



**DRB Chair – Jolene Wolfley**

City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Agent Authorization Letter – DRB Processing – TR A-4 & TR A-1-A-5(Full Legal Below)**

Dear Ms Wolfley,

Please find this letter as Authorization for the DRB action of the Sketch Plat and all subsequent Platting and subdividing, and site plan approvals of – TRACT A-4 BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK (A REPLAT OF TRACT A MESA DEL SOL INNOVATION PARK ) CONTAINING 14.4493 AC , "PARCEL A-4" as well as the associated REPLAT of Tract A-1-A-5 of BULK LAND PLAT TRACT A-6-C-1,A-1-A-1,A-1-A-2,A-1-A-3,A-1-A-4 AND A-1-A-5.

These actions will be represented by the following entities:

SC3 Development, LLC – Kyle Bodhaine

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

Ravens Wing Consulting, LLC represented by J Manuel Barrera, PE

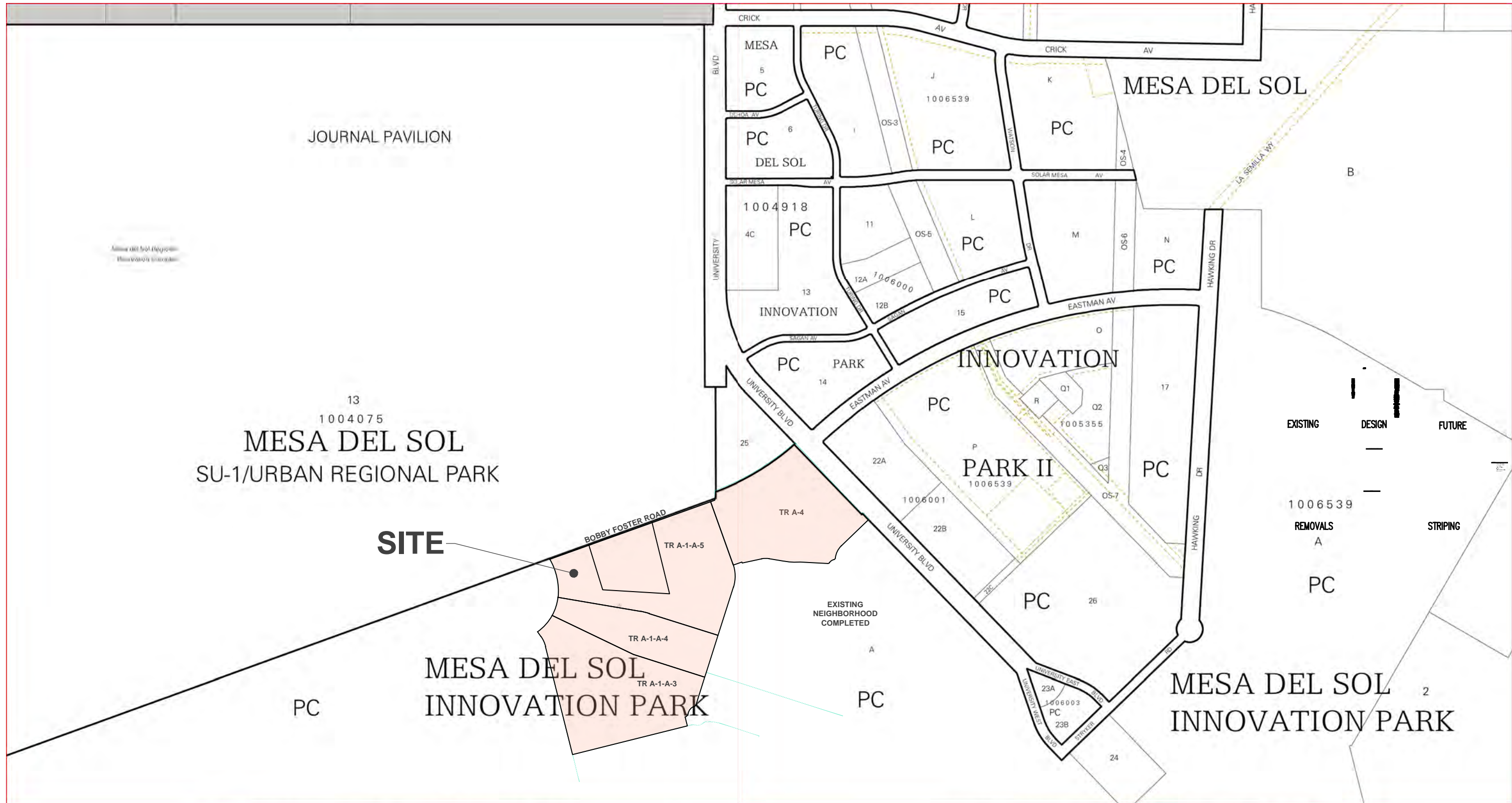
Feel free to contact me if you have any questions or concerns.

**MDS Investments, LLC**

Respectfully,


By: 

Steven B Chavez, Authorized Signatory




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

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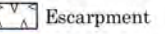
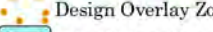
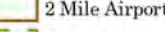
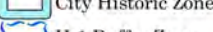
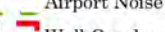
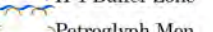

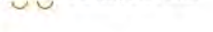
Map amended through: 2/4/2010




Note: Grey Shading Represents Area Outside of the City Limits

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.	





Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**R-16-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.	



**FORM S1: SUBDIVISION OF LAND – MAJOR**

*Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.*

**>> INFORMATION REQUIRED FOR ALL MAJOR SUBDIVISION REQUESTS**

- Interpreter Needed for Meeting? No if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. 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.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Sign Posting Agreement

**MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL**

**MAJOR AMENDMENT TO PRELIMINARY PLAT**


- Sites 5 acres or greater: Archeological Certificate in accordance with IDO Section 14-16-6-5(A)
- TIS Traffic Impact Study Form
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(J)
- Proof of Sketch Plat per IDO Section 14-16-6-6(J)(2)(b)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter and proof of first class mailing
  - 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, and proof of first class mailing
- Preliminary Plat including the Grading Plan with property owner's and City Surveyor's signatures on the plat (7 copies, 24" x 36" folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement on the plat per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List

**EXTENSION OF PRELIMINARY PLAT**

**INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION**

*For temporary sidewalk deferral extension, use Form V.*

- \_\_\_ Letter describing, explaining, and justifying the request per IDO Sections 14-16-6-4(W) and 14-16-6-6(J)
- \_\_\_ Copy of the Official DRB Notice of Decision for any prior approvals
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Copy of notification letter and proof of first class mailing
  - \_\_\_ 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, and proof of first class mailing
- \_\_\_ Preliminary Plat or site plan reduced to 8.5" x 11"
- \_\_\_ Copy of DRB approved infrastructure list

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Scott Eddings</u></p>	<p>Date: 12/17/20</p>
<p>Printed Name: Scott Eddings</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<div style="text-align: right;">  </div>	
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input checked="" type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Bulk Land Plat		

<b>APPLICATION INFORMATION</b>		
Applicant: MDS Investors, LLC		Phone: 505-681-9932
Address: 4020 Vassar Drive NE, Ste H		Email: kyle@sc3intl.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Huitt-Zollars, Inc.		Phone: 505-883-8114
Address: 6501 Americas Parkway NE, Suite 830		Email: seddings@huitt-zollars.com
City: Albuquerque	State: NM	Zip: 87110
Proprietary Interest in Site:	List <u>all</u> owners: MDS Investments, LLC.	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: Tract A-1-A-5, Tract A-4, Tract A-1-A-4 & Tract A-1-A-3	Block:	Unit:
Subdivision/Addition: Mesa Del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505148312540101
Zone Atlas Page(s): R-15	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (Acres): 55.3 acres
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Along Bobby Foster	Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		

<b>Signature:</b>	<b>Date:</b> 12/14/20				
<b>Printed Name:</b> Scott Eddings	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:			Fee Total:		
Staff Signature:	Date:			Project #	



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
<input checked="" type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		<b>Appeals</b>
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

### APPLICATION INFORMATION

Applicant: MDS Investors, LLC		Phone: 505-681-9332
Address: 4020 Vassar Drive NE, Ste H		Email: kyle@sc3intl.com
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Huitt-Zollars, Inc (Scott Eddings)		Phone: 505-235-7211
Address: 333 Rio Rancho Blvd, Ste 101		Email: seddings@huitt-zollars.com
City: Rio Rancho	State: NM	Zip: 87124
Proprietary Interest in Site: 100%	List <u>all</u> owners: MDS Investors, LLC	

### BRIEF DESCRIPTION OF REQUEST

Requesting Archaeological Certification for Bulk Plat Request

### SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tracts A-1-A-3, A-1-A-4, A-1-A-5 & A-4	Block:	Unit:
Subdivision/Addition: Mesa Del Sol Innovation Park	MRGCD Map No.:	UPC Code: 101505148312540101
Zone Atlas Page(s): R15 & R16	Existing Zoning: PC	Proposed Zoning: PC
# of Existing Lots: 4	# of Proposed Lots: 2	Total Area of Site (acres): 55 acres

### LOCATION OF PROPERTY BY STREETS

Site Address/Street: Adjacent to Bobby Foster	Between:	and:
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### CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR -2020-004138

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b> Scott Eddings	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

### FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

**FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 on a CD. PDF *shall be organized* with the Development Review Application and this Form P3 at the front followed by the remaining documents *in the order provided on this form*.

**ARCHEOLOGICAL CERTIFICATE**

- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Archaeological Compliance Documentation Form with property information section completed

Note: Only the information above is required unless the City Archaeologist determines that the application does not qualify for a Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeologist that adequately mitigates any archeological impacts of the proposed development must be submitted and reviewed for a Certificate of Approval per the criteria in IDO Section 14-16-6-5(A)(3)(b)

**MINOR AMENDMENT TO SITE PLAN – ADMIN, EPC, or DRB**

- PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
  - One copy of all applicable sheets of the approved Site Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
  - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**

**MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO**

- PDF of application as described above
  - Zone Atlas map with the entire site clearly outlined and labeled
  - Letter of authorization from the property owner if application is submitted by an agent
  - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(1)(a)
  - One copy of all applicable sheets of the approved Site Development Plan being amended, folded
  - Copy of the Official Notice of Decision associated with the prior approval
  - Three (3) copies of the proposed Site Plan, with changes circled and noted
- Refer to the Site Plan Checklist for information needed on the proposed Site Plan.*

**Minor Amendments must be within the thresholds established in IDO TABLE 6-4-5. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request.**


**ALTERNATIVE SIGNAGE PLAN**

- PDF of application as described above
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5)
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(F)(4)(c)
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
  - Sign Posting Agreement

***I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.***

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers:	Project Number:	
<b>Staff Signature:</b>		
<b>Date:</b>		



**DRB Chair – Jolene Wolfley**

City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

**RE: Agent Authorization Letter – DRB Processing – TR A-4 & TR A-1-A-5(Full Legal Below)**

Dear Ms Wolfley,

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

Ravens Wing Consulting, LLC represented by J Manuel Barrera, PE

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

**MDS Investments, LLC**

Respectfully,

By: 

