

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] 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 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:
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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.

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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	

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- 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>
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Thank you,

Suzie



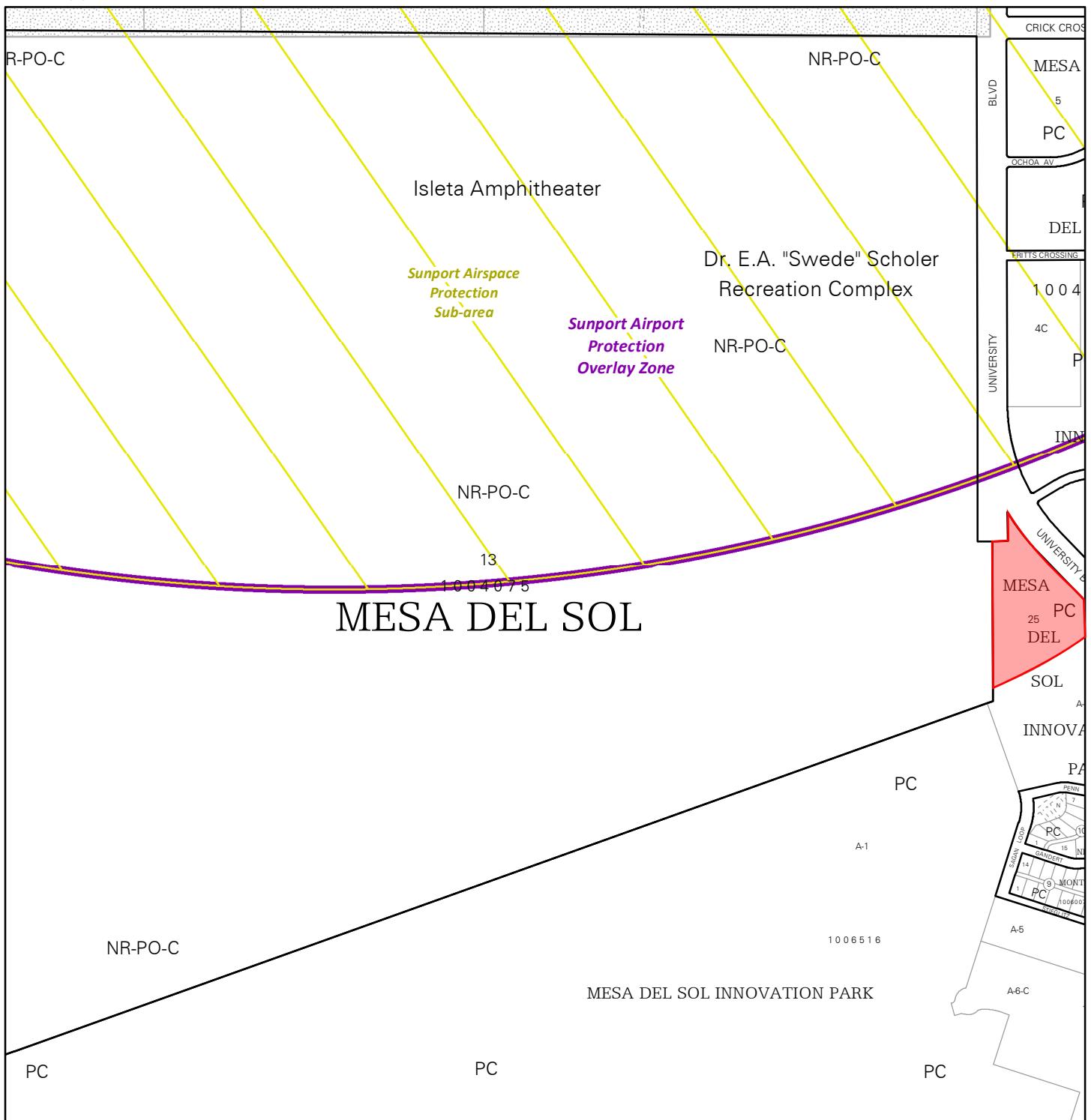
Suzie Flores
Senior Administrative Assistant

