DRB CASE ACTION LOG (EPC LEVEL "B" AMENDMENT)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70490 Project # 1004075

Project Name: MESA DEL SOL

Agent: MYERS, OLIVER & PRICE (JOHN MYERS) Phone No.: 247-9080

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: _____

☐ UTILITIES: _____

☐ CITY ENGINEER / AMAFCA: _____

☐ PARKS / CIP: _____

☒ PLANNING (Last to sign): Refer to letter from Catalina Lehner to JACK cloud Dated Nov. 21, 2008

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

☒ **3 copies of the approved site plan. Include all pages.**

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Created On:

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

3. **Project# 1004075**
08DRB-70490 EPC APPROVED LEVEL 'B' PLAN AMENDMENT

MYERS, OLIVER & PRICE (JOHN MYERS) agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 1A-16A, **MESA DEL SOL** zoned PC, located on EAST OF BRAODWAY AND SOUTH OF LOS PICAROS containing approximately 3082 acre(s). (Q-16,& R-14, 16, 17 & S-14-17, & T-14, & U-13)**THE EPC LEVEL "B" PLAN AMENDENT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR STAFF PLANNERS REFERENCE LETTER DATED 11/21/2008.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

4. **Project# 1007099**
08DRB-70492 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for SANDIA FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 1-3 & 37-39 & VACATED PORTION OF LT 1- 11 & 33-38, Block(s) 16 & 17, **ZUNI ADDITION** zoned C-2/, located on MENUAL BLVD NE BETWEEN MESILLA AVE NE AND PROSPECT AVE NE containing approximately 4.183 acre(s). (H-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY SIGNATURE, 3 COPIES OF APPROVED SITE PLAN AND AGIS DXF FILE.**

5. **Project# 1007567**
08DRB-70491 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

THE SURVEY OFFICE agent(s) for RUTH W ADAMS C/O NANCY AQUI request(s) the above action(s) for all or a portion of Lot(s) 1 & 31, Block(s) 4, **LAVALAND ADDITION** zoned R-2, located on CLOUDCROFT PLACE NW BETWEEN DOLORES DR NW AND 57TH ST NW containing approximately .36 acre(s). (J-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR COMMENTS and AGIS DXF FILE.**

6. **Project# 1007320**
08DRB-70489 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for LOWE'S HOME IMPROVEMENT CENTER request(s) the above action(s) for all or a portion of Lot(s) 2A-5A1-A1, zoned SU-1, located on HOTEL CIRCLE NE BETWEEN EUBANK BLVD NE AND LOMAS BLVD NE containing approximately 8.276 acre(s). (L-21) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED11/26/08, THE PRELIMINARYPLAT WAS APPROVED. FINAL PLAT WAS INDEFINATELY DEFERRED.**

7. Other Matters: None

ADJOURNED: 9:25

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTRA-OFFICE MEMO

DATE: November 21, 2008

TO: Jack Cloud, AICP- DRB Chair
FROM: Catalina Lehner, AICP- Senior Planner

RE: Project #1004075, 08EPC-40047, an amendment to the Mesa del Sol Level B Community Master Plan regarding wireless telecommunications facilities (WTFs)

On September 18th, 2008, the Environmental Planning Commission (EPC) approved an amendment to the Level B Community Master Plan for Mesa del Sol (the Level B Plan), with Conditions, for the approximately 3,100 acre Level B Plan area. Staff met with the applicant's agent, Brian Richmond, via conference call (to California) on October 22, 2008, to discuss compliance with the EPC's Conditions of Approval.

The Level B Plan amendment satisfactorily meets the EPC's conditions of approval as elaborated in the Official Notification of Decision. Staff offers the following observations:

Condition #9 and #10: Staff points out that the requirements of these conditions, to meet with PNM and coordinate with the Environmental Health Dept., respectively, are not included in the body of the text amendment. Though discussed in the DRB letter required by Condition #1, Staff suggests that the applicant provide a separate letter for the file to explain how these conditions will be fulfilled.

All Other Modifications: These are not a part of the EPC approval and consequently are not reflected in the Official Notice of Decision. Staff has reviewed them, however, and notes that these modifications consist of non-substantive clarifications that do not result in alteration of the meaning of any conditions of approval.

If you have any questions regarding this case, please call me at 924-3935. Please note that I will be out of the office on Wednesday, November 26th.

7. **Project# 1006953**
07DRB-70406 VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/07, 12/23/07 & 2/6/08)* **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. A TURN AROUND IS NOT REQUIRED BASED ON EXISTING CONDITIONS.**

8. **Project# 1006001**
08DRB-70052 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
08DRB-70005 VACATION OF PUBLIC EASEMENT
08DRB-70007 VACATION OF PRIVATE EASEMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 22, **MESA DEL SOL INNOVATION PARK,** zoned PC, located on UNIVERSITY BLVD SE BETWEEN EASTMAN AVE SE AND STRYKER SE containing approximately 15.82 acre(s). (R-16) *(Deferred from 1/30/08 & 2/6/08)* **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE WITH CONDITIONS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED2/13/08 THE PRELIMINARY PLAT WAS APPROVED SUBJECT TO VERIFICATION WITH THE CITY ATTORNEY REGARDING APPROPRIATE MAINTENANCE OF TRACT 22C. THE FINAL PLAT WAS INDEFINITELY DEFERRED.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

9. **Project#-1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08, 1/16/08 & 1/30/08, 2/6/08)* **LEVEL B PLAN RECEIVED FINAL SIGNOFF SUBJECT TO CONCURRENCE FROM CITY ENGINEER AND CITY ATTORNEY REGARDING THE PROCESS FLOWCHART.**

10. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) (*Deferred from 1/23/08 & 1/30/08)* **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

Project# 1002404
08DRB-70029 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for PETERSON INV-98TH/UNSER LLC request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTIAL CENTER,** zoned SU-1 LIGHT INDUSTRIAL, located on UNSER BLVD NW AND VISTA ORIENTE ST NW containing approximately 7.0919 acre(s). (H-9) (*Deferred from 1/30/08)* **INDEFINITELY DEFERRED AT THE AGENT' S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project# 1005513**
08DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for FRANK L AND EVELYN S BARELA request(s) the above action(s) for all or a portion of Tract(s) 2, **LANDS OF ALBERT L. MATTHEW,** zoned R-1, located on 12TH ST NW BETWEEN DON FRANCISCO NW AND DON FRANCISCO PL NW containing approximately 0.3755 acre(s). (G-14) *(Deferred from 1/30/08)*

WITH AN APPROVED GRADING AND DRAINAGE PLAN DATED 9/4/07, AND WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/13/08, THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED PENDING COMPLETION OR FINANCIAL GUARNATEE OF INFRASTRUCTURE. FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR THE SITE DEVELOPMENT PLAN TO BE TIED TO THE INFRASTRUCTURE AND THE PLAT.

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 13, 2008 9:00 AM
MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department
Angela Gomez, Administrative Assistant

Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer
Roger Green, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1001789
08DRB-70031 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

JASON DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 28-A-1, Block 6 **MONTE VISTA ADDN,** zoned CCR, located on CENTRAL AVE NE BETWEEN WELLESLEY NE AND TULANE NE containing approximately 0.8483 acre(s). (K-16) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. Project# 1004972
08DRB-70020 VACATION OF PUBLIC RIGHT-OF-WAY

ROBERT WESTFALL request(s) the above action(s) for all or a portion of Spruce Street NE, adjacent to Lot 1, Block 27, **COUNTRY CLUB ADDITION,** zoned R-1, located on the north side of SIGMA CHI RD NE BETWEEN ENCINO PL NE AND UNIVERSITY BLVD NE (J-15) **THE VACATION WAS DENIED.**

3. Project# 1007051
08DRB-70014 VACATION OF PUBLIC RIGHT-OF-WAY

JOSEPH B. GARCIA agent(s) for JOE M. CRUZ request(s) the above action(s) for all or a portion of **THE AMOLE DEL NORTE DIVERSION,** adjacent to Tract 398-B, Town of Atrisco Grant Unit 3, zoned A-1 (County), located on the north side of SAGE RD SW BETWEEN 75th ST AND RAEL ST SW containing approximately 0.83 acre(s). (L-10) **DEFERRED TO 3/15/08 AT THE AGENT'S REQUEST.**

4. **Project# 1000376**
08DRB-70033 - 1YR YEAR EXTENSION OF SUBDIVISION IMPROVEMENTS

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 1-117 Unit 1 & 1-35 Unit 2, **PARADISE SKIES UNITS 1 & 2,** zoned R-LT, located on BANDELIER DRIVE NW BETWEEN MCMAHON BLVD NW AND UNSER BLVD NW containing approximately 23.2 acre(s). (A-11) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

5. **Project# 1001249**
08DRB-70032 VACATION OF PUBLIC EASEMENT

TIERRA WEST LLC agent(s) for GOODMAN REALTY GROUP request(s) the above action(s) on a portion of Tract(s) A, **SNOW VISTA INVESTORS,** zoned C-1 (SC), located on 98TH ST SW BETWEEN SAGE RD SW AND BENAVIDES RD SW containing approximately 10.7651 acre(s). (M-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. CONDITION OF FINAL PLAT : EXISTING SANITARY SEWER LINE MUST BE RELOCATED AND APPROVED TO A NEW ALIGNMENT PER ABCWUA.**

6. **Project# 1007063**
08DRB-70030 VACATION OF PUBLIC EASEMENT

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) on a portion of Tract(s) A, **LLD SUBDIVISION,** zoned M-1, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16, F-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE VACATION MUST BE SHOWN ON THE PLAT.**

12. **Project# 1003717**
08DRB-70064 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ERIC JOHNSON request(s) the above action(s) for all or a portion of Lot(s) 6, Block(s) 38, **EASTERN ADDITION TOGETHER WITH A PORTION OF VACATED PUBLIC ALLEY,** zoned SU-2 FOR NCR, located on AVENIDA CESAR CHAVEZ SE BETWEEN BROADWAY BLVD SE AND ARNO ST SE containing approximately 0.1102 acre(s). (L-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR TURN AROUND EASEMENT AND ADDITIONAL COMMENTS, AND TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

13. **Project# 1003991**
08DRB-70065 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for MOUNTAIN WEST DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1-P1 - 26-P1, **SAGE RANCH,** zoned RLT, located on SNOW VISTA BLVD SW BETWEEN SAGE SW AND BENAVIDES RD SW containing approximately 3.7442 acre(s). (M-9) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

14. **Project# 1003916**
08DRB-70055 SKETCH PLAT REVIEW AND COMMENT

ISAACSON AND ARFMAN PA agent(s) for DEL RAY INVESTMENTS LLC request(s) the above action(s) for all or a portion of Tract(s) A, **MONTERRA DEL RAY Unit(s) A,** zoned SU-1/PDA, located on DERICKSON AVE NE BETWEEN LOUISIANA BLVD NE AND SAN PEDRO DR NE containing approximately 58.2994 acre(s). (D-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

15. **Project# 1007091**
08DRB-70062 SKETCH PLAT REVIEW AND COMMENT

JULIE RAEL OR ROBERT GUTTIERREZ request(s) the above action(s) for all or a portion of Tract B, **AURELIA GUTIERREZ,** zoned R-1, located on GUADALUPE TRAIL NW BETWEEN SANDIA RD NW AND GRECIAN NW containing approximately 0.15 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 23, 2008.

Other Matters: None

ADJOURNED: 11:00

DEVELOPMENT REVIEW BOARD
AGENDA

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 23, 2008 9:00 AM
MEMBERS:

Andrew Garcia, Acting DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1006953**
07DRB-~~70406~~ VACATION OF PUBLIC EASEMENT

LOGAN HALL request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 4, **TERRACE ADDITION,** zoned SU-2/NCR, located on LEAD AVE SE BETWEEN LOCUST AVE SE AND ELM ST SE containing approximately 0.4539 acre(s). (K-15) *(Deferred from 12/19/08).* **DEFERRED TO 2/6/08 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

2. **Project# 1002404**
08DRB-70023 EPC APPROVED SDP FOR BUILD PERMIT
08DRB-70024 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for PETERSON PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 1-B & 1-D, **LADERA INDUSTRIAL CENTER,** located on UNSER BLVD NW BETWEEN VISTA ORIENTE NW AND LADERA CHANNEL containing approximately 7.08 acre(s). (H-9) **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

3. **Project#~~1004075~~**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). *(Deferred from 1/9/08 & 1/16/08).* **DEFERRED TO 1/30/08 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

4. Project# 1004071
08DRB-70017 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for ALBUQUERQUE PUBLIC SCHOOLS & NEW MEXICO STATE LAND OFFICE request(s) the above action(s) for all or a portion of Tract C, **ANCIENT MESA,** zoned C-9, located on RAINBOW BLVD NW BETWEEN WOODMONT AVE NW AND ROSA PARKS RD NW containing approximately 143.32 acre(s). (C-9) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

5. Project# 1002776
08DRB-70018 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for KLD ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Tract(s) Y-2A-1 to be known asY-2A-1- A, Y-2A-1-B,Y-2A-1C,Y-2A-1D, **TAYLOR RANCH,** zoned C-2(SC), located on TAYLOR RANCH DR NW BETWEEN HOMESTEAD CIR NW AND SOONER TRAIL NW containing approximately 10.1154 acre(s). (D-11) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR THE SIA, PUBLIC UTILITY SIGNATURES, AGIS DXF AND COPY OF RECORDED PLAT, AND TO ABCWUA: NEED TEMPORARY WATERLINE EASEMENT REVIEWED AND READY FOR RECORDING.**

6. Project# 1004526
08DRB-70022 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LORETTA CHAVEZ/CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 400 & 399, **TOWN OF ATRISCO GRANT UNIT 3,** zoned R-D, located on SAGE RD SW BETWEEN COORS SW AND SAN YGNACIO RD SW containing approximately 6.3718 acre(s). (L-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

7. Project# 1007063
08DRB-70019 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for LARDNER FAMILY REVOCABLE LIVING TRUST request(s) the above action(s) for all or a portion of Tract(s) A, **LLD** zoned M-1 & SU-1 PERMISSIVE USES, located on PAN AMERICAN FREEWAY NE BETWEEN COMMERCE DR NE AND OFFICE BLVD NE containing approximately 3.463 acre(s). (F-16/17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMAFCA AND SITE PLAN WITH PARKING, AND TO ABCWUA: GRANT PRIVATE WATER/SEWER SERVICE LINE EASEMENTS FOR TRACT A-2 AND TRACT 'A' TO THE NORTH. ALSO NEED BENEFICIARY AND MAINTENANCE NOTES.**

8. **Project# 1006000**
08DRB-70026 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract 12, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK,** zoned PC, located on SOLAR MESA SE BETWEEN TURNING SE AND SAGAN SE containing approximately 5.44 acre(s). (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/23/08 THE PRELIMINARY PLAT WAS APPROVED. FINAL PLAT IS DEFERRED PENDING THE SIA. CONDITION OF FINAL PLAT: DEDICATION OF 20 FT RADIUS PER TRANSPORTATION.**

9. **Project# 1007060**
08DRB-70015 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST, LTD agent(s) for DUNCAN MILLOY request(s) the above action(s) for all or a portion of Lot 1, **HURLEY REPLAT W/ A PORTION OF VACATED HARWOOD LATERAL,** zoned R-1, located on 8TH ST NW BETWEEN ALTA MONTE PL NW AND ALTA MONTE AVE NW containing approximately 0.4996 acre(s). (G-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 5 FOOT SETBACK WITH RECORDED AGREEMENT.**

NO ACTION IS TAKEN ON THESE CASES: APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

10. **Project# 1007033**
08DRB-70013 SKETCH PLAT REVIEW AND COMMENT

GILFERD J PACHECO agent(s) for GILFERD J PACHECO request(s) the above action(s) for all or a portion of Lot(s) 5-8, **MESA PARK ADDITION,** zoned C-1, located on ZUNI RD SE BETWEEN INDIANA SE AND KENTUCKY SE containing approximately 0.3652 acre(s). (L-18) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. **Project# 1007062**
08DRB-70016 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for ARCHDIOCESE OF SANTA FE request(s) the above action(s) for all or a portion of Tract(s) 50 - 52, **TO BE KNOW AS TRACT A, SOUTH SAN JOSE PARISH,** zoned SU-2/MR, located on BROADWAY BLVD SE BETWEEN ETHLYN AVE SE AND SAN JOSE AVE SE containing approximately 6.8196 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. **Project# 1007067**
08DRB-70025 SKETCH PLAT REVIEW AND COMMENT

ROSS HOWARD agent(s) for BLUE MOUNTAIN ENTERPRISE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **LANDS OF LANDS OF BRUCE D. JOHNSON,** zoned M-1, located on VASSAR DR NE BETWEEN COMANCHE RD NE JOHNVILLE DR NE containing approximately 3.0532 acre(s). (G-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Other Matters: None

ADJOURNED: 10:05

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 16, 2008 9:00 AM
MEMBERS:

Andrew Garcia, Acting DRB Chair
Angela Gomez, Administrative Assistant
Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

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CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1003366**
07DRB-70452 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)

ADVANCED ENGR. AND CONSULT. agent(s) for FELIX RABADI request(s) the above action(s) for all or a portion of Tract(s) T-1-A-2-A & T-A-2-B, **TOWN OF ATRISCO (to be known as RABADI COMPLEX),** zoned SU-1 FOR PRD, located on GOLF COORSE RD NW BETWEEN IRVING NW AND CALBACILLAS ARROYO containing approximately 8.5 acre(s). (B-12) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

2. **Project# 1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). **DEFERRED TO 1/23/08 AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

3. **Project# 1007025**
08DRB-70009 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for REGIONS BEYOND request(s) the above action(s) for all or a portion of Lot(s) 1-4, Tract(s) R, **ATLANTIC & PACIFIC ADD, TOGETHER W/ TRACTS 106-B & 106-D-1 MAP 40** zoned SU-2 NCR, located on ATLANTIC AVE SW BETWEEN 4TH ST SW AND SANTA FE AVE SW containing approximately .6692 acre(s). (K-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO TRANSPORTATION FOR 30 FT RADIUS AT INTERSECTION OF MINOR ARTERIAL AND LOCAL ROADWAY, AND FOR EXHIBIT SHOWING DISTANCE FROM FACE OF CURB TO P.L.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

4. **Project# 1006819**
08DRB-70008 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC. agent(s) for DFA LLC (RICK COOLEY) request(s) the above action(s) for all or a portion of Lot(s) 8, 9-A, 10-A, 11-A & C, **SOUTH BROADWAY ACRES** zoned SU-2/HM, located on BROADWAY BLVD SE BETWEEN WESMESCO DR SE AND BETHEL DR NE containing approximately 4.4278 acre(s). (M-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project# 1007011**
08DRB-70001 SKETCH PLAT REVIEW AND COMMENT

WAYJOHN SURVEYING INC agent(s) for RED ROCK CAPITAL LLC request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 39, **RAYNOLDS ADDITION** zoned SU-2 R-2, located on COAL AVE SW BETWEEN 8TH ST SW AND 9TH ST SW containing approximately .1629 acre(s). (K-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

6. Approval of the Development Review Board Minutes for December 5th, 12th, & 19th , 2007 and January 2nd, 2008

Other Matters: None

ADJOURNED: 9:22

6. **Project # 1005546**
07DRB-00589 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY

SURV TEK INC agent(s) for BLACK FARMS LLC request(s) the above action(s) for **BLACK FARMS ESTATE, UNIT 2,** zoned RA-1 located on IRVING BLVD NW between VALLEY VIEW DR NW and RIVERFRONTE DR NW. (C-13) *(Deferred from 6/6/07, 9/5/07, & 11/7/07)* **DEFERRED TO 4/9/08 AT THE AGENT'S REQUEST.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

