

PLANNING DEPARTMENT
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OFFICIAL NOTICE OF DECISION

August 21, 2025

Will Gleason
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Plan# [FP-2025-00004](#)
Framework Plan – Text Amendment

LEGAL DESCRIPTION:

Dekker, agent for Project Solis, requests a text amendment to the Mesa del Sol Level B Master Plan (Framework Plan), for all or a portion of for all or a portion of Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C-1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park, located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 3,200 acres.

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(Q-15-Z, Q-16-Z, Q-17-Z, R-14-Z, R-15-Z, R-16-Z, R-17-Z, S-13-Z, S-14-Z, S-15-Z, S-16-Z, S-17-Z, T-13-Z, T-14-Z, T-15-Z, T-16-Z, T-17-Z, U-13-Z, U-14-Z)

Staff Planner: Jude Miller

On August 21, 2025, the Environmental Planning Commission (EPC) voted to APPROVE Plan # FP-2025-00004, Framework Plan – Text Amendment based on the following Findings.

FINDINGS – FP-2025-00004 - Framework Plan – Text Amendment

1. Mesa del Sol Community Master Plan consists of Level A and Level B Community Master Plans (“Level A Plan” and “Level B Plan”, respectively). The Level A Plan contains approximately 13,000 acres and the Level B Plan contains approximately 3,200 acres (the “Subject Area”).
2. The request is for text amendments to the Mesa del Sol Level B Community Master Plan (the “Level B Plan”). The Level B Plan is generally located south of Los Picaros Road/Montessa Park, north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland Air Force Base (KAFB). The legal description for the area is described as:

Tracts 6, 7 and 14, of the Bulk Land Plat of Mesa Del Sol; Tract 12-A and 12-B, Plat of Tracts 12-A & 12-B, Mesa Del Sol, Innovation Park; Lots 5, 6, 13, 14, 15, 17, and 25 of Bulk Plat For Mesa Del Sol, Innovation Park; Tracts lettered F, J, K, L, M, N, O, P, R, OS-1, OS-2, OS-3, OS-4, OS-5, OS-6 and OS-7 of Bulk Land Plat for Mesa Del Sol Innovation Park II; Tract lettered 'I-2' Mesa del Sol Innovation Park II; Tracts 22-A, 22-B and 22-C of Mesa Del Sol Innovation Park; Tract lettered A-4 & A-5 of the Bulk Land Plat of Tracts A-1 thru A-6, Mesa Del Sol Innovation Park; Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and Tracts Lettered A, B, & C, and Tract numbered 1, of the Plat of Mesa Del Sol Montage Unit 3A; Tracts 1-B and OS-5, of the Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6, Mesa Del Sol Innovation Park; Tract Q-1, Q-2 & Q-3 of Mesa Del Sol Innovation Park II; Tract A-1-A and Tract 28 of the Bulk Land Plat of Tracts A-1, Mesa Del Sol, Innovation Park; Tract A-6-C- 1, A-1-A-2, A-1-A-3, A-1-A-4, A-1-A-5 of the Bulk Land Plat of A-6-C, Mesa Del Sol, Innovation Park; Tract A-1-A-6 and Tract A-1-A-1-A of the Bulk Land Plat of Tracts A-1-A-1, Mesa Del Sol, Innovation Park; Tract 1-A Plat of Tracts 1-A, 1-B, 2-A, 2-B, OS-5 & OS-6 Mesa Del Sol, Innovation Park; Tract G and H, Bulk Land Plat for Mesa Del Sol, Innovation Park II; Tract D-6 Plat of Tracts D-1 thru D-7 Mesa Del Sol, Innovation Park II; Tract 4-C Plat of Mesa Del Sol Tracts 4-A, 4-B & 4-C; Tract 11 DEA Site Bulk Land Plat for Mesa Del Sol, Innovation Park.
3. Text amendments are proposed for Tract J, Mesa Del Sol Innovation Park II, an approximately 17-acre portion of the Mesa del Sol (MdS) Employment Center (EC) located on the northern end of the 500-acre Employment Center of and within the Level B Community Master Plan.
4. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. The proposed amendments would modify the allowable maximum building height on Tract J, the subject site located within the Level B Plan boundary, to change the allowable maximum height from 80-feet to 110-feet.
6. The proposed amendments would update the notes for Section 2.2.2 – Development Standards: Employment Center on page 18, and Note #14 for Table 2-1 – Site Development Standards on page 31.

