



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	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: 2	# of Proposed Lots: 4	Total Area of Site (Acres): 34 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> 1/29/21				
<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 #	

**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: 1/28/21</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>	

January 28, 2021

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  
Preliminary Plat Tract 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-5 and A-4 into two (4) unique tracts. The purpose of this request is to ready the property for development which we are planning a site plan and dedicate City right-of-way with infrastructure (roadway, drainage, water and sanitary sewer). The site plan is currently being scheduled for PRT for a future school site.

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.

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 preliminary plat it must find that all of the following conditions apply:

These conditions are met and I look forward to discussing this case with you on February 24, 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.

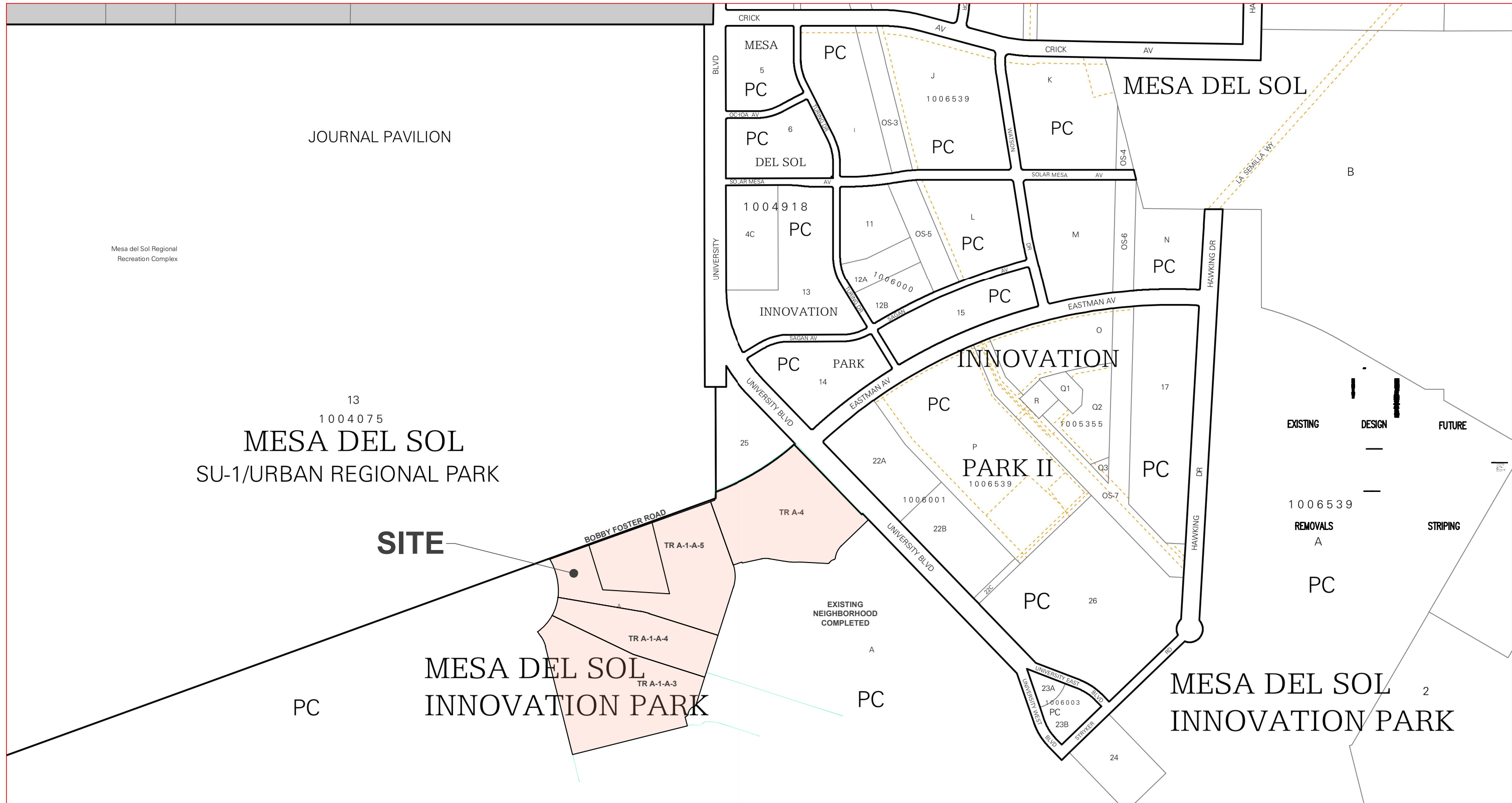
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

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



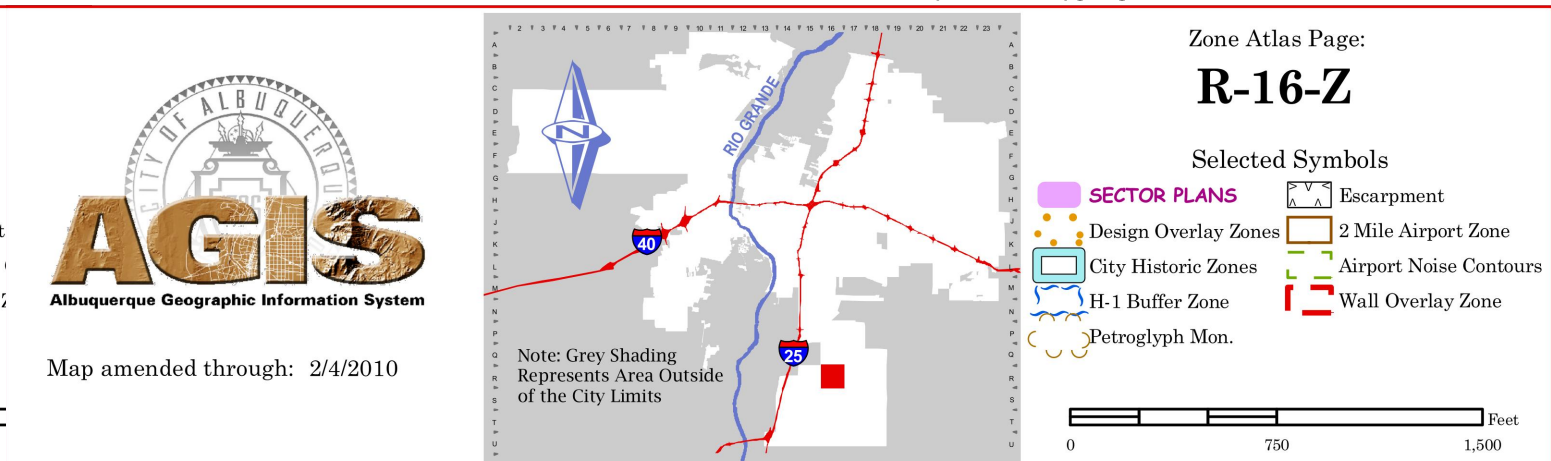
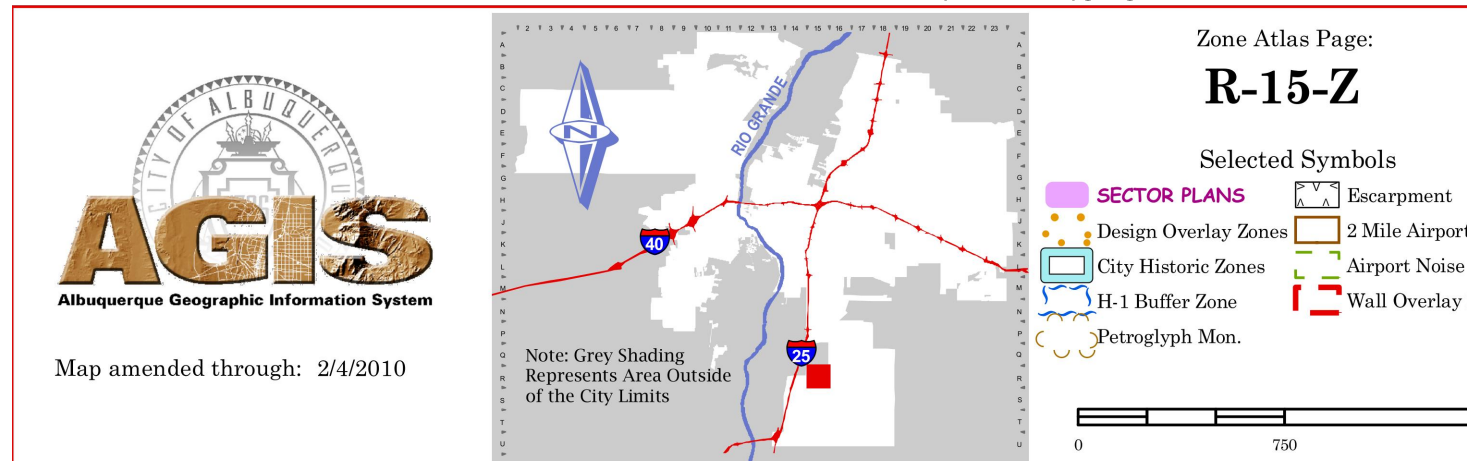
Scott Eddings, P.E.  
Project Manager

CC: Kyle Bodhaine



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

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





# 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.

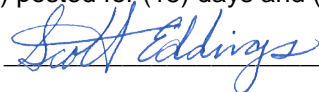
4. TIME

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)

1/28/21

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

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

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

## Eddings, Scott

---

**From:** Eddings, Scott  
**Sent:** Thursday, January 28, 2021 4:32 PM  
**To:** 'Grush, Matthew P.'  
**Cc:** 'Wolfenbarger, Jeanne'  
**Subject:** RE: Mesa del Sol  
**Attachments:** TIS scoping form 2020.pdf

Hi Matt,

Please sign and return this form for the preliminary plat submittal.

I will send you another form for the school site plan next week as we are scheduling a PRT. Yesterday at DRB Jeanne let me know that we would need to perform a study for the Site Plan.

Scott

---

**From:** Grush, Matthew P. <mgrush@cabq.gov>  
**Sent:** Thursday, January 7, 2021 4:30 PM  
**To:** Eddings, Scott <seddings@Huitt-Zollars.com>  
**Subject:** RE: Mesa del Sol

Hello Scott,

It looks like you are designing the streets that have been laid out with ROW. A study isn't needed if this matches the Mesa del Sol Master Plan.

Refer to the COA DPM for street sections, paving and geometrics. Mesa del Sol may have cross-section unique to MDS so those would apply. Be sure to refer to the Bikeways and Trails Masterplan for bicycle facilities.

Thank you,



Matt Grush, P.E., PTOE

Senior Engineer

505-924-3362

[cabq.gov/planning](http://cabq.gov/planning)

We are working remotely

---

**From:** Eddings, Scott <[seddings@Huitt-Zollars.com](mailto:seddings@Huitt-Zollars.com)>

**Sent:** Wednesday, January 6, 2021 5:10 PM

**To:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>

**Subject:** RE: Mesa del Sol

Hi Matt –

For our discussion tomorrow.

Scott

---

**From:** Grush, Matthew P. <[mgrush@cabq.gov](mailto:mgrush@cabq.gov)>

**Sent:** Wednesday, January 6, 2021 4:58 PM

**To:** Eddings, Scott <[seddings@Huitt-Zollars.com](mailto:seddings@Huitt-Zollars.com)>

**Subject:** Mesa del Sol

Hello Scott,

We can discuss tomorrow. I have a meeting at 9:00 so after 10:00 I will be available.

Thank you,



Matt Grush, P.E., PTOE  
Senior Engineer

505-924-3362

[mgrush@cabq.gov](mailto:mgrush@cabq.gov)

[cabq.gov/planning](http://cabq.gov/planning)

We are working remotely

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

=====  
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.





# 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

**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  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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**

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

7014 1200 0000 7253 8859

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For delivery information visit our website at [www.usps.com](http://www.usps.com)

Albuquerque, NM 87106

Postage	\$3.00	0124 50
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.35	

Sent To: Patricia Willson  
 Street, Apt. No., or PO Box No.: 505 Dartmouth Dr SE  
 City, State, ZIP+4: Alb, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions



7014 1200 0000 7253 8873

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Albuquerque, NM 87106

Postage	\$3.00	0124 50
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.35	

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

PS Form 3800, August 2006 See Reverse for Instructions



7014 1200 0000 7253 8866

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Albuquerque, NM 87106

Postage	\$3.00	0124 50
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.35	

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



7014 1200 0000 7253 8842

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Albuquerque, NM 87106

Postage	\$3.00	0124 50
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$4.35	

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

PS Form 3800, August 2006 See Reverse for Instructions





January 28, 2021

JAMES THOMPSON  
2227 STIEGLITZ AVE SE  
ALBUQUERQUE NM 87106

RE: Mesa Del Sol Preliminary Plat and Associated Public Infrastructure Improvements DRB Application

Dear JAMES 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 Preliminary Plat and Associated Public Infrastructure Improvements to support the new school site along Bobby Foster at Mesa del Sol to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is for subdividing Tract A-1-A-5 into three tracts, dedicating road right-of-way and associated public infrastructure.

1. Property Owner: MDS Investments, LLC
1. Agent: Scott Eddings with the firm Huitt-Zollars, Inc.
2. Property Address: Vacant Land – property is not addressed
3. Location Description: Along Bobby Foster Drive near University Blvd
4. Zone Atlas Page: R-15
5. Legal Description: Tract A-1-A-5 Mesa Del Sol Innovation Park
6. Area of Property: Approximately 34 acres
7. IDO Zone District: PC – Planned Community
8. Overlay Zone: Not Applicable
9. Center or Corridor Area: Not Applicable
10. Current Use: Vacant
11. Deviation(s) Requested: Not Applicable
12. Variance(s) Requested: Not Applicable
13. More detailed Description of the Request/Project: The purpose of this project creates a tract of land from Tract A-1-A-5 for a future school site. A subsequent application will be submitted to DRB in the near future to include public infrastructure and dedicate right of way for roadway and associated utility improvements.
14. Website: Information about Mesa Del Sol is available at [www.mesadelsolnm.com](http://www.mesadelsolnm.com).

The public meeting for this project was noticed in accordance with IDO criteria and occurred on January 28, 2021 at 5:00pm.

The anticipated DRB public hearing for this request will be on or about February 24, 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.

Vice President | Project Manager

Agent

Attachments: *Preliminary Plat  
Infrastructure List*

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: NA  
Date Preliminary Plat Expires: NA  
DRB Project No.: PR-2020-004138  
DRB Application No.: \_\_\_\_\_

INFRASTRUCTURE LIST

EXHIBIT "B"

Bobby Foster & University Boulevard Improvements  
PROPOSED NAME OF SITE DEVELOPMENT PLAN

Tract A-1-A-5  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
		81' Half R/W Section	*****ROADWAY***** DRIVE AND AUXILIARY LANES, CURB AND GUTTER, SIDEWALK, CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, INTERSECTION IMPROVEMENTS AND STREET LIGHTING	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
		54' Half R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Bobby Foster Blvd.	West Boundary Tract A-1-A-5-A	University Blvd	/	/	/
		52' Full R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Diekenbom Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	New Hall Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Sagan Loop	Bobby Foster Blvd	Penn Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst. Engineer
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			ROADWAY LIGHTING, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
			*****WATER*****						
		12"	WATERLINE W/ APPERTUNANCES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	WATERLINE W/ APPERTUNANCES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			*****SANITARY*****						
		16"	SANITARY SEWER LINE AND MANHOLES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	SANITARY SEWER LINE AND MANHOLES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/



SIA	COA BLDG	PERMIT #
Sequence #		

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
16"	*****REUSE WATER***** REUSE WATERLINE W/ APPURTANANCES	University Blvd	Ex. Location	Bobby Foster	/	/	/
16"	REUSE WATERLINE W/ APPURTANANCES	Bobby Foster	West Bound Track A-1-A-5	University Blvd	/	/	/
8"	REUSE WATERLINE W/ APPURTANANCES	Sagan Loop	Bobby Foster	Ex. Location	/	/	/
30"	*****STORM***** STORM DRAIN INLETS AND MANHOLE	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
					/	/	/
					/	/	/

NOTES

- 1
- 2
- 3

AGENT / OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott Eddings

NAME (print)

Hult-Zollars, Inc.

FIRM

1/28/2021

SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT  
THE IMPROVEMENTS WITHOUT A DRB  
EXTENSION: 1-YEAR

DRB CHAIR - date

TRANSPORTATION DEVELOPMENT - date

UTILITY DEVELOPMENT - date

CITY ENGINEER - date

PARKS & GENERAL RECREATION - date

AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER



FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B

OF

MESA DEL SOL INNOVATION PARK

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020  
 SHEET 1 OF 6

SUBDIVISION DATA		PLAT ACRES (Gross)	
NO. OF LOTS	0	LOT ACRES	0.0000
NO. OF PARCELS	0	PARCEL ACRES	0.0000
NO. OF TRACTS	5	TRACT ACRES	27.7159
STREET MILES (FULL)	0.2100	STREET ACRES	0.0863

DESCRIPTION  
 TRACT A-1-A-5 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A&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 11/11/2019. TRACTS A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THRU A-5 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010. AS DOCUMENT 201012341, BOOK 2010C, PAGE 1111. TRACTS A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B WITHIN SECTIONS 21 AND 22 T. 9 N., R. 3 E., N.M.P.M. BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33.3010 ACRES MORE OR LESS

PURPOSE OF THIS PLAT

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into five (5) new Tracts (Tract A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B). To expand and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

PLAT APPROVALS

UTILITY APPROVALS

UTILITY	DATE
PNM ELECTRIC SERVICES	_____
NEW MEXICO GAS COMPANY	_____
QWEST CORPORATION @ba CenturyLink OC	_____
COMCAST	_____

CITY APPROVALS

DEPARTMENT	DATE
CITY SURVEYOR	_____
REAL PROPERTY DIVISION	_____
ENVIRONMENTAL HEALTH DEPARTMENT	_____
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	_____
A.B.C.W.U.A.	_____
PARKS & RECREATION DEPARTMENT	_____
AWMFA	_____
CITY ENGINEER/HYDROLOGY	_____
CODE ENFORCEMENT	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____



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

THIS PLAT



N.T.S.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (55°52'00"N, 365.00')
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "L" (HSA) LOCATED AT THE NORTHEAST CORNER OF HUBBARD (501-160) NE AND PENNSYLVANIA ST NE
4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 6 OF THIS PLAT.
5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAINS SHOWN ON THE EXISTING SUBDIVISION PLATS.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND QWEST @ba CENTURYLINK OC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELEPHONE SERVICE.  
 COMCAST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF CABLE TV SERVICE.  
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE AND SERVICE LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST @ba CENTURYLINK OC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY HEREBY GRANT THE 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, AND THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING PARCELS 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 INSTALLATION, MAINTENANCE AND SERVICE OF SAID FACILITIES. GRANTEE SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE TO THE CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERIGED OR CONSTRUCTED ON SAID EASEMENTS, WORK SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED PLAT ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION OR EASEMENT THAT PROHIBITS THE INSTALLATION OF SOLAR PANELS OR OTHER PHOTOVOLTAIC DEVICES ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

TRACT A-1-A-5-A, UPC # 10152514873540101  
 PARCEL A-4, UPC # 10186010481783010

BERNALILLO COUNTY TREASURER'S OFFICE

BY \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION

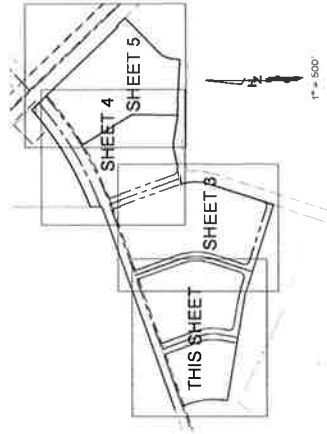
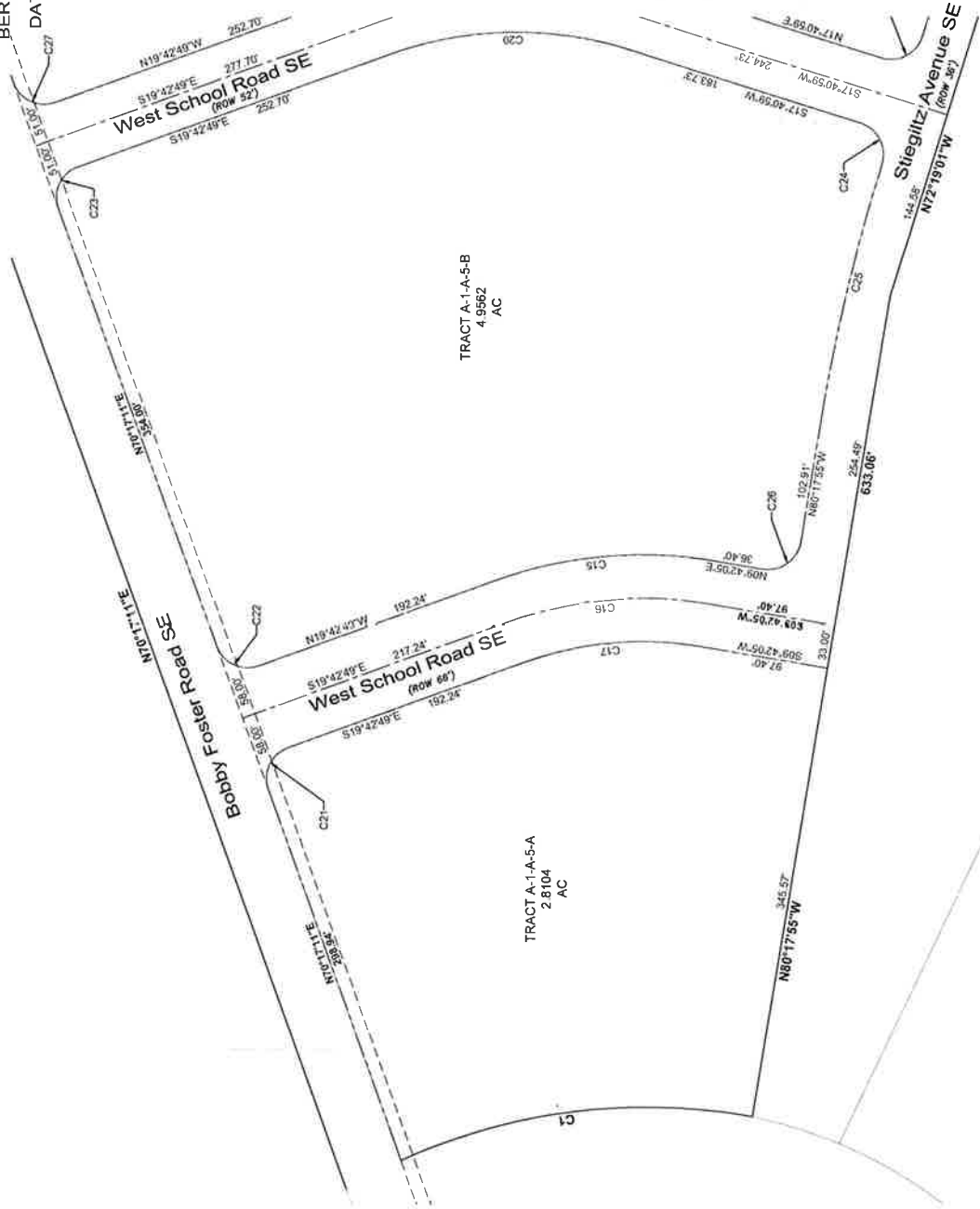
I, KYLE BOCHANE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PREDECESSORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION, GRANTING AND THE MINIMUM STANDARDS FOR MONUMENTATION AS ESTABLISHED BY THE PLAT OF JOHN BARRON AND HIS SUCCESSORS IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT.

