



PLAN SNAPSHOT REPORT MAJOR_PLT-2025-00017 FOR CITY OF ALBUQUERQUE

Plan Type: Preliminary Plat Applications **Project:** PR-2021-005684 (PR-2021-005684) **App Date:** 11/07/2025
Work Class: Major Preliminary Plat **District:** City of Albuquerque **Exp Date:** NOT AVAILABLE
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Major Preliminary Plat - Tract 25 MDS **Expire Date:**

Please send all correspondence to mbalaskovits@bhinc.com as well

Parcel: 101605101222430101	Main	Address: 2501 Bobby Foster Rd Se Albuquerque, NM 87106	Main	Zone:
Owner MDS Investments , LLC Steven B Chavez Mobile: (505) 405-4479	Applicant MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000		

Plan Custom Fields

Existing Project Number	PR-2021-005684	Existing Zoning	PC - Planned Community	Number of Existing Lots ¹	
Number of Proposed Lots	3	Total Area of Site in Acres	6.4638	Site Address/Street	2501 BOBBY FOSTER RD SE ALBUQUERQUE 87106
Site Location Located Between Streets	University Blvd SE, Eastman Crossing, and Bobby Foster Rd SE	Case History	PR-2021-005684/SI-2021-00975/SI-2021-01516/PS-2024-00085, PR-2022-007805/SI-2022-01880, and PR-2023-008498/SI-2023-00686.	Do you request an interpreter for the hearing?	No
Lot and/or Tract Number	25	Block Number	0000	Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK
Legal Description	TR 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 6.4638 AC	Existing Zone District	PC	Zone Atlas Page(s)	R-16, R-15
Acreage	6.4638	Calculated Acreage	6.80118	Council District	6
Community Planning Area(s)	Mesa del Sol	Development Area(s)	Change	Current Land Use(s)	15 Vacant
Center Type	Employment	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)
Pre-IDO Zoning District	PC	Pre-IDO Zoning Description	EMPLOYMENT CENTER	Public Property Entity	NEW MEXICO
FEMA Flood Zone	X	Total Number of Dwelling Units	0	Total Gross Square Footage	0
Total Gross Square Footage ³	0	Total Gross Square Footage ⁴	0	Total Gross Square Footage ²	0

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Kimberly_Legan_11/7/2025.jpg	11/07/2025 11:39	Legan, Kimberly		Uploaded via CSS

Note	Created By	Date and Time Created
1. Revisions required	Renee Zamora	11/10/2025 15:49

PLAN SNAPSHOT REPORT (MAJOR_PLT-2025-00017)

2. Revisions required	Renee Zamora	11/17/2025 9:01
3. Submittal has been reviewed and is ready to be processed	Renee Zamora	11/18/2025 8:50

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00060620	Proposed Lot Fee	\$60.00	\$0.00
	Major Preliminary Plat Fee	\$815.00	\$0.00
	Facilitated Meeting Fee for Public Hearing Cases	\$50.00	\$0.00
	Published Notice Fee - Legal Ad	\$75.00	\$0.00
	Intersection Fee	\$95.00	\$0.00
	Technology Fee	\$76.65	\$0.00
Total for Invoice INV-00060620		\$1,171.65	\$0.00
Grand Total for Plan		\$1,171.65	\$0.00

Hearing Type	Location	Scheduled Date	Status	Subject
DHO Hearing v.1	Zoom	12/17/2025	Scheduled	Major Preliminary Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		11/17/2025 9:05	11/18/2025 8:57
Associate Project Number v.1	Generic Action		11/17/2025 9:05
Screen for Completeness v.1	Generic Action		11/18/2025 8:51
Verify Payment v.1	Generic Action		11/18/2025 8:56
Sign Posting v.1	Generic Action		11/18/2025 8:57
Application Review v.1		11/18/2025 8:57	
Create and Email Advertisement v.1	Generic Action		11/18/2025 8:57
DHO Hearing v.1	Hold Hearing	11/18/2025 8:57	11/18/2025 8:58
Major Preliminary Plat Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		
Notice of Decision v.1			
Upload Notice of Decision v.1	Generic Action		
Confirm AGIS Approval and Upload v.1	Generic Action		
Conditions of Approval v.1			
Add in Conditions of Approval v.1	Generic Action		
Signature v.1			
Confirm Latest PLAT Uploaded v.1	Generic Action		
Confirm Latest Infrastructure List Uploaded v.1	Generic Action		
Confirm Conditions Satisfied v.1	Generic Action		
Confirm Recorded IIA Uploaded v.1	Generic Action		
Signature Review for Plats v.1	Receive Submittal		
Confirm Recorded Plat is Uploaded v.1	Generic Action		
Linked Applications v.1			
Linked Major Final Plat v.1	Create Plan Case		



Tim Keller, Mayor
Sarita Nair, CAO

City of Albuquerque
P.O. Box 1293 Albuquerque, NM 87103
Planning Department
Alan Varela, Interim Director

DATE: November 14, 2025

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PR-2021-005684, AC-2025-00019
Agent: Bohannon Huston, Inc.
Applicant: MDS Investments LLC
Legal Description: Tract 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK
Zoning: PC
Acreage: 6.4638
Zone Atlas Page(s): R-15-Z and R-16-Z

CERTIFICATE OF NO EFFECT: ☒ Yes ☐ No

CERTIFICATE OF APPROVAL: ☐ Yes ☒ No

SUPPORTING DOCUMENTATION:

Historic Google Earth Images, ARMS/NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:


The property was partially bladed clear by 2007 and had been completely cleared by 2022. The east half was surveyed under NMCRIS 100115 with no significant finds.

Therefore: CERTIFICATE OF NO EFFECT ISSUED-under 6-5(A) (3)(a) criterion 2 "The property has been disturbed through previous land use"

SUBMITTED BY:

SUBMITTED TO:

Planning, Development Services

 11-14-2025
Douglas H. M. Bogges, MA, RPA Date
Senior Principal Investigator
Acting City Archaeologist
Lone Mountain Archaeological Services, Inc.

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

Legal/Request Descriptions & Location: Replat of Tract 25 MESA DEL SOL INNOVATION PARK

Located: 2501 BOBBY FOSTER RD SE ALBUQUERQUE 87106

Request: Subdivide Tract 25 into three (3) new tracts

☐ **Hydrology:**

• Sensitive Lands Analysis (5-2(C))	_____ Approved	_____ NA
• Grading and Drainage Plan	_____ Approved	_____ NA
• AMAFCA	_____ Approved	_____ NA
• Bernalillo County	_____ Approved	_____ NA
• NMDOT	_____ Approved	_____ NA
• MRGCD	_____ Approved	_____ NA

Hydrology Department

Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> _____ NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> _____ NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> _____ NA
• Bernalillo County	_____ Approved	<u>X</u> _____ NA
• NMDOT	_____ Approved	<u>X</u> _____ NA

Ernest Armijo

10/30/2025

Transportation Department

Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	_____ Approved	<u>✓</u> _____ NA
• Development Agreement:	_____ Approved	<u>✓</u> _____ NA
• If None Explain: <u>Platting action does not affect accesibility to services.</u>		

Aryam Hernandez

11/6/2025

ABCWUA

Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ Approved

☐ **Signatures on Plat:**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA***	_____ Yes	_____ NA
• NM Gas***	_____ Yes	
• PNM ***	_____ Yes	
• COMCAST***	_____ Yes	
• MRGCD***	_____ Yes	_____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

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

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• Sensitive Lands Analysis (5-2(C))	_____ Approved	<u>X</u> NA
• Grading and Drainage Plan	<u>X</u> Approved	_____ NA
• AMAFCA	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA
• MRGCD	_____ Approved	<u>X</u> NA

Tiegrie Chen
Hydrology Department

11/6/2025
Date

☐ **Transportation:**

• Traffic Circulations Layout (TCL)	_____ Approved	<u>X</u> NA
• Traffic Impact Study (TIS)	_____ Approved	<u>X</u> NA
• Neighborhood Impact Analysis (NIA)	_____ Approved	<u>X</u> NA
• Bernalillo County	_____ Approved	<u>X</u> NA
• NMDOT	_____ Approved	<u>X</u> NA

Ernest Armijo
Transportation Department

10/30/2025
Date

☐ **Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

• Availability Statement:	_____ Approved	_____ NA
• Development Agreement:	_____ Approved	_____ NA
• If None Explain:	_____	

ABCWUA

Date

☐ Infrastructure Improvements Agreement (IIA*) _____ Approved

☐ AGIS (DXF File**) _____ Approved

☐ **Signatures on Plat:**

• Owner(s)	_____ Yes	
• City Surveyor	_____ Yes	
• AMAFCA***	_____ Yes	_____ NA
• NM Gas***	_____ Yes	
• PNM ***	_____ Yes	
• COMCAST***	_____ Yes	
• MRGCD***	_____ Yes	_____ NA

* Prior to **Final Plat** submittals (include a copy of the recorded IIA)

** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

*** Signatures required for **Preliminary/Final Plat** and **Final Plat** applications and not required for **Preliminary Plat** application

Current DRC
Project No. _____

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____

DHO Project No. PR-2021-005684

Figure 12

INFRASTRUCTURE LIST

EXHIBIT "A"
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST

Tract 25 MESA DEL SOL INNOVATION PARK

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 IIA 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 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 DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		108' RIGHT OF WAY (NORTHERN HALF STREET IMPROVEMENTS) 54' IMPROVEMENTS 36' F-F	PAVEMENT (7' PARK LANE, 6' BIKE LANE: (1) 11' DRIVE LANE (1) 12' DRIVE LANE): STANDARD CURB AND GUTTER, MEDIAN CURB AND GUTTER, (1) LANDSCAPE BUFFER AND 6' SIDEWALK.	BOBBY FOSTER RD.	WESTERN PROPERTY LINE OF TRACT 25	UNIVERSITY BLVD			
		50' EASEMENT (SLO ROW) (ON COUNTY REC PLEX)	28' F-F COMMERCIAL PAVING W/ PCC CURB & GUTTER & PCC 6' WIDE SIDEWALK ON BOTH SIDES	SAGAN AVENUE	UNIVERSITY BLVD	BOBBY FOSTER RD.	/	/	/
NOTE: STREET LIGHTS WITH ALL APPURTENANCES AS REQUIRED PER THE COA DPM IN PUBLIC ROW *PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRC									
<u>ABCWUA IMPROVEMENTS</u>									
		12" DIA WATERLINE	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN AVENUE	UNIVERSITY BLVD	BOBBY FOSTER RD.			

AGENT/OWNER		DEVELOPMENT FACILITATION TEAM APPROVALS			
MICHAEL BALASKOVITS					
PREPARED BY: PRINT NAME		PLANNING	DATE	PARKS & RECREATION	DATE
BOHANNAN HUSTON, INC.					
FIRM:		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		ABCWUA	DATE	HYDROLOGY	DATE
MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION		CODE ENFORCEMENT	DATE	CITY ENGINEER	DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR		USER DEPARTMENT					AGENT/OWNER	

October 28, 2025

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Justification Letter – Tracts 25-A, 25-B, and 25-C (Replat of Tract 25 MDs) PR-2021-005684

Dear Development Hearing Officer,

Bohannon Huston Inc. is submitting for Major Preliminary Plat to be heard on December 3, 2025, for the above-mentioned site. The purpose of the submittal is to subdivide Tract 25 into three tracts and create two new parcels of Right-of-Way, which will be dedicated to the City of Albuquerque with the filling of the plat. In addition a minor vacation of a public drainage easement is anticipated for this effort.

We ask you please review the request and accompanying documents and place this submittal on the DHO Hearing date listed above.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

May 27, 2025

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Replat of Tracts Tract 25-A, 25-B, and 25-C
(Bulk Land Plat for Mesa del Sol Innovation Park)

Dear Development Hearing Officer -

MDS Investments LLC hereby appoints Bohannon Huston Inc. (BHI) as agents to act on our behalf in the application process in order to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO/DFT.

Sincerely,



Nick Chavez
CFO
MDS Investments LLC



2501 Bobby Foster RD SE



Legend

□ Bernalillo County Parcels



1,163 0 581 1,163 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
11/3/2025 © City of Albuquerque

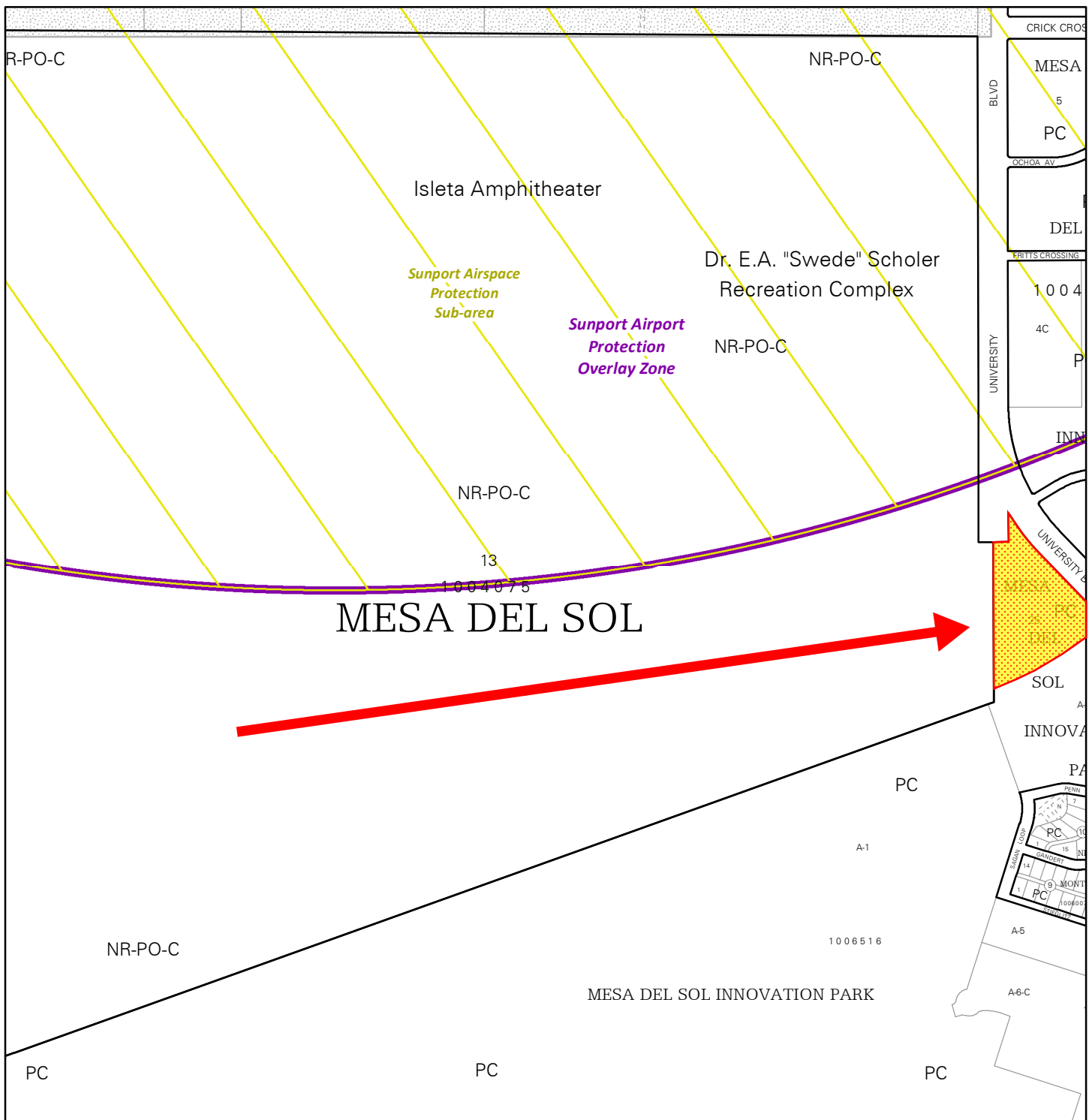
1: 6,977

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

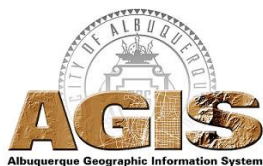
Notes

Buffer: 100 Feet
Right-of-Way: Bobby Foster Rd SE;
Eastman Xing SE; University Blvd SE