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

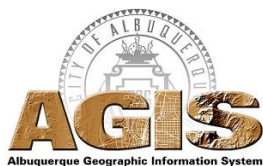
Public Notice Inquiry For:
Development Hearing Officer
If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:
Applicant Information
Contact Name
Kimberly Legan
Telephone Number
(505)823-1000
Email Address
klegan@bhinc.com
Company Name
Bohannan 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

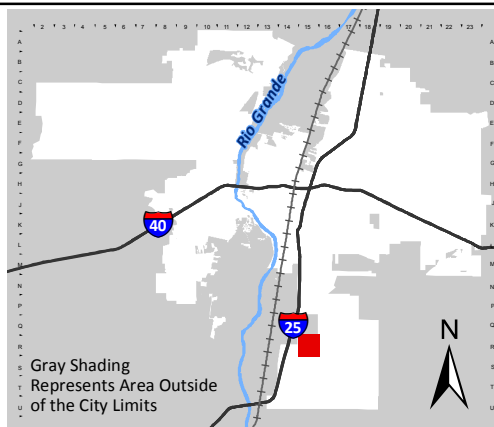


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).

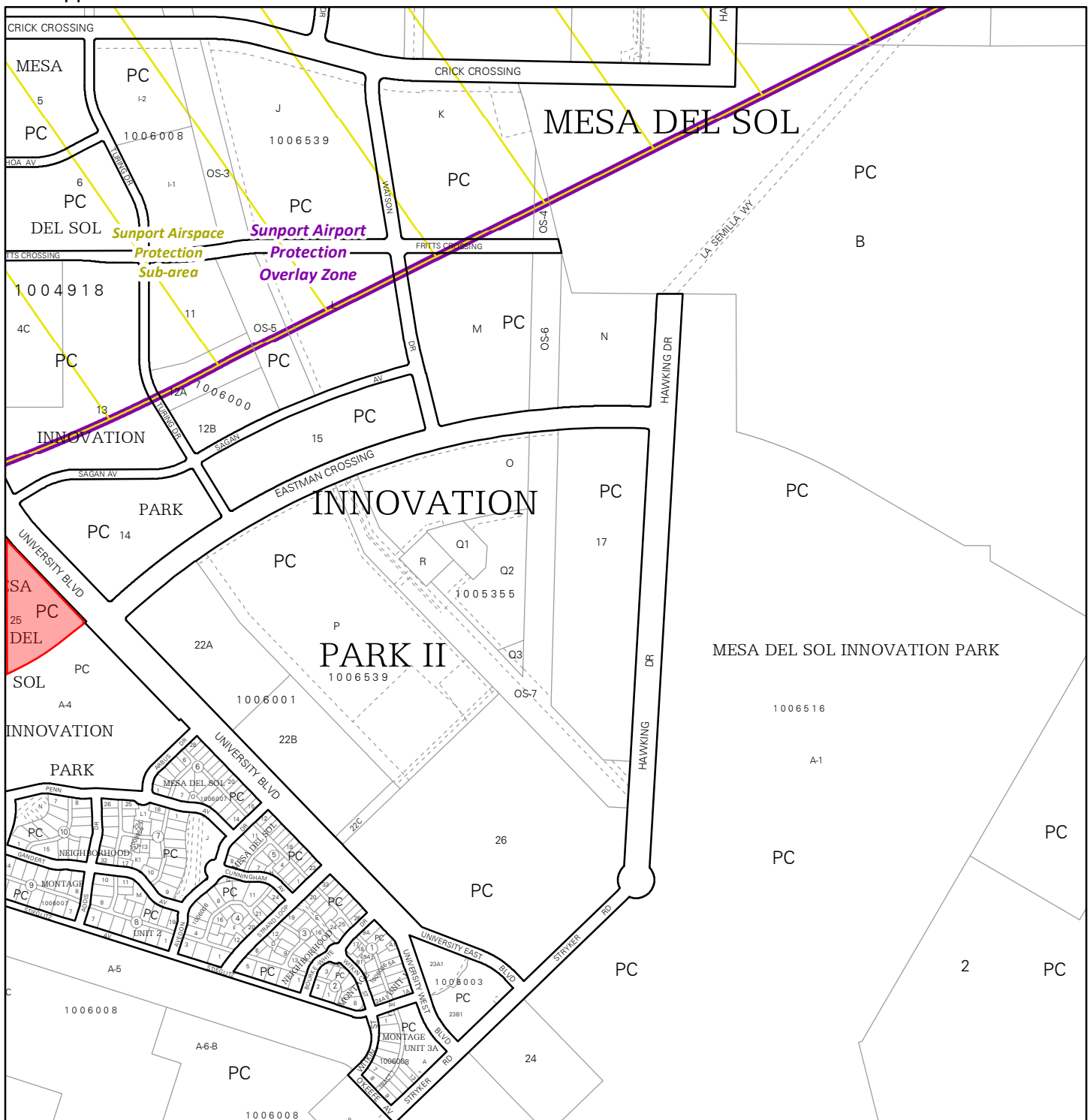


Zone Atlas Page:
R-15-Z

- 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

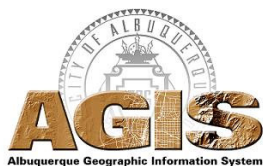
0 250 500 1,000 Feet

 Approximate Site Location