BY \_\_\_\_\_ DATE \_\_\_\_\_

Ken C. Steiber, N.M.P.L.S. NO. 7482

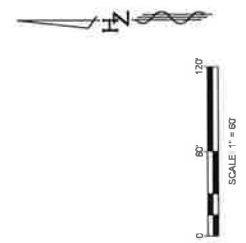
FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**  
 WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 2 OF 6



**LEGEND**

- Found Monument (as indicated on this sheet)
  - Calculated Corner (Unable to set)
  - Set Monument: L. Rebar w/ Cap H21 L.S. 7482
  - Set Monument: L. Washer H21 L.S. 7482
  - Set Monument: L. Washer H21 L.S. 7482
- Where applicable, Found Monuments are tagged with Washer, H21 L.S. 7482

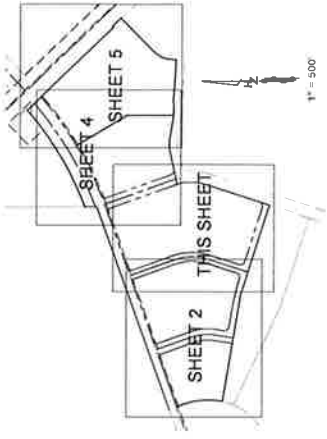
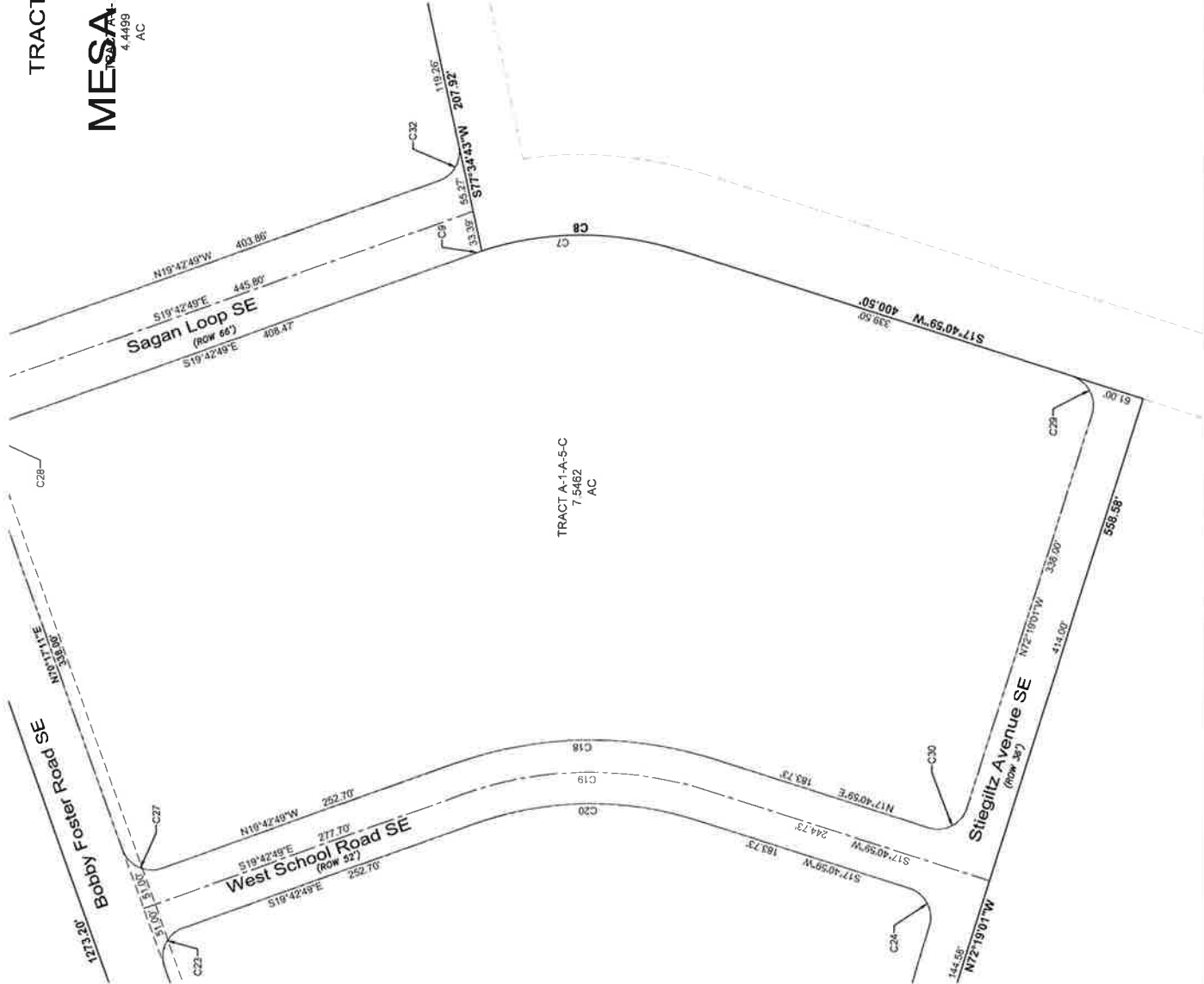


**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505) 892-5141

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 3 OF 6

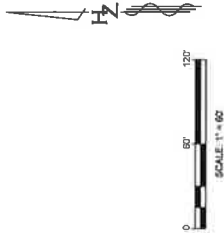
4.4499 AC

TRACTA-1-A-5-C  
 7.5462 AC



**LEGEND**

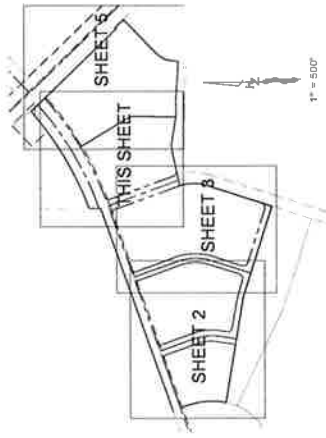
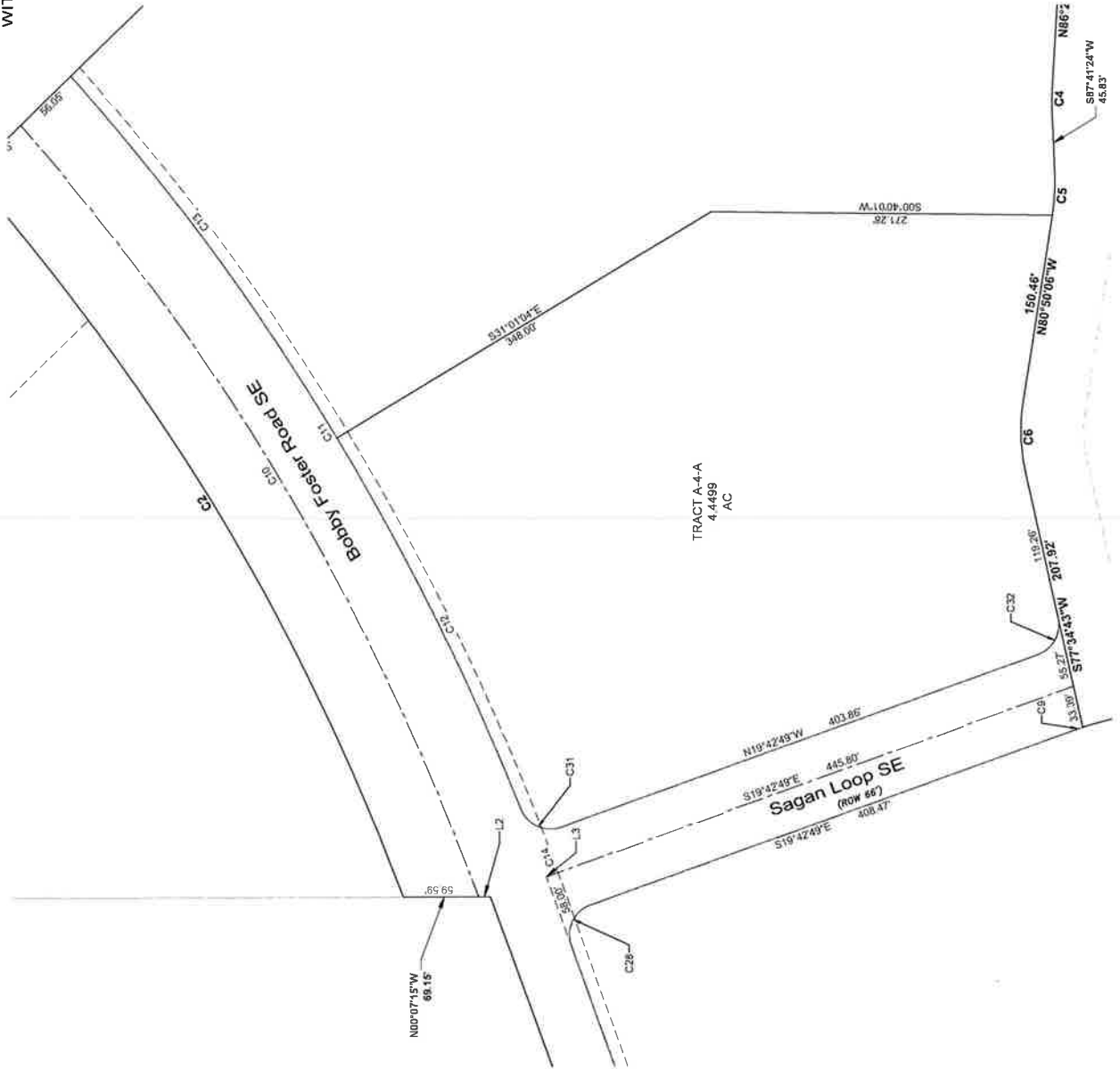
- Found Monument (as indicated on this sheet)
- Calculated Corner (Unable to find)
- Set Monument (as per w/ Cap HZ LS 7482)
- Maghail w/Misher HZ LS 7482
- Where possible Found Monuments are lagged with Washer: HZ LS 7482



**HUITT-ZOLLARS**  
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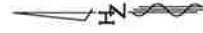
FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 4 OF 6



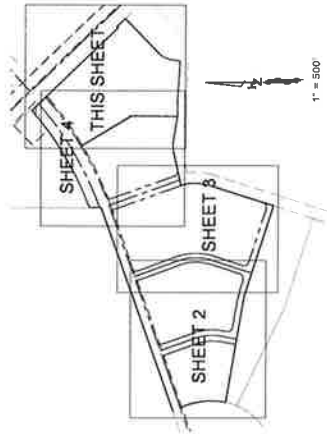
LEGEND

- Found Monument (as indicated on this sheet)
  - Calculated Corner Unable to set
  - Set Monument: Rebar w/Cap HZI LS 7482
  - Set Monument: Washcap HZI LS 7482
- Where possible Found Monuments are logged with Washer HZI LS 7482.



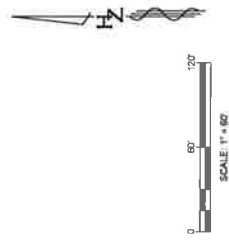
**HUITT-ZOLIARS**  
 Huitt-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 5 OF 6

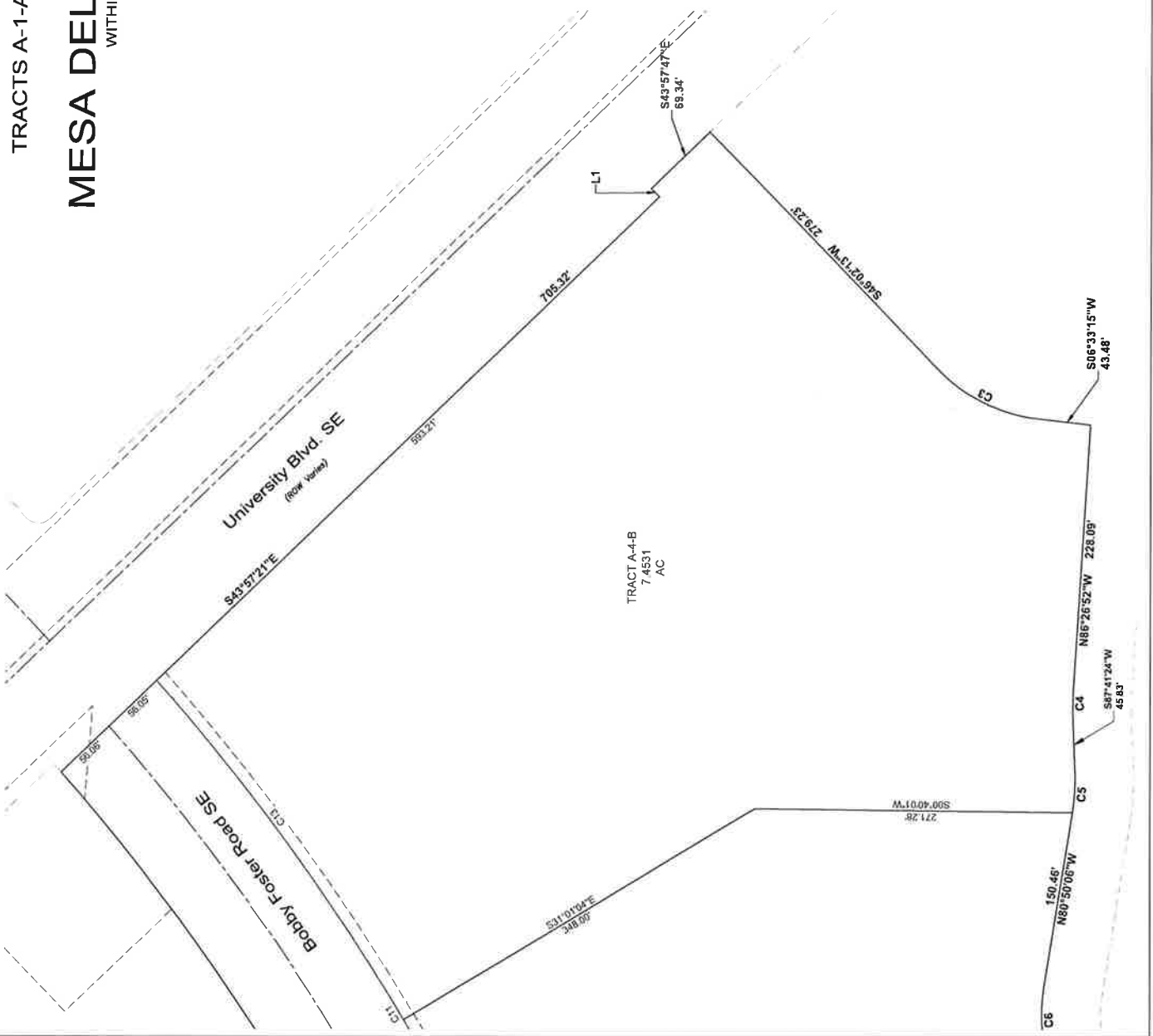


1" = 500'

- LEGEND**
- Found Monument (as indicated on this sheet)
  - Calculated Corner (Visible to all)
  - Set Monument (Pinner w/Cap H21 LS 7482)
  - Mag/Nil w/Washer H21 LS 7482
  - Washer H21 LS 7482
- Where possible Found Monuments are lagged with Washer H21 LS 7482



**HUITT-ZOLIARS**  
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 Rio Rancho  
 3333 Rio Rancho Dr. NE, Suite 101  
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TRACT A-4-B  
 7.4531  
 AC

University Blvd. SE  
 (Road Widened)

Bobby Foster Road SE



FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 6 OF 6

LINE TABLE			
LINE NO	BEARING	DISTANCE	
L1	S46°10'59"W	9.97'	
L2	N00°07'15"W	9.56'	
L3	S70°17'11"W	0.06'	

CURVE TABLE									
CURVE NO	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH			
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'	274.25'			
C2	20°54'51"	1841.64'	N59°06'36"E	668.51'	672.24'	672.24'			
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'	100.27'			
C4	5°51'44"	206.00'	N69°22'44"W	21.07'	21.08'	21.08'			
C5	1°12'30"	174.00'	N86°34'21"W	34.79'	34.85'	34.85'			
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'	54.92'			
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'	174.11'			
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	168.02'	168.02'			
C9	1°44'16"	266.76'	S16°50'41"E	8.09'	8.09'	8.09'			
C10	21°36'57"	1697.64'	N56°23'01"E	711.68'	715.92'	715.92'			
C11	20°06'19"	1653.64'	N58°13'21"E	682.03'	685.54'	685.54'			
C12	9°37'34"	1953.64'	N63°47'44"E	327.64'	328.23'	328.23'			
C13	10°28'45"	1953.64'	N53°44'34"E	356.81'	357.31'	357.31'			
C14	1°40'40"	1953.64'	N69°26'51"E	57.21'	57.21'	57.21'			
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'	170.96'			
C16	28°24'54"	300.00'	S5°00'22"E	152.33'	154.02'	154.02'			
C17	28°24'54"	267.00'	S5°00'22"E	135.57'	137.07'	137.07'			
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.28'	221.28'			
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'	204.29'			
C20	37°23'47"	287.00'	S1°00'55"E	184.01'	187.32'	187.32'			
C21	90°00'00"	25.00'	S64°42'48"E	35.36'	39.27'	39.27'			
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'	39.27'			
C23	90°00'00"	25.00'	S64°42'48"E	35.36'	39.27'	39.27'			
C24	90°00'00"	25.00'	S62°40'55"W	35.36'	39.27'	39.27'			
C25	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'	191.87'			
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'	39.27'			
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'	39.27'			
C28	90°00'00"	25.00'	S64°42'48"E	35.36'	39.27'	39.27'			
C29	90°00'00"	25.00'	S62°40'55"W	35.36'	39.27'	39.27'			
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'	39.27'			
C31	88°19'20"	25.00'	N24°26'51"E	34.83'	38.54'	38.54'			
C32	82°42'29"	25.00'	N61°04'03"W	33.04'	36.09'	36.09'			



**HUITT-ZOLLARS**  
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 Rio Rancho, NM 87124  
 (505)892-5141

January 28, 2021

JOY A ZEINER  
5601 ADDIS DR SE  
ALBUQUERQUE NM 87106

RE: Mesa Del Sol Preliminary Plat and Associated Public Infrastructure Improvements DRB Application

Dear JOY A ZEINER,

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 Preliminary Plat and Associated Public Infrastructure Improvements to support the new school site along Bobby Foster at Mesa del Sol to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is for subdividing Tract A-1-A-5 into three tracts, dedicating road right-of-way and associated public infrastructure.

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: Approximately 34 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 creates a tract of land from Tract A-1-A-5 for a future school site. A subsequent application will be submitted to DRB in the near future 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 public meeting for this project was noticed in accordance with IDO criteria and occurred on January 28, 2021 at 5:00pm.

The anticipated DRB public hearing for this request will be on or about February 24, 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):**

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**IDO Interactive Map**

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**City of Albuquerque Planning Department**

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**Zone Atlas Pages for Download**

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

Sincerely,



Scott Eddings, P.E.

Vice President | Project Manager  
Agent

Attachments: *Preliminary Plat  
Infrastructure List*

Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: NA  
Date Preliminary Plat Expires: NA  
DRB Project No.: PR-2020-004138  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

EXHIBIT "B"

**Bobby Foster & University Boulevard Improvements  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract A-1-A-5  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cret Engineer
		81' Half R/W Section	*****ROADWAY***** DRIVE AND AUXILIARY LANES, CURB AND GUTTER, SIDEWALK, CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, INTERSECTION IMPROVEMENTS AND STREET LIGHTING	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
		54' Half R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Bobby Foster Blvd.	West Boundary Tract A-1-A-5-A	University Blvd	/	/	/
		52' Full R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Dietenborn Drive	Bobby Foster Blvd	Siteglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	New Hall Drive	Bobby Foster Blvd	Siteglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Sagan Loop	Bobby Foster Blvd	Penn Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		52' RW	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			ROADWAY LIGHTING, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
			*****WATER*****						
		12"	WATERLINE W/ APPERTUNANCES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	WATERLINE W/ APPERTUNANCES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			*****SANITARY*****						
		16"	SANITARY SEWER LINE AND MANHOLES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	SANITARY SEWER LINE AND MANHOLES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/

SIA	COA BLDG PERMIT #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Const Engineer
16"	*****REUSE WATER***** REUSE WATERLINE W/ APPERTUNANCES	University Blvd	Ex. Location	Bobby Foster	/	/	/
16"	REUSE WATERLINE W/ APPERTUNANCES	Bobby Foster	West Bound Track A-1-A-5	University Blvd	/	/	/
8"	REUSE WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Ex. Location	/	/	/
30"	*****STORM***** STORM DRAIN INLETS AND MANHOLE	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
					/	/	/
					/	/	/

NOTES

- 
- 
- 

AGENT / OWNER

Scott Eddings  
 Huitt-Zollars, Inc.  
 NAME (print)  
 FIRM  
 SIGNATURE - date  
 1/28/2021  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: 1-YEAR

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date  
 PARKS & GENERAL RECREATION - date  
 AMAFCA - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER





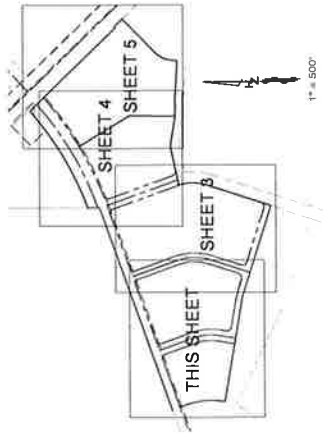
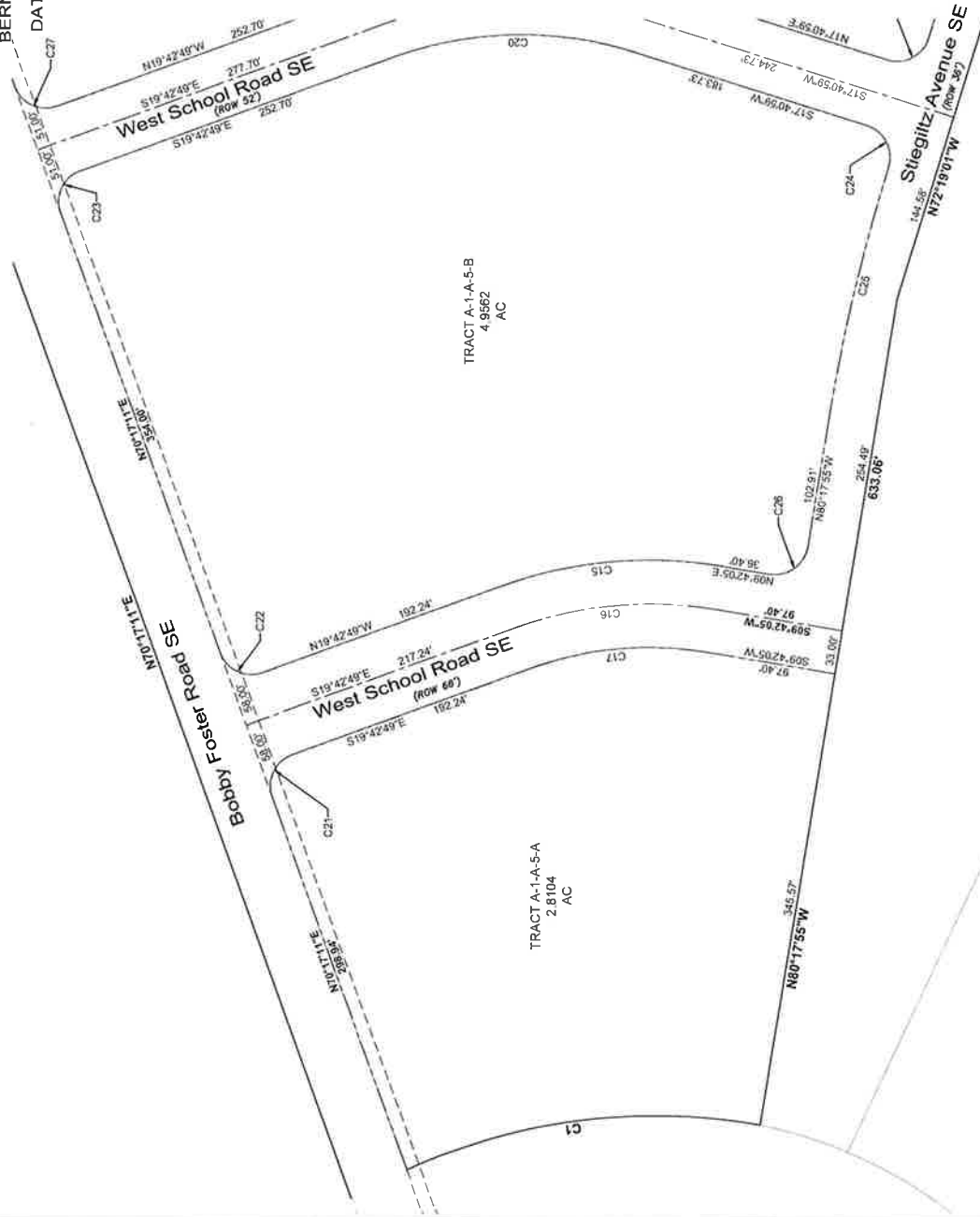


FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

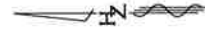
CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020  
 SHEET 2 OF 6



LEGEND

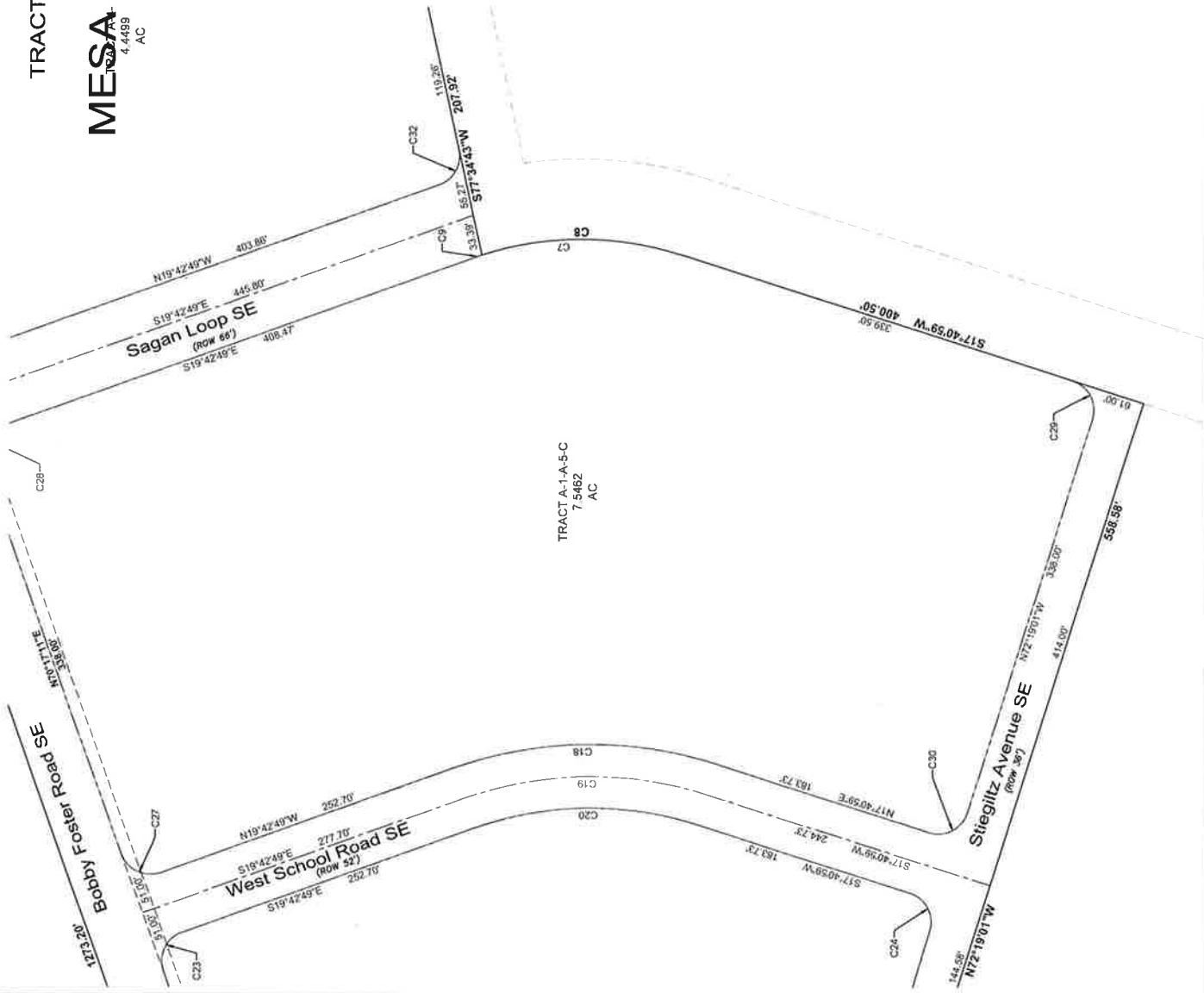
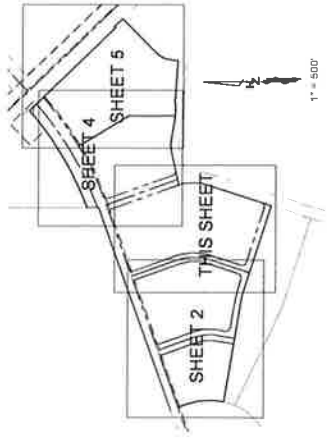
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  - Calculated Corner Unable to set
  - ⊙ Set Monument: Rebar w/Cap IZLS 7462
  - ⊙ Set Monument: 1/2" Nail w/Washer IZLS 7482
- Where possible Found Monuments are tagged with Washer IZLS 7462.



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

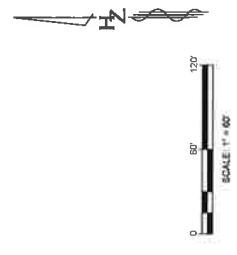
FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

4.4499 AC  
 WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.I.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 3 OF 6



LEGEND

- Found Monument (as indicated on this sheet)
- Calculator Corner: Unstable in loc.
- ⊙ Set Monument: Rubber w/Cap HZI LS 7482
- ⊙ Magnail w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482



**HUITT-ZOLIARS**  
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 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
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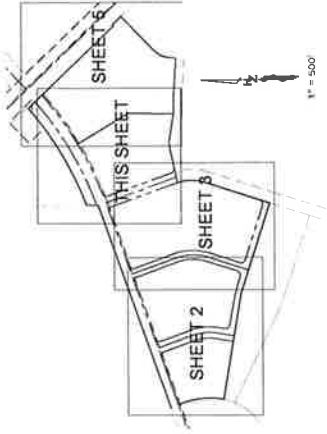
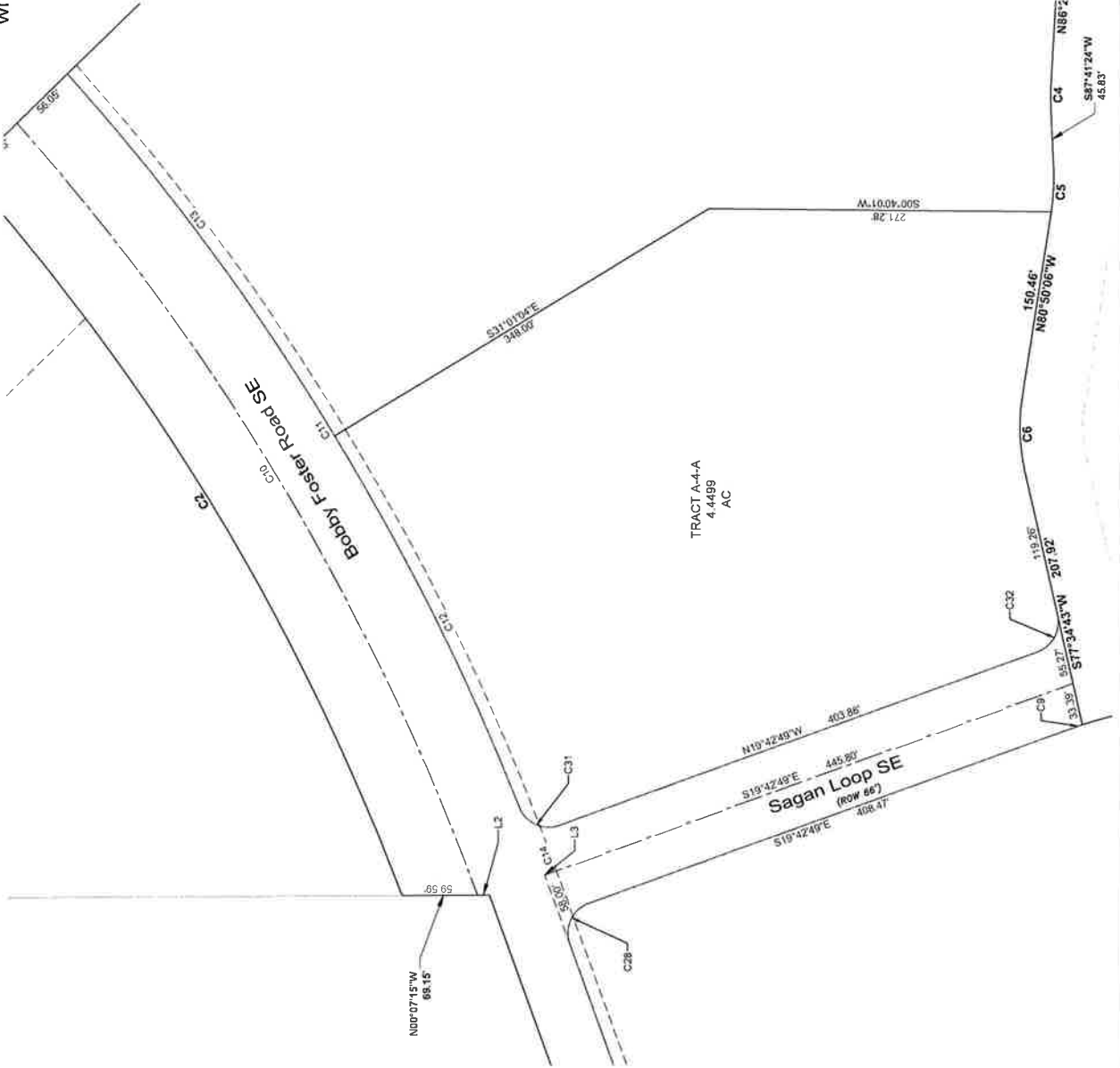
FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

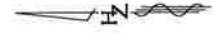
DATE OF SURVEY: AUGUST 2020

SHEET 4 OF 6



LEGEND

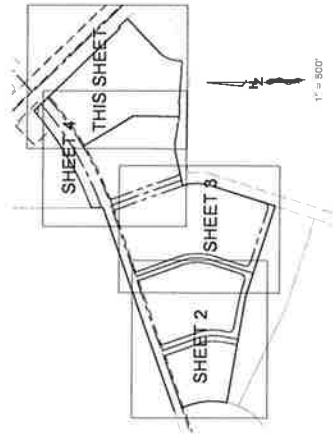
- Found Monument (as indicated on this sheet)
  - Calculated Corner Unstable to set
  - ⊙ Set Monument: Rubber w/Cap HZI LS 7482
  - ⊙ Original w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer: HZI LS 7482.



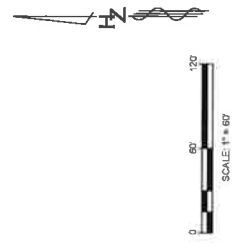
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FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
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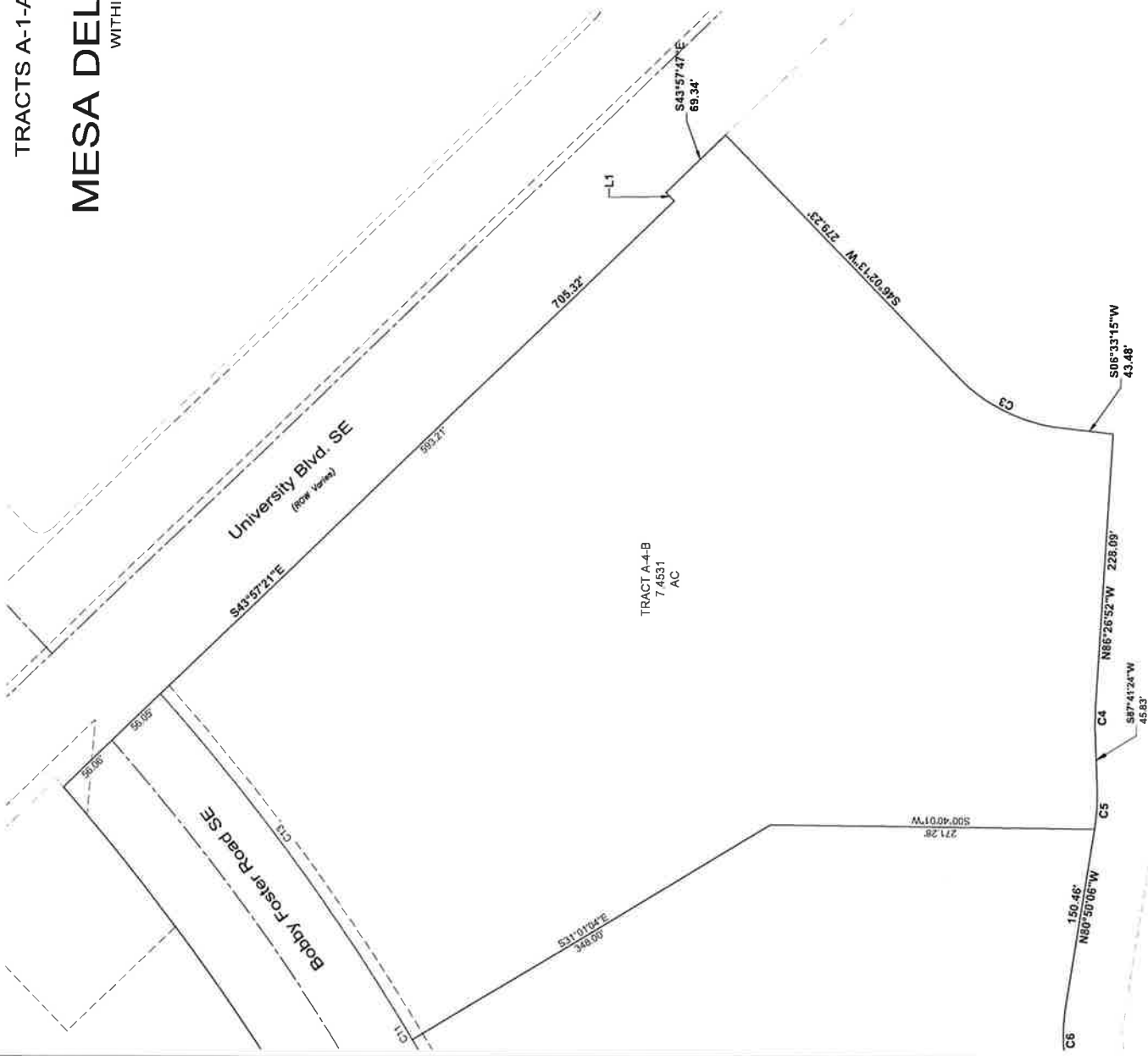
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 SHEET 5 OF 6



- LEGEND**
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  - Calculated Center (unable to set)
  - Set Monument: Rebar w/Cap HZI LS 7482
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**HUITT-ZOLIARS**  
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 333 Rio Rancho Dr. NE, Suite 101  
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TRACT A-4-B  
 7.4531  
 AC

FINAL PLAT  
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
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: AUGUST 2020

SHEET 6 OF 6

LINE TABLE			
LINE NO.	BEARING	DISTANCE	
L1	S46°10'59"W	9.97'	
L2	N00°07'15"W	9.56'	
L3	S70°17'11"W	0.06'	

CURVE TABLE						
CURVE NO.	DELTA BEARING	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	ARC BEARING
C1	34°35'16"	454.30'	270.10'	N7°01'16"W	274.25'	274.25'
C2	20°54'51"	1841.64'	668.51'	N59°06'36"E	673.24'	673.24'
C3	39°28'58"	145.51'	98.30'	S26°17'44"W	100.27'	100.27'
C4	5°51'44"	206.00'	21.07'	N69°22'44"W	21.08'	21.08'
C5	11°28'30"	174.00'	34.79'	N86°34'21"W	34.85'	34.85'
C6	21°35'12"	145.76'	54.59'	S88°22'18"W	54.92'	54.92'
C7	37°23'47"	266.76'	171.04'	S1°00'55"E	174.11'	174.11'
C8	35°39'31"	266.76'	163.36'	S0°09'47"E	166.02'	166.02'
C9	1°44'16"	266.76'	8.09'	S18°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	711.68'	N59°23'01"E	715.92'	715.92'
C11	20°06'19"	1953.64'	682.03'	N65°33'21"E	686.54'	686.54'
C12	9°37'34"	1953.64'	327.84'	N63°47'44"E	328.23'	328.23'
C13	10°28'45"	1953.64'	356.61'	N53°44'34"E	357.31'	357.31'
C14	1°40'40"	1953.64'	57.21'	N69°26'51"E	57.21'	57.21'
C15	29°24'54"	333.00'	169.09'	N5°00'22"W	170.96'	170.96'
C16	29°24'54"	300.00'	152.33'	S5°00'22"E	154.02'	154.02'
C17	29°24'54"	267.00'	135.57'	S5°00'22"E	137.07'	137.07'
C18	37°23'47"	339.00'	217.36'	N1°00'55"W	221.26'	221.26'
C19	37°23'47"	313.00'	200.69'	S1°00'55"E	204.29'	204.29'
C20	37°23'47"	267.00'	184.01'	S1°00'55"E	187.32'	187.32'
C21	90°00'00"	25.00'	35.36'	S64°42'48"E	39.27'	39.27'
C22	90°00'00"	25.00'	35.36'	N25°17'11"E	39.27'	39.27'
C23	90°00'00"	25.00'	35.36'	S64°42'48"E	39.27'	39.27'
C24	90°00'00"	25.00'	35.36'	S62°40'59"W	39.27'	39.27'
C25	7°58'53"	1377.38'	191.72'	N76°18'28"W	191.72'	191.67'
C26	90°00'00"	25.00'	35.36'	N45°17'55"W	39.27'	39.27'
C27	90°00'00"	25.00'	35.36'	N25°17'11"E	39.27'	39.27'
C28	90°00'00"	25.00'	35.36'	S64°42'48"E	39.27'	39.27'
C29	90°00'00"	25.00'	35.36'	S62°40'59"W	39.27'	39.27'
C30	90°00'00"	25.00'	35.36'	N27°19'01"W	39.27'	39.27'
C31	88°19'20"	25.00'	34.83'	N24°26'51"E	36.54'	36.54'
C32	82°42'29"	25.00'	33.04'	N61°04'03"W	36.09'	36.09'



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

January 28, 2021

MANDY WARR  
119 VASSAR DRIVE SE  
ALBUQUERQUE NM 87106

RE: Mesa Del Sol Preliminary Plat and Associated Public Infrastructure Improvements DRB Application

Dear MANDY WARR,

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**City of Albuquerque Planning Department**

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**Zone Atlas Pages for Download**

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Sincerely,



Scott Eddings, P.E.

Vice President | Project Manager

Agent

Attachments: *Preliminary Plat  
Infrastructure List*



**INFRASTRUCTURE LIST**

EXHIBIT "B"

Date Preliminary Plat Approved: NA  
Date Preliminary Plat Expires: NA  
DRB Project No.: PR-2020-004138  
DRB Application No.:

**Bobby Foster & University Boulevard Improvements  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract A-1-A-5  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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		54' Half RW Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Bobby Foster Blvd.	West Boundary Tract A-1-A-5-A	University Blvd	/	/	/
		52' Full RW Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Diekenborn Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' RW	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	New Hall Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' RW	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Sagan Loop	Bobby Foster Blvd	Penn Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		52' RW	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			ROADWAY LIGHTING, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
		12"	*****WATER***** WATERLINE W/ APPERTUNANCES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	WATERLINE W/ APPERTUNANCES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
		16"	*****SANITARY***** SANITARY SEWER LINE AND MANHOLES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	SANITARY SEWER LINE AND MANHOLES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/

SIA	COA BLDG	PERMIT #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Chst Engineer
16"	*****REUSE WATER***** REUSE WATERLINE W/ APPERTUNANCES	University Blvd	Ex. Location	Bobby Foster	/	/	/
16"	REUSE WATERLINE W/ APPERTUNANCES	Bobby Foster	West Bound Track A-1-A-5	University Blvd	/	/	/
8"	REUSE WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Ex. Location	/	/	/
30"	*****STORM***** STORM DRAIN INLETS AND MANHOLE	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
					/	/	/
					/	/	/

NOTES

- 1
- 2
- 3

AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Scott Eddings  
 Huitt-Zollars, Inc.  
 FIRM  
 SIGNATURE - date  
 1/28/2021  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: 1-YEAR

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & GENERAL RECREATION - date  
 AMAFCA - date  
 - date  
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT JOURNAL





N.T.S.

**FINAL PLAT  
OF  
MESA DEL SOL INNOVATION PARK**  
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
DATE OF SURVEY: AUGUST 2020  
SHEET 1 OF 6

SUBDIVISION DATA		PLAT ACRES (Gross)	
DBP NO	33,3010	LOT ACRES	0
NO. OF LOTS	—	PARCEL ACRES	0
NO. OF PARCELS	—	TRACT ACRES	27,218.9
NO. OF TRACTS	1	STREET ACRES	6.0882
STREET MILES (FULL)	0.3108		

**SAID TRACTS CONTAINING 33,3010 ACRES MORE OR LESS**

**PURPOSE OF THIS PLAT**  
The purpose of this Plat is to subdivide one (2) existing Tracts, (Tract A-1-A-5-A and Tract A-4) into five (5) new Tracts as shown on the Plat, to be known as **TRACTS A-1-A-5-B, A-1-A-5-C, A-4-A and A-4-B**. To amend and extend the Right-of-Way of Bobby Foster Road SE and to create Tract (2) new Street.