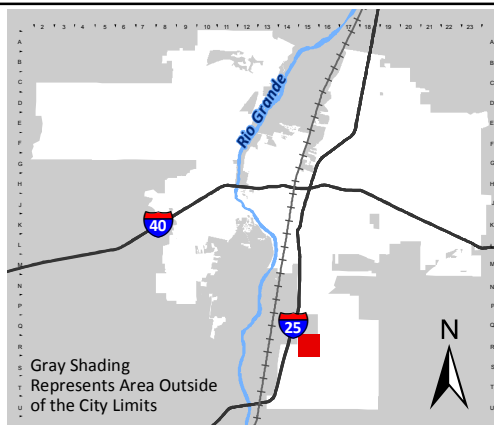


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



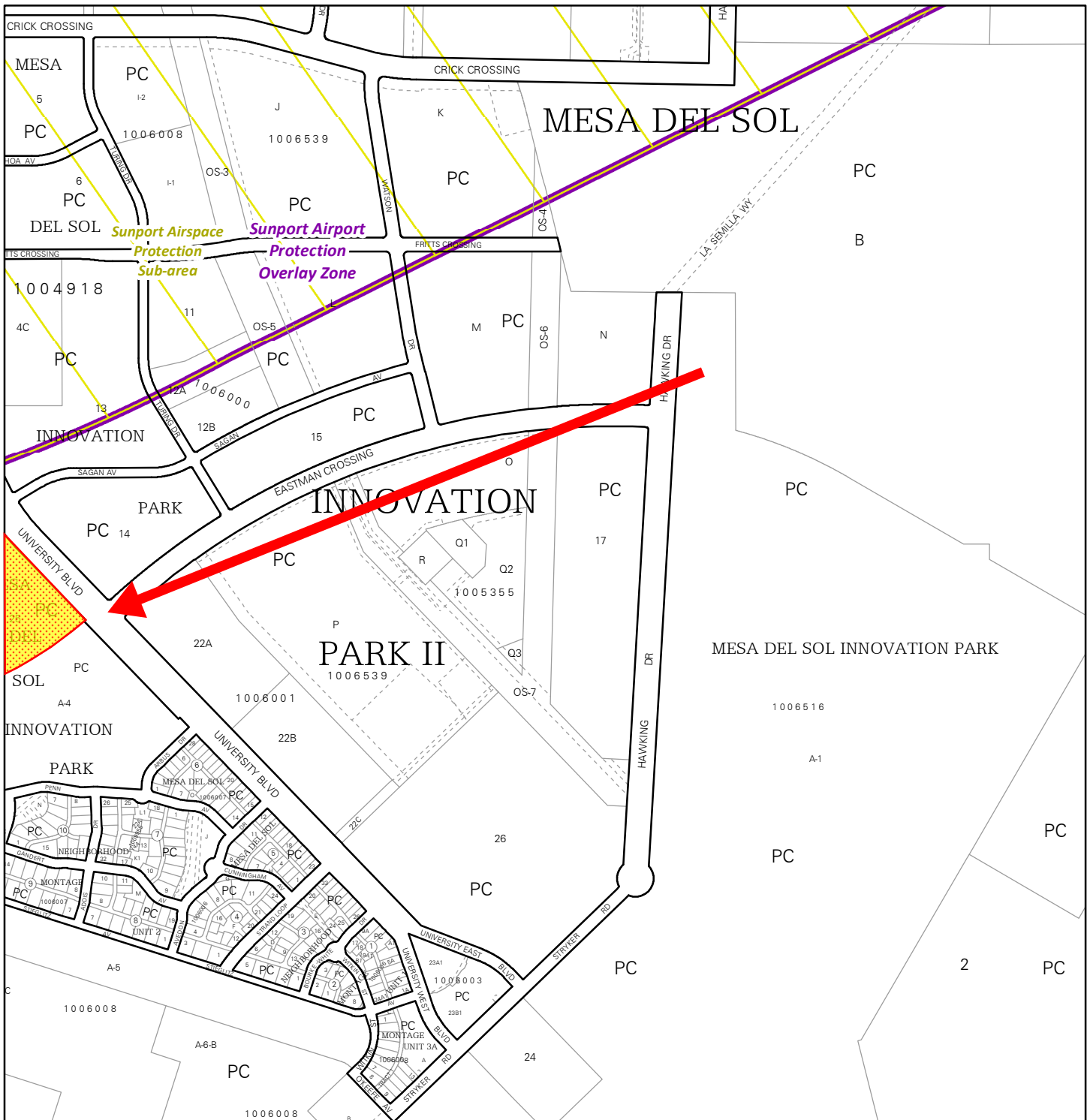
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: R-15-Z

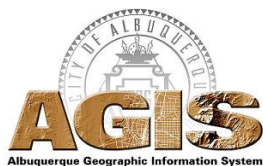
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

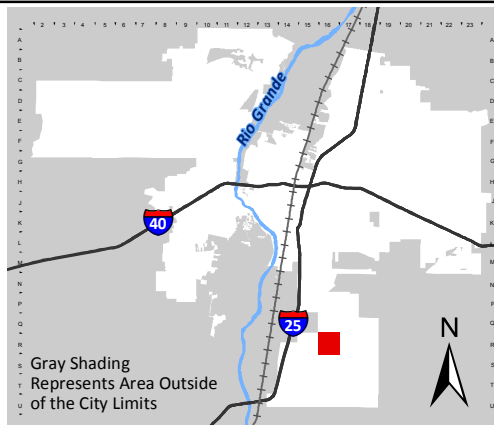


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet

Kimberly Legan

From: Kimberly Legan
Sent: Friday, November 7, 2025 9:04 AM
To: P. Davis Willson; m.ryankious@gmail.com
Subject: ONC Notification - District 6 Coalition (Tract 25)

Good morning Patricia and Ryan,

Bohannon Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD611202592845>

-Link Expires: 12/6/2025

Files being shared:

- \TRACT 25\Tract 25_NA Notifictions.pdf

Thank you,

Kimberly Legan

Administrative Professional

Community Development and Planning

Bohannon Huston

p: 505-798-7954

KLegan@bhinc.com | bhinc.com



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Kimberly Legan

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: wwa_info@ebi3.swcp.com
Sent: Friday, November 7, 2025 9:04 AM
Subject: Delivered: ONC Notification - District 6 Coalition (Tract 25)

I've no clue why it comes in this way, but this is the
'delivery receipt' I received when I emailed the
info@wilsonstudio.com address

[You don't often get email from mailer-daemon@swcp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The original message was received at Fri, 7 Nov 2025 09:04:14 -0700 (MST)
from ame3.swcp.com [216.184.2.120]

----- The following addresses had successful delivery notifications -----
<wwa_info@ebi3.swcp.com> (successfully delivered to mailbox)

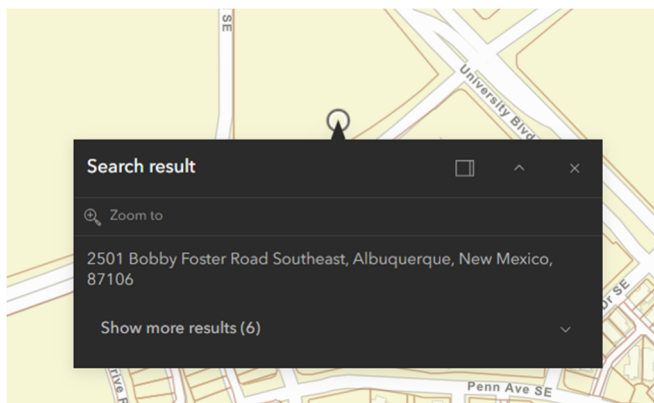
----- Transcript of session follows -----
<wwa_info@ebi3.swcp.com>... Successfully delivered

Good afternoon,
Thank you for your submittal.

- We can confirm that a Pre-submittal Tribal Meeting is not required for the subject property pursuant to IDO §14-16-6-4(B). The IDO link is below:

https://documents.cabq.gov/planning/IDO/2023_IDO_AnnualUpdate/IDO_2023_AnnualUpdate_Effective.pdf (14-16-6-4(B))

A PDF of the email from Planning staff confirming that a Pre-submittal Tribal Meeting was not required, please log in to ABQ-plan and upload this information in “other documents” when you are ready to submit.



Should you require further assistance, please don't hesitate to contact me, and/or Annette Ortiz at 505.924-3623.

Thank you,



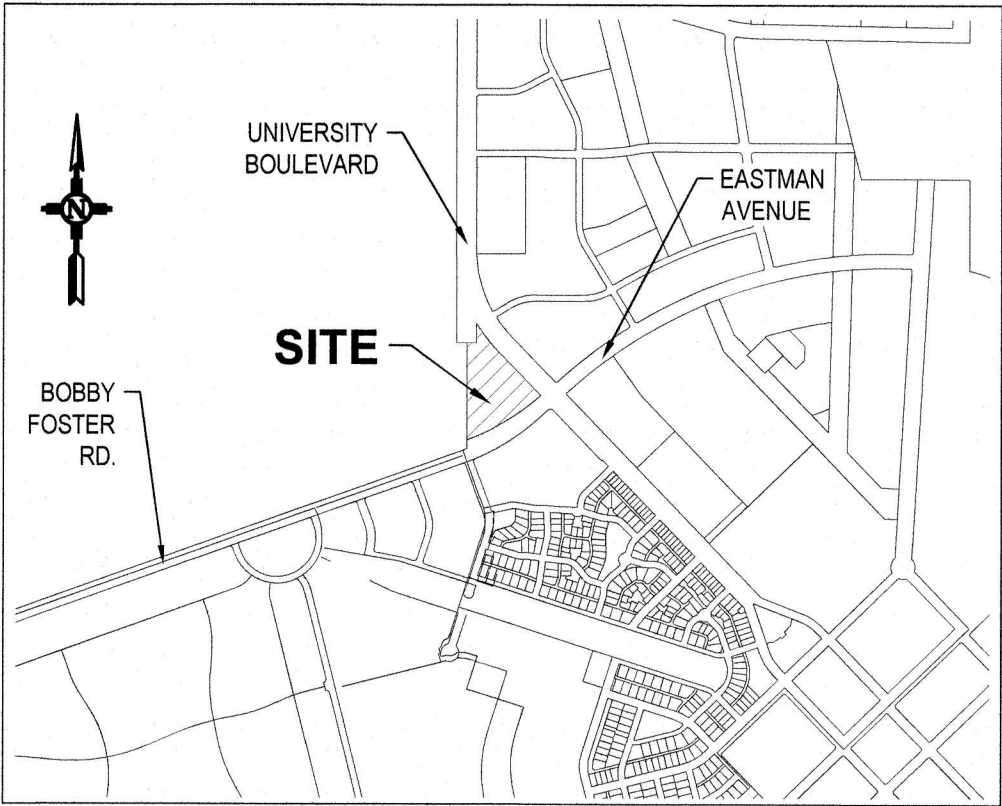
RENEE ZAMORA

Senior Administrative/Navigator

o 505-924-3358

e rczamora@cabq.gov

cabq.gov/planning



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. Zone Atlas Index No.R-15-Z and R-16-Z
2. Gross Subdivision Acreage: 6.4638 Acres.
3. Number of Existing Tracts: 1, Number of Tracts Created: 3, Number of Right Of Way Parcels created: 2
4. Plat is located within Section 22, T9N, R3E, N.M.P.M.
5. Zoning: PC
6. Date of Survey: June, 2025.
7. Total area of dedicated public street right-of-way: 0.0125 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK, as the same is shown and designated on the plat thereof filed 09/13/2007, Plat Book 2007C, Page 259, as Document No. 2007131551, into 3 tracts, 2 dedicated right of way parcels and grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Plat Book 2007C, Page 259 as Document No. 2007131551. Tract contains 6.4638 acres more or less.

NOTES

1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0555H, Map Revised August 16, 2012..
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "2_R17" and "3_Q16" Bearing = N49°03'16"W.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
4. Distances are ground distances "US SURVEY FOOT".
5. Record easements taken from record data as shown hereon.
6. Pursuant to Section 14-14-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".
8. The installation of public water lines and/or public sanitary sewer lines may be required as a condition of future development approval at no net cost to the Water Authority, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.
9. All tracts are subject to a blanket cross lot drainage easement for the benefit of each to be maintained by each with the filing of this plat.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Digitally signed by Barry Phillips
Date: 2025.11.06 14:31:33
-07'00'

Barry S. Phillips
New Mexico Professional Surveyor 15517

© 2023 BOHANNAN HUSTON, INC.

FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants and grant all easements and vacation of easements as shown hereon. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico.

Steve B. Chavez, Date 11/13/25
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on 13th day of November 2025

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: 7/11/2026
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
SYDNEY N CHAVEZ
COMMISSION NUMBER 1138297
EXPIRATION DATE 07-01-2026

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Barry S. Phillips, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Digitally signed by Barry Phillips
Date: 2025.11.06 14:30:36 -07'00'

Barry S. Phillips
New Mexico Professional Surveyor No. 15517

Date:



PLAT OF
MESA DEL SOL
INNOVATION PARK
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

PROJECT NUMBER: XXXXXXXXXXXX

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Daniel Aragon PNM Electric Services Signed by: Jeff Estanko New Mexico Gas Company Signed by: Natalia Antonio Century Link Signed by: Todd Schunville Comcast	10/30/2025 Date 11/3/2025 Date 10/31/2025 Date 10/31/2025 Date
--	---

City Approvals:

Loren N. Risenhoover P.S. City Surveyor	11/12/2025 Date
--	--------------------

Traffic Engineering, Transportation Division	Date
---	------

ABCWUA	Date
--------	------

Parks and Recreation Department Signed by: Kara Radius AMAFCA	Date 10/31/2025 Date
---	----------------------------

Hydrology	Date
-----------	------

Code Enforcement	Date
------------------	------

Planning Department	Date
---------------------	------

City Engineer	Date
---------------	------

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

TRACT 25, MESA DEL SOL, INNOVATION PARK: UPC #101605101222430101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon Huston
www.bhinc.com 800.877.5332

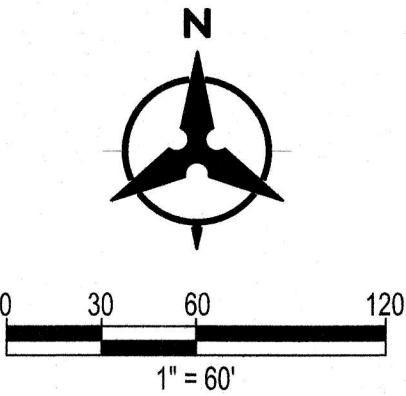
PLAT OF
**MESA DEL SOL
INNOVATION PARK**
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	260.70'	1125.00'	130.94'	13°16'38"	260.12'	S37°19'17"E
C2	681.23'	1841.64'	344.55'	21°11'39"	677.35'	S58°58'13"E
C3	262.23'	1841.64'	131.34'	8°09'30"	262.01'	N52°27'09"E
C4	413.15'	1841.64'	207.45'	12°51'14"	412.29'	S62°57'31"W
C5	5.85'	1841.64'	2.92'	0°10'55"	5.85'	S69°28'35"W
C6	56.59'	325.00'	28.37'	9°58'37"	56.52'	S05°41'12"E
C7	211.13'	1125.00'	105.88'	10°45'11"	210.83'	S38°35'01"E
C8	49.56'	1125.00'	24.79'	2°31'27"	49.56'	S31°56'42"E
C9	21.54'	14.00'	13.55'	88°08'21"	19.47'	N77°16'36"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°07'15"W	58.29'
T2	N00°07'15"W	111.04'
T3	N00°07'15"W	42.11'
T4	N58°39'13"E	8.36'

ALBUQUERQUE GEODETIC REFERENCE STATION "3-Q16"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,457,045.094 USft E = 1,533,498.782 USft
GROUND TO GRID FACTOR = 0.999663002
DELTA ALPHA = -00°12'17.33"
NAVD 1988 ELEVATION = 5310.390 USft

ALBUQUERQUE GEODETIC REFERENCE STATION "2_R17"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N = 1,451,904.04 USft E = 1,539,424.271 USft
GROUND TO GRID FACTOR = 0.999662298
DELTA ALPHA = -00°11'36.1"
NAVD 1988 ELEVATION = 5295.222 USft



4' R/W ENCROACHMENT
AGREEMENT BETWEEN THE
COUNTY OF BERNALILLO, NEW
MEXICO & MESA DEL SOL, LLC,
FILED 08/31/2006, BK. A123, PG.
2579 AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

PUBLIC ROADWAY EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3314, DOC. NO. 2006173791
AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

TRACT 13, BULK LAND PLAT OF MESA
DEL SOL, TRACTS 1-15
FILED 06/21/2006, PLAT BOOK 2006C,
PAGE 196, DOC. NO. 2006091342

N00°07'15"W 762.62' TOTAL
N00°07'15"W 314.22'
N00°07'15"W 390.11'

TRACT 25-A
AREA= ±1.9609 AC.
(85,418 SQ.FT.)

TRACT 25
FILED 09/13/2007
PLAT BOOK 2007C, PAGE 259

TRACT 25-B
AREA= ±2.0560 AC.
(89,561 SQ.FT.)

NEW 26' ACCESS EASEMENT
FOR THE BENEFIT OF ALL
TRACTS TO BE MAINTAINED BY
ALL TRACTS GRANTED WITH
THE FILING OF THIS PLAT

TRACT 25-C
AREA= ±2.4344 AC.
(106,041 SQ.FT.)

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

NEW RIGHT OF WAY
DEDICATED TO THE CITY
OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT
±0.0026 AC. (113 SQ.FT.)

Fnd. 5/8" Rebar with 1-1/4"
Plastic Cap stamped "Gromatsky
16469" with Washer stamped
"Phillips PS 15517"

PUBLIC ROADWAY EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3315, DOC. NO. 2006173792
AS SHOWN ON PLAT FILED
09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

NEW RIGHT OF WAY
DEDICATED TO THE CITY
OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT
±0.0099 AC. (432 SQ.FT.)