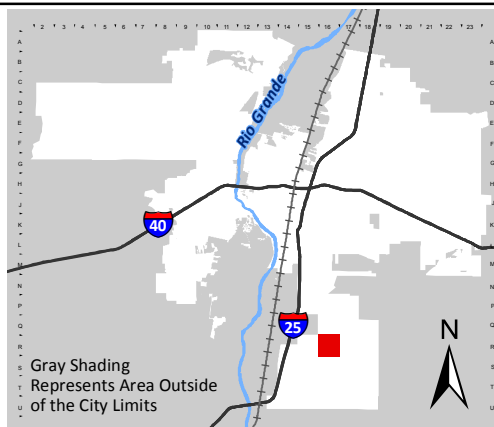


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas **May 2018**

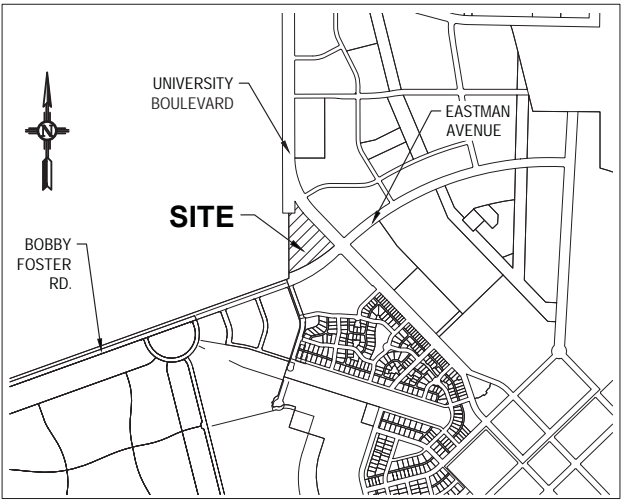


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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



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
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: XXXXXXXXXXXXX

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 Schunville</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
Hydrology	_____	_____	Date
Code Enforcement	_____	_____	Date
Planning Department	_____	_____	Date
City Engineer	_____	_____	Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