Steven B Chavez, Authorized Signatory



# City of Albuquerque

P.O. Box 1293 Albuquerque, NM 87103

## Planning Department

Brennon Williams, Director

**Tim Keller, Mayor**  
**Sarita Nair, CAO**

---

**DATE:**

**SUBJECT:**

**Case Number(s):**

**Agent:**

**Applicant:**

**Legal Description:**

**Zoning:**

**Acreage:**

**Zone Atlas Page(s):**

**CERTIFICATE OF NO EFFECT:**      Yes      No

**CERTIFICATE OF APPROVAL:**      Yes      No

**SUPPORTING DOCUMENTATION:**

**SITE VISIT:**

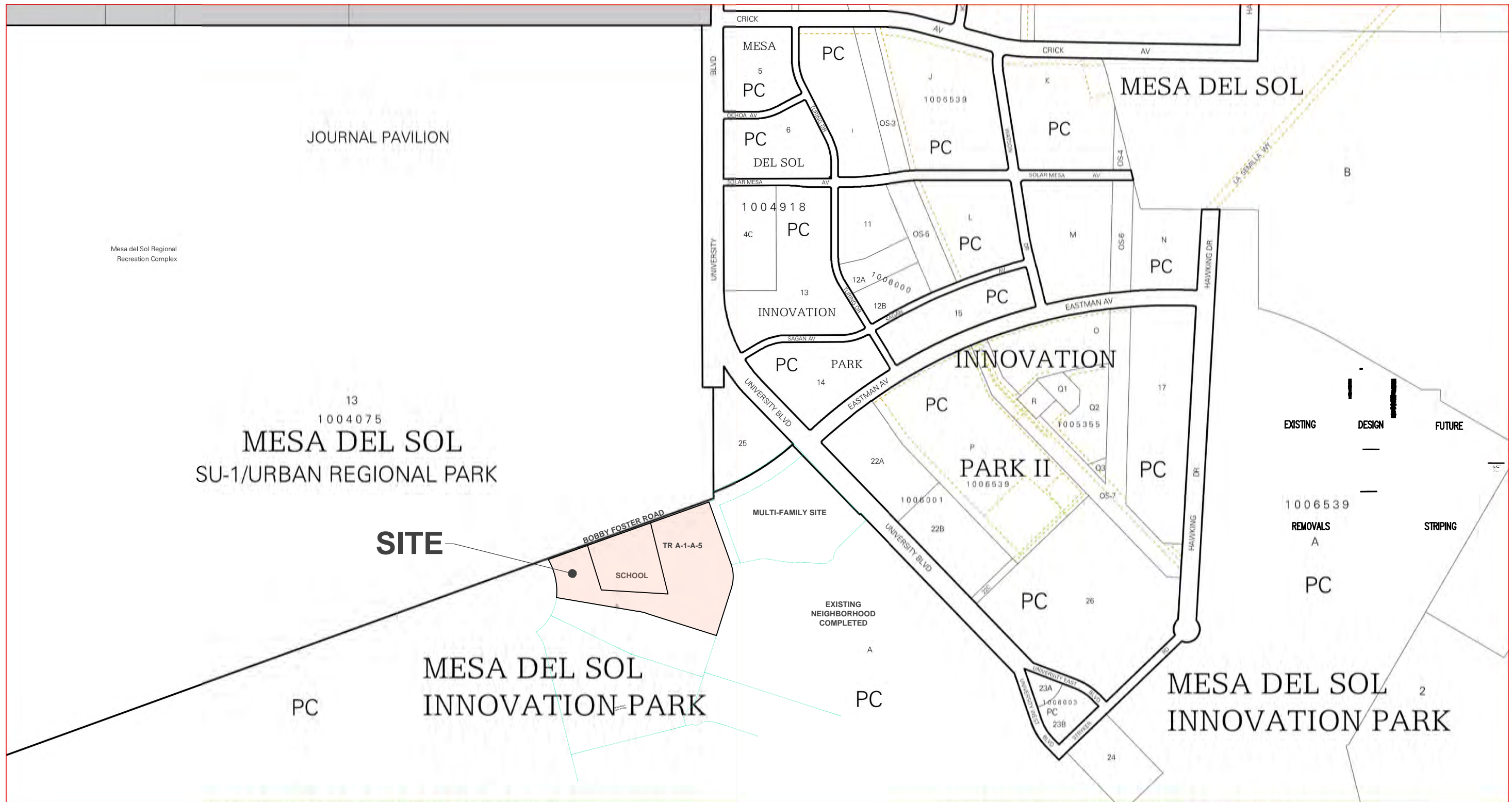
**RECOMMENDATIONS:**

**SUBMITTED BY:**

**SUBMITTED TO:**

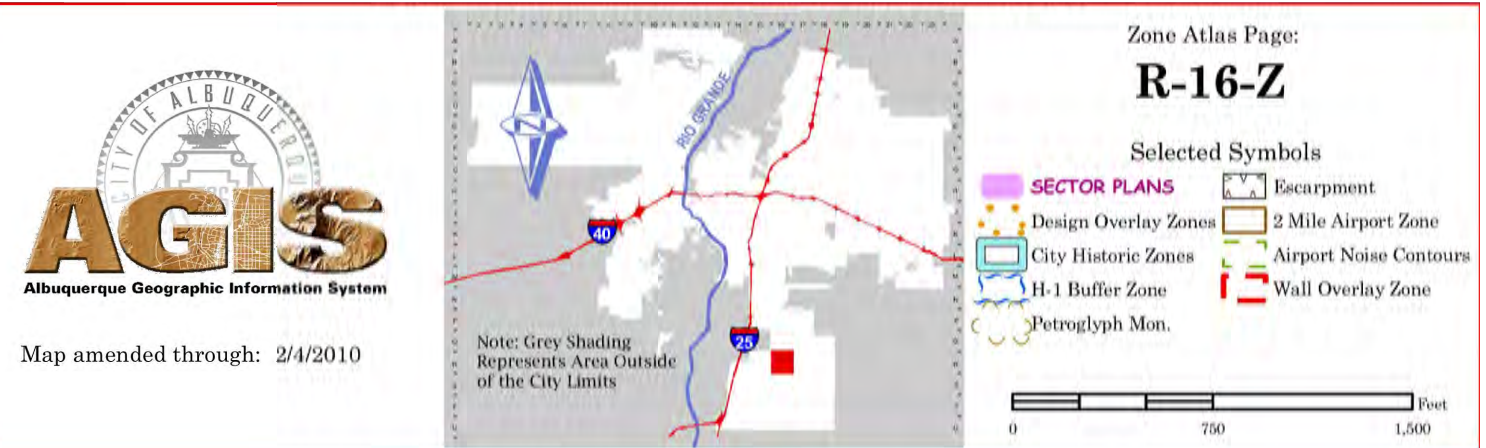
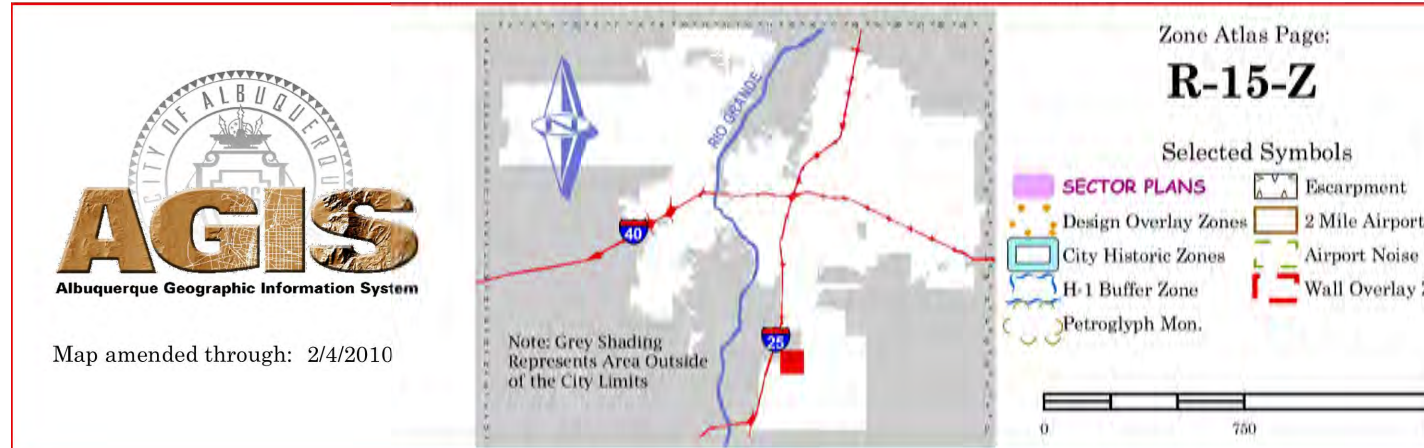
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Date

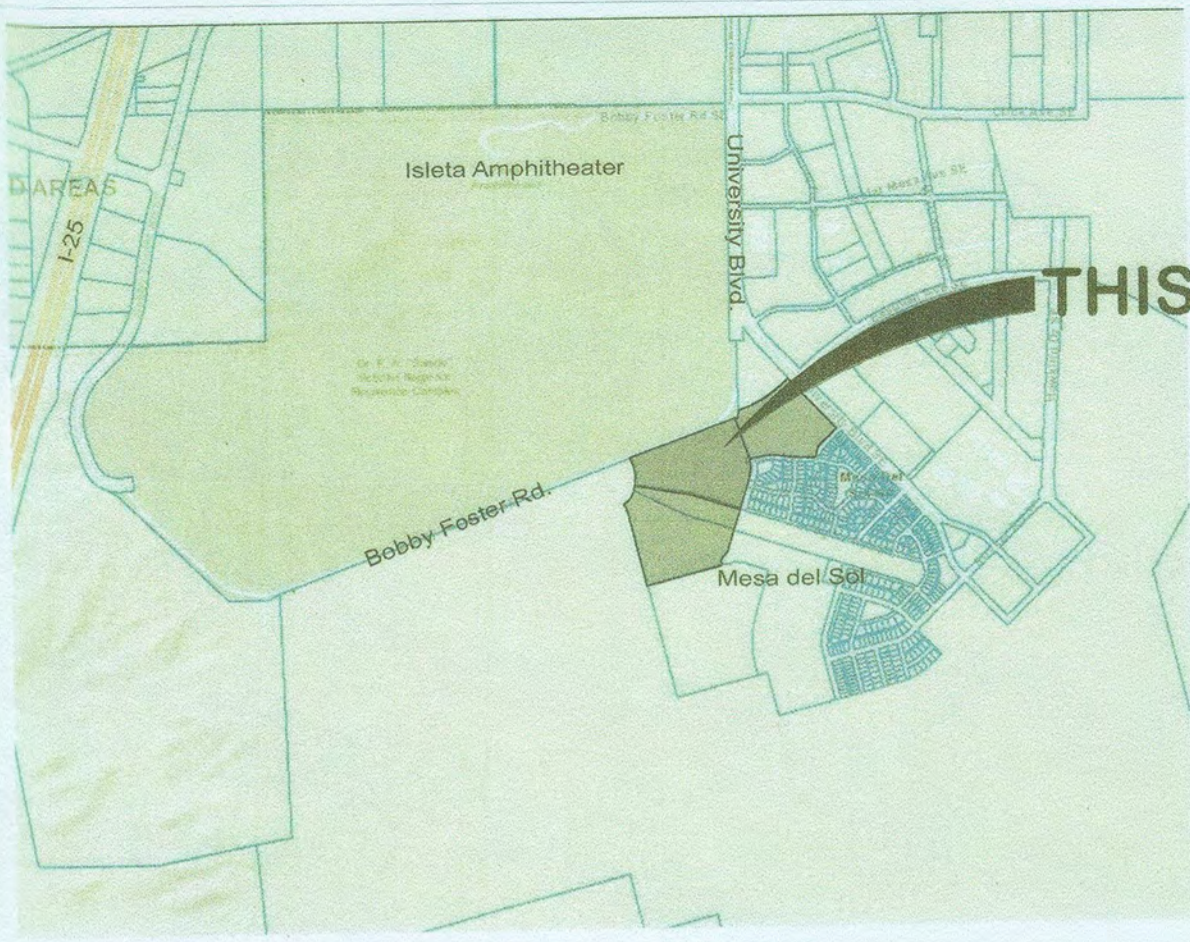




For more current information and more details visit: <http://www.cabq.gov/gis>

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ZONE ATLAS R-15-Z / R-16-Z



# BULK LAND PLAT TRACTS A-1-A-3, A-1-A-4, A-1-A-5 & A-4 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

DATE OF SURVEY: SEPTEMBER 2020

SHEET 1 OF 2

SUBDIVISION DATA		
DRB NO.		55.3417
NO. OF LOTS	0	0
NO. OF PARCELS	0	0
NO. OF TRACTS	2	55.3417
STREET MILES (FULL)	0	0
		STREET ACRES

**DESCRIPTION**

TRACTS A-1-A-3, A-1-A-4, A-1-A-5 and A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 31, 2019, AS DOCUMENT NUMBER 2019111900, IN BOOK 2019C, PAGE 0146 1. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M. BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 55.3417 ACRES MORE OR LESS.

**PURPOSE OF THIS PLAT**

THE PURPOSE OF THIS PLAT FOUR (4) TRACTS (TRACTS A-1-A-3, A-1-A-4, A-1-A-5 AND A-4) INTO TWO (2) NEW TRACTS (A-1-A-5-A, A-1-A-5-B).

