



April 23, 2021

Jolene Wolfley, DRB Chair
DRB Board Members
Planning Department, City of Albuquerque
600 Second St NW
Albuquerque, NM 87102

RE: DRB Application Neighborhood Mailings
Gateway Apartments to be located in Mesa Del Sol
Tract 4-A, Mesa del Sol Innovation Park

Dear DRB Chair and Members,

The attached sheets include a 100 foot buffer map showing the line of effected land owners adjacent to the site and the list of neighbors contacted with the sample letter sent to each of the named individuals. The mailing and the attached letter was sent out by Scott Eddings of Huitt Zollars in connection with the DRB replat of this lot and the announcement to the Neighborhood Association of the plan to complete a multifamily project on this property. Mailings to the Neighborhood Associations representatives have also been included.

I have made contact with three neighborhood representatives regarding the mailings and the associated Neighborhood Association presentation made by Huitt Zollars. Ms. Joy Ziener, now the president of the Mesa del Sol Neighborhood Association (and also one of the effected neighbors located within 100 feet of the property) indicated without hesitation that the multifamily project was presented to the Association. I also made phone contact with Mr. James Thompson, the former NA president. He was in office when the mailings were sent out. He, without hesitation, noted that this project had been presented to the NA. Each was eager to receive updated information regarding the status of the project and requested another meeting to discuss the project in its current form. They both suggested that a meeting should be organized by the President of the Mesa del Sol Home Owners Association, Mr. Ron Brown. I was later able to speak with Mr. Brown and he also confirmed that the project had been presented and discussed by the HOA. He was able to schedule a meeting and asked that it occur on Tuesday April 27th at 7:00 pm. He volunteered the HOA staff to make the meeting announcement to the full body of Town Residents.

We have full confidence, given the unsolicited announcement by each of the three individuals, that the efforts completed by Huitt Zollars included this project and its location of the lot situated on Bobby Foster and University Blvd. I am also attaching a slide from their presentation which depicts the project on this lot.




When looking at this attachment, it was clear that there were two errors. Firstly, the multifamily project was only described to be located on 7 acres, even though the highlighted area clearly highlights the full 14.44 acres. Secondly, the underlying site plan for the project was not current at the time of the presentation. I cannot speak to why these errors occurred, but given the misinformation, we volunteered to the Neighborhood Association and the Home Owners Association to make an updated presentation to provide current and correct information regarding the project. Each of the three parties expressed appreciation and excitement at our outreach and the opportunity to better understand the project.

In my discussion with each of the neighborhood representatives, I also confirmed that the evolution of the design included the oversight of the Mesa del Sol Corporation who have taken a managerial role in the evolution of the site plan and building exteriors design.

We look forward to the updated meeting and feel confident that all interested residents of Mesa del Sol have received the opportunity to be informed regarding the project.

Sincerely,



J. David Hickman,
Architect



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

January 28, 2021

«Owner»
«Owner_Address»
«Owner_Address_2»

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

Dear «Owner»,

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.

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 2nd 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

INFRASTRUCTURE LIST

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 Crst Engineer
		81" Half RW 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	Abus Drive	/	/	/
		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-5A	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	/	/	/

COA BLDG PERMIT #	SIA Sequence #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst 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
Sequence #	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-1A-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

- 1
- 2
- 3

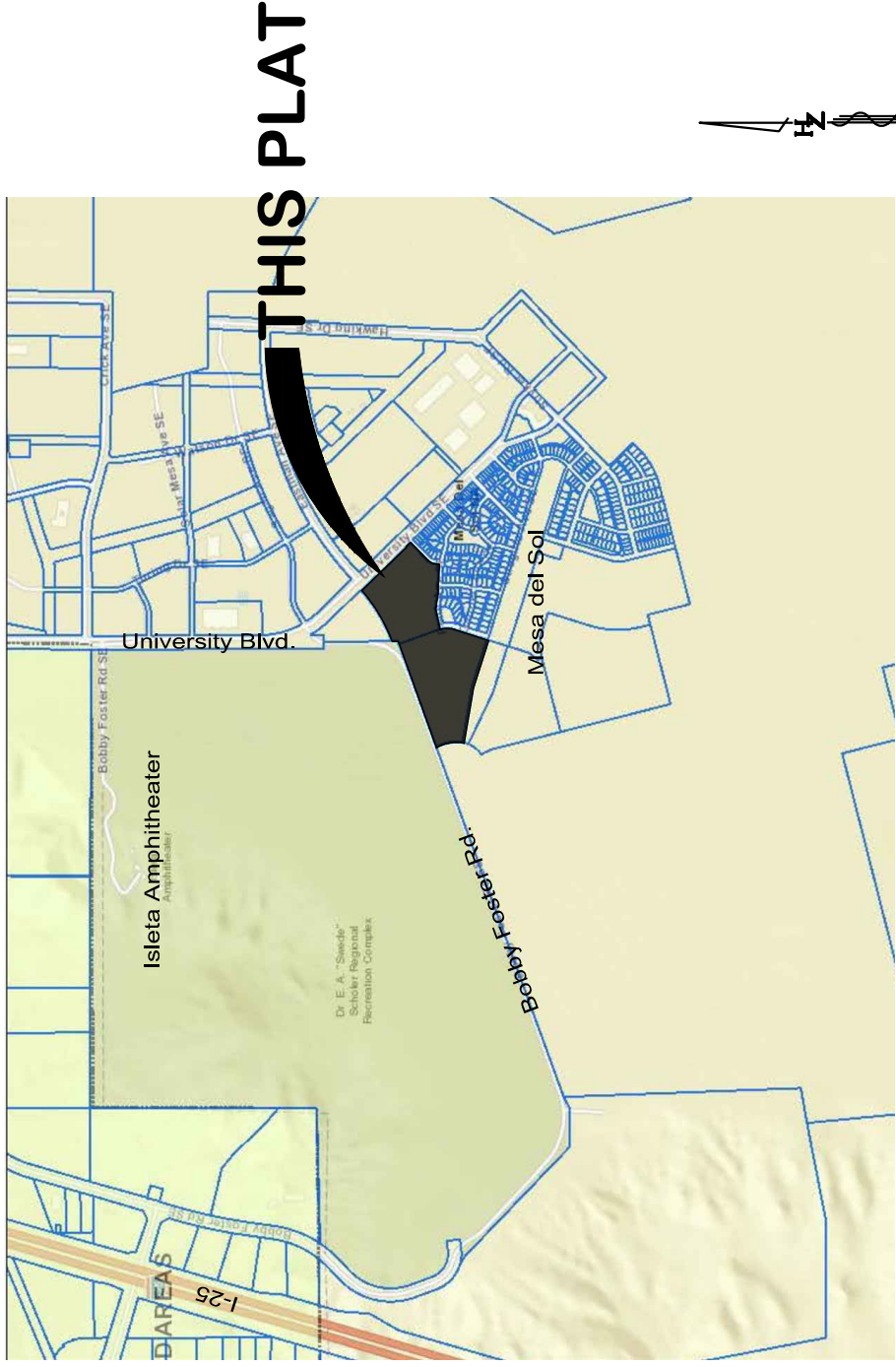
AGENT / OWNER DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