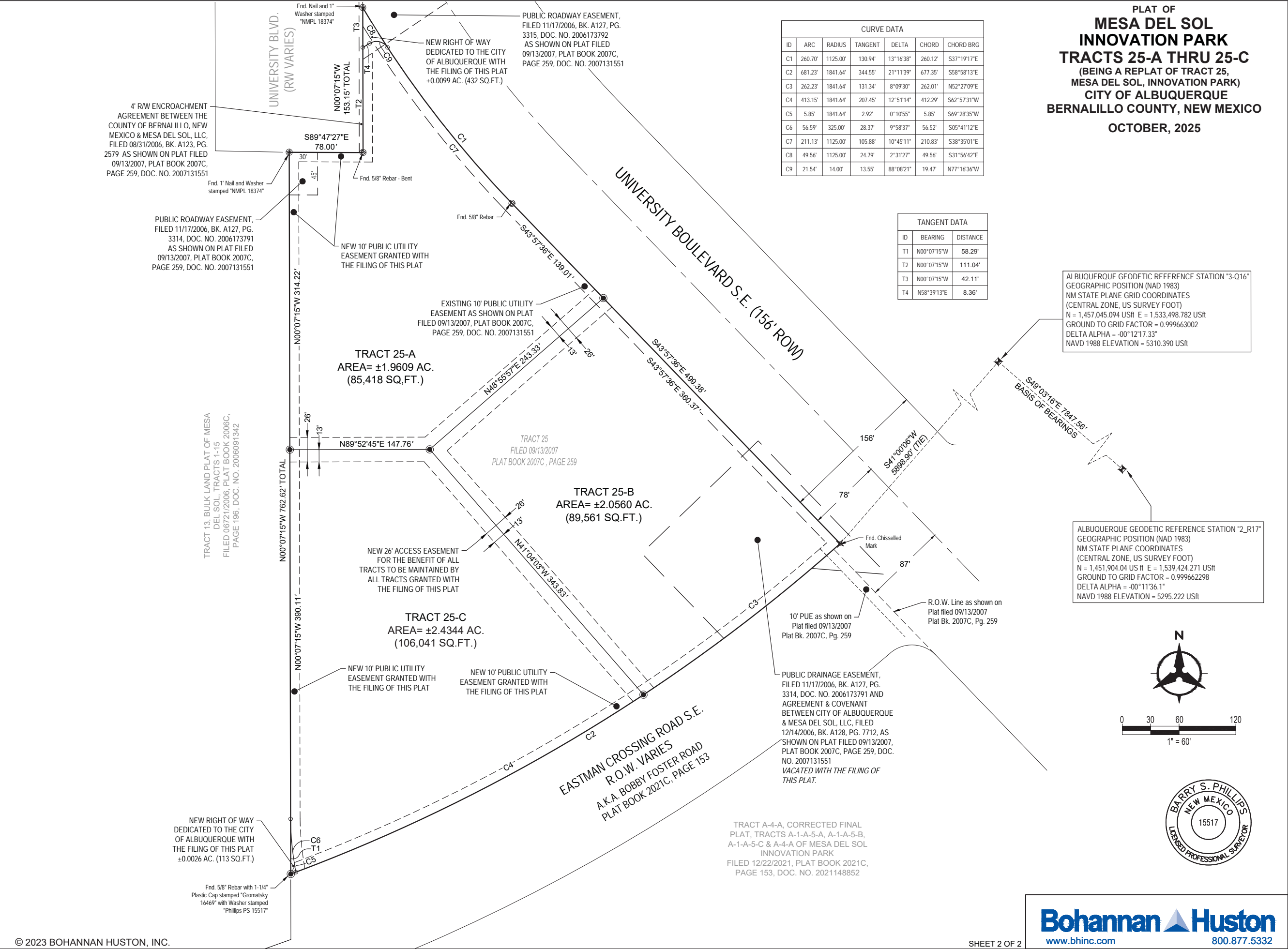
TRACT 25, MESA DEL SOL, INNOVATION PARK: UPC #101605101222430101

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.