**PROJECT NO.** \_\_\_\_\_  
**APPLICATION NO.** \_\_\_\_\_

**PLAT APPROVALS**

**UTILITY APPROVALS**

UTILITY SERVICES	DATE
PNM ELECTRIC SERVICES	_____
NEW MEXICO GAS COMPANY	_____
QWEST CORPORATION dba CenturyLink QC	_____
COMCAST	_____

**CITY APPROVALS**

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	_____
ENVIRONMENTAL HEALTH DEPARTMENT	_____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____
A BC WULA	_____
PARKS & RECREATION DEPARTMENT	_____
AMAFCA	_____
CITY ENGINEER/HYDROLOGY	_____
CODE ENFORCEMENT	_____
DBG CHAIRPERSON, PLANNING DEPARTMENT	_____

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



**PROPERTY SHOWN HEREON IS P L A T T E D WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDEVELOPED EASEMENTS (AND/OR PROPRIETORS) THEREOF AND SAID OWNERS GRANT, FULL PUBLIC, ROADWAY, UTILITY AND DAMAGE EASEMENTS TO THE CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR AIRPORT DISTRIBUTION, TELECOMMUNICATION AND JOINT USE FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. (THE OWNERS) AUTHORIZE(S) (THE CITY) TO HERETOBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR PRECAT AND DEED.**

**FREE CONSENT**

THE PROPERTY SHOWN HEREON IS P L A T T E D WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE UNDEVELOPED EASEMENTS (AND/OR PROPRIETORS) THEREOF AND SAID OWNERS GRANT, FULL PUBLIC, ROADWAY, UTILITY AND DAMAGE EASEMENTS TO THE CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF GAS, ELECTRICAL, POWER AND COMMUNICATION SERVICES FOR AIRPORT DISTRIBUTION, TELECOMMUNICATION AND JOINT USE FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. (THE OWNERS) AUTHORIZE(S) (THE CITY) TO HERETOBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR PRECAT AND DEED.

BY: \_\_\_\_\_  
J. KYLE BOSHAINE, PRESIDENT  
SCS INTERNATIONAL

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ 20\_\_\_\_ BY J. KYLE BOSHAINE, PRESIDENT OF SCS INTERNATIONAL, ON BEHALF OF SAID COMPANY.

BY: \_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

- NOTES**
1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS. (NEW MEXICO STATE PLANE, CENTRAL ZONE - NAD 1983).
  2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS (E.G. S65°10'20" W, 265.00').
  3. BENCHMARK OR POINTS OF THE CITY OF ALBUQUERQUE MASS BENCHMARK 1 (MARK ELEVATION = 5326.61 FT U.S. SURVEY FEET (NAD 83)) LOCATED AT THE NE CORNER CORNER OF PARKWAY SCHOOL AND THE INTERSECTION OF PARKWAY STREET.
  4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 6 OF THIS PLAT.
  5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAINS SHOWN ON THE EXISTING SUBDIVISION PLATS.

**EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST, AIR, CENTURYLINK, QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY UTILITIES AUTHORITY TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, MOVE, REMOVE, RELOCATE, RECONSTRUCT, LOCATE, LOCATE, CHANGE, REMOVE, MOIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO TRUCKS AND OTHER SAID EASEMENTS SHALL INCLUDE THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING PARCELS OF LAND SURVYING AND ADJACENT THEREON, AND THE RIGHT AND PRIVILEGE TO EXTEND AND SERVICE 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 ARE DEEMED TO INTERFERE WITH OR OBSTRUCT SUCH SERVICES. (THE GRANTEES) SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SUCH TREES, SHRUBS OR BUSHES WITHIN THE EASEMENT AREA. CONCRETE OR WOOD POOL, DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SUCH EASEMENTS. NO STATE, FEDERAL, COUNTY OR MUNICIPAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE ADJACENT TO WITHIN ON THEIR EASEMENTS SHOWN ON THIS PLAT.

PNM, NEW MEXICO GAS COMPANY, COMCAST, QWEST, AIR, CENTURYLINK, QC COMMUNICATIONS AND THE ALBUQUERQUE BERNALILLO COUNTY UTILITIES AUTHORITY TO INSTALL, MAINTAIN, OPERATE, REPAIR, REPLACE, MOVE, REMOVE, RELOCATE, RECONSTRUCT, LOCATE, LOCATE, CHANGE, REMOVE, MOIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO TRUCKS AND OTHER SAID EASEMENTS SHALL INCLUDE THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING PARCELS OF LAND SURVYING AND ADJACENT THEREON, AND THE RIGHT AND PRIVILEGE TO EXTEND AND SERVICE 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 ARE DEEMED TO INTERFERE WITH OR OBSTRUCT SUCH SERVICES. (THE GRANTEES) SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SUCH TREES, SHRUBS OR BUSHES WITHIN THE EASEMENT AREA. CONCRETE OR WOOD POOL, DECKING OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY SHALL BE SOLELY RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SUCH EASEMENTS. NO STATE, FEDERAL, COUNTY OR MUNICIPAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE ADJACENT TO WITHIN ON THEIR EASEMENTS SHOWN ON THIS PLAT.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF DESCRIBED PLAT, ACTION, SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION OR EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, OR REMOVAL OF SOLAR COLLECTING DEVICES OR BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
TRACT A-1-A-5-A, UPC # 1015051463756/01  
PARCEL A-4, UPC # 10105050491760010

BERNALILLO COUNTY TREASURER'S OFFICE  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

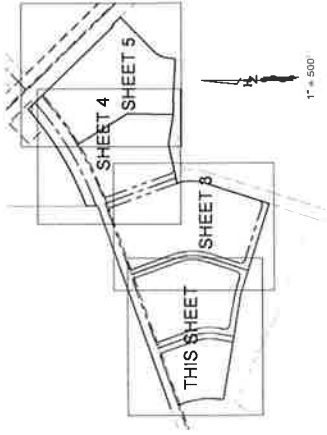
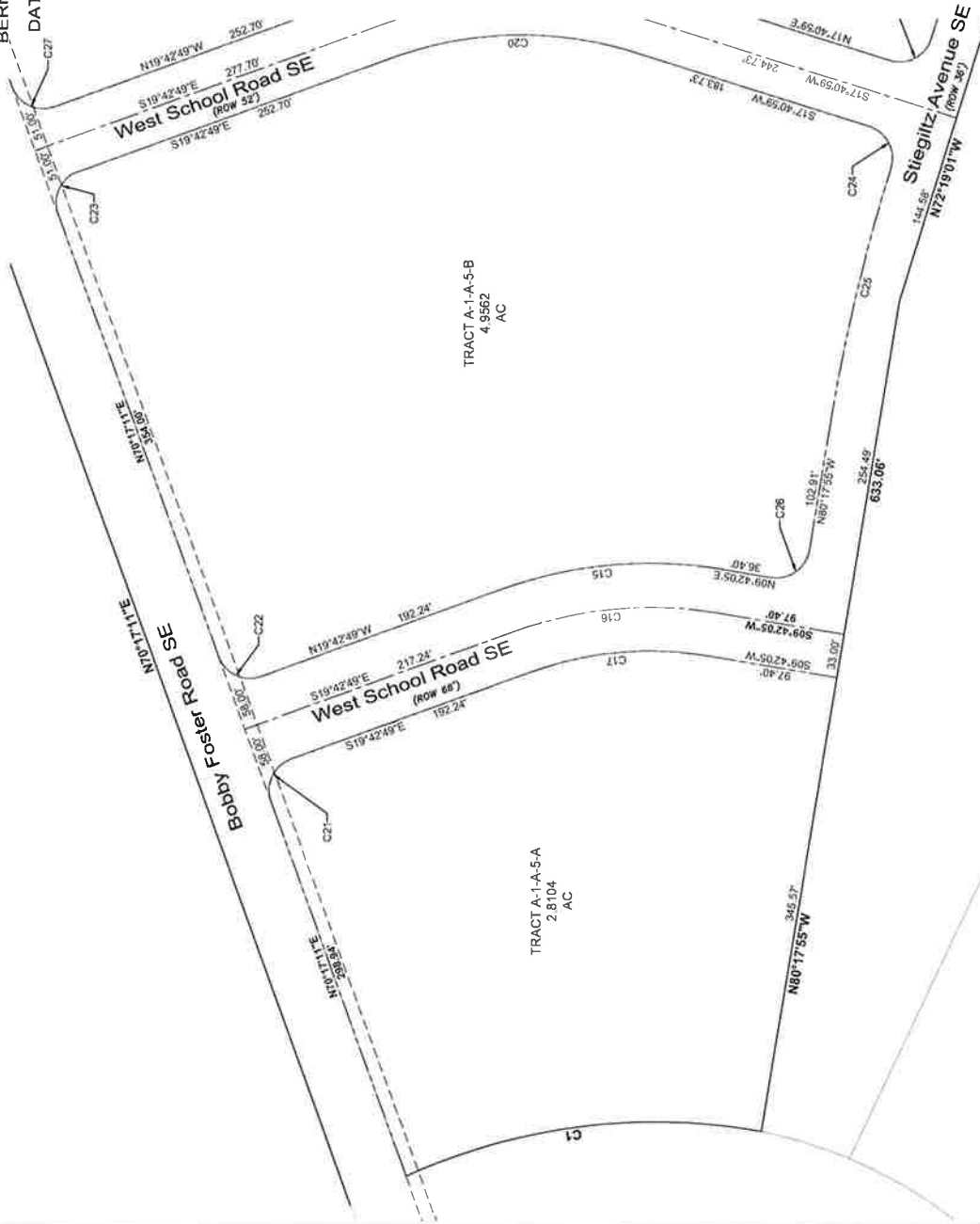
J. KYLE BOSHAINE, REGISTERED PROFESSIONAL LAND SURVEYOR, HAS PREPARED THIS PLAT IN ACCORDANCE WITH THE SUBDIVISION ACT AND RULES OF THE BOARD OF LAND SURVEYING, REGISTERED PROFESSIONAL LAND SURVEYORS AND THE BOARD OF LAND SURVEYING AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING.

Kyle C. Sizemore, N.M.P.L.S. NO. 7482 DATE: \_\_\_\_\_

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

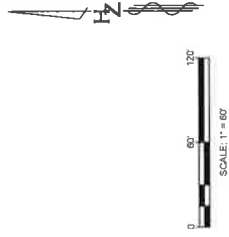
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 2 OF 6



LEGEND

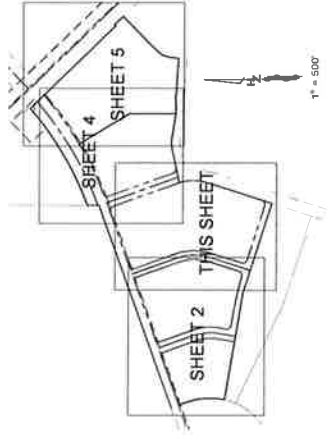
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  - Calculated Corner Unable to set
  - ⊙ Set Monument: Rubber w/Cap HZI LS 7482
  - OR
  - Original w/Observer HZI LS 7482
  - Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer HZI LS 7482



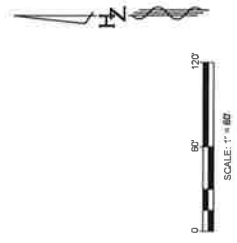
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

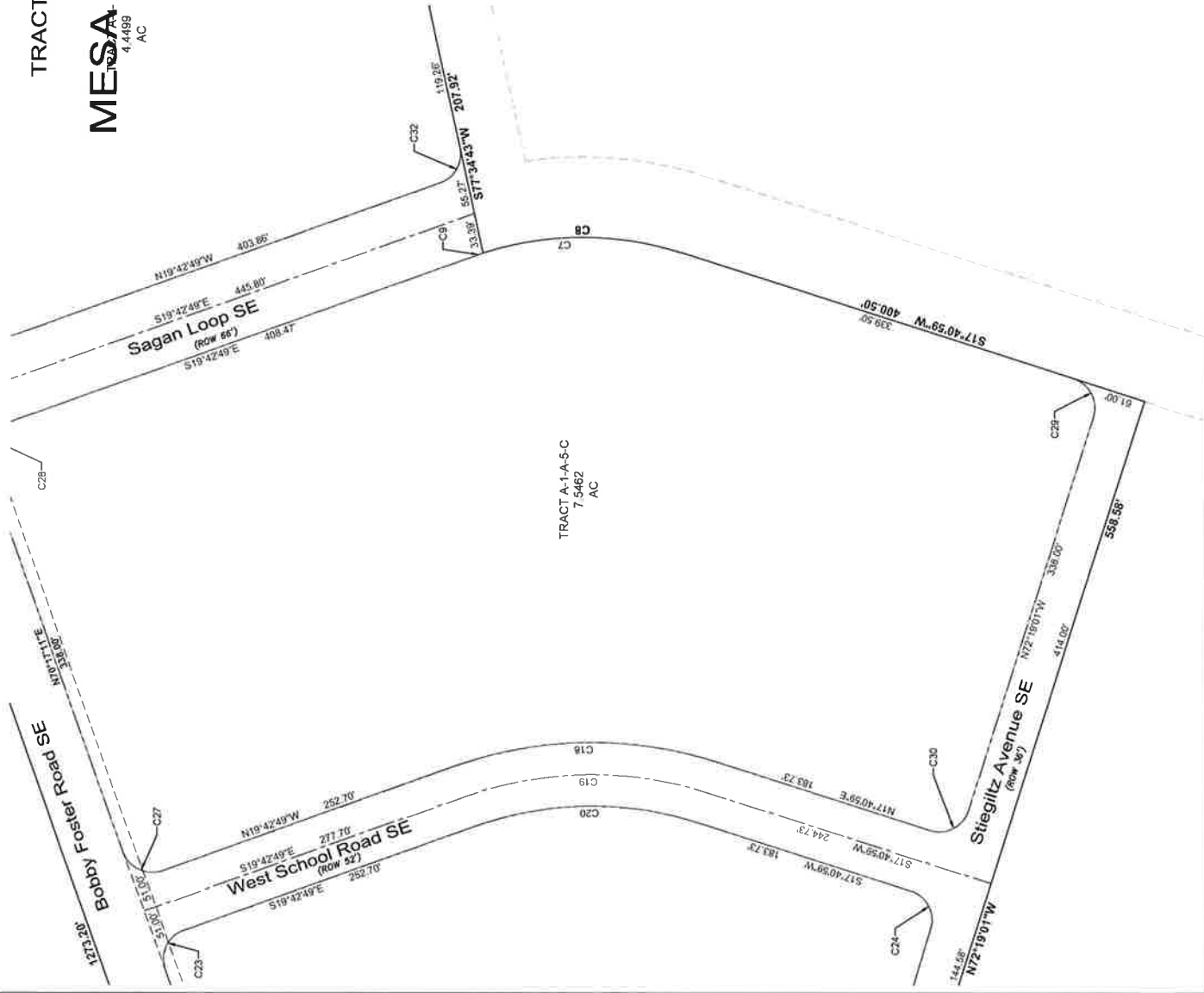
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 WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 3 OF 6



- LEGEND**
- Found Monument (as indicated on this sheet)
  - Calculated Corner Unstable to set
  - Set Monument: Rebar w/Cap HZ1 LS 7482
  - Set Monument: Rebar w/Washer HZ1 LS 7482
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- Where possible Found Monuments are tagged with Washer: HZ1 LS 7482



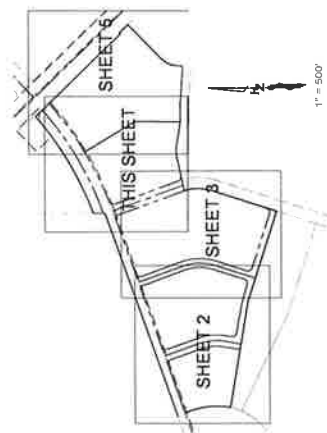
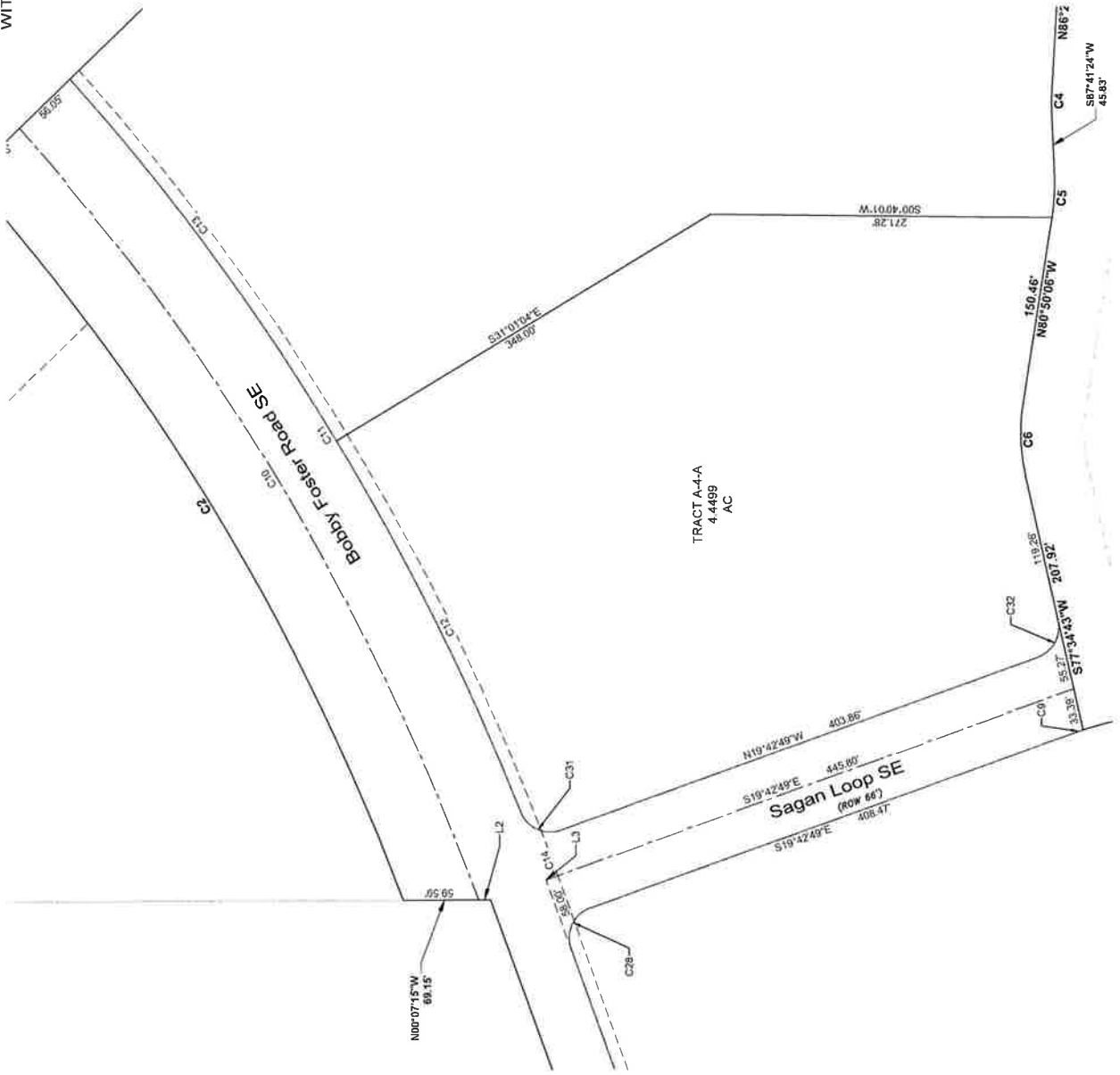
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 3333 Rio Rancho Dr. NE, Suite 101  
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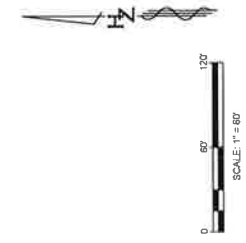
FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 4 OF 6



**LEGEND**

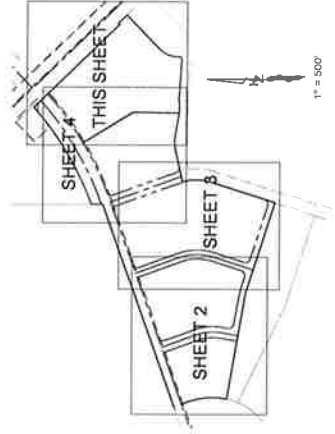
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- Calculated Corner Unable to set
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- ⊙ Set Monument: 1/2" Nail w/Washer HZ2 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ3 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ4 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ5 LS 7482
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- ⊙ Set Monument: 1/2" Nail w/Washer HZ97 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ98 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ99 LS 7482
- ⊙ Set Monument: 1/2" Nail w/Washer HZ100 LS 7482



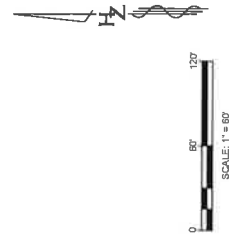
**HUETT-ZOLLARS**  
 Hunt-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

