



PLAN SNAPSHOT REPORT PA-2025-00244 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review **Project:** PR-2022-007805 (PR-2022-007805) **App Date:** 08/11/2025
Work Class: Sketch Plan **District:** City of Albuquerque **Exp Date:** 02/07/2026
Status: Fees Due **Square Feet:** 0.00 **Completed:** NOT COMPLETED
Valuation: \$0.00 **Assigned To:** **Approval Expire Date:**
Description: Sketch plan future DFT Site Plan for Tract J FOR MESA DEL SOL INNOVATION PARK II to facilitate Project Solis.

Parcel: 101605115947920604	Main	Address: 5501 Watson Dr Se Albuquerque, NM 87106	Main	Zone:
Owner Mario Tjia Home: (203) 848-8889 Business: (203) 848-8889 Mobile: (203) 848-8889	Engineer MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Agent Will Gleason 7601 Jefferson NE Suite 100 Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700	Applicant Jessica Lawlis 7601 Jefferson St NE Suite 100 Albuquerque, NM 87109 Business: (505) 761-9700 Mobile: (505) 659-2674	

Plan Custom Fields

Existing Project Number	PR-2023-008498	Existing Zoning	PC - Planned Community	Number of Existing Lots	1
Number of Proposed Lots	1	Total Area of Site in Acres	17	Site Address/Street	Tract J of the MdS Innovation Park II
Site Location Located Between Streets	northwest corner of Crick Ave SE & Watson Blvd SE	Case History	NA	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	225526	Lot and/or Tract Number	J
Block Number	0000	Subdivision Name and/or Unit Number	MESA DEL SOL INNOVATION PARK II	Legal Description	TR J 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
Existing Zone District	PC	Zone Atlas Page(s)	R-16, Q-16	Acreage	17.0436
Calculated Acreage	17.0434	Council District	6	Community Planning Area(s)	Mesa del Sol
Airport Protection Overlay	Albuquerque International Sunport / Air Space Protection Sub-area	Development Area(s)	Change	Current Land Use(s)	15 Vacant
IDO Use Specific Standards Name	Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Use Specific Standards Subsection	Hot Air Balloon Takeoff and/or Landing (Prohibitions) (4-3(G))	Center Type	Employment
IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area, Airport Protection Overlay Zone (Albuquerque International Sunport), Albuquerque International Sunport / Air Space Protection Sub-area, Airport Protection Overlay Zone (Albuquerque International Sunport)	IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4), Referrals to Commenting Agencies (6-4), Variance – ZHE / Variance in the APO Zone (6-6), Nonconforming Structures (6-8)	Pre-IDO Zoning District	PC
Pre-IDO Zoning Description	EMPLOYMENT CENTER	FEMA Flood Zone	X	Total Number of Dwelling Units	0

PLAN SNAPSHOT REPORT (PA-2025-00244)

Total Gross Square Footage2	0	Total Gross Square Footage4	225526	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Jessica_Lawlis_8/11/2025.jpg	08/11/2025 8:48	Lawlis, Jessica		Uploaded via CSS

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00040921	Sketch Plat/Plan Fee	\$50.00	\$0.00
	Technology Fee	\$3.50	\$0.00
Total for Invoice INV-00040921		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	08/20/2025	Sketch Plat

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		08/12/2025 14:36	08/13/2025 8:09
Associate Project Number v.1	Generic Action		08/12/2025 14:36
DFT Meeting v.1	Hold Meeting	08/13/2025 8:08	08/13/2025 8:09
Screen for Completeness v.1	Generic Action		08/13/2025 8:09
Verify Payment v.1	Generic Action		08/13/2025 8:09
Application Review v.1			
Sketch Plat/Plan Review v.1	Receive Submittal		
DFT Comments Submittal v.1	Generic Action		

August 11, 2025

To: Development Facilitation Team (DFT)
City of Albuquerque Planning Department

From: Dekker

RE: Project Solis – Sketch Plan

Dear Members of the Development Facilitation Team,

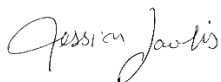
Dekker, acting as agent for Project Solis, respectfully requests a Sketch Plan review to discuss an anticipated Site Plan for Tract J, a vacant parcel located at the northwest corner of Crick Ave SE and Watson Dr SE within the Mesa del Sol Employment Center (UPC 101605115947920604).