NEW 10' PUBLIC UTILITY
EASEMENT GRANTED WITH
THE FILING OF THIS PLAT

EXISTING 10' PUBLIC UTILITY
EASEMENT AS SHOWN ON PLAT
FILED 09/13/2007, PLAT BOOK 2007C,
PAGE 259, DOC. NO. 2007131551

10' PUE as shown on
Plat filed 09/13/2007
Plat Bk. 2007C, Pg. 259

PUBLIC DRAINAGE EASEMENT,
FILED 11/17/2006, BK. A127, PG.
3314, DOC. NO. 2006173791 AND
AGREEMENT & COVENANT
BETWEEN CITY OF ALBUQUERQUE
& MESA DEL SOL, LLC, FILED
12/14/2006, BK. A128, PG. 7712, AS
SHOWN ON PLAT FILED 09/13/2007,
PLAT BOOK 2007C, PAGE 259, DOC.
NO. 2007131551
VACATED WITH THE FILING OF
THIS PLAT.

TRACT A-4-A, CORRECTED 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
FILED 12/22/2021, PLAT BOOK 2021C,
PAGE 153, DOC. NO. 2021148852

EASTMAN CROSSING ROAD S.E.
R.O.W. VARIES
A.K.A. BOBBY FOSTER ROAD
PLAT BOOK 2021C, PAGE 153



DEVELOPMENT FACILITATION TEAM (DFT) MEETING AGENDA

June 4, 2025

(Via Public Zoom Video Conference)

Join Zoom Meeting:

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/j/89785314995>

DFT - CASES FOR REVIEW AND COMMENT

Comments due – June 3rd

1. [PR-2024-010846](#)
[SP-2025-00043](#) – SITE PLAN DFT

All or a portion of: **Lot/Tract 1 thru 5, UNIVERSITY HEIGHTS, MONTE VISTA ADDN** zoned **MX-M**, located at **3200 CENTRAL AVE SE** containing approximately **1.0847** acre(s). **(K-16)**

REQUEST: Site Plan for Hiway Hotel

SKETCH PLAT 9-25-24 (DFT)

IDO – 2025

11.

[PR-2022-007141](#)

[PA-2025-00151](#) – SKETCH

All or a portion of: **Lot/Tract B1, HERITAE MARKETPLACE** zoned **MX-L**, located at **1700 UNSER BLVD NW between UNSER BLVD AND MARKET ST** containing approximately **9.04** acre(s). (**J-09, H-10, J-10, H-09**)

REQUEST: Subdivide the Tract B-1 of Heritage Marketplace into two tracts. One which will be sold as a separate parcel and the other to be developed as part of this project

IDO – 2025

12.

[PR-2025-020074](#)

[PA-2025-00125](#) – SKETCH

All or a portion of: **Lot/Tract 23, 24, 25, 26A, MRGCD MAP 40** zoned **R-T**, located at **1203 and 1207 BARELAS between BARELAS AND CROMWELL** containing approximately **0.5** acre(s). (**K-14**)

REQUEST: fix the property lines and better divide the parcels and lots

IDO – 2025

13.

[PR-2024-010885](#)

[PA-2025-00153](#) – SKETCH

All or a portion of: **Lot/Tract A1C, SALAZAR FAMILY TRUST ET AL** zoned **PD**, located on **UNSER BLVD between UNSER and 98th ST** containing approximately **107.094** acre(s). (**N-09**)

REQUEST: Sketch plat review of Phase 1 Salazar Lands Subdivision

IDO – 2025

14.

[PR-2021-005684](#)

[PA-2025-00156](#) – SKETCH

All or a portion of: **Lot/Tract 25, MESA DEL SOL INNOVATION PARK** zoned **PC**, located at **2501 BOBBY FOSTER RD between UNIVERSITY and EASTMAN CROSSING** containing approximately **6.46** acre(s). (**R-16, R-15**)

REQUEST: Sketch Plat of Tract 25 into 3 new parcels including access easements

IDO – 2025



PLAN SNAPSHOT REPORT PA-2025-00156 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2021-005684 (PR-2021-005684) **App Date:** 05/27/2025
Work Class: Sketch Plat **District:** City of Albuquerque **Exp Date:** 11/23/2025
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval**
Description: Sketch Plat of Tract 25 into 3 new parcels including access easements. **Expire Date:**

Parcel: 101605101222430101	Main	Address: 2501 Bobby Foster Rd Se Albuquerque, NM 87106	Main	Zone:
-----------------------------------	------	--	------	--------------

Owner Tom Schmidt Mobile: (505) 238-0700	Applicant MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: (505) 823-1000
--	---	---

Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	PC - Planned Community	Number of Existing Lots1
Number of Proposed Lots3	Total Area of Site in Acres	6.46	Site Address/Street2501 Bobby Foster Rd. SE
Site Location Located Between StreetsUniversity and Eastman Crossing	Case History	PR-2021-005684	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings0	Square Footage of Proposed Buildings	0	Lot and/or Tract Number25
Block Number0000	Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK	Legal DescriptionTR 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 6.4638 AC
Existing Zone DistrictPC	Zone Atlas Page(s)	R-16, R-15	Acreage6.4638
Calculated Acreage6.80118	Council District	6	Community Planning Area(s)Mesa del Sol
Development Area(s)Change	Current Land Use(s)	15 Vacant	Center TypeEmployment
IDO Administration & Enforcement NameKirtland AFB Military Influence Area	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning DistrictPC
Pre-IDO Zoning DescriptionEMPLOYMENT CENTER	Public Property Entity	NEW MEXICO	FEMA Flood ZoneX
Total Number of Dwelling Units0	Total Gross Square Footage2	0	Total Gross Square Footage40
Total Gross Square Footage0	Total Gross Square Footage3	0	

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_MICHAEL_BALASKOVITS_5/27/2025.jpg	05/27/2025 7:38	BALASKOVITS, MICHAEL		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00024219	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00024219		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

PLAN SNAPSHOT REPORT (PA-2025-00156)

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	06/04/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		05/28/2025 9:32	05/28/2025 16:22
Associate Project Number v.1	Generic Action		05/28/2025 9:32
DFT Meeting v.1	Hold Meeting	05/28/2025 16:21	05/28/2025 16:22
Screen for Completeness v.1	Generic Action		05/28/2025 16:22
Verify Payment v.1	Generic Action		05/28/2025 16:22
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

May 27, 2025

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Submittal for Sketch Plat – Replat of Tracts Tract 25-A, 25-B, and 25-C (Bulk Land Plat for Mesa del Sol Innovation Park)

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for Sketch Plat Approval to be heard on June 4, 2025, for the above-mentioned site. The purpose of the plat is subdivide Tract 25 into approximately three to four new tracts for commercial use and grant associated easements where applicable. In addition the existing public drainage easement will be vacated and a blanket drainage easement will be included to allow each of the new tracts to be drain to the existing storm drain stub located at the southwest corner of University Blvd and Eastman Crossing.

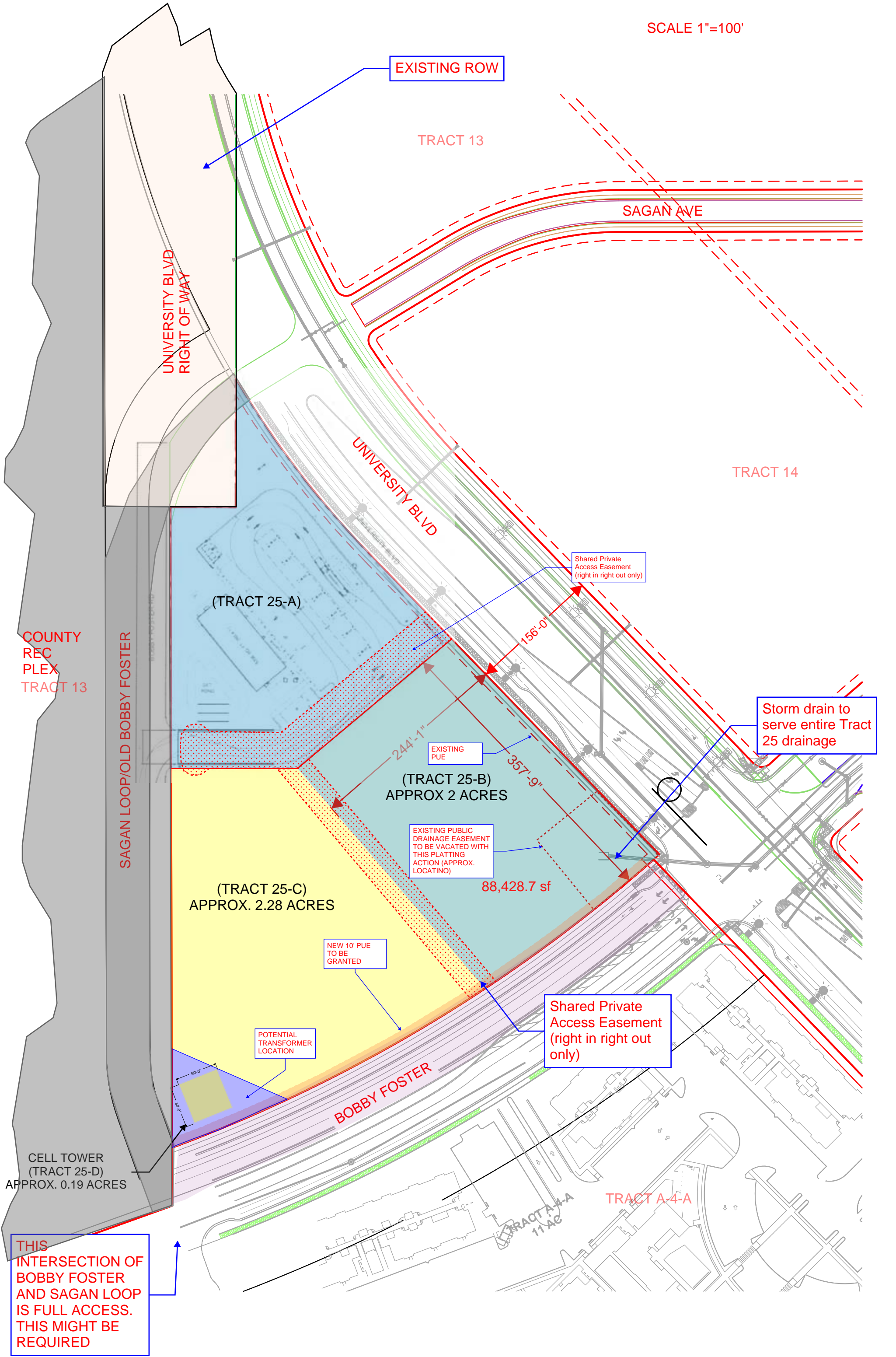
We ask you please review the prepared documentation and schedule this for the above-requested hearing date.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning

SCALE 1"=100'



EXISTING ROW

TRACT 13

SAGAN AVE

TRACT 14

UNIVERSITY BLVD

UNIVERSITY BLVD
RIGHT OF WAY

COUNTY
REC
PLEX
TRACT 13

SAGAN LOOP/OLD BOBBY FOSTER

(TRACT 25-A)

(TRACT 25-B)
APPROX 2 ACRES

(TRACT 25-C)
APPROX. 2.28 ACRES

EXISTING
PUE

EXISTING PUBLIC
DRAINAGE EASEMENT
TO BE VACATED WITH
THIS PLATTING
ACTION (APPROX.
LOCATING)

88,428.7 sf

NEW 10' PUE
TO BE
GRANTED

POTENTIAL
TRANSFORMER
LOCATION

Shared Private
Access Easement
(right in right out only)

Storm drain to
serve entire Tract
25 drainage

Shared Private
Access Easement
(right in right out
only)