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7. All of Mesa del Sol is zoned Planned Community (PC) Zone District. Upon the effective date of the Integrated Development Ordinance (IDO) in May 2018, the PC zoning remained.
8. The subject site is within the Airport Protection Overlay (APO) zone. The purpose of the Airport Protection Overlay (APO) zone is to require that land use and development at or around public airport facilities comply with the regulations of the Federal Aviation Administration (FAA) that protect the public from noise, vibration, and hazard impacts of airport operations and that protect the safety of aircraft operators.
9. The subject site is located in an Area of Change as designated by the Comprehensive Plan, Areas of Change include Centers, Corridors, and Metropolitan Redevelopment Areas where new development and redevelopment are desired and appropriate. These areas include undeveloped land and commercial or industrial zones that would benefit from infill or revitalization. Directing growth to Areas of Change is intended to reduce development pressure on established neighborhoods and rural areas, minimizing infill or redevelopment at a scale and density that could negatively impact their character. Areas of Change are intended to be the focus of urban-scale development that benefits job growth and housing opportunities.
10. Notwithstanding the pre-IDO approval, pursuant to IDO §14-16-1-10(A), development is exclusively subject to the procedures and decision criteria established in Part 14-16-6 of the IDO. Though existing development standards continue to apply, process is pursuant to the IDO.
11. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.
12. Any future development on the subject site would be controlled by the IDO, DPM, and any other City regulation, and would be subject to Administrative Review.
13. The Albuquerque/Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
14. The request (the text amendments) constitutes a Major Amendment to a prior approval (the Level B Plan). Pursuant to IDO 14-16-6-4(Y), Amendment of Prior Approvals, if a request exceeds the thresholds for Minor Amendments in 14-16-6-4(Y)(2)(a), then it is a Major Amendment.

In this case, the request would increase the dimension of a standard (height) [6-4(Y)(2)(a)(2).] and would affect the existing Mesa del Sol I Employment Center [6-4(Y)(2)(a)(11)]. Therefore, it is a Major Amendment.

15. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 4: Community Identity:

GOAL 4.1 CHARACTER: Enhance, protect, and preserve distinct communities.

The proposed text amendment to the Mesa del Sol (MdS) Level b Master Plan would allow an increase in building height on Tract J, a parcel within the MdS Employment Center that is intentionally separated from residential areas to enhance, protect, and preserve distinct communities. The site is surrounded by other employment-designated tracts as governed by the Mesa Del Sol Master Plan documents and design standards. Increasing the allowable height in this context reinforces the planned, non-residential character of the area and does not impact established neighborhoods south of the Employment Center.

POLICY 4.1.3 PLACEMAKING: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

The Mesa del Sol Employment Center is envisioned as a specialized employment district supporting innovation, research, and technology. The proposed amendment allows the flexibility needed to accommodate modern R&D facilities while maintaining design standards that reflect the area's planned identity.

16. The request is consistent with the following Comprehensive Plan Goals and Policies regarding land use and development from Chapter 5: Land Use:

GOAL 5.1 CENTERS & CORRIDORS: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

Tract J, the subject site, is located within a designated Employment Center identified in the Comprehensive Plan. The text amendment supports employers who require facilities up to 110 in an area where such growth is expected and encouraged. Concentrating job-generating development in the Mesa del Sol Employment Center advances the goal of building a strong area of employment linked to a future mixed-used Mesa del Sol Community linked by roadways that are planned to someday facilitate public transportation and pedestrian/micro-mobility users.

POLICY 5.1.1 DESIRED GROWTH: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

The request to increase the allowable height to 110 feet on the subject site could accommodate the development of employment facilities that require additional height, while maintaining ample separation from existing and planned residential areas. The subject site is within the Mesa del Sol Employment center, an area where development of non-residential facilities is expected and encouraged.

POLICY 5.1.2 DEVELOPMENT AREAS: Direct more intense growth to Centers and Corridors and use Development Areas to establish and maintain appropriate density and scale of development within areas that should be more stable.

The proposed height increase on Tract J could facilitate more intense job-generating development within the Mesa del Sol Employment Center, consistent with its designation in the Comp Plan. This strategic placement directs higher-intensity uses away from residential neighborhoods, helping to preserve neighborhood character and avoid land use conflicts. A conditional use approval for Research and Testing land use was approved on July 30, 2025 by the applicant who wishes to construct research and testing facility for nuclear fusion technology. The area's physical buffers and planning framework support this approach by containing growth where infrastructure and land use policies are aligned.

POLICY 5.1.5 EMPLOYMENT CENTERS: Create Centers that prioritize employment opportunities and foster synergy among businesses.

Tract J is located within the Mesa del Sol Employment Center, a Comp Plan–designated area intended to support industrial, business, and technology-focused development. Increasing the allowable building height to 110 feet aligns with Policy 5.1.5 by enabling more intensive development that could meet the needs of various employers. This adjustment enhances the area's competitiveness, promotes efficient land use by allowing more intense vertical development, which could support long-term economic growth consistent with the Center's intended function.

GOAL 5.2 COMPLETE COMMUNITIES: Foster communities where residents can live, work, learn, shop, and play together.