The parcel is approximately 17 acres, zoned Planned Communities (PC), and governed by the adopted Mesa del Sol Master Plans. Tract J falls within the Employment Center Development Standards area. The proposed project will require a Site Plan–DFT to support construction of an approximately 225,526sf research and development facility focused on advancing fusion energy research. The facility aims to achieve a significant milestone in the field—demonstrating net facility gain, where the fusion energy output exceeds the stored input energy.

The attached Fire One Plan serves as a preliminary Sketch Plan and provides additional project details. The Sketch Plan review will help identify applicable requirements and processes, ensuring construction proceeds in the most efficient and coordinated manner.

We look forward to discussing this project further. Please contact me with any questions or for additional information regarding this request.

Sincerely,



Jessica Lawlis, AICP
Urban Planning Studio Manager, Dekker

Attachments:
Preliminary Sketch Plan



ALBUQUERQUE FIRE MARSHAL'S
DIVISION OFFICE PLANS
CHECKING DIVISION
PERMIT
PERMIT NUMBER: FP-25-100389
APPROVED DATE: 07/23/2025
APPROVED
THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.
FIRE FLOW: 4000GPM, 4 HYDRANTS

BUILDING INFORMATION

SITE ADDRESS: CRICK AVE SE & WATSON BLVD SE, ALBUQUERQUE, NM 87105

LEGAL DESCRIPTION: TR J BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK IIIA REPLAT OF TRS 1, 12, 15, 4-A-2, 4-A-3 & 4-A-4 MESA DEL SOL & TRS 2-A, 2-B, 3, 4, 7, 8, 9, 10, 16, 18, 19, 20, 21

ZONE ATLAS: R-16-Z

NARRATIVE:
THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A RESEARCH/DEVELOPMENT FACILITY. THERE IS ONE OVERALL PROPOSED BUILDING, WHICH IS ANALYZED BELOW FOR FIRE FLOW.

RESEARCH/DEVELOPMENT FACILITY:

- CONSTRUCTION TYPE: II-B
- DEVELOPMENT TYPE: NEW CONSTRUCTION
- SPRINKLERED: YES
- BUILDING GSF: TOTAL: 226,526 SF
- BUILDING HEIGHT: 110 FT 0 INCH
- LARGEST FIRE FLOW: 4,000 GPM
- HYDRANTS REQUIRED: 4
- HYDRANTS PROVIDED: 4
- OCCUPANCY TYPE: B, S-1, F-1
 - B = 76,000SF
 - S-1 = 70,000SF
 - F-1 = 48,000SF

NOTES

- ALL RADII ALONG FIRE LANE SHALL BE 28'.
- FIRE ACCESS LANES SHALL BE MARKED FIRE LANE ON BOTH SIDES.
- ALL FIRE ACCESS AREAS SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- SLOPES WILL NOT EXCEED 10% IN GRADE FOR THE FIRE ACCESS ROADS.
- ALL PROPOSED BUILDINGS SHALL HAVE A DOMESTIC BACKFLOW PREVENTION DEVICE LOCATED INSIDE THE BUILDING.
- ALL INSTALLED FIRE SERVICE LINES SHALL BE 60" UNLESS OTHERWISE NOTED.
- ALL BUILDINGS AND VEHICULAR ACCESS GATES SHALL HAVE A KNOX BOX FOR FIRE DEPARTMENT ACCESS.
- ALL MOTORIZED SECURITY GATES WILL HAVE KEY SWITCH ON GATES.
- ADDRESS OF THE BUILDING WILL BE EASILY READABLE AND MEET REQUIREMENTS MOUNTED TO THE BUILDING.
- EASEMENTS ALONG RIGHT OF WAY PREVENT MONUMENT SIGNS ALONG CRICK CROSSING