PROJECT NO. PR-2020-004138  
APPLICATION NO. -2020-

## PLAT APPROVALS

**UTILITY APPROVALS**

UTILITY	DATE
PNM ELECTRIC SERVICES	
NEW MEXICO GAS COMPANY	
QWEST CORPORATION d/b/a CenturyLink QC	
COMCAST	

**CITY APPROVALS**

<u>Patricia M. Rainey P.S.</u>	<u>10/14/2020</u>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

**NOTES**

- ALL BEARINGS SHOWN HERE ON ARE GRID BEARINGS NEW MEXICO STATE PLANE CENTRAL ZONE - NAD83
- PROJECT COMBINED FACTOR IS THE PUBLISHED COMBINED FACTOR FOR THE CITY OF ALBUQUERQUE CONTROL STATION "5-R15"
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5-R15" ELEVATION: 5306.67 US SURVEY FEET (NAVOD88)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (N89°45'25"E, 575.75')
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING RECORDED SUBDIVISION PLATS

**EASEMENTS**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- 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.
  - 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.
  - 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.
  - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
  - 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 ERRECTED 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.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
TRACT A-1-A-5-A, UPC # 101505148312540101

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.

Kim C. Stelzer October 15, 2020  
Kim C. Stelzer, N.M.P.L.S. NO. 7482 DATE

**BULK LAND VARIANCE NOTE**

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER, AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**FREE CONSENT**

THE REPLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF BERNALILLO COUNTY, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT.

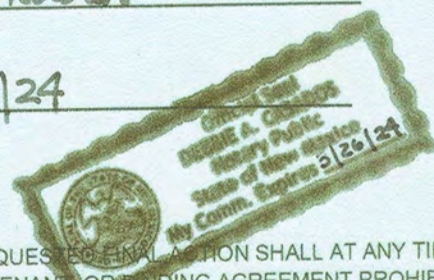
Steven B. Chavez 10/15/20  
MDS INVESTMENTS LLC DATE  
STEVEN B. CHAVEZ - MANAGING PARTNER

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15<sup>th</sup> of Oct, 2020 BY J. KYLE BODHAINE, PRESIDENT OF SC3 INTERNATIONAL, ON BEHALF OF SAID COMPANY.

BY: Debbie A. Canador  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/26/24

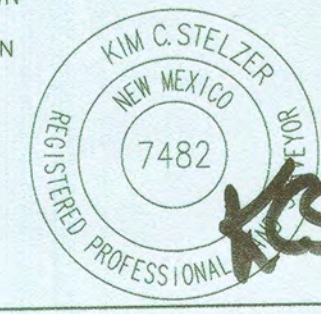


**SOLAR NOTE**

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

**LANDFILL DISCLOSURE STATEMENT**

THE SUBJECT PROPERTY IS LOCATED NEAR OR IS A FORMER LANDFILL SITE. DUE TO THE SUBJECT PROPERTY BEING ON OR NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.



BULK LAND PLAT  
TRACT A-1-A-5

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

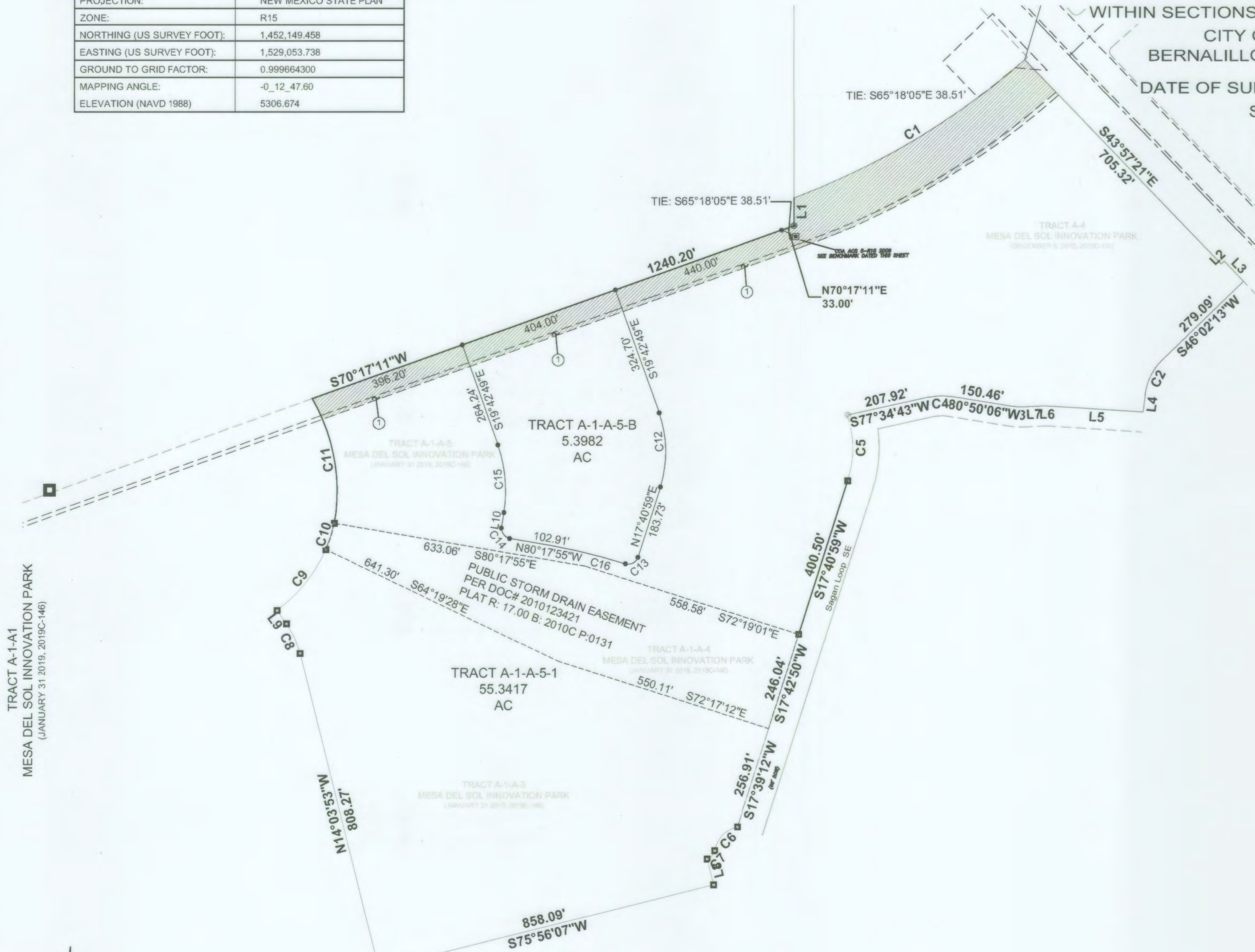
DATE OF SURVEY: SEPTEMBER 2020

SHEET 2 OF 2

BENCHMARK CITY OF ALBUQUERQUE SURVEY CONTROL ALUMINUM DISC STAMPED "5-R15 2006"	
DATUM:	NAD 83
PROJECTION:	NEW MEXICO STATE PLAN
ZONE:	R15
NORTHING (US SURVEY FOOT):	1,452,149.458
EASTING (US SURVEY FOOT):	1,529,053.738
GROUND TO GRID FACTOR:	0.999664300
MAPPING ANGLE:	-0_12_47.60
ELEVATION (NAVD 1988)	5306.674

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°07'15"W	69.15'
L2	N46°10'59"E	9.97'
L3	S43°57'47"E	69.34'
L4	S06°33'15"W	43.48'
L5	N86°26'52"W	228.09'
L6	N89°22'44"W	21.07'
L7	S87°41'24"W	45.83'
L8	S14°03'53"E	66.00'
L9	N35°21'22"W	40.36'
L10	S09°42'05"W	36.40'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°54'51"	1841.64'	N59°06'36"E	668.51'	672.24'
C2	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C3	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C4	21°24'24"	147.02'	S88°27'42"W	54.61'	54.93'
C5	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C6	71°06'51"	70.27'	S43°51'59"W	81.72'	87.21'
C7	67°34'30"	25.03'	S42°05'49"W	27.84'	29.52'
C8	21°17'28"	221.50'	N24°42'37"W	81.84'	82.31'
C9	31°35'35"	355.82'	N38°50'57"E	193.72'	196.20'
C10	11°04'04"	356.05'	N17°31'08"E	68.67'	68.78'
C11	40°34'13"	454.30'	N10°00'45"W	315.01'	321.68'
C12	37°23'47"	287.00'	N1°00'55"W	184.01'	187.32'
C13	90°00'00"	25.00'	N62°40'59"E	35.36'	39.27'
C14	90°00'00"	25.00'	S35°17'55"E	35.36'	39.27'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'

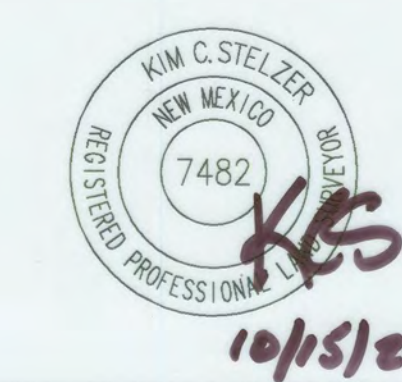
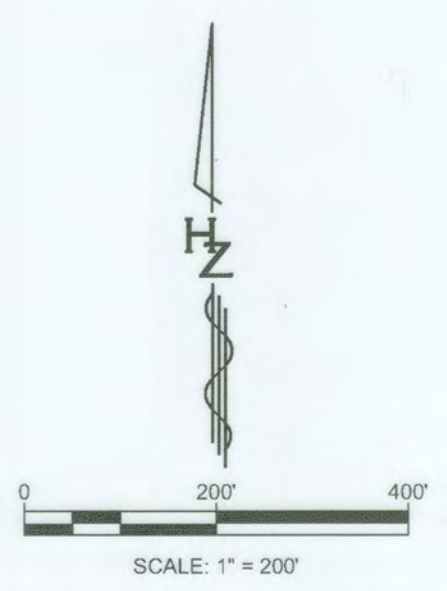


LEGEND

- Found City of Albuquerque Control Station: Aluminum Cap 5-R15 2006
- Found No. 5 Rebar
- Found No. 5 Rebar w/Cap: Phillips PS15517
- Found No. 5 Rebar w/Cap: LS5978
- Set Monument: Rebar w/Cap HZI LS 7482  
OR  
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482
- ▨ Future Street Right-of-Way

EXISTING EASEMENTS

- ① 10' Existing MCI Metro Underground Communication  
Recorded: July 27, 2009 as Doc No. 2009084209



**HUITT-ZOLIARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

H:\proj\R312703\_01 - University Blvd\05 Design\05.11 Survey\Mesa del Sol Tract A-1-A-5 Bulk Plat Rev1.dwg  
 Last Saved: 12/1/2020 9:22:36 AM, seedings



# City of Albuquerque

Planning Department  
Development Review Services Division

## Traffic Scoping Form (REV 07/2020)

**Project Title:** Bulk Plat - Tracts A-1-A-3, A-1-A-4, A-1-A-5 & A-4 Mesa Del Sol Innovation Park

Building Permit #: \_\_\_\_\_ Hydrology File #: \_\_\_\_\_

Zone Atlas Page: R-15&R-16 DRB#: PR-2020-004138 EPC#: \_\_\_\_\_ Work Order#: \_\_\_\_\_

Legal Description: Tracts A-1-A-3, A-1-A-4, A-1-A-5 & A-4 Mesa Del Sol Innovation Park

Development Street Address: \_\_\_\_\_

**Applicant:** MDS Investors, LLC Contact: Kyle Bodhaine

Address: 4020 Vassar Drive NE, Ste H Alb, NM 87107

Phone#: 505-681-9932 Fax#: \_\_\_\_\_

E-mail: kyle@sc3intl.com

### Development Information

Build out/Implementation Year: NA Current/Proposed Zoning: PC/PC

Project Type: New: ( ) Change of Use: ( ) Same Use/Unchanged: (X) Same Use/Increased Activity: ( )

Proposed Use (mark all that apply): Residential: ( ) Office: ( ) Retail: ( ) Mixed-Use: ( )

Describe development and Uses:

Bulk Plat Submittal - No change in traffic with this request. Land remains vacant