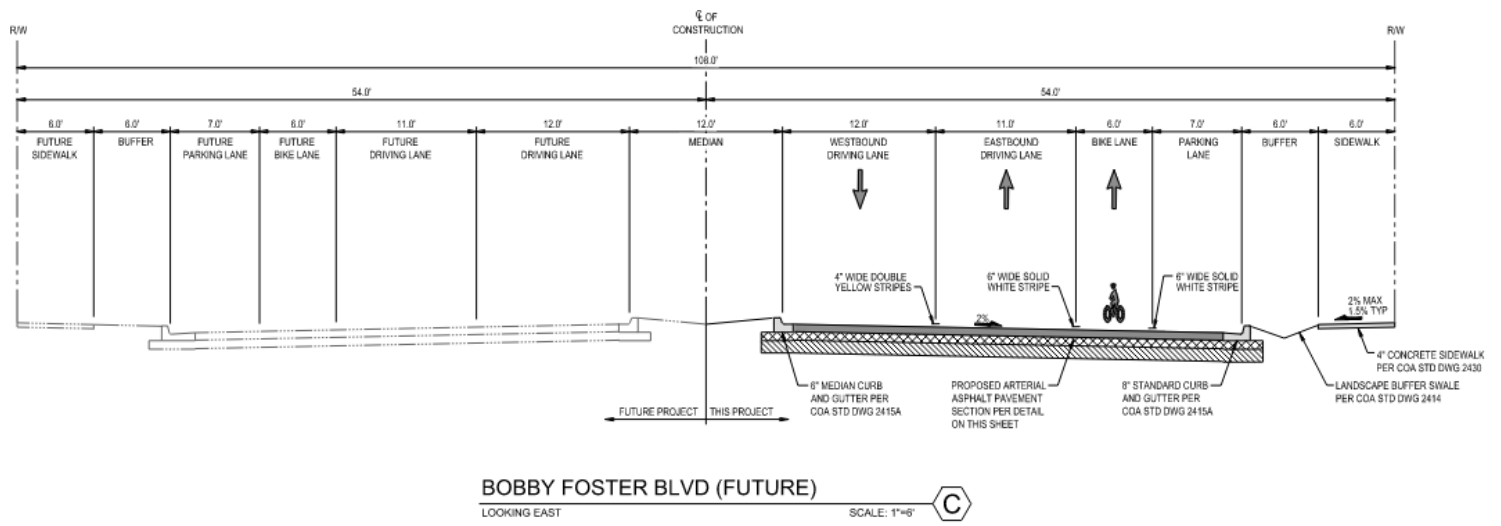
BOBBY FOSTER

CELL TOWER
(TRACT 25-D)
APPROX. 0.19 ACRES

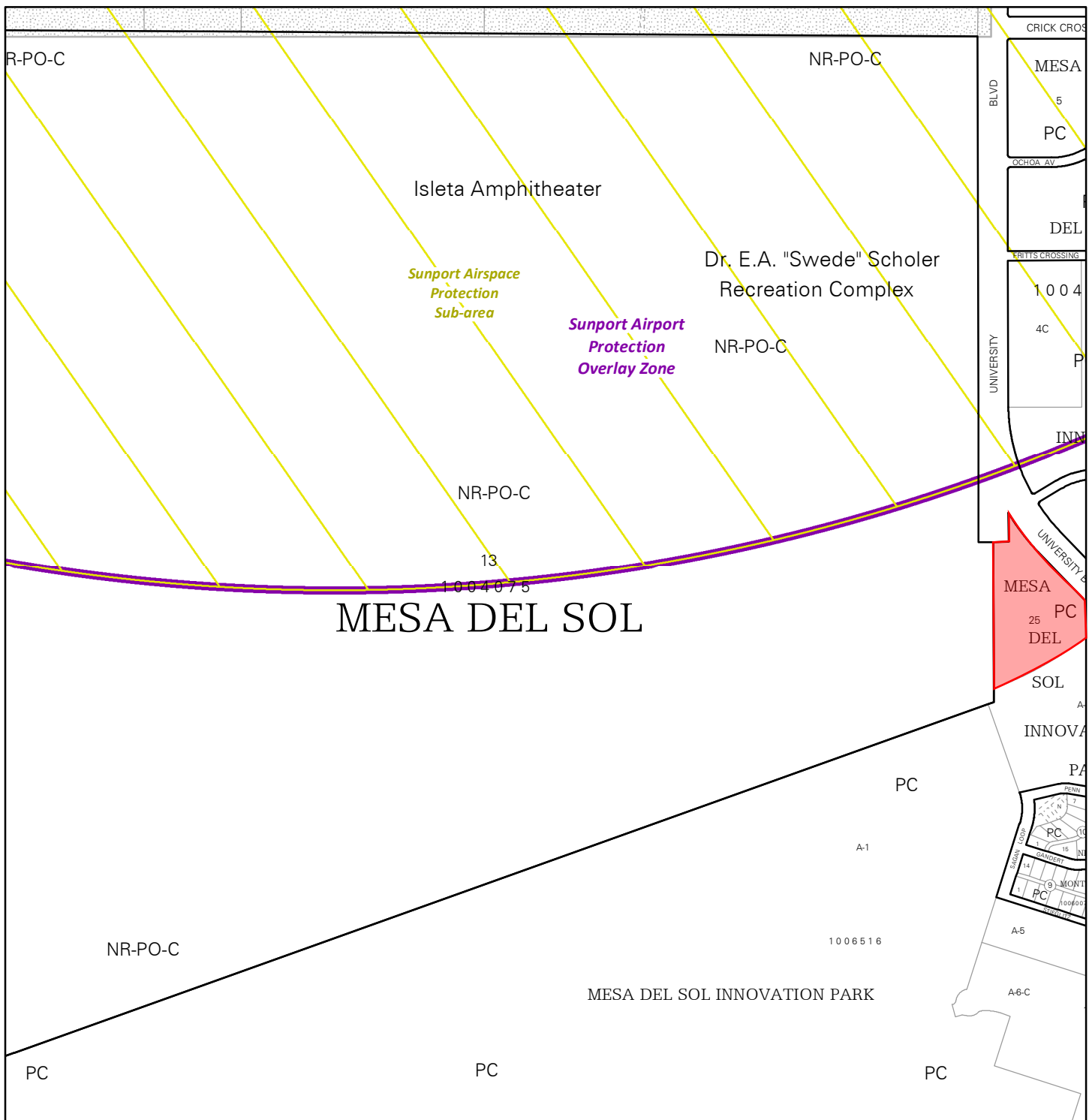
TRACT A-4-A

TRACT A-4-A
11 AC

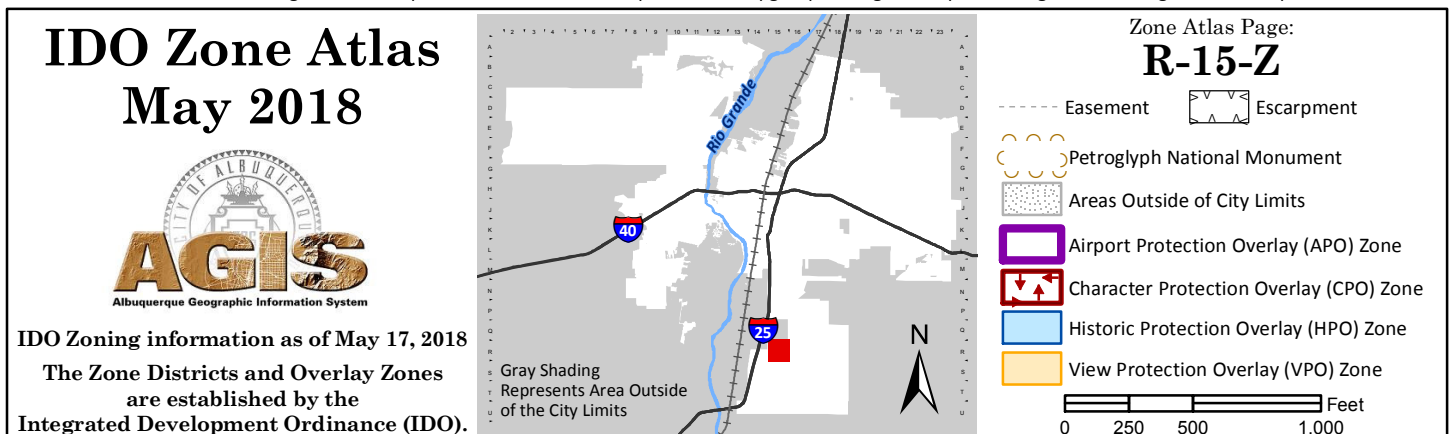
THIS
INTERSECTION OF
BOBBY FOSTER
AND SAGAN LOOP
IS FULL ACCESS.
THIS MIGHT BE
REQUIRED



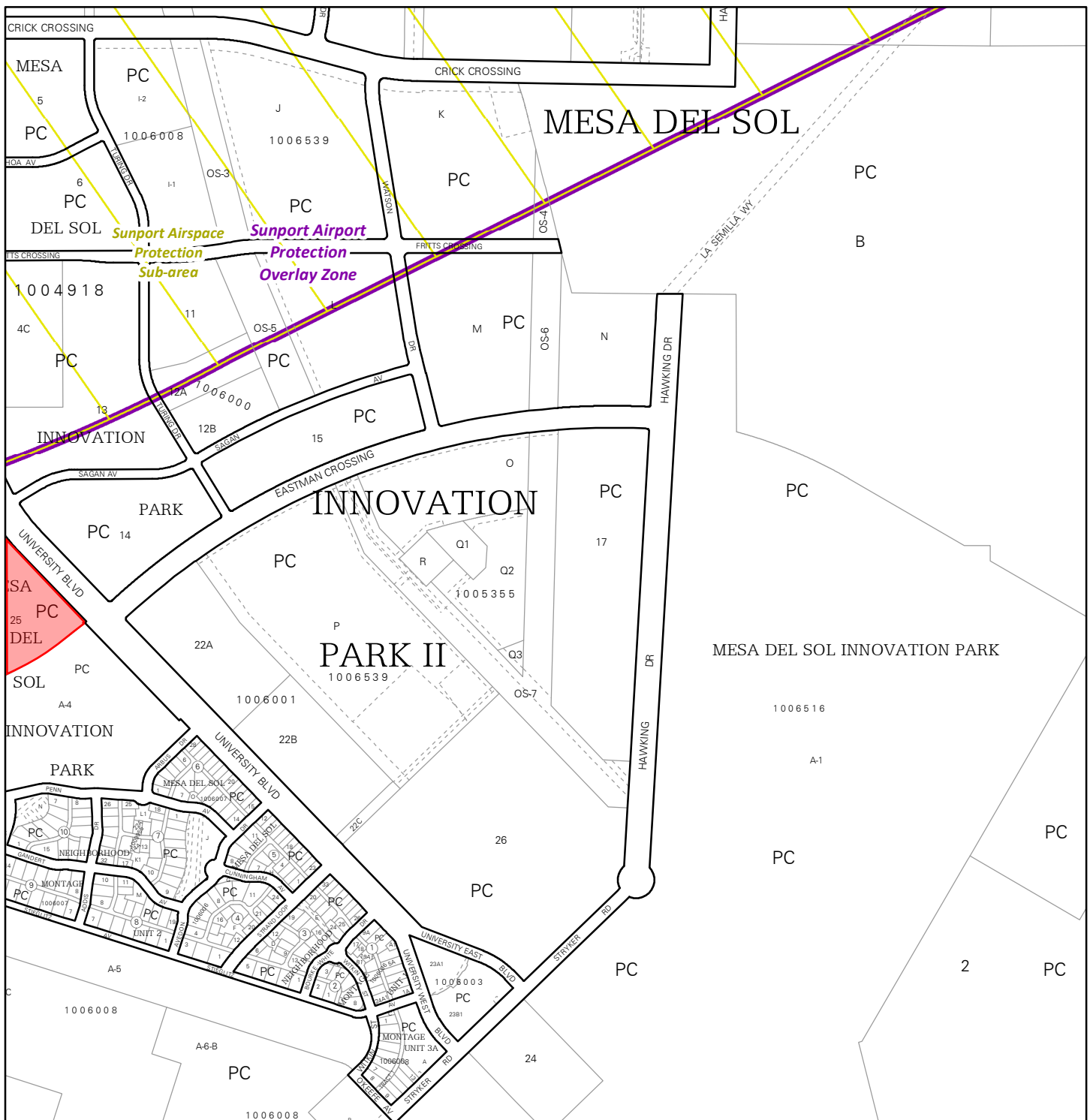
Excerpt from
COA Project Number 393570



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>




Approximate Site Location



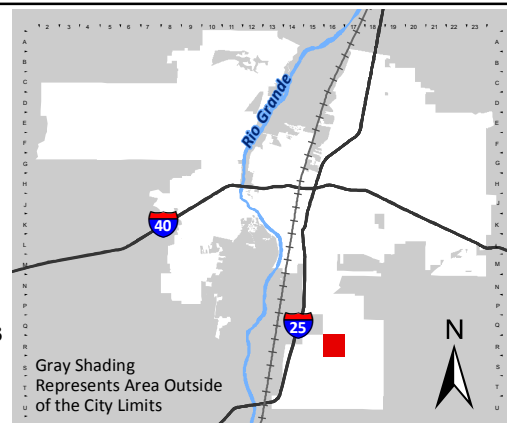
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Gray Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:
R-16-Z

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone
- Escarpment

0 250 500 1,000 Feet

Approximate Site Location

12" WATERLINE FOR DOMESTIC USE AND FIRE

FUTURE 50' EASEMENT GRANTED THROUGH SLO.

Vacation of this easement with the recording of this plat.

New 10' PUE to be dedicated with the recording of this plat

SAGAN LOOP

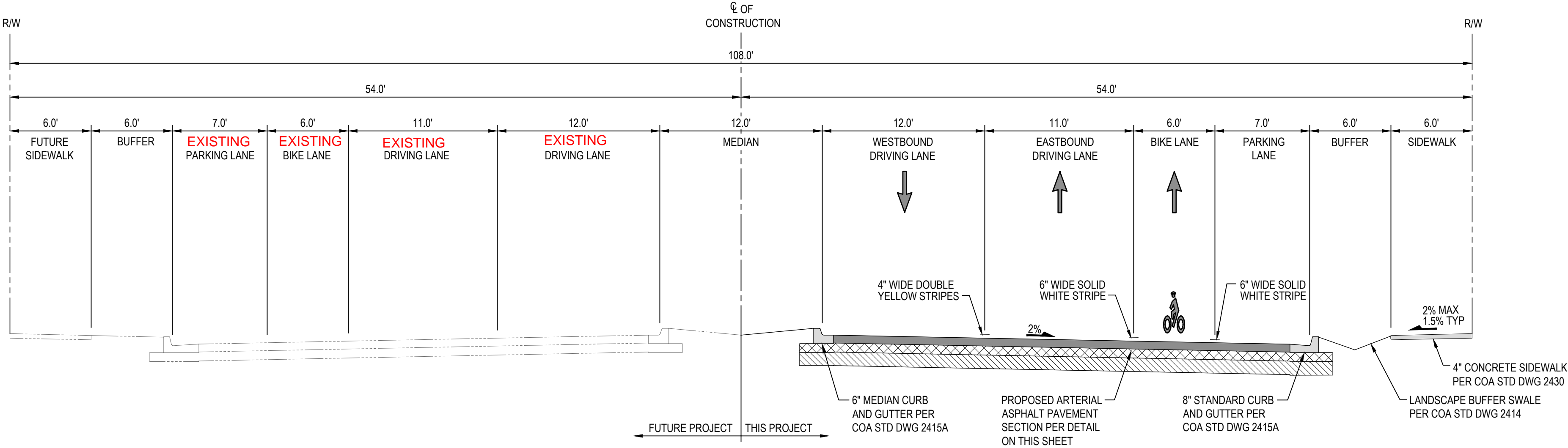
UNIVERSITY BOULEVARD S.E. (156' ROW)

BOBBY FOSTER (108' ROW)

SAGAN LOOP

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	260.70'	1125.00'	130.94'	13°16'38"	260.12'	N37°19'17"E
C2	681.23'	1841.64'	344.55'	21°11'39"	677.35'	S58°58'13"E

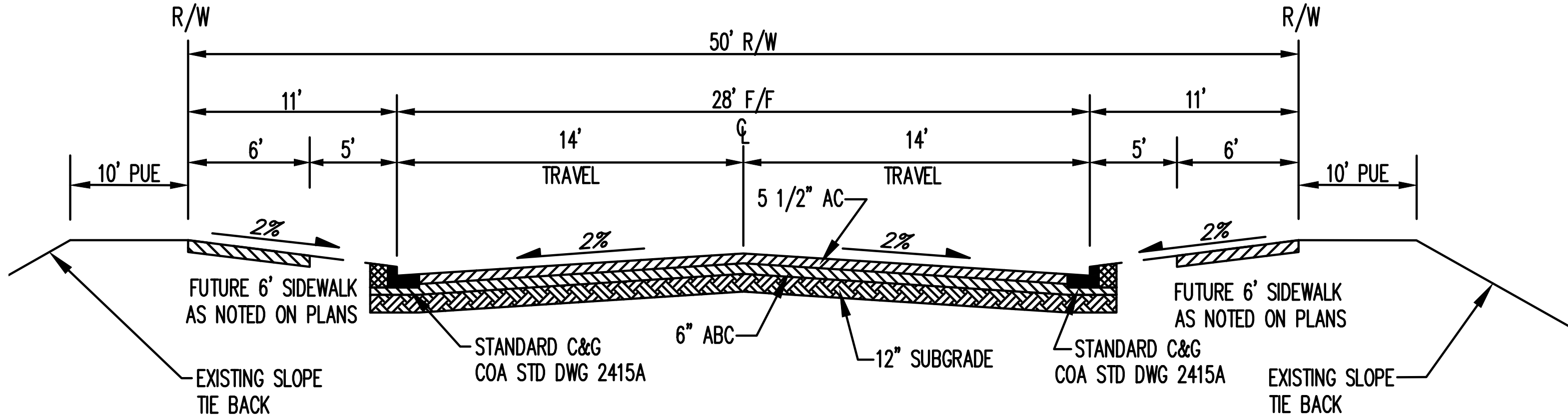
TRACT A-4-A, CORRECTED FINAL PLAT, TRACTS A-1-A-5-A, A-1-A-5-B, A-1-A-5-C & A-4-A OF MESA DEL SOL INNOVATION PARK
FILED 12/22/2021, PLAT BOOK 2021C, PAGE 153, DOC. NO. 2021148852



BOBBY FOSTER BLVD (FUTURE)

LOOKINGWEST

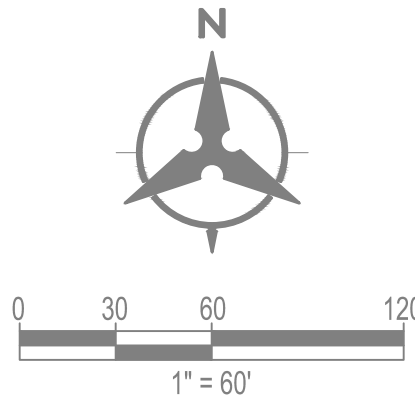
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2025

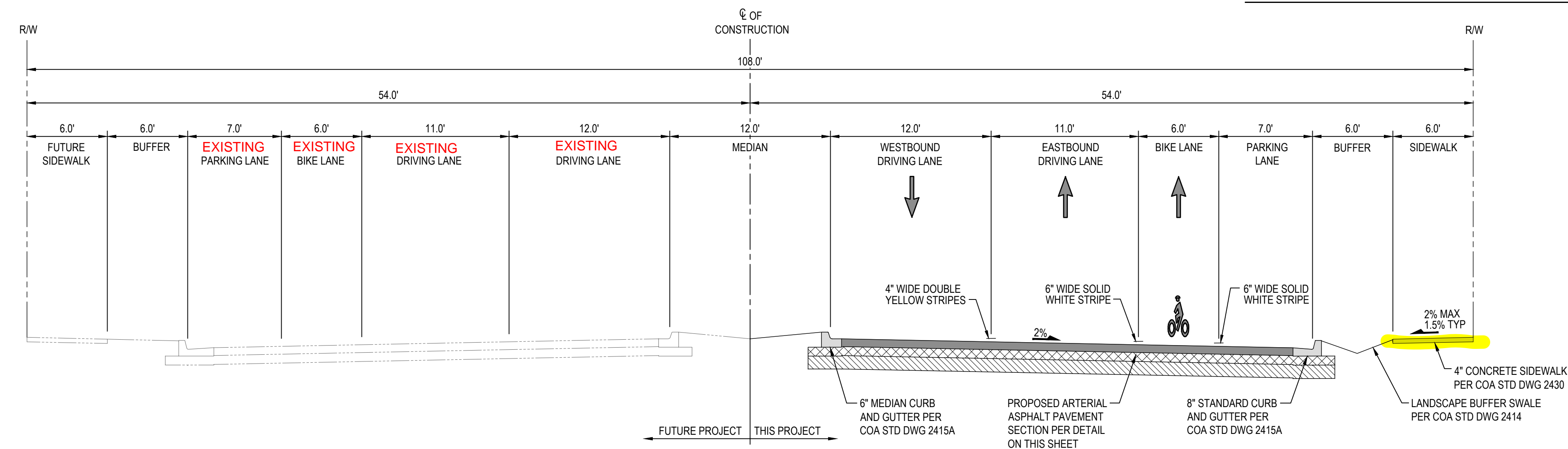
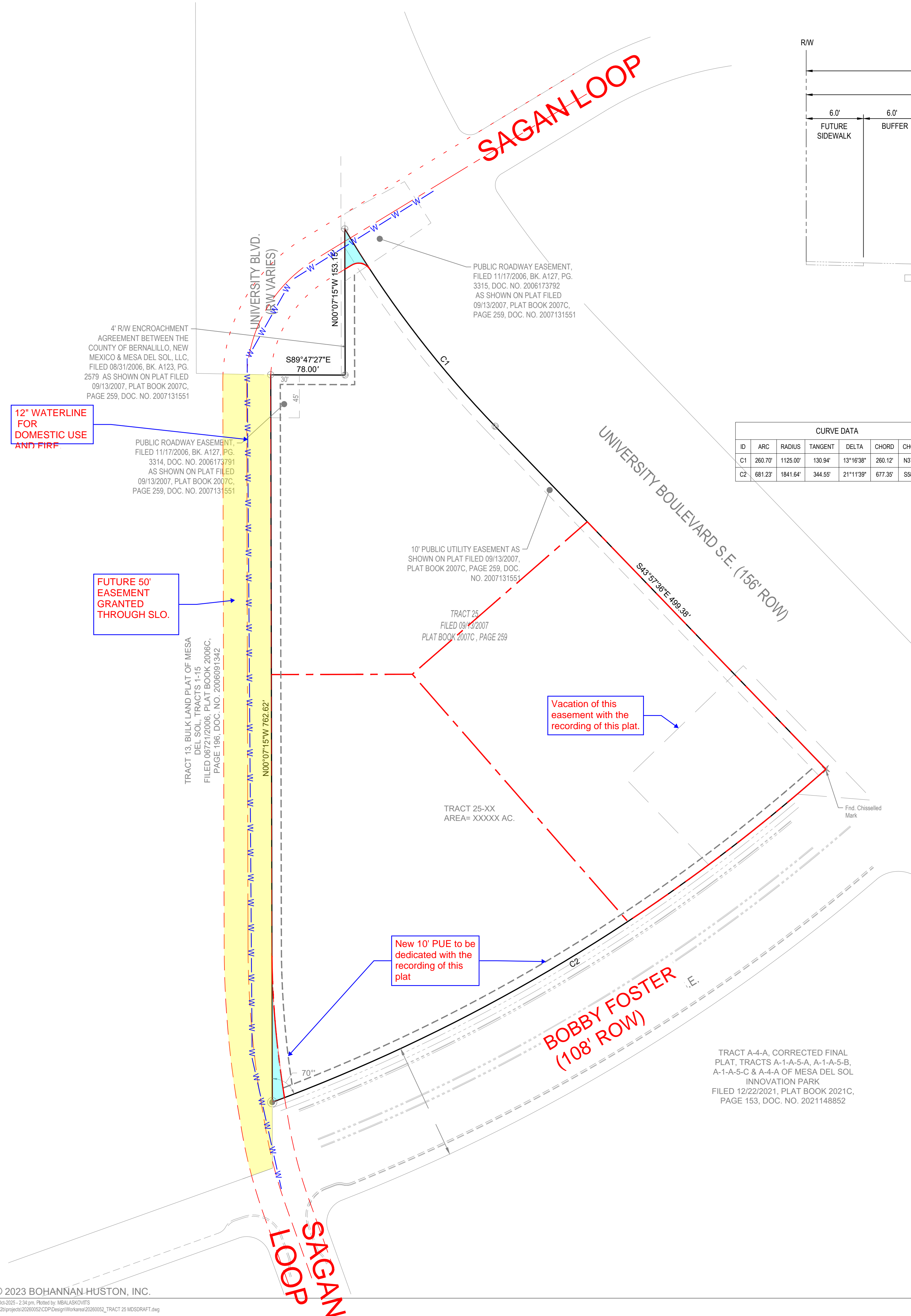