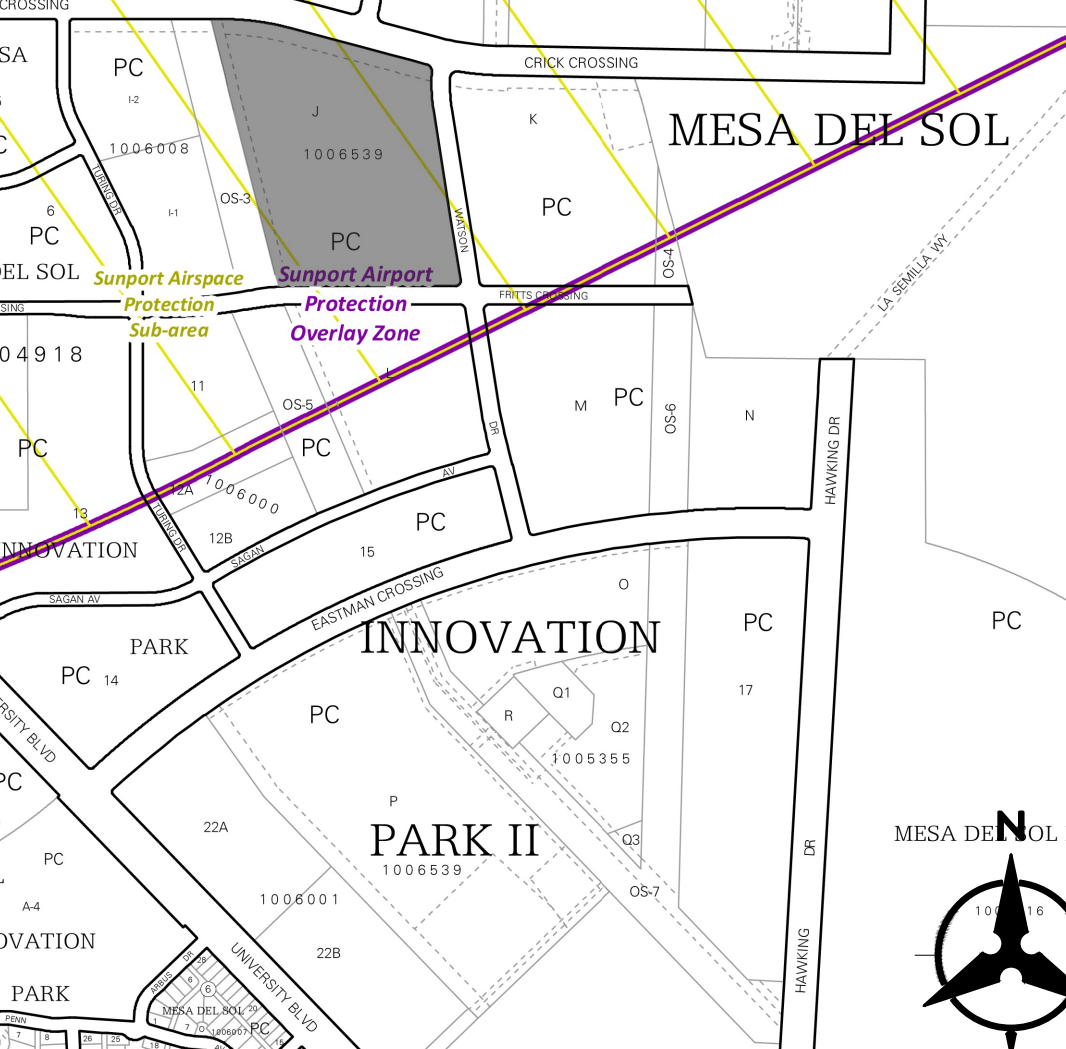
KEYED NOTES

- PROPOSED FIRE HYDRANT
- CONNECT TO EXISTING WATER LINE. CONTRACTOR TO FIELD VERIFY SIZE, LOCATION AND DEPTH OF EXISTING UTILITY PRIOR TO ORDERING MATERIALS AND CONTACT ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES
- INSTALL PROPOSED POST INDICATOR VALVE
- INSTALL PROPOSED FIRE DEPARTMENT CONNECTION
- INSTALL BACK FLOW PREVENTOR WITH HOT BOX. INCLUDE TAMPER SWITCH TO BE TIED INTO ALARM SYSTEM.