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

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

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



THIS PLAT

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

DRB NO.	33,3010
NO. OF LOTS	0
NO. OF PARCELS	0
NO. OF TRACTS	5
STREET MILES (FULL)	0.3108
PLAT ACRES (Gross)	33.3010
LOT ACRES	0
PARCEL ACRES	0
TRACT ACRES	27.2158
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 INT HE 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.

PROJECT NO. -----

APPLICATION NO. -----

N.T.S.

ZONE ATLAS R-16-Z

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS (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:
 1. ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRIC LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
 5. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE WATER SERVICE.

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON, PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENT'S 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 ERCTED 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, UFG # 101505148312540101
 PARCEL A-4, UFG # 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: _____

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

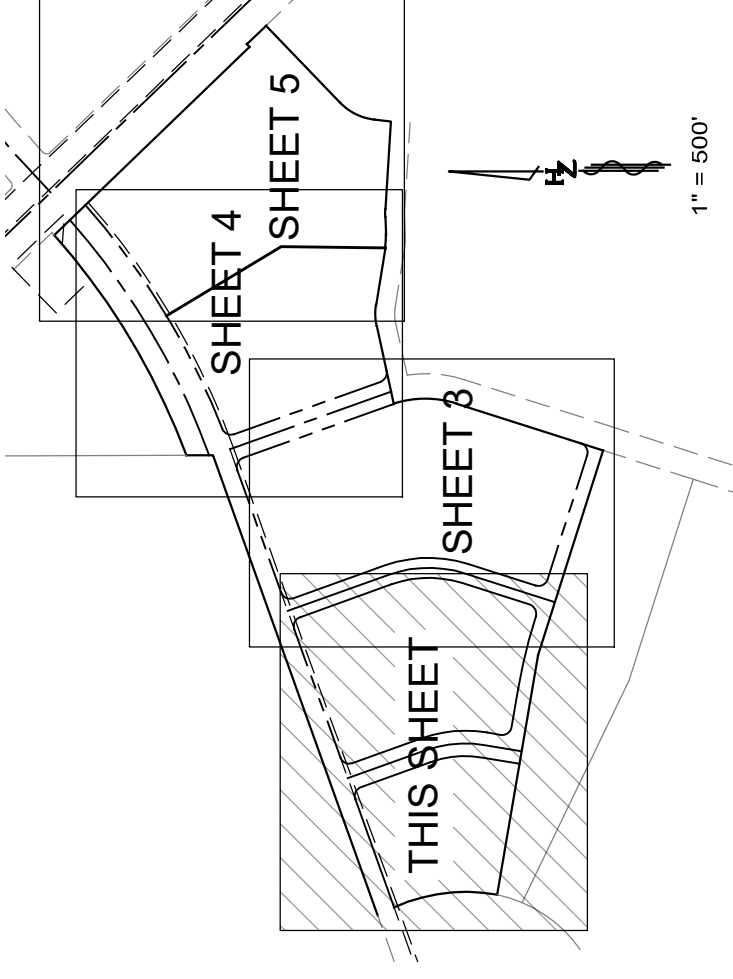
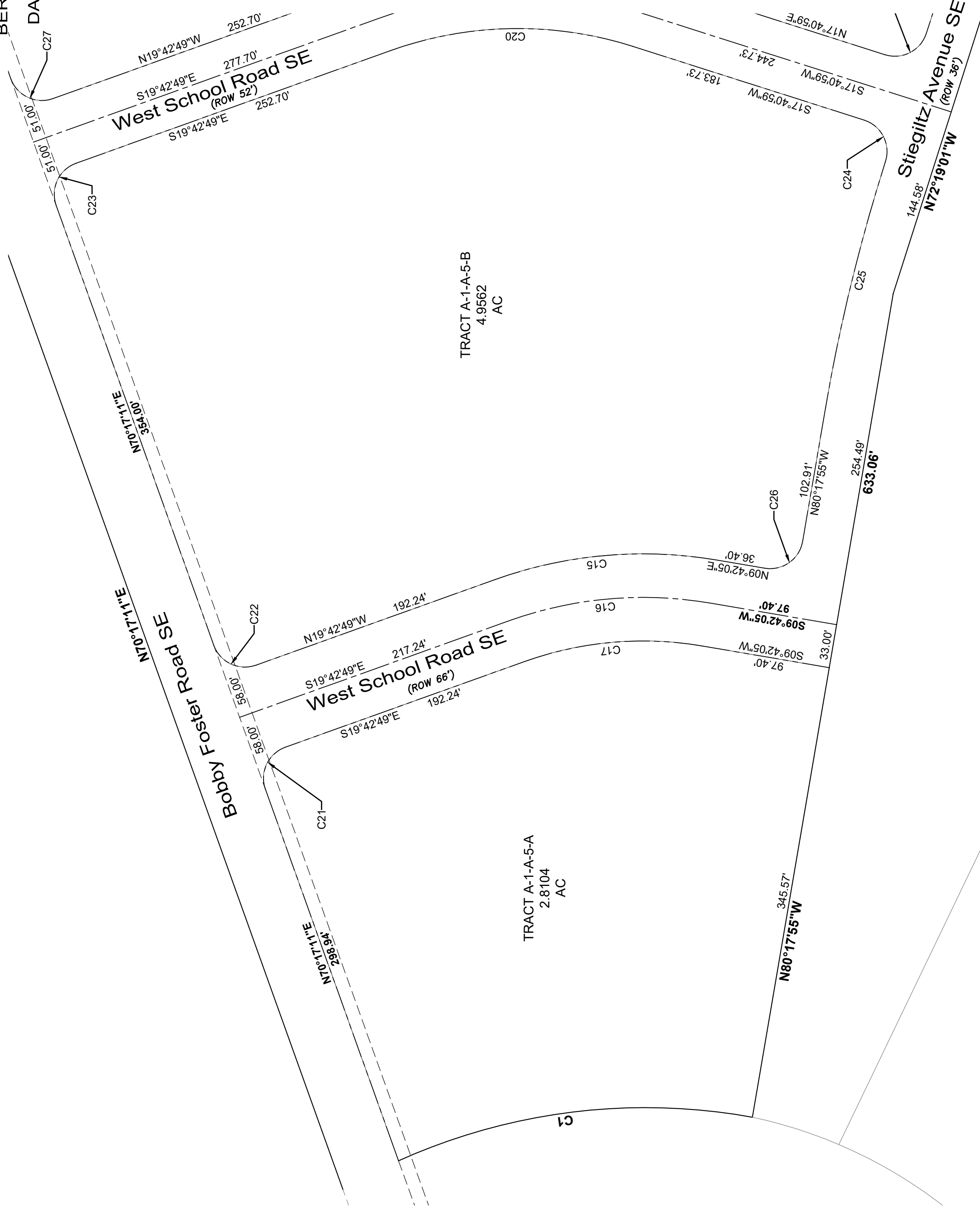
FINAL PLAT
TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C, A-4-A & A-4-B

OF
MESA DEL SOL INNOVATION PARK

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

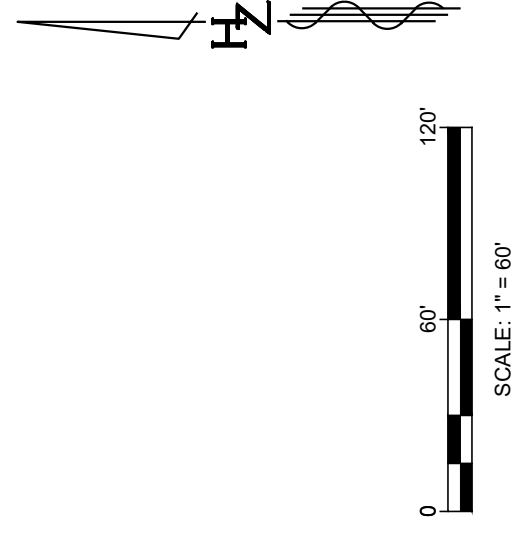
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020
SHEET 2 OF 6



LEGEND

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



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

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.