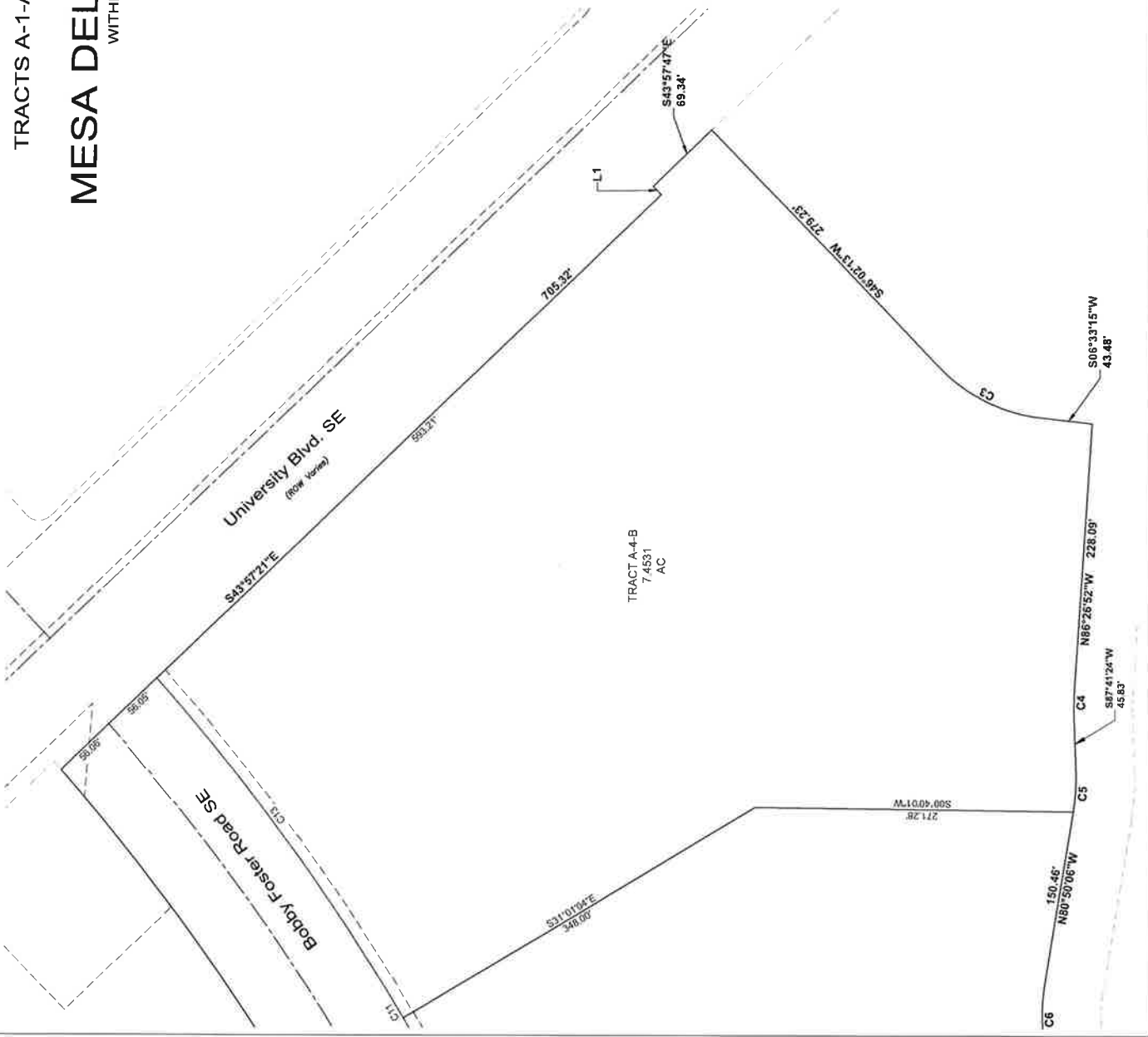
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 5 OF 6



- LEGEND**
- Found Monument (as indicated on this sheet)
  - Calculated Corner (unable to set)
  - Set Monument: Brass w/Cap HZJ LS 7482
  - Set Monument: Ingalal w/Washer-HZJ LS 7482
  - Set Monument: Washer-HZJ LS 7482
- Where possible Found Monuments are legged with Washer-HZJ LS 7482



**HUITT-ZOLLARS**  
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 (505)892-5141



TRACT A-4-B  
 7.4531  
 AC

University Blvd. SE  
 (Rt. 99, Verano)

Bobby Foster Road SE

Plotted 8/15/2020 5:08:24 PM, By: Siskel, Kim  
 LHM Survey 8/15/2020 5:08:11 PM, KIMZSKEL

FINAL PLAT  
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B

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: AUGUST 2020  
SHEET 6 OF 6

LINE TABLE		
LINE NO	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'
L3	S70°17'11"W	0.06'

CURVE TABLE					
CURVE NO	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'
C2	20°54'51"	1841.64'	N59°06'36"E	668.51'	672.24'
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C4	55°1'44"	206.00'	N69°22'44"W	21.07'	21.08'
C5	11°28'30"	174.00'	N66°34'21"W	34.79'	34.85'
C6	21°35'12"	145.76'	S88°22'16"W	54.59'	54.92'
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C9	1°44'16"	266.76'	S16°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°23'01"E	711.68'	715.92'
C11	20°06'19"	1953.64'	N58°33'21"E	682.03'	685.54'
C12	9°37'34"	1853.64'	N63°47'44"E	327.84'	328.23'
C13	10°28'45"	1953.64'	N53°44'34"E	356.81'	357.31'
C14	1°40'00"	1853.64'	N69°26'51"E	57.21'	57.21'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.86'
C16	29°24'54"	300.00'	S5°00'22"E	152.39'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'
C20	37°23'47"	267.00'	S1°00'55"E	184.01'	187.32'
C21	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C25	7°58'53"	1377.38'	N76°19'28"W	181.72'	191.87'
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'
C31	89°19'20"	25.00'	N24°26'51"E	34.83'	38.54'
C32	62°42'29"	25.00'	N61°04'03"W	33.04'	36.09'



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

January 28, 2021

PATRICIA WILLSON  
505 DARTMOUTH DRIVE SE  
ALBUQUERQUE NM 87106

RE: Mesa Del Sol Preliminary Plat and Associated Public Infrastructure Improvements DRB Application

Dear PATRICIA 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 Preliminary Plat and Associated Public Infrastructure Improvements to support the new school site along Bobby Foster at Mesa del Sol to be reviewed and decided by the City of Albuquerque Development Review Board (DRB). The application is for subdividing Tract A-1-A-5 into three tracts, dedicating road right-of-way and associated public infrastructure.

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: Approximately 34 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 creates a tract of land from Tract A-1-A-5 for a future school site. A subsequent application will be submitted to DRB in the near future 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 public meeting for this project was noticed in accordance with IDO criteria and occurred on January 28, 2021 at 5:00pm.

The anticipated DRB public hearing for this request will be on or about February 24, 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.

Vice President | Project Manager

Agent

Attachments: *Preliminary Plat  
Infrastructure List*

Date Site Plan Approved:

Date Preliminary Plat Approved: NA  
Date Preliminary Plat Expires: NA  
DRB Project No.: PR-2020-004138  
DRB Application No.:

**INFRASTRUCTURE LIST**

**EXHIBIT "B"**

**Bobby Foster & University Boulevard Improvements  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract A-1-A-5  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cost Engineer
		81' Half R/W Section	*****ROADWAY***** DRIVE AND AUXILIARY LANES, CURB AND GUTTER, SIDEWALK, CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, INTERSECTION IMPROVEMENTS AND STREET LIGHTING	University Blvd	800' South of Frits Crossing Drive	Arbus Drive	/	/	/
		54' Half R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Bobby Foster Blvd.	West Boundary Tract A-1-A-5-A	University Blvd	/	/	/
		52' Full R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Diekenborn Drive	Bobby Foster Blvd	Steglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	New Hall Drive	Bobby Foster Blvd	Steglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Sagan Loop	Bobby Foster Blvd	Penn Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst. Engineer
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Stieglitz Avenue	Dickensborn Drive	Sagan Loop	/	/	/
			ROADWAY LIGHTING, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
			*****WATER*****						
		12"	WATERLINE W/ APPERTUNANCES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	WATERLINE W/ APPERTUNANCES	Dickensborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Stieglitz Avenue	Dickensborn Drive	Sagan Loop	/	/	/
			*****SANITARY*****						
		16"	SANITARY SEWER LINE AND MANHOLES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	SANITARY SEWER LINE AND MANHOLES	Dickensborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Stieglitz Avenue	Dickensborn Drive	Sagan Loop	/	/	/

SIA Sequence #	COA BLDG PERMIT #

Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
16"	*****REUSE WATER***** REUSE WATERLINE W/ APPURTUNANCES	University Blvd	Ex. Location	Bobby Foster	/	/	/
16"	REUSE WATERLINE W/ APPURTUNANCES	Bobby Foster	West Bound Track A-1-A-5	University Blvd	/	/	/
8"	REUSE WATERLINE W/ APPURTUNANCES *****STORM*****	Sagan Loop	Bobby Foster	Ex. Location	/	/	/
30"	STORM DRAIN INLETS AND MANHOLE	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
					/	/	/
					/	/	/

NOTES

- 
- 
- 

AGENT / OWNER

Scott Eddings  
 Huitt-Zollars, Inc.  
 FIRM  
 1/28/2021

SIGNATURE - date  
 MAXIMUM TIME ALLOWED TO CONSTRUCT  
 THE IMPROVEMENTS WITHOUT A DRB  
 EXTENSION: 1-YEAR

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & GENERAL RECREATION - date  
 AMAFCA - date  
 - date  
 - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRB CHAIR	USER DEPARTMENT	AGENT / OWNER







N.T.S.

**NOTES**

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 83)
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESES (S85°02'00" W, 35.00')
3. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE MONUMENT "A" MARK, LOCATED AT THE NORTHEAST CORNER OF WOODS SCHOOL, R.O. NE AND PENNSYLVANIA ST. NE
4. ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 1 OF 6 OF THIS PLAT.
5. EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.

**EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UNDERGROUND UTILITIES AND FACILITIES NECESSARY TO PROVIDE ELECTRICAL, GAS, WATER, AND UNDERGROUND ELECTRICAL LINES, TRANSMISSION TOWERS AND ANY OTHER EQUIPMENT, FITTINGS, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND EQUIPMENT, CENTURYLINK OC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURRED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE TELEPHONE SERVICE, COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

OF SUCH KIND AS BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SEWER LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER SERVICE.

NEW MEXICO GAS COMPANY, COMCAST, CENTURYLINK, OR 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, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE TOGETHER WITH FREE ACCESS TO THE LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE WIDTH OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR INTERFERING WITH GRANTEE'S RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH ARE NEAR OR ADJACENT TO THE STRUCTURE OR OTHER STRUCTURE TO BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF RESUBMITTER'S PLAT ACTION SHALL BE SUBJECT TO A REELECTRICITY RESTRICTION COVENANT OR BIDDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A-1-A-5-A, UPC # 101500148312640101; PARCEL A-4, UPC # 101000100100101010; BERNALILLO COUNTY TREASURERS OFFICE

BY \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, KYLE BOCHANE, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 20, HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE DONORS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR RECORDING AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ken C. Bueker, N.M.P.L.S. NO. 7482 DATE \_\_\_\_\_



FINAL PLAT  
OF  
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
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: AUGUST 2020  
SHEET 1 OF 6

SUBDIVISION DATA	
DRB NO.	33,3010
NO. OF LOTS	0
NO. OF PARCELS	0
NO. OF TRACTS	32,2159
STREET MILES (FULL)	0.3108
PLAT ACRES (GROSS)	33,3010
LOT ACRES	0
PARCEL ACRES	0
TRACT ACRES	32,2159
STREET ACRES	0.0851

TRACT A-1-A-5 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A&B-C, 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 08/14/2020, AS A-1-A-5-B, A-1-A-5-C, A-4-A AND A-4-B, AND TRACT A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THROUGH A-5 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010, AS DOCUMENT 2010129471, BOOK 2010C, PAGE 0131, LYING WITHIN SECTIONS 21 AND 22 T9N., R3E., N.M.P.M., BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33,3010 ACRES MORE OR LESS

**PURPOSE OF THIS PLAT**

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into five (5) new Tracts (A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A, and A-4-B). To create and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

PROJECT NO. \_\_\_\_\_  
APPLICATION NO. \_\_\_\_\_

**PLAT APPROVALS**

**UTILITY APPROVALS**

	DATE
PNM ELECTRIC SERVICES	
NEW MEXICO GAS COMPANY	
ONEST CORPORATION (Bbb CenturyLink OC)	
COMCAST	

**CITY APPROVALS**

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A B C W J A	DATE
PARKS & RECREATION DEPARTMENT	DATE
AMWFA	DATE
CITY ENGINEER/WORKLOAD	DATE
CODE ENFORCEMENT	DATE
DRE CHAIRPERSON, PLANNING DEPARTMENT	DATE

**HUITT-ZOLIARS**  
Huitt-Zoliars, Inc.  
Rio Rancho  
3333 Rio Rancho Dr. NE, Suite 101  
Rio Rancho, NM 87124  
(505)892-5141

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 OF  
**MESA DEL SOL INNOVATION PARK**

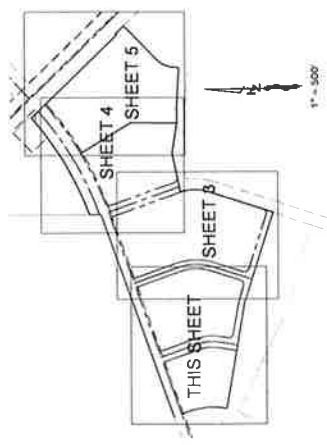
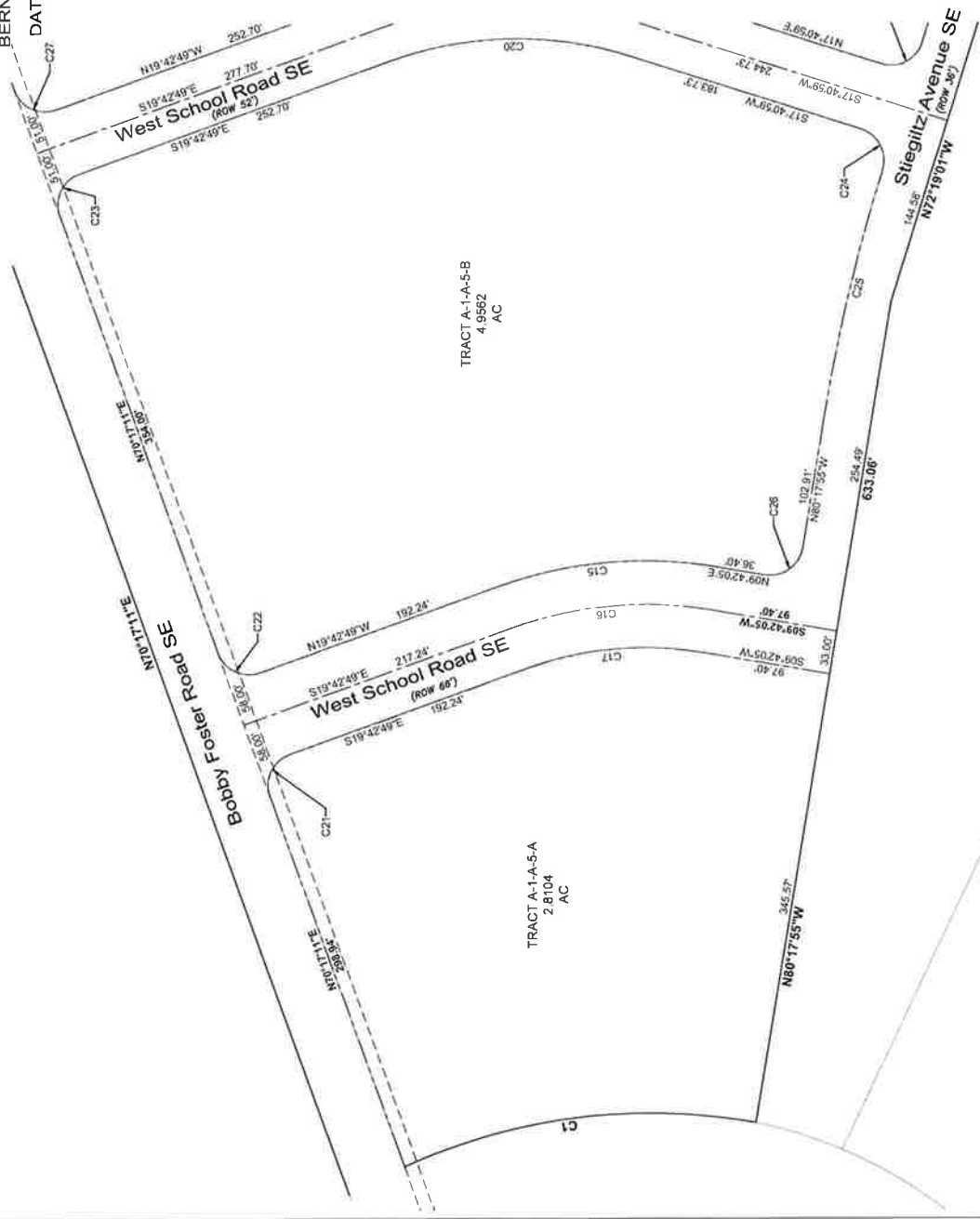
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

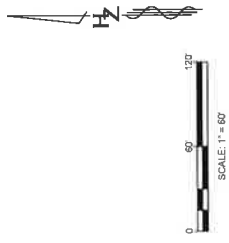
DATE OF SURVEY: AUGUST 2020

SHEET 2 OF 6



**LEGEND**

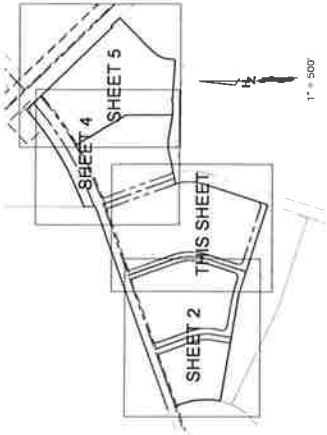
- Found Monument (as indicated on this sheet)
  - Calculated Corner Unable to set
  - ⊙ Set Monument: Rebar w/Cap HZI LS 7482
  - ⊙ Set Monument: Rebar w/Washer HZI LS 7482
  - ⊙ Set Monument: Rebar w/Washer HZI LS 7482
- Where possible Found Monuments are tagged with Washer. HZI LS 7482



**HUETT-ZOLLARS**  
 Huett-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
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FINAL PLAT  
 OF  
**MESA DEL SOL INNOVATION PARK**

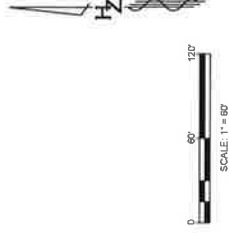
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DATE OF SURVEY: AUGUST 2020  
 SHEET 3 OF 6



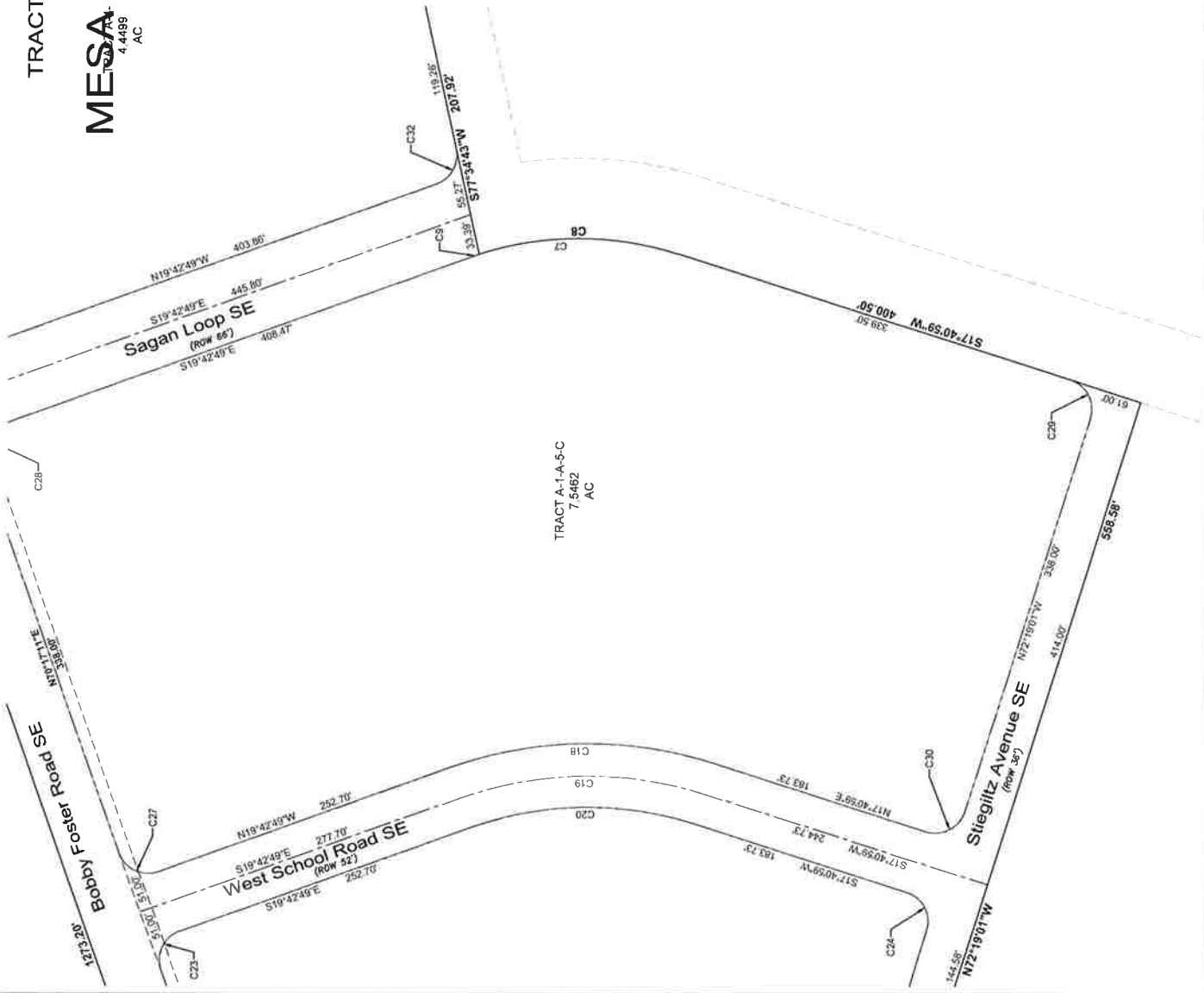
1" = 500'

**LEGEND**

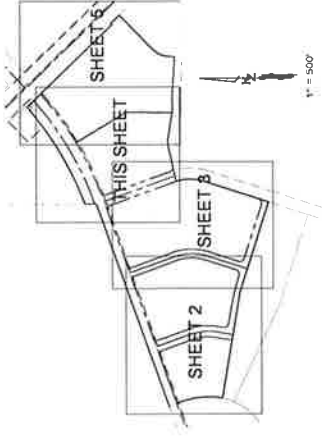
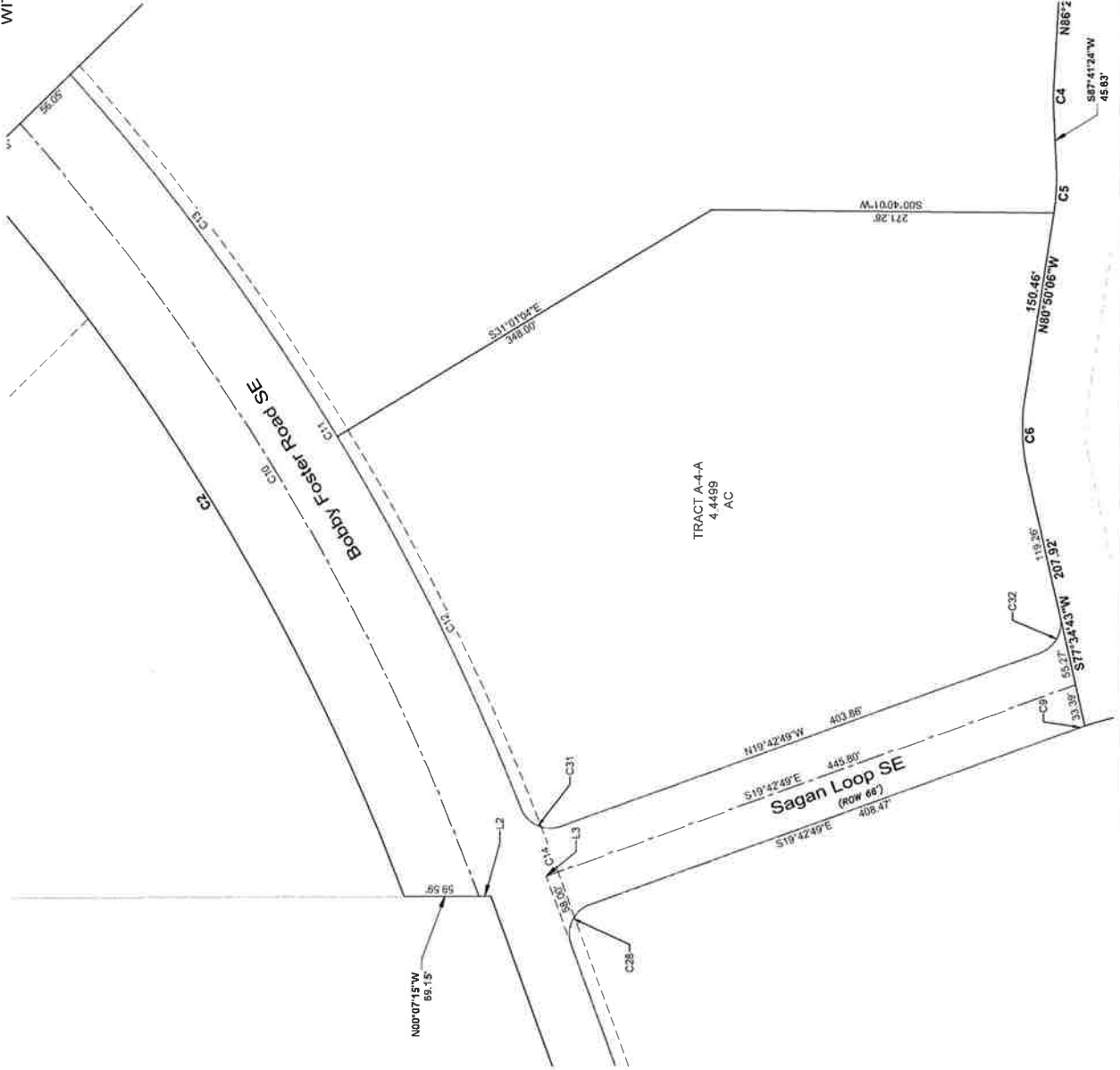
- Found Monument (as indicated on this sheet)
  - Calculated Corner (unable to set)
  - Set Monument (w/ Cap HZ) LS 7482
  - Original w/ Washer HZ) LS 7482
- Where possible Found Monuments are logged with  
 Weather: HZ) LS 7482



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



FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 4 OF 6



**LEGEND**

- Found Monument (as indicated on this sheet)
  - Calculated Corner (Unable to set)
  - Set Monument: Rebar w/ Cap HZI LS 7482
  - OR
  - Metal w/ Washer HZI LS 7482
  - Washer HZI LS 7482
- Where applicable, Set Monuments are tagged with Washer HZI LS 7482.