Days and Hours of Operation (if known): \_\_\_\_\_

### Facility

Building Size (sq. ft.): 0

Number of Residential Units: 0

Number of Commercial Units: 0

### Traffic Considerations

ITE Trip Generation Land Use Code NA

Expected Number of Daily Visitors/Patrons (if known):\* NA

Expected Number of Employees (if known):\* NA

Expected Number of Delivery Trucks/Buses per Day (if known):\* NA

Trip Generations during PM/AM Peak Hour (if known):\* NA

Driveway(s) Located on: Street Name NA

Adjacent Roadway(s) Posted Speed: Street Name Bobby Foster Posted Speed 35 MPH  
Street Name Posted Speed

*\* If these values are not known, assumptions will be made by City staff. Depending on the assumptions, a full TIS may be required*

**Roadway Information (adjacent to site)**

Comprehensive Plan Corridor Designation/Functional Classification: Arterial  
(arterial, collector, local, main street)

Comprehensive Plan Center Designation: Planned Community  
(urban center, employment center, activity center)

Jurisdiction of roadway (NMDOT, City, County): City / County

Adjacent Roadway(s) Traffic Volume: \_\_\_\_\_ Volume-to-Capacity Ratio (v/c): \_\_\_\_\_  
(if applicable)

Adjacent Transit Service(s): None Nearest Transit Stop(s): \_\_\_\_\_

Is site within 660 feet of Premium Transit?: No

Current/Proposed Bicycle Infrastructure: None  
(bike lanes, trails)

Current/Proposed Sidewalk Infrastructure: None

**Relevant Web-sites for Filling out Roadway Information:**

City GIS Information: <http://www.cabq.gov/gis/advanced-map-viewer>

Comprehensive Plan Corridor/Designation: <https://abc-zone.com/document/abc-comp-plan-chapter-5-land-use> (map after Page 5-5)

Road Corridor Classification: <https://www.mrcog-nm.gov/DocumentCenter/View/1920/Long-Range-Roadway-System-LRRS-PDF?bidId=>

Traffic Volume and V/C Ratio: <https://www.mrcog-nm.gov/285/Traffic-Counts> and <https://public.mrcog-nm.gov/taqa/>

Bikeways: [http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL\\_Jun25.pdf](http://documents.cabq.gov/planning/adopted-longrange-plans/BTFP/Final/BTFP%20FINAL_Jun25.pdf) (Map Pages 75 to 81)

**TIS Determination**

**Note:** Changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

Traffic Impact Study (TIS) Required: Yes [ ] No

Thresholds Met? Yes [ ] No

Mitigating Reasons for Not Requiring TIS: \_\_\_\_\_ Previously Studied: [ ]

Notes: **A traffic study is not required for the platting action. When this land is developed the traffic study requirements will need to be reevaluated**

MP P.E.

12/17/2020

TRAFFIC ENGINEER

DATE

---

### **Submittal**

The Scoping Form must be submitted as part of any building permit application, DRB application, or EPC application. See the Development Process Manual Chapter 7.4 for additional information.

Submit by email to [plndrs@cabq.gov](mailto:plndrs@cabq.gov) and to the City Traffic Engineer [mgrush@cabq.gov](mailto:mgrush@cabq.gov). Call 924-3362 for information.

### **Site Plan/Traffic Scoping Checklist**

Site plan, building size in sq. ft. (show new, existing, remodel), to include the following items as applicable:

1. Access -- location and width of driveways
2. Sidewalks (Check DPM and IDO for sidewalk requirements. Also, Centers have wider sidewalk requirements.)
3. Bike Lanes (check for designated bike routes, long range bikeway system) ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
4. Location of nearby multi-use trails, if applicable ([check MRCOG Bikeways and Trails in the 2040 MTP map](#))
5. Location of nearby transit stops, transit stop amenities (eg. bench, shelter). Note if site is within 660 feet of premium transit.
6. Adjacent roadway(s) configuration (number of lanes, lane widths, turn bays, medians, etc.)
7. Distance from access point(s) to nearest adjacent driveways/intersections.
8. Note if site is within a Center and more specifically if it is within an Urban Center.
9. Note if site is adjacent to a Main Street.
10. Identify traffic volumes on adjacent roadway per MRCOG information. If site generates more than 100 vehicles per hour, identify volume to capacity (v/c) ratio on this form.

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Innovation School Site - Off-Site Roadway Rough Grading

**AGIS MAP #** R-15 & R-16

**LEGAL DESCRIPTIONS:** Tracts A-1-A-4 and A-1-A-5 Mesa Del Sol Innovation Park

\_\_\_\_\_  
\_\_\_\_\_

**DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on 11/30/20 (date).

  
Applicant/Agent

12/15/20  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on 11/24/20 (date).

  
Applicant/Agent

12/15/20  
Date

  
ABCWUA Representative

12/16/2020  
Date

**PROJECT #** PR-2020-004138

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

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Applicant/Agent

12/15/20  
Date

  
Hydrology Division Representative

12/16/2020  
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Applicant/Agent

12/15/20  
Date

\_\_\_\_\_  
ABCWUA Representative

\_\_\_\_\_  
Date

**PROJECT #** PR-2020-004138



December 14, 2020

DRB Chairman and Board Member  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Mesa Del Sol Innovation Park – PR-2020-004138  
Bulk Plat Tract A-1-A-3, A-1-A-4, A-1-A-5 & A-4  
(Zone Atlas R15 & R16)**

Dear Chairman and DRB Board Members:

Huitt-Zollars, Inc, on behalf of MDS Investments LLC, requests review and comment for the Bulk Land Plat to combine Tracts A-1-A-3, A-1-A-4, A-1-A-4 and A-4 into two (2) unique tracts A-1-A-5-A and A-1-A-5-B. Tract A-1-A-5-A is approximately 49.9 acres and Tract A-1-A-5-B is approximately 5.9 acres. The purpose of this request is to ready the property for development which we are planning a preliminary plat submittal with infrastructure (roadway, drainage, water and sanitary sewer) in the coming months.

A sketch plat was submitted to DRB and heard on July 29, 2020 under application # 2020-00063. City has assigned PR-2020-004138 to the subject site. The Archeological Certificate and Landfill disclosure statement is on file with the City of Albuquerque as part of the Mesa Del Sol Master Plan. This Bulk Plat application is not proposing any improvements; therefore, a DRWS and water availability statement are not required.

Property is zoned PC, Planned Community. The purpose of the PC zone district is to accommodate innovative, very largescale residential or mixed-use communities that cannot be accommodated through the use of other zone districts, provided that those projects are consistent with the ABC Comp Plan, as amended, and include significant public benefits that would not otherwise be required of the applicant. Allowable uses are negotiated on a case-by-case basis but may not include any use that is not included in Table 4-2-1. As previously stated future applications are forthcoming to the DRB for this property. The primary intention of this application is to facilitate transfer to intermediate land holders, and not to create parcels available for development without further subdivision approvals.

I understand for DRB to approve a bulk land subdivision, it must find that all of the following conditions apply:

- ✓ Parcels zoned for single family and/or townhouse use must be larger than 5 acres.
- ✓ Parcels zoned for multi-family development or non-residential use must be larger than 40 acres.

These conditions are met and I look forward to discussing this case with you on January 6, 2021. The forthcoming site plan for subdivision project requires a traffic study, which is in progress. The water/sewer availability request for the future action is in the ABCWUA Que.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,  
**Huitt-Zollars, Inc.**



Scott Eddings, P.E.  
Project Manager

CC: Kyle Bodhaine

**DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION**  
 Ernest Armijo, P.E., Principal Engineer | 505-924-3986 [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

---

DRB Project Number: 2020-004138 Hearing Date: 7-29-20  
 Project: Mesa Del Sol Innovation Park Agenda Item No: 14

<input checked="" type="checkbox"/> Sketch Plat	<input type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

**ENGINEERING COMMENTS:**

- An approved conceptual Grading and Drainage Plan and a revised Drainage Report are required for Hydrology approval

**RESOLUTION/COMMENTS:**

Parks & Rec.:

Code:

Water:

Transportation:

Planning:

APPROVED  
 DENIED

DELEGATED TO:  TRANS  HYD  WUA  PRKS  PLNG  
 Delegated For: \_\_\_\_\_  
 SIGNED:  I.L.  SPSP  SPBP  FINAL PLAT  
 DEFERRED TO \_\_\_\_\_

## Eddings, Scott

---

**From:** Carmona, Dalaina L. <dlcarmona@cabq.gov>  
**Sent:** Wednesday, September 30, 2020 3:39 PM  
**To:** Eddings, Scott  
**Subject:** Mesa Del Sol Innovation Park Public Notice Inquiry  
**Attachments:** ZONE ALTAS-Model.pdf

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	M
Mesa Del Sol NA	Joy	Ziener	independencedayjoy@gmail.com	5601 Addis Avenue SE	Albuquerque	NM	87106	50
Mesa Del Sol NA	James	Thompson	jamesrthompson8@gmail.com	2227 Stieglitz Avenue SE	Albuquerque	NM	87106	20
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	50
District 6 Coalition of Neighborhood Associations	Mandy	Warr	mandy@theremedyspa.com	119 Vassar Drive SE	Albuquerque	NM	87106	

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail.

<https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant  
Office of Neighborhood Coordination  
Council Services Department  
1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor  
Albuquerque, NM 87102  
505-768-3334  
[dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)  
Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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---

**From:** webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov

**Sent:** Wednesday, September 30, 2020 2:14 PM

**To:** Office of Neighborhood Coordination <seddings@huitt-zollars.com>  
**Cc:** Office of Neighborhood Coordination <onc@cabq.gov>  
**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Scott Eddings

Telephone Number

5052357211

Email Address

[seddings@huitt-zollars.com](mailto:seddings@huitt-zollars.com)

Company Name

Huitt-Zollars

Company Address

333 Rio Rancho Blvd

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Tract A-1-A-5

Mesa Del Sol Innovation Park

Physical address of subject site:

333 Rio Rancho Blvd

Subject site cross streets:

Suite 101

Other subject site identifiers:

Along Bobby Foster Near University Blvd

This site is located on the following zone atlas page:

R-15

=====  
This message has been analyzed by Deep Discovery Email Inspector.

**CAUTION:** This email originated from outside Huitt-Zollars. Treat all links and attachments with appropriate caution. Verify with sender if unexpected.

December 18, 2020

Mr. James Thompson  
2227 Stieglitz Avenue SE  
Albuquerque, NM 87106  
[Jamesrthompson8@gmail.com](mailto:Jamesrthompson8@gmail.com)

RE: Mesa Del Sol Bulk Plat DRB Application

Dear Mr. Thompson,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that MDS Investments, LLC will be submitting an application(s) for a Bulk Plat of Tract A-1-A-5 Mesa Del Sol Innovation Park to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create a tract of land from Tract A-1-A-5 for a future school site.

1. Property Owner: MDS Investments, LLC
2. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Along Bobby Foster Drive near University Blvd
5. Zone Atlas Page: R-15
6. Legal Description: Tract A-1-A-5 Mesa Del Sol Innovation Park
7. Area of Property: Approx 55 acres
8. IDO Zone District: PC – Planned Community
9. Overlay Zone: Not Applicable
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. More detailed Description of the Request/Project: The purpose of this project is to combine 4 tracts into 2 tracts. Subsequent applications will be submitted to DRB in the coming months to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
15. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

The anticipated public hearing for this request will be on Jan 20, 2021 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102.\* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

## Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department  
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download  
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Scott Eddings, P.E.  
Agent

Attachments: *Draft Bulk Plat*



December 18, 2020

Ms. Mandy Warr  
119 Vassar Drive SE  
Albuquerque, NM 87106  
[mandy@theremedyspa.com](mailto:mandy@theremedyspa.com)

RE: Mesa Del Sol Bulk Plat DRB Application

Dear Ms. Warr,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that MDS Investments, LLC will be submitting an application(s) for a Bulk Plat of Tract A-1-A-5 Mesa Del Sol Innovation Park to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create a tract of land from Tract A-1-A-5 for a future school site.