LEGEND

- DOMESTIC WATER
- FIRE PROTECTION
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED POST INDICATOR VALVE

VICINITY MAP



Dekker
Architecture in Progress

PROJECT SOLIS
AT MESA DEL SOL
CRICK AVE SE & WATSON DR SE
ALBUQUERQUE, NM 87105

REVISIONS

- △
- △
- △
- △
- △
- △

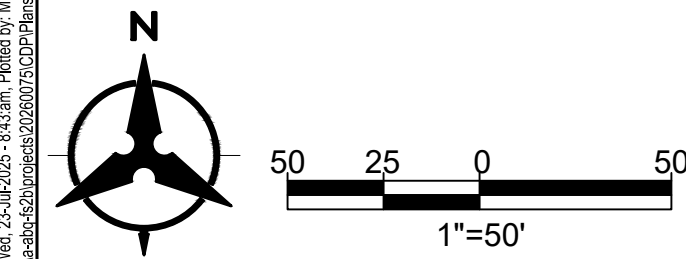
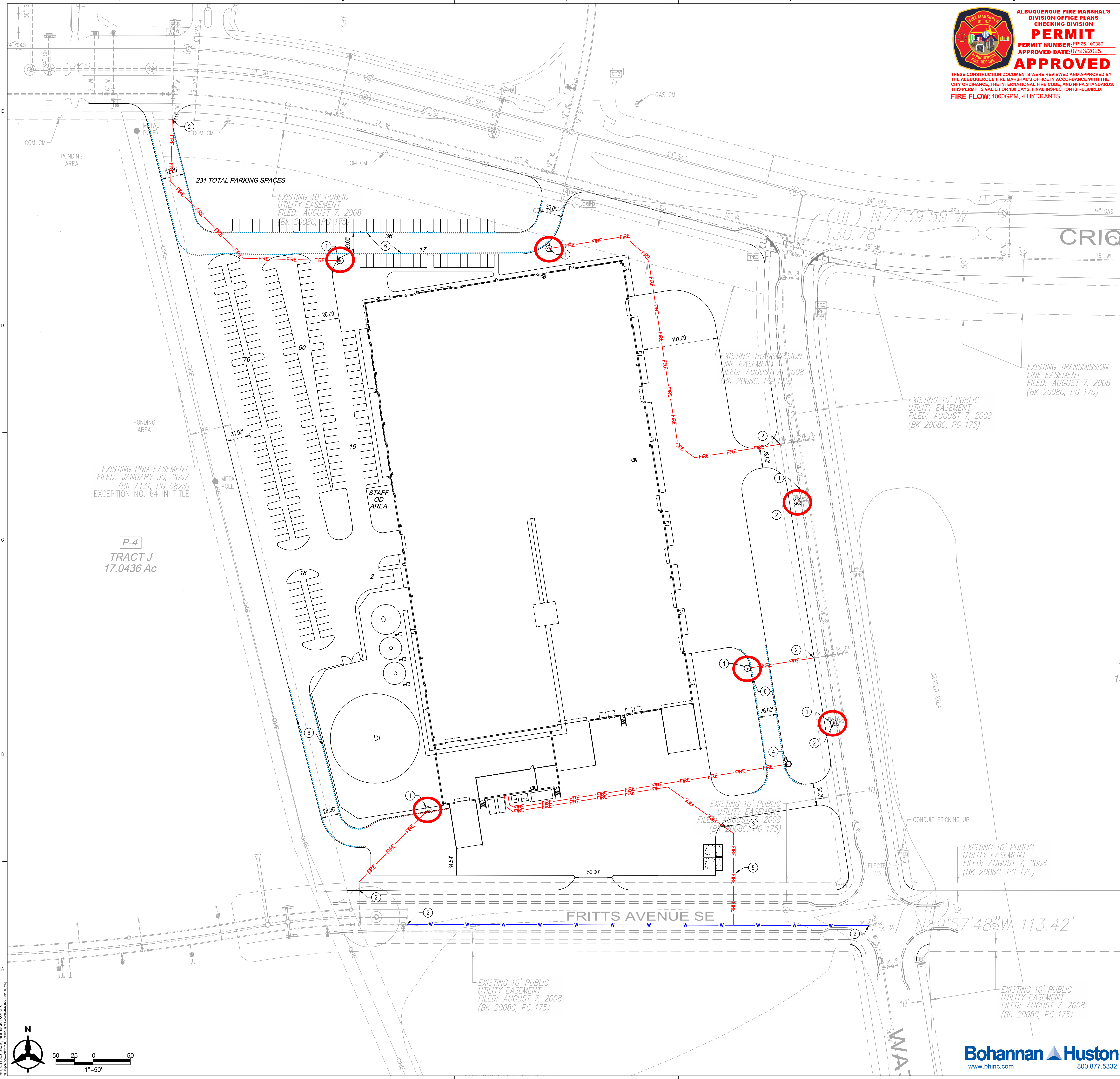
DRAWN BY: JCR
REVIEWED BY: MB
DATE: -
PROJECT NO.: -
DRAWING NAME:

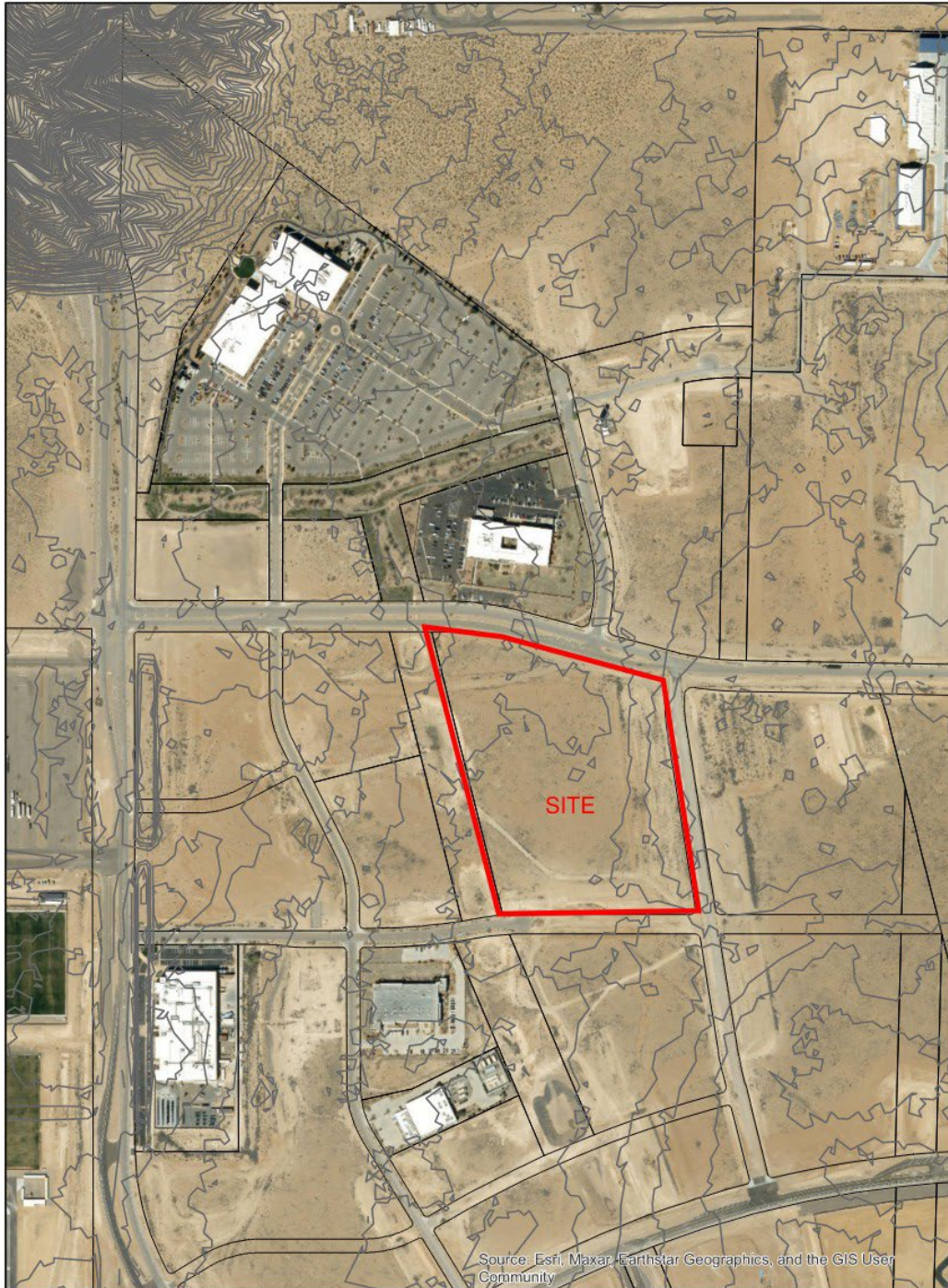
FIRE 1 PLAN

SHEET NO.

