

**County of Bernalillo**  
**State of New Mexico**  
**Planning & Development Services Department**

415 Silver Ave. SW, 2<sup>nd</sup> Floor  
 Albuquerque, New Mexico 87102  
 Office: (505) 314-0350 Fax: (505) 314-0480  
 www.bernco.gov

March 23, 2023

TEMPUR-PEDIC NEW MEXICO PRODUCTION USA, INC  
 12907 COMFORT WAY  
 ALBUQUERQUE, NM 87120

Re: 12907 COMFORT WAY – the “property” – ZNP2023-001

To Whom It May Concern:

This letter shall certify that according to the official map on file with this office as of this date, the referenced property, legally described as TR A PLAT OF TRACTS A, B, C, D & E WESTLAND BUSINESS PARK, A REPLAT OF TRACT A WESTLAND BUSINESS CENTER & UNPLATTED LANDS approximately 50 Acres, Albuquerque, Bernalillo County, New Mexico, is zoned SD-UP-IP, Industrial Park Zone as listed in the Upper Petroglyphs sector Development Plan . For your convenience, I have included a copy of the corresponding Zone Atlas page showing the referenced property.

The uses listed in the SD-IP-UP zone are allowed on the site; permissive uses permissively and conditional uses if approved through the Zoning Administrator. The SD-IP-UP zone corresponds to the M-1 zone with additions and is primarily for light manufacturing, light fabricating, warehousing, and wholesale distribution with off-street loading and off-street parking for employees, and with access to arterial highways or railroads. The specific use of pillow production is allowed provided the site meets all applicable provisions of the Zoning Code.

This certification statement only references the applicability of the Zoning Ordinance as it applies to the aforementioned property in the specified zone. This letter is not a business license and cannot be construed as approval for construction.

Do not hesitate to contact me if you have questions concerning this matter at 314-0499 or at mgould@bernco.gov.

Sincerely,

Maggie Gould  
 Acting Zoning Administrator

Enclosures: Zone Atlas Page K-5-Z, K-6-Z, L-5-Z and L-6-Z  
 Cc: arlie.bradbury@tempursealy.com; aerenstein@trinityconsultants.com