1. Property Owner: MDS Investments, LLC
2. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Along Bobby Foster Drive near University Blvd
5. Zone Atlas Page: R-15
6. Legal Description: Tract A-1-A-5 Mesa Del Sol Innovation Park
7. Area of Property: Approx 55 acres
8. IDO Zone District: PC – Planned Community
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11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. More detailed Description of the Request/Project: The purpose of this project is to combine 4 tracts into 2 tracts. Subsequent applications will be submitted to DRB in the coming months to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
15. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

The anticipated public hearing for this request will be on Jan 20, 2021 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102.\* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

## Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

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City of Albuquerque Planning Department  
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download  
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Scott Eddings, P.E.  
Agent

Attachments: *Draft Bulk Plat*

December 18, 2020

Ms. Patricia Willson  
505 Dartmouth Drive SE  
Albuquerque, NM 87106  
[info@willsonstudio.com](mailto:info@willsonstudio.com)

RE: Mesa Del Sol Bulk Plat DRB Application

Dear Ms. Willson,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that MDS Investments, LLC will be submitting an application(s) for a Bulk Plat of Tract A-1-A-5 Mesa Del Sol Innovation Park to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create a tract of land from Tract A-1-A-5 for a future school site.

1. Property Owner: MDS Investments, LLC
2. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Along Bobby Foster Drive near University Blvd
5. Zone Atlas Page: R-15
6. Legal Description: Tract A-1-A-5 Mesa Del Sol Innovation Park
7. Area of Property: Approx 55 acres
8. IDO Zone District: PC – Planned Community
9. Overlay Zone: Not Applicable
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. More detailed Description of the Request/Project: The purpose of this project is to combine 4 tracts into 2 tracts. Subsequent applications will be submitted to DRB in the coming months to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
15. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

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## Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

City of Albuquerque Planning Department  
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download  
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Scott Eddings, P.E.  
Agent

Attachments: *Draft Bulk Plat*

December 18, 2020

Ms. Joy Ziener  
5601 Addis Avenue SE  
Albuquerque, NM 87106  
[independencedayjoy@gmail.com](mailto:independencedayjoy@gmail.com)

RE: Mesa Del Sol Bulk Plat DRB Application

Dear Ms. Ziener,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that MDS Investments, LLC will be submitting an application(s) for a Bulk Plat of Tract A-1-A-5 Mesa Del Sol Innovation Park to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create a tract of land from Tract A-1-A-5 for a future school site.

1. Property Owner: MDS Investments, LLC
2. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Along Bobby Foster Drive near University Blvd
5. Zone Atlas Page: R-15
6. Legal Description: Tract A-1-A-5 Mesa Del Sol Innovation Park
7. Area of Property: Approx 55 acres
8. IDO Zone District: PC – Planned Community
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10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. More detailed Description of the Request/Project: The purpose of this project is to combine 4 tracts into 2 tracts. Subsequent applications will be submitted to DRB in the coming months to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
15. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

The anticipated public hearing for this request will be on January 20, 2021 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102.\* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

## Useful Links

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IDO Interactive Map

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City of Albuquerque Planning Department  
<https://www.cabq.gov/planning>

Zone Atlas Pages for Download  
<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Scott Eddings, P.E.  
Agent

Attachments: *Draft Bulk Plat*

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.10	

Sent To: **Joy Ziemer**  
Street, Apt. No., or PO Box No.: **5601 Aulis Ave SE**  
City, State, ZIP+4: **Alb, NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.10	

Sent To: **James Thompson**  
Street, Apt. No., or PO Box No.: **2227 Stiegler Ave SE**  
City, State, ZIP+4: **Alb, NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions

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Total Postage & Fees	\$4.10	

Sent To: **Parbia Wilson**  
Street, Apt. No., or PO Box No.: **505 Parkhurst Dr SE**  
City, State, ZIP+4: **Alb, NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions

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Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.10	

Sent To: **Mandy Warr**  
Street, Apt. No., or PO Box No.: **119 Vassar Dr SE**  
City, State, ZIP+4: **Alb, NM 87106**

PS Form 3800, August 2006 See Reverse for Instructions

## Eddings, Scott

---

**From:** Eddings, Scott  
**Sent:** Monday, December 21, 2020 3:53 PM  
**To:** 'jamesrthompson8@gmail.com'  
**Cc:** 'Gould, Maggie S.'  
**Subject:** Mesa Del Sol Bulk Plat  
**Attachments:** Bulk Plat.pdf; Mesa Del Sol NA Bulk Plat - Thompson.pdf

Hi James,

This email follows up with last week's email. The enclosed letter and attachment were certified mailed to you this afternoon.

Happy Holidays,  
Scott Eddings, PE  
Vice President



## Eddings, Scott

---

**From:** Eddings, Scott  
**Sent:** Monday, December 21, 2020 3:52 PM  
**To:** 'mandy@theremedyspa.com'  
**Cc:** 'Gould, Maggie S.'  
**Subject:** Mesa Del Sol Bulk Plat  
**Attachments:** Bulk Plat.pdf; Mesa Del Sol NA Bulk Plat - Warr.pdf

Hi Mandy,

This email follows up with last week's email. The enclosed letter and attachment were certified mailed to you this afternoon.

Happy Holidays,  
Scott Eddings, PE  
Vice President

## Eddings, Scott

---

**From:** Eddings, Scott  
**Sent:** Monday, December 21, 2020 3:50 PM  
**To:** 'info@willsonstudio.com'  
**Cc:** 'Gould, Maggie S.'  
**Subject:** Mesa Del Sol Bulk Plat  
**Attachments:** Bulk Plat.pdf; Mesa Del Sol NA Bulk Plat - Willson.pdf

Hi Patricia –

This email follows up with last week's email. The enclosed letter and attachment were certified mailed to you this afternoon.

Happy Holidays,  
Scott Eddings, PE  
Vice President

## Eddings, Scott

---

**From:** Eddings, Scott  
**Sent:** Monday, December 21, 2020 3:51 PM  
**To:** 'independencedayjoy@gmail.com'  
**Cc:** 'Gould, Maggie S.'  
**Subject:** Mesa Del Sol Bulk Plat  
**Attachments:** Bulk Plat.pdf; Mesa Del Sol NA Bulk Plat - Ziener.pdf

Hi Joy,

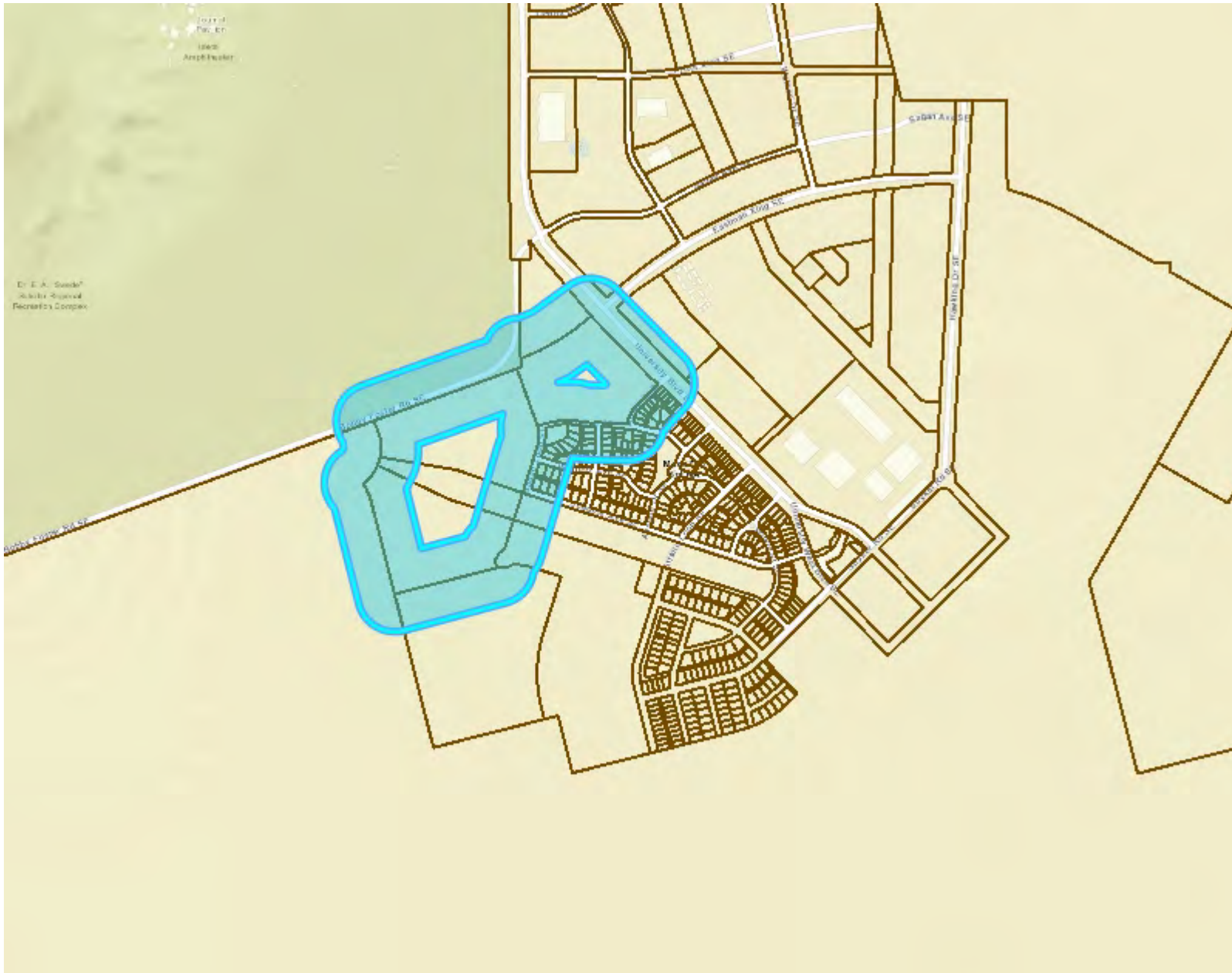
This email follows up with last week's email. The enclosed letter and attachment were certified mailed to you this afternoon.

Happy Holidays,

Scott Eddings, PE  
Vice President



# Mesa Del Sol

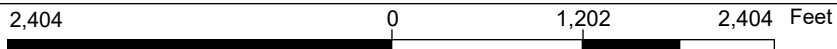


## Legend

- Bernalillo County Parcels
- Municipal Limits**
- Corrales
- Edgewood
- Los Ranchos
- Rio Rancho
- Tijeras
- UNINCORPORATED

## Notes

Buffer: 302ft.  
 ROW: University Blvd. 202 ft.



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1: 14,423

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

MDS INVESTMENTS LLC  
4020 VASSAR DR NE SUITE H  
ALBUQUERQUE NM 87107-2057

MDS INVESTMENTS LLC  
4020 VASSAR DR SE SUITE H  
ALBUQUERQUE NM 87107-2057

MDS INVESTMENTS LLC  
4020 VASSAR DR NE SUITE H  
ALBUQUERQUE NM 87107-2057

MDS INVESTMENTS LLC  
4020 VASSAR DR NE SUITE H  
ALBUQUERQUE NM 87107-2057

MARTINEZ ADELITA & BRYAN  
2215 STIEGLITZ AVE SE  
ALBUQUERQUE NM 87106-9613

VIGIL MICHAEL S  
2209 STIEGLITZ AVE SE  
ALBUQUERQUE NM 87106-9613

HANOSH JEAN & HANOSH STEPHANIE C  
2205 STIEGLITZ AVE SE  
ALBUQUERQUE NM 87106-9613

BURNS SCOTT N & CATHY  
2201 STIEGLITZ AVE SE  
ALBUQUERQUE NM 87106

PACIFIC UNION FINANCIAL LLC  
1603 LBJ FWY SUITE 500  
FARMERS BRANCH TX 75234-6040

WEBER JOHN  
2208 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9612

SHEPHARD MIREYA I & JOHN  
2204 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9612

SCOTT CHARLES ANTHONY & SUSAN P  
2200 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9612

BADER VICTORIA MARIE  
2319 GANDERT AVE SE  
ALBUQUERQUE NM 87106

HIELO RANDY ALEJANDRO  
2215 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9617