FP01

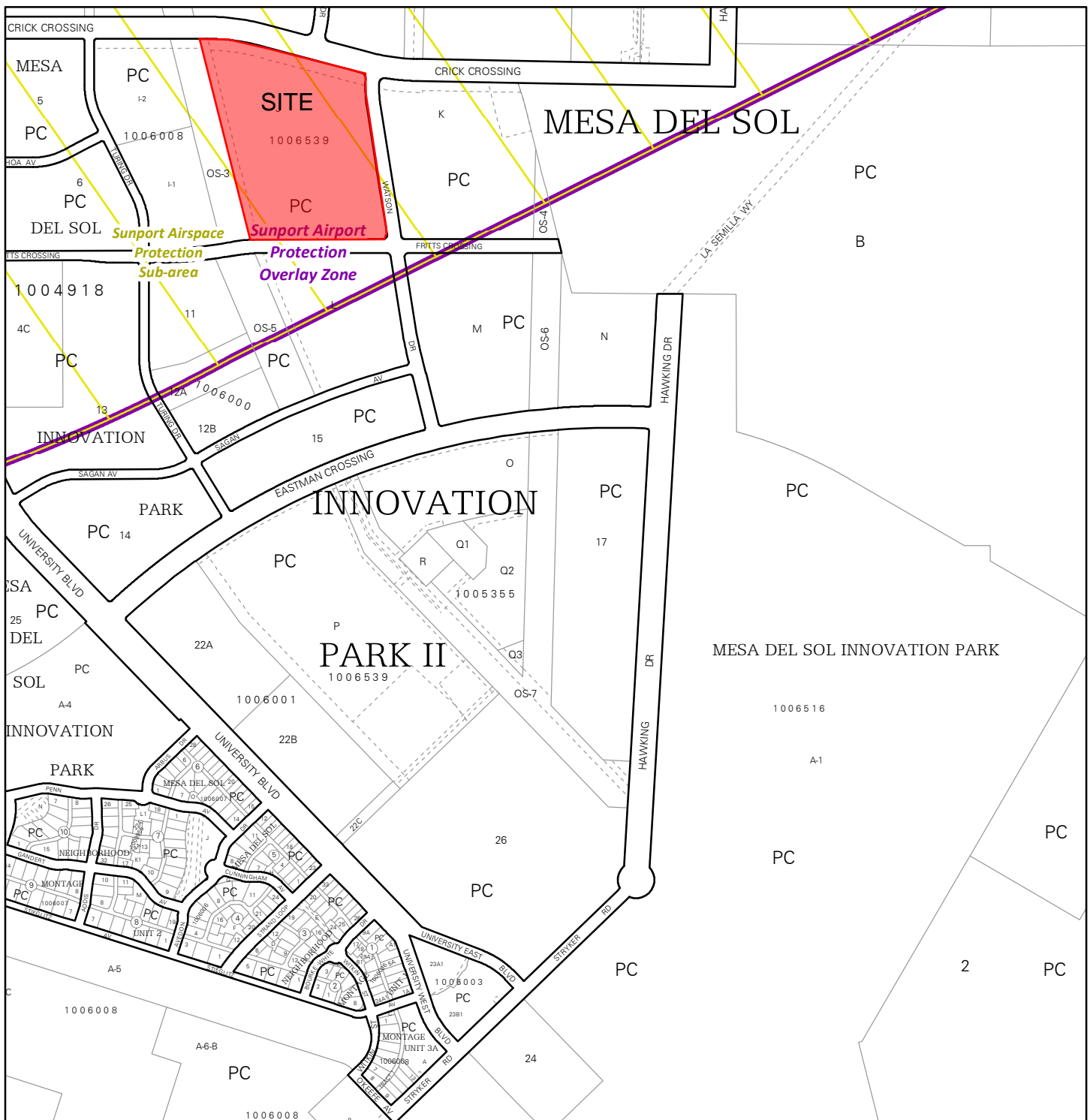
Bohannon & Huston
www.bhinc.com 800.877.5332





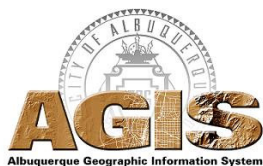
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



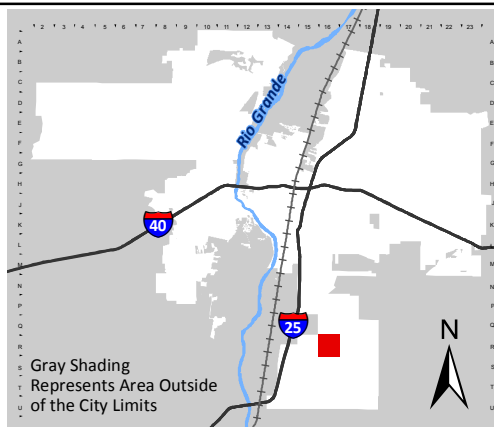


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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