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**COMMISSIONERS**

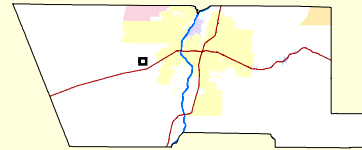
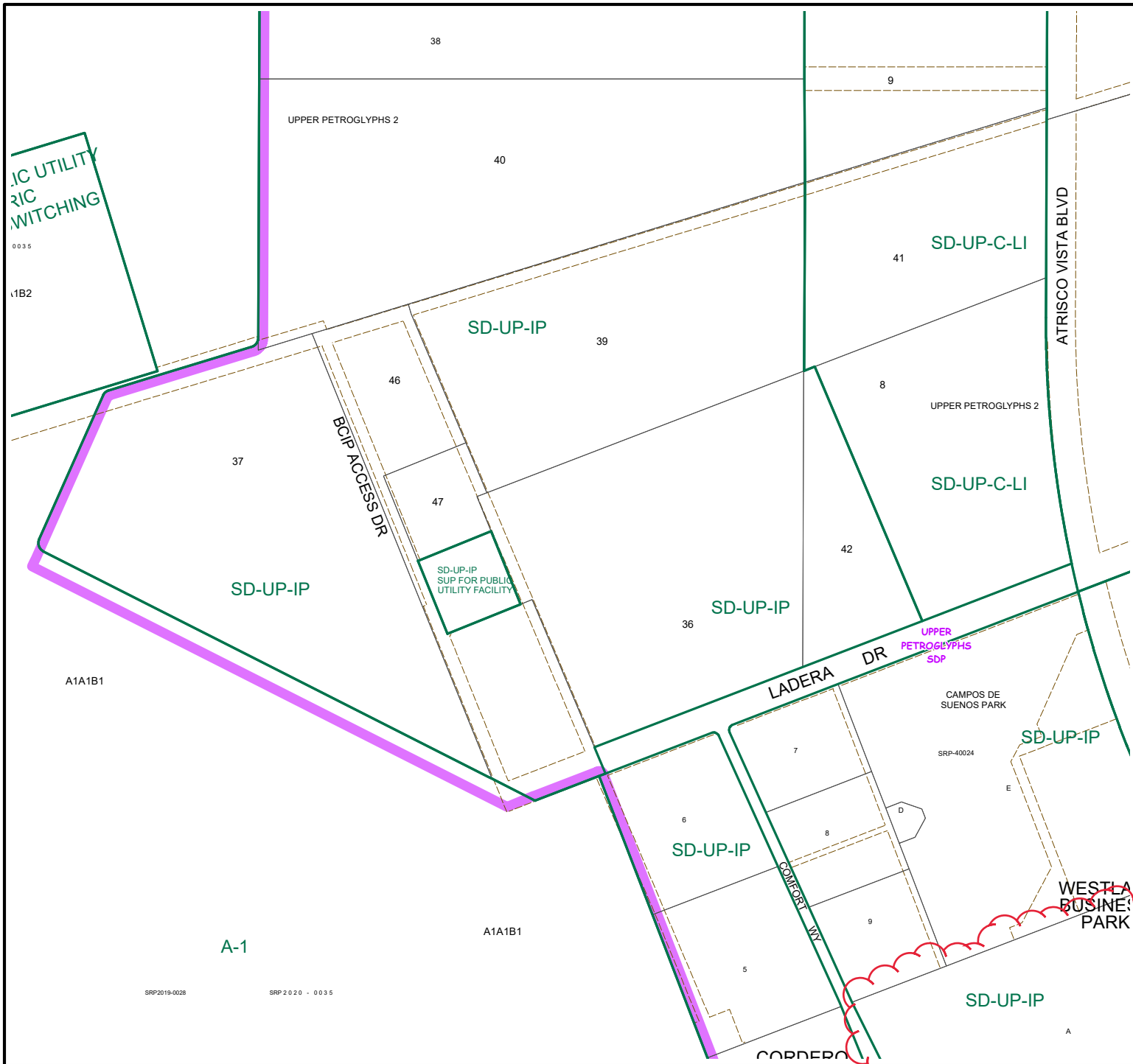
*Adriann Barboa, Chair, District 3      Walt Benson, Vice-Chair, District 4*  
*Debbie O'Malley, District 1      Steven Michael Quezada, District 2      Charlene E. Pyskoty, District 5*

**ELECTED OFFICIALS**

*Tanya R. Giddings, Assessor      Linda Stover, Clerk      Cristy J. Carbón-Gaul, Probate Judge      Manuel Gonzales III, Sheriff      Nancy M. Bearce, Treasurer*

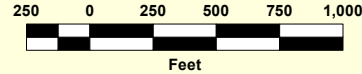
**COUNTY MANAGER**

*Julie Morgas Baca*



LEGAL DESCRIPTION  
 T10N  
 R1E  
 SEC 23

UNIFORM PROPERTY CODE  
 1-005-057



Map amended through Spring 2022



PLANNING & DEVELOPMENT SERVICES  
 GIS TECHNOLOGY SECTION

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit <https://www.bernco.gov/planning/download-zone-atlas-.aspx>