HUYNH MIA  
5616 ADDIS AVE SE  
ALBUQUERQUE NM 87106-9614

EICHHORST CAREY N  
5636 SAGAN LP SE  
ALBUQUERQUE NM 87106

RODRIGUEZ JACQUELYN  
2316 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

VIGIL NICKIE A  
5608 ADDIS DR SE  
ALBUQUERQUE NM 87106

KEEFE CHRISTINE  
2324 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

TURNER MICHAEL  
2148 AUGUSTA DR  
HOUSTON TX 77057-3757

MONTOYA TINA TRUSTEE ROLAND K  
ALARID RVT  
14 MADRE MOUNTAIN  
SANTA FE NM 87508-4814

JUMP JOHN MICHAEL & LYNN  
5604 ADDIS AVE SE  
ALBUQUERQUE NM 87106-9614

BROWN LUISE  
2300 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

MARLER JOHN S & MICHAELI  
5600 ADDIS DR SE  
ALBUQUERQUE NM 87106

ZEINER JOY A  
5601 ADDIS DR SE  
ALBUQUERQUE NM 87106

CANACA JOSE A & FALLAS-BEJARANO  
GLENDA V  
5620 SAGAN LP SE  
ALBUQUERQUE NM 87106

LUGO LUIS A & LOUISE A  
2319 PENN AVE SE  
ALBUQUERQUE NM 87106-9722

TORRES SAMUEL R & TORRES ROSE  
TRUSTEES TORRES RVL T  
5620 ARBUS DR SE  
ALBUQUERQUE NM 87106-9723

THOMPSON DANA L  
2315 PENN AVE SE  
ALBUQUERQUE NM 87105-9722

ALFORD JAMES G  
5616 ARBUS DR SE  
ALBUQUERQUE NM 87106-9723

HILL MICHAEL J & SANDRA JOY  
PO BOX 9426  
ALBUQUERQUE NM 87119-9426

WATSON ERIK A  
5623 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106-9701

BOUTON DANIEL W  
5619 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106

KRAFT RONALD  
5604 ARBUS DR SE  
ALBUQUERQUE NM 87106-9723

RIPLEY ERIC JAMES  
5615 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106-9701

BELL JAMES EVERETT & DONNA  
CYNTHIA  
5611 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106

BORA GEORGE E & DONNA  
5609 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106

BEAN BRIAN & PATRICIA A  
5605 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106

MEUB JAMES & KRISTEN  
5603 UNIVERSITY BLVD SE  
ALBUQUERQUE NM 87106

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

STATE OF NEW MEXICO STATE LAND  
OFFICE  
PO BOX 1148  
SANTA FE NM 87504-1148

MDS INVESTMENTS LLC  
4020 VASSAR DR NE SUITE H  
ALBUQUERQUE NM 87107-2057

MDS INVESTMENTS LLC  
4020 VASSAR DR NE SUITE H  
ALBUQUERQUE NM 87107-2057

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

HARDIN KANYESHA DEANN  
2305 GANDERT AVE SE  
ALBUQUERQUE NM 87106

PARASCANDOLA BERNARD JL & TOWNE  
LEONA  
5620 ADDIS DR SE  
ALBUQUERQUE NM 87106

LUCERO MICHAEL ANTHONY & CASAS  
VERONICA MICHELLE  
2201 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9617

DELELLES GREGORY H & SHEILA M  
8124 CHICORY DR NW  
ALBUQUERQUE NM 87120-4287

HUDSON ADAM L  
2209 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9617

DURAN MONICA A  
2205 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9617

WARNER KYLE E & MARTIN AMANDA J  
2309 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9615

JENKINS ERNEST L SR & SANDRA K  
5644 SAGAN LP SE  
ALBUQUERQUE NM 87106

AUGUSTINE JAMES TODD  
2340 PENN AVE SE  
ALBUQUERQUE NM 87106

LAMONDA KELLIAN D & EMILEE  
LORRAINE  
5612 ADDIS AVE SE  
ALBUQUERQUE NM 87106-9614

SIECK VICTORIA & STEPHEN C WROS  
5640 SAGAN LP SE  
ALBUQUERQUE NM 87106

GONZALES THOMAS J & HUNING-  
GONZALES RUTH A  
5615 ADDIS DR SE  
ALBUQUERQUE NM 87106-9616

DE LA LUZ RAMIREZ MARIA  
4800 SAN MATEO LN NE APT 145  
ALBUQUERQUE NM 87109-2401

KNIGGE PATRICK C  
5632 SAGAN LP SE  
ALBUQUERQUE NM 87106-9618

MOORE-KOONTZ REBECCA S & ADAM D  
5609 ADDIS DR SE  
ALBUQUERQUE NM 87106

SCHROEDER PAUL CHRISTIAN  
2308 PENN AVE SE  
ALBUQUERQUE NM 87106

WATSON BENJAMIN III & HANUKKAH R  
5628 SAGAN LP SE  
ALBUQUERQUE NM 87106

AVERY LOIS Y  
5624 SAGAN LP SE  
ALBUQUERQUE NM 87106-9618

JORDAN LORIN THOMAS JR  
2328 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

PADIN-ROSADO JOSE A  
2301 PENN AVE SE  
ALBUQUERQUE NM 87106-9722

MIZELL CODY NOBLES & LISA MARIE  
5612 ARBUS DR SE  
ALBUQUERQUE NM 87106-9723

SANCHEZ GILBERT R JR & ERRYNN E  
2309 PENN AVE SE  
ALBUQUERQUE NM 87105

NELSON STEPHEN R & TRACEY M  
2305 PENN AVE SE  
ALBUQUERQUE NM 87106-9722

KENT MEGAN MELISSA  
5608 ARBUS DR SE  
ALBUQUERQUE NM 87106-9723

MENDEZ ADOLFO  
PO BOX 26411  
ALBUQUERQUE NM 87125-6411

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

MESA DEL SOL COMMUNITY COMPANY  
INC  
PO BOX 67590  
ALBUQUERQUE NM 87193-7590

WILKINSON DICK TYLER JR & HANNAH  
LEIGH  
2336 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

BIRMINGHAM RAY JR & CHRISTINA S  
2332 PENN AVE SE  
ALBUQUERQUE NM 87106

AMLONG JONATHAN NEIL & LAUREN  
RAE  
2344 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

SALAZAR SHELDON L  
2315 GANDERT AVE SE  
ALBUQUERQUE NM 87106-9615

CHANG KATHY Z & FREEMAN JOSEPH J  
2312 PENN AVE SE  
ALBUQUERQUE NM 87106-9721

CORAZON DEL MESA 4 LLC  
9600 TENNYSON NE  
ALBUQUERQUE NM 87122-2282

CORAZON DEL MESA 4 LLC  
9600 TENNYSON NE  
ALBUQUERQUE NM 87122-2282

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CORAZON DEL MESA 4 LLC  
9600 TENNYSON NE  
ALBUQUERQUE NM 87122-2282

CORAZON DEL MESA 4 LLC  
9600 TENNYSON NE  
ALBUQUERQUE NM 87122-2282

December 18, 2020

Current Property Owner

RE: Mesa Del Sol Bulk Plat DRB Application

To Whom it May Concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a Neighborhood Association Representative that MDS Investments, LLC will be submitting an application(s) for a Bulk Plat of Tracts A-4, A-1-A-3, A-1-A-4 & A-1-A-5 Mesa Del Sol Innovation Park to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is to create a tract of land for a future school site.

1. Property Owner: MDS Investments, LLC
2. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
3. Property Address: Vacant Land – property is not addressed
4. Location Description: Along Bobby Foster Drive near University Blvd
5. Zone Atlas Page: R-15
6. Legal Description: Tracts A-4, A-1-A-3, A-1-A-4 & A-1-A-5 Mesa Del Sol Innovation Park
7. Area of Property: Approx 55 acres
8. IDO Zone District: PC – Planned Community
9. Overlay Zone: Not Applicable
10. Center or Corridor Area: Not Applicable
11. Current Use: Vacant
12. Deviation(s) Requested: Not Applicable
13. Variance(s) Requested: Not Applicable
14. More detailed Description of the Request/Project: The purpose of this project is to combine 4 tracts into 2 tracts. Subsequent applications will be submitted to DRB in the coming months to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
15. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

The anticipated public hearing for this request will be on January 20, 2021 at 9:00 am in the Hearing Room (Basement Level) of Plaza Del Sol, 600 2<sup>nd</sup> St NW, Albuquerque, NM 87102. \* You can check the agenda for the relevant decision-making body online here: <https://www.cabq.gov/planning/boards-commissions> or call either the Planning Department at 505-924-3860 or Scott Eddings at 505-235-7211.

#### Useful Links

**Integrated Development Ordinance (IDO):**

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

**City of Albuquerque Planning Department**

<https://www.cabq.gov/planning>

**Zone Atlas Pages for Download**

<http://data.cabq.gov/business/zoneatlas/>

Sincerely,



Scott Eddings, P.E.  
Agent

Attachments: *Bulk Plat*  
*Zone Atlas*



December 29, 2020

DRB Chairman and Board Member  
City of Albuquerque  
Planning Department  
600 Second Street NW  
Albuquerque, NM 87102

**RE: Mesa Del Sol Innovation Park – PR-2020-004138  
Bulk Plat Tract A-1-A-3, A-1-A-4, A-1-A-5 & A-4  
(Zone Atlas R15 & R16)**

Dear Chairman and DRB Board Members:

Huitt-Zollars, Inc, on behalf of MDS Investments LLC, has mailed notice to property owners of this application pursuant to City requirements. Notification letters were mailed to the following property owners on December 18, 2020:

- MDS Investments
- Martinez, Adelita & Bryan
- Vigil, Michael S
- Hanosh, Jean & Stephanie
- Burns, Scott & Cathy
- Pacific Union Financial LLC
- Weber, John
- Shepard, Mireya & John
- Scott, Charles & Susan
- Bader, Victoria
- Heilo, Randy
- Huynh, Mia
- Eichhorst, Carey
- Rodriguez, Jacquelyn
- Vigil, Nickie
- Keefe, Christie
- Turner, Michael
- Montoya, Tina
- Jump, John & Lynn
- Brown, Luise
- Marler, John & Michael
- Zeiner, Joy
- Canaca, Jose & Fallas
- Lugo, Luis & Louise
- Torres, Samuel & Rose
- Thompson, Dana
- Alford, James
- Hill, Michael & Sandra
- Watson, Erik
- Bouton, Daniel
- Draft, Ronald
- Ripley, Eric

- Bell, James
- Bora, George
- Bean, Brian & Patricia
- Meub, James & Kristen
- Mesa Del Sol Community Company, Inc.
- State of New Mexico Land Office
- Hardin, Kanyesha
- Parascandola, Bernard & Towne
- Lucero, Michael
- Delelles, Gregory & Shelia
- Hudson, Adam
- Duran, Monica
- Warner, Kyle & Martin
- Jenkins, Ernest & Sandra
- Augustine, James
- Lamonda, Kellian & Emilee
- Sieck, Victoria & Stephen
- Gonzales, Thomas & Huning
- De La Luz Rameriz, Maria
- Knigge, Patrick
- Moore-Koontz, Rebecca & Adam
- Schroeder, Paul & Christian
- Watson, Benjamin & Hanukkah
- Avery, Lois
- Jordan, Lorin
- Padin, Rodado
- Mizell, Codey
- Sanchez, Gilbert & Errynn
- Nelson, Stephen & Tracey
- Kent, Megan
- Mendez, Adolfo
- Wilkinson, Dick & Hannah
- Birmingham, Ray & Christina
- Amlong, Johnathon & Lauen
- Salazar, Sheldon
- Chang, Kathy & Freeman
- Corazon Del Mesa 4, LLC

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,  
**Huitt-Zollars, Inc.**



Scott Eddings, P.E.  
Project Manager

CC: Kyle Bodhaine

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: December 18, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: Mesa Del Sol NA

Name of NA Representative\*: Joy Ziener / James Thompson  
independencedayjoy@gmail.com

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: jamesrthompson8@gmail.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: seddings@huitt-zollars.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:  
Jan. 20, 2021

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* **Property is not addressed**  
Location Description Tracts A-4, A-1-A-3, A-1-A-4 & A-1-A-5 Mesa Del Sol Innovation Park
2. Property Owner\* MDS Investors LLC
3. Agent/Applicant\* [if applicable] Huitt-Zollars, Inc. (Attn Scott Eddings cell #: 505-235-7211)
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 Bulk Plat - Major (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Purpose of the request creates a land parcel for a future school site.