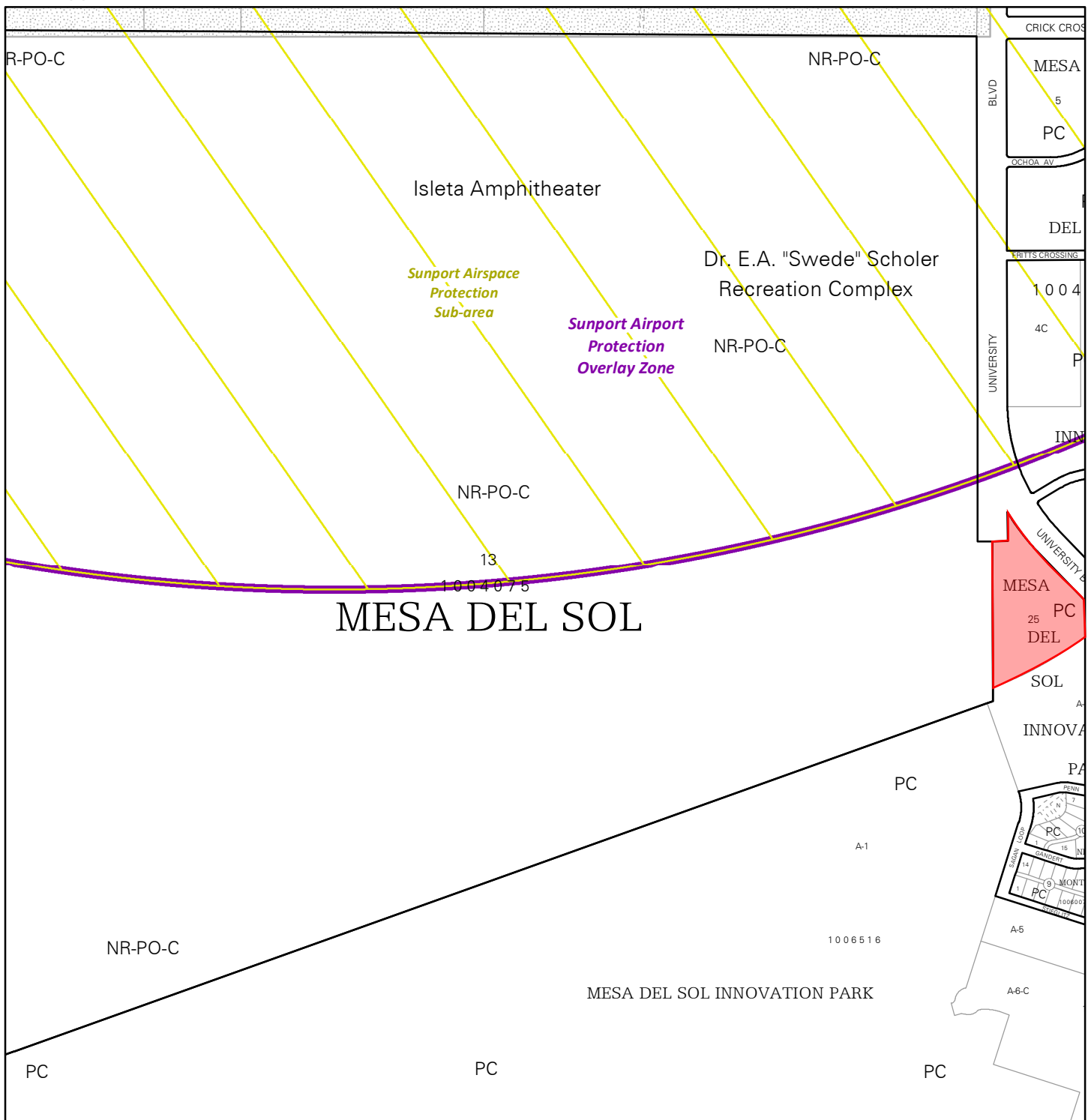
Ofrecemos servicios gratuitos de interpretación para ayudarlo a comunicarse con nosotros. Si necesita ayuda, puede solicitar servicios de interpretación en cualquier mostrador de servicio de nuestro Departamento, ubicado en el edificio Plaza Del Sol, 600 2nd Street NW, Albuquerque, NM 87102.

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.

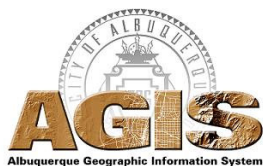
Saad Hadahwiis'a O'oolkaah bee dah na'astsooz. Nihi bik'inaasdzil t'aadoo baahilinigoo 'ata' hashne' tse'esgizii ach'i' dzaadi! Dzaadi! Danihi dahootahgoo bee nihi-. Daa' danihi bidin nishli dzaadi! Dzaadi! Danihi bineesh'a yinishkeed 'ata' hashne' -di t'aa biholniihgoo tse'esgizii ket'aaz -di nihihigii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