**K-5-Z**

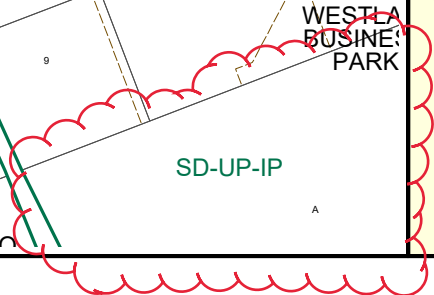
PUBLIC UTILITY SWITCHING

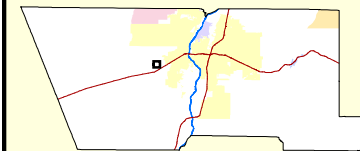
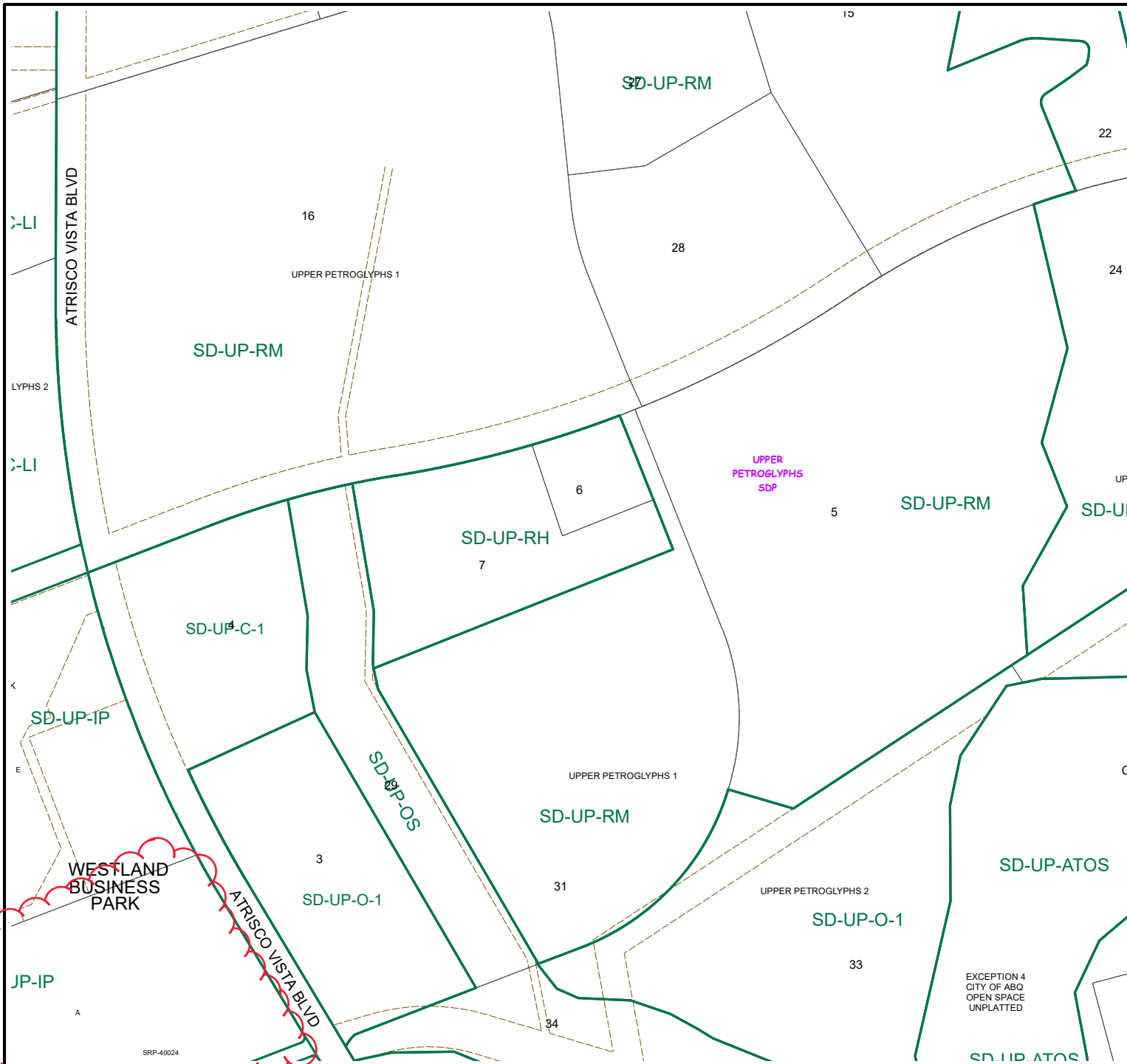
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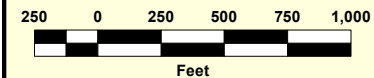
SRP2019-0028 SRP 2020 - 0035





LEGAL DESCRIPTION  
 T10N  
 R1E  
 SEC 24

UNIFORM PROPERTY CODE  
 1-006-057



Map amended through Spring 2022

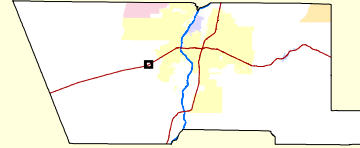
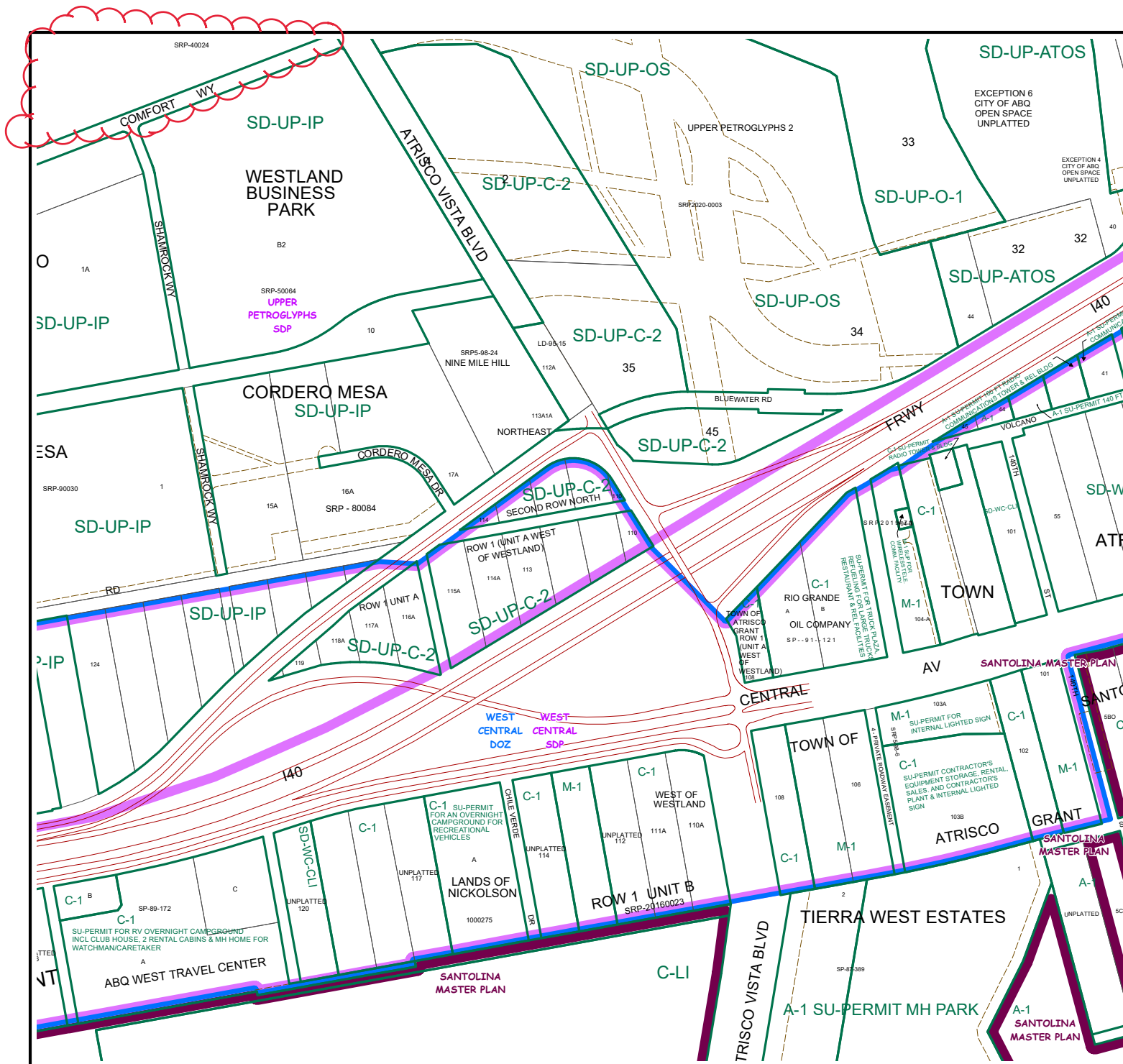


PLANNING & DEVELOPMENT SERVICES  
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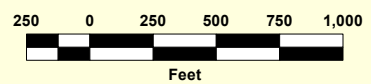
**K-6-Z**