School will have a DRB Site Plan and Subdivision Request - Item requires public notice.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:

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

1. Zone Atlas Page(s)<sup>\*5</sup> R-15 and R-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)  Variance(s)  Waiver(s)

Explanation:

None

4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes  No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 55 Ac
  - b. IDO Zone District PC - Planned Community
  - c. Overlay Zone(s) [if applicable] Not Applicable
  - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: District 6 Coalition of Neighborhood Associations [Other Neighborhood Associations, if any]

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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>

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

## Neighborhood Meeting Request for a Proposed Project in the City of Albuquerque

Date of Request\*: December 18, 2020

This request for a Neighborhood Meeting for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: District 6 Coalition of Neighborhood Associations

Name of NA Representative\*: Patricia Willson / Mandy Warr  
info@willsonstudio.com

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mandy@theremedyspa.com

The application is not yet submitted. If you would like to have a Neighborhood Meeting about this proposed project, please respond to this request within 15 days.<sup>2</sup>

Email address to respond yes or no: seddings@huitt-zollars.com

The applicant may specify a Neighborhood Meeting date that must be at least 15 days from the Date of Request above, unless you agree to an earlier date.

Meeting Date / Time / Location:

January 20, 2021

### Project Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)

1. Subject Property Address\* **Property is not addressed**  
Location Description Tracts A-4, A-1-A-3, A-1-A-4 & A-1-A-5
2. Property Owner\* MDS Investors LLC
3. Agent/Applicant\* [if applicable] Huitt-Zollars, Inc. (Attn Scott Eddings cell # 505-235-7211)
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 Bulk Plat - Major (Minor or Major)

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> If no one replies to this request, the applicant may be submitted to the City to begin the review/decision process.

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

- Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
- Variance
- Waiver
- Zoning Map Amendment
- Other: \_\_\_\_\_

Summary of project/request<sup>3\*</sup>:

Request creates a land parcel for a future school site.

School will have a DRB Site Plan and Subdivision Request - Item Requires public notice as well.

5. This type of application will be decided by<sup>\*</sup>:  City Staff  
 OR at a public meeting or hearing by:
- Zoning Hearing Examiner (ZHE)  Development Review Board (DRB)
  - Landmarks Commission (LC)  Environmental Planning Commission (EPC)
  - City Council
6. Where more information about the project can be found<sup>\*4</sup>:  
www.mesadelsolnm.com

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

1. Zone Atlas Page(s)<sup>\*5</sup> R-15 & R-16
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant<sup>\*</sup>: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards will be requested for this project<sup>\*</sup>:
  - Deviation(s)       Variance(s)       Waiver(s)
 Explanation:  
None  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
4. An offer of a Pre-submittal Neighborhood Meeting is required by [Table 6-1-1](#)<sup>\*</sup>:  Yes     No

<sup>3</sup> Attach additional information, as needed to explain the project/request. Note that information provided in this meeting request is conceptual and constitutes a draft intended to provide sufficient information for discussion of concerns and opportunities.

<sup>4</sup> Address (mailing or email), phone number, or website to be provided by the applicant

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

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

5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
- a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information:**

1. From the IDO Zoning Map<sup>6</sup>:
- a. Area of Property [typically in acres] 55 Ac
  - b. IDO Zone District PC
  - c. Overlay Zone(s) [if applicable] Not Applicable
  - d. Center or Corridor Area [if applicable] Not Applicable
2. Current Land Use(s) [vacant, if none] Vacant
- 

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: Mesa Del Sol NA [Other Neighborhood Associations, if any]

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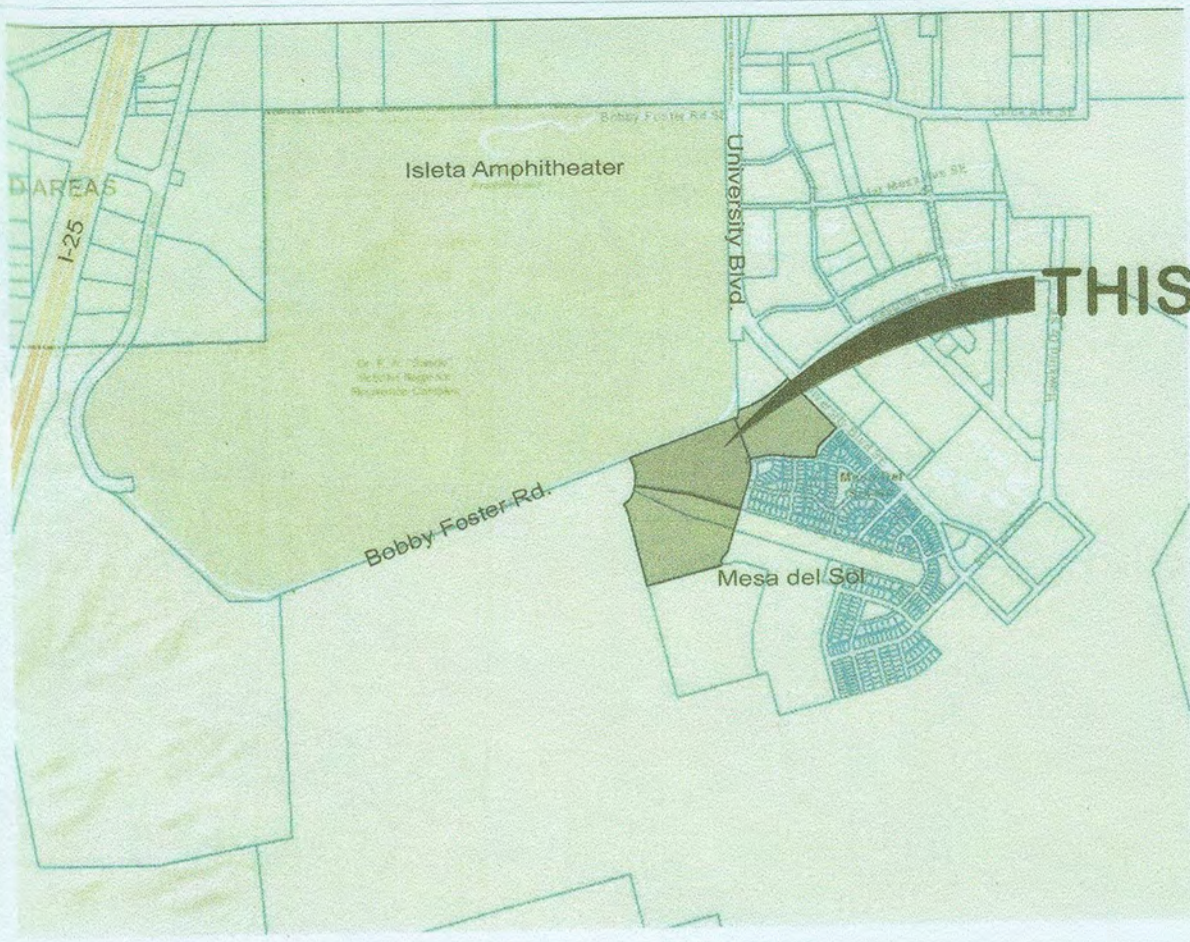
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<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>





ZONE ATLAS R-15-Z / R-16-Z

N.T.S.

# BULK LAND PLAT TRACTS A-1-A-3, A-1-A-4, A-1-A-5 & A-4 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

DATE OF SURVEY: SEPTEMBER 2020

SHEET 1 OF 2

SUBDIVISION DATA		PLAT ACRES (Gross)	55.3417
DRB NO.		LOT ACRES	0
NO. OF LOTS	0	PARCEL ACRES	0
NO. OF PARCELS	0	TRACT ACRES	55.3417
NO. OF TRACTS	2	STREET ACRES	0
STREET MILES (FULL)	0		

**DESCRIPTION**

TRACTS A-1-A-3, A-1-A-4, A-1-A-5 and A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-6-C-1, A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4 AND A-1-A-5 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 31, 2019, AS DOCUMENT NUMBER 2019111900, IN BOOK 2019C, PAGE 0146 1. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M. BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 55.3417 ACRES MORE OR LESS.

**PURPOSE OF THIS PLAT**

THE PURPOSE OF THIS PLAT FOUR (4) TRACTS (TRACTS A-1-A-3, A-1-A-4, A-1-A-5 AND A-4) INTO TWO (2) NEW TRACTS (A-1-A-5-A, A-1-A-5-B).

PROJECT NO. PR-2020-004138  
APPLICATION NO. -2020-

## PLAT APPROVALS

**UTILITY APPROVALS**

UTILITY	DATE
PNM ELECTRIC SERVICES	
NEW MEXICO GAS COMPANY	
QWEST CORPORATION d/b/a CenturyLink QC	
COMCAST	

**CITY APPROVALS**

<u>Patricia M. Rainey P.S.</u>	<u>10/14/2020</u>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**HUITT-ZOLLARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

**NOTES**

- ALL BEARINGS SHOWN HERE ON ARE GRID BEARINGS NEW MEXICO STATE PLANE CENTRAL ZONE - NAD83
- PROJECT COMBINED FACTOR IS THE PUBLISHED COMBINED FACTOR FOR THE CITY OF ALBUQUERQUE CONTROL STATION "5-R15"
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "5-R15" ELEVATION: 5306.67 US SURVEY FEET (NAVOD88)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (N89°45'25"E, 575.75')
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING RECORDED SUBDIVISION PLATS

**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 ERRECTED 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.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
TRACT A-1-A-5-A, UPC # 101505148312540101

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.

Kim C. Stelzer October 15, 2020  
Kim C. Stelzer, N.M.P.L.S. NO. 7482 DATE

**BULK LAND VARIANCE NOTE**

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER, AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

**FREE CONSENT**

THE REPLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM, COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF BERNALILLO COUNTY, NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THIS PLAT.

Steven B. Chavez 10/15/20  
MDS INVESTMENTS LLC DATE  
STEVEN B. CHAVEZ - MANAGING PARTNER

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15<sup>th</sup> of Oct, 2020 BY J. KYLE BODHAINE, PRESIDENT OF SC3 INTERNATIONAL, ON BEHALF OF SAID COMPANY.

BY: Debbie A. Canador  
NOTARY PUBLIC

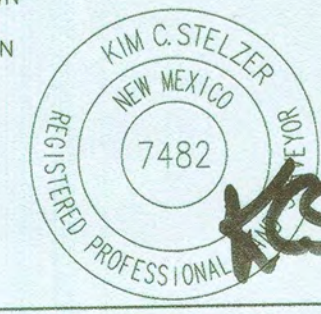
MY COMMISSION EXPIRES: 3/26/24

**SOLAR NOTE**

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

**LANDFILL DISCLOSURE STATEMENT**

THE SUBJECT PROPERTY IS LOCATED NEAR OR IS A FORMER LANDFILL SITE. DUE TO THE SUBJECT PROPERTY BEING ON OR NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.



Plotted: 10/14/2020 11:42:42 AM By: Edgings, Scott  
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BULK LAND PLAT  
TRACT A-1-A-5