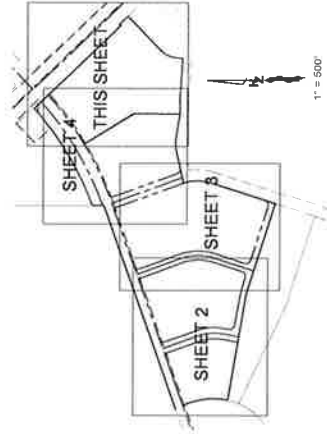


**HUETT-ZOLLARS**  
 Huett-Zollars, Inc.  
 Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
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 (505) 892-5141

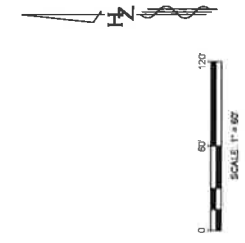
Plat No. 152020 5:04 58 PM, By: Stiller, Kim  
 1:31 8/20/2020 5:01 53 PM, Modified  
 1:31 8/20/2020 5:01 53 PM, Modified

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 5 OF 6



- LEGEND**
- Found Monument (as indicated on this sheet)
  - Eccentric Corner (Unable to set)
  - Set Monument: Rebar w/Cap - HZ1 LS 7482
  - Set Monument: Magnal w/Washer - HZ1 LS 7482
- Where possible Found Monuments are tagged with Washer: HZ1 LS 7482



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 Rio Rancho, NM 87124  
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Printed 8/15/2020 5:24 PM By:stlzer, Kim  
 Last Saved 8/15/2020 5:11 PM, Kimber  
 File Path: C:\Users\kimber\Documents\11 Survey\Mesa del Sol Plat Book.dwg

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B  
 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: AUGUST 2020  
 SHEET 6 OF 6

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'
L3	S70°17'11"W	0.06'

CURVE TABLE						
CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ARC BEARING
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.23'	274.23'
C2	20°54'51"	1841.64'	N59°06'36"E	668.51'	672.24'	672.24'
C3	39°28'59"	146.51'	S26°17'44"W	96.30'	100.27'	100.27'
C4	5°51'44"	206.00'	N69°22'44"W	21.07'	21.08'	21.08'
C5	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'	34.85'
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'	54.92'
C7	37°23'47"	266.76'	S11°00'55"E	171.04'	174.11'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	168.02'	168.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'	8.09'
C10	21°36'57"	1867.64'	N59°23'01"E	711.68'	715.92'	715.92'
C11	20°06'19"	1953.64'	N59°33'21"E	682.03'	685.54'	685.54'
C12	9°37'34"	1953.64'	N63°47'44"E	327.84'	328.23'	328.23'
C13	10°28'45"	1953.64'	N53°44'34"E	356.81'	357.31'	357.31'
C14	1°40'40"	1953.64'	N69°26'51"E	57.21'	57.21'	57.21'
C15	29°24'54"	333.00'	N5°00'22"W	169.08'	170.96'	170.96'
C16	29°24'54"	300.00'	S5°00'22"E	152.33'	154.02'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'	137.07'
C18	37°23'47"	336.00'	N1°00'55"W	217.36'	221.26'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'	204.29'
C20	37°23'47"	287.00'	S1°00'55"E	184.01'	187.32'	187.32'
C21	80°00'00"	25.00'	S64°42'49"E	35.36'	39.27'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'	39.27'
C25	7°58'53"	1377.38'	N76°19'28"W	191.72'	191.87'	191.87'
C26	80°00'00"	25.00'	N35°17'55"W	35.36'	39.27'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'	39.27'
C31	88°19'20"	25.00'	N24°26'51"E	34.63'	38.54'	38.54'
C32	52°42'28"	25.00'	N61°04'03"W	33.04'	36.09'	36.09'



**HUITT-ZOLLARS**  
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 Rio Rancho, NM 87124  
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Owner	Owner Address	Owner Address 2
JAMES G ALFORD	5616 ARBUS DR SE	ALBUQUERQUE NM 87106-9723
JONATHAN NEIL & LAUREN RAE AMLONG	2344 PENN AVE SE	ALBUQUERQUE NM 87106-9721
JAMES TODD AUGUSTINE	2340 PENN AVE SE	ALBUQUERQUE NM 87106
LOIS Y AVERY	5624 SAGAN LP SE	ALBUQUERQUE NM 87106-9618
VICTORIA MARIE BADER	2319 GANDERT AVE SE	ALBUQUERQUE NM 87106
BRIAN & PATRICIA A BEAN	5605 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106
JAMES EVERETT & DONNA CYNTHIA BELL	5611 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106
RAY JR & CHRISTINA S BIRMINGHAM	2332 PENN AVE SE	ALBUQUERQUE NM 87106
GEORGE E & DONNA BORA	5609 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106
DANIEL W BOUTON	5619 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106
LUISE BROWN	2300 PENN AVE SE	ALBUQUERQUE NM 87106-9721
SCOTT N & CATHY BURNS	2201 STIEGLITZ AVE SE	ALBUQUERQUE NM 87106
JOSE A CANACA & GLENDA V FALLAS-BEJARANO	5620 SAGAN LP SE	ALBUQUERQUE NM 87106
KATHY Z CHANG & JOSEPH J FREEMAN	2312 PENN AVE SE	ALBUQUERQUE NM 87106-9721
CORAZON DEL MESA 4 LLC	9600 TENNYSON NE	ALBUQUERQUE NM 87122-2282
RAMIREZ MARIA DE LA LUZ	4800 SAN MATEO LN NE APT 145	ALBUQUERQUE NM 87109-2401
GREGORY H & SHEILA M DELELLES	8124 CHICORY DR NW	ALBUQUERQUE NM 87106-4287
MONICA A DURAN	2205 GANDERT AVE SE	ALBUQUERQUE NM 87106-9617
CAREY N EICHHORST	5636 SAGAN LP SE	ALBUQUERQUE NM 87106
THOMAS J GONZALES & RUTH A HUNING-GONZALES	5615 ADDIS DR SE	ALBUQUERQUE NM 87106-9616
JEAN & STEPHANIE C HANOSH	2205 STIEGLITZ AVE SE	ALBUQUERQUE NM 87106-9613
KANYESHA DEANN HARDIN	2305 GANDERT AVE SE	ALBUQUERQUE NM 87106
RANDY ALEJANDRO HIELO	2215 GANDERT AVE SE	ALBUQUERQUE NM 87106-9617
MICHAEL J & SANDRA JOY HILL	PO BOX 9426	ALBUQUERQUE NM 87119-9426
ADAM L HUDSON	2209 GANDERT AVE SE	ALBUQUERQUE NM 87106-9617
MIA HUYNH	5616 ADDIS AVE SE	ALBUQUERQUE NM 87106-9614
ERNEST L SR & SANDRA K JENKINS	5644 SAGAN LP SE	ALBUQUERQUE NM 87106
LORIN THOMAS JORDAN JR	2328 PENN AVE SE	ALBUQUERQUE NM 87106-9721
JOHN MICHAEL & LYNN JUMP	5604 ADDIS AVE SE	ALBUQUERQUE NM 87106-9614
CHRISTINE KEEFE	2324 PENN AVE SE	ALBUQUERQUE NM 87106-9721
MEGAN MELISSA KENT	5608 ARBUS DR SE	ALBUQUERQUE NM 87106-9723
PATRICK C KNIGGE	5632 SAGAN LP SE	ALBUQUERQUE NM 87106-9618
RONALD KRAFT	5604 ARBUS DR SE	ALBUQUERQUE NM 87106-9723
KELLIAN D & EMILEE LORRAINE LAMONDA	5612 ADDIS AVE SE	ALBUQUERQUE NM 87106-9614
MICHAEL ANTHONY LUCERO & VERONICA MICHELLE CASAS	2201 GANDERT AVE SE	ALBUQUERQUE NM 87106-9617
LUIS A & LOUISE A LUGO	2319 PENN AVE SE	ALBUQUERQUE NM 87106-9722
JOHN S & MICHAELI MARLER	5600 ADDIS DR SE	ALBUQUERQUE NM 87106
ADELITA & BRYAN MARTINEZ	2215 STIEGLITZ AVE SE	ALBUQUERQUE NM 87106-9613
MDS INVESTMENTS LLC	4020 VASSAR DR NE SUITE H	ALBUQUERQUE NM 87107-2057
ADOLFO MENDEZ	PO BOX 26411	ALBUQUERQUE NM 87125-6411
MESA DEL SOL COMMUNITY COMPANY INC	PO BOX 67590	ALBUQUERQUE NM 87193-7590
JAMES & KRISTEN MEUB	5603 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106
CODY NOBLES & LISA MARIE MIZELL	5612 ARBUS DR SE	ALBUQUERQUE NM 87106-9723
TINA MONTOYA TRUSTEE ROLAND K ALARID RVT	14 MADRE MOUNTAIN	SANTA FE NM 87508-4814
REBECCA S & ADAM D MOORE-KOONTZ	5609 ADDIS DR SE	ALBUQUERQUE NM 87106
STEPHEN R & TRACEY M NELSON	2305 PENN AVE SE	ALBUQUERQUE NM 87106-9722
PACIFIC UNION FINANCIAL LLC	1603 LBJ FWY SUITE 500	FARMERS BRANCH TX 75234-6040
JOSE A PADIN-ROSADO	2301 PENN AVE SE	ALBUQUERQUE NM 87106-9722
BERNARD JL & TOWNE LEONA PARASCANDOLA	5620 ADDIS DR SE	ALBUQUERQUE NM 87106
ERIC JAMES RIPLEY	5615 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-9701
JACQUELYN RODRIGUEZ	2316 PENN AVE SE	ALBUQUERQUE NM 87106-9721
SHELDON L SALAZAR	2315 GANDERT AVE SE	ALBUQUERQUE NM 87106-9615
GILBERT R JR & ERRYNN E SANCHEZ	2309 PENN AVE SE	ALBUQUERQUE NM 87105
PAUL CHRISTIAN SCHROEDER	2308 PENN AVE SE	ALBUQUERQUE NM 87106
CHARLES ANTHONY & SUSAN P SCOTT	2200 GANDERT AVE SE	ALBUQUERQUE NM 87106-9612
MIREYA I & JOHN SHEPHARD	2204 GANDERT AVE SE	ALBUQUERQUE NM 87106-9612
VICTORIA & STEPHEN C WROS SIECK	5640 SAGAN LP SE	ALBUQUERQUE NM 87106
STATE OF NEW MEXICO STATE LAND OFFICE	PO BOX 1148	SANTA FE NM 87504-1148
DANA L THOMPSON	2315 PENN AVE SE	ALBUQUERQUE NM 87105-9722
SAMUEL R TORRES & ROSE TORRES TRUSTEES TORRES RVLTL	5620 ARBUS DR SE	ALBUQUERQUE NM 87106-9723
MICHAEL TURNER	2148 AUGUSTA DR	HOUSTON TX 77057-3757
MICHAEL S VIGIL	2209 STIEGLITZ AVE SE	ALBUQUERQUE NM 87106-9613
NICKIE A VIGIL	5608 ADDIS DR SE	ALBUQUERQUE NM 87106
WARNER KYLE E WARNER & AMANDA J MARTIN	2309 GANDERT AVE SE	ALBUQUERQUE NM 87106-9615
BENJAMIN III & HANUKKAH R WATSON	5628 SAGAN LP SE	ALBUQUERQUE NM 87106
ERIK A WATSON	5623 UNIVERSITY BLVD SE	ALBUQUERQUE NM 87106-9701
JOHN WEBER	2208 GANDERT AVE SE	ALBUQUERQUE NM 87106-9612
DICK TYLER JR & HANNAH LEIGH WILKINSON	2336 PENN AVE SE	ALBUQUERQUE NM 87106-9721
JOY A ZEINER	5601 ADDIS DR SE	ALBUQUERQUE NM 87106



**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).

*Scott Eddings*  
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).

*Scott Eddings*  
Applicant/Agent

12/15/20  
Date

*Chris Gustafson*  
ABCWUA Representative

12/16/2020  
Date

**PROJECT #** PR-2020-004138

**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**

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Applicant/Agent

12/15/20  
Date

  
Hydrology Division Representative

12/16/2020  
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

\_\_\_\_\_  
Date

**PROJECT #** PR-2020-004138

## **Eddings, Scott**

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**From:** Eddings, Scott  
**Sent:** Thursday, Dec 10, 2020 8:05 PM  
**To:** 'info@willsonstudio.com'; 'mandy@theremedyspa.com'  
**Subject:** Mesa Del Sol Pre-plat  
**Attachments:** Mtg Request District 6 Coalition of NA.pdf

Enclosed is notice of upcoming DRB Meeting scheduled to be heard on or about 2/24/21.

Scott Eddings, PE  
Vice President

[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
  - Subdivion Preliminary Plat - Major (Major or Minor)

<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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<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)\*: Mesa Del Sol Neighborhood Associations

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

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: mandy@theremedaydayspa.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
  - Subdivion Preliminary Plat - Major (Major or Minor)

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

## **Eddings, Scott**

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**From:** Eddings, Scott  
**Sent:** Thursday, December 11, 2020 8:31 PM  
**To:** 'independencedayjoy@gmail.com'; 'jamesrthompson8@gmail.com'  
**Subject:** Mesa Del Sol Preliminary Plat  
**Attachments:** Mtg Request MDS Coalition of NA.pdf

Enclosed is notice of upcoming DRB Meeting scheduled to be heard on or about 2/24/21.

Scott Eddings, PE  
Vice President

## Eddings, Scott

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**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)



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

---

**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.

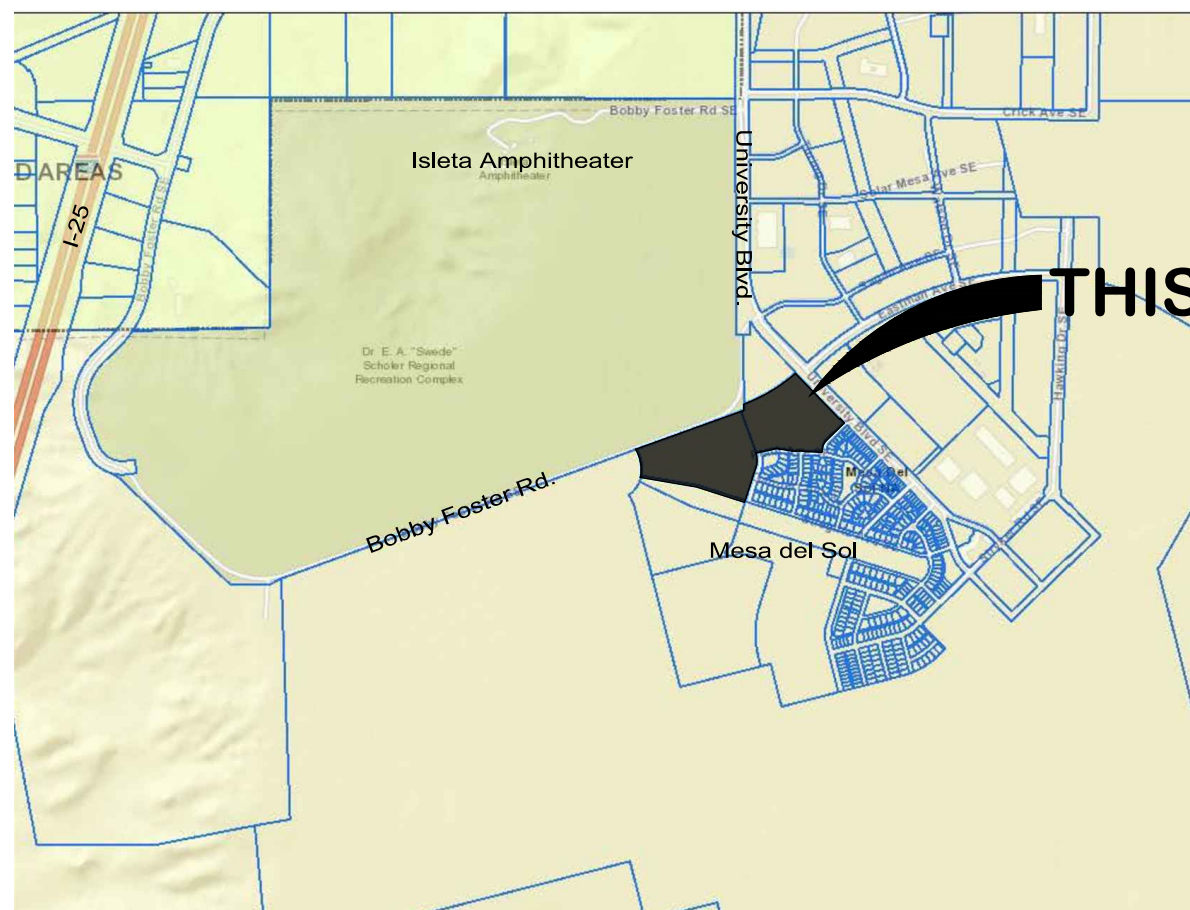
PRELIMINARY PLAT  
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 1 OF 6



**THIS PLAT**

ZONE ATLAS R-16-Z



**SUBDIVISION DATA**

DRB NO.		PLAT ACRES (Gross)	33.3010
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	0	PARCEL ACRES	0
NO. OF TRACTS	5	TRACT ACRES	27.2156
STREET MILES (FULL)	0.3108	STREET ACRES	6.0852

**DESCRIPTION**

TRACT A-1-A-5 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 AND TRACT A-4 AS SHOWN ON THE BULK LAND PLAT OF TRACTS A-1 THRU A-6 MESA DEL SOL INNOVATION PARK RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 6, 2010, AS DOCUMENT 2010123421, BOOK 2010C, PAGE 0131. LYING WITHIN SECTIONS 21 AND 22 T.9N., R.3E., N.M.P.M, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

SAID TRACTS CONTAINING 33.3010 ACRES MORE OR LESS.

**PURPOSE OF THIS PLAT**

The purpose of this Plat is to Subdivide two (2) existing Tracts (Tract A-1-A-5-A and Tract A-4) into five (5) new Tracts (A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A and A-4-B). To expand and extend the Right of Way of Bobby Foster Road SE, and to create three (3) new streets.

**NOTES**

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983)
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "1\_H19A" ELEVATION = 5326.611 U.S. SURVEY FEET (NAVD 88) LOCATED AT THE NORTHEAST CORNER OF INDIAN SCHOOL RD. NE AND PENNSYLVANIA ST. NE
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 3 OF 8 OF THIS PLAT.
- EXISTING UTILITY EASEMENTS (PRIVATE AND PUBLIC) REMAIN AS SHOWN ON THE EXISTING 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.

**SOLAR NOTE**

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

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

TRACT A-1-A-5-A, UPC # 101505148312540101

PARCEL A-4, UPC # 101605104917630110

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, N.M.P.L.S. NO. 7482 DATE \_\_\_\_\_

**FREE CONSENT**

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

SC3 INTERNATIONAL DATE \_\_\_\_\_  
J. KYLE BODHAINE, PRESIDENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_ BY J. KYLE BODHAINE, PRESIDENT OF SC3 INTERNATIONAL, ON BEHALF OF SAID COMPANY.