SAGAN AVENUE

N.T.S.

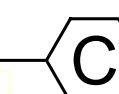
**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)



SIDEWALK EXHIBIT - TRACT 25

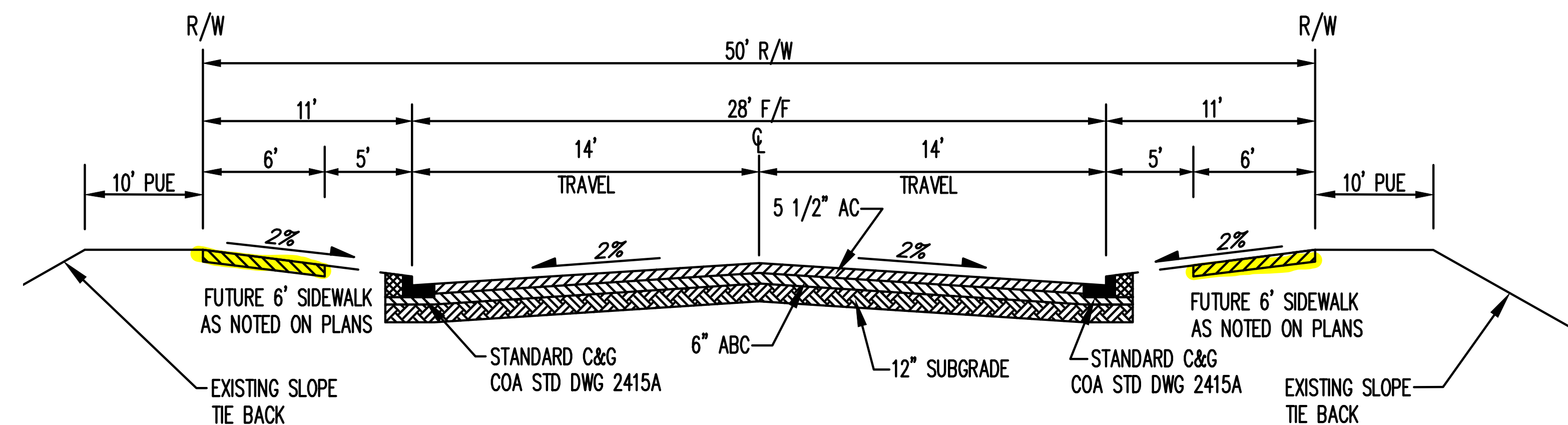
BOBBY FOSTER BLVD (FUTURE)

LOOKING WEST



MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2025

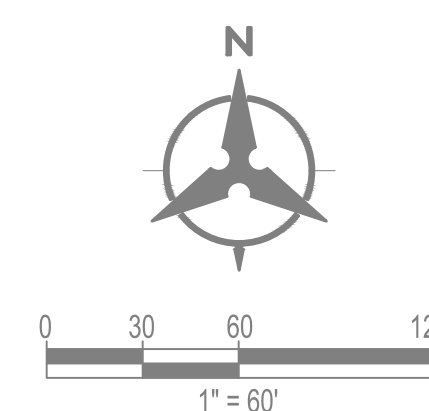
CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRC
C1	260.70'	1125.00'	130.94'	13°16'38"	260.12'	N37°19'17"E
C2	681.23'	1841.64'	344.55'	21°11'39"	677.35'	S58°58'13"E



SAGAN AVENUE

N.T.S

**SEE TYPICAL PAVEMENT SECTION (THIS SHEET)



LEGEND

SIDEWALK

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 November 18th 2025 To December 18th 2025

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.

Bohannon Huston, Inc.

(Applicant or Agent)

October 28, 2025

(Date)

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

PROJECT NUMBER: PR-2021-005684

ONC – Notification Package

Neighborhood Association – List provided by ONC

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 28, 2025 11:57 AM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _ Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Pages_R-15-Z and R-16-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Sue	Mauthe	smmauthe@gmail.com	6124 Motherwell Drive SE	Albuquerque	NM	87106	9202099575	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 28, 2025 11:13 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannan Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Subject Site Information
Legal description of the subject site for this project:
Tract 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK
Physical address of subject site:
ALBUQUERQUE NM 87106
Subject site cross streets:
University Blvd, Bobby Foster Rd, and Eastman Crossing
Other subject site identifiers:
Montage Subdivision
This site is located on the following zone atlas page:
R-15-Z and R-16-Z
Link for map
Captcha

Neighborhood Association – Notification Documents

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: Friday 11/07/2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☒ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☐ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2501 BOBBY FOSTER RD SE ALBUQUERQUE 87106
Location Description Between University Blvd, Bobby Foster Rd, and Eastman Crossing
2. Property Owner* MDS Investments LLC
3. Agent/Applicant* [if applicable] Bohannon Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary Plat (Minor or Major or Bulk Land)
 - ☒ Vacation Public Drainage Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Subdividing Tract 25 into three (3) tracts and vacating existing public drainage easement.

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: Wednesday December 3rd at 9:00 am

Location*⁴: Link provided by COA planning dept. more info found at link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Michael Balaskovits

Email: mbalaskovits@bhinc.com

Phone: (505)823-1000

☐

Attachments:

☒

Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*

☒

Others: Plat and Zone Atlas Pages

☐

Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ R-15-Z and R-16-Z

2. Project Illustrations, as relevant*⁶

☐

Architectural drawings

☐

Elevations of the proposed building(s)

☒

Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

☐

Deviation(s)

☐

Variance(s)

☐

Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.4638
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Kimberly Legan

From: Flores, Suzanna A. <Suzannaflores@cabq.gov>
Sent: Tuesday, October 28, 2025 11:57 AM
To: Kimberly Legan
Subject: ALBUQUERQUE NM 87106 _ Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Pages_R-15-Z and R-16-Z.pdf

PLEASE NOTE:
The neighborhood association contact information listed below is valid for 30 calendar days after today’s date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
District 6 Coalition of Neighborhood Associations	Patricia	Willson	info@willsonstudio.com	505 Dartmouth Drive SE	Albuquerque	NM	87106	5059808007	
District 6 Coalition of Neighborhood Associations	M. Ryan	Kious	m.ryankious@gmail.com	1108 Georgia SE	Albuquerque	NM	87108		5059804265
Mesa Del Sol NA	David	Mills	dmills544@gmail.com	2400 Cunningham Avenue SE	Albuquerque	NM	87106	5052399052	
Mesa Del Sol NA	Sue	Mauthe	smmauthe@gmail.com	6124 Motherwell Drive SE	Albuquerque	NM	87106	9202099575	

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can’t answer questions about sign postings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist you need for notifying neighborhood associations can be found here: <https://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance-1/public-notice>
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts 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 application and submit it to the Planning Department for approval.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:
<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you,

Suzie



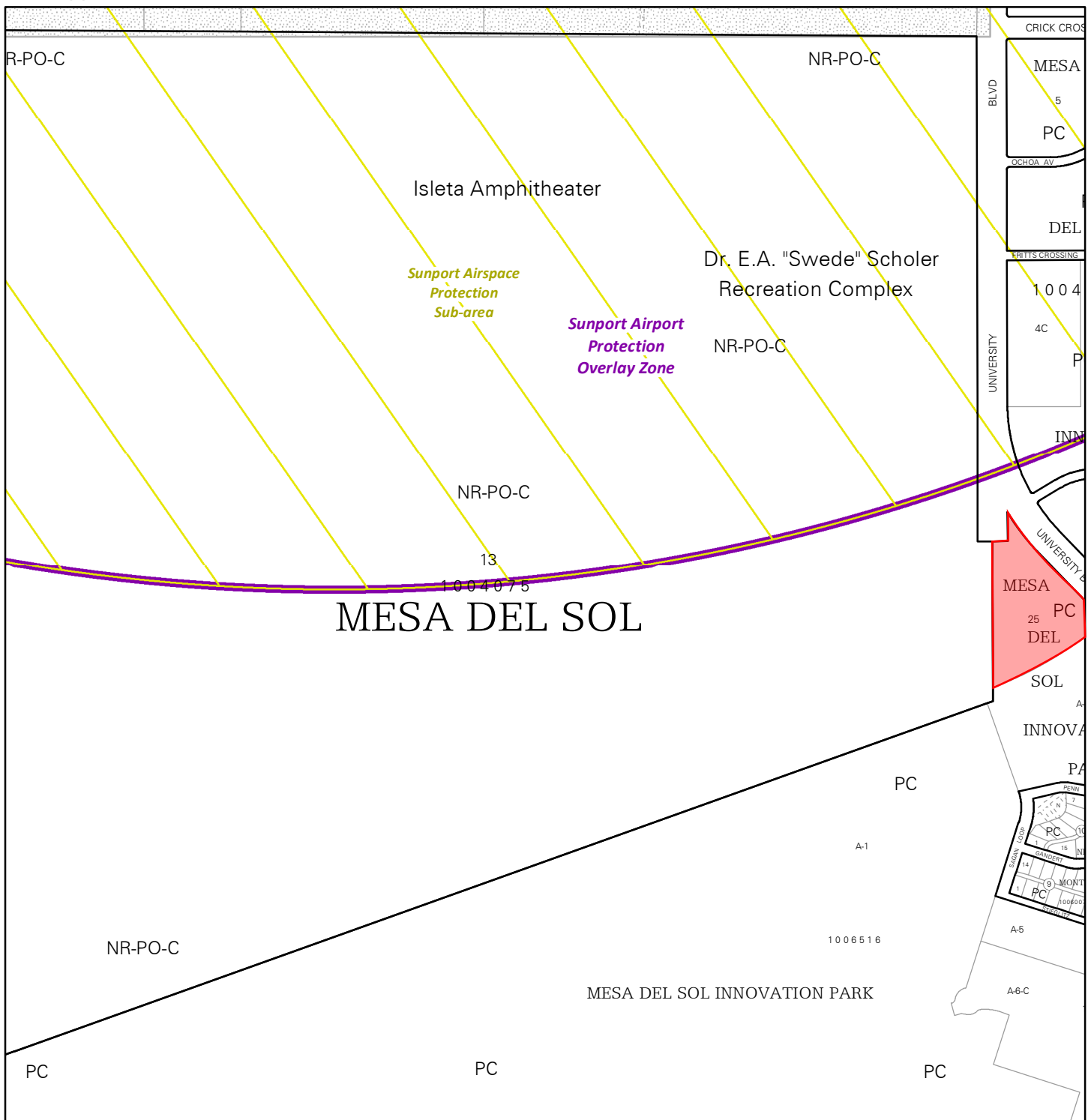
Suzie Flores
Senior Administrative Assistant

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque
(505) 768-3334 Office
E-mail: suzannaflores@cabq.gov
Website: www.cabq.gov/neighborhoods

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Tuesday, October 28, 2025 11:13 AM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

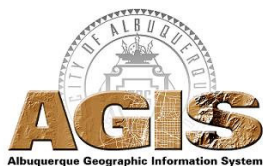
Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannan Huston, Inc.
Company Address
7500 Jefferson St. NE
City
Albuquerque
State
NM
ZIP
87109
Subject Site Information
Legal description of the subject site for this project:
Tract 25 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK
Physical address of subject site:
ALBUQUERQUE NM 87106
Subject site cross streets:
University Blvd, Bobby Foster Rd, and Eastman Crossing
Other subject site identifiers:
Montage Subdivision
This site is located on the following zone atlas page:
R-15-Z and R-16-Z
Link for map
Captcha

Approximate Site Location

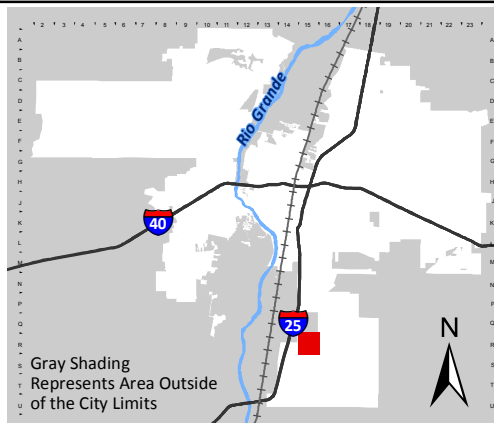


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



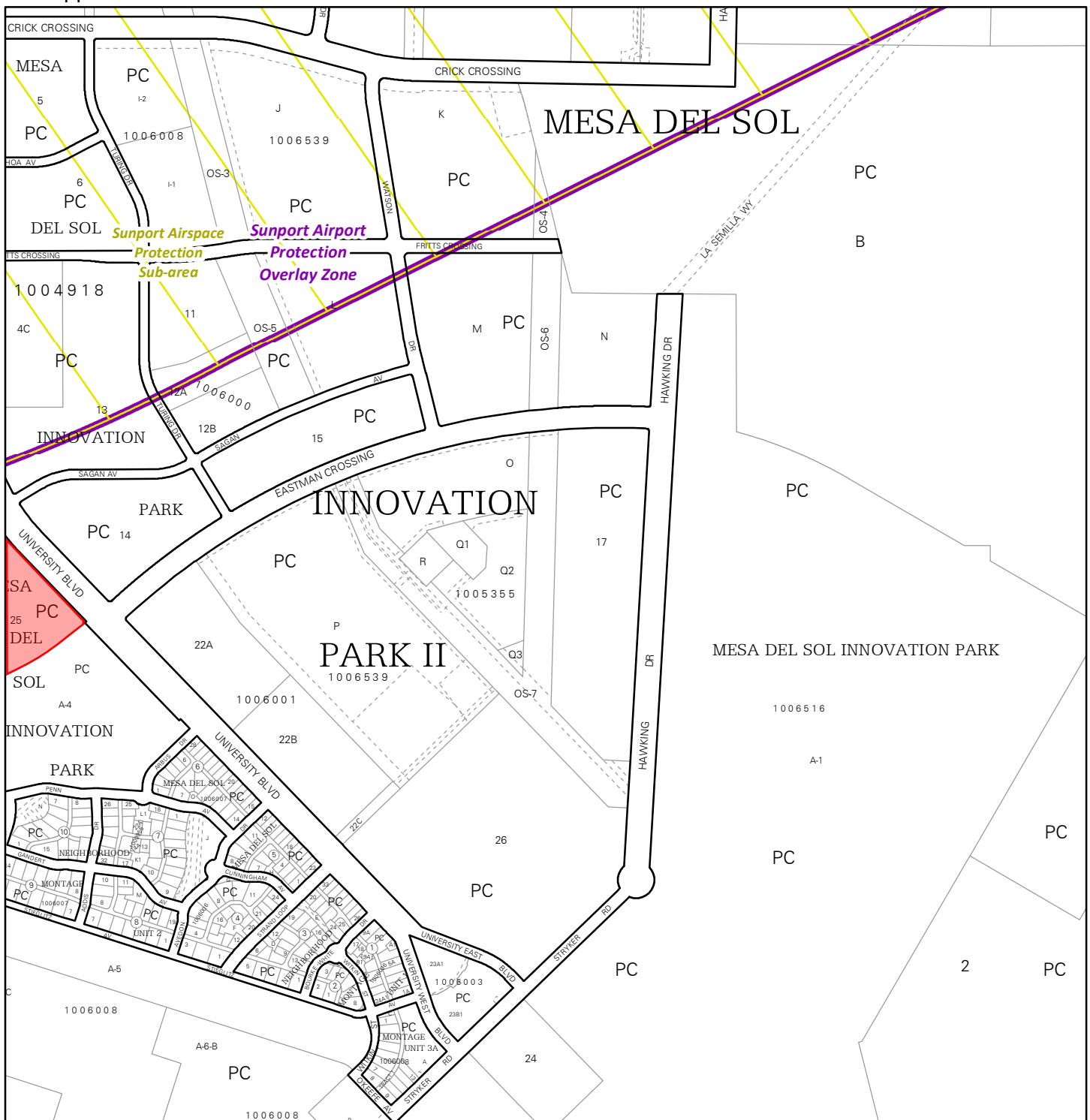
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: **R-15-Z**

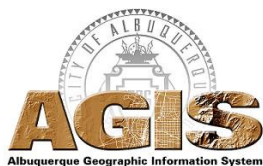
- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

 Approximate Site Location

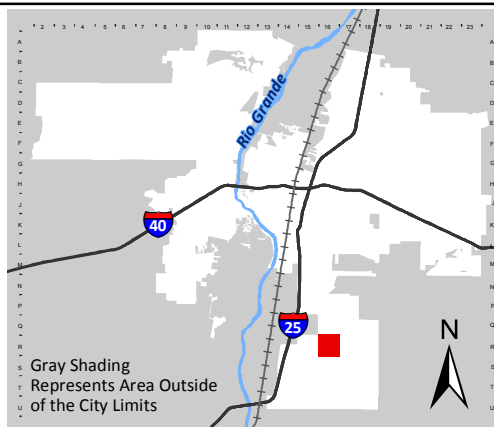


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018

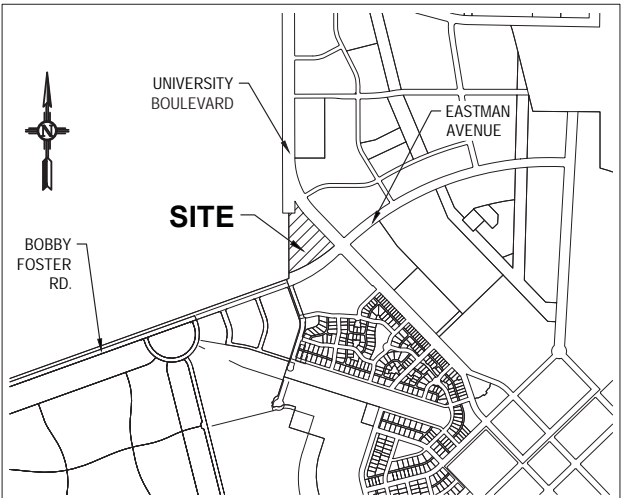


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

-  Easement
 -  Escarpment
 -  Petroglyph National Monument
 -  Areas Outside of City Limits
 -  Airport Protection Overlay (APO) Zone
 -  Character Protection Overlay (CPO) Zone
 -  Historic Protection Overlay (HPO) Zone
 -  View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index No.: R-16.
3. Gross Subdivision Acreage: 6.4638 Acres.
4. Number of Existing Tracts: 1, Number of Tracts Created: 3, Number of Right Of Way Parcels created: 2
5. Plat is located within Section 22, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: June, 2025.
8. Total area of dedicated public street right-of-way: 0.0125 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK, as the same is shown and designated on the plat thereof filed 09/13/2007, Plat Book 2007C, Page 259, as Document No. 2007131551, into 3 tracts, 2 dedicated right of way parcels and grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Plat Book 2007C, Page 259 as Document No. 2007131551. Tract contains 6.4638 acres more or less.

NOTES

1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0555H, Map Revised August 16, 2012..
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "2_R17" and "3_Q16" Bearing = N49°03'16"W.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
4. Distances are ground distances "US SURVEY FOOT".
5. Record easements taken from record data as shown hereon.
6. Pursuant to Section 14-14-4-7of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".
8. The installation of public water lines and/or public sanitary sewer lines may be required as a condition of future development approval at no net cost to the Water Authority, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.
9. All tracts are subject to a blanket cross lot drainage easement for the benefit of each to be maintained by each with the filing of this plat.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
New Mexico Professional Surveyor 15517

© 2023 BOHANNAN HUSTON, INC.

FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do grant all public roadways, easements and vacation of easements as shown hereon. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico.

Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on ____ day of _____ 2025

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: _____
Notary Public

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change,remove, replace, modify, renew, operate and maintain facilities for purposes 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Barry S. Phillips, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Barry S. Phillips Date:
New Mexico Professional Surveyor No. 15517



PLAT OF
MESA DEL SOL
INNOVATION PARK
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

PROJECT NUMBER: XXXXXXXXXXXX

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<i>Daniel Aragon</i> PNM Electric Services Signed by:	10/30/2025 Date
<i>Jeff Estabro</i> New Mexico Gas Company Signed by:	11/3/2025 Date
<i>Natalia Antonio</i> Century Link Signed by:	10/31/2025 Date
<i>Todd Schumelle</i> Comcast Signed by:	10/31/2025 Date

City Approvals:

_____ City Surveyor	_____ Date
_____ Traffic Engineering, Transportation Division	_____ Date
_____ ABCWUA	_____ Date
<i>Parks and Recreation Department</i> Signed by: <i>Kara Radtke</i> AMAFCA	_____ Date 10/31/2025 Date
_____ Hydrology	_____ Date
_____ Code Enforcement	_____ Date
_____ Planning Department	_____ Date
_____ City Engineer	_____ Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

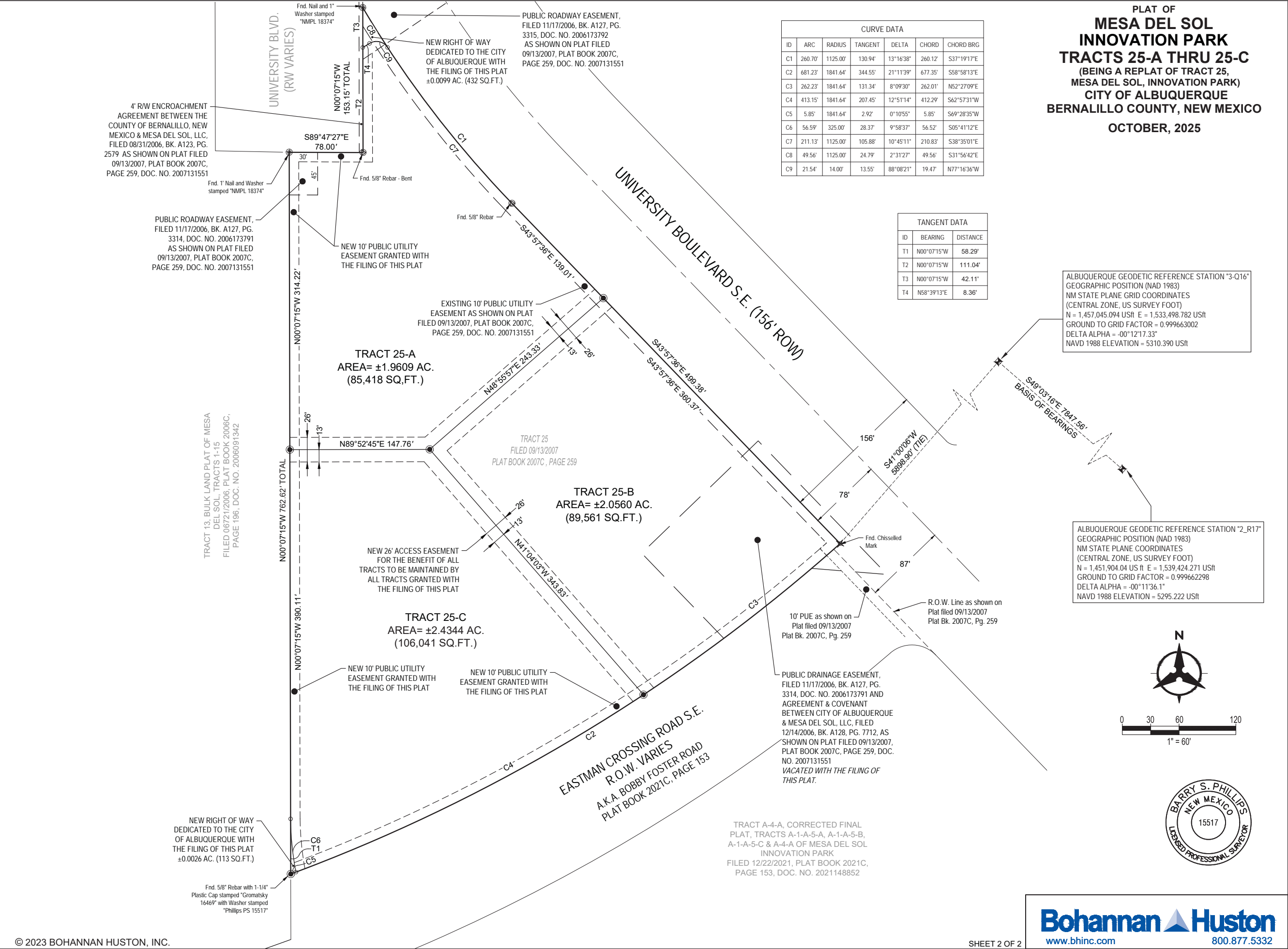
TRACT 25, MESA DEL SOL, INNOVATION PARK: UPC #101605101222430101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

11x17 Version - NOT TO SCALE



Neighborhood Association – Proof of Delivery

Kimberly Legan

From: Kimberly Legan
Sent: Friday, November 7, 2025 9:04 AM
To: P. Davis Willson; m.ryankious@gmail.com
Subject: ONC Notification - District 6 Coalition (Tract 25)

Good morning Patricia and Ryan,

Bohannon Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD611202592845>

-Link Expires: 12/6/2025

Files being shared:

- \TRACT 25\Tract 25_NA Notifictions.pdf

Thank you,

Kimberly Legan

Administrative Professional

Community Development and Planning

Bohannon Huston

p: 505-798-7954

KLegan@bhinc.com | bhinc.com



Great people *supporting* great communities. Want to be part of the team? Visit bhinc.com/careers



DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or

Kimberly Legan

From: Mail Delivery Subsystem <MAILER-DAEMON@swcp.com>
To: wwa_info@ebi3.swcp.com
Sent: Friday, November 7, 2025 9:04 AM
Subject: Delivered: ONC Notification - District 6 Coalition (Tract 25)

[You don't often get email from mailer-daemon@swcp.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

The original message was received at Fri, 7 Nov 2025 09:04:14 -0700 (MST)
from ame3.swcp.com [216.184.2.120]

----- The following addresses had successful delivery notifications -----
<wwa_info@ebi3.swcp.com> (successfully delivered to mailbox)

----- Transcript of session follows -----
<wwa_info@ebi3.swcp.com>... Successfully delivered

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: m.ryankious@gmail.com
Sent: Friday, November 7, 2025 9:04 AM
Subject: Relayed: ONC Notification - District 6 Coalition (Tract 25)

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

m.ryankious@gmail.com (m.ryankious@gmail.com)

Subject: ONC Notification - District 6 Coalition (Tract 25)

Kimberly Legan

From: Kimberly Legan
Sent: Friday, November 7, 2025 9:04 AM
To: David Mills; smmauthe@gmail.com
Subject: ONC Notification - Mesa del Sol NA (Tract 25)

Good morning Sue and David,

Bohannon Huston Inc., is submitting an Application to the DHO and your neighborhood association is within the area to notify. For more information please see the documents at the link below:

Please use the following link:

<https://sfspublic.bhinc.com/?tk=TKkleganD611202592845>

-Link Expires: 12/6/2025

Files being shared:

- \TRACT 25\Tract 25_NA Notifictions.pdf

Thank you,

Kimberly Legan

Administrative Professional

Community Development and Planning

Bohannon Huston

p: 505-798-7954

KLegan@bhinc.com | bhinc.com



Great people *supporting* great communities. Want to be part of the team? Visit bhinc.com/careers



DISCLAIMER: This e-mail, including attachments, may include confidential and/or proprietary information and may be used only by the person or entity to which it is addressed. Any unauthorized review, use, disclosure, or

Kimberly Legan

From: Microsoft Outlook <MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@bhinc.com>
To: dmills544@gmail.com; smmauthe@gmail.com
Sent: Friday, November 7, 2025 10:05 AM
Subject: Relayed: notification docs - need proof of delivery

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

dmills544@gmail.com (dmills544@gmail.com)

smmauthe@gmail.com (smmauthe@gmail.com)

Subject: notification docs - need proof of delivery

Property Owner – Notification Documents

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

Public Notice of a Proposed Project in the City of Albuquerque for Decisions Requiring a Hearing

Date of Notice*: 11/07/2025

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) §14-16-6-4(K) Public Notice. This notice is being provided to (mark as relevant):

☐ Neighborhood Association Representatives on the attached list from the Office of Neighborhood Coordination.¹

☒ Property Owners within 100 feet of the Subject Property.

Information Required by IDO §14-16-6-4(K)(1)(a)

1. Subject Property Address* 2501 BOBBY FOSTER RD SE ALBUQUERQUE 87106
Location Description Between University Blvd, Bobby Foster Rd, and Eastman Crossing
2. Property Owner* MDS Investments LLC
3. Agent/Applicant* [if applicable] Bohannan Huston, Inc.
4. Application Type(s)²* per IDO Table 6-1-1
 - ☐ Site Plan – EPC
 - ☒ Subdivision Major Preliminary Plat (Minor or Major or Bulk Land)
 - ☒ Vacation Public Drainage Easement (Easement/Private Way or Public Right-of-way)
 - ☐ Variance – EPC
 - ☐ Waiver _____ (DHO or Wireless Telecommunication Facility)
 - ☐ Other: _____

Summary of project/request³*:

Subdividing Tract 25 into three (3) tracts and vacating a Public Drainage Easement

5. This application will be decided at a public meeting or hearing by*:

- ☒ Development Hearing Officer (DHO)
- ☐ Landmarks Commission (LC)
- ☐ Environmental Planning Commission (EPC)

¹ If this box is marked, the Neighborhood Association Representative Contact List from the City's Office of Neighborhood Coordination must be included as an attachment.

² Applications for the Zoning Hearing Examiner require a public notice form available here: <https://www.cabq.gov/planning/boards-commissions/zoning-hearing-examiner>. Otherwise, mark all that apply.

³ Attach additional information, as needed to explain the project/request.

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

Hearing Date/Time*: Wednesday December 3rd at 9:00 am

Location*⁴: Link provided by COA planning dept. more info found at link below

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860 and select the option for “Boards, Commissions, and ZHE Signs.”

6. Where more information about the project can be found*:

Preferred project contact information:

Name: Michael Balaskovits

Email: mbalaskovits@bhinc.com

Phone: (505)823-1000

- ☐ Attachments:
- ☐ Neighborhood Association Representative Contact List from the City’s Office of Neighborhood Coordination*
- ☒ Others: Plat and Zone Atlas Pages

☐ Online website or project page: N/A

Project Information Required for Mail/Email Notice by [IDO §14-16-6-4\(K\)\(1\)\(b\)](#):

1. Zone Atlas Page(s)*⁵ R-15-Z and R-16-Z

2. Project Illustrations, as relevant*⁶

- ☐ Architectural drawings
- ☐ Elevations of the proposed building(s)
- ☒ Other illustrations of the proposed application

See attachments or the website/project page noted above for the items marked above.

3. The following exceptions to IDO standards have been requested for this project*:

- ☐ Deviation(s) ☐ Variance(s) ☐ Waiver(s)

Explanation*:

N/A

⁴ Physical address or Zoom link

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

⁶ While not required for applications other than Site Plan – EPC, it is recommended that a site plan be included illustrating the location of existing buildings, if any, and the proposed project. For Site Plan – EPC, see additional attachments required below.