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

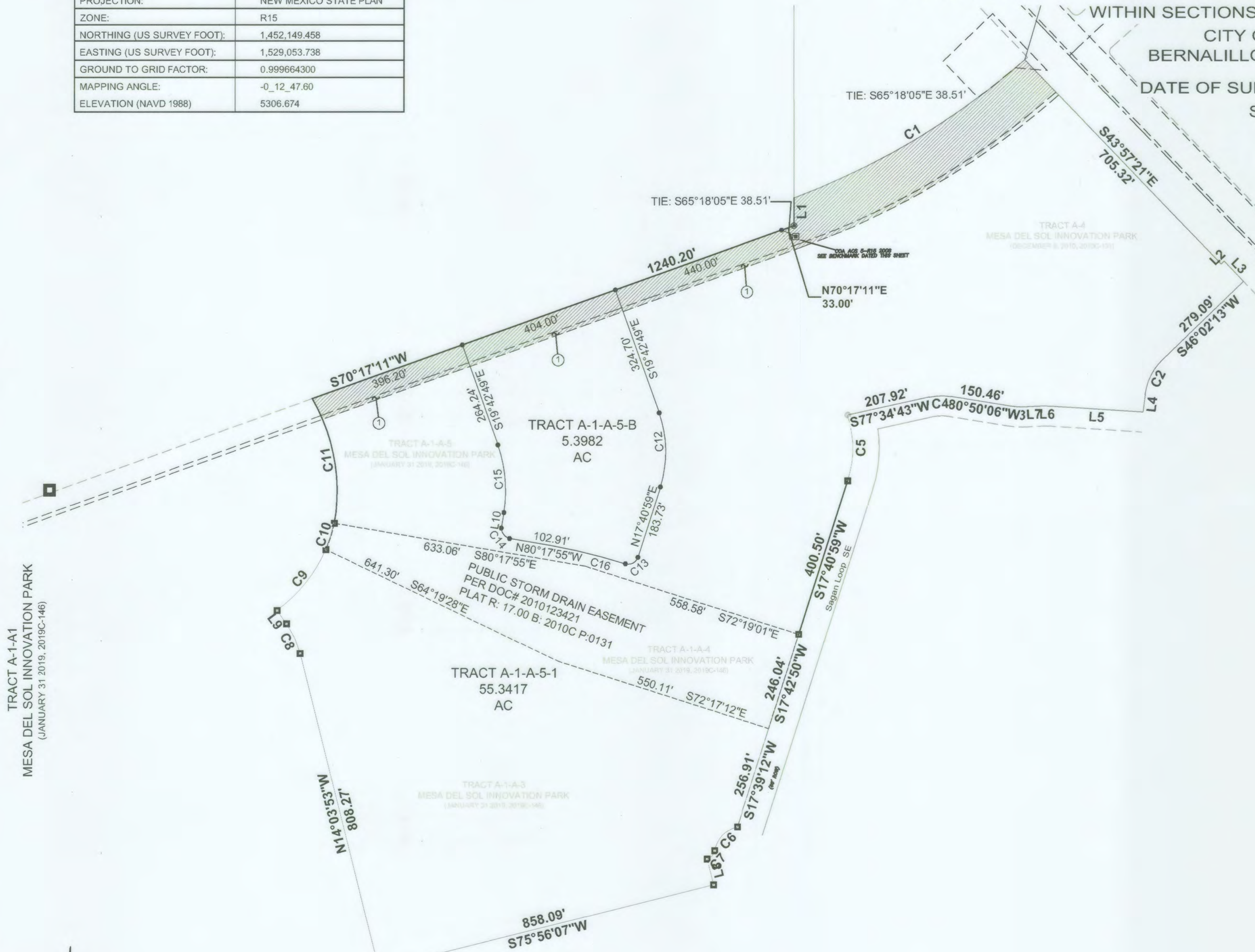
DATE OF SURVEY: SEPTEMBER 2020

SHEET 2 OF 2

BENCHMARK CITY OF ALBUQUERQUE SURVEY CONTROL ALUMINUM DISC STAMPED "5-R15 2006"	
DATUM:	NAD 83
PROJECTION:	NEW MEXICO STATE PLAN
ZONE:	R15
NORTHING (US SURVEY FOOT):	1,452,149.458
EASTING (US SURVEY FOOT):	1,529,053.738
GROUND TO GRID FACTOR:	0.999664300
MAPPING ANGLE:	-0_12_47.60
ELEVATION (NAVD 1988)	5306.674

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°07'15"W	69.15'
L2	N46°10'59"E	9.97'
L3	S43°57'47"E	69.34'
L4	S06°33'15"W	43.48'
L5	N86°26'52"W	228.09'
L6	N89°22'44"W	21.07'
L7	S87°41'24"W	45.83'
L8	S14°03'53"E	66.00'
L9	N35°21'22"W	40.36'
L10	S09°42'05"W	36.40'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20°54'51"	1841.64'	N59°06'36"E	668.51'	672.24'
C2	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C3	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C4	21°24'24"	147.02'	S88°27'42"W	54.61'	54.93'
C5	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C6	71°06'51"	70.27'	S43°51'59"W	81.72'	87.21'
C7	67°34'30"	25.03'	S42°05'49"W	27.84'	29.52'
C8	21°17'28"	221.50'	N24°42'37"W	81.84'	82.31'
C9	31°35'35"	355.82'	N38°50'57"E	193.72'	196.20'
C10	11°04'04"	356.05'	N17°31'08"E	68.67'	68.78'
C11	40°34'13"	454.30'	N10°00'45"W	315.01'	321.68'
C12	37°23'47"	287.00'	N1°00'55"W	184.01'	187.32'
C13	90°00'00"	25.00'	N62°40'59"E	35.36'	39.27'
C14	90°00'00"	25.00'	S35°17'55"E	35.36'	39.27'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'

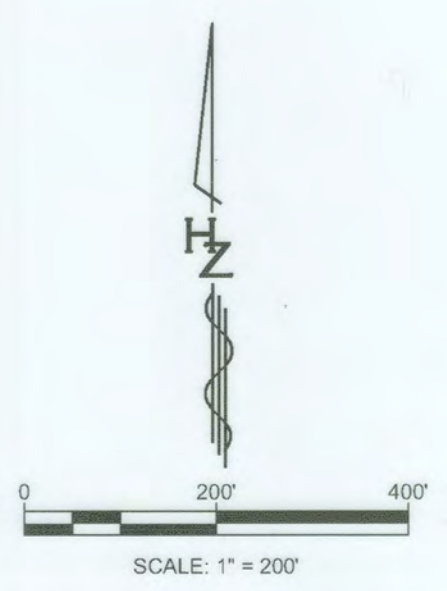


LEGEND

- Found City of Albuquerque Control Station: Aluminum Cap 5-R15 2006
- Found No. 5 Rebar
- Found No. 5 Rebar w/Cap: Phillips PS15517
- Found No. 5 Rebar w/Cap: LS5978
- Set Monument: Rebar w/Cap HZI LS 7482  
OR  
MagNail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482
- ▨ Future Street Right-of-Way

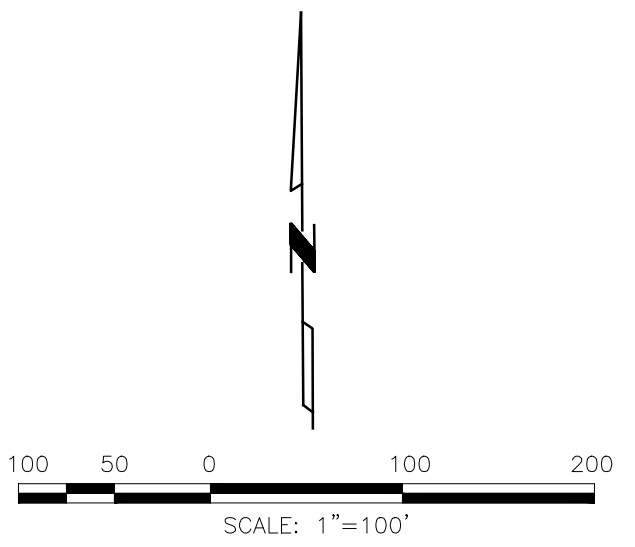
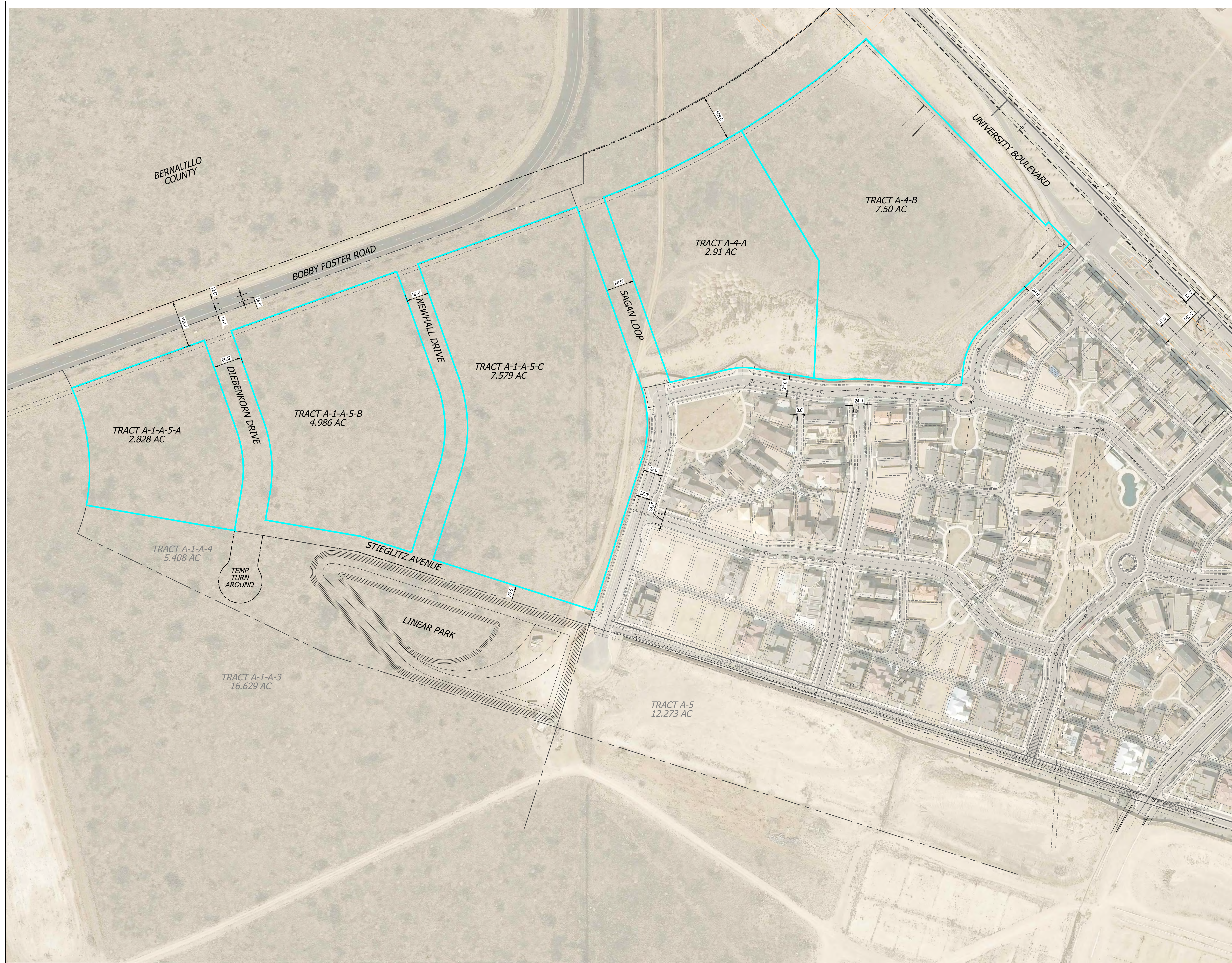
EXISTING EASEMENTS

- ① 10' Existing MCI Metro Underground Communication  
Recorded: July 27, 2009 as Doc No. 2009084209



**HUITT-ZOLIARS**  
Huitt-Zollars, Inc. Rio Rancho  
333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

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SKETCH PLAT  
**TRACT A-1-A-5-A**  
**TRACT A-1-A-5-B**  
**TRACT A-1-A-5-C**  
**TRACT A-4-A**  
**TRACT A-4-B**  
**MESA DEL SOL**  
**INNOVATION PARK**

BEING A REPLAT OF TRACT A-1-A-5-A AND A-4  
 MESA DEL SOL INNOVATION PARK  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2018

EXHIBIT A

**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Drive NE, Suite 101  
 Rio Rancho, New Mexico 87124  
 Phone (505) 892-5141 Fax (505) 892-3259

Plotted: 7/23/2020 9:27:26 AM. By: Eddings, Scott  
 User: scott.7/23/2020 9:27:26 AM. Design: 11 Survey/SKETCH PLAT AERIAL.dwg  
 User: scott.7/23/2020 9:28:32 AM. Design: 11 Survey/SKETCH PLAT AERIAL.dwg

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Innovation School Site Off-Site Roadway Rough Grading Plan

**AGIS MAP #** J-19-Z

**LEGAL DESCRIPTIONS:** Tracts A-1-A-5 and A-1-A-4  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

X **DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on November 30, 2020 (date).

  
\_\_\_\_\_  
Applicant/Agent

December 14, 2020  
Date

\_\_\_\_\_  
Hydrology Division Representative

\_\_\_\_\_  
Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

X **WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

  
\_\_\_\_\_  
Applicant/Agent

December 14, 2020  
Date

\_\_\_\_\_  
ABCWUA Representative

\_\_\_\_\_  
Date

**PROJECT #** \_\_\_\_\_

# 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.

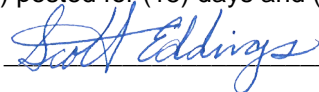
4. TIME

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.



\_\_\_\_\_  
(Applicant or Agent)

**12/30/20**

\_\_\_\_\_  
(Date)

I issued \_\_\_\_\_ signs for this application, \_\_\_\_\_, \_\_\_\_\_  
(Date) (Staff Member)

**PROJECT NUMBER:** \_\_\_\_\_