BY: \_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PROJECT NO. \_\_\_\_\_

APPLICATION NO. \_\_\_\_\_

**PLAT APPROVALS**

**UTILITY APPROVALS**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION d/b/a CenturyLink QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS**

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

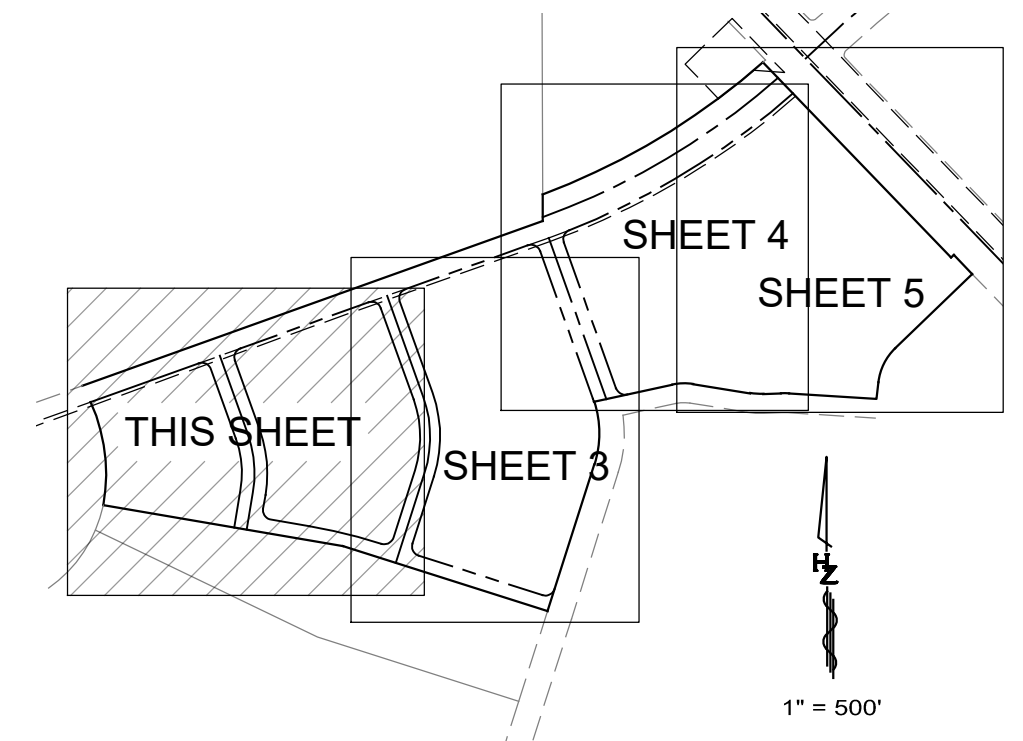
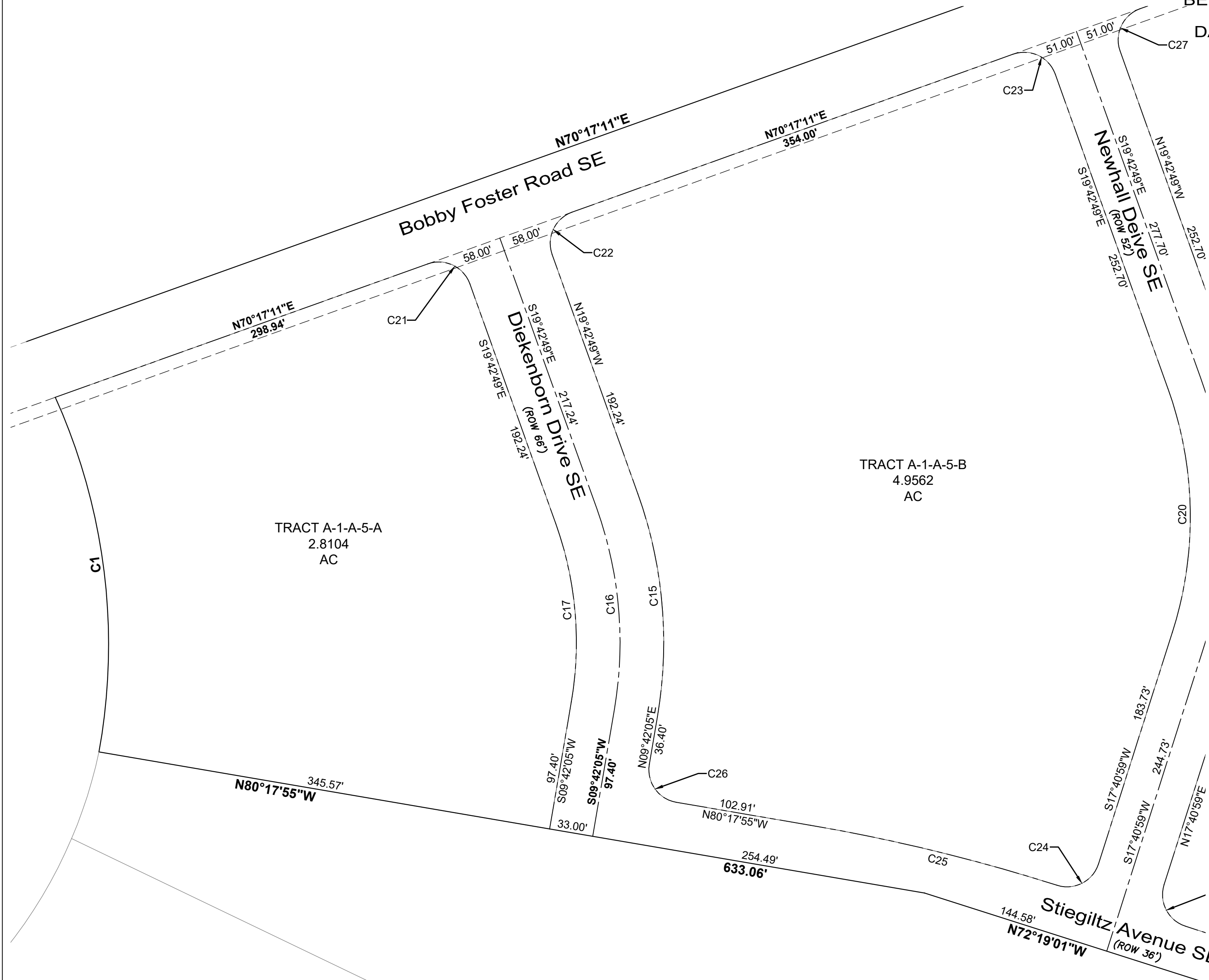


PRELIMINARY PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

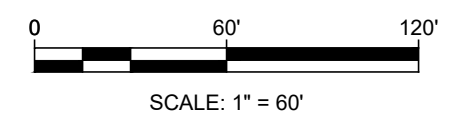
CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020  
 SHEET 2 OF 6



**LEGEND**

- Found Monument (as indicated on this sheet)
  - Calculated Corner Unable to set
  - 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



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 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

Plotted: 1/28/2021 7:14:05 PM, By: Eddings, Scott  
 H:\proj\R312703\_01 - University Blvd\05 Design\05.11 Survey\Mesa del Sol Plat Base.dwg  
 Last Saved: 1/28/2021 7:13:38 PM, Seedings

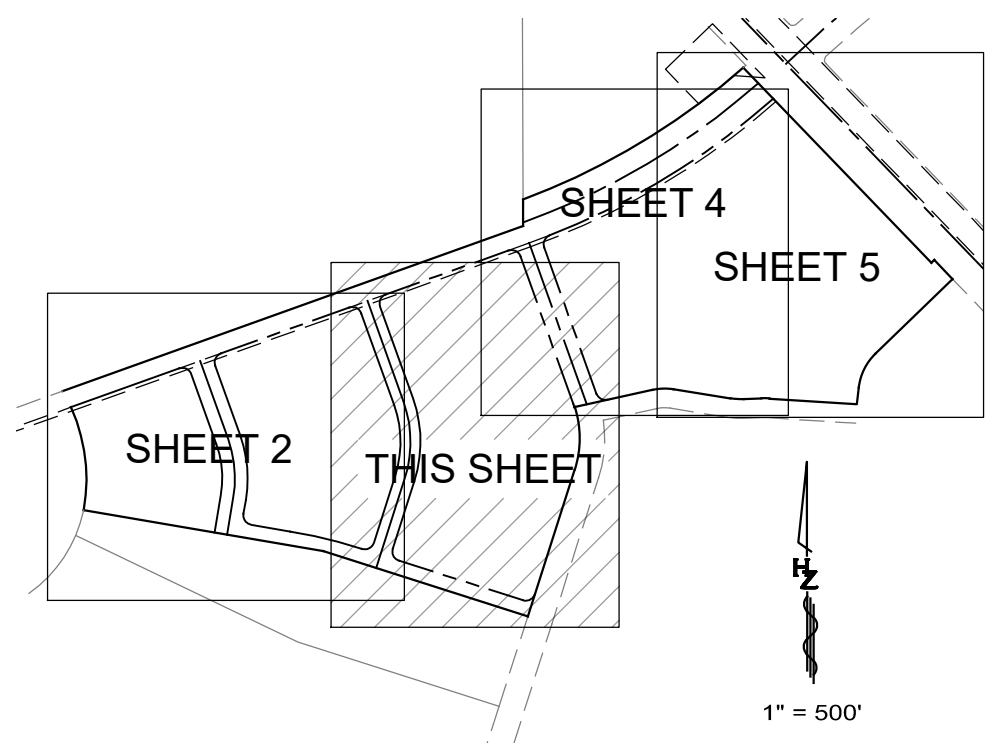
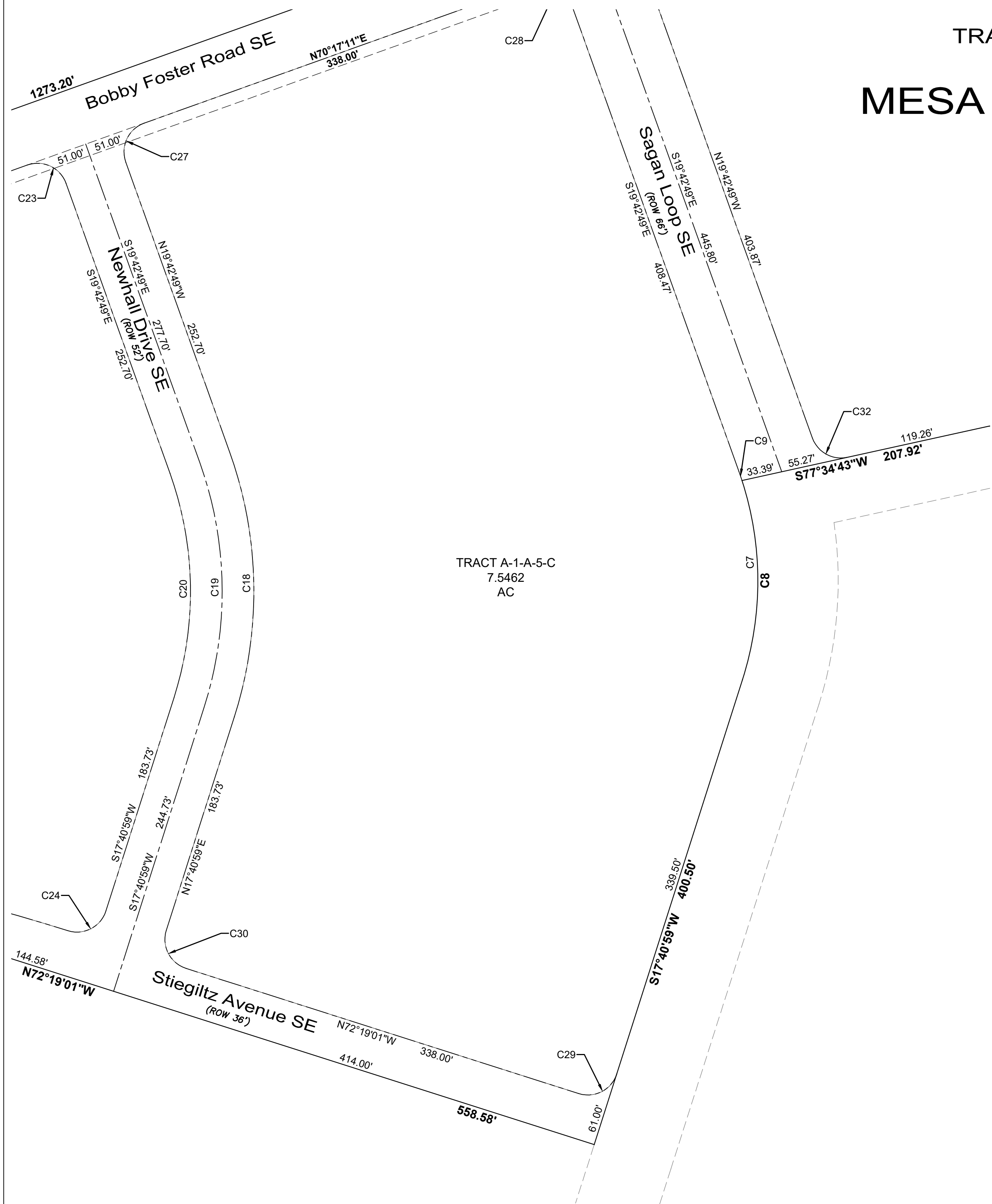


PRELIMINARY PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

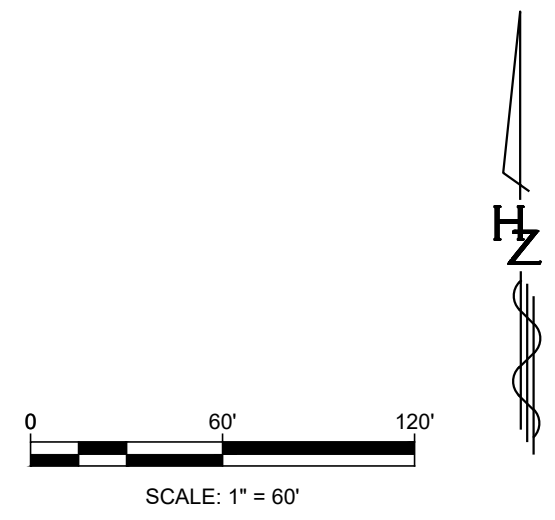
DATE OF SURVEY: AUGUST 2020  
 SHEET 3 OF 6



**LEGEND**

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ Set Monument: Rebar w/Cap HZI LS 7482  
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 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141

Plotted: 1/28/2021 7:14:34 PM By: Eddings, Scott  
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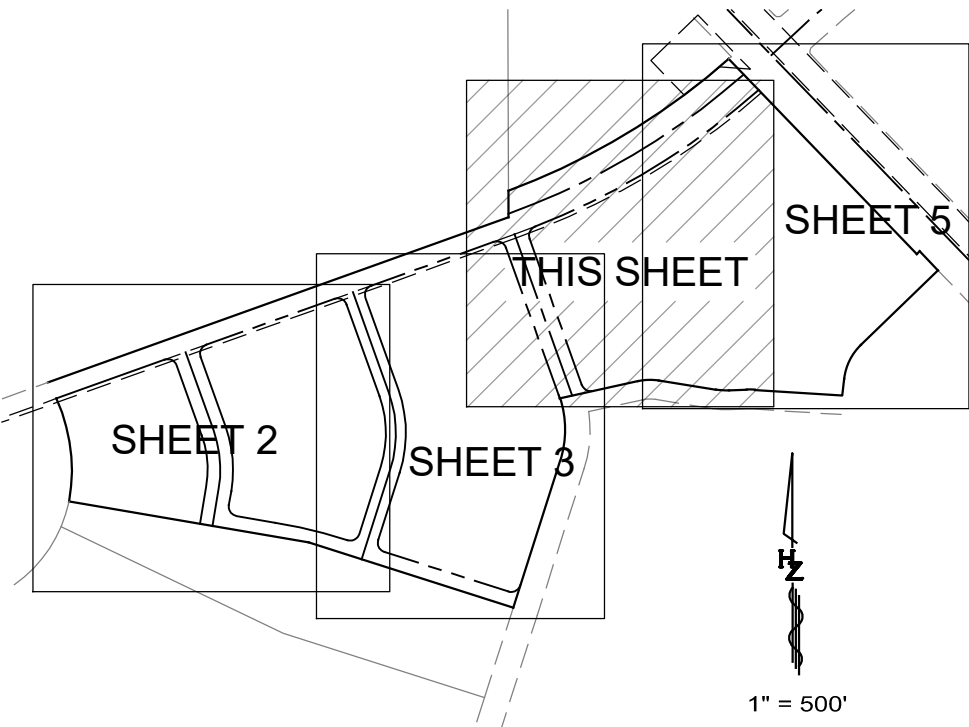
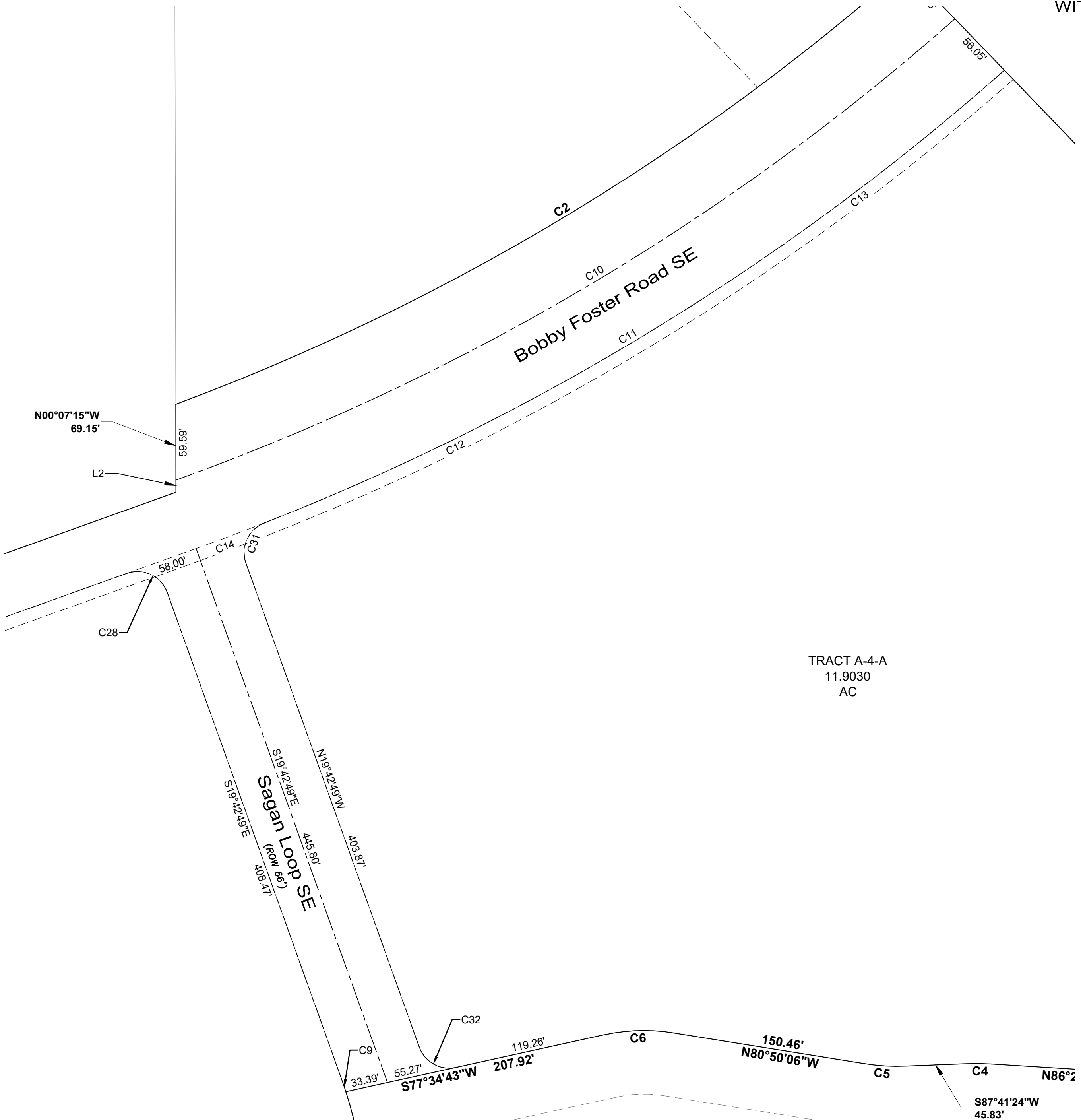
PRELIMINARY PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
 OF  
**MESA DEL SOL INNOVATION PARK**

WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

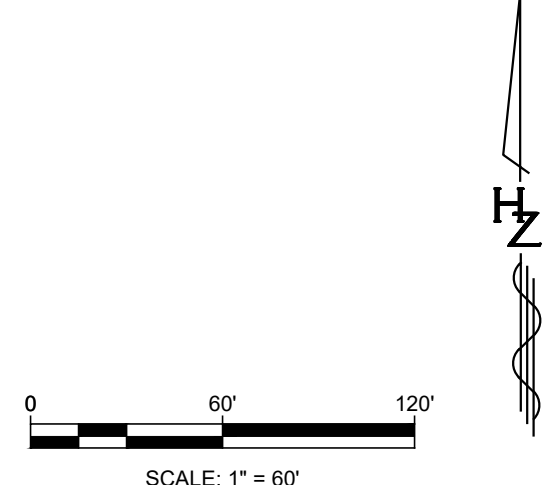
SHEET 4 OF 6



**LEGEND**

- Found Monument (as indicated on this sheet)
- Calculated Corner Unable to set
- ⊙ 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