7. **Project#:1004075**
07DRB-70453 LEVEL B PLAN PHSE 2 DRB FINAL SIGNOFF

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for all or a portion of **MESA DEL SOL LEVEL B MASTER PLAN,** zoned PC/PLANNED COMMUNITY, located on EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE, containing approximately 3,082 acre(s). **DEFERRED TO 1/16/08 AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT AGENT IS REQUIRED TO BE AT THE MEETING

8. **Project# 1007010**
07DRB-70454 SKETCH PLAT REVIEW AND COMMENT

MICHAEL GARVINIAN agent(s) for VIRGINIA B CHAVEZ TRUST request(s) the above action(s) for all or a portion of Lot(s) 25, Block(s) 1, **GAVILAN ADDITION,** zoned RA-2, located on GAVILAN BETWEEN 4TH containing approximately 0.66 acre(s). (F-14) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

9. Other Matters: None

ADJOURNED: 10:30

DEVELOPMENT REVIEW BOARD
ACTION SHEET
Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 9, 2008 9:00 AM
MEMBERS:

Jack Cloud, Acting DRB Chair
Angela Gomez, Administrative Assistant

Kristal Metro, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1001164

07DRB-70448 MAJOR - SDP FOR SUBDIVISION

DENISH KLINE ASSOCIATES agent(s) for HUNT UPTOWN IV LLC request(s) the above action(s) for all or a portion of Tract(s) B1, **ST. PIUS X,** zoned SU-3 OUTSIDE INTENSE CORE, located on INDIAN SCHOOL RD NE AND UPTOWN LOOP RD NE containing approximately 1.85 acre(s). (H-19) **THE SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR PLANNING COMMENTS AND TO TRANSPORTATION FOR CROSS ACCESS EASEMENT.**

07DRB-70434 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for HUNT UPTOWN III, LLC request(s) the above action(s) for all or a portion of Tract(s) B-1-A, **ST. PIUS X SUBDIVISION,** zoned SU-3, located on UPTOWN LOOP RD AND INDIAN SCHOOL ROAD containing approximately 1.8509 acre(s). (H-19) *(Deferred from 12/19/07).* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND AGIS DXF, AND TO TRANSPORTATION FOR CROSS LOT EASEMENT.**

2.	**Project# 1001696** 07DRB-70444 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	TIERRA WEST LLC agent(s) for PICO LLC request(s) the above action(s) for all or a portion of Lot(s) 1-13, Tract(s) A, **PICO LA CUEVA** zoned R-D, located on BARSTOW ST NE BETWEEN OAKLAND AVE NE AND ALAMEDA BLVD NE containing approximately 4.11 acre(s). (C-20) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
3.	**Project# 1002632** 07DRB-70445 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of **SUNDANCE ESTATES Unit(s) 1A,** zoned R-LT, located on LYON BLVD NW BETWEEN PARADISE BLVD NW AND PROPOSED UNSER ALIGNMENT containing approximately 36.2706 acre(s). (B-11) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**
4.	**Project# 1003257** 07DRB-70447 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA) 07DRB-70449 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	MARK GOODWIN AND ASSOCIATES PA agent(s) for SALTILLO COMMUNITIES, LLC request(s) the above action(s) for all or a portion of Lot(s) ALL, Block(s) ALL, **SALTILLO Unit(s) 1,** zoned R-1, located on BLACK ARROW ROAD NW BETWEEN MCMAHON BLVD NW AND CALABACILLES containing approximately 171.2342 acre(s). (A-10) **THE TWO YEAR EXTENSIONS OF THE SUBDIVISION IMPROVEMENT AGREEMENTS (SIA) WERE APPROVED.**
5.	**Project# 1004341** 07DRB-70442 MAJOR - 2YR SUBD IMP AGMT EXT (2YR SIA)	RIO GRANDE ENGINEERING agent(s) for ENCHANTMENT HOMES OF NM, LLC request(s) the above action(s) for all or a portion of **MESA DEL RIO** zoned R-2, located on 76TH ST NW BETWEEN FORTUNA RD NW AND GLENRIO NW (J-10) **THE TWO YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — **S**
- ___ Major Subdivision action
- ____ Minor Subdivision action
- ____ Vacation — **V**
- ____ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — **P**
- ____ for Subdivision
- ____ for Building Permit
- ____ Administrative Amendment (AA)
- ____ IP Master Development Plan — **D**
- ____ Cert. of Appropriateness (LUCC) — **L**

STORM DRAINAGE (Form D) — **A**
- ____ Storm Drainage Cost Allocation Plan

Z ZONING & PLANNING
- ____ Annexation
  - ____ County Submittal
  - ____ EPC Submittal
- ____ Zone Map Amendment (Establish or Change Zoning)
- ____ Sector Plan **(Phase I, II, III)**
- XX Amendment to Sector, Area, Facility or Comprehensive Plan
- ____ Text Amendment (Zoning Code/Sub Regs)
- ____ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ____ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Myers, Oliver & Price (John Myers) PHONE: 247-9080
ADDRESS: 1401 Central Avenue, NW FAX: 247-9109
CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: jmyers@moplaw.com

APPLICANT: Mesa del Sol, LLC PHONE: 452-2600
ADDRESS: 801 University Blvd., SE, Suite 200 FAX: 242-2978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: hrelkin@fcmds.com
Proprietary interest in site: Owner List **all** owners: See attached

DESCRIPTION OF REQUEST: Amendment to Level B Plan re: wireless telecommunications facility - final sign-off from EPC

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. XX No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See attached Block: Unit:
Subdiv/Addn/TBKA:
Existing Zoning: PC Proposed zoning: N/A MRGCD Map No
Zone Atlas page(s): Q-16; R-14, 16, 17; S14, 15, 16, 17; T-14; U-13 UPC Code: See attached

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):
08EPC-400217; Project No. ~~100475~~ 1004075

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill?
No. of **existing** lots: No. of **proposed** lots: Total area of site (acres): 3,082
LOCATION OF PROPERTY BY STREETS: On or Near: East of Broadway and south of Los Picaros
Between: and

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review:

SIGNATURE DATE Nov. 18, 2008
(Print) John A. Myers Applicant: ☐ Agent: ☒XX

FOR OFFICIAL USE ONLY Form revised 4/07

NA ☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- NA ☐ AGIS copy has been sent
- ☒ Case history #s are listed
- NA ☐ Site is within 1000ft of a landfill
- NA ☐ F.H.D.P. density bonus
- NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
08DRB - ____ - 70490	____	___	$ ~~0~~
____ - ____ - ____	CMF	___	$ 20.00
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
____ - ____ - ____	____	___	$ ____
			Total
			$ 20.00

Hearing date Nov. 26 2008

11.18.08
Planner signature / date

Project # 1004075

FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

❑ SKETCH PLAT REVIEW AND COMMENT (DRB22) **Maximum Size: 24" x 36"**

__ Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

❑ SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18) **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Completed Site Plan for Subdivision Checklist
__ Infrastructure List, if relevant to the site plan
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17) **Maximum Size: 24" x 36"**

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6** copies.
__ Solid Waste Management Department signature on Site Plan
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Copy of the document delegating approval authority to the DRB
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist
__ Copy of Site Plan with Fire Marshal's stamp
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**
❑ AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

__ Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Letter of authorization from the property owner if application is submitted by an agent
__ Infrastructure List, if relevant to the site plan
__ Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

❑ FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)
☒ FINAL SIGN-OFF FOR EPC APPROVED ~~SDP FOR SUBDIVISION~~ (DRB06) Level B Plan Amendment

__ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
__ Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Solid Waste Management Department signature on Site Plan for Building Permit
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
__ Infrastructure List, if relevant to the site plan
__ Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
__ List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original** to the meeting.
Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

John A. Myers
Applicant name (print)

John A. Myers
Applicant signature / date

Form revised **October 2007**

☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☐ Related #s listed

Application case numbers
DRB - _____ - 2090
_____ - _____ - _____
_____ - _____ - _____

11.18.08
Planner signature / date

Project # 1004075

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

02/12/2008 Issued By: E08375

Permit Number: **2007 070 453** **Category Code 910**

Application Number: 07DRB-70453, Sec Dev Plan Phse 2 Drb Final Signoff

Address:

Location Description: EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE

Project Number: 1004075

Applicant
Forest City Covington Nm Llc
801 University Blvd. Se Ste 200
Albuquerque NM 87106
505-400-3021
mdaly@fcmds.com

Agent / Contact
Denish & Kline Associates
500 Marquette Nw Ste 350
Albuquerque NM 87102
505-842-6461
lsk@denishkline.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions Deferral	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

2/12/2008 9:46AM LOC: ANNX
WS# 006 TRANS# 0002
RECEIPT# 00087760-00087760
PERMIT# 2007070453 TRSCCS
Trans Amt $50.00
DRB Actions $50.00
CA $60.00
CHANGE $10.00

Thank You

DRB CASE ACTION LOG (EPC LEVEL "B" AMENDMENT)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 08DRB-70490 Project # 1004075

Project Name: MESA DEL SOL

Agent: MYERS, OLIVER & PRICE (JOHN MYERS) Phone No.: 247-9080

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

☐ TRANSPORTATION: _____

☐ UTILITIES: _____

☐ CITY ENGINEER / AMAFCA: _____

☐ PARKS / CIP: _____

☒ PLANNING (Last to sign): Refer to letter from Catalina Lehner to JACK Cloud Dated Nov. 21, 2008

1-9-09

☐ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

☒ **3 copies of the approved site plan. Include all pages.**

☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**

☐ **Property Management's signature must be obtained prior to Planning Department's signature.**

☐ **AGIS DXF File approval required.**

☐ **Copy of recorded plat for Planning.**

Created On:

BULK LAND PLAT OF

MESA DEL SOL
TRACTS 1A-16A

SECTIONS 13-16, 20-24, 26-29, 32-35, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 2-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

TRACT BOUNDARIES AND ACREAGES

NOTE: BASIS OF BEARINGS ARE GRID BEARINGS AS DESCRIBED IN THE LEGAL DESCRIPTION ON SHEET 1A OF 6

SCALE: 1" = 2000'

TRACT 6A
1345.8364 AC. (GROSS)
-41.4836 AC. (TRACT 7A)
-41.0447 AC. (PATENT #3944)
-41.4700 AC. (PATENT #3951)
1221.8972 AC. (NET)

TRACT 6A
49.0000 AC.

TRACT 7A
41.4838 AC.

PATENT #3944
41.0447 AC.

PATENT #3951
41.4700 AC.

PATENT #3943

TRACT 2A
193.7516 AC.

TRACT 3A
5.0117 AC.

TRACT 4A
1039.6047 AC.

TRACT 8A
437.8872 AC.

TRACT 9A
1039.6047 AC.

TRACT 10A
4408.8192 AC. (GROSS)
-40.4069 AC. (PATENT #3948)
4368.8123 AC. (NET)

PATENT #3948
40.4069 AC.

TRACT 11A
40.0000 AC.

TRACT 12A
609.7034 AC.

TRACT 13A
287.8888 AC.

TRACT 14A
260.4312 AC.

TRACT 15A
626 AC.

TRACT 16A
9 AC.

UNIVERSITY BOULEVARD RIGHT-OF-WAY

AMPHITHEATER LEASE

COUNTY REGIONAL PARK LEASE BL 1394

UNPATENTED

DIAGONAL

DEPARTMENT OF ENERGY - LA SEMILLA LEASE BL 1-28

STATE OF NEW MEXICO

KIRTLAND AIR FORCE BASE

TOWNSHIP 9 NORTH, RANGE 4 EAST, N.M.P.M.
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.

TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ISLETA PUEBLO GRANT

Q-16 Q-17
R-14 R-15 R-16 R-17
S-14 S-15 S-16 S-17
T-14
U-13

DRAFT 03-31-2006

BOUNDARY OF MESA del SOL LEVEL B

NOTE: TABLE IS FOR THIS SHEET ONLY

TANGENT DATA

ID	COURSE	DISTANCE
T1	S19°51'51"E	241.57
T2	S70°08'09"W	240.00
T3	N19°51'51"W	1111.35
T4	N70°08'09"E	1956.13
T5	S19°51'51"E	453.13
T6	S70°08'09"W	240.00
T7	S19°51'51"E	733.73
T8	N70°08'09"E	1033.91
T9	S19°51'51"E	305.08
T10	N70°08'09"E	342.13
T11	S19°51'51"E	235.01
T12	S70°08'09"W	529.82
T13	S19°51'51"E	183.30
T14	S70°08'09"W	490.70
T15	S19°51'51"E	243.00
T16	S70°08'09"W	431.77
T17	S19°51'51"E	78.00
T18	S70°08'09"W	10.12
T19	S19°51'51"E	84.24
T20	S70°08'09"W	296.00
T21	S19°51'51"E	349.23
T22	S70°08'09"W	1217.00
T23	S19°51'51"E	1323.00

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD DIR
C1	03°20'00"	141.38'	282.70'	4849.32'	S18°11'51"E	282.65'
C2	09°01'34"	34.19'	68.37'	1000.00'	S14°40'51"E	68.33'
C3	07°09'00"	323.59'	645.27'	5173.27'	S15°26'51"E	644.84'
C4	19°19'18"	392.07'	768.64'	2280.00'	S29°08'51"E	765.07'
C5	23°18'48"	81.22'	158.01'	388.00'	S31°08'51"E	156.91'
C6	23°18'48"	235.73'	456.98'	1122.00'	S31°08'51"E	453.91'
C7	14°34'18"	24.01'	48.84'	192.00'	S26°16'51"E	48.70'
C8	28°00'00"	53.45'	107.46'	220.00'	S33°08'51"E	106.38'
C9	62°25'59"	131.87'	243.00'	223.00'	S59°21'51"E	231.11'
C10	01°32'24"	31.50'	63.00'	2340.00'	S19°05'51"E	63.00'
C11	15°00'00"	343.39'	687.54'	2627.00'	S27°38'51"E	685.46'
C12	15°48'31"	168.29'	337.19'	1222.00'	S34°03'07"E	336.16'
C13	03°07'07"	115.21'	230.42'	4233.00'	S35°51'15"E	230.39'

NOTE: TABLE IS FOR THIS SHEET ONLY

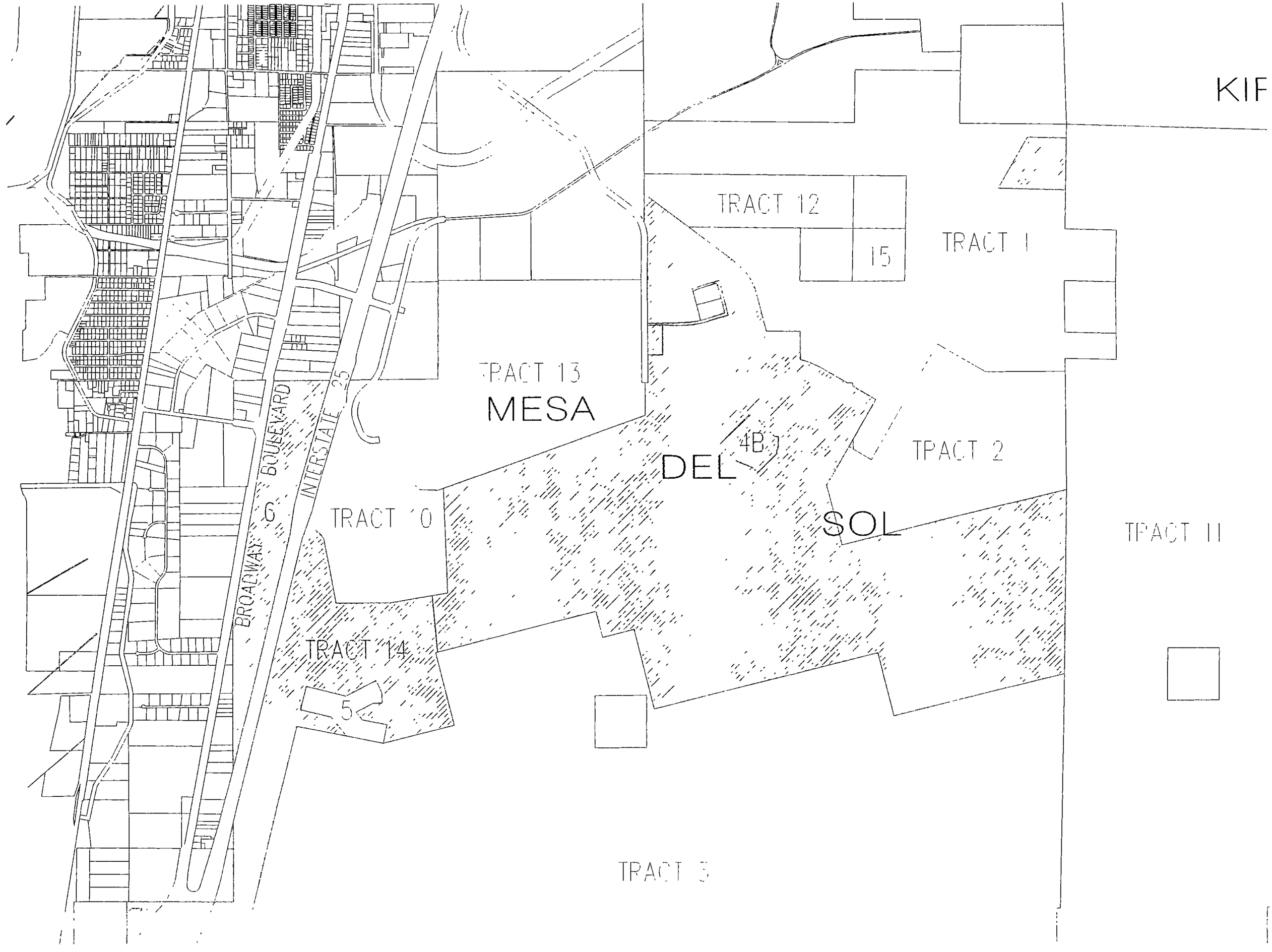
LEGEND

- BOUNDARY LINE
- TRACT & LEASE LINE
- SUBDIVISION PROPERTY LINE
- SECTION LINE
- HATCHED AREAS ARE OUT PARCELS AND ARE PART OF THIS PLAT

Bohannan Huston

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGY


KIF
TRACT 12
15
TRACT 1
TRACT 13
MESA
DEL
4B
TPACT 2
SOL
TRACT 11
BOULEVARD
INTERSTATE 25
6
TRACT 10
BROADWAY
TRACT 14
5
TRACT 3

City of Albuquerque
Planning Department
Development Review Division
P.O. Box 1293
Albuquerque, New Mexico 87103

Date: September 19, 2008

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project# 1004075**
08EPC-40047 AMNDT TO SECTOR DEV, AREA, FAC, OR COMP PLAN

Forest City Covington NM LLC
801 University Blvd. SE, Ste 200
Albuq. NM 87106

LEGAL DESCRIPTION: an amendment to the Mesa del Sol Level B Master Plan regarding Wireless Telecommunications Facilities (WTF) for all or a portion of bulk land plat of Tracts 1A-16A, Mesa del Sol, zoned PC, located on east of Broadway Blvd. and south of Los Picaros Rd., containing approximately 3100 acres. Catalina Lehner, Staff Planner

On September 18, 2008 the Environmental Planning Commission voted to approve Project 1004075/ 08EPC 40047, an amendment to the Level B Community Master Plan regarding wireless telecommunications facilities (WTFs) for the approximately 3,100-acre Level B Plan area of Mesa del Sol, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for an amendment to the Level B Community Master Plan for an approximately 3,100-acre area of Mesa del Sol, generally located east of Broadway Blvd. and south of Los Picaros Rd., encompassing land near roughly: the intersection of Broadway Blvd. and Interstate 25, between Broadway Blvd. and Interstate 25, to the south and east of the regional park and amphitheater, east of the buffer with Kirtland Air Force Base (KAFB), and a few miles north of the southern boundary with Isleta Pueblo, commonly known as Mesa del Sol Level B Plan area.