Mesa del Sol is a master-planned community that includes employment, housing, open space, and community facilities. Locating higher-intensity, R&D uses in the Employment Center could contribute to a better jobs-housing balance within the area and reduces the need for long-distance commuting. The amendment to increase building height supports a development that could contribute to a complete and sustainable community.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

While the amendment applies only to a portion of the Employment Center, it supports the broader intent of Mesa del Sol to provide a complete community by enhancing employment opportunities close to housing, parks, and services. The request to increase the allowable height to 110 feet on the subject site could accommodate the development of employment facilities that require additional height, while maintaining ample separation from existing and planned residential areas.

GOAL 5.3 EFFICIENT DEVELOPMENT PATTERNS: Promote development patterns that maximize the utility of existing infrastructure and public facilities and the efficient use of land to support the public good.

The Employment Center at Mesa del Sol was planned with infrastructure capacity to accommodate job-generating uses. The proposed amendment promotes vertical intensification of development on a site that already has access to public utilities and planned transportation infrastructure.

POLICY 5.3.1 INFILL DEVELOPMENT: Support additional growth in areas with existing infrastructure and public facilities.

Tract J is located within the master-planned Mesa del Sol Employment Center, where infrastructure such as roads, utilities, and drainage has already been constructed or planned. The proposed height increase supports additional growth within this prepared environment, reducing the need for new infrastructure extensions and avoiding pressure on lower-density areas. Although the site is currently undeveloped, it aligns with long-range plans for sustainable, transit-ready growth and infill development.

GOAL 5.6 CITY DEVELOPMENT AREAS: Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Tract J lies within an Area of Change, where the Comprehensive Plan encourages increased intensity and flexibility. The proposed amendment directs job-generating growth to a designated Employment Center, avoiding conflict with residential Areas of Consistency.

POLICY 5.6.2 AREAS OF CHANGE: Direct growth and more intense development to Centers, Corridors, industrial and business parks, and Metropolitan Redevelopment Areas where change is encouraged.

The approximately 17-acre subject site is in an Area of Change in the EC. The Employment Center is located along the University Blvd. Multi-Modal Corridor and is primarily classified as a City Development Area of Change with some Areas of Consistency in the 500-acre portion south of the Community Center. The request could encourage future growth on the subject site where it is expected and desired, in a Comprehensive Plan Center and Corridor where change is desired and away from residential development and Areas of Consistency.

17. The request is generally consistent with the following Comprehensive Plan Goal regarding land use and development from Chapter 6: Transportation:

GOAL 6.1 LAND USE – TRANSPORTATION INTEGRATION: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

The Mesa del Sol Level B Plan includes roadway and transportation infrastructure guidelines for the greater community, including circulation through the Employment Center. The proposed amendment supports increased development intensity consistent with the area’s planned function and layout. Additional employment within the Mesa del Sol Employment Center could help support future mass transit to the area. The existing transportation network, as outlined in the Level B Plan, can accommodate future facilities without requiring major changes.

18. The request is generally consistent with the following Comprehensive Plan Goal regarding land use and development from Chapter 8: Economic Development:

POLICY 8.1.2 RESILIENT ECONOMY: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

The request to increase the maximum building height on the subject site would allow for development that requires additional vertical space, such as Research and Testing facilities, which have been approved as a conditional use for the site. Such development could strengthen the local economy by attracting investment in specialized sectors, creating high-quality employment opportunities, and diversifying the employment base within a designated Employment Center. These outcomes would contribute to a more robust, resilient, and diverse economy, while also enhancing quality of life for residents through expanded job access and economic opportunity.

POLICY 8.1.3 ECONOMIC BASE: Strengthen and diversify the economic base to help reduce reliance on government spending.

The amendment to allow for increased building height would enable development of a privately operated research and testing facility, distinct from the government-funded research facilities common in the region. The facility could attract private capital investment and expand employment opportunities in specialized industries. By supporting private-sector growth, the request would help reduce economic dependence on government spending and contribute to a more diversified local job market.

POLICY 8.1.5 AVAILABLE LAND: Maintain sufficient land that is appropriately zoned to accommodate projected employment growth in targeted areas.

By allowing an increase in building height, development of the subject site could occur. This request could accommodate employment growth on the subject site. This change would generally facilitate future development that could lead to employment growth in an Area of Change, the Mesa del Sol Employment Center and along a designated corridor, which the Comprehensive Plan identifies as a place that should be the focus of job creation.

19. The request meets the Site Plan-EPC Review & Decision Criteria in IDO §14-16-6-6(I)(3) as follows:

6-7(G)(3)(a) The proposed zone change is consistent with the health, safety, and general welfare of the City as shown by furthering (and not being in conflict with) a preponderance of applicable Goals and Policies in the ABC Comp Plan, as amended, and other applicable plans adopted by the City.

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As demonstrated by the policy-based analysis, the proposed Site Plan is consistent with applicable Comprehensive Plan Goals and policies.

