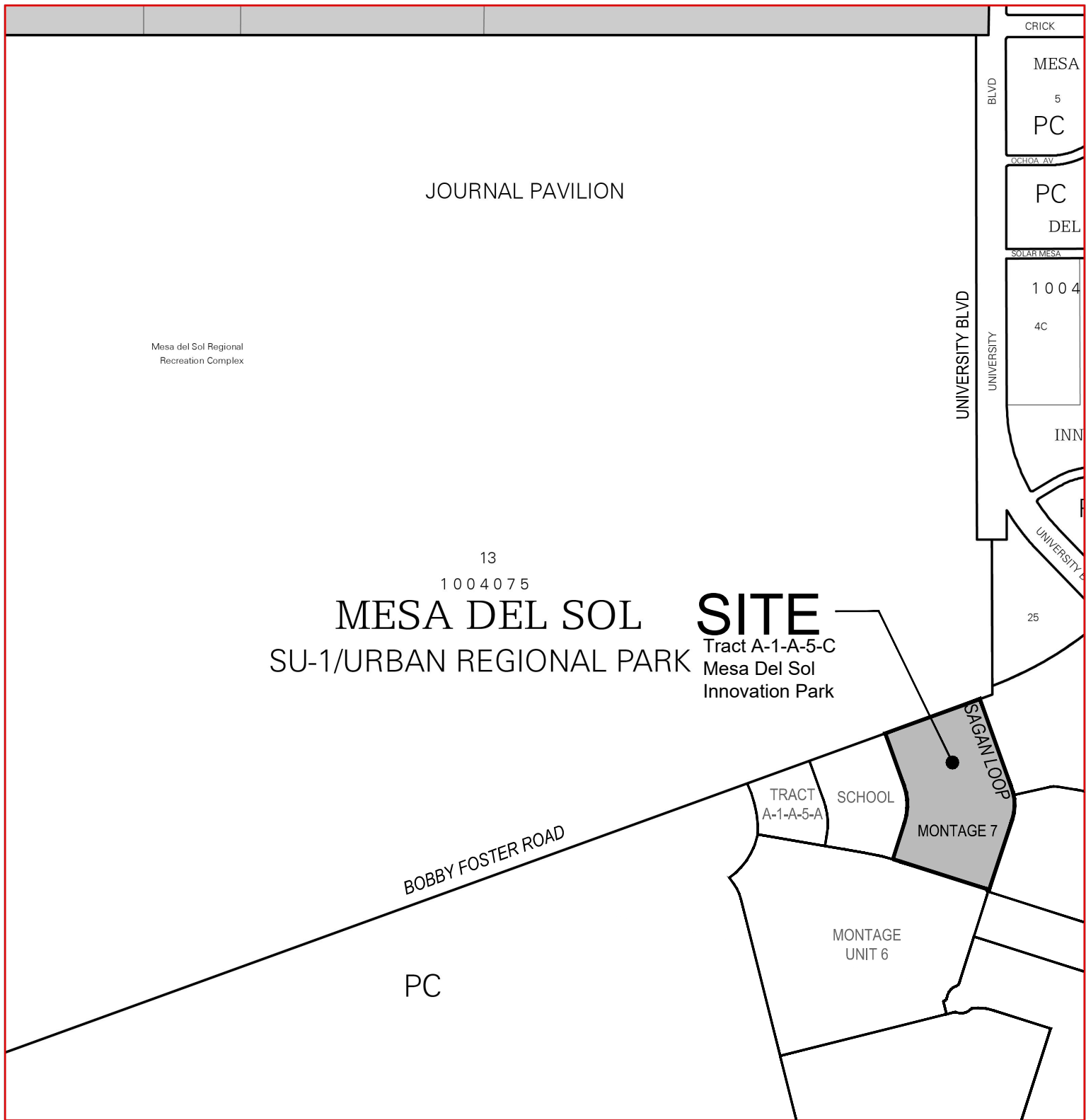
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2023
Sheet 6 of 6

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C???	0°33'26"	339.00'	S19°26'06"E	3.30'	3.30'
C1	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C2	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C3	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C4	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'
C5	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C6	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C7	18°40'42"	461.50'	N10°22'28"W	149.78'	150.45'
C8	18°43'05"	461.50'	N8°19'26"E	150.10'	150.77'
C9	6°53'40"	150.00'	N16°15'59"W	18.04'	18.05'
C10	23°34'41"	25.00'	S82°04'32"W	10.22'	10.29'
C11	66°25'19"	25.00'	N52°55'28"W	27.39'	28.98'
C12	61°37'34"	24.89'	S10°56'37"W	25.49'	26.77'
C13	28°22'26"	25.27'	N55°56'37"E	12.39'	12.51'
C14	41°25'53"	18.00'	S82°06'13"E	12.73'	13.02'
C16	0°25'14"	449.00'	N19°30'11"W	3.30'	3.30'
C17	5°54'43"	339.00'	S16°12'01"E	34.96'	34.98'
C18	5°48'02"	449.00'	N16°23'33"W	45.44'	45.46'
C19	5°44'18"	339.00'	S10°22'31"E	33.94'	33.95'
C20	5°59'10"	449.00'	N10°29'57"W	46.89'	46.91'
C21	80°12'19"	25.00'	S47°36'31"E	32.21'	35.00'
C22	13°59'27"	274.00'	N85°17'36"E	66.74'	66.91'
C23	84°20'58"	18.00'	N36°07'23"E	24.17'	26.50'
C24	1°27'16"	449.00'	N6°46'44"W	11.40'	11.40'
C25	19°42'49"	137.50'	N9°51'24"W	47.08'	47.31'
C26	17°40'59"	137.50'	N8°50'29"E	42.27'	42.44'
C27	31°11'14"	474.00'	S4°07'12"E	254.83'	258.01'
C28	37°23'47"	137.50'	N1°00'55"W	88.16'	89.74'
C29	1°49'16"	474.00'	S12°23'03"W	15.06'	15.07'
C30	37°23'47"	27.50'	N1°00'55"W	17.63'	17.95'
C31	37°23'47"	27.50'	N1°00'55"W	17.63'	17.95'
C32	37°23'47"	27.50'	N1°00'55"W	17.63'	17.95'
C33	31°11'14"	474.00'	S4°07'12"E	254.83'	258.01'
C34	4°23'18"	474.00'	S15°29'20"W	36.29'	36.30'
C35	96°53'40"	25.00'	N28°44'01"E	37.42'	42.28'
C36	70°59'59"	25.00'	N41°40'52"E	29.04'	30.98'
C37	83°06'20"	18.00'	S61°15'59"E	23.88'	26.11'
C38	41°40'28"	18.00'	S40°33'02"E	12.81'	13.09'