SRP-40024



LEGAL DESCRIPTION  
 T10N  
 R1E  
 SEC 25

UNIFORM PROPERTY CODE  
 1-006-056



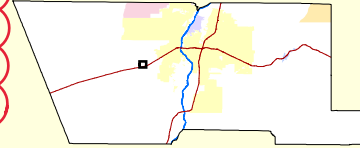
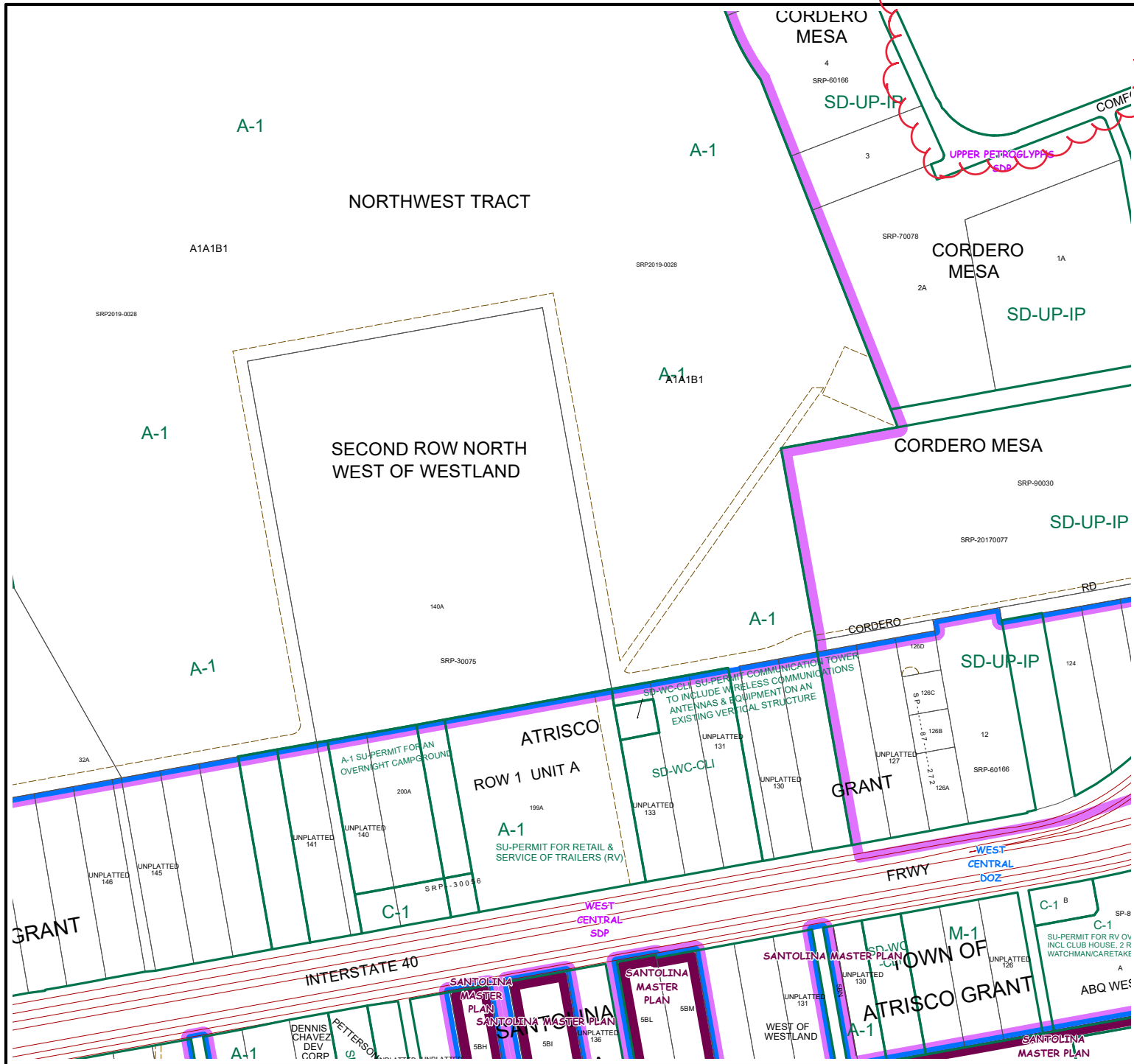
Map amended through Spring 2022



PLANNING & DEVELOPMENT SERVICES  
 GIS TECHNOLOGY SECTION

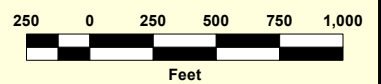
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**L-6-Z**



LEGAL DESCRIPTION  
 T10N  
 R1E  
 SEC 26

UNIFORM PROPERTY CODE  
 1-005-056



Map amended through Spring 2022



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**L-5-Z**