- 6-7(G)(3)(b) The Site Plan is consistent with any applicable terms and conditions in any previously approved NR-SU or PD zoning covering the property and any related development agreements and/or regulations.

The subject site does not contain any NR-SU or PD zoned parcels.

- 6-7(G)(3)(c) The Site Plan complies with all applicable provisions of this IDO, the DPM, other adopted City regulations, and any terms and conditions specifically applied to development of the property in a prior permit or approval affecting the property.

Future site plans will be reviewed by the Development Facilitation Team (DFT) or the Development Hearing Officer (DHO) to ensure compliance with applicable provisions of the Development Process Manual (DPM) and IDO, particularly those pertaining to transportation, drainage, and utility systems. The DFT/DHO will also review for compliance with applicable Development Standards in the Level A Plan and Level B Plan and their associated Technical Appendices.

- 6-7(G)(3)(d) The City's existing infrastructure and public improvements, including but not limited to its street, trail, drainage, and sidewalk systems, have adequate capacity to serve the proposed development, and any burdens on those systems have been mitigated to the extent practicable.

The proposed amendment will have no impact on existing infrastructure or public improvements. Any future development of the subject site will be subject to a Site Plan – Administrative, and will require development and improvements to infrastructure including roadways, sidewalks, lighting, and utilities along the roadway frontages along Watson Dr, and Crick Ave.

- 6-6(I)(3)(e) The application mitigates any significant adverse impacts on the surrounding area to the maximum extent practicable.

The proposed text amendments would not create significant adverse impacts or significantly impact the subject site or surrounding area. Instead, it could facilitate development of a special manufacturing facility with a building height rising to 110 ft. The subject site is within the Mesa del Sol Employment Center, an area dedicated to commercial activity. The subject site is located at least 5,000 feet from any residential land uses, so buffering requirements would be met. Any future proposed site plans will be reviewed by the DFT or DHO, which will generally ensure provision of adequate infrastructure to mitigate site-specific impacts on the surrounding area.

- 6-6(I)(3)(f) If the subject property is within an approved Master Development Plan, the Site Plan meets any relevant standards in the Master Development Plan in addition to any standards applicable in the zone district the subject property is in.

The subject site is not a part of a Master Development Plan; it is within the boundaries of the Level A and the Level B Plan for Mesa del Sol, which are Framework Plans. Any future proposed site plans will be subject to applicable development standards and technical appendices within both the Level A and the Level B Plan.

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- 6-6(I)(3)(g) If a cumulative impact analysis is required in the Railroad and Spur Area pursuant to Subsections 14-16-5-2(E) (Cumulative Impacts) and 14-16-6-4(H) (Cumulative Impacts Analysis Requirements), the Site Plan incorporates mitigation for all identified cumulative impacts. The proposed development will not create material adverse impacts on water quality or other land in the surrounding area through increases in traffic congestion, parking congestion, noise, vibration, light spillover, or other nuisances without sufficient mitigation or civic or environmental benefits that outweigh the expected impacts.

The subject property is not within the Railroad and Spur Area and no cumulative impact analysis is required.

- 6-6(I)(3)(h) If an outdoor or site lighting performance analysis is requested, the proposed lighting design must prove it will not adversely affect the lighting requirements of Section 14-16-5-2(E) without sufficient mitigation and benefits that outweigh the expected impacts.

The request is for a major amendment to the Mesa del Sol Level B Master Development plan to increase the height limit for Tract J from 80 feet to 110 feet. A site plan for the subject site has not been proposed or submitted at this time. If this amendment is approved, the applicant can submit an application for a site plan - administrative approval. All site plans regardless of whether they go through EPC or through the administrative approval process have to comply with all city lighting regulations.

20. According to the Office of Neighborhood Coordination there are two registered neighborhood associations required to be notified, and they were notified as required. Property owners within 100 feet of the subject site were also notified as required.
21. Staff has received three (3) public comments in support of this request, with no opposition at the time of this writing.

APPEAL

If you wish to appeal, you must do so within 15 days of the EPC's decision or by September 5, 2025. The date of the EPC's decision is not included in this 15-day period. If the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing an appeal.

For more information regarding the appeal process, please refer to the Integrated Development Ordinance (IDO), §14-16-6-4(U) (Appeals). The IDO is available online here: <https://www.cabq.gov/ido>. A non-refundable fee is required to be paid when the appeal is filed. It is not possible to appeal EPC recommendations to the City Council, because a recommendation is not a final decision.

You will receive notification if anyone files an appeal. If the decision is not appealed, you can receive building permits any time after the appeal deadline, provided all conditions of approval associated with the decision and all other applicable regulations have been met.

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Sincerely,

Megan Jones

for Alan Varela

Planning Director

AV/MJ/JM

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EPC file