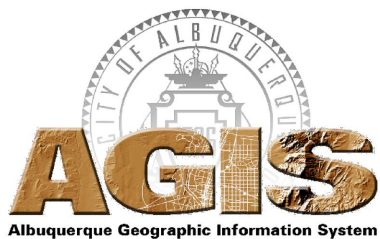
CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C39	75°53'28"	18.00'	S39°14'07"W	22.14'	23.84'
C40	85°53'57"	25.00'	N59°52'11"W	34.07'	37.48'
C41	15°58'44"	25.00'	N8°55'51"W	6.95'	6.97'
C42	30°30'08"	150.00'	N2°25'55"E	78.91'	79.85'
C43	8°28'24"	162.50'	S5°31'35"W	24.01'	24.03'
C44	11°07'08"	266.76'	N4°37'05"E	51.69'	51.77'
C45	7°30'20"	266.76'	N13°55'49"E	34.92'	34.94'
C46	7°55'12"	162.50'	S13°43'23"W	22.44'	22.46'
C47	10°59'48"	326.00'	S86°47'25"W	62.47'	62.57'
C48	18°41'53"	300.00'	N82°56'23"E	97.47'	97.90'
C49	104°33'23"	18.00'	N46°25'48"W	28.48'	32.85'
C50	5°42'08"	449.00'	N8°41'58"E	44.67'	44.69'
C51	5°55'05"	449.00'	N14°30'35"E	46.36'	46.38'
C52	0°12'51"	449.00'	N17°34'33"E	1.68'	1.68'
C53	0°12'51"	339.00'	S17°34'33"W	1.27'	1.27'
C54	5°55'05"	339.00'	S14°30'35"W	35.00'	35.02'
C55	2°56'27"	339.00'	S10°04'49"W	17.40'	17.40'
C56	83°40'44"	25.00'	S50°26'57"W	33.35'	36.51'
C57	90°00'00"	25.00'	N62°40'59"E	35.36'	39.27'
C58	4°35'19"	25.00'	S74°36'41"E	2.00'	2.00'
C59	23°34'41"	25.00'	S60°31'41"E	10.22'	10.29'
C60	66°25'19"	25.00'	S15°31'41"E	27.39'	28.98'
C61	39°42'48"	18.00'	S57°19'27"W	12.23'	12.48'
C62	36°10'40"	18.00'	S19°22'43"W	11.18'	11.37'
C63	37°23'47"	461.50'	N1°00'55"W	295.90'	301.22'
C64	38°07'03"	150.13'	N1°23'06"W	98.05'	99.88'
C65	8°10'04"	339.00'	N4°31'33"E	48.28'	48.33'
C66	7°56'54"	339.00'	N3°31'55"W	46.99'	47.03'
C67	5°25'08"	449.00'	N3°20'32"W	42.45'	42.46'
C68	6°28'52"	449.00'	N2°36'28"E	50.76'	50.79'
C69	6°53'40"	162.50'	N16°15'59"W	19.54'	19.55'
C70	14°06'32"	162.50'	N5°45'53"W	39.91'	40.02'
C71	6°37'42"	266.76'	N16°23'58"W	30.84'	30.86'
C72	12°08'38"	266.76'	N7°00'48"W	56.44'	56.54'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S19°42'49"E	7.70'
L2	N70°17'11"E	8.00'
L3	S77°10'51"W	67.46'
L4	N77°10'51"E	66.64'
L5	S87°42'41"E	5.86'
L6	N87°42'41"W	2.76'

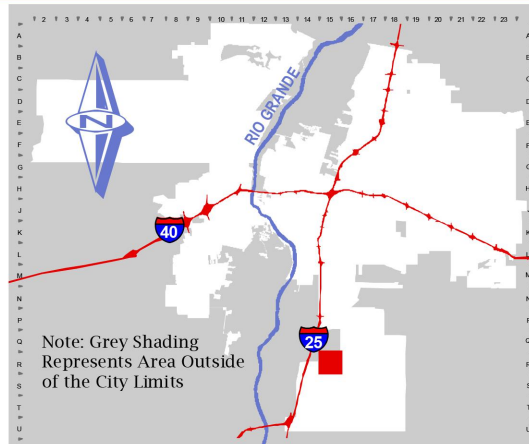




For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Zone Atlas Page:

R-15-Z

Selected Symbols

- | | |
|----------------------|------------------------|
| SECTOR PLANS | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |
| Petroglyph Mon. | |