2. The Planned Communities Criteria (PCC) Policy Element document (the "PCC") specifies that the Environmental Planning Commission (EPC) is the approval body for Level B Plans. Therefore, the EPC is the approval body for the proposed Level B Plan amendment, which is not required to be forwarded to the City Council.

3. The two Level B Development Agreements, one with the City and the other with the Albuquerque/Bernalillo County Water Utility Authority. Both development agreements have been finalized and fully executed, which makes the Level B Plan final.

4. Policy guidance for review and approval of amendments to the Level B Plan comes from the Planned Communities Criteria (PCC) and the Level A Community Master Plan. The proposed amendment to the Level B Plan demonstrates *partial consistency* with the Planned Communities Criteria (PCC) and *partially furthers* the applicable Community Building principles in the Level A Plan.

5. The Level A Community Master Plan (the "Level A Plan") and the Level B Community Master Plan (the "Level B Plan") have been adopted and approved based on extensive analysis. The decisions made regarding these projects have found them to be in substantial conformance with applicable Comprehensive Plan Goals and policies.

6. The following Level A requirements are relevant to the proposed text amendment:
   A. Land Use Requirement 3: The text amendment proposes to locate two of the six WTFs near open space areas, and one within a linear open space area intended to preserve views. The proposed locations do not show sensitivity to open space and do not further the concepts in Requirement 3. The request *does not further* Requirement 3.
   B. Land Use Requirement 6: The proposed text amendment would introduce a strategy for providing wireless service in the Level B Plan area, though it does little to describe how the future WTFs are intended to fit into the larger context of Mesa del Sol and support the overall land use plan. The request *partially furthers* Requirement 6.

7. The following Level B requirements are particularly relevant to the proposed text amendment:
   A. Land Use Requirement 4: The text amendment proposes to locate three of the six WTFs near open space areas, and one in a linear open space area. A primary WTF located in a linear open space area would adversely affect the area's ability to link land uses. The proposed locations do not show sensitivity to open space and *do not further* Requirement 4.
   B. Government and Public Services Requirement 2: The proposed text amendment would introduce a strategy for providing wireless service in the Level B Plan area, though the language is unspecific in places and defines parameters rather loosely. The request *partially furthers* Requirement 2.

8. Planned Communities that are zoned PC, such as Mesa del Sol, are allowed to essentially "write their own rules" that differ from City ordinances of general application. In this case, the proposed amendment would result in wireless telecommunications regulations that differ substantially from the City's WTF regulations found in Zoning Code §14-16-3-17. The request would become part of the Level B Plan and would take precedence over the Zoning Code regulations, which would then apply only to issues not specified in the amendment.

9. This request was continued from the August 21, 2008 EPC hearing, where the EPC directed the applicant to provide additional information regarding the proposed height and siting of free-standing wireless telecommunications facilities (WTFs). The applicant has provided the following four scenarios based on: the Zoning Code regulations, use of three 90 foot primary WTFs, use of three 120 foot WTFs and use of two 150 foot WTFs.

10. As the approval body for the proposed amendment, the EPC has the authority to decide which scenario is the most appropriate and to place conditions of approval on the proposed amendment which would bring it closer to complying with the City's WTF regulations.

11. The affected Neighborhood Association (NA) is the Mountain View NA, which the applicant notified as required. Staff has not received any comments as of this writing.

CONDITIONS:

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

2. Prior to final DRB sign off, the applicant shall meet with the Development Review Staff planner to ensure that the conditions of approval are met. Evidence of this meeting shall be provided to the DRB at the time of application.

3. Section 2(A)- Primary Wireless Telecommunications Facilities (WTFs):
   A. The housing of the Primary WTFs shall be finished in a neutral color, such as pale blue, with a low level of reflectance, to make the PWTFs the least visible as possible from the surrounding area. The towers may also be finished in 3 separate harmonious color schemes which compliment each other.
   B. The finish of the housing of the Primary WTFs shall be a material that has a low sheen and low level of reflectance, to make the PWTFs the least visible as possible from the surrounding area.

4. Section 2(B)- Secondary Wireless Telecommunications Facilities (WTFs):
   The phrase "and be designed as free-standing WTFs" shall be added to the end of the introductory text of Subection B, to parallel the text in Subsection 2.(A).

5. Equipment Enclosures:
   A. Landscaping shall be permitted around the wall of an equipment enclosure, but shall not constitute the enclosure itself.
   B. Section 3.C.2 shall be clarified to state that "A tower structure that is part of a PWTF or SWTF need not be enclosed by a wall."

6. Section 3- Exceptions to the City's WTF Regulations (Substantive):
   A. The SWTFs shall not (not may not) replicate the design of the PWTFs.
   B. Subsection C.1 shall state that abandonment shall follow the requirements of Zoning Code § 14.16.3.17 except for portions of TWTFs that are architecturally integrated into the structures on which they are located. Sites that have visible ground equipment shall be rehabilitated and/or revegetated.

7. Section 3- Exceptions to the City's WTF Regulations (Clean-up):
   A. The reference in 3.A.(1) to the Concealed Facility Criteria shall be corrected.
   B. The phrase "shall be permitted" shall be added to Section 3.A.(4) to remedy the unfinished sentence regarding signage (maximum size 4 square feet) for the PWTFs.
   C. The reference to the "housing" in subsections A.2 and B.2 shall be clarified to mean the "housing of the tower structure."

8. Section 4- Tertiary Wireless Telecommunications Facilities (TWTFs):
   A. Like Subsections 4.(2)(a), (b) and (c), (d) shall require an affidavit as justification that the owners(s) of the PWTFs and SWTFs will not allow the applicant to place its telecommunications facility thereon, and/ or such owners are requiring payments thereof that substantially exceed commercially reasonable rates, despite attempts to negotiate commercially reasonable rates.
   B. The terms "commercially reasonable" and "substantially exceed" in Subsection 4.(2)(a) shall be defined.

9. CONDITION OF APPROVAL FROM PNM:
   Developer must contact PNM for services to be spot. It is the applicant's obligation to determine if utility easements cross the property and to abide by any conditions or terms of those easements.

10. CONDITION OF APPROVAL FROM THE ENVIRONMENTAL HEALTH DEPARTMENT:
    The applicant shall coordinate with the Environmental Health Department, Env. Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill. The developers of this site shall follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.

PROTEST: IT I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC's RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC's DECISION, WHICH IS BY **OCTOBER 3, 2008.**

APPEAL: IF YOU WISH TO APPEAL A FINAL DECISION, YOU MUST DO SO BY **OCTOBER 3, 2008** IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

Appeal to the City Council: Persons aggrieved with any determination of the Environmental Planning Commission acting under this ordinance and who have legal standing as defined in Section 14-16-4-4.B.2 of the City of Albuquerque Comprehensive Zoning Code may file an appeal to the City Council by submitting written application on the Planning Department form to the Planning Department within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If they decide that all City plans, policies and ordinances have not been properly followed, they shall hear the appeal. Such appeal, if heard, shall be heard within 45 days of its filing.

YOU WILL RECEIVE NOTIFICATION IF ANY PERSON FILES AN APPEAL. IF THERE IS NO APPEAL, YOU CAN RECEIVE BUILDING PERMITS AT ANY TIME AFTER THE APPEAL DEADLINE QUOTED ABOVE, PROVIDED ALL CONDITIONS IMPOSED AT THE TIME OF APPROVAL HAVE BEEN MET. SUCCESSFUL APPLICANTS ARE REMINDED THAT OTHER REGULATIONS OF THE CITY MUST BE COMPLIED WITH, EVEN AFTER APPROVAL OF THE REFERENCED APPLICATION(S).

Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

M Kennessy for R Dineen

Richard Dineen
Planning Director

RD/CL/ac

cc: Brian Richmond, ANTHEM TELECOM, 436 Prospect Street, Newport Beach, CA 92663
Patty Grice, Mountain View NA, 206 Fentiman Pl. SE, Albuq.NM 87105
Marla Painter, Mountain View NA, 506 Valley High St. SE, Albuq. NM 87106
John Myers, 1401 Central Ave. NW, Albuq. NM 87104
Commander Dave Depies, 400 Roma Ave. NW, Albuq. NM 87102
Captain Curtis Green, 11510 Sunset Gardens, Albuq. NM 87121

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November 18, 2008

HAND DELIVERED
City of Albuquerque
Development Review Board
Planning Department, 600 2nd St. NW
Albuquerque, NM 87103

RE: Modifications to Amendment to Level B Plan to Comply with EPC Conditions

Ladies and Gentlemen:

Condition 1 of the Environmental Planning Commission's September 19, 2008 Official Notice of Decision for Project #1004075 states that the DRB is responsible for ensuring that all EPC conditions of approval for the Project have been satisfied and that other City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the amendment to the Level B Plan since the EPC hearing, including how the amendment to the Level B Plan has been modified to meet each of the EPC conditions.

This letter serves the above-stated purpose. Provided below is a condition-by-condition summary of the modifications that have been made to the amendment to the Level B Plan since the EPC hearing.

Condition 2. Phone meeting with Catalina Lehner at approximately 3:45pm MDT on October 22, 2008. Attached is an email from Ms. Lehner notifying the applicant that the Conditions of Approval have been incorporated into the amendment to the Level B Plan.

Conditions 3.A. and 3.B. The following language was added to Section 2.A.(1):
"PWTFs shall be finished in a neutral color, such as pale blue, with a low level of reflectance, to make the PWTFs the least visible as possible from the surrounding area. The PWTF tower structures may also be finished in 3 separate harmonious color schemes which complement each other. The finish of the housing of the PWTFs shall be a material that has a low sheen and low level of reflectance to make the PWTFs the least visible as possible from the surrounding area."

Condition 4. The following language was added to the end of Section 2.B.:
", and be designed as free-standing WTFs"

Condition 5.A. The following language was added to the last sentence of Section 2.D.:
"Landscaping shall be permitted around the wall of an equipment enclosure, but shall not constitute the enclosure itself."

Condition 5.B. The following language was added to Section 3.C.(2):
" tower structure that is part of a"
The following language was deleted from Section 3.C.(2):
"housed in an ornamental tower"

Condition 6. A. In the first sentence of Section 3.B.(1), the word "may" was replaced with the word "shall".

Condition 6.B. The following language was added to the first sentence of Section 3.C.(1):
"for portions of TWTFs that are architecturally integrated into the structures on which they are located".
The following language was removed from the first sentence of Section 3.C.(1):
"that this provision shall not apply to PWTF or SWTF antennas that are housed within ornamental towers, or to those architecturally integrated into the structures on which they are located by means of color, texturing, architectural treatment, massing, size, design, and/or shape"
The following language was added to the second sentence of Section 3.C.(1):
"and/"
The following language was removed from the second sentence of Section 3.C.(1):
"to blend in with their surroundings"

Condition 7.A. In the third sentence, "§14.16.3.17.15.b and c (1-4 inclusive)" was changed to "§14.16.3.17.A.15.b and c (1-5 inclusive)"

Condition 7.B. The following was added to the end of Section 3.A.(4):
"shall be permitted"

Condition 7.C. The following was added to the second sentence of Section 3.A.(2) and to 3.B.(2):
"of the tower structure"

Condition 8.A. and 8.B. The following sentences were added to the end of Section 4(2)(d):
"The application shall be accompanied by an affidavit from the applicant setting forth what are Commercially Reasonable Rates, the rates which the owners of the PWTFs and SWTFs are requiring, that the required rates Substantially Exceed Commercially Reasonable Rates, and that the applicant has been unable to negotiate Commercially Reasonable Rates notwithstanding the applicant's good faith efforts. "Commercially Reasonable Rates" shall be rates which fall within the range of rates paid by applicant for antenna sites within the Albuquerque metropolitan area. "Substantially Exceed" shall mean in excess of twenty-five percent (25%) above the highest Commercially Reasonable Rate."

The following was removed from the end of Section 4(2)(d):
",evidence of which shall be set forth by affidavit."

The following modifications were made to the first sentence of Section 4(d)(2):
"owners" changed to "owner(s)" in three locations
"PWTF" changed to "PWTFs" in two locations
"substantially exceed commercially reasonable rates" changed to "Substantially Exceed Commercially Reasonable Rates"
"commercially reasonable rates" changed to "Commercially Reasonable Rates"

Condition 9. Developer agrees to contact PNM for services to be spot prior to such time that each WTF contemplated in the amendment to Level B Plan is constructed. Applicant will determine if utility easements cross the property and abide by any conditions or terms of those easements.

Condition 10. Applicant agrees to coordinate with the Environmental Health Department, Env. Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill prior to such time that each WTF contemplated in the amendment to Level B Plan is constructed. The developers of the site agree to follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones during such time that each WTF contemplated in the amendment to Level B Plan is developed.

All Other Modifications:
Section 1, second paragraph, last sentence. Added "and" before "consume".

Section 2.A.(1) and 2.B.(1), first sentence. "Three" changed to "3".

Section 2.A.(1), second sentence. Removed "The" and replaced with "PWTF".

Page 31 of the Level B Plan. In the first sentence of note 11, "Primary facilities" replaced with "Primary WTFs". In the second sentence of note 11, "Secondary facilities" replaced with "Secondary WTFs".

Page 105 of the Level B Plan. In the last sentence inside the bubble, "facilities" replaced with "Facilities".

Page 108 of the Level B Plan. Page changed to page 109. Illustrations moved to the left side of the page from the right side of the page.

Your consideration of the modifications specified herein and of the submittal package is respectfully requested.

Very truly yours,

MYERS, OLIVER & PRICE, P.C.

By:_____
John A. Myers

JAM:kla

Brian Richmond

From: Lehner, Catalina L. [CLehner@cabq.gov]
Sent: Wednesday, October 22, 2008 2:48 PM
To: Brian Richmond
Subject: RE: Revised MdS WTF Level B Plan Amendment

Hi Brian,
I just reviewed the revised level B plan amendment. I see that the conditions have been incorporated. I'll give you a call to discuss how to proceed. Talk to you soon.
-Catalina

From: Brian Richmond [mailto:brian@anthemtel.com]
Sent: Friday, October 17, 2008 5:04 PM
To: Lehner, Catalina L.
Subject: RE: Revised MdS WTF Level B Plan Amendment

Hi Catalina,

Thanks for the update. I look forward to getting your feedback on the revised amendment and guidance on how to proceed with the DRB. Hope you have a very quiet, peaceful weekend after what must have been an intense Thurs. Speak with you soon.

Regards,
Brian

From: Lehner, Catalina L. [mailto:CLehner@cabq.gov]
Sent: Friday, October 17, 2008 11:50 AM
To: Brian Richmond
Subject: RE: Revised MdS WTF Level B Plan Amendment

Hi Brian,
I haven't forgotten about this. I talked to Russell and confirmed that it does have to go through the DRB process.
Sorry about the delay in my review...EPC went to 12:20 AM yesterday. No kidding, it was a big case and it's not done yet!
Hope all is well with you.
-Catalina

From: Brian Richmond [mailto:brian@anthemtel.com]
Sent: Wednesday, October 15, 2008 9:24 AM
To: Lehner, Catalina L.
Subject: FW: Revised MdS WTF Level B Plan Amendment

Hi Catalina,

I'm touching base to see how your review is going. Looking forward to hearing from you.

Thanks,
Brian

From: Brian Richmond [mailto:brian@anthemtel.com]
Sent: Wednesday, October 01, 2008 5:50 PM

To: 'Lehner, Catalina L.'
Subject: Revised MdS WTF Level B Plan Amendment

Catalina,

Attached for your review are clean and redlined versions of the Level B Plan amendment (including attachments), revised to reflect the City's conditions of approval. Please contact me to discuss questions, comments and next steps.

Thanks,
Brian

Brian Richmond
ANTHEM TELECOM
436 Prospect Street
Newport Beach, CA 92663
Tel.: (949) 631-2702
Cell: (650) 315-5145
Fax: (949) 625-9269

APPENDIX B TO MESA DEL SOL LEVEL B PLAN

REGULATING THE APPEARANCE, NUMBER, AND LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES (WTFs)

1. Introduction:

Mesa Del Sol is a Planned Community, annexed into and situated south of the historic body of Albuquerque. It is governed by the Planned Community Criteria. As such, certain levels of planning are required: a Level A Plan was approved by the City Council in January 2006, and the Level B Plan by the Environmental Planning Commission in February 2008. Since that time several "Level C" plans for individual projects have also been approved.

There are over two miles of open area between the historic body of the City and Mesa Del Sol: the Tijeras Arroyo, the International Sunport, and Kirtland Air Force Base. Mesa Del Sol does not possess any of the accoutrements that allow for the quick and wide dispersion of wireless facilities: there are few buildings, and few power poles or other vertical structures that are useable. The WTF "footprint" in the immediate vicinity is insufficient and the mesa's natural escarpments and vast size make it impossible for wireless carriers to adequately serve the Mesa Del Sol community from outside its boundaries. Consequently Mesa Del Sol has taken this opportunity to look at the means of providing wireless facilities that can be installed immediately, be extremely efficient, and consume the minimum number of sites and the minimum amount of materials, while providing unparalleled quality and quantity of service.

The Level B Plan, while it contains detailed elements for the master-planning of most utility infrastructure (e.g. water, sewer, roads, and dry utilities including telecommunications landlines) is notably quiet on the issue of wireless telecommunications. The purpose of this amendment is to insert into the Level B Plan a description of the elements of wireless telecommunications as a utility in Mesa Del Sol.

2. Description of the Basic System: The wireless telecommunications system for the area of the Mesa Del Sol Level B Plan consists of four basic elements regulated as set forth below:

A. Primary Wireless Telecommunication Facilities, or PWTFs, designed to act as ornamental towers, and as free-standing wireless facilities.

(1) There will be ~~three~~ 3 such PWTFs, identical in appearance, averaging approximately 1-1/2 miles apart. ~~The~~ PWTF "housing" will consist of an ornamental tower up to 120 feet high containing the support structure for internally mounted antennas not readily discernable to the naked eye. PWTFs shall be finished in a neutral color, such as pale blue, with a low level of reflectance, to make the PWTFs the least visible as possible from the surrounding area. The PWTF tower structures may also be finished in 3 separate harmonious color schemes which complement each other. The finish of the housing of the PWTFs shall be a material that has a low sheen and low level of reflectance to make the PWTFs the least visible as possible from the surrounding area. (See map and illustrations attached as part of this amendment.)

(2) PWTFs will comply with §14.16.3.17 of the Zoning Code except as noted in this amendment to the Level B Plan.

B. Secondary Wireless Telecommunication Facilities, or SWTFs, which may be ornamental towers or conventional features of the public realm such as "flagpoles" or "clock towers", and be designed as free-standing WTFs.

(1) There will be ~~three~~ 3 such SWTFs, averaging approximately 2 miles apart and up to 60 feet high. The "housing" may consist of either an ornamental tower equal or similar to the PWTF structures in design intent, or more conventional structure which may include a "flagpole" or "clock tower" device containing the support structure for internally mounted antennas not readily discernable to the naked eye. (See map and illustrations attached as part of this amendment.)