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

4. A Pre-submittal Neighborhood Meeting was required by [Table 6-1-1](#): ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

N/A

[Note: The meeting report by the Office of Alternative Dispute Resolution is required to be provided in the application materials.]

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 from IDO Zoning Map⁷:

- 1. Area of Property [typically in acres] 6.4638
- 2. IDO Zone District PC
- 3. Overlay Zone(s) [if applicable] N/A
- 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] Vacant

NOTE: Pursuant to [IDO §14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3860 and select option for “Boards, Commissions, and ZHE Signs.”

Useful Links

Integrated Development Ordinance (IDO): <https://ido.abc-zone.com>

IDO Interactive Map: <https://tinyurl.com/idozoningmap>

⁷ Available here: <https://tinyurl.com/idozoningmap>

Language Access Notice:

We provide free interpretation services to help you communicate with us. If you need help, you can request interpretation at any service counter in our Department, located in the Plaza Del Sol building, 600 2nd Street NW, Albuquerque, NM 87102.

Notificación de Acceso Lingüístico.

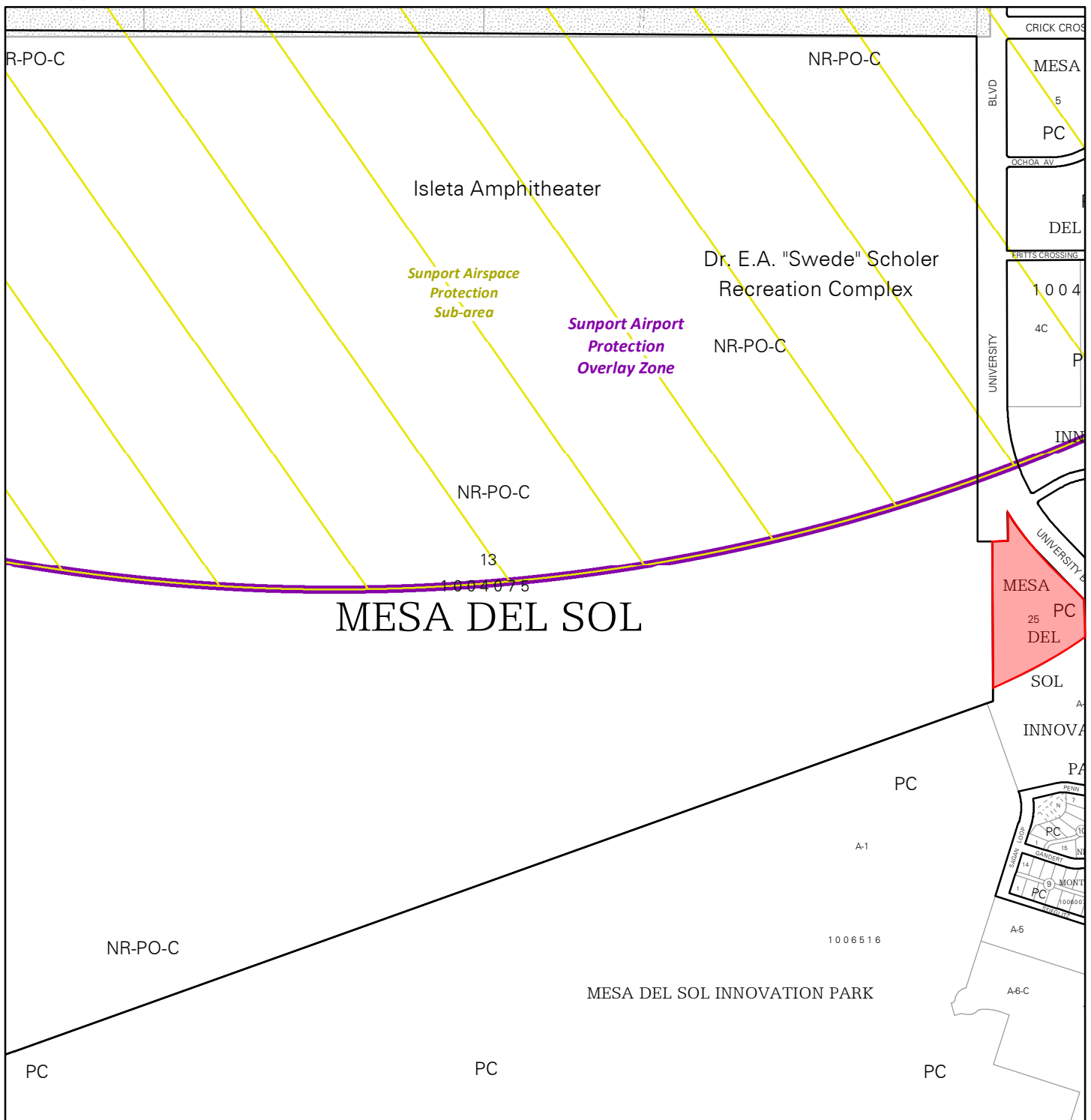
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

語言輔助通知。我們提供免費口譯服務，以幫助你與我們溝通。如果你需要幫助，你可以在我們部門的任何服務台請求口譯，服務台位於 Plaza Del Sol大樓，600 2nd Street NW，阿爾伯克基，NM 87102。

Thông báo về cách Tiếp cận Ngôn ngữ. Chúng tôi cung cấp các dịch vụ thông dịch miễn phí để giúp quý vị giao tiếp với chúng tôi. Nếu quý vị cần giúp đỡ, quý vị có thể yêu cầu thông dịch tại bất cứ quầy dịch vụ nào trong Sở của chúng tôi, tọa lạc tại tòa nhà Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

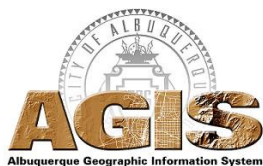
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii dah diikaah, -k'eh -di tsin Plaza Del Sol Kiniit'aagoo, 600 2nd Kiniit'aa NW, Albuquerque, NM 87102.

Approximate Site Location

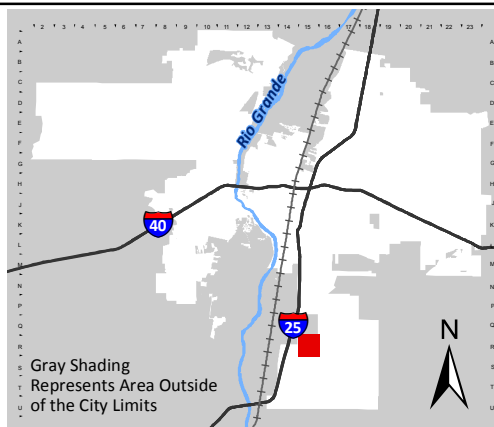


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



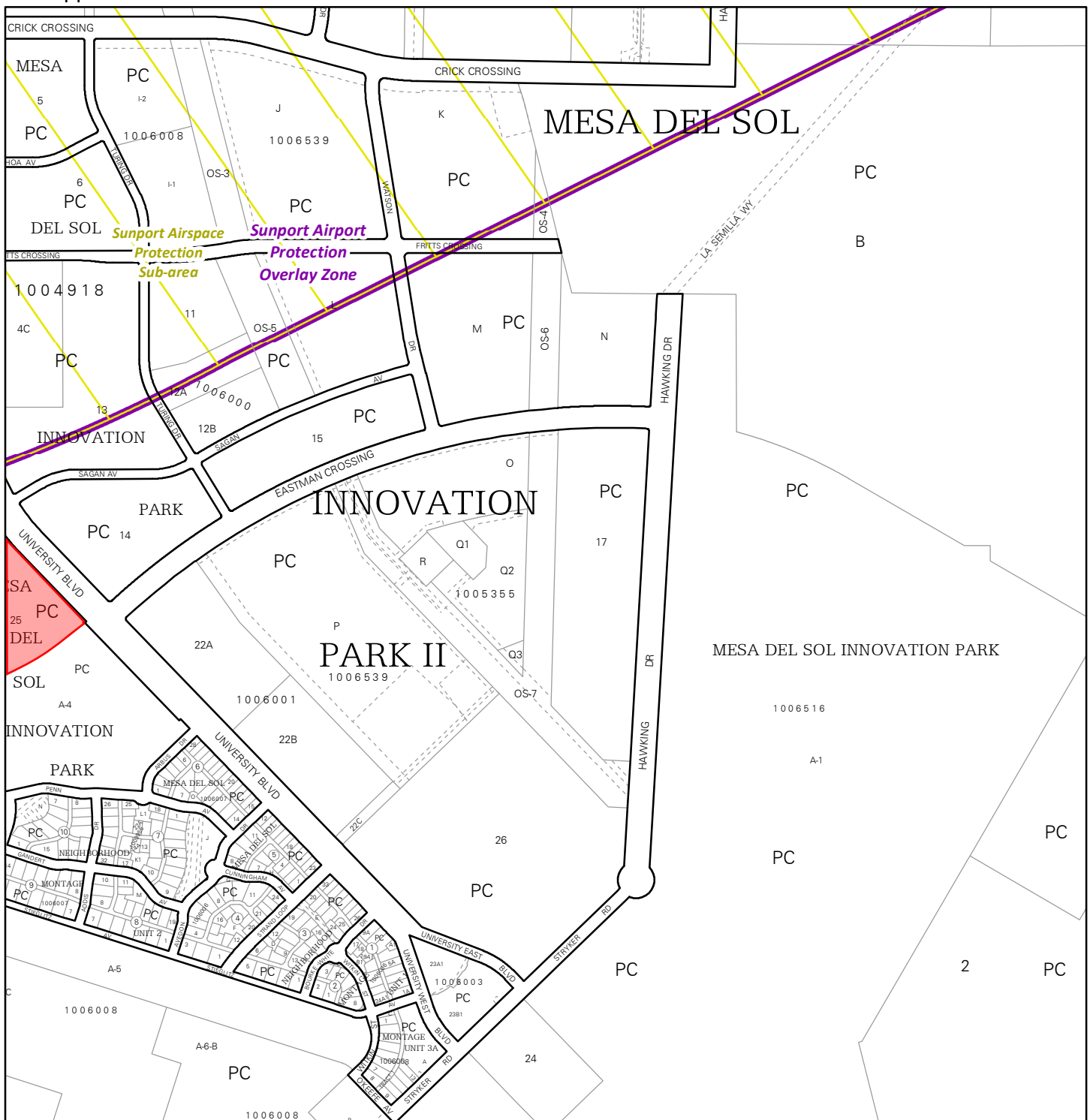
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-15-Z

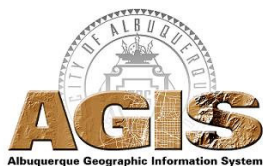
- Easement
 - Escarpment
 - Petroglyph National Monument
 - Areas Outside of City Limits
 - Airport Protection Overlay (APO) Zone
 - Character Protection Overlay (CPO) Zone
 - Historic Protection Overlay (HPO) Zone
 - View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

 Approximate Site Location

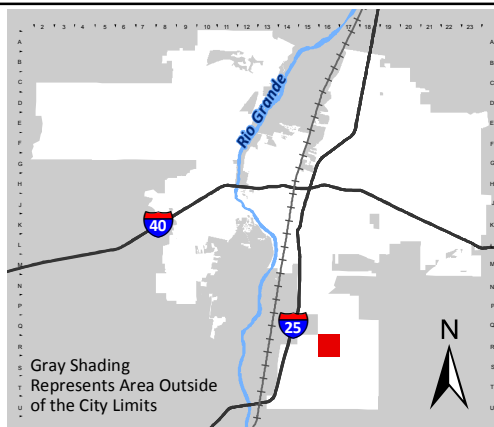


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas **May 2018**

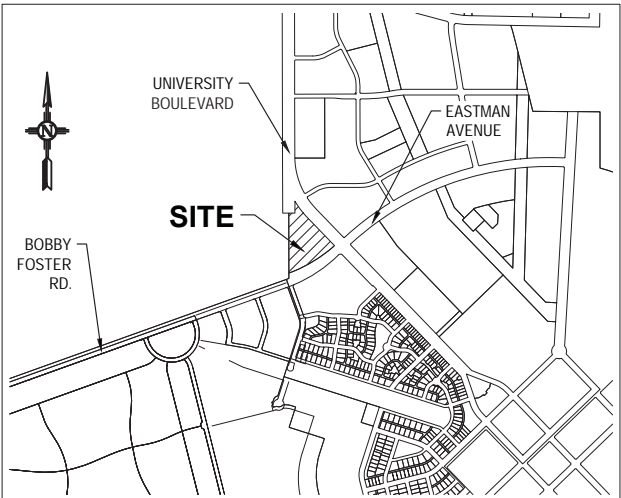


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-16-Z

-  Easement
 -  Escarpment
 -  Petroglyph National Monument
 -  Areas Outside of City Limits
 -  Airport Protection Overlay (APO) Zone
 -  Character Protection Overlay (CPO) Zone
 -  Historic Protection Overlay (HPO) Zone
 -  View Protection Overlay (VPO) Zone
- Gray Shading
Represents Area Outside
of the City Limits
- 0 250 500 1,000 Feet



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index No.: R-16.
3. Gross Subdivision Acreage: 6.4638 Acres.
4. Number of Existing Tracts: 1, Number of Tracts Created: 3, Number of Right Of Way Parcels created: 2
5. Plat is located within Section 22, T9N, R3E, N.M.P.M.
6. Zoning: PC
7. Date of Survey: June, 2025.
8. Total area of dedicated public street righ-of-way: 0.0125 acres

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK, as the same is shown and designated on the plat thereof filed 09/13/2007, Plat Book 2007C, Page 259, as Document No. 2007131551, into 3 tracts, 2 dedicated right of way parcels and grant easements as shown.

DOCUMENTS

1. Plats of record as noted hereon.

LEGAL DESCRIPTION

Tract 25, BULK LAND PLAT FOR MESA DEL SOL, INNOVATION PARK as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2007 in Plat Book 2007C, Page 259 as Document No. 2007131551. Tract contains 6.4638 acres more or less.

NOTES

1. Tract is located in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0555H, Map Revised August 16, 2012..
2. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Geodetic Control stations "2_R17" and "3_Q16" Bearing = N49°03'16"W.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the plats shown hereon.
4. Distances are ground distances "US SURVEY FOOT".
5. Record easements taken from record data as shown hereon.
6. Pursuant to Section 14-14-4-7of the City of Albuquerque Code of Ordinances, "no property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots of parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. All corners created with this plat will be monumented with a #5 rebar and plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517".
8. The installation of public water lines and/or public sanitary sewer lines may be required as a condition of future development approval at no net cost to the Water Authority, once the water service, fire protection, and sanitary sewer service requirements of any future development is known.
9. All tracts are subject to a blanket cross lot drainage easement for the benefit of each to be maintained by each with the filing of this plat.

LANDFILL DISCLOSURE STATEMENT

The subject property is located near or is a former landfill site. Due to the subject property being on or near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills) shall be consulted prior to development of the site.

JURISDICTIONAL AFFIDAVIT

I Barry S. Phillips, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Barry S. Phillips
New Mexico Professional Surveyor 15517

© 2023 BOHANNAN HUSTON, INC.

FREE CONSENT AND DEDICATION

The replat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed and said owner(s) do grant all public roadways, easements and vacation of easements as shown hereon. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of City of Albuquerque, New Mexico.

Steve B. Chavez, Date
MDS INVESTMENTS, LLC a New Mexico limited liability company

State of New Mexico)

County of Bernalillo)

This instrument was acknowledged before me on ____ day of _____ 2025

by Steve B. Chavez, MDS INVESTMENTS, LLC

My Commission Expires: _____
Notary Public

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change,remove, replace, modify, renew, operate and maintain facilities for purposes 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Barry S. Phillips, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Barry S. Phillips Date:
New Mexico Professional Surveyor No. 15517



PLAT OF
MESA DEL SOL
INNOVATION PARK
TRACTS 25-A THRU 25-C
(BEING A REPLAT OF TRACT 25,
MESA DEL SOL, INNOVATION PARK)
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2025

PROJECT NUMBER: XXXXXXXXXXXXX

Application Number: _____

PLAT APPROVAL

Utility Approvals:

<i>Daniel Aragon</i> Signed by: PNM Electric Services	10/30/2025 Date
<i>Jeff Estabro</i> Signed by: New Mexico Gas Company	11/3/2025 Date
<i>Natalia Antonio</i> Signed by: Century Link	10/31/2025 Date
<i>Todd Schumelle</i> Signed by: Comcast	10/31/2025 Date

City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
<i>Parks and Recreation Department</i> Signed by: <i>Kara Radtke</i> Signed by: AMAFCA	Date 10/31/2025 Date
Hydrology	Date
Code Enforcement	Date
Planning Department	Date
City Engineer	Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

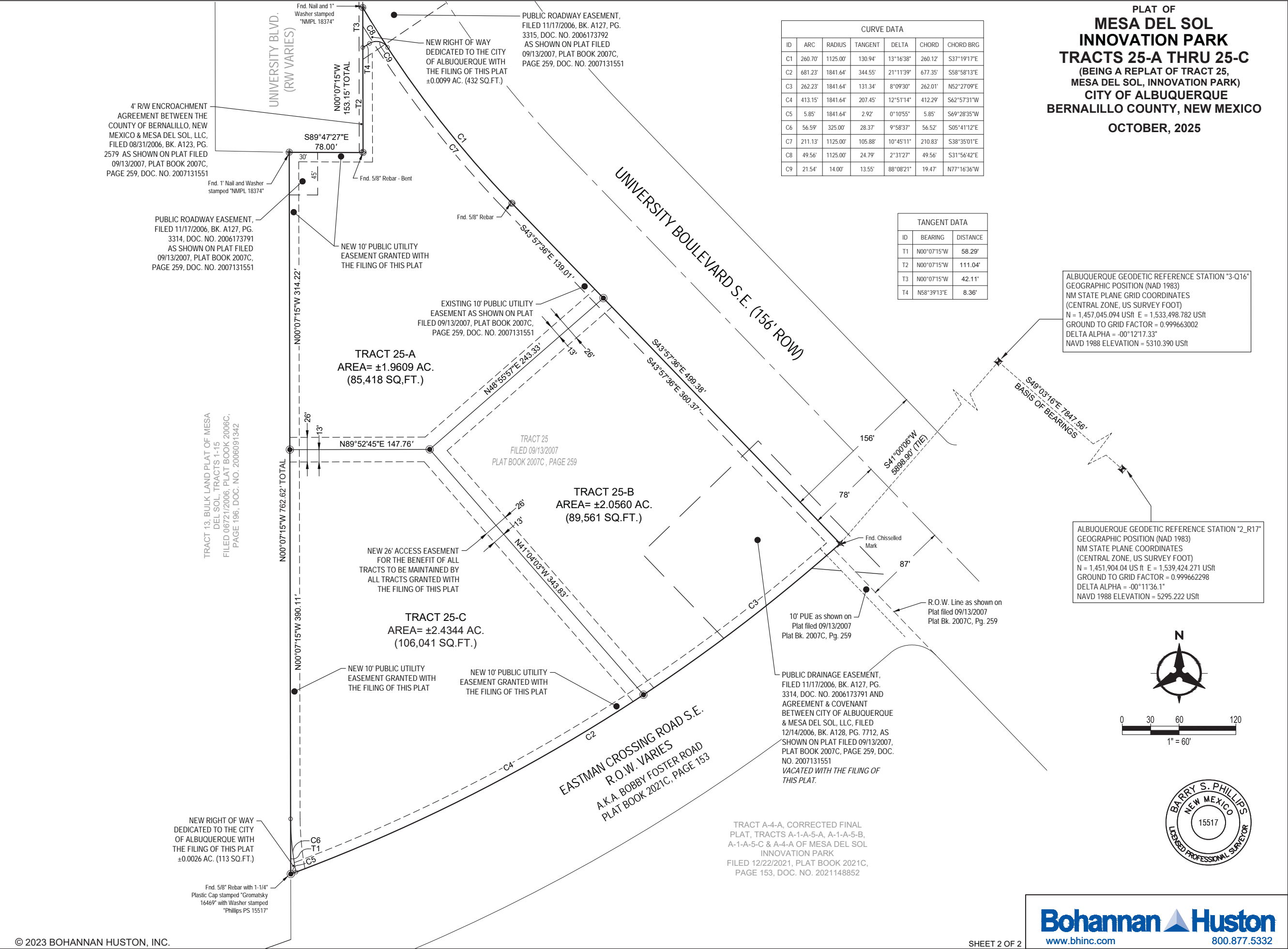
TRACT 25, MESA DEL SOL, INNOVATION PARK: UPC #101605101222430101

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon & Huston
www.bhinc.com 800.877.5332

11x17 Version - NOT TO SCALE



Property Owners – List provided by COA

Owner

CHIRISA MDS LLC C/O CHIRISA CAPITAL MANAGEMENT LTD
CITY OF ALBUQUERQUE
D R HORTON INC
ENCANTO QOZB LLC
MDS INVESTMENTS LLC
NORTH TEXAS MESA LLC
STATE OF NEW MEXICO STATE LAND OFFICE
UNIVERSITY INDUSTRIAL LLC

Owner Address

1401 MEADOWVILLE TECHNOLOGY PKWY
PO BOX 1293
8440 WYOMING BLVD NE SUITE A
3021 CITRUS CIR SUITE 130
5700 UNIVERSITY BLVD SE SUITE 300
1632 WICKLOW LN
PO BOX 1148
PO BOX 19080

Owner Address 2

CHESTER VA 23836-2843
ALBUQUERQUE NM 87103-1293
ALBUQUERQUE NM 87113
WALNUT CREEK CA 94598-2692
ALBUQUERQUE NM 87106-9601
KELLER TX 76262-8408
SANTA FE NM 87504-1148
BOULDER CO 80308-2080

Property Owner – Proof of Postage

Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM
87109



FP  **US POSTAGE**
\$002.17⁰
First-Class - IMI
ZIP 87109
11/07/2025
036B 001182881

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CHESTER VA 23836-2843

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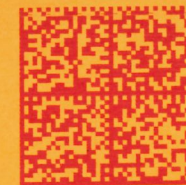
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D R HORTON INC
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ALBUQUERQUE NM 87113

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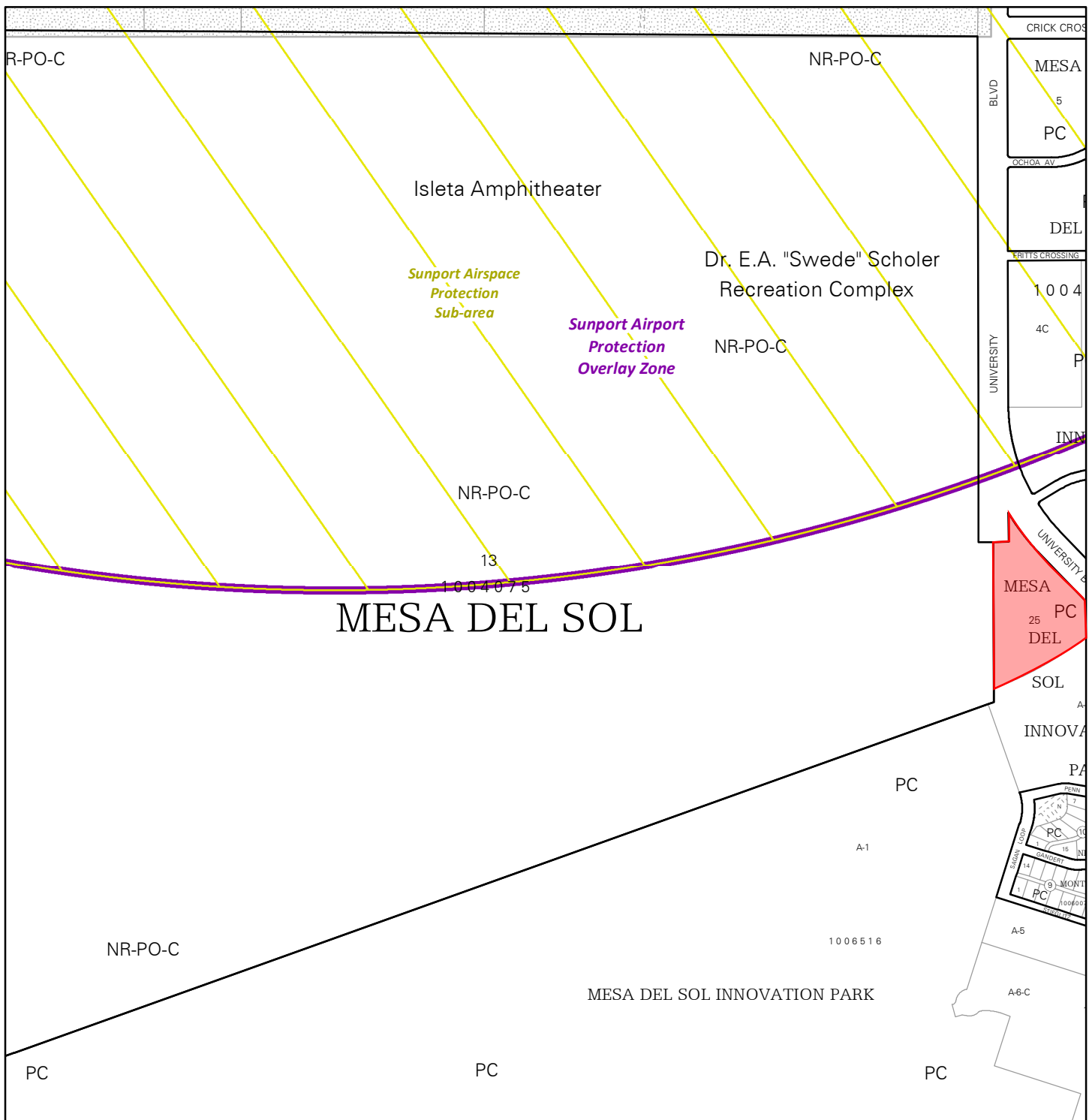
NORTH TEXAS MESA LLC
1632 WICKLOW LN
KELLER TX 76262-8408

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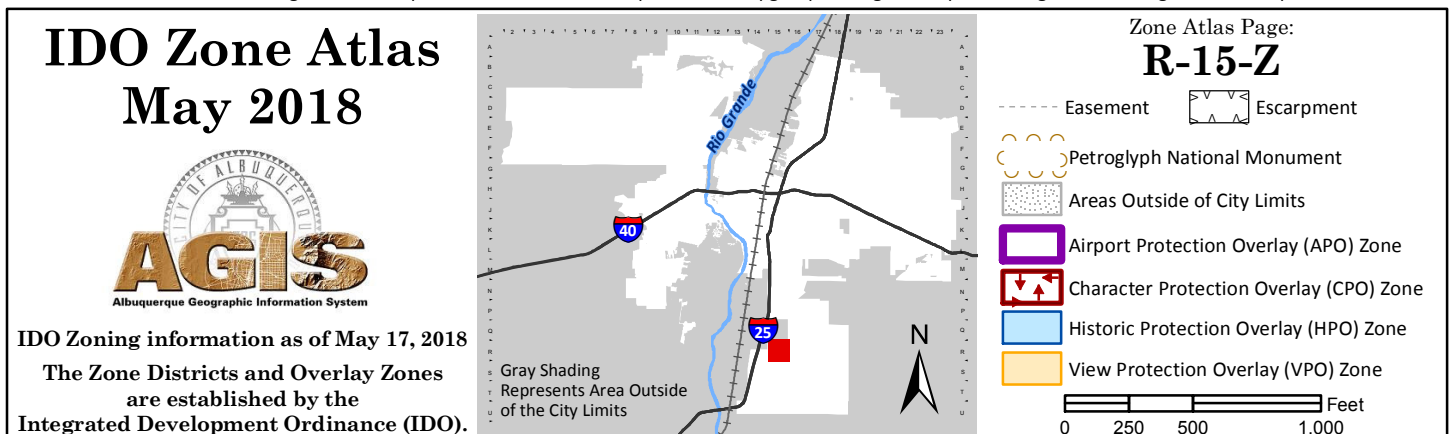


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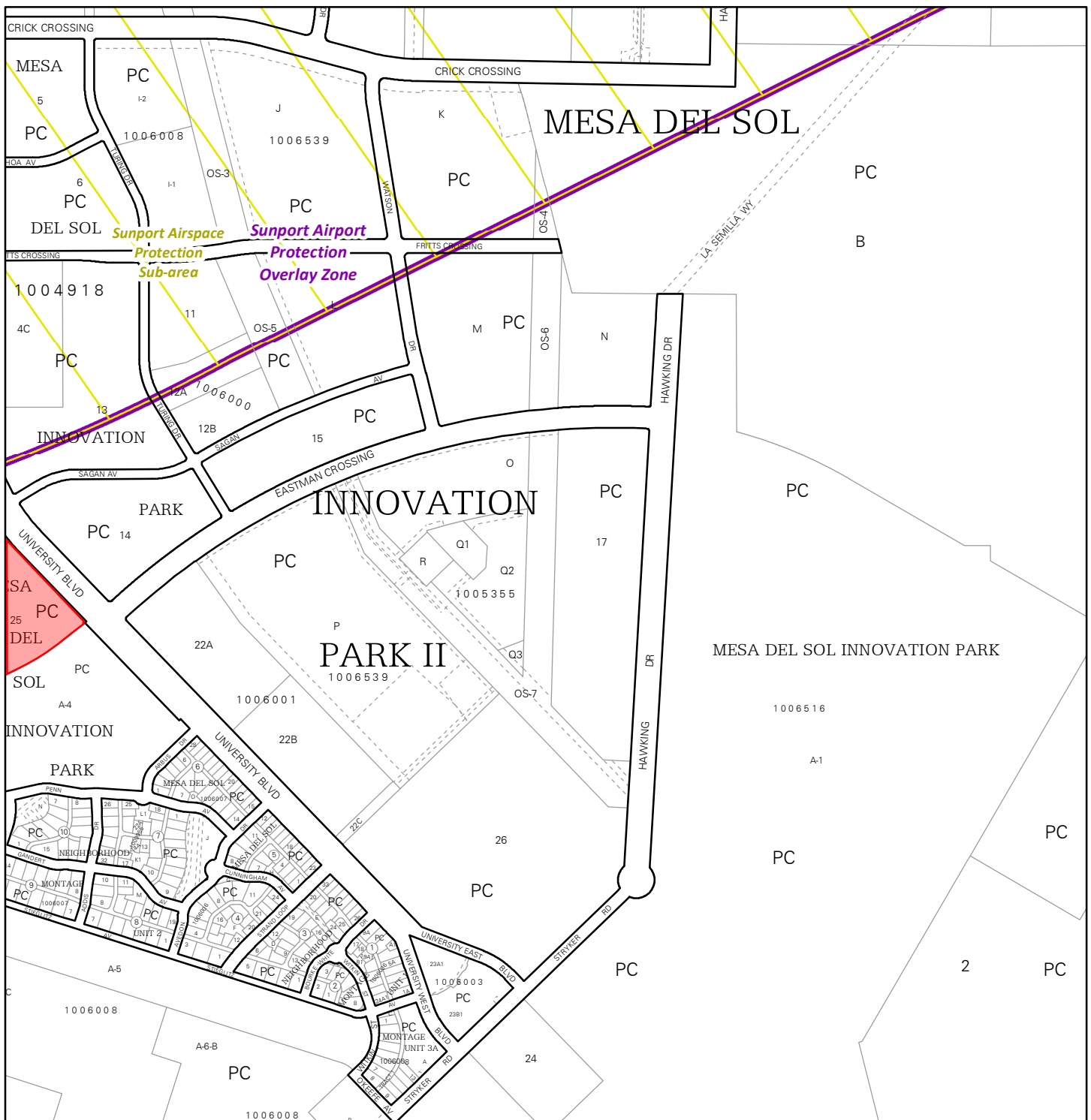
ENCANTO QOZB LLC
3021 CITRUS CIR SUITE 130
WALNUT CREEK CA 94598-2692



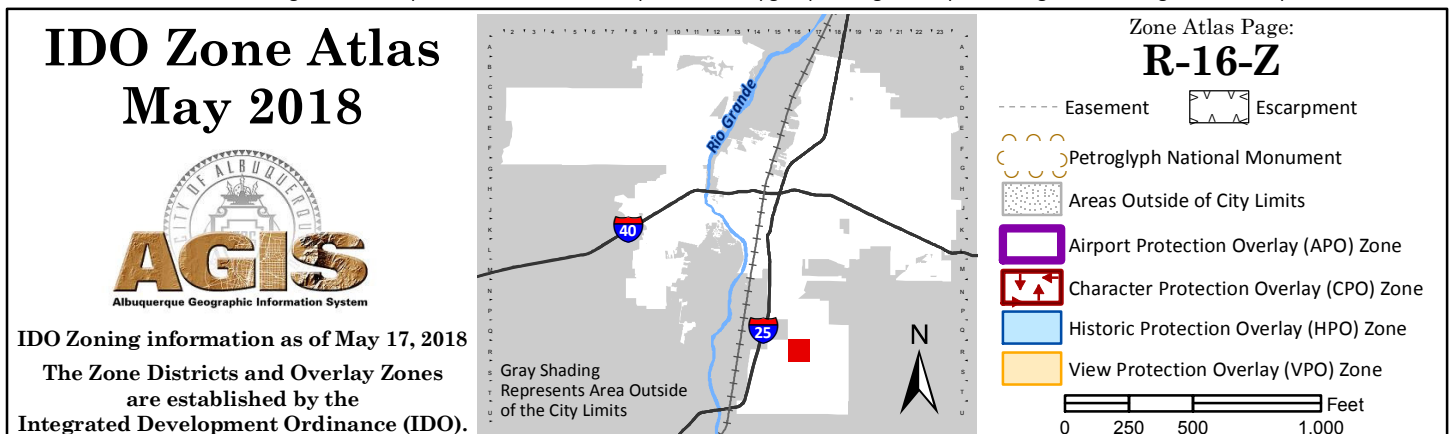
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



Approximate Site Location



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>



Approximate Site Location