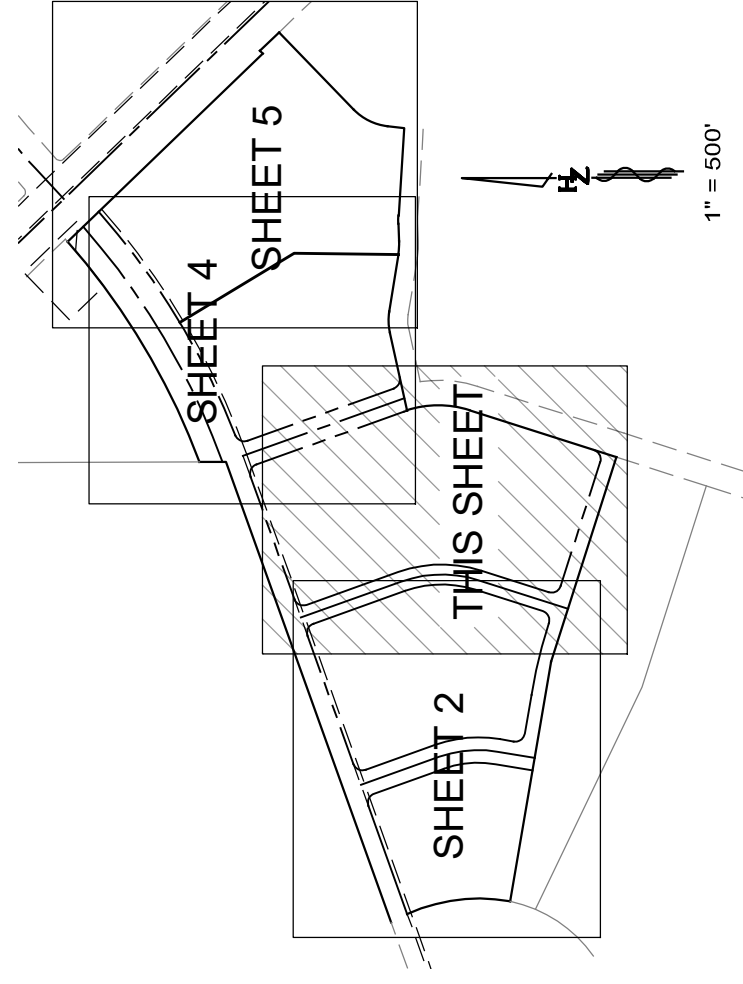
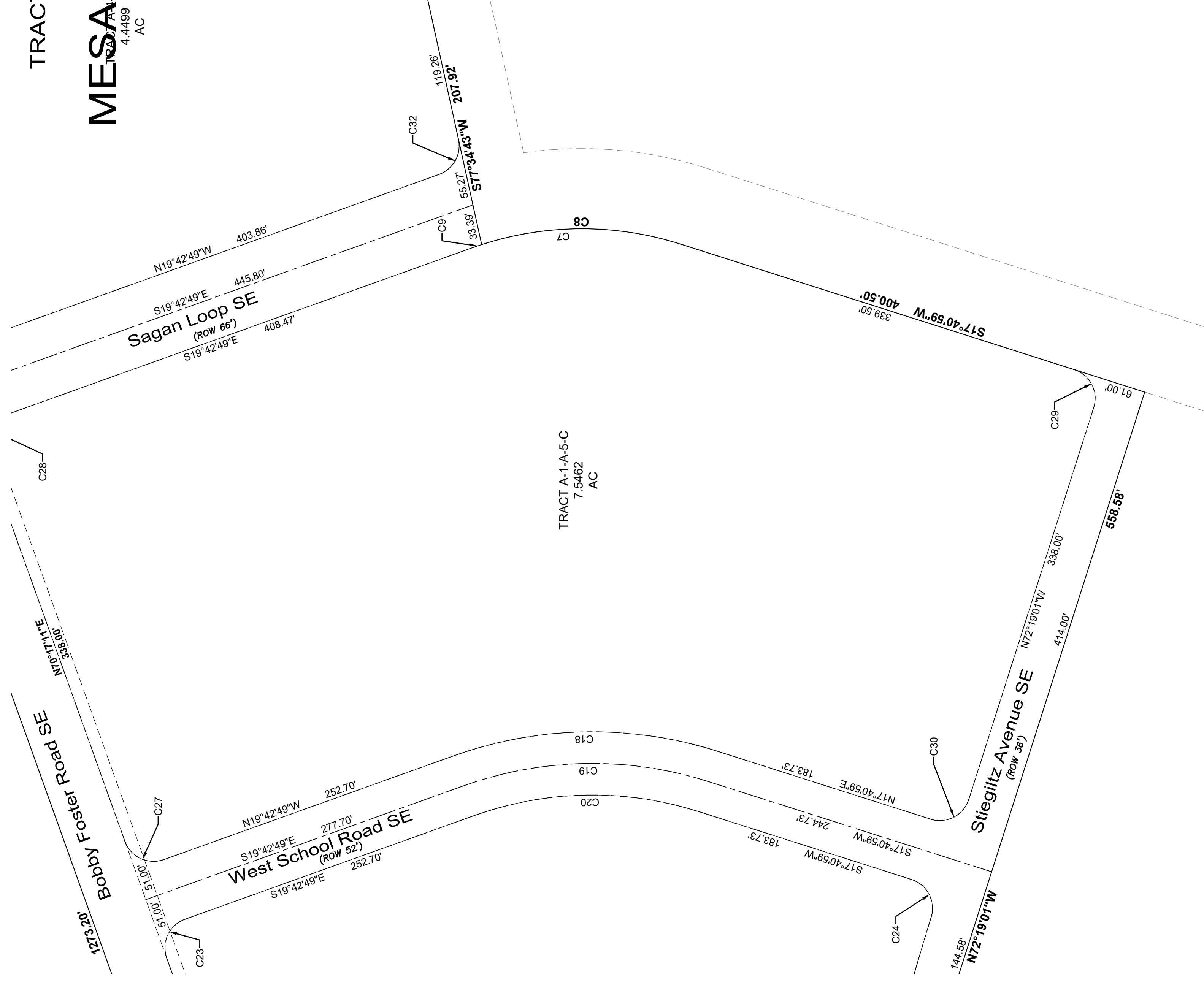
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

SHEET 3 OF 6

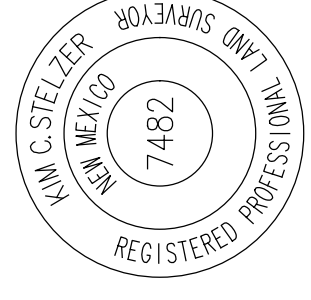
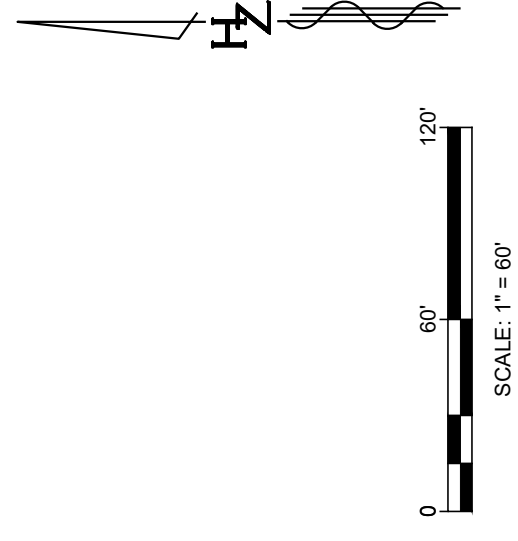
TRACT A-1-A-5-C
4.4499
AC

TRACT A-1-A-5-C
7.5462
AC



LEGEND

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



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

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

FINAL PLAT

OF

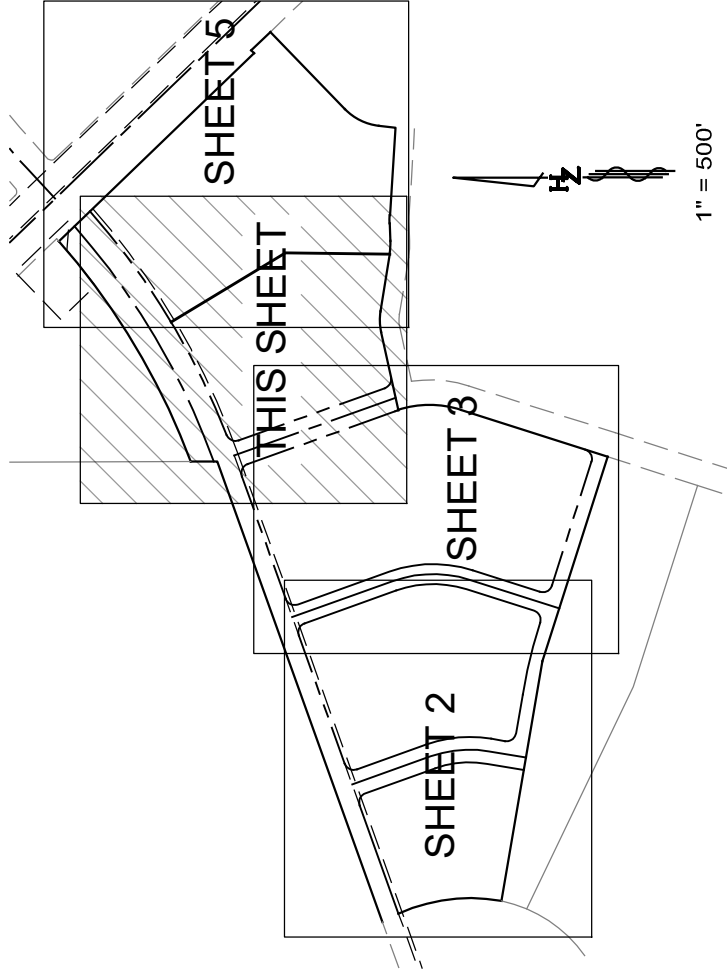
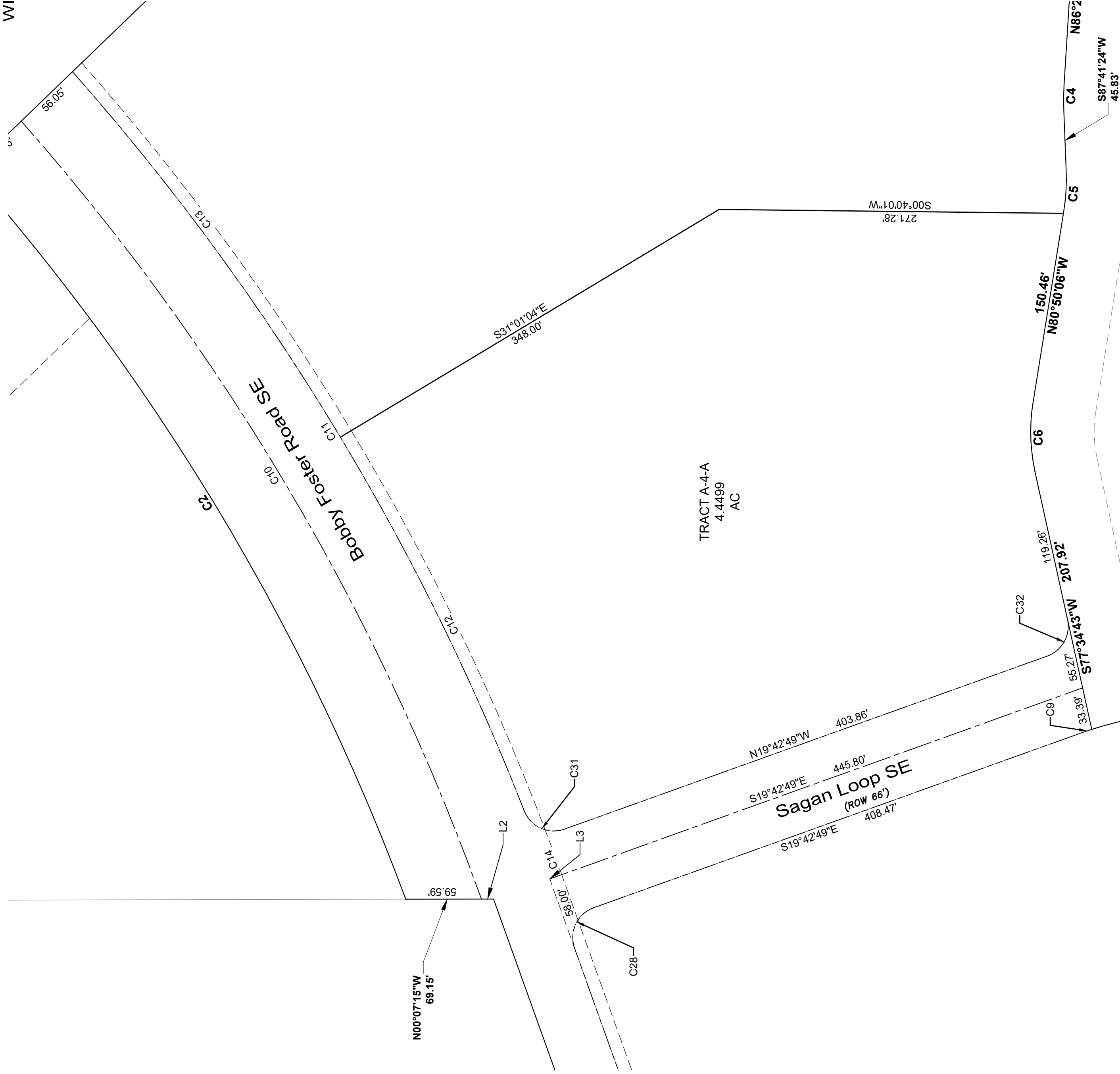
MESA DEL SOL INNOVATION PARK

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

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

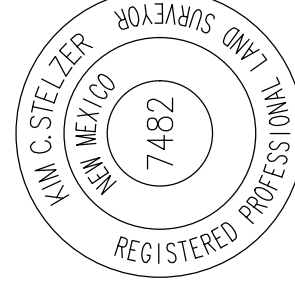
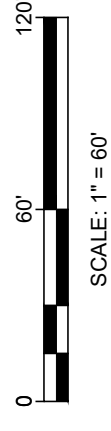
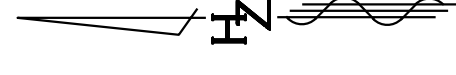
DATE OF SURVEY: AUGUST 2020

SHEET 4 OF 6



LEGEND

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



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

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

FINAL PLAT

OF

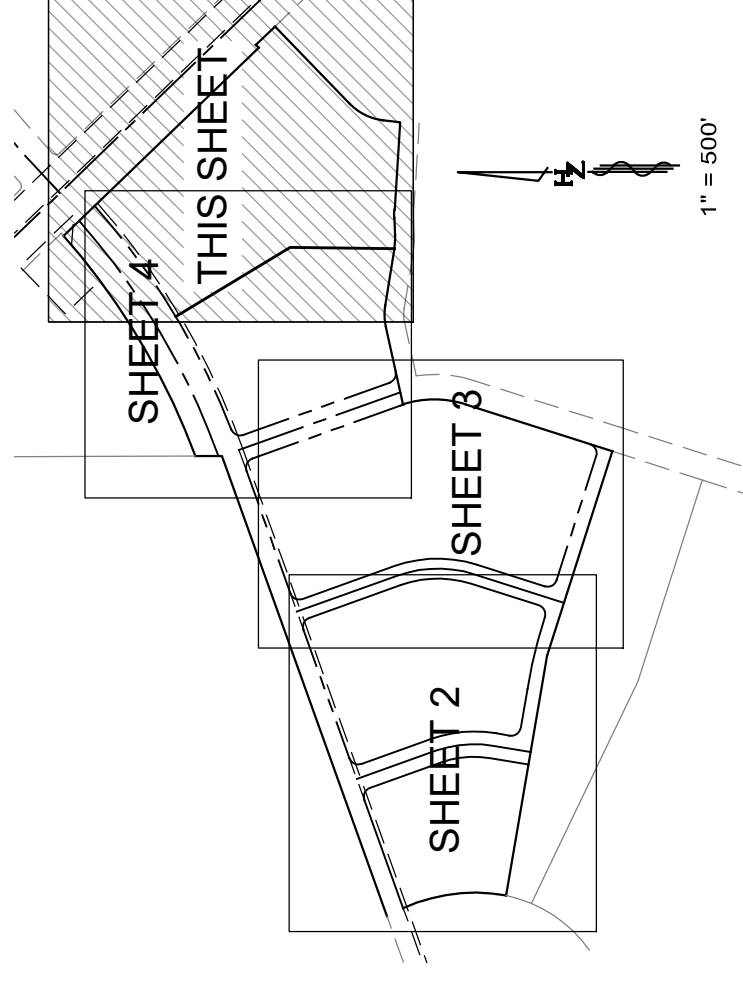
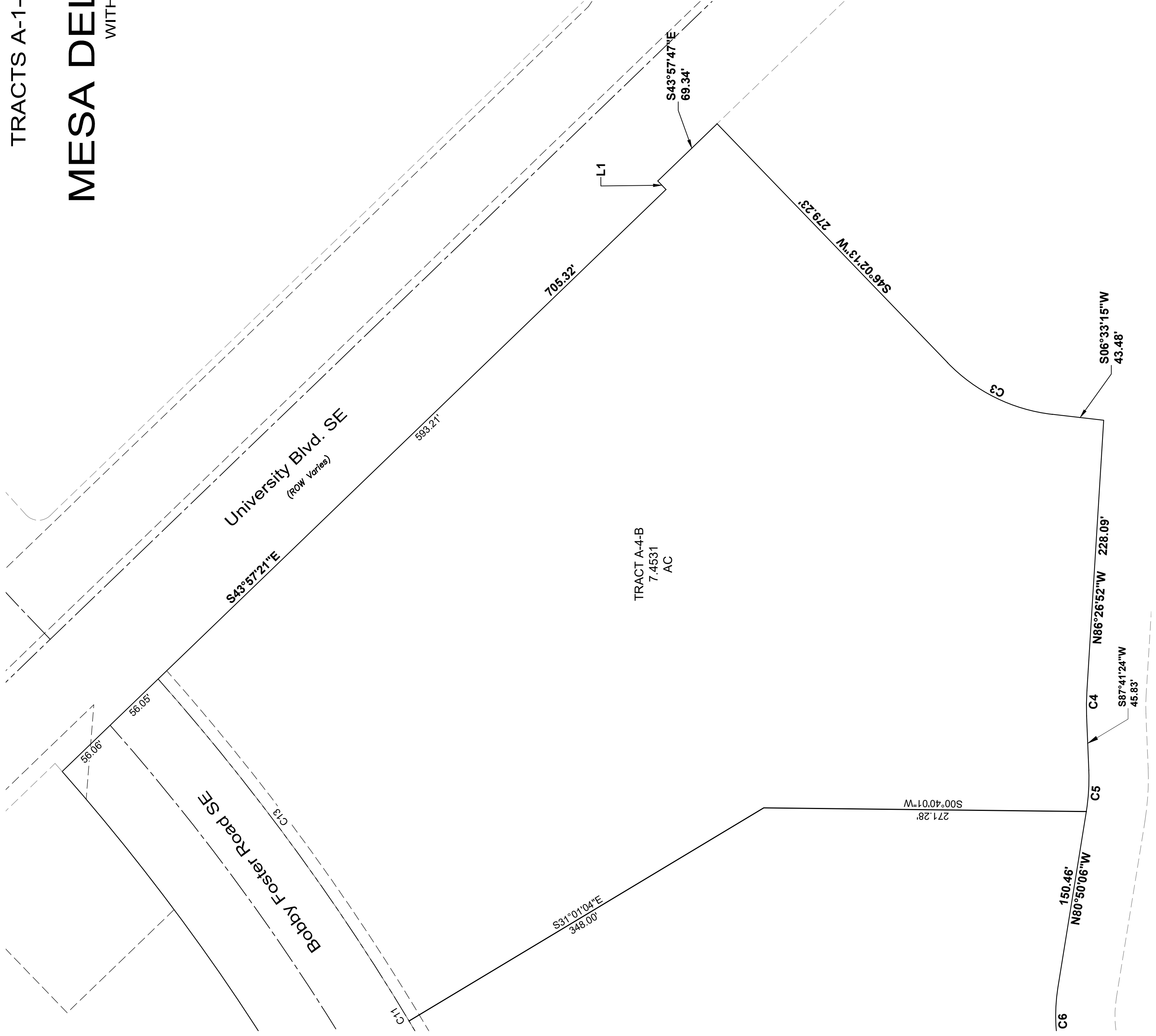
MESA DEL SOL INNOVATION PARK

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

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

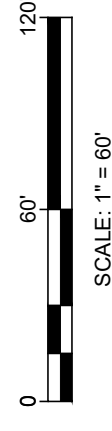
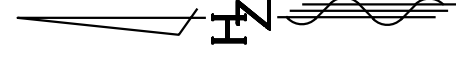
DATE OF SURVEY: AUGUST 2020

SHEET 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
- Where possible Found Monuments are tagged with Washer: HZLS 7482



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

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

FINAL PLAT

OF
MESA DEL SOL INNOVATION PARK

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

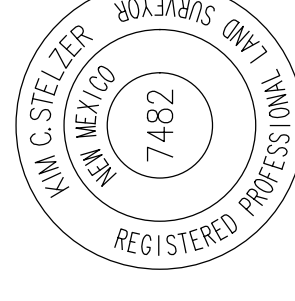
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DATE OF SURVEY: AUGUST 2020