(2) SWTFs will comply with §14.16.3.17 of the Zoning Code except as noted in this Level B Plan amendment.

C. Tertiary Wireless Telecommunication Facilities

(1) TWTFs are the same as architecturally-integrated facilities in the City at large.
(2) This category is intended as a "fail-safe". No such TWTFs are anticipated. Should one become necessary, it shall not be free-standing, and must have the appearance of an architecturally-integrated facility.

(3) TWTFs, if any, must comply with §14.16.3.17 of the Zoning Code.

D. Wireless Equipment Enclosures enclosing the ground mounted equipment shall comply with the standards of §14.16.3.17 of the Zoning Code, except as noted in this amendment to the Level B. Plan. They must be visually related in architectural design with the ornamental tower, conventional tower or building supporting wireless telecommunications antennas, while meeting the intent of the definition of Wireless Telecommunications Equipment Leasable Area in §14.16.1.5 of the Zoning Code. The equipment will be enclosed for public safety. Equipment enclosures shall be a veneered solid wall, at least 6 feet high and not more than 9 feet high. Concertina wire and barbed wire shall not be allowed. It is permissible for such equipment to be housed in an adjacent or nearby building. Landscaping shall be permitted around the wall of an equipment enclosure, but shall not constitute the enclosure itself.

3. Mesa Del Sol Exceptions to the Wireless Telecommunications Facilities Regulations of Zoning Code §14.16.3.17:

A. Primary Wireless Transmission Facilities (PWTFs):

(1) PWTFs shall have the approximate locations and substantially the appearance illustrated in this amendment to the Level B Plan and shall be identical. An ornamental tower shall be construed to meet the requirement that wireless facilities shall be concealed. The provisions of §14.16.3.17.A.15.b and c (1-~~4~~5 inclusive) shall not apply.

(2) Height (in all districts) shall not exceed 120 feet. The housing of the tower structure must fit within a "footprint" of 400 square feet.

(3) Lighting consistent with the architectural intent of creating a monumental structure or ornamental tower shall be permitted, provided it is consistent with all "Night Sky" requirements.

(4) Signage shall be limited as in Zoning Code §14.16.3.17.3.b except that a plaque not more than four (4) square feet shall be permitted.

B. Secondary Wireless Transmission Facilities (SWTFs):

(1) SWTFs shall have the approximate locations and substantially the appearance illustrated in this amendment to the Level B Plan, provided that they ~~may~~ shall not replicate on a smaller scale the architectural design of the PWTFs and shall not all be of the same design. Ornamental towers and "flagpoles", "clock towers" and other conventional structures shall be construed to meet the requirement that wireless facilities shall be concealed.

(2) Height in all districts shall not exceed 60 feet and the housing of the tower structure must fit within a "footprint" of 400 square feet.

(3) Lighting consistent with the architectural intent of creating a monumental structure or ornamental tower shall be permitted, provided it is consistent with all "Night Sky" requirements. Architecturally-integrated facilities may not be separately illuminated from the structure into which they are integrated.

C. Regulations for Both PWTFs and SWTFs:

(1) Abandonment: Abandonment shall follow the requirements of Zoning Code §14.16.3.17 except ~~that this provision shall not apply to PWTF or SWTF antennas that are housed within ornamental towers, or to those architecturally integrated into the structures on which they are located by means of color, texturing, architectural treatment, massing, size, design, and/or shape~~for portions of TWTFs that are architecturally integrated into the structures on which they are located. Visible ground-mounted equipment and equipment enclosures, however, must be abandoned, removed, and their sites rehabilitated and/or re-vegetated ~~to blend with their surroundings~~.

(2) A tower structure that is part of a PWTF or SWTF ~~housed in an ornamental tower~~ need not be enclosed by a wall.

4. Tertiary Wireless Telecommunication Facilities (TWTFs):

(1) No Tertiary Wireless Telecommunication Facility (TWTF) shall be permitted unless the applicant demonstrates to the Planning Director or his/her designee that none of the three PWTFs and three SWTFs can accommodate the applicant's proposed TWTF.

(2) Evidence of exceptional showing submitted to the City which demonstrates that no PWTF or SWTF can reasonably be used to accommodate the applicant's proposed TWTF shall consist of the following:

(a) No existing or approved PWTF or SWTF meets the applicant's engineering requirements, despite applicant's attempts to resolve such engineering deficiencies with the owners of any such existing or approved PWTF or SWTF. An affidavit setting forth the asserted engineering requirements and the justification for those asserted requirements shall accompany any application.

(b) That no existing or approved PWTF or SWTF has sufficient structural strength or space available to support the applicant's proposed telecommunications facility and related equipment, despite applicant's attempts to resolve such structural strength or space deficiencies with the owners of any such existing or approved PWTF or SWTF. An affidavit setting forth the asserted structural strength or space requirements and the justification for those asserted requirements shall accompany any application.

(c) That the applicant's proposed telecommunications facility would cause unavoidable electromagnetic interference with the antenna(s) on the existing or approved PWTFs and SWTFs, or the antenna(s) on the existing or approved PWTFs and SWTFs would cause interference with the applicant's proposed telecommunications facility, despite applicant's attempts to resolve such electromagnetic interference issues with the owners of the antenna(s) on existing or approved PWTFs or SWTFs. An affidavit setting forth the asserted electromagnetic interference requirements and the justification for those asserted requirements shall accompany any application.

(d) That the owner(s) of existing or approved PWTFs and SWTFs will not allow the applicant to place its telecommunications facility thereon, or such owner(s) are requiring payments thereof that Ssubstantially Eexceed Ceommercially Rreasonable Rrates, despite applicant's commercially reasonable attempts to negotiate Ceommercially Rreasonable Rrates with the owner(s) of existing or approved PWTFs or SWTFs~~,~~. The application shall be accompanied by an affidavit from the applicant setting forth what are Commercially Reasonable Rates, the rates which the owners of the PWTFs and SWTFs are requiring, that the required rates Substantially Exceed Commercially Reasonable Rates, and that the applicant has been unable to negotiate Commercially Reasonable Rates notwithstanding the applicant's good faith efforts. "Commercially Reasonable Rates" shall be rates which fall within the range of rates paid by applicant for antenna sites within the Albuquerque metropolitan area. "Substantially Exceed" shall mean in excess of twenty-five percent (25%) above the highest Commercially Reasonable Rate.
~~evidence of which shall be set forth by affidavit.~~

5. Other Regulations Apply:

(1) All wireless telecommunications facilities authorized by this Level B Plan are subject to the Level C review procedures of the Planned Community Criteria and as shown in Section 7 of this Level B Plan. The required letter from the MDS Architectural Review Committee shall accompany the application.

(2) All applications for WTFs shall be Level C Plans (administrative amendment applications). All Level C Plans for WTFs shall follow the submittal procedures and requirements of §14.16.3.17.A.13 of the Zoning Code. The City has sole authority to approve or disapprove an application.

(3) Where not addressed in this amendment or the Level B Plan, the requirements of §14.16.3.17 of the Zoning Code shall apply and shall be used in the evaluation of applications.

(4) Each Level C Plan shall be reviewed by the Planning Director's designee using this amendment and §14.16.3.17 of the Zoning Code. One application shall be made for each PWTF, rather than have separate applications for each collocated provider thereon.

(5) Appeal of any action taken under the regulations of this amendment is as governed in §14.16.4.4 of the Zoning Code.

APPENDIX B TO MESA DEL SOL LEVEL B PLAN

REGULATING THE APPEARANCE, NUMBER, AND LOCATION OF WIRELESS TELECOMMUNICATIONS FACILITIES (WTFs)

1. Introduction:

Mesa Del Sol is a Planned Community, annexed into and situated south of the historic body of Albuquerque. It is governed by the Planned Community Criteria. As such, certain levels of planning are required: a Level A Plan was approved by the City Council in January 2006, and the Level B Plan by the Environmental Planning Commission in February 2008. Since that time several "Level C" plans for individual projects have also been approved.

There are over two miles of open area between the historic body of the City and Mesa Del Sol: the Tijeras Arroyo, the International Sunport, and Kirtland Air Force Base. Mesa Del Sol does not possess any of the accoutrements that allow for the quick and wide dispersion of wireless facilities: there are few buildings, and few power poles or other vertical structures that are useable. The WTF "footprint" in the immediate vicinity is insufficient and the mesa's natural escarpments and vast size make it impossible for wireless carriers to adequately serve the Mesa Del Sol community from outside its boundaries. Consequently Mesa Del Sol has taken this opportunity to look at the means of providing wireless facilities that can be installed immediately, be extremely efficient, and consume the minimum number of sites and the minimum amount of materials, while providing unparalleled quality and quantity of service.

The Level B Plan, while it contains detailed elements for the master-planning of most utility infrastructure (e.g. water, sewer, roads, and dry utilities including telecommunications landlines) is notably quiet on the issue of wireless telecommunications. The purpose of this amendment is to insert into the Level B Plan a description of the elements of wireless telecommunications as a utility in Mesa Del Sol.

2. Description of the Basic System: The wireless telecommunications system for the area of the Mesa Del Sol Level B Plan consists of four basic elements regulated as set forth below:

A. Primary Wireless Telecommunication Facilities, or PWTFs, designed to act as ornamental towers, and as free-standing wireless facilities.

(1) There will be 3 such PWTFs, identical in appearance, averaging approximately 1-1/2 miles apart. PWTF "housing" will consist of an ornamental tower up to 120 feet high containing the support structure for internally mounted antennas not readily discernable to the naked eye. PWTFs shall be finished in a neutral color, such as pale blue, with a low level of reflectance, to make the PWTFs the least visible as possible from the surrounding area. The PWTF tower structures may also be finished in 3 separate harmonious color schemes which complement each other. The finish of the housing of the PWTFs shall be a material that has a low sheen and low level of reflectance to make the PWTFs the least visible as possible from the surrounding area. (See map and illustrations attached as part of this amendment.)

(2) PWTFs will comply with §14.16.3.17 of the Zoning Code except as noted in this amendment to the Level B Plan.

B. Secondary Wireless Telecommunication Facilities, or SWTFs, which may be ornamental towers or conventional features of the public realm such as "flagpoles" or "clock towers", and be designed as free-standing WTFs.

(1) There will be 3 such SWTFs, averaging approximately 2 miles apart and up to 60 feet high. The "housing" may consist of either an ornamental tower equal or similar to the PWTF structures in design intent, or more conventional structure which may include a "flagpole" or "clock tower" device containing the support structure for internally mounted antennas not readily discernable to the naked eye. (See map and illustrations attached as part of this amendment.)

(2) SWTFs will comply with §14.16.3.17 of the Zoning Code except as noted in this Level B Plan amendment.

C. Tertiary Wireless Telecommunication Facilities

(1) TWTFs are the same as architecturally-integrated facilities in the City at large.
(2) This category is intended as a "fail-safe". No such TWTFs are anticipated. Should one become necessary, it shall not be free-standing, and must have the appearance of an architecturally-integrated facility.

(3) TWTFs, if any, must comply with §14.16.3.17 of the Zoning Code.

D. Wireless Equipment Enclosures enclosing the ground mounted equipment shall comply with the standards of §14.16.3.17 of the Zoning Code, except as noted in this amendment to the Level B. Plan. They must be visually related in architectural design with the ornamental tower, conventional tower or building supporting wireless telecommunications antennas, while meeting the intent of the definition of Wireless Telecommunications Equipment Leasable Area in §14.16.1.5 of the Zoning Code. The equipment will be enclosed for public safety. Equipment enclosures shall be a veneered solid wall, at least 6 feet high and not more than 9 feet high. Concertina wire and barbed wire shall not be allowed. It is permissible for such equipment to be housed in an adjacent or nearby building. Landscaping shall be permitted around the wall of an equipment enclosure, but shall not constitute the enclosure itself.

3. Mesa Del Sol Exceptions to the Wireless Telecommunications Facilities Regulations of Zoning Code §14.16.3.17:

A. Primary Wireless Transmission Facilities (PWTFs):

(1) PWTFs shall have the approximate locations and substantially the appearance illustrated in this amendment to the Level B Plan and shall be identical. An ornamental tower shall be construed to meet the requirement that wireless facilities shall be concealed. The provisions of §14.16.3.17.A.15.b and c (1-5 inclusive) shall not apply.

(2) Height (in all districts) shall not exceed 120 feet. The housing of the tower structure must fit within a "footprint" of 400 square feet.

(3) Lighting consistent with the architectural intent of creating a monumental structure or ornamental tower shall be permitted, provided it is consistent with all "Night Sky" requirements.

(4) Signage shall be limited as in Zoning Code §14.16.3.17.3.b except that a plaque not more than four (4) square feet shall be permitted.

B. Secondary Wireless Transmission Facilities (SWTFs):

(1) SWTFs shall have the approximate locations and substantially the appearance illustrated in this amendment to the Level B Plan, provided that they shall not replicate on a smaller scale the architectural design of the PWTFs and shall not all be of the same design. Ornamental towers and "flagpoles", "clock towers" and other conventional structures shall be construed to meet the requirement that wireless facilities shall be concealed.

(2) Height in all districts shall not exceed 60 feet and the housing of the tower structure must fit within a "footprint" of 400 square feet.

(3) Lighting consistent with the architectural intent of creating a monumental structure or ornamental tower shall be permitted, provided it is consistent with all "Night Sky" requirements. Architecturally-integrated facilities may not be separately illuminated from the structure into which they are integrated.

C. Regulations for Both PWTFs and SWTFs:

(1) Abandonment: Abandonment shall follow the requirements of Zoning Code §14.16.3.17 except for portions of TWTFs that are architecturally integrated into the structures on which they are located. Visible ground-mounted equipment and equipment enclosures, however, must be abandoned, removed, and their sites rehabilitated and/or re-vegetated.

(2) A tower structure that is part of a PWTF or SWTF need not be enclosed by a wall.

4. Tertiary Wireless Telecommunication Facilities (TWTFs):

(1) No Tertiary Wireless Telecommunication Facility (TWTF) shall be permitted unless the applicant demonstrates to the Planning Director or his/her designee that none of the three PWTFs and three SWTFs can accommodate the applicant's proposed TWTF.

(2) Evidence of exceptional showing submitted to the City which demonstrates that no PWTF or SWTF can reasonably be used to accommodate the applicant's proposed TWTF shall consist of the following:

(a) No existing or approved PWTF or SWTF meets the applicant's engineering requirements, despite applicant's attempts to resolve such engineering deficiencies with the owners of any such existing or approved PWTF or SWTF. An affidavit setting forth the asserted engineering requirements and the justification for those asserted requirements shall accompany any application.

(b) That no existing or approved PWTF or SWTF has sufficient structural strength or space available to support the applicant's proposed telecommunications facility and related equipment, despite applicant's attempts to resolve such structural strength or space deficiencies with the owners of any such existing or approved PWTF or SWTF. An affidavit setting forth the asserted structural strength or space requirements and the justification for those asserted requirements shall accompany any application.

(c) That the applicant's proposed telecommunications facility would cause unavoidable electromagnetic interference with the antenna(s) on the existing or approved PWTFs and SWTFs, or the antenna(s) on the existing or approved PWTFs and SWTFs would cause interference with the applicant's proposed telecommunications facility, despite applicant's attempts to resolve such electromagnetic interference issues with the owners of the antenna(s) on existing or approved PWTFs or SWTFs. An affidavit setting forth the asserted electromagnetic interference requirements and the justification for those asserted requirements shall accompany any application.

(d) That the owner(s) of existing or approved PWTFs and SWTFs will not allow the applicant to place its telecommunications facility thereon, or such owner(s) are requiring payments thereof that Substantially Exceed Commercially Reasonable Rates, despite applicant's commercially reasonable attempts to negotiate Commercially Reasonable Rates with the owner(s) of existing or approved PWTFs or SWTFs. The application shall be accompanied by an affidavit from the applicant setting forth what are Commercially Reasonable Rates, the rates which the owners of the PWTFs and SWTFs are requiring, that the required rates Substantially Exceed Commercially Reasonable Rates, and that the applicant has been unable to negotiate Commercially Reasonable Rates notwithstanding the applicant's good faith efforts. "Commercially Reasonable Rates" shall be rates which fall within the range of rates paid by applicant for antenna sites within the Albuquerque metropolitan area. "Substantially Exceed" shall mean in excess of twenty-five percent (25%) above the highest Commercially Reasonable Rate.

5. Other Regulations Apply:

(1) All wireless telecommunications facilities authorized by this Level B Plan are subject to the Level C review procedures of the Planned Community Criteria and as shown in Section 7 of this Level B Plan. The required letter from the MDS Architectural Review Committee shall accompany the application.

(2) All applications for WTFs shall be Level C Plans (administrative amendment applications). All Level C Plans for WTFs shall follow the submittal procedures and requirements of §14.16.3.17.A.13 of the Zoning Code. The City has sole authority to approve or disapprove an application.

(3) Where not addressed in this amendment or the Level B Plan, the requirements of §14.16.3.17 of the Zoning Code shall apply and shall be used in the evaluation of applications.

(4) Each Level C Plan shall be reviewed by the Planning Director's designee using this amendment and §14.16.3.17 of the Zoning Code. One application shall be made for each PWTF, rather than have separate applications for each collocated provider thereon.

(5) Appeal of any action taken under the regulations of this amendment is as governed in §14.16.4.4 of the Zoning Code.

Table 2-1 Site Development Standards

	Building Envelope			Open Space		Setbacks (feet) (5)					Off-Street Parking (10)	
	Max. site FAR (1)	Max. site du/ac (2)	Max. height (ft)	Min. % landscape area (3)	Min. % usable open space (6)	Front	Side street	Side	Rear	Other	Non-res	Residential
Employment Districts:												
Employment Center	4.0	100	80 (4)	15% of net lot area per COA Zoning Code	n/a	0 min.	0 min.	10 min.	10 min.		per zoning code, credit for on-street, max. one bay in front of bldg	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio Multifamily: 1 per unit
Highway Commercial	2.0	n/a	50	15% of net lot area per COA Zoning Code	n/a	15 min.	0 min.	0 min.	5 min.	50' landscape setback along I-25 (except frontage road)	per zoning code, credit for on-street	n/a
Mixed-Use Centers:												
Urban Center	4.0	100	20 min., 60 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min.	0 min.	0 min.	5 min.		no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/studio Multifamily: 1 per unit
Community Center	2.0	80	20 min., 60 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min., 5 max.	0 min.	0 min., 10 max.	5 min.		no requirement	no requirement
Village Centers	1.0	60	20 min., 35 max	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	0 min., 5 max.	0 min.	0 min., 10 max.	5 min.		no requirement	no requirement
Residential Villages												
Corridor Residential (w/in 1/8 mile of Mesa del Sol Blvd.)	no requirement	50	50	no min. except 15% of surface parking	15% unless within ¼ mile of park/OS	varies by lot type – see below					no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/ studio; 2 covered per SF house/TH Multifamily: 1 per unit
General Residential	no requirement	35	35	[blank]	15% unless within ¼ mile of park/OS	varies by lot type – see below					no requirement	2 per 3+ BR, 1.5 per 2BR, 1 per 1BR/ studio; 2 covered per SF house/TH Multifamily: 1 per unit
				Varying setbacks by lot type:		**Front (8)**	**Side street**	**Side**	**Rear (7)**	**Other Walls (9)**		
				Single-Family Large Lot > than 6,000 sq.ft.		15 min., 20 max.	10 min.	10 min.	5 min.			2 covered spaces
				Single-Family Standard Lot		10 min., 15 max.	10 min.	10 min. btw bldgs (no min. to prop line)	4-5 min.			2 covered spaces
				Attached Compound		5 min., 10 max.	5 min.	0 min.	0-5 min.	Courtyard – 0 min., 5 max.		2 covered spaces
				Detached Compound/Courts		5 min., 10 max.	5 min.	8 min. btw bldgs (no min. to prop line)	0-5 min.	Paseo – 5 min., 10 max.		2 covered spaces
				Duplex		10 min., 15 max.	10 min.	10 min. btw bldgs (no min. to prop line)	4 min.			2 covered spaces
				Townhouse: Greater than 1 BDRM		5 min., 10 max.	5 min.	0 min.	24 min.			2 covered spaces
				Multifamily/Townhouse 1 BDRM		6 min., 16 max.	6 min.	10 min. btw bldgs (no min. to prop line)	4 min.			1 per unit

Notes:

1. Site FAR: Maximum FAR on any individual parcel
2. Site du/ac: Maximum du/ac on any individual parcel
3. Site coverage: percentage of the site covered by buildings or structures
4. Exception for water storage tanks
5. Setback variance less than 10% may be granted through the ARC review process.
6. Required usable open space may be aggregated into common open space areas and other recreational facilities within 1/4 mile of the site
7. Garages: 4' min. setback at rear.
8. Front yard setback along University: 13' min.
9. Wall height of 6' max. (9' 6" max. at entries) is allowed. Wall heights and placement determined by the MdS ARC. Level B wall standards take precedence over COA standards.
10. Sideyard use easements allowed.

11. Wireless Telecommunications Facilities ("WTFs"): A maximum height of 120' shall be allowed for Primary WTFs. A maximum height of 60' shall be allowed for Secondary WTFs (see Appendix B, pages 108 and 109).

Table 7-1 Approval Matrix

	Urban Center	Community Center	Village Centers	Campus	Employment District ***	Highway Commercial ***	Residential Villages	Open Space and Parks
R-1 Residential	X	X	X	X	X	X	P	X
R-T Residential	P	P	P	X	X	X	P	X
R-G Residential	P	P	P	X	X	X	P	X
R-2 Residential	P	P	P	X	X	X	P	X
R-3 Residential	P	P	P	X	P	X	P	X
RC Live/work	P	P	P	X	P	X	P	X
O-1 Office & Institution	P	P	P	P	P	P	X	R
C-1 Neighborhood Commercial	P	P	P*	X	P	P	P**	X
C-2 Community Commercial	P	P	X	X	P	P	X	X
C-3 Heavy Commercial	R	X	X	X	P	P	X	X
IP Industrial Park	R	X	X	X	P	P	X	X
M-1 Light Manufacturing	R	X	X	X	P	P	X	X
SU-1 Special Uses	R	R	R	R	R	R	R	R
Conditional Uses	R	R	R	R	R	R	R	R

Permitted Use

Review Required

Not Permitted

*Including grocery stores with package liquor and restaurants with full liquor service.

**Permissive as a home occupation, but other uses are conditional.

*****Signage requirements are as regulated in the signage standards of the Level B Technical Appendix, and as amended in the Appendix on page 107.**

General note: ~~all wireless telecommunications facilities permitted under zoning code § 14.16.3.17. shall be integrated into building architecture, into community identifications features, or otherwise shall be concealed. Large false trees shall not constitute concealment and uncamouflaged free standing arrays shall be prohibited.~~

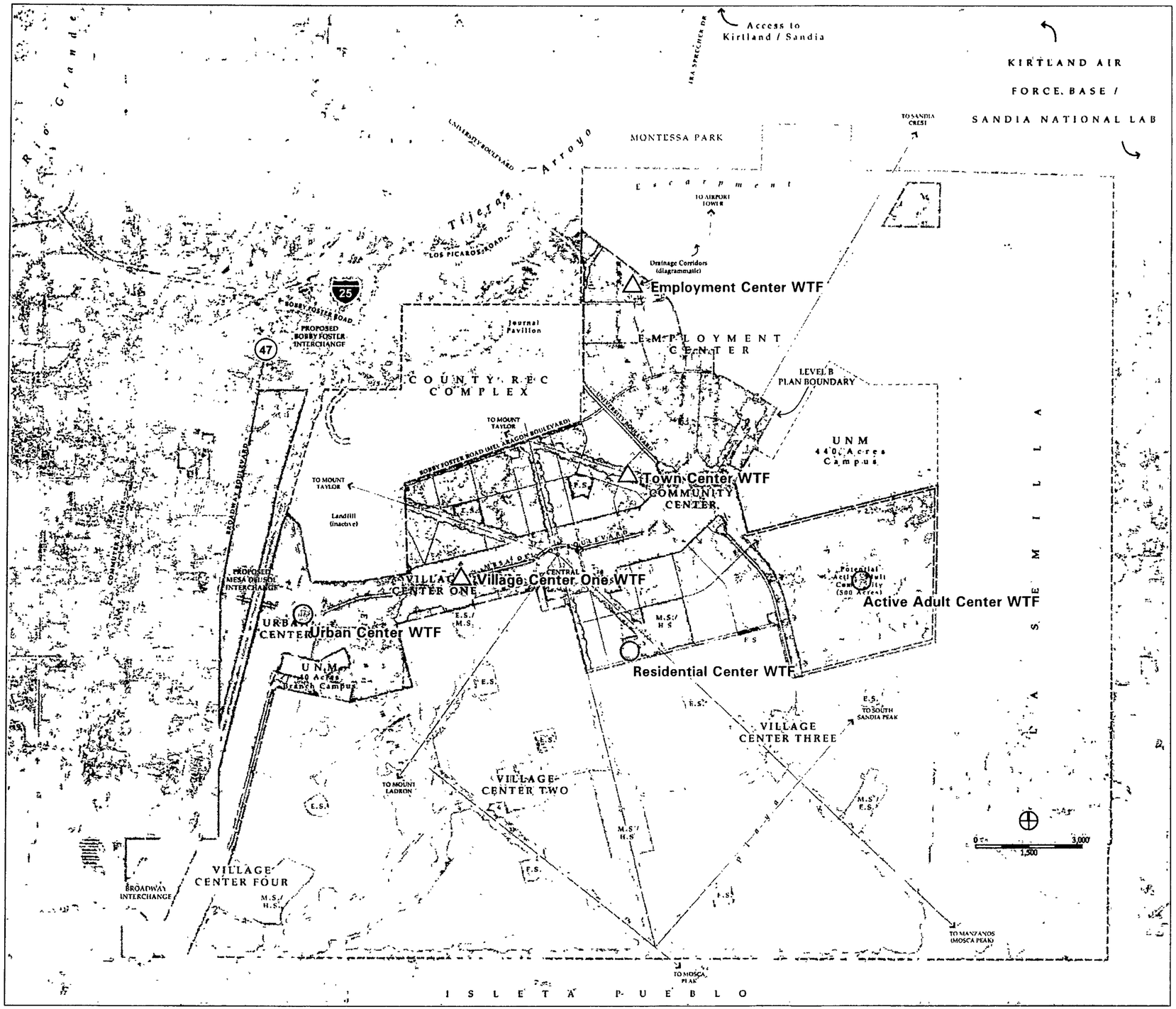
Wireless Telecommunications Facilities shall be permisssive in all districts (see Appendix B, pages 108 and 109).

Temporary cellular facilities including but not limited to "cellular on wheels" trucks are permitted on any site for a period of up to one eighteen months.

Schools, as permitted in the O-1 code, are permissive anywhere in any district of this Level B Plan.

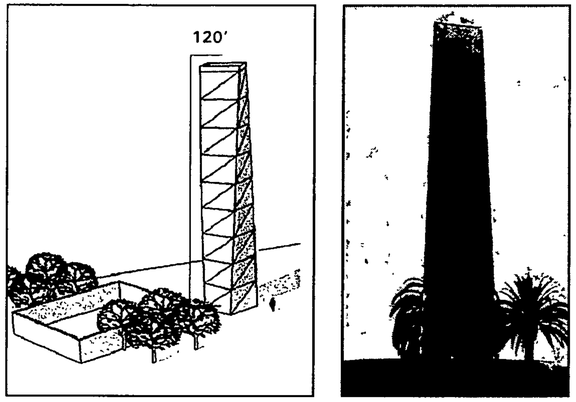
General note for all districts

1. All dumpsters shall be enclosed on all sides.
2. Barbed wire and concertina wire shall be prohibited except where used by government agencies for public safety purposes. Galvanized diamond mesh chain-link fence is also prohibited as a permanent installation, but can be used for temporary definition of phasing lines or during construction.

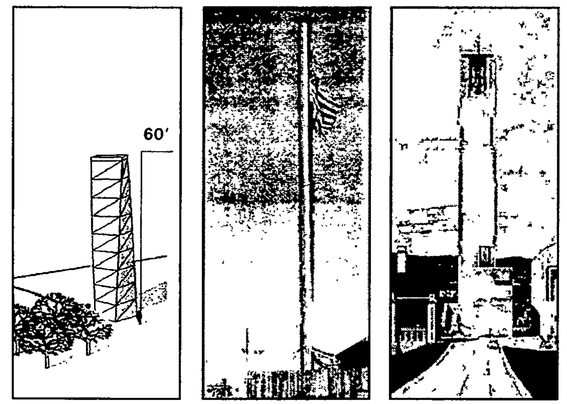


△ **Primary Wireless Telecommunication Facility (PWTF)**
Location is accurate to within 200 feet.

○ **Secondary Wireless Telecommunication Facility (SWTF)**
Location is accurate to within 500 feet.



Primary WTFs are permitted up to a height of 120'. Images provided for illustrative purposes only.



Secondary WTFs are permitted up to a height of 60'. Exterior design may vary among towers. Images provided for illustrative purposes only.

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/18/2008 Issued By: PLNSDH

Permit Number: 2008 070 490 **Category Code 910**

Application Number: 08DRB-70490, Epc Approved Sdp For Subdivision

Address:

Location Description: EAST OF BRAODWAY AND SOUTH OF LOS PICAROS

Project Number: 1004075

Applicant
Mesa Del Sol, Llc

801 University Blvd Se Suite 200
Albuquerque NM 87106
452-2600

Agent / Contact
Myers, Oliver & Price (John Myers)

1401 Central Ave Nw
Albuquerque NM 87104
247-9080

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	$20.00
441006/4983000	DRB Actions	
TOTAL:		**$20.00**

City Of Albuquerque
Treasury Division

11/18/2008 11:43AM LOC: ANNX
WSW 007 TRANS# 0018
RECEIPT# 00106774-00106774
PERMIT# 2008070490 TRSLJS
Trans Amt $20.00
Conflict Manag. Fee $20.00
CK $20.00
CHANGE $0.00

Thank You

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 07DRB-70453 Project # 1004075

Project Name: MESA DEL SOL LEVEL B MASTER PLAN

Agent: DENISH & CLINE ASSOCIATES Phone No.: 842-6461

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION: _____
- ❑ UTILITIES: _____
- ❑ CITY ENGINEER / AMAFCA: _____
- ❑ PARKS / CIP: _____
- ❑ PLANNING (Last to sign): _____
- ❑ **Planning must record this plat. Please submit the following items:**
  - -The original plat and a mylar copy for the County Clerk.
  - -Tax certificate from the County Treasurer.
  - -Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
  - -Tax printout from the County Assessor.
  - ❑ **3 copies of the approved site plan. Include all pages.**
  - ❑ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
  - ❑ **Property Management's signature must be obtained prior to Planning Department's signature.**
  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created for:

DRB CASE ACTION LOG (FINAL PLAT)

REVISED 10/08/07

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: 07DRB-70453 Project # 1004075

Project Name: MESA DEL SOL LEVEL B MASTER PLAN

Agent: DENISH & CLINE ASSOCIATES Phone No.: 842-1041

Your request was approved on _____ by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ❑ TRANSPORTATION:_____
- ❑ UTILITIES:_____
- ❑ CITY ENGINEER / AMAFCA:_____
- ❑ PARKS / CIP:_____
- ❑ PLANNING (Last to sign):_____
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  - ❑ **AGIS DXF File approval required.**
  - ❑ **Copy of recorded plat for Planning.**

Created On:

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/17/2008 Issued By: E08375

Permit Number: **2007 070 453** **Category Code 910**

Application Number: **07DRB-70453**, Sec Dev Plan Phse 2 Drb Final Signoff

Address:

Location Description: EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE

Project Number: 1004075

Applicant
Forest City Covington Nm Llc
801 University Blvd. Se Ste 200
Albuquerque NM 87106
505-400-3021
mdaly@fcmds.com

Agent / Contact
Denish & Kline Associates
500 Marquette Nw Ste 350
Albuquerque NM 87102
505-842-6461
lsk@denishkline.com

Application Fees

441018/4971000	Public Notification	$
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Deferral Fee	50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

1/17/2008 1:29PM LOC: ANNX
WS# 008 TRANS# 0022
RECEIPT# 00086591-00086591
PERMIT# 2007070453 TRSDMS
Trans Amt $50.00
DRB Actions $50.00
NC $50.00
CHANGE $0.00
Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/23/2008 Issued By: E08375

Permit Number: **2007 070 453** **Category Code 910**

Application Number: 07DRB-70453, Sec Dev Plan Phse 2 Drb Final Signoff

Address:

Location Description: EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE

Project Number: 1004075

Applicant
Forest City Covington Nm Llc
801 University Blvd. Se Ste 200
Albuquerque NM 87106
505-400-3021
mdaly@fcmds.com

Agent / Contact
Denish & Kline Associates
500 Marquette Nw Ste 350
Albuquerque NM 87102
505-842-6461
lsk@denishkline.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB deferral fee Actions	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

1/23/2008 9:24AM LOC: ANNX
WS# 007 TRANS# 0008
RECEIPT# 00093115-00093115
PERMIT# 2007070453 TRSMSP
Trans Amt $50.00
DRB Actions $50.00
MC $50.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

01/11/2008 Issued By: E08375

Permit Number: **2007 070 453** **Category Code 910**

Application Number: 07DRB-70453, Sec Dev Plan Phse 2 Drb Final Signoff

Address:

Location Description: EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE

Project Number: 1004075

Applicant
Forest City Covington Nm Llc
801 University Blvd. Se Ste 200
Albuquerque NM 87106
505-400-3021
mdaly@fcmds.com

Agent / Contact
Denish & Kline Associates
500 Marquette Nw Ste 350
Albuquerque NM 87102
505-842-8461
lsk@denishkline.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB DEFERRAL FEE	$50.00
	TOTAL:	**$50.00**

City Of Albuquerque
Treasury Division

1/11/2008 1:24PM LOC: ANNX
WS# 006 TRANS# 0024
RECEIPT# 00086486-00086486
PERMIT# 2007070453 TRSCDS
Trans Amt $50.00
DRB Actions $50.00
MC $50.00
CHANGE $0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/21/2007 Issued By: E08375

Permit Number: **2007 070 453** **Category Code 910**

Application Number: **07DRB-70453**, Sec Dev Plan Phse 2 Drb Final Signoff

Address:

Location Description: EAST OF BROADWAY SE SOUTH OF LOS PICARDOS SE

Project Number: 1004075

Applicant
Forest City Covington Nm Llc

801 University Blvd. Se Ste 200
Albuquerque NM 87106
505-400-3021
mdaly@fcmds.com

Agent / Contact
Denish & Kline Associates

500 Marquette Nw Ste 350
Albuquerque NM 87102
505-842-6461
lsk@denishkline.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	20.00
441006/4983000	DRB Actions	
	TOTAL:	**20.00**

City Of Albuquerque
Treasury Division

12/21/2007 10:50AM LOC: ANNX
WSN 008 TRANS# 0019
RECEIPT# 00085645-00085645
PERMIT# 2007070453 TRSTMC
Trans Amt $20.00
Conflict Manag. Fee $20.00
NC $20.00
CHANGE $0.00

Thank You

DENISH + KLINE ASSOCIATES

February 13, 2008

Mr. Jack Cloud AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

Re: Project #1004075
Mesa Del Sol Level B Plan

Dear Mr. Cloud:

This letter records the last few changes made to the Level B Plan brought forth in our discussions with staff over the last couple of weeks.

1. At the Chair's request, the DRB sign-off block on the inside of the front cover has been reconstructed in parallel with the sign off used for the High Desert Sector Development Plan.

2. On page 5, the terms "affordable" and "workforce" are juxtaposed at Planning staff request – the term "workforce" is in the original as reviewed by the EPC, but the condition specified by the EPC used the term "affordable".

3. At the suggestion of the Planning Director, we have added a new class of commercial building relationship, allowing office buildings to be oriented to Major Public Open Space. (Page 17)

4. Language concerning the retention of the "Site Plan for Subdivision - 210 Acre Employment Center" standards has been added on page 18.

5. After discussion with the City Engineer and Traffic Engineer, we have taken a somewhat different approach to the question of 100% on-street parking credits in districts other than the mixed-use centers. Stemming from the basic tenets of New Urbanism, with the realization that outlying areas are likely to be less transit-oriented, we have

suggested a means to secure a variance allowing up to 100% credit for properties within ¼ mile of "trunk transit corridors" and mixed use centers. (Pages 18 and 25)

6. On page 33, small corrections have been made in response to Planning staff comments, and a general note concerning the Plant Palette has been added.

7. 6. After discussion with DRB Counsel and Assistant City Attorney Hirsch, we have [1] proposed a method of posting for matters reviewed by the two Directors; [2] made significant modifications to the processing flowchart and [3] rewritten the "flowchart narrative" to reflect those changes. At the suggestion of Mr. Dourte we clarified the distinction between single family and multifamily (under exempt projects) and added a new exemption for small commercial sites.

7. Some errors in the park maintenance language, pointed out by the Parks representative, have been corrected. As well, language defining the distinction between parks used primarily for drainage and those not has been added. (Page 39)

With these final changes, the applicant believes the Plan is in all respects complete and correct, and requests the Board's approval.

Sincerely yours,

Lawrence Kline FAICP

DK

DENISH + KLINE ASSOCIATES

January 29, 2008

Mr. Jack Cloud AICP, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

Re: Project #1004075
Mesa Del Sol Level B Plan

Dear Mr. Cloud:

We hereby request a deferral of the above referenced matter for one week, to the February 6 hearing of the DRB.

Thank you.

Sincerely yours,

Lawrence Kline FAICP

500 Marquette N W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103 • Tel 505-842-6461 • Fax 505-842-6471

DK

DENISH + KLINE ASSOCIATES

500 Marquette N.W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103

DENISH + KLINE ASSOCIATES

January 23, 2008

Mr. Richard Dourte PE, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

HAND-DELIVERED

Re: Project # 1004075
Follow Up on Remaining Planning Department Comments to DRB
Mesa Del Sol Level B Plan

Dear Mr. Dourte:

Last week we submitted a letter to the DRB answering the majority of the points contained in the Planning Department's comments. The purpose of this letter is to answer the remaining points, based on a conversation held with the Planning Department yesterday, and to re-open one issue. Only the remaining issues are addressed here.

Condition # 6C: Though Condition 6C has been met, errata #12 [sic] has been added which states that all on-street parking shall be counted as "off street" parking. Staff does not understand this and finds that it is more than errata since it significantly changes the parking standards and was not approved by the EPC.

Original Reply: The staff planner is correct and in all cases the phrase "off-street" has been removed from the description of "on-street parking". We also unwittingly extended the 100% allowance to two districts not entitled to it by the Level B plan; corrections have been made in the Employment Center and Highway Commercial Districts.

Amended Reply: This issue was reopened after last weeks meeting. Based on further discussions with the applicant, the Planning Department and the Traffic representative to the DRB, we have re-inserted the language allowing 100% of on-street parking to be counted as applicable to off-street parking requirements in all land use districts. The applicant notes that the phrase "off-street" occurs in the language of the Zoning Code Section 14.16.3.1.

Condition # 8C: The condition states that the Employment Center standards "shall continue to apply" to the 210 acre Phase I of the Employment Center. The condition *does not* state that the Phase I EC standards will no longer apply once the Level B Plan is signed off.

Original Reply: The exact language of the condition as written has been inserted at the top of page 18.

500 Marquette N W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103 • Tel 505-842-6461 • Fax 505-842-6471

Amended Reply: The language of the "condition as written" on the top of page 18 will be changed to read: "To the extent that inconsistencies between the standards of the 210-acre "Employment Center Phase One" and the standards of the Level B Plan exist, the Level B Plan will take precedence.

<u>Condition # 10A:</u> The correction on p. 5 reads "10% of the DUs will be designated as workforce housing". Are workforce housing and affordable housing the exact same thing? How do we know? Staff suggests using the word "affordable" as called for in the condition.

Original Reply: Only the number has been changed; the original text of page 5 uses the word "workforce" and we consider the terms to be equivalent.

Amended Reply: The word "affordable" will be placed in parentheses after the word "workforce" for utmost clarity.

Condition # 11B: No previous reply.

Amended Reply: By agreement with the Planning Department, the language of the condition as written will be added as Section 2.5.2.b.4 on page 33 and page 35, with the following new clause: "....except where inconsistent with the intention of the Level A and Level B Plans."

Condition # 11D: No previous reply.

Amended Reply: In lieu of the condition as written, the following language has been inserted in Section 2.5.2 on page 33: "Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed with a minimum dimension of 4 feet by 9 feet."

The applicant believes that all comments from the Planning Department have now been successfully addressed.

Sincerely yours,

Jill Reisz

DK

DENISH + KLINE ASSOCIATES

Date: 12/28/07 FAX

Time: _____ # of Pages: 2
(Including Cover)

Project No: _____

To: Andrew Garcia

☐ Urgent
☐ Please Reply
☐ For your Review
☐ Originals will be Mailed

From: Jill Reisz

Message: Hi Andrew. This is the signed letter of availability from the Transit Department for the Mesa del Sol Level B DRB Application.

Thanks & Happy New Year!
Jill

500 Marquette N.W. Suite 350 - P.O. Box 2001 - Albuquerque, NM 87103
Tel: (505) 842-6461 - Fax: (505) 842-6471

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTRA-OFFICE MEMO

DATE: January 8, 2008

TO: Richard Dourte, PE- Interim DRB Chair
FROM: Catalina Lehner, AICP- Senior Planner CL

RE: Project #1004075, Mesa del Sol Level B Community Master Plan

---

On January 11th, 2007, the Environmental Planning Commission (EPC) approved the Level B Community Master Plan for Mesa del Sol (the Level B Plan), with Conditions, for the approximately 3,100 acre Level B Plan area. Staff met with the applicant, Lawrence Kline and Jill Reisz of Denish+Kline Associates and John Myers of Myers, Oliver and Price on December 18th, 2007 to discuss compliance with the EPC's Conditions of Approval.

The Level B Plan (as modified in the "as submitted to DRB December 2007" version) does not satisfactorily meet the EPC conditions as elaborated in the associated Official Notification of Decision as elaborated below:

Condition #3: This condition covers the two Level B Development Agreements, one with the City and the other with the Water Utility Authority (WUA) and stipulates that both must be "finalized and fully executed" or the Level B Plan shall not be effective. This was to have been accomplished by July 13, 2007. Staff recalls that this date was extended by six months, as allowed pursuant to this Condition, which made the revised deadline December 13, 2007.

The Development Agreement with the City, a copy of which is included in this DRB package, was signed-off on November 28, 2007. The Development Agreement with the WUA, however, has not been "finalized and fully executed" as required in this Condition. This Condition does not include a provision for "in progress" development agreements.

Condition #4C: On p. 34 and p. 35, the phrase "where practicable" was not deleted as called for in this condition. The language requiring water harvesting was not included for residential districts on p. 25.

Condition #4D: For the residential districts (p. 25), the language regarding counting pervious paving toward water harvesting was not included.

Condition #5H: The phrase regarding dumpster enclosures was not added to the bottom of p. 19.

Condition #6C: Though Condition 6C has been met, errata #12 has been added which states that all on-street parking shall be counted as "off-street" parking. Staff does not understand this and finds that it is more than errata since it significantly changes the parking standards and was not approved by the EPC.

Condition #8C: The condition states that the Employment Center standards "shall continue to apply" to the 210 acre Phase I of the Employment Center. The condition *does not* state that the Phase I EC standards will no longer apply once the Level B Plan is signed off.

Condition #10A: The correction on p. 5 reads "10% of the DUs will be designated as workforce housing". Are workforce housing and affordable housing the exact same thing? How do we know? Staff suggests using the word "affordable" as called for in the condition.

Condition #11B: applicant has not addressed this condition.

Condition #11D: applicant has not addressed this condition.

Conditions #11E, F, G and H: Though included on p. 107, Staff finds that doing so is not effective. These conditions need to be incorporated into the body of the landscaping standards, in the text and not left as an afterthought-which could complicate future review of projects if a Staff person does not know they are there.

Condition #11H: This condition has not been met and does not allow the City Forrester to approve use of allergenic plant species; doing so would require amendment of the Pollen Ordinance.

Conditions 12C and D: These EPC conditions include the word "single trunk" when describing what kind of tree can be counted toward landscaping requirements. The applicant is not allowed to omit the word single trunk, since that would change the intention of the conditions.

Condition #15C: Staff cannot find that language was added to address this condition.

Noted errata (which Staff believes to be errata):
p. 19., d3: phrase should be "its context".

p. 20, line 9: should be "three types of centers".

p. 107, line 7: spelling-linear

p. 25. The 9C triangle should be a 6C triangle.

Though progress has been made, there is a large number of EPC conditions that remain either unaddressed or inadequately addressed at this time. If you have any questions regarding this case, please call me at 924-3935.

Martin J. Chávez,
Mayor

City of Albuquerque
Transit Department
Greg Payne, Director
100 First Street SW, Albuquerque, NM 87102
505-724-3100 505-724-3186 (fax)

December 6, 2006

Jeff Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

Re: Statement of availability for transit service to Mesa Del Sol

Dear Mr. Jesionowski,

Mesa Del Sol's Master Plan and Level B Plan include numerous transit elements, and a logical first step toward fulfilling that vision of transit accessibility will be to extend ABQ Ride's bus service to Mesa Del Sol. Initially that service might only be peak hour commuter service, with additional service added as development creates sufficient demand.

The Transit Department and City administration strongly supports the Mesa Del Sol development and would like to accommodate transit service needs as the area grows. However, the Transit Department currently has a number of limitations on the availability of vehicles and operating funds, coupled with numerous demands to improve service in existing parts of the city. Transit is in the process of ordering 35 to 40 new vehicles, most of which are currently slated to replace existing vehicles (55 of which are 17 years old, several years past ideal replacement timing). We will not be able to determine how many of the existing buses we can retain in service until we assess their condition when the new buses arrive in approximately one year. Operating funds are currently substantially enhanced by revenue from the City's ¼ cent transportation tax, but that tax is due to sunset in 2009.

Those constraints will make it very challenging to extend service tailored to suit demand at Mesa Del Sol without additional funds for vehicles and operations. However, we are open to exploring any and all possible solutions as this development moves forward with the hope that city leaders will take the necessary steps to make service to Mesa Del Sol possible.

If you have any questions, please contact Andrew de Garmo (724-3109) or myself.

Respectfully,

Greg Payne
Director

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: January 4, 2008

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Suzanne Busch, Environmental Health Department
Kevin Curran, Legal Department
Denish & Kline Associates

FROM: James Joseph, INTERA Inc.

SUBJECT: Project # 1004075, 07DRB-70453 Level B Plan Phase 2 DRB Final Signoff, Mesa Del Sol Level B Master Plan, Located East of Broadway SE and South of Los Picardos SE, containing approximately 3,082 acres.

There is the potential for the above-named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (South Broadway Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones". A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

DENISH + KLINE ASSOCIATES

January 16, 2008

Mr. Richard Dourte PE, Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

HAND-DELIVERED

Re: Project # 1004075
Planning Department Comments to DRB
Mesa Del Sol Level B Plan

Dear Mr. Dourte:

I write to respond to the comments received from the Planning Department at the DRB hearing of January 9 2008. The comments are recapitulated below in bold, and the responses given in italics. As you can see, there are still a small number of issues that need to be resolved.

Condition #3: This condition covers the two Level B Development Agreements, one with the City and the other with the Water Utility Authority (WUA) and stipulates that both must be "finalized and fully executed" or the Level B Plan shall not be effective. This was to have been accomplished by July 13, 2007. Staff recalls that this date was extended by six months, as allowed pursuant to this Condition, which made the revised deadline December 13, 2007.

The Development Agreement with the City, a copy of which is included in the DRB package, was signed-off on November 28, 2007. The Development Agreement with the WUA, however, has not been "finalized and fully executed" as required in this Condition. This Condition does not include a provision for "in progress" development agreements.

Executed copies of the two agreements have been delivered to the City Engineer and the Planning Department.

Condition # 4C: On p. 34 and p.35, the phrase "where practical" was not deleted as called for in this condition. The language requiring water harvesting was not included for residential districts on p.25.

We have performed the required strike-through (page 33, 34, and 35) and included water-harvesting language in the residential districts. (page 25)

Condition # 4D: For the residential districts (p.25), the language regarding counting pervious paving toward water harvesting was not included.

The language regarding pervious paving was included on page 25.

Condition # 5H: The phrase regarding dumpster enclosures was not added to the bottom of p. 19.

The global note regarding dumpster enclosures can be found on Table 7-1 on page 105.

Condition # 6C: Though Condition 6C has been met, errata #12 [sic] has been added which states that all on-street parking shall be counted as "off street" parking. Staff does not understand this and finds that it is more than errata since it significantly changes the parking standards and was not approved by the EPC.

The staff planner is correct and in all cases the phrase "off-street" has been removed from the description of "on-street parking". We also unwittingly extended the 100% allowance to two districts not entitled to it by the Level B plan; corrections have been made in the Employment Center and Highway Commercial Districts.

Condition # 8C: The condition states that the Employment Center standards "shall continue to apply" to the 210 acre Phase I of the Employment Center. The condition *does not* state that the Phase I EC standards will no longer apply once the Level B Plan is signed off.

The exact language of the condition as written has been inserted at the top of page 18.

Condition # 10A: The correction on p. 5 reads "10% of the DUs will be designated as workforce housing". Are workforce housing and affordable housing the exact same thing? How do we know? Staff suggests using the word "affordable" as called for in the condition.

Only the number has been changed; the original text of page 5 uses the word "workforce" and we consider the terms to be equivalent.

Condition # 11B: applicant has not addressed this condition.

Condition # 11D: applicant has not addressed this condition.

Conditions #11E, F, G and H: Though included on p. 107, Staff finds that doing so is not effective. These conditions need to be incorporated into the body of the landscaping standards, in the text and not left as an afterthought-which could complicate future review of projects if a Staff person does not know they are there.

The language in question adds plants to the landscaping palette; the language has now been inserted in the text on page 33 (the landscape standards) and in the plant list on new page 108.

Condition # 11H: This condition has not been met and does not allow the City Forrester to approve use of allergenic plant species; doing so would require amendment of the Pollen Ordinance.

We have inserted the following language on page 108: "Highly allergenic trees, such as Arizona Cyprus and most juniper varieties, shall be prohibited. Only non-allergenicx varieties of juniper are allowed."

Conditions 12C and D: These EPC conditions include the word "single trunk" when describing what kind of tree can be counted toward landscaping requirement. The applicant is not allowed to omit the word single trunk, since that would change the intention of the conditions. ***The applicant has not responded to this Condition.***

Condition # 15C: Staff cannot find that language was added to address this condition.

We inserted the following language on page 58: "Mesa Del Sol will coordinate with the Transit Department's TDM efforts."

Noted errata (which Staff believes to be errata):
p. 19, d3: phrase should be "its context".

p. 20, line 9: should be "three types of centers".

p. 107, line 7: spelling-linear

p. 25. The 9C triangle should be a 6C triangle.

All the above errata have been corrected.

The applicant has scheduled what will hopefully be the final meeting with the staff planner for Tuesday January 22. We are meeting with the DRB's counsel, Mr. Curran, this afternoon relative to the review process described in Section 7.

The applicant requests a further one week deferral.

Sincerely yours,

Lawrence Kline FAICP

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		X Sector Plan **(Phase I, (II), III)**
___ for Subdivision			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ Administrative Amendment (AA)	D		___ Street Name Change (Local & Collector)
___ IP Master Development Plan	L	A	**APPEAL / PROTEST of...**
___ Cert. of Appropriateness (LUCC)			___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
STORM DRAINAGE (Form D)			
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Denish + Kline Associates PHONE: 505.842.6461
ADDRESS: 500 Marquette NW Ste. 350 FAX: 505.842.6471
CITY: Albuquerque STATE NM ZIP 87102 E-MAIL: ISK@denishkline.com

APPLICANT: Forest City Covington NM LLC PHONE: 505.400.3021
ADDRESS: 801 University Blvd. SE Ste. 200 FAX: 505.242.2978
CITY: Albuquerque STATE NM ZIP 87106 E-MAIL: mdaly@fcmds.com
Proprietary interest in site: Owner **List all owners**:

DESCRIPTION OF REQUEST: Mesa del Sol Level B Master Plan - DRB final sign off

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See Attached Block: ___ Unit: ___
Subdiv/Addn/TBKA: ___
Existing Zoning: Planned Community Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): Q16, Q17, R14, R15, R16, R17, S14, S15, S16, S17, T14, U13 UPC Code: ___

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 1004260, 1004075

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO.
No. of **existing** lots. ___ No. of **proposed** lots: ___ Total area of site (acres). ___
LOCATION OF PROPERTY BY STREETS: On or Near: East of Broadway, South of
~~Between~~: Los Picaros ~~and~~
Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☒ Date of review: 3/15/06

SIGNATURE [signature] DATE 12/21/07
(Print) LAWRENCE KLINE FAICP Applicant: ☐ Agent: ☐

FOR OFFICIAL USE ONLY Form revised 4/07

	Application case numbers	Action	S.F.	Fees
☐ INTERNAL ROUTING				
☑ All checklists are complete	07DRB - ___ - 70453	___	2	$ ∅
☐ All fees have been collected	___ - ___ - ___	CMF	___	$ 20.00
☑ All case #s are assigned	___ - ___ - ___	___	___	$ ___
☑ AGIS copy has been sent	___ - ___ - ___	___	___	$ ___
☑ Case history #s are listed	___ - ___ - ___	___	___	$ ___
☑ Site is within 1000ft of a landfill				Total
☑ F H D P density bonus	Hearing date January 9, 2008			$ ___
☑ F.H.D.P. fee rebate				

[signature] 12-21-07 Project # 1004075
Planner signature / date

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

❑ ANNEXATION (EPC08)

__ Application for zone map amendment including those submittal requirements See below Annexation and establishment of zoning must be applied for simultaneously.
__ Petition for Annexation Form and necessary attachments
__ Zone Atlas map with the entire property(ies) clearly outlined
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
__ Letter briefly describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
__ Letter of authorization from the property owner if application is submitted by an agent
__ BCC Notice of Decision for City Submittals
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

❑ SDP PHASE I – DRB CONCEPTUAL PLAN REVIEW (DRBPH1) (Unadvertised)
❑ SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14) (Public Hearing)
☒ SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2) (Unadvertised)

N/A Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
✓ Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
✓ Zone Atlas map with the entire plan area clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
N/A Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC public hearing only)
N/A TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC public hearing only)
__ Fee for EPC final approval only (see schedule)
__ List any original and/or related file numbers on the cover application

Refer to the schedules for the dates, times and places of DRB and EPC hearings **Your attendance is required.**

❑ AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)

__ Zone Atlas map with the entire property clearly outlined
__ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980"
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline **Your attendance is required.**

❑ AMENDMENT TO SECTOR DEVELOPMENT MAP (EPC03)
❑ AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)

__ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
__ Plan to be amended with materials to be changed noted and marked
__ Zone Atlas map with the entire plan/amendment area clearly outlined
__ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
__ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Sign Posting Agreement
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline **Your attendance is required.**

❑ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)

__ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
__ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
__ Letter briefly describing, explaining, and justifying the request
__ Fee (see schedule)
__ List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LAWRENCE KLINE FAICP
Applicant name (print)

12/21/07
Applicant signature / date

Form revised APRIL 07

☑ Checklists complete
☑ Fees collected
☐ Case #s assigned
☑ Related #s listed

Application case numbers
07DRB - ____ - 70453
____ - ____ - ____
____ - ____ - ____

Planner signature / date 12-21-07

Project # 1004075

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1A-16A

SECTIONS 13-15, 20-24, 26-29, 32-35,
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 2-6,
TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

TRACT BOUNDARIES AND ACREAGES

NOTE: HATCHED AREAS ARE OUT PARCELS AS DESCRIBED IN THE DESCRIPTION ON SHEET 1A OF 8.

N

1000 0 2000
SCALE: 1" = 2000'

CITY OF ALBUQUERQUE

STATE OF NEW MEXICO

ACS BRASS TABLET STAMPED "J-016, 1984"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 391,252.92 Y = 1,456,932.37
GROUND TO GRID FACTOR = 0.9996502
DELTA ALPHA = -0°12'16"
ELEVATION = 5307.73 (SLD 1929)

RLET STAMPED "N.M. 47-29A, 1974"
SITION (NAD 1927)
NE COORDINATES (CENTRAL ZONE)
Y = 1,455,652.12
0 FACTOR = 0.9996603
= -0°14'12"
1059.959 (SLD 1929)

ACS BRASS TABLET STAMPED "N.M. 47-29, 1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,289.58 Y = 1,441,575.01
GROUND TO GRID FACTOR = 0.9996761
DELTA ALPHA = -0°14'05"
ELEVATION = 4997.437 (SLD 1929)

POINT OF BEGINNING

TRACT 5A
1345.6954 AC. (GROSS)
-41.4835 AC. (TRACT 7A)
-41.0447 AC. (PATENT #3944)
-41.4700 AC. (PATENT #3957)
1221.6972 AC. (NET)

TRACT 6A
40.0000 AC.

PATENT #3957
41.4700 AC.

PATENT #3944
41.0447 AC.

TRACT 7A
41.4835 AC.

PATENT #3943

TRACT 1A
6.7000 AC.

TRACT 2A
163.7618 AC.

TRACT 3A
53.8117 AC.

TRACT 8A
437.8972 AC.

TRACT 13A
267.8006 AC.

TRACT 14A
200.8912 AC.

TRACT 4A
1630.8047 AC.

TRACT 9A
820.0000 AC.

TRACT 12A
509.7034 AC.

TRACT 11A
40.0000 AC.

PATENT #3948
40.4069 AC.

TRACT 10A
4409.0192 AC. (GROSS)
-40.4069 AC. (PATENT #3948)
4368.6123 AC. (NET)

CT 15A
625 AC.

CT 16A
8 AC.

UNIVERSITY BOULEVARD RIGHT-OF-WAY

AMPHI-THEATER LEASE

COUNTY REGIONAL PARK LEASE BL-1394

DRAG STRIP

UNM LANDS PATENT #3619

DEPARTMENT OF ENERGY - LA SEMILLA LEASE BL-1559

STATE OF NEW MEXICO

KIRTLAND AIR FORCE BASE

INTERSTATE 25 (I-25)

TOWNSHIP 9 NORTH, RANGE 4 EAST, N.M.P.M.
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ISLETA PUEBLO GRANT

Q-16 Q-17 R-14 R-15 R-16 R-17 S-14 S-15 S-16 S-17 T-14 U-13

BOUNDARY OF MESA del SOL LEVEL B

DRAFT 03-31-2006

NOTE: TABLE IS FOR THIS SHEET ONLY

TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10°13'50"E	374.55'	T25	S89°54'39"E	1301.42'
T2	N15°09'17"E	268.67'	T26	S00°15'21"E	685.02'
T3	N24°01'51"E	1148.32'	T27	N88°50'00"W	1300.80'
T4	N24°01'44"E	1254.13'	T28	N88°24'49"W	83.81'
T5	N25°09'52"E	459.17'	T29	N89°52'06"W	71.63'
T6	N20°59'34"E	241.27'	T30	N89°46'54"W	1348.79'
T7	S89°36'12"E	491.59'	T31	N57°16'00"W	80.00'
T8	N20°20'04"E	733.77'	T32	N89°46'54"W	160.00'
T9	N16°27'00"E	1595.93'	T33	S16°27'00"W	23'
T10	N30°29'10"E	371.08'	T34	S08°33'49"W	7'
T11	N84°48'59"E	347.13'	T35	S15°28'16"W	20.
T12	N16°34'35"E	235.84'	T36	S14°02'20"W	1149.61'
T13	N89°29'36"E	529.29'	T37	N00°07'12"E	1922.34'
T14	S46°51'47"W	187.80'	T38	S43°51'06"W	241.16'
T15	S20°03'13"E	250.70'	T39	S29°13'39"W	206.99'
T16	S80°18'20"E	467.68'	T40	S68°03'39"W	124.30'
T17	N00°07'15"W	831.77'	T41	N09°28'25"E	1202.88'
T18	S19°47'37"E	78.00'	T42	S89°37'33"E	984.52'
T19	S89°28'45"E	19.75'	T43	S88°16'25"E	356.36'
T20	N00°59'25"E	86.76'	T44	S01°53'44"E	304.32'
T21	N89°09'35"W	20.00'	T45	S18°13'50"W	494.01'
T22	N00°59'25"E	946.23'	T46	N89°46'54"W	732.33'
T23	S88°40'30"E	1297.90'	T47	N00°20'05"E	1392.01'
T24	N88°47'40"W	1303.03'			

NOTE: TABLE IS FOR THIS SHEET ONLY

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°26'02"	481.98'	963.81'	22688.32'	963.74'	N15°14'03"E
C2	08°01'51"	75.18'	150.11'	1070.92'	149.98'	S42°50'51"W
C3	67°00'00"	523.68'	925.21'	791.20'	873.29'	S13°21'47"W
C4	49°45'16"	200.83'	376.09'	433.10'	364.39'	S45°00'51"E
C5	23°46'48"	84.22'	168.02'	400.00'	166.83'	S58°00'05"E
C6	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C7	08°34'16"	24.47'	48.84'	326.48'	48.79'	N37°01'08"E
C8	28°00'05"	61.46'	120.46'	246.48'	119.26'	S40°44'03"W
C9	02°25'55"	401.57'	983.00'	23158.32'	982.93'	S15°14'07"W
C10	03°32'33"	38.52'	77.01'	1245.48'	76.99'	S42°07'09"W
C11	15°00'00"	358.34'	712.58'	2721.87'	710.55'	S36°47'27"W
C12	15°48'33"	108.28'	215.19'	779.90'	214.51'	S37°52'59"W
C13	68°03'07"	448.27'	788.58'	663.94'	743.04'	S34°51'15"E

LEGEND

- BOUNDARY LINE
- TRACT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- HATCHED AREAS ARE OUT PARCELS AND NOT PART OF THIS PLAT.

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-433
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGI

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31-MAR-2006
10:34

JOB NO. 0501

MESA DEL SOL, LLC

October 4, 2006

Hand Delivered
City of Albuquerque
Planning Department
600 Second Street, NW
Suite 200
Albuquerque, New Mexico 87103

Re: Level B Plan
±3,000 Acres at Mesa del Sol
Zone Atlas Pages Q-16-Z and R-16-Z

Ladies and Gentlemen:

Mesa del sol, LLC, a New Mexico limited liability company ("Mesa del Sol"), is the owner of Tracts 4A and 4C, Plat of Mesa del Sol Tracts 4-A, 4-B and 4-C, and the owner of Tracts 6, 7, 8, 9, and 14, Bulk Land Plat of Mesa del Sol (the "MdS Land").

Mesa del Sol hereby authorizes Denish/Kline & Associates and Myers, Oliver & Price (John A. Myers) to act as its agents in connection with its application to the City Development Review Board and the Environmental Planning Commission for approval of a Level B Plan which includes the MdS Land. Denish/Kline & Associates and Myers, Oliver & Price are further authorized to remain as its agent through any appeals process, if any.

MESA DEL SOL, LLC, a New Mexico limited liability company

By: FC Covington Manager, LLC, a New Mexico limited liability company

By: FC Mesa, Inc., a New Mexico corporation

By: _____
Michael D. Daly
Chief Operating Officer

H:\forestcity\jam\Level B\FCCauthorizationltr.doc\October 4, 2006

DENISH + KLINE ASSOCIATES

December 21, 2007

Mr. Richard Dourte PE Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

HAND-DELIVERED

Re: Minor Desiderata
Mesa Del Sol Level B Master Plan
Project #1004075

Dear Mr. Dourte:

At its meeting of January 11, 2007, the Environmental Planning Commission conditionally approved the Level B Master Plan for Mesa Del Sol. You will have received a separate letter detailing how the Level B Plan has been modified to meet those Conditions.

This letter documents other changes responsive to requests by City staff, and changes responsive to internal inconsistencies and errors. We have marked these changes in the Level B Plan with the symbol "O", in yellow, and numbered to correspond with the following:

Change #1: The cover has been notated to clearly distinguish the DRB submittal from the EPC submittal. A DRB sign-off block has been added to the inside of the front cover.

Change #2: Every internal sheet has been similarly notated to assure that any copy distributed is indeed the approved version.

Change #3: On the second page of the Table of Contents, a List of Tables has been added to the List of Figures.

Change #4: On Table 1-1, the word "zone" has been changed to "District" (page 14) to be consistent with usage in the rest of the Plan.

Change #5: On page 7, in the first paragraph: The phrase concerning heat island effects being a concern particular to Mesa Del Sol has been modified as this issue affects all urban accretions in the Southwest. The clause "especially with regard to water budget and landscaping." has been added at the end of the paragraph as it is believed landscaping is the prime defender against heat island effects in urban areas.

500 Marquette N W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103 • Tel 505-842-6461 • Fax 505-842-6471

Change #6: On Page 10, the Plan has been altered to recognize the new solar collector ordinance. The applicant wishes it to be clear that while the existence of solar collectors cannot be regulated by a plat or plan per City ordinance, the design and placement of them can be regulated.

Change #7: on Figure 2-1 on page 15 the word "district" has been added after every land use designation.

Change #8: On page 18, under "Employment Center Standards" a note has been added clarifying that the standards of the Level B supercede the standards adopted in the original Site Plan for Subdivision for the Employment Center (City project #1004097) for all new projects, while site plans approved prior to Level B final sign-off remain governed by their respective plans. This is to avoid having two sets of design standards on a property.

Change #9: On page 18, § 2.2.3.e.4, added language says "except in circumstances where there is a frontage road". The applicant foresees that there will either be a frontage road inside the freeway right-of-way, or perhaps a circulation road parallel to the freeway but internal to a site.

Change #10: On page 19, the phrase "regional design styles of the Southwest" is deleted. Mesa Del Sol should be free to devise its own architectural vocabulary. For example: Building A as modified by Predock will become iconic, but can't be said to back-reference any "regional style".

Change #11: In order to address a concern of Development Services staff, the following language has been inserted on pages 18, 21, 22, 23, and 25:

> "One-hundred percent of on-street parking spaces on a property's side of public streets which abut a property shall be counted towards the off-street parking requirements of that property. This credit shall be as a matter of right and shall not require public notice, public comment, or approval of the Traffic Engineer."

Change #12: On page 19, in 2.2.5.c.2 the word "comparable" has been changed to "similar, but not necessarily identical". Each façade of a building must respond to different contexts and conditions, and completely identical material choices may not result in the best architectural solution.

Change # 13: On page 26, the phrase "fee simple" has been deleted as contractual status is not relevant to the use districts.

Change #14: Table 2-1 has been replaced due to the myriad small changes. These changes include:

- Addition of a title
- Formatting: Changes to be consistent in use of "feet" and abbreviations
- Parking: There are some minor modifications to the parking language, such as clarification of the allowable use of on street parking, and the addition of language setting the minimum parking for multi-family projects.
- Setbacks: minor adjustments to reflect actual layouts in Residential Subdivision #1 as submitted to the DRB.

- Notes: Various notes have been added addressing processing procedures, set backs, wall heights and the like.

Change #15: On page 32, language has been added regarding the use of reclaimed and grey water as a consequence of discussions with the ABCWUA.

Change #16: On pages 33, 34, 35 it has been made clear that the open space to which the section refers is the "useable open space" referred to in relation to housing, and that "public open space" in non-residential areas is not included in this section.

Change #17: The term "Trunk Open Space Corridor" has been changed to "Linear Park Corridor" leaving only Major Public Open Space with an "open space" designator. This change carries through to Figure 2-2. The label "Large Parks" on Figure 2-2 (page 37) has been changed to "Major Urban Park" to match the text on page 38 and 39, and the jurisdiction/maintenance matrix (Table 2-6-1) has been adjusted in accordance with agreements with the Parks and Open Space Division.

Change #18: On page 60, Bernalillo County has been included in the list of stake-holders.

Change #19: On page 70, the parameters for DRIP pond drainage have been specified.

Change #20: The current language concerning utility providers (page 86) is so rigid as to effectively preclude any providers other than those currently holding franchises to provide them. This language "loosens up" the ability of Mesa Del Sol to acquire the best possible service, regardless of provider.

Change #21: The phrase regarding undergrounding transmission lines has been deleted. It is appropriate to underground distribution lines, but undergrounding transmission lines is still a very problematical exercise. (page 86)

Change #22: Reference to the image of a power pole (page 89) has been deleted as there is no image.

Change #23: "To be conveyed" has been deleted – the applicant cannot anticipate exactly what legal status all utility lands and easements will have. (page 89)

Change #24: The word "radial" has been changed to "interconnected". Radial systems are rare and inappropriate in view of the extent of future development. (page 89)

Change #25: In Table 7-1 on page 105, R-T, R-G and R-2 have been added as permissive or "P" uses under the Urban Center District, and C-2 is added as a permissive or "P" use under "community center district" to match the text on pages 21 and 22 respectively. The column labeled highway commercial has been changed by the deletion of several land uses, also to match the text in 2.2.3 (page 18).

Change #26: On Table 7-1 (page 105) a general note has been added to make cellular-on-wheels or "COW" units permissive for a period of eighteen months on any site. This is in response to an issue that arose relative to Albuquerque Studios – there is as yet no permanent cellular service at Mesa Del Sol so the "COW" units are being used as a stop-gap.

Change #27: A note has been added to Table 7-1 making schools consistent with the O-1 zone permissive in all districts of the Plan.

Change #28: Changed flow chart on page 106 so that if project is not appealed, approval is at Director's discretion.

Change #29: On page 106, clarified that "use is permitted" still requires "administrative approval" .

Change #30: Changes the flow chart on page 106 (and the accompanying text) so that the Planning Director and City Engineer must jointly act as the reviewing body to decide whether DRB action is necessary.

Change #31: On page 106, separates the language concerning the provenance of subdivision actions to make it easier to find in the text.

Change #32: On page 106, changes the language to "Review Required" to match the rest of the text.

Change #33: Adds additional plants to the plant palette contained in the Level B Technical Appendices.

To the best of the applicant's knowledge these changes are the final changes and corrections necessary to internally reconcile the document.

Sincerely yours,

Lawrence Kline FAICP

DENISH + KLINE ASSOCIATES

December 21, 2007

Mr. Richard Dourte PE Acting Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque NM 87103

HAND-DELIVERED

Re: Resubmittal of Mesa Del Sol Level B Plan for Final Sign-Off
Project #1004075

Dear Mr. Dourte:

Attached please find six copies of the Mesa Del Sol Level B Plan. These are "red-line" copies modified from the original EPC submittal, and are accompanied by three letters:

• A letter in response to the conditions imposed by the Environmental Planning Commission. The applicant held the required pre-submittal meeting with Planning staff on Tuesday December 18, and;

• A letter containing discussion of all the issues that have arisen during the last year as we have examined the Level B in the light of putting it into actual practice. These questions come from both the developer and members of the City staff, and;

• A letter responding to the DRB's initial Letter of Advice to the Planning Commission, containing our original responses as directed to the Commission, and our updated responses as they have evolved over the course of the last year.

We have also attached the executed Level B Development Agreement, and all the Statements of Availability required by the Level B Planned Community Criteria, except for Transit. While we have the letter we are trying to locate an executed copy. The Water Utility Authority Agreement (which we assume will stand in lieu of a "Statement of Availability") was approved by the ABCWUA on December 19, 2007, and will be supplied as soon as it is executed.

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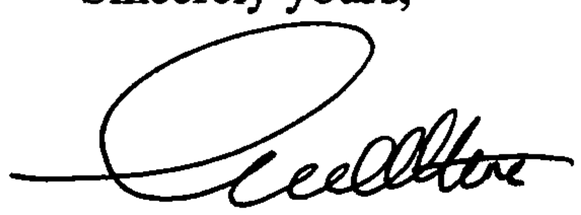
We are also submitting or will soon submit, although they are not required Level B submittals:

- Proposed checklists for use by the ARC in reviewing project proposals
- A proposed Streetscape Agreement for the MDS master street/median landscaping
- A proposed Master Parks Agreement
- A proposed Sidewalk Use Agreement
- Refined drainage/ponding management and maintenance program

On behalf of Mesa Del Sol I want to thank you and all of the other staff members who attended our pre-submittal run through yesterday, and look forward to putting the final touches on this ambitious endeavor.

Sincerely yours,



Lawrence Kline FAICP

Martin J. Chávez,
Mayor

City of Albuquerque
Transit Department
Greg Payne, Director
100 First Street SW, Albuquerque, NM 87102
505-724-3100 **505-724-3186 (fax)**

December 6, 2006

Jeff Jesionowski, Chairman
Environmental Planning Commission
City of Albuquerque
600 2nd Street, NW
Albuquerque, NM 87102

Re: Statement of availability for transit service to Mesa Del Sol

Dear Mr. Jesionowski,

Mesa Del Sol's Master Plan and Level B Plan include numerous transit elements, and a logical first step toward fulfilling that vision of transit accessibility will be to extend ABQ Ride's bus service to Mesa Del Sol. Initially that service might only be peak hour commuter service, with additional service added as development creates sufficient demand.

The Transit Department and City administration strongly supports the Mesa Del Sol development and would like to accommodate transit service needs as the area grows. However, the Transit Department currently has a number of limitations on the availability of vehicles and operating funds, coupled with numerous demands to improve service in existing parts of the city. Transit is in the process of ordering 35 to 40 new vehicles, most of which are currently slated to replace existing vehicles (55 of which are 17 years old, several years past ideal replacement timing). We will not be able to determine how many of the existing buses we can retain in service until we assess their condition when the new buses arrive in approximately one year. Operating funds are currently substantially enhanced by revenue from the City's ¼ cent transportation tax, but that tax is due to sunset in 2009.

Those constraints will make it very challenging to extend service tailored to suit demand at Mesa Del Sol without additional funds for vehicles and operations. However, we are open to exploring any and all possible solutions as this development moves forward with the hope that city leaders will take the necessary steps to make service to Mesa Del Sol possible.

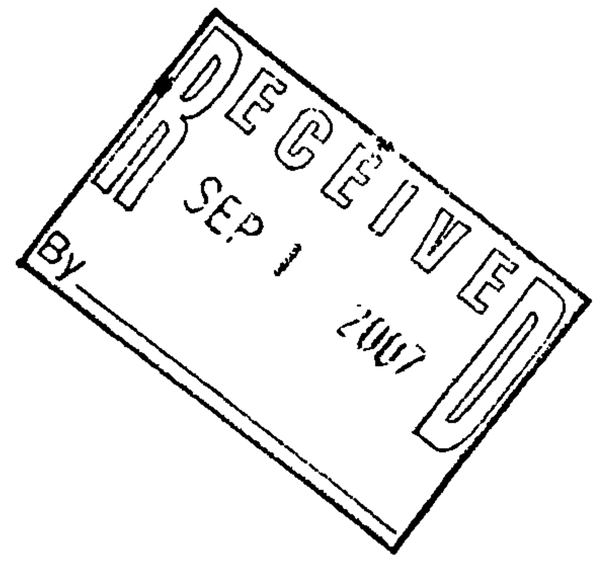
If you have any questions, please contact Andrew de Garmo (724-3109) or myself.

Respectfully,

Greg Payne
Director

DK

DENISH + KLINE ASSOCIATES



September 17, 2007

Mr. Robert E. Ortega, Chief
Albuquerque Fire Department
11510 Sunset Gardens SW
Albuquerque NM 87121

Re: Fire Station at Mesa Del Sol

Dear Chief Ortega:

I write to inform you of the status of the fire station under development for the Mesa Del Sol Planned Community Project.

As you know, preliminary design has been completed and a site plan approved by the Environmental Planning Commission for a facility on a site selected by the Department proximate to both the Advent Solar and Albuquerque Studios projects. Mesa Del Sol had initially aimed for a start of construction in November of 2007 for opening in July of 2008.

Regretfully, the Tax Increment District Agreement with the City was not consummated until this month and we continue to negotiate with the Water Utility Authority over expansion of the service area for water, which today does not include the fire station site. We are unable to obtain building permits for new buildings of any type outside the current water service area until this issue is resolved.

Consequently MDS has been forced to delay all new projects, including all housing projects, for approximately six months and the fire station will not be operational before December 2008.

We regret this delay but continue to work towards timely and efficient provision of fire and police services in Mesa Del Sol.

Sincerely yours,

Lawrence Kline FAICP

Cc: Deputy Chief Gilbert Santistevan
Deputy Chief Craig Sadberry
Commander Tige Watson
Scott Leonard AIA
Chris Anderson FCCMDS
John A. Myers Esq.

500 Marquette N W Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel: 505-842-6461 • Fax: 505-842-6471

Fire + Police - Statement of Availability

DK

DENISH + KLINE ASSOCIATES

May 3, 2007

Deputy Chief Gilbert Santistevan, AFD
Mr. Bill Slauson, Planner, APD
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

Re: Statement of Availability
Fire and Police Services
Mesa Del Sol Level B Plan

Gentlemen:

First let me extend our thanks to you and to other members of your respective departments for meeting with us to discuss the needs of your departments in the first phases of development at Mesa Del Sol.

Purpose of This Letter:

This Letter shall serve as the "Statement of Availability" for fire and police services required by the *Planned Communities Criteria* adopted by the City Council (C/S R-149 Enactment No. 151-1990). In it we:

- Describe the development activities contemplated in the master plan for the first Level B development area of Mesa Del Sol as described in the Plan approved by the Environmental Planning Commission on November 13, 2005;
- Outline some general development parameters in terms of time and facility needs and compare them to buildout projections for the Level B Plan; and,
- Propose a schedule of development and locations for the required AFD and APD facilities.