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

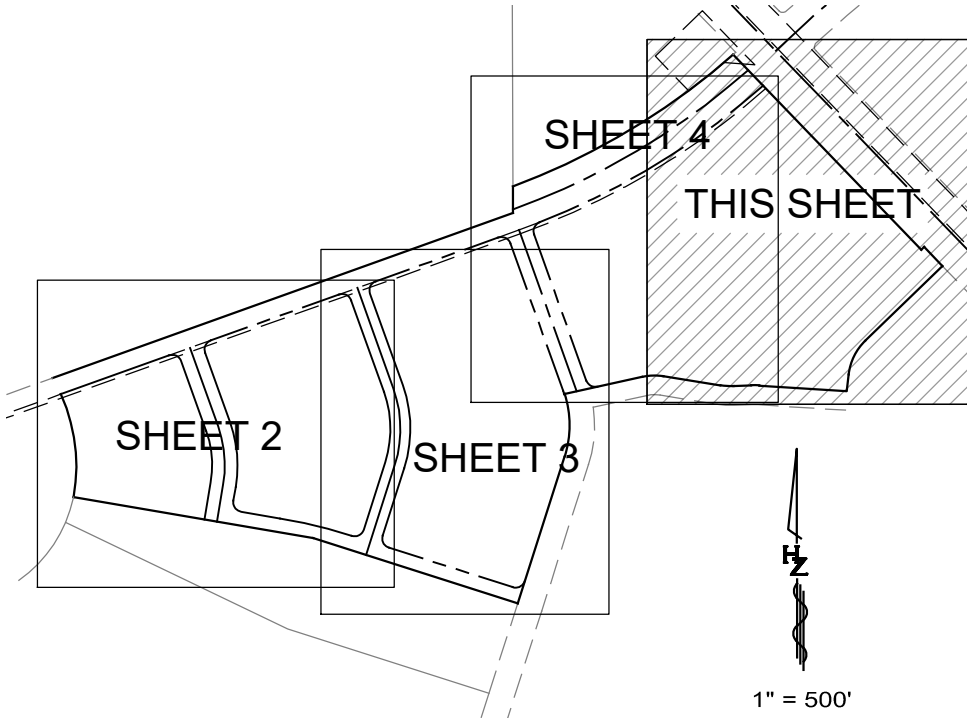
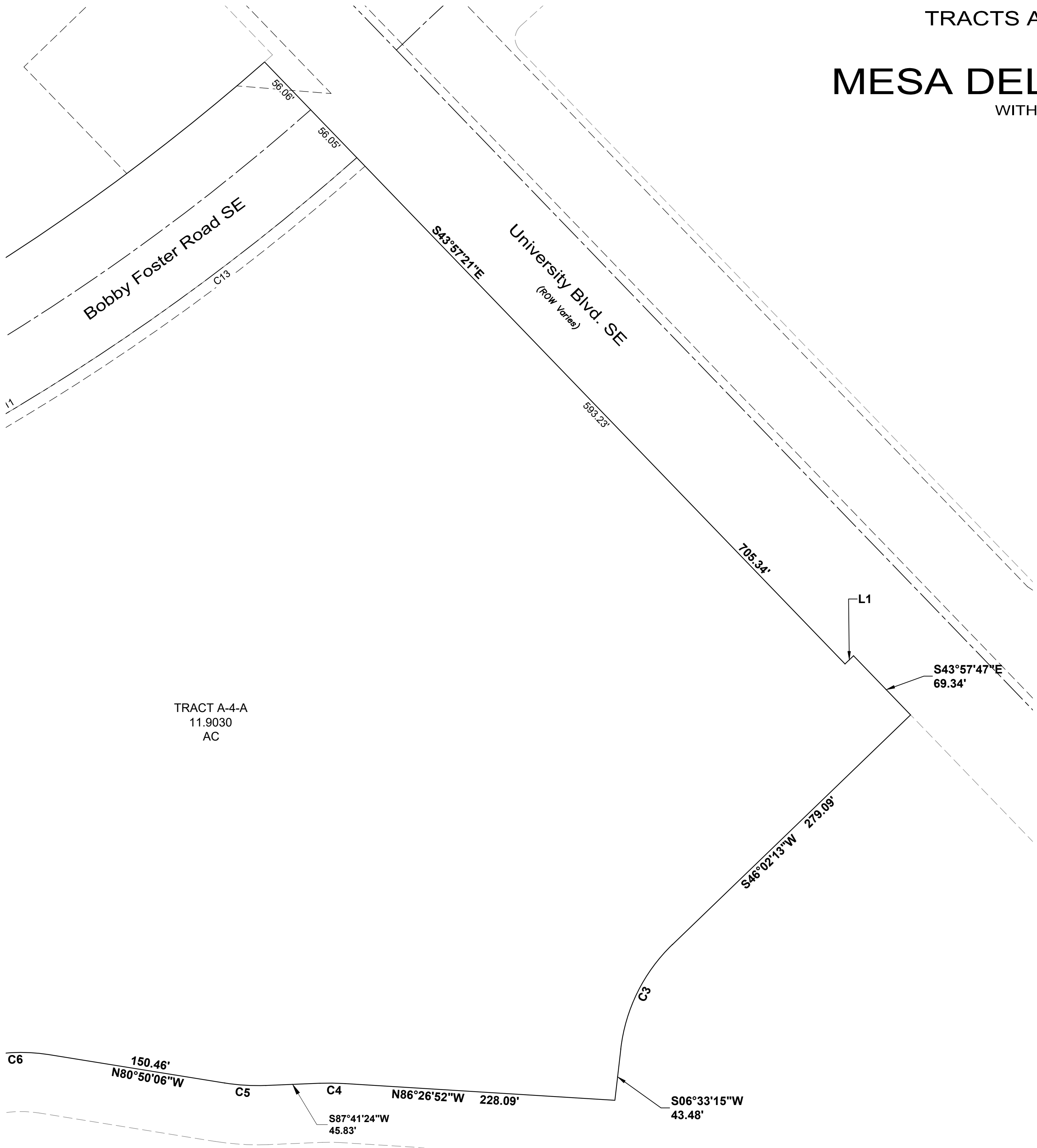
Plotted: 1/28/2021 7:15:02 PM, By: Eddings, Scott  
 H:\proj\R312703\_01 - University Blvd\05 Design\05.11 Survey\Mesa del Sol Plat Base.dwg  
 Last Saved: 1/28/2021 7:13:38 PM, Seedings

FINAL PLAT  
 TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
 OF  
**MESA DEL SOL INNOVATION PARK**

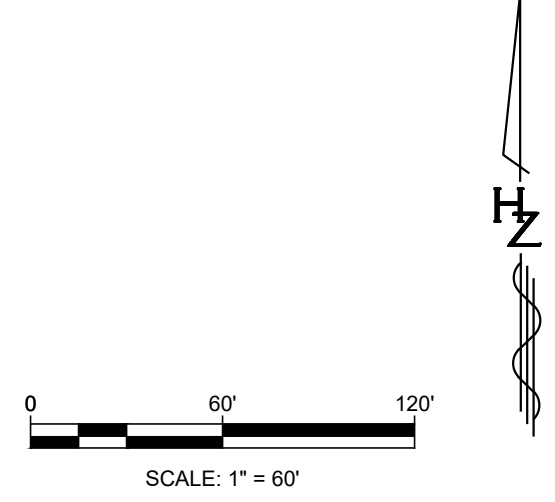
WITHIN SECTIONS 21 & 22 T. 9 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020  
 SHEET 5 OF 6



- LEGEND**
- Found Monument (as indicated on this sheet)
  - Calculated Corner Unable to set
  - Set Monument: Rebar w/Cap HZI LS 7482  
OR  
MagNail w/Washer HZI LS 7482
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 Rio Rancho, NM 87124  
 (505)892-5141

Plotted: 1/28/2021 7:15:24 PM, By: Eddings, Scott  
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PRELIMINARY PLAT  
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A  
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: AUGUST 2020  
SHEET 6 OF 6

CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	34°35'16"	454.30'	N7°01'16"W	270.10'	274.25'
C2	20°54'51"	1841.64'	N59°06'29"E	668.51'	672.23'
C3	39°28'58"	145.51'	S26°17'44"W	98.30'	100.27'
C4	5°51'44"	206.00'	N89°22'44"W	21.07'	21.08'
C5	11°28'30"	174.00'	N86°34'21"W	34.79'	34.85'
C6	21°35'12"	145.76'	S88°22'18"W	54.59'	54.92'
C7	37°23'47"	266.76'	S1°00'55"E	171.04'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°22'55"E	711.68'	715.91'
C11	20°06'19"	1953.64'	N58°33'15"E	682.03'	685.54'
C12	9°37'33"	1953.64'	N63°47'38"E	327.84'	328.22'
C13	10°28'46"	1953.64'	N53°44'28"E	356.82'	357.32'
C14	1°40'47"	1953.64'	N69°26'48"E	57.27'	57.28'
C15	29°24'54"	333.00'	N5°00'22"W	169.09'	170.96'
C16	29°24'54"	300.00'	S5°00'22"E	152.33'	154.02'
C17	29°24'54"	267.00'	S5°00'22"E	135.57'	137.07'
C18	37°23'47"	339.00'	N1°00'55"W	217.36'	221.26'
C19	37°23'47"	313.00'	S1°00'55"E	200.69'	204.29'
C20	37°23'47"	287.00'	S1°00'55"E	184.01'	187.32'
C21	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C22	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C23	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C24	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C25	7°58'53"	1377.38'	N76°18'28"W	191.72'	191.87'
C26	90°00'00"	25.00'	N35°17'55"W	35.36'	39.27'
C27	90°00'00"	25.00'	N25°17'11"E	35.36'	39.27'
C28	90°00'00"	25.00'	S64°42'49"E	35.36'	39.27'
C29	90°00'00"	25.00'	S62°40'59"W	35.36'	39.27'
C30	90°00'00"	25.00'	N27°19'01"W	35.36'	39.27'
C31	88°19'13"	25.00'	S24°26'48"W	34.83'	38.54'
C32	82°42'29"	25.00'	N61°04'03"W	33.04'	36.09'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S46°10'59"W	9.97'
L2	N00°07'15"W	9.56'

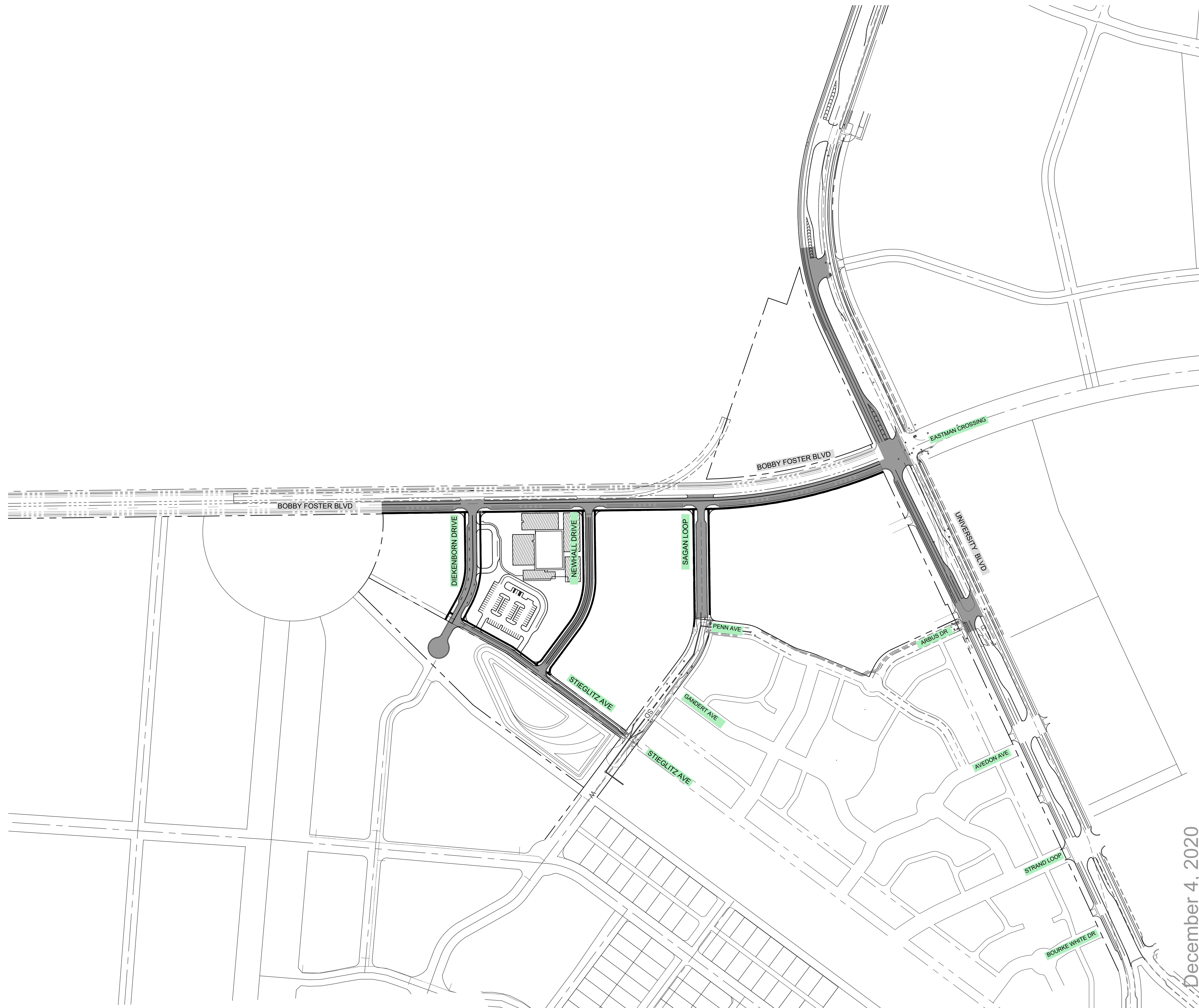
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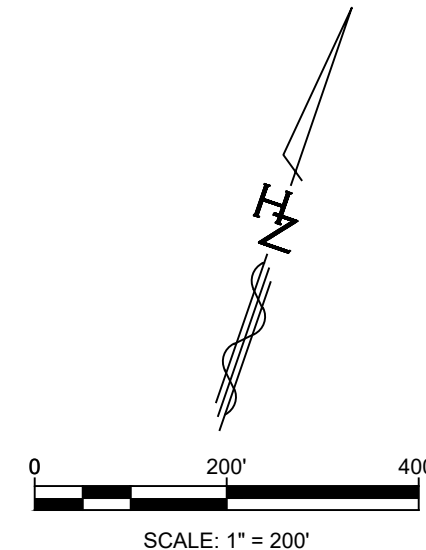
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Rio Rancho  
 333 Rio Rancho Dr. NE, Suite 101  
 Rio Rancho, NM 87124  
 (505)892-5141



Plotted: 1/29/2021 9:59:36 AM. By: Eddings, Scott  
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December 4, 2020



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	FIELD NOTES	FOUND MONUMENT	CONTRACTOR	STARTED BY	DATE
				STANDARD 3/16" ALUMINUM DISC			
				NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)			
				N=1487.534.543			
				E=1511.214.742			
				ELEV=4865.627 (NAVD. 1988)			
				GROUND TO GRID FACTOR=0.99985508			
				MAPPING ANGLE=0°14'33.77"			

**PRELIMINARY**  
 NOT FOR CONSTRUCTION,  
 BIDDING, OR PERMIT PURPOSES.  
 FOR REVIEW ONLY.  
 SCOTT A. EDDINGS  
 12856  
 Date: 1/13/20  
 HUITT-ZOLLARS, INC.  
 Consulting Engineers

NO.	DATE	REMARKS	BY

**SC<sup>3</sup> INTERNATIONAL**  
 4020 Vasar Drive NE Suite I

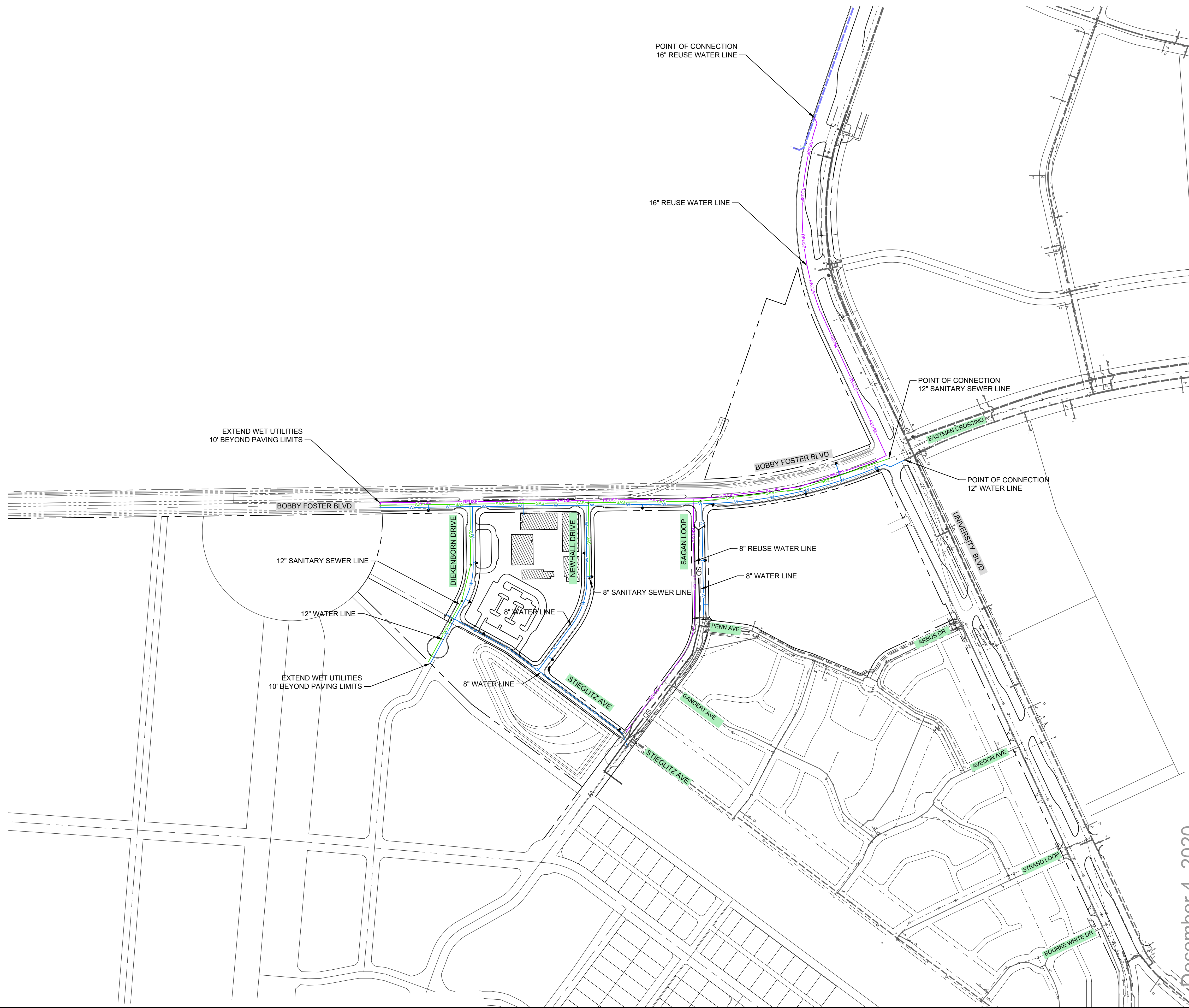
TITLE:  
**COMPOSITE ROADWAY**  
 XX+XX.XX TO XX+XX.XX

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.

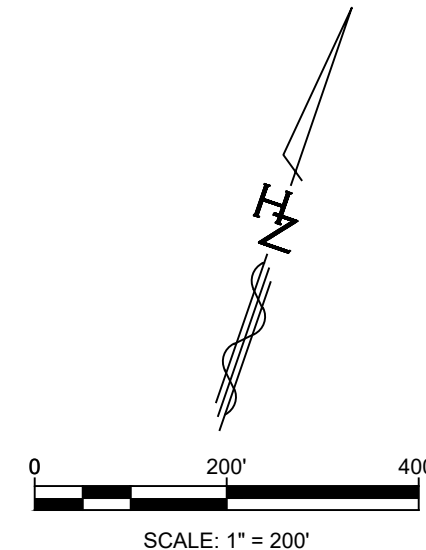
City Project No.	Zone Map No.	Sheet	Of
3935.81	R-15-Z, R-16-Z	9	42



Plotted: 1/29/2021 10:05:40 AM, By: EIdings, Scott  
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 User: Scott, EIdings



December 4, 2020



Designed By:  
**HUITT-ZOLLARS**  
 Huitt-Zollars, Inc. Albuquerque  
 6501 Americas Pkwy NE, Suite 550  
 Albuquerque, New Mexico 87110  
 Phone (505) 883-8114 Fax (505) 883-5022

**SC<sup>3</sup> INTERNATIONAL**  
 4020 Vasar Drive NE Suite I

TITLE: **UTILITY COMPOSITE**

Design Review Committee	City Engineer	Mo./Day/Yr.	Mo./Day/Yr.
Last Update			
City Project No.	Zone Map No.	Sheet	Of
3935.81	R-15-Z, R-16-Z	30	42

ENGINEER'S SEAL		SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. FOR REVIEW ONLY. SCOTT A. EDDINGS 12856 Date: 11/13/20 HUITT-ZOLLARS, INC. Consulting Engineers		NO.	DATE	FOUND MONUMENT	CONTRACTOR	DATE	DATE
		BY	BY	STANDARD 3/16" ALUMINUM DISC	STARTED BY	DATE	DATE
DESIGNED BY: JLM	DATE: December 4, 2020			NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE N.A.D. 1983)	INSPECTOR'S FIELD CHANGE BY	DATE	DATE
DRAWN BY: LRT	DATE: December 4, 2020			N=1487.534.543	VERIFICATION BY	DATE	DATE
DWG NAME: 30 UTIL INDEX.dwg	PROJ #: R312703.01			E=1511.214.742	CORRECTED BY	DATE	DATE
CHECKED BY: SAE	DATE: December 4, 2020			ELEV=486.627 (NAVD. 1988)	MICRO-FILM INFORMATION		
				GROUND TO GRID FACTOR=0.99865508	RECORDED BY	NO.	NO.
				MAPPING ANGLE=0°14'33.77"			

**INFRASTRUCTURE LIST**

Date Site Plan Approved: \_\_\_\_\_

Date Preliminary Plat Approved: **NA**

Date Preliminary Plat Expires: **NA**

DRB Project No.: **PR-2020-004138**

DRB Application No.: \_\_\_\_\_

**EXHIBIT "B"**

**Bobby Foster & University Boulevard Improvements  
PROPOSED NAME OF SITE DEVELOPMENT PLAN**

**Tract A-1-A-5**

**EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

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

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		81" Half R/W Section	*****ROADWAY***** DRIVE AND AUXILIARY LANES, CURB AND GUTTER, SIDEWALK, CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, INTERSECTION IMPROVEMENTS AND STREET LIGHTING	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
		54' Half R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Bobby Foster Blvd.	West Boundary Tract A-1-A-5-A	University Blvd	/	/	/
		52' Full R/W Section	DRIVE, AUXILIARY LANES ON-ROAD PARKING, CURB AND GUTTER, SIDEWALK, CONCRETE CROSSWALKS, VALLEY GUTTERS, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Diekenborn Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	New Hall Drive	Bobby Foster Blvd	Stieglitz Avenue	/	/	/
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Sagan Loop	Bobby Foster Blvd	Penn Avenue	/	/	/

SIA Sequence #	COA BLDG PERMIT #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		52' R/W	DRIVE LANES, CURB AND GUTTER, RETAINING WALL, PERMANENT SIGNAGE AND STRIPING, AND INTERSECTION IMPROVEMENTS	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			ROADWAY LIGHTING, CIP	University Blvd	800' South of Fritts Crossing Drive	Arbus Drive	/	/	/
			*****WATER*****						
		12"	WATERLINE W/ APPERTUNANCES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	WATERLINE W/ APPERTUNANCES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	WATERLINE W/ APPERTUNANCES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/
			*****SANITARY*****						
		16"	SANITARY SEWER LINE AND MANHOLES	Bobby Foster	West Boundary Tract A-1-A-5	University Blvd	/	/	/
		12"	SANITARY SEWER LINE AND MANHOLES	Dickenborn Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Newhill Drive	Bobby Foster	Stieglitz Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Sagan Loop	Bobby Foster	Penn Avenue	/	/	/
		8"	SANITARY SEWER LINE AND MANHOLES	Stieglitz Avenue	Dickenborn Drive	Sagan Loop	/	/	/



SIA	COA BLDG
Sequence #	PERMIT #
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<input type="text"/>	<input type="text"/>
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Size	Type of Improvement	Location	From	To
*****REUSE WATER*****				
16"	REUSE WATERLINE W/ APPERTUNANCES	University Blvd	Ex. Location	Bobby Foster
16"	REUSE WATERLINE W/ APPERTUNANCES	Bobby Foster	West Bound Track A-1-A-5	University Blvd
8"	REUSE WATERLINE W/ APPERTUNANCES	Sagan Loop	Bobby Foster	Ex. Location
*****STORM*****				
30"	STORM DRAIN INLETS AND MANHOLE	Sagan Loop	Bobby Foster	Penn Avenue

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

NOTES

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

<b>AGENT / OWNER</b>	<b>DEVELOPMENT REVIEW BOARD MEMBER APPROVALS</b>
----------------------	--

Scott Eddings  
 NAME (print)  
 Huitt-Zollars, Inc.  
 FIRM  
 SIGNATURE - date  
 1/28/2021  
 MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: 1-YEAR

DRB CHAIR - date  
 TRANSPORTATION DEVELOPMENT - date  
 UTILITY DEVELOPMENT - date  
 CITY ENGINEER - date

PARKS & GENERAL RECREATION - date  
 AMAFCA - date  
 - date  
 - date

<b>DESIGN REVIEW COMMITTEE REVISIONS</b>
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER