

**SUBDIVISION OF LAND – MINOR
(PRELIMINARY/FINAL PLAT APPROVAL)**

PLAT DOCUMENTATION



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms PLT & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms PLT & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms PLT & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	APPEAL
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

Replat of Tracts E and F into three (3) tracts, F-1, F-2, and F-3.

APPLICATION INFORMATION		
Applicant/Owner: Mesa Industrial OZ I, LLC	Phone: (505) 259-8000	
Address: 4020 Vassar Dr. NE Suite H	Email: steve@sc3intl.com	
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Bohannon Huston, Inc.	Phone: (505) 823-1000	
Address: 7500 Jefferson St. NE	Email: mbalaskovits@bhinc.com	
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: E and F	Block:	Unit:
Subdivision/Addition: Bulk Land Plat for Mesa del Sol Innovation Park II	MRGCD Map No.:	UPC Code: 101605221708230405 & 101605220106130410
Zone Atlas Page(s): Q-16-Z	Existing Zoning: PC	Proposed Zoning PC
# of Existing Lots: 2	# of Proposed Lots: 3	Total Area of Site (Acres): 13.2254 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: ALBUQUERQUE 87105 Between: **Crick Ave SE** and: **Watson Dr SE**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2021-005684, PR-2020-005684, PR-2022-007805, PR-2023-008498,

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: July 24, 2024
Printed Name: Michael Balaskovits, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

 MAJOR SUBDIVISION FINAL PLAT APPROVAL

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

PLAT DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- ___ 6) Design elevations & cross sections of perimeter walls
- ___ 7) Recorded Infrastructure Improvements Agreement

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing and explaining the request
- ___ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- ___ 11) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

PLAT DOCUMENTATION

- X 1) DHO Application form completed, signed, and dated
- X 2) Form S2 with all the submittal items checked/marked
- X 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- X 4) Zone Atlas map with the entire site clearly outlined and labeled
- X 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- N/E 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- X 7) Sidewalk Exhibit and/or cross sections of proposed streets
- X 8) Proposed Infrastructure List, if applicable

SUPPORTIVE DOCUMENTATION

- X 9) Letter of authorization from the property owner if application is submitted by an agent
- X 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- X 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- N/A 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

PUBLIC NOTICE DOCUMENTATION

- X 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
- X Office of Neighborhood Coordination notice inquiry response
- N/A Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- N/A Proof of emailed notice to affected Neighborhood Association representatives
- N/A 14) Interpreter Needed for Hearing? _____ if yes, indicate language: _____

MINOR AMENDMENT TO PRELIMINARY PLAT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form S2 with all the submittal items checked/marked
- ___ 3) Form PLT with signatures from Hydrology, Transportation, and ABCWUA
- ___ 4) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter of authorization from the property owner if application is submitted by an agent
- ___ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- ___ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- ___ 8) Infrastructure List, if applicable
- ___ 9) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

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

Legal/Request Descriptions & Location: _____

Hydrology:

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

Regina Cho
Hydrology Department

5/14/2024
Date

Transportation:

- Traffic Circulations Layout (TCL) _____ Approved _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA

Ernest Armijo
Transportation Department

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

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

Legal/Request Descriptions & Location: _____

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 _____ NA
- Traffic Impact Study (TIS) _____ Approved _____ NA
- Neighborhood Impact Analysis (NIA) _____ Approved _____ NA
- Bernalillo County _____ Approved _____ NA
- NMDOT _____ Approved _____ NA

Transportation Department

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

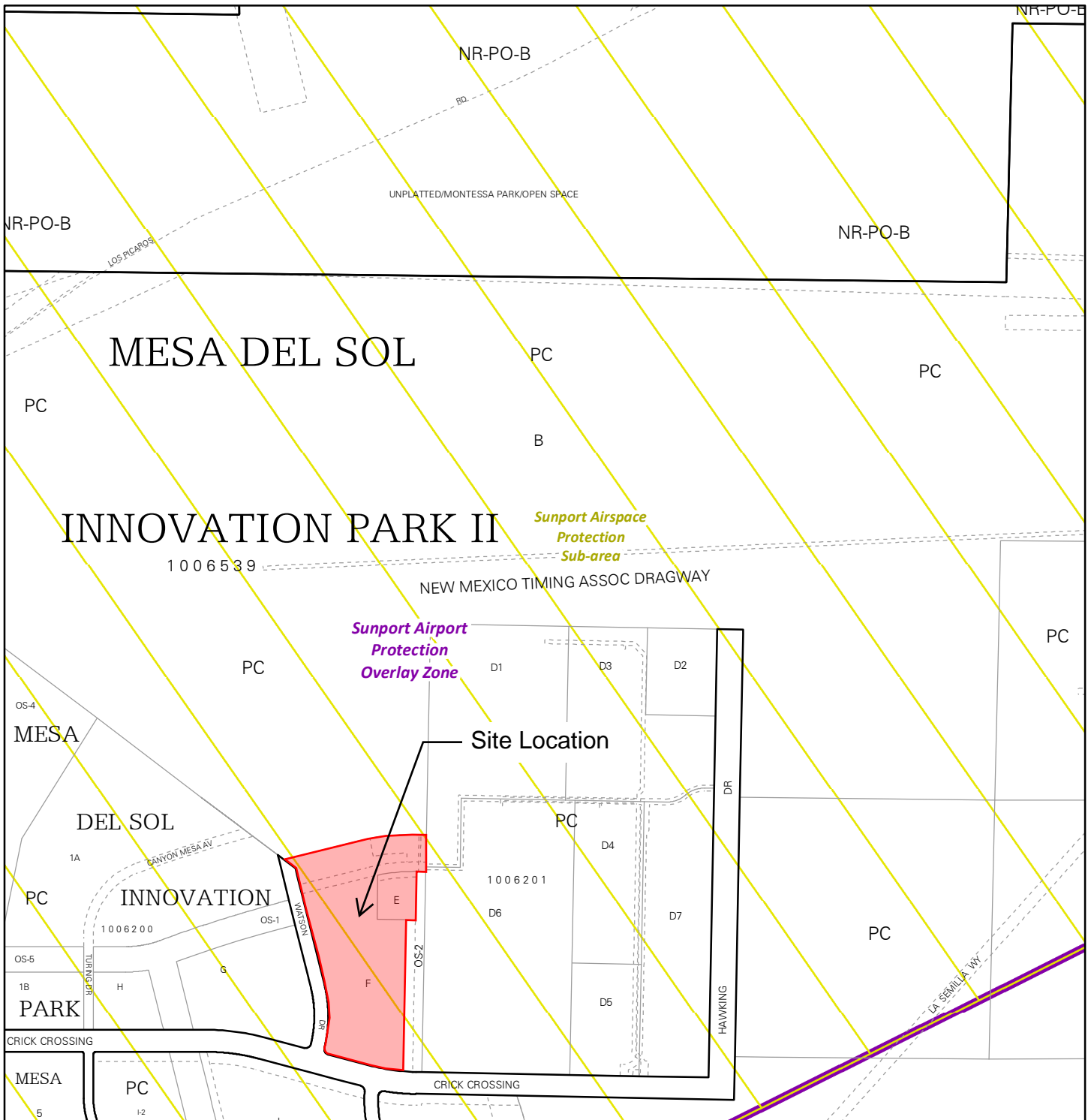
Signatures on Plat:

- 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)

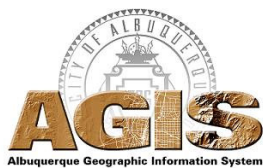
** DXF file required for **Preliminary/Final Plat** and **Final Plat** approval submittals and not required for **Preliminary Plat** application

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

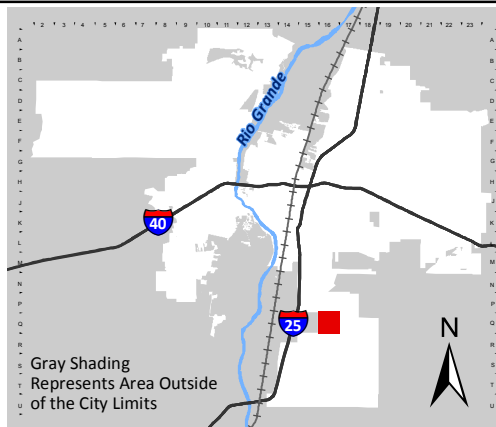


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

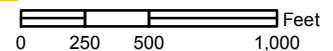


IDO Zoning information as of May 17, 2018
 The Zone Districts and Overlay Zones
 are established by the
 Integrated Development Ordinance (IDO).

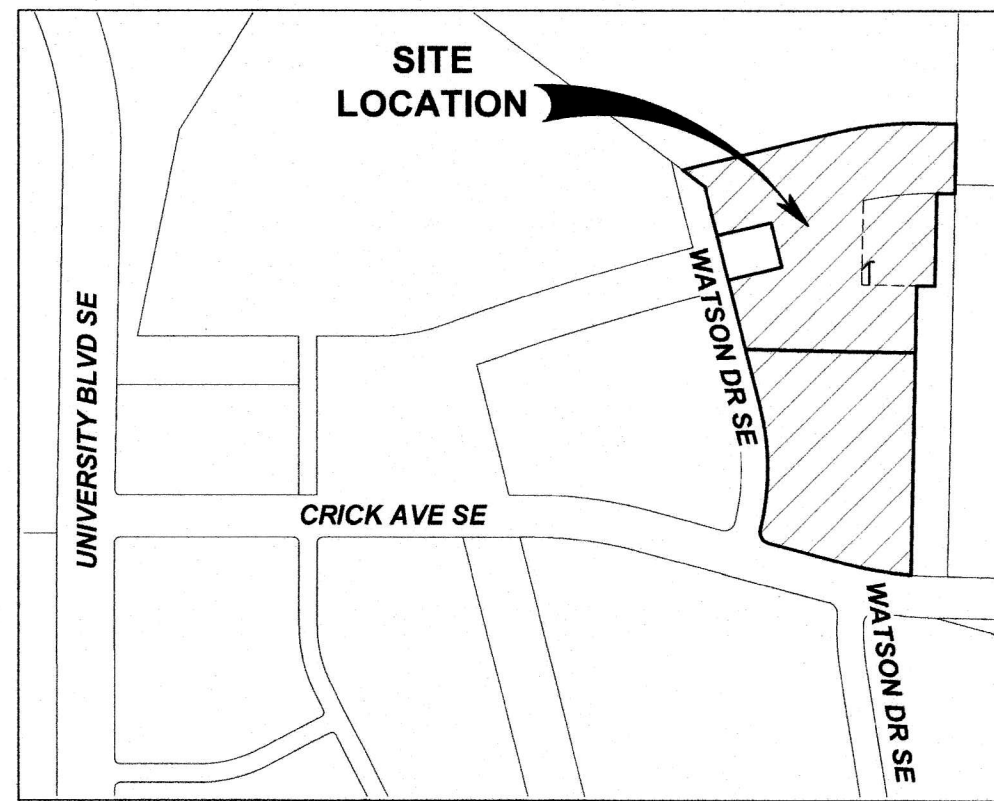


Zone Atlas Page:
Q-16-Z

- 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



**PLAT OF
TRACTS F-1, F-2, & F-3
MESA DEL SOL INNOVATION PARK II
A REPLAT OF TRACTS E and F
BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II
(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4,
MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10,
16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6,
MESA DEL SOL INNOVATION PARK)
SECTIONS 15 and 22,
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MARCH, 2024**



LOCATION MAP
NOT TO SCALE

FREE CONSENT:

The plat shown hereon is made with the owner (s) free consent and in accordance of the desires of the undersigned owner (s), the execution of this plat is their free act and deed. Those signing as owner (s) warrant that they hold among them, complete indefeasible title in free 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 Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

MESA INDUSTRIAL 02 LLC *RDJ May 10, 2024*
MDS INVESTMENTS, LLC a New Mexico limited liability company.

By: *Steve B. Chavez*
Name: Steve B. Chavez
Title: Manager

State of New Mexico
County of Bernalillo

This instrument was acknowledged before me on 09 day of April, 2024

By: *Kimberly Diane Legan*
Notary Public

My Commission Expires: August 30th 2026

STATE OF NEW MEXICO
NOTARY PUBLIC
Kimberly Diane Legan
Commission No. 1138659
August 30, 2026

Project Number: PR-2021-005684

Application Number: SD-2024-00094 DHO Approval Date: _____

PLAT APPROVAL

Utility Approvals:	
<u><i>Daniel Aragon</i></u>	<u>04 / 16 / 2024</u>
PNM Electric Services	Date
<u><i>[Signature]</i></u>	<u>04 / 16 / 2024</u>
New Mexico Gas Company	Date
<u><i>Daniel Lobos</i></u>	<u>04 / 16 / 2024</u>
CenturyLink	Date
<u><i>Mike Moritz</i></u>	<u>04 / 16 / 2024</u>
Comcast	Date
City Approvals:	
<u><i>Loran A. Risenhoover P.S.</i></u>	<u>4/9/2024</u>
City Surveyor	Date
N/A	<u>04/16/2024</u>
*Real Property Division (conditional)	Date
N/A	<u>04/16/2024</u>
**Environmental Health Department (conditional)	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<u><i>[Signature]</i></u>	<u>04 / 16 / 2024</u>
AMAFCA	Date
Hydrology	Date
Code Enforcement	Date
Planning Department	Date
City Engineer	Date
N/A	<u>04/16/2024</u>
***MRGCD (conditional)	Date

SUBDIVISION DATA:

- Zone Atlas Index Nos.: Q16, R16.
- Gross Subdivision Acreage 13.2254 Acres.
- Existing Tracts 2, New Tracts 3.
- Date of Survey: February 2024.
- Plat is located within Bernalillo County, within Section(s)15 and 22, T 9 N, R 3 E; N.M.P.M.
- No public streets were created.
- No portions of site are located in a Flood Zone.

PURPOSE OF PLAT:

The purpose of this Plat is to replat Tracts E and F, Bulk Land Plat For Mesa Del Sol Innovation Park II, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo, New Mexico on August 7, 2008 in Book 2008C, Page 0175 into three (3) new tracts.

PUBLIC UTILITY EASEMENTS:

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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.
- 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.
- Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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), Comcast 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.

LEGAL DESCRIPTION:

Tract E and Tract F of Bulk Land Plat For Mesa Del Sol Innovation Park II, (A Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, Mesa Del Sol And Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6, Mesa Del Sol Innovation Park).

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Basis of Bearing established from two known monuments "3_Q16" and "2_R17" as shown bears S49°03'17"E.
- Distances are ground distances "US SURVEY FOOT".
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Bulk Land Plat For Mesa Del Sol Innovation Park II, (A Replat of Tracts 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4, Mesa Del Sol And Tracts 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6, Mesa Del Sol Innovation Park).
- Pursuant to Section 14-14-4-7 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".
- All corners created with this plat will be monumented with a #5 rebar with a pink plastic survey cap stamped "PHILLIPS PS 15517" or nail and washer stamped "PHILLIPS PS 15517" unless otherwise noted.
- Tract is subject to Flood Zone X, as designated on FIRM Map 35001C0363G effective date 9/26/2008.

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.

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

TRACT E, UPC #101605221708230405 and TRACT F, UPC #101605220106130410

PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC a New Mexico limited liability company

BERNALILLO COUNTY TREASURER'S OFFICE _____ Date _____

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 _____ Date _____
New Mexico Professional Surveyor 15517

SURVEYOR'S CERTIFICATION:

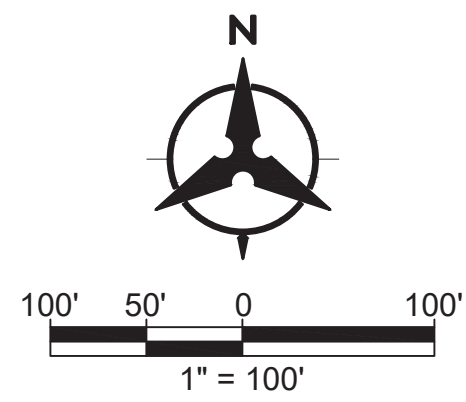
I, Barry S. Phillips a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other 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.

[Signature] _____ Date 4-5-2024
Barry S. Phillips
New Mexico Professional Surveyor 15517
For and on Behalf of Bohannon Huston Inc.



Bohannon & Huston
www.bhinc.com 800.877.5332

**PLAT OF
TRACTS F-1, F-2, & F-3
MESA DEL SOL INNOVATION PARK II**
A REPLAT OF TRACTS E and F
BULK LAND PLAT FOR
MESA DEL SOL INNOVATION PARK II
(A REPLAT OF TRACTS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4,
MESA DEL SOL AND TRACTS 2-A, 2-B, 3, 4, 7, 8, 9, 10,
16, 18, 19, 20, 21, OS-1, OS-2, OS-3, & OS-6,
MESA DEL SOL INNOVATION PARK)
SECTIONS 15 and 22,
TOWNSHIP 9 NORTH, RANGE 3 EAST N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
APRIL, 2024



LEGEND

- ⊕ FOUND NAIL
- ⊗ FOUND REBAR AS NOTED
- ⊗ FOUND CHISELED MARK IN CONCRETE
- ◆ FOUND COA GEODETIC REFERENCE STATION AS NOTED
- SET #5 REBAR AND PINK PLASTIC SURVEY CAP STAMPED "PHILLIPS PS 15517" OR NAIL AND WASHER STAMPED "PHILLIPS PS 15517" UNLESS OTHERWISE NOTED
- SUBJECT PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- - - EXISTING EASEMENT LINE

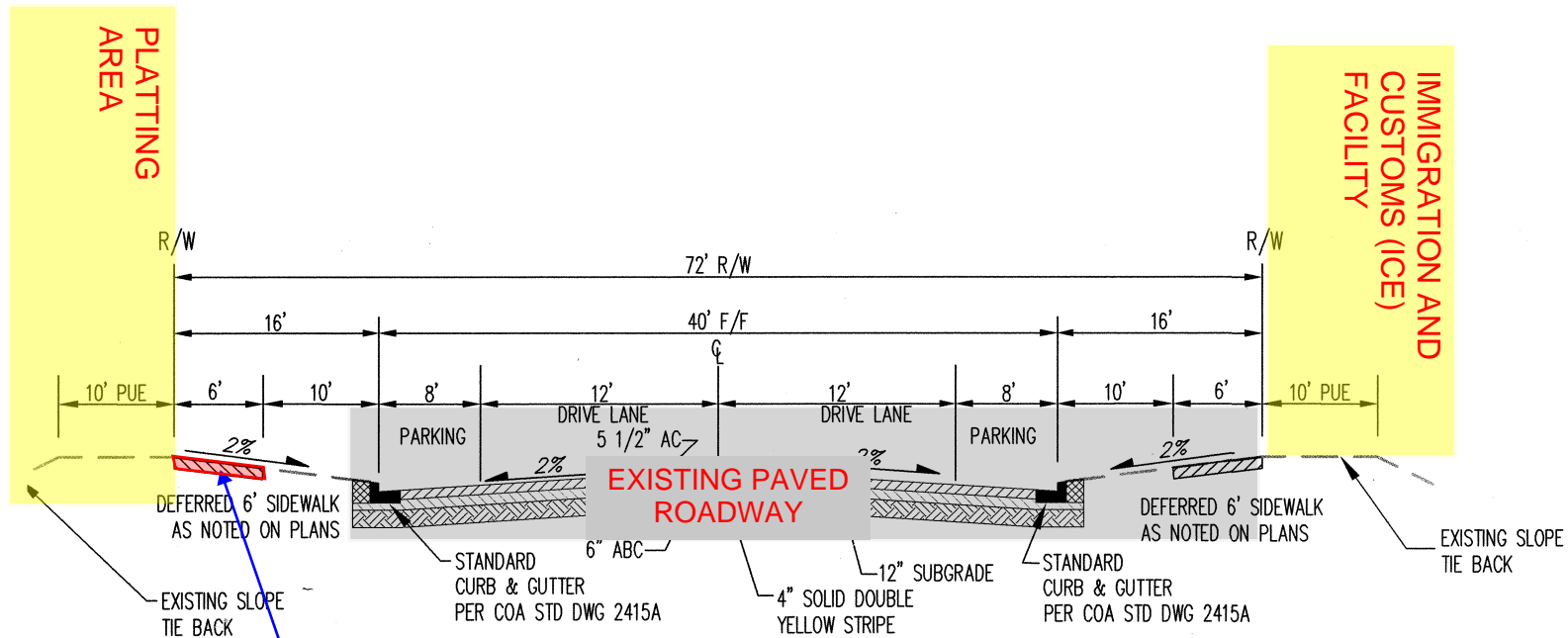
TANGENT DATA		
ID	BEARING	DISTANCE
T1	S01°05'02"W	25.00'
T2	N88°54'58"W	40.72'

CURVE DATA						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	183.89'	1043.00'	92.18'	10°06'07"	183.65'	N80°04'12"W
C2	46.53'	30.00'	29.41'	88°51'57"	42.00'	N30°35'10"W
C3	334.07'	686.00'	170.42'	27°54'09"	330.78'	N00°06'16"W
C4	264.23'	1000.00'	132.89'	15°08'22"	263.46'	N83°30'51"E
C5	9.28'	975.00'	4.64'	00°32'44"	9.28'	S89°11'20"W

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 GRID 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



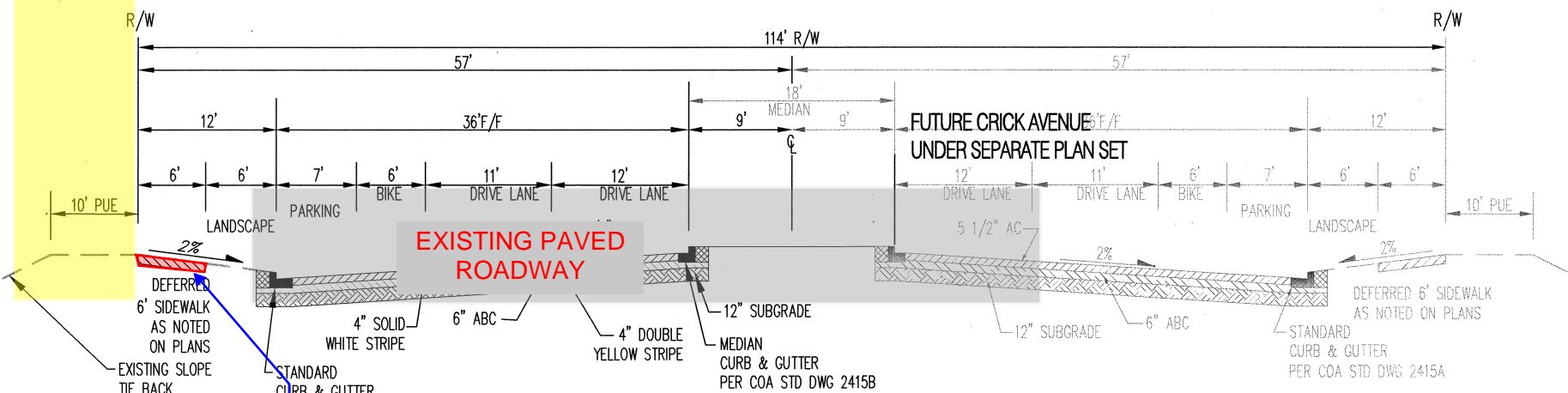


TYPICAL STREET SECTION "A" (WATSON NORTH DR)

N.T.S.
**SEE TYPICAL PAVEMENT SECTION (NEXT SHEET)

NEW 6' SIDEWALK ALONG PLATTED FRONTAGE

PLANTING AREA



TYPICAL STREET SECTION "E" (CRICK AVE) PARTIAL BUILD

N.T.S.
**SEE TYPICAL PAVEMENT SECTION (NEXT SHEET)

SUBGRADE SOIL: R-VALUE>50.
PLACED IN 2-6" LIFTS.
95% MIN. COMPACTION, PER ASTM D-1557
AT OPT. MOISTURE ±2%.

NEW 6' SIDEWALK ALONG PLATTED FRONTAGE

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: _____
Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DHO Project No.: PR-2021-005684
DHO Application No.: SD-2024-00094

INFRASTRUCTURE LIST

(Rev. 2-16-18)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT HEARING OFFICER (DHO) REQUIRED INFRASTRUCTURE LIST
Tracts F-1, F-2, & F-3, Mesa del Sol Innovation Park II**

PROPOSED NAME OF PLAT

A Replat of Tracts E and F Bulk Land Plat for Mesa del Sol Innovation Park II

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
<input type="text"/>	<input type="text"/>	6'	P.C.C. Sidewalk	Crick Ave SE	Watson Dr. SE	EasternProperty line of Tract F-1	/	/	/
<input type="text"/>	<input type="text"/>	6'	P.C.C. Sidewalk	Watson Dr. SE	Crick Ave Ave SE	North Property Line of Tract F-2	/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/

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

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

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.
Street lights per City requirements.

- 1 _____

- 2 _____

- 3 _____

AGENT / OWNER

DEVELOPMENT FACILITATION TEAM APPROVALS

Michael Balaskovits, PE

NAME (print)

Bohannon Huston, Inc.

FIRM



07/29/2024

SIGNATURE - date

PLANNING - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

HYDROLOGY - date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

May 6, 2024

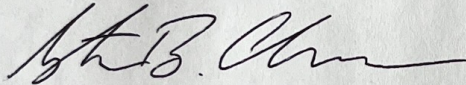
DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Agent Authorization Letter – Plat of Tracts F-1, F-2, and F-3 Mesa del Sol Innovation Park II
(a replat of Tracts E and F Bulk Land Plat for Mesa del Sol Innovation Park II)

Dear Development Hearing Officer,

Mesa Industrial OZ I, 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 and/or Bernalillo County.

Sincerely,



Steve B. Chavez
Manager
Mesa Industrial OZ I LLC

July 29, 2024

DHO
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Submittal Letter for Preliminary/Final Plat – Tracts F-1, F-2, and F-3 (A replat of Tracts E and F Mesa del Sol Innovation Park II) PR-2021-005684

Dear Development Hearing Officer,

Bohannon Huston, Inc. (BHI) is submitting the attached updated application for the above-mentioned site to be heard at the next DHO Hearing on August 14th, 2024. The site is currently made up of two (2) Tracts, E and F. The purpose of this submittal is to replat the two tracts into three (3) tracts (Tracts F-1, F-2, and F-3,) with the north most parcel Tract F-2 to be conveyed to the ABCWUA for the support of a new Reuse Pumping station to serve Mesa del Sol and a special Advanced Water Treatment Plat to serve the special industrial area of the employments center, including the current Golden Eagle Development. A new Tract (Tract F-3) will be created for the Existing Cell Tower and a remaining tract for future development (Tract F-1). The development of Tracts F-1 and F-2 will ultimately be submitted at a later date to the Mesa del Sol Architectural Review Committee (ARC) and then to the DFT for final approval. At this time we are only creating these tracts for conveyance to the Water Authority. This is in accordance with the current IDO (August 2024) section 14-16-6-6(K)(3) since the application complies with its provisions of review and criteria.

The comments from the previous submittal, hearing date 05/22/2024, have been addressed and are as follows: an adjacent roadway exhibit has been provided with this submittal, an Infrastructure List has been included detailing the sidewalk along Crick Crossing and Watson Dr, the plat has been revised to grant ABCWUA an easement over the existing public roadway, vacation of the public pedestrian easement has been updated, City Aviation and Kirtland Airforce Base have been notified about the property being in the APO mapped area (please see the email captures after the title page 'Misc. Addressed Comments' after the main submittal entries), lastly, the Sensitive Lands Analysis was approved by Jay on May 13th, 2024 (see email exchange at the end of the submittal).

The Application Number, SD-2024-00094, has been added to the plat. Once we receive official approval from DFT Staff the date of approval will be added. The DXF File will also be sent for approval prior to circulation of the final plat signatures.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



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

Tim Keller, Mayor
Sarita Nair, CAO

DATE: March 8, 2023

SUBJECT: Albuquerque Archaeological Ordinance - Compliance Documentation

Case Number(s): PA-2023-008498
Agent: Consensus Planning
Applicant: MDS Investments LLC
Legal Description: See attached
Zoning: PD
Acreage: 3151
Zone Atlas Page(s): See attached

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

SUPPORTING DOCUMENTATION:

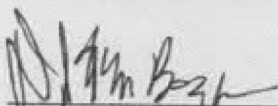
Historic Google Earth images, existing Mesa del Sol Level B plan, NMCRIS Records

SITE VISIT: N/A

RECOMMENDATIONS:

Some archaeological surveys have taken place in the area covered by the plan, some archaeological sites, have been identified, and many properties within this area have been disturbed by previous development. Any changes to the Level B master plan will have no direct effect on any significant archaeological sites,

SUBMITTED BY:

 3/8/2023
 Douglas H. M. Boggess, MA, RPA Date
 Senior Principal Investigator
 Acting City Archaeologist
 Lone Mountain Archaeological Services, Inc.

SUBMITTED TO:

Planning, Development Services

Kimberly Legan

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Monday, August 5, 2024 3:16 PM
To: Kimberly Legan
Subject: Crick Ave SE and Watson Dr SE_Public Notice Inquiry Sheet Submission
Attachments: Zone Atlas Page_Q-16-Z.pdf

You don't often get email from onc@cabq.gov. [Learn why this is important](#)

Dear Applicant:

As of August 5, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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, pre-construction meetings, 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.

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: Monday, August 5, 2024 2:47 PM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

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:

Contact Name

Kimberly Legan

Telephone Number

5057987954

Email Address

klegan@bhinc.com

Company Name

Bohannan Huston Inc

Company Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACTS F AND E BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II (A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21)

Physical address of subject site:

ALBUQUERQUE 87105

Subject site cross streets:

Crick Ave SE and Watson Dr SE

Other subject site identifiers:

Easterly Government Properties

This site is located on the following zone atlas page:

Q-16-Z

Captcha

x

Kimberly Legan

From: Office of Neighborhood Coordination <onc@cabq.gov>
Sent: Monday, April 8, 2024 4:16 PM
To: Kimberly Legan
Subject: Crick Ave SE and Watson_ Neighborhood Meeting Inquiry Sheet Submission
Attachments: Zone Atlas Page_Q-16-Z.pdf

You don't often get email from onc@cabq.gov. [Learn why this is important](#)

Dear Applicant:

As of April 8, 2024 there are **NO** neighborhood associations to notify. You will need to attach a copy of this e-mail from the Office of Neighborhood Coordination (ONC) to your application when you submit it to the Planning Department.

Please note that 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, pre-construction meetings, 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.

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: Monday, April 8, 2024 4:00 PM
To: Office of Neighborhood Coordination <klegan@bhinc.com>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:

Development Hearing Officer

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

Contact Name

Kimberly Legan

Telephone Number

(505) 823-1000

Email Address

klegan@bhinc.com

Company Name

TSGBHOANNAN00009

Company Address

7500 Jefferson St NE

City

Albuquerque

State

NM

ZIP

87109

Legal description of the subject site for this project:

TRACTS F AND E BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II (A REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DELSOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21)

Physical address of subject site:

ALBUQUERQUE 87105

Subject site cross streets:

Crick Ave SE and Watson Dr SE

Other subject site identifiers:

Easterly Government Properties

This site is located on the following zone atlas page:

Q-16-Z

Captcha

MISC. ADDRESSED COMMENTS

Kimberly Legan

From: Michael Balaskovits
Sent: Wednesday, May 22, 2024 6:07 PM
To: JCunningham-Stephens@asrcfederal.com; janet.cunningham-stephens.ctr@us.af.mil
Cc: Kimberly Legan
Subject: For Janet - APO Zoning Notification (Tracts F-1, F-2, and F-3 Mesa del Sol Innovation Park II)
Attachments: Updated_Tracts F-1, F-2, F-3_DHO Application.pdf

Good afternoon Janet, janet.cunningham-stephens.ctr@us.af.mil and JCunningham-Stephens@asrcfederal.com

I'm reaching out to inform you that the section of land, which is a part of our DHO Preliminary/Final Plat submittal, is within the APO zoning area. The submittal (see attached herein) was heard today at the DHO and we are reaching out to you concerning a notification which was discussed during the hearing. This correspondence will be part of a conditional response back to the city.

Should you have any questions or comments, please don't hesitate to reach out to myself and Kimberly. We plan to be heard again on June 26th, 2024 so if we don't hear back from you between now and June 25th we assume that the AirForce will not have questions or comments on this effort and will move forward with this plat and easement vacations actions as necessary.

Thank you,

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannon Huston, Inc.
Community Development and Planning

UPCOMING PERSONAL LEAVE 5/23/24 – 5/30/24

Kimberly Legan

From: Michael Balaskovits
Sent: Thursday, June 13, 2024 4:49 PM
To: Sandoval, Christina M.
Cc: Kimberly Legan
Subject: APO Zoning Notification (Tracts F-1, F-2, and F-3 Mesa del Sol Innovation Park II)
Attachments: Updated_Tracts F-1, F-2, F-3_DHO Application.pdf; Tract F-1, F-2, F-3.kmz

Good afternoon Christina,

I'm reaching out to inform you that the section of land, which is a part of our DHO Preliminary/Final Plat submittal, is within the APO zoning area. The submittal (see attached herein) was heard at DHO and we are reaching out to you concerning a notification which was discussed during the hearing. This correspondence will be part of a conditional response back to the city.

Should you have any questions or comments, please don't hesitate to reach out to myself or Kimberly. We plan to be heard again on June 26th, 2024. Please let us know if you should have any concerns for this platting action. I have also provided a KMZ file of this site for reference in relation to the airport. Don't hesitate to let me know if you should have any questions or comments.

Thank you,

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannon Huston, Inc.
Community Development and Planning

Kimberly Legan

From: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Sent: Monday, May 13, 2024 5:33 PM
To: Chen, Tiequan
Cc: Kimberly Legan; Michael Balaskovits; Wolfley, Jolene
Subject: FW: Form PLT for Replat of Tracts E and F at Mesa del Sol
Attachments: 20240509 Form PLT MDS_E_F RWPS.pdf; (F) Signed Plat of Tracts F-1_F-2_and_F-3_Mesa del Sol Innovation Park II.pdf; Form PLT-MDS Innovation Park II Tr E&F.pdf; Tracts F-1 F-2 and F-3_Sensitive Lands Analysis Memo.pdf

Good afternoon Tiequan,

The attached Sensitive Lands Analysis for the proposed Tracts F-1, F-2, and F-3, Mesa del Sol Innovation Park II Plat is sufficient.

Provided that there are no other outstanding issues preventing you from signing Form PLT, you can go ahead and sign the Form.



Jay Rodenbeck

Planning Manager
Development Review Services
o (505) 924-3994
c (505) 553-0682
e jrodenbeck@cabq.gov
cabq.gov/planning

From: Kimberly Legan <KLegan@bhinc.com>
Sent: Monday, May 13, 2024 8:40 AM
To: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Cc: Chen, Tiequan <tchen@cabq.gov>; Michael Balaskovits <mbalaskovits@bhinc.com>
Subject: FW: Form PLT for Replat of Tracts E and F at Mesa del Sol

Kimberly Legan

From: Michael Balaskovits
Sent: Friday, May 10, 2024 1:09 PM
To: Chen, Tiequan; Kimberly Legan
Cc: Rodenbeck, Jay B.
Subject: RE: Form PLT for Replat of Tracts E and F at Mesa del Sol
Attachments: 20240509 Form PLT MDS_E_F RWPS.pdf; (F) Signed Plat of Tracts F-1_F-2_and_F-3_Mesa del Sol Innovation Park II.pdf; Form PLT-MDS Innovation Park II Tr E&F.pdf; Tracts F-1 F-2 and F-3_Sensitive Lands Analysis Memo.pdf

Good afternoon Tiequan and Jay, please see attached for the Sensitive land analysis along with the Form PLT(s) and the current platting effort. We had been wanting to receive the Signed PLT From ABCWUA and we just got that. We are now hoping we can get the Hydrology which is the only signature lacking with the submission of this Sensitive land analysis for the site. This site is apart of the larger previously platted and surrounding developed area (i.e all of the roadways surrounding the site have been developed, the surrounding sites to the west and east have also been developed and with this memo it was determined that there are no sensitive lands associated with this site either. Please let us know if getting the signature on the PLT is an option before a submission Monday before noon. Thank you.

Mike Balaskovits, P.E.
mbalaskovits@bhinc.com
505-798-7891
Bohannon Huston, Inc.
Community Development and Planning

UPCOMING PERSONAL LEAVE 5/23/24 – 5/30/24

From: Chen, Tiequan <tchen@cabq.gov>
Sent: Tuesday, April 23, 2024 11:03 AM
To: Michael Balaskovits <mbalaskovits@bhinc.com>; Kimberly Legan <KLegan@bhinc.com>
Cc: Rodenbeck, Jay B. <jrodenbeck@cabq.gov>
Subject: FW: Form PLT for Replat of Tracts E and F at Mesa del Sol

Hi Mike:
Please contact Jay Rodenbeck asking if the sensitive land analysis (IDO 5-2(C)) is required. Hydrology needs Planning's review and approval prior to sign off the form PLT.

Thanks!