General Description of the Development Districts with Growth Projections:

Let me reiterate the basic scheme of development in the first phase, which we project to be complete in the year 2025. During that time, Mesa Del Sol will develop an area extending geographically from Broadway Boulevard east to the west boundary of the La Semilla open space easement, and from the northern entry point on University Boulevard at the entrance to the County RecComplex, south to a point several hundred yards south of the central street known as Mesa Del Sol Boulevard. This area is shown on the attached map, Exhibit "A". Within this area, Mesa Del Sol has planned seven distinct development districts as noted in Table 1.1: Development Program on page 2 of the Plan, recapitulated below:

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Table 1-1 Development Program

ZONE	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units
Employment Center	533	4,300,000	533
Highway Commercial	435	4,000,000	
Urban Center	92	1,500,000	928
Community Center	88	700,000	819
Village Center	44	200,000	600
Residential Villages (net of linear open space)	1,492	10,554	10,444
TOTAL DEVELOPED AREA	2,684	10,710,554	13,284
Steep Slopes (>10%)	185		
Linear Open Space	173		
Major Urban Park	40		
TOTAL AREA	3,082		

- The Employment Center is characterized by one and two story buildings generally used for office, research, and manufacturing uses. Note however that the the tallest of the studio buildings (see architectural section attached as Exhibit "D") is over 70 feet high; the maximum in the District is 80 feet.
- The Highway Commercial District is characterized by a mixture of retail (small and large facilities) office, warehousing and manufacturing. Maximum height is 50 feet.
- The "urban center" is characterized primarily by office uses, with specialty retail and some public uses. Buildings are expected to be somewhat taller in the urban center. Maximum height is 60 feet.
- A "community center" is similar to the urban center, but with more emphasis on residential uses and less on commercial. Maximum height is 60 feet.
- A "Village Center" is also mixed-use but characterized more by residential than commercial uses. Maximum height is 35 feet.
- Residential villages or districts are characterized by single-family residential uses with a smattering of retail uses. This is by far the largest district . Maximum height is 50 feet along Mesa Del Sol Boulevard; 35 feet elsewhere.

In addition to these districts, there is another specific use which is mapped but isolated from the main body of the acreage. This is the National Nuclear Security Administration's (NNSA) preferred site for their new facility. It should be noted that this is an administrative facility only; no actual "materials" will be handled there. It is part of the "Employment Center District" described above, but will be physically isolated for security purposes and accessible by only one street from within Mesa Del Sol, and by Los Picaros Road.

The last category of land use is Open Space and Parks in which structure development and functional population will be minimal. All of these districts are described more detail in both the Level A Plan (already adopted by the Planning Commission and City Council) and the Level B Plan, which has been approved by the Environmental Planning Commission pending finalization of the required Development Agreements. The Level B Plan does not require City Council action.

In total, the Level B Plan foresees 13,284 (maximum) residential units and 10,710,554 square feet (maximum) of commercial space of all types. The buildout period for the first Level B plan expires in 2025, and will be followed by at least two more Level B plans with total buildout expected by 2050. Similar letters of availability will need to be acquired for future Level B plans. The aggregate population (both residential and employment) is expected to be 40,000 in the year 2025 and up to 100,000 at total buildout.) This projections are depicted as a graph in Exhibit "C".

In the first Level B Plan, the total number of dwelling units would indicate a resident population of 29,224 persons (number of units x 2.6 persons per unit.) and approximately 12,000 jobs in commercial districts. Development is expected to occur linearly over the next 20 years, indicating between 500 and 600 dwelling units per year and 200,000 square feet of commercial uses per year.

General Concepts of Facility Development:

Locational Criteria:

- On the basis of population and buildout figures, both AFD and APD believe at least one station for each department will be required within the Level B Plan area in the reasonably near (two years) future.
- Over the course of this first phase (2006 to 2025), the Police will require three facilities - a substation and two "mini-stations".
- In the first Level B Plan, the fire department will require their first facility almost immediately.
- Ultimately, the Fire Department will require one large centralized facility, and possibly a second, smaller satellite facility within the first Level B Plan area.
- There is no objection to the co-location of the two Departments on the same site.
- There is no objection to co-location with other public facilities such as schools or community centers.
- Community presence and approachability are deemed important by both Departments.
- Proper architectural programming is necessary to support comfortable co-location.
- The new joint station at Paseo and Wyoming can serve as a model for a co-located facility.
- The new fire station at 7-Bar Loop and Ellison can be considered a model for the first free-standing fire facility; the "Triangle" station will serve for the first police facility in terms of space programming. The first police station can, however, be a "storefront" within a larger office/retail building.

General Site and Size Criteria For Future Co-Location Site:

- The probable desirable co-location site for both Departments is within or immediately proximate to the "Community Center" and specifically to the west towards the "center of mass" of the Level B Plan as shown on the attached Exhibit "B".
- Each Department would prefer to be on larger street (possibly collector level) but does not wish to be proximate to a signalized intersection as that can cause delays during peak periods.
- Each Department would prefer a site with high public visibility.; this indicates that a well-traveled street perhaps adjacent or leading to a public school site would be desirable.
- Given that firefighters are "residents" for their duty periods, parking may be at a minimal level, but must be sufficient for shift changes. On-street parking can be counted for shift change purposes, but permanent parking should be included for the on-duty shift.
- APD wishes the applicant to give consideration to "double-parking" their facility as it is likely that the current practice of "take-home" patrol cars will need to be terminated for fiscal reasons within the next decade. Thus the police component must either have additional parking on site or easy availability of general purpose parking close to the site in an amount equal to the number of officers based at the station.
- It is desirable for the Police Department to expand on the co-location site for future Level B plans. Ultimately an "area-command" will have to be built within Mesa Del Sol; therefore the initial co-location site should be large enough to accommodate an area command facility.
- Taken together, the co-location facility will require about 5.5 to 7.0 acres of land – approximately 1.5 acres for AFD, and approximately 5 acres for APD. Note that this requirement may change dependent on the decision regarding "take home" cars and the applicant can commit only to the lower requirement at this time.

Proposed Phasing of Facilities:

The following "points" are also represented on the Population Projection graph attached as Exhibit "C".

For the Police Department:

1. Early 2008 or upon occupancy of first housing units: Store-front .office/conference room/telephone center "mini-station" approximately 1200 square feet in size within an office/retail building in the Community Center district, with six parking spaces for officers and six general purpose spaces.
2. Late 2015 or upon construction of housing sufficient for a population of 12,000 (4600 houses, see Figure 1): Begin development for police only on Co-Location Site; 5000 square feet, 20 parking spaces on site or in close proximity. These requirements would indicate a site size on the order of 1.5 acres for police facilities alone.
3. Upon opening the Co-Location Site, relocate "in-line" 1200 square foot mini-station described above to Urban Center District.

4. Late 2018 or upon construction of housing for 15,000 : Remain in co-located space; no expansion of occupable space but expansion of parking to 70 spaces on site or in close proximity if required by cessation of "take-home" car program. Otherwise additional spaces will not be required. The requisite improved spaces will include spaces for large vehicles such as the Batmobile.
5. In the far future, perhaps as late as 2040, an "area command" facility will be constructed. The applicant is not yet willing to speculate on the physical needs of such a facility; whether it will be a free-standing facility, or an expansion of the co-location facility.
6. Creation of the structures and their requisite infrastructure will be by the "turn-key" method. The applicant will use private procurement practices. For the initial "storefront" facility the applicant shall grant use of the space by a lease that shall be rent-free. When the co-location property is employed, the applicant will grant the land, the building, and the requisite infrastructure in fee simple to the City.
7. The Department is responsible for the staffing, equipping, operations and maintenance of the facilities thus provided.

For the Fire Department:

1. By early 2008 (the estimated completion date of the first phase of the Albuquerque Studios project) a permanent free-standing facility capable of housing a structure engine, an EMT engine, an aerial engine, and a battalion car, with the requisite housekeeping and office facilities will be within the Employment Center District (see attached Exhibit "B"). By agreement, a community room need not be provided. Estimated total crew is 12; thus this facility would have to have 18 parking spaces on site or within close proximity, including on-street parking, to accommodate shift changes. The size of this site will in large part be determined by the acceptability of using local streets as circulation spaces. A copy of the street sections approved with the Level A Plan has been provided to the Department Minimum site area will be on the order of 1.25 acres; if circulation must take place entirely on site then a minimum site size of 3.0 acres would be in order.
2. In 2016, or upon achieving a "functional population" of 18,000 persons (see Exhibit "C"), the Fire Department will co-locate with the Police Department in a new facility to be constructed in the area shown in the map labeled "Exhibit B" . The co-located facility will match the original facility described above for space and equipment, but will follow more closely the Department's guidelines concerning community accessibility.
3. The Fire Department will occupy approximately 1/3 of the Co-Location Site, which as noted above may be 5.5 to 7.0 acres in size.
4. Creation of the structures and their requisite infrastructure will be by the "turn-key" method. The applicant will use private procurement practices, and will grant the land, the building, and the requisite infrastructure in fee simple to the City.
5. The Department is responsible for the staffing, equipping, operations and maintenance of the facilities thus provided.

General Matters:

•This letter shall serve as the Statement of Availability for police and fire services required by the *Planned Community Criteria.* If the recitations and facility phasing recommendations are acceptable, the Departments' signatures below indicate acceptance.
• The technical needs and thus the space requirements of the Departments are likely to change over time. Each successive construction phase described above for each department should be reviewed prior to commencement of design in order to assure that the contemporary needs of the Departments are being met.
• This Statement of Availability is incorporated into the "Level B Development Agreement" by reference. Amendment of this Statement of Availability also amends the Development Agreement.

Once again, I would like to thank the departmental representatives for their assistance in creating this important development program. The applicant commits to continue working with the Departments to bring this plan to fruition in a timely and economic manner.

Sincerely yours,

Lawrence S. Kline FAICP
For Forest City Covington NM LLC

For the Albuquerque Fire Department Robert E. Ortega Date: 5-15-07

For the Albuquerque Police Department Date:

General Matters:

•This letter shall serve as the Statement of Availability for police and fire services required by the *Planned Community Criteria.* If the recitations and facility phasing recommendations are acceptable, the Departments' signatures below indicate acceptance.
• The technical needs and thus the space requirements of the Departments are likely to change over time. Each successive construction phase described above for each department should be reviewed prior to commencement of design in order to assure that the contemporary needs of the Departments are being met.
• This Statement of Availability is incorporated into the "Level B Development Agreement" by reference. Amendment of this Statement of Availability also amends the Development Agreement.

Once again, I would like to thank the departmental representatives for their assistance in creating this important development program. The applicant commits to continue working with the Departments to bring this plan to fruition in a timely and economic manner.

Sincerely yours,

Lawrence S. Kline FAICP
For Forest City Covington NM LLC

For the Albuquerque Fire Department

DCP Richard D. Coster for Rds.

Date:

For the Albuquerque Police Department

Date: 5/14/07

AUTO AND TRANSIT
CIRCULATION
LEVEL B PLAN AREA
Figure 3-7

Legend

- Primary Transit Nodes
- Transit Transfer Stations
- Primary Roadways (Boulevards and Avenues)
- 2 or 3 Lanes Each Direction
- 3 Lanes Each Direction
- Connector Roads (specific configurations to be assigned at a more detailed planning level)

Note:

These road configurations and lane counts are preliminary. The final transportation study will dictate actual location. Some roadways may have phased construction.

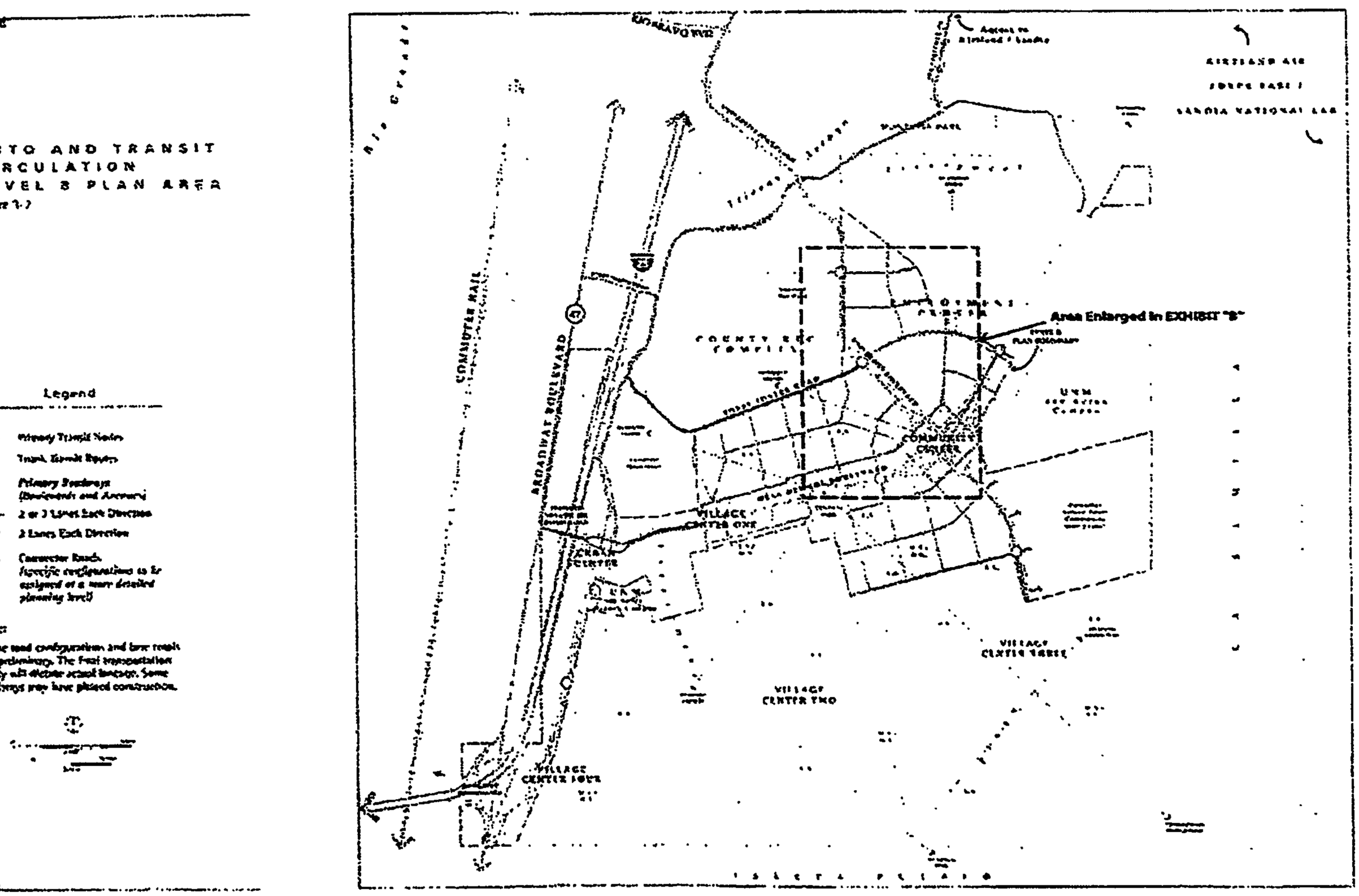


EXHIBIT "A": Overall Map of Mesa Del Sol Level B Plan Area

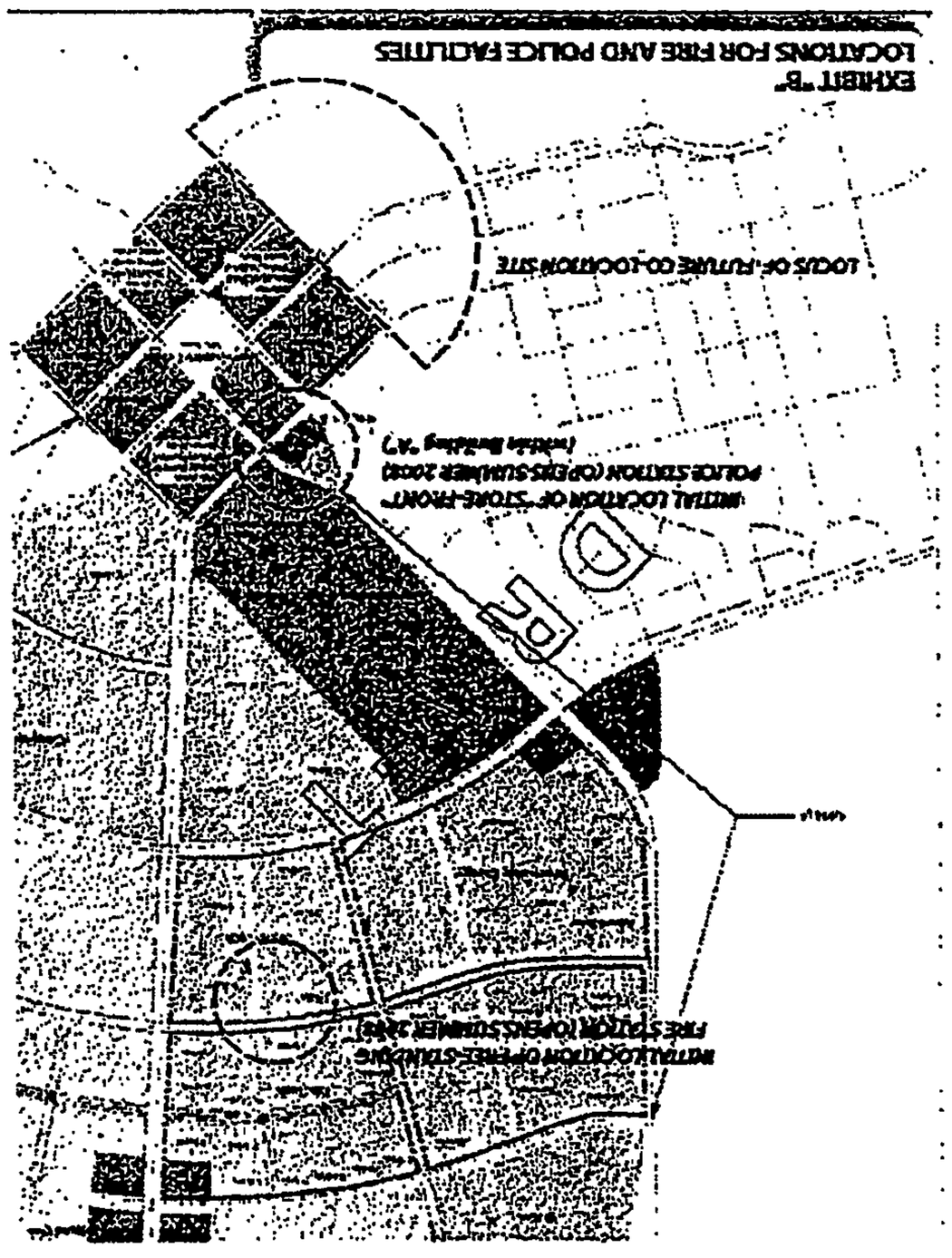


EXHIBIT "B"
LOCATIONS FOR FIRE AND POLICE FACILITIES
LOCUS OF FUTURE CO-LOCATION SITE
INITIAL LOCATION OF "STONE FRONT"
POLICE STATION (OPENS SUMMER 2003)
(within Building "A")
DR
INITIAL LOCATION OF FIRE STATION
FIRE STATION (OPENS SUMMER 2003)