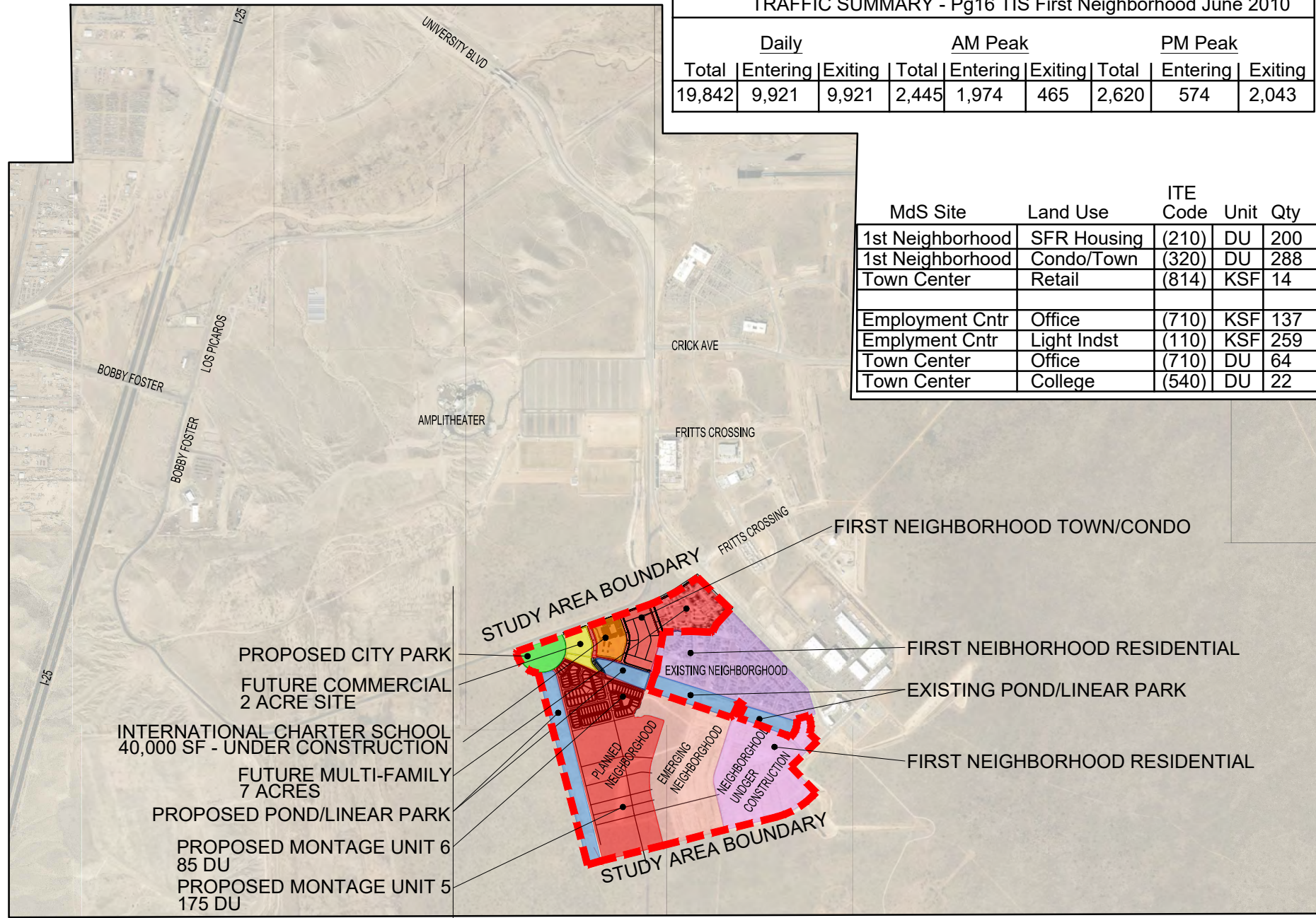
SHEET 6 OF 6

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 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'	N89°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'	S1°00'55"E	171.04'	174.11'	174.11'
C8	35°39'31"	266.76'	S0°08'47"E	163.36'	166.02'	166.02'
C9	1°44'16"	266.76'	S18°50'41"E	8.09'	8.09'	8.09'
C10	21°36'57"	1897.64'	N59°23'01"E	711.68'	715.92'	715.92'
C11	20°06'19"	1953.64'	N58°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	169.09'	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"	339.00'	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	90°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°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°42'49"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	34.83'	38.54'	38.54'
C32	82°42'29"	25.00'	N61°04'03"W	33.04'	36.09'	36.09'



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



TRAFFIC SUMMARY - Pg16 TIS First Neighborhood June 2010								
Daily			AM Peak			PM Peak		
Total	Entering	Exiting	Total	Entering	Exiting	Total	Entering	Exiting
19,842	9,921	9,921	2,445	1,974	465	2,620	574	2,043

MdS Site	Land Use	ITE Code	Unit	Qty
1st Neighborhood	SFR Housing	(210)	DU	200
1st Neighborhood	Condo/Town	(320)	DU	288
Town Center	Retail	(814)	KSF	14
Employment Cntr	Office	(710)	KSF	137
Employment Cntr	Light Indst	(110)	KSF	259
Town Center	Office	(710)	DU	64
Town Center	College	(540)	DU	22

Designed For:
SC³ DEVELOPMENT

MONTAGE UNIT 5 & 6 SUBDIVISION & INTERNATIONAL SCHOOL
MESA DEL SOL
TRAFFIC STUDY BOUNDARY
SCOPING MEETING

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

DATE:
MARCH 2021
FIGURE
A

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.

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 2nd 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

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,

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.

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 2nd 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

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.

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 2nd 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

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.

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 2nd 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