 Approximate Site Location

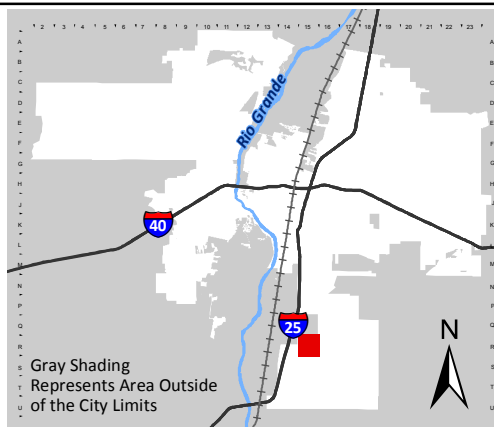


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



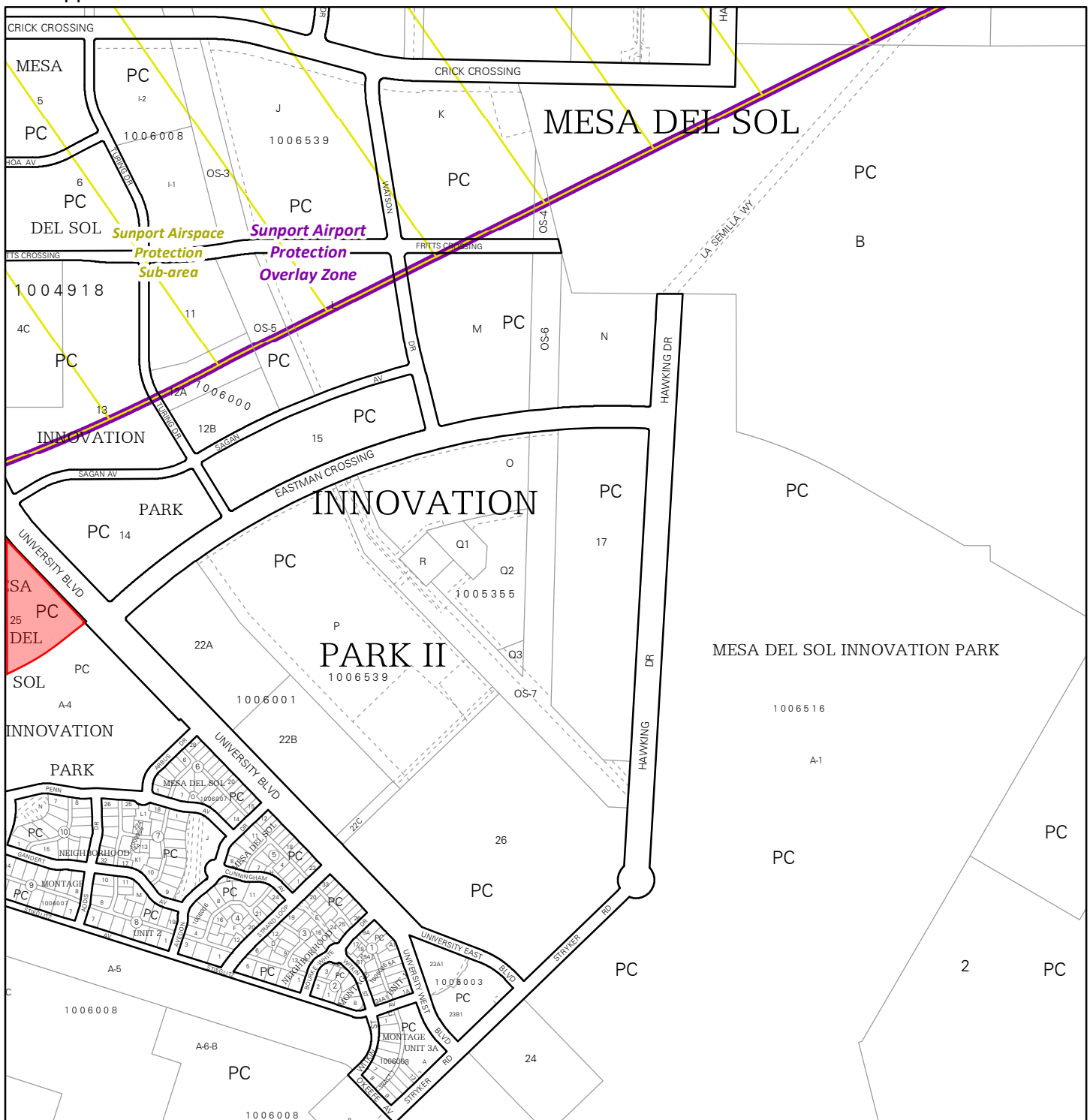
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
R-15-Z

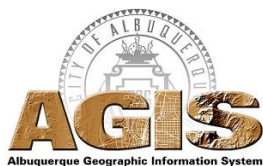
-  Easement
 -  Escarpment
 -  Petroglyph National Monument
 -  Areas Outside of City Limits
 -  Airport Protection Overlay (APO) Zone
 -  Character Protection Overlay (CPO) Zone
 -  Historic Protection Overlay (HPO) Zone
 -  View Protection Overlay (VPO) Zone
- 0 250 500 1,000 Feet

 Approximate Site Location

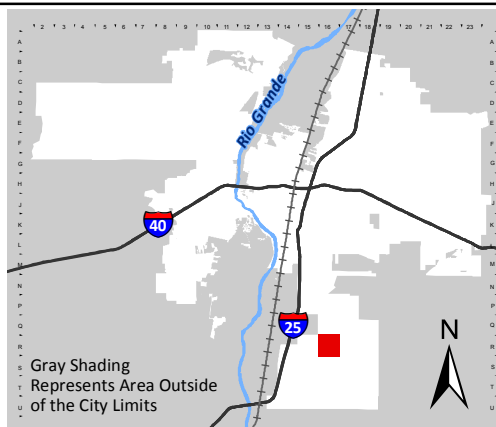


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018

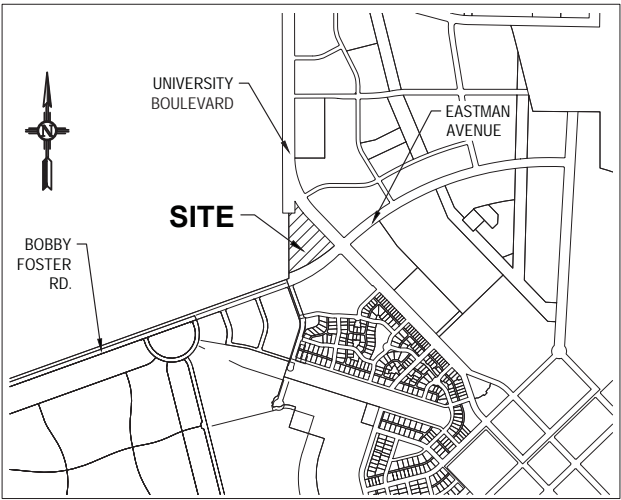


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



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



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: XXXXXXXXXXXX

Application Number: _____

PLAT APPROVAL

Utility Approvals:

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

City Approvals:

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

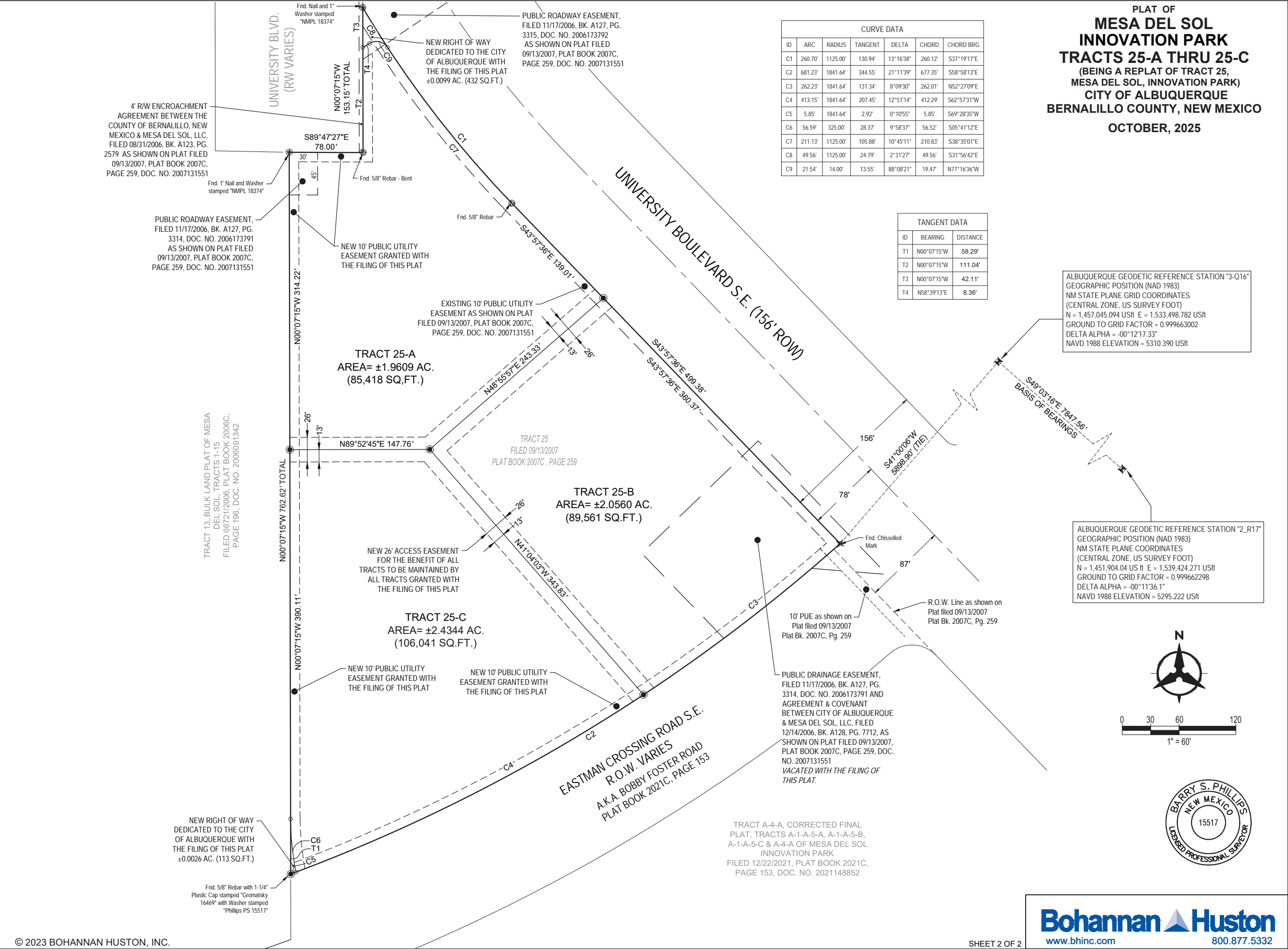
PROPERTY OWNER OF RECORD: MDS INVESTMENTS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE

Bohannon  Huston
www.bhinc.com 800.877.5332

11x17 Version - NOT TO SCALE

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

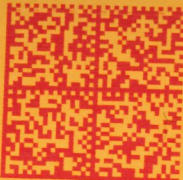
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM
87109



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

CHIRISA MDS LLC C/O CHIRISA CAPITAL
MANAGEMENT LTD
1401 MEADOWVILLE TECHNOLOGY PKWY
CHESTER VA 23836-2843

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



FP  **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
11/07/2025
036B 001182881

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

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



FP  **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
11/07/2025
036B 001182881

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103-1293

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

MDS INVESTMENTS LLC
5700 UNIVERSITY BLVD SE SUITE 300
ALBUQUERQUE NM 87106-9601

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



FP [®] **US POSTAGE**
\$002.17⁹
First-Class - IMI
ZIP 87109
11/07/2025
036B 0011828881

UNIVERSITY INDUSTRIAL LLC
PO BOX 19080
BOULDER CO 80308-2080

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



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Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM
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NORTH TEXAS MESA LLC
1632 WICKLOW LN
KELLER TX 76262-8408

Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM
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ENCANTO QOZB LLC
3021 CITRUS CIR SUITE 130
WALNUT CREEK CA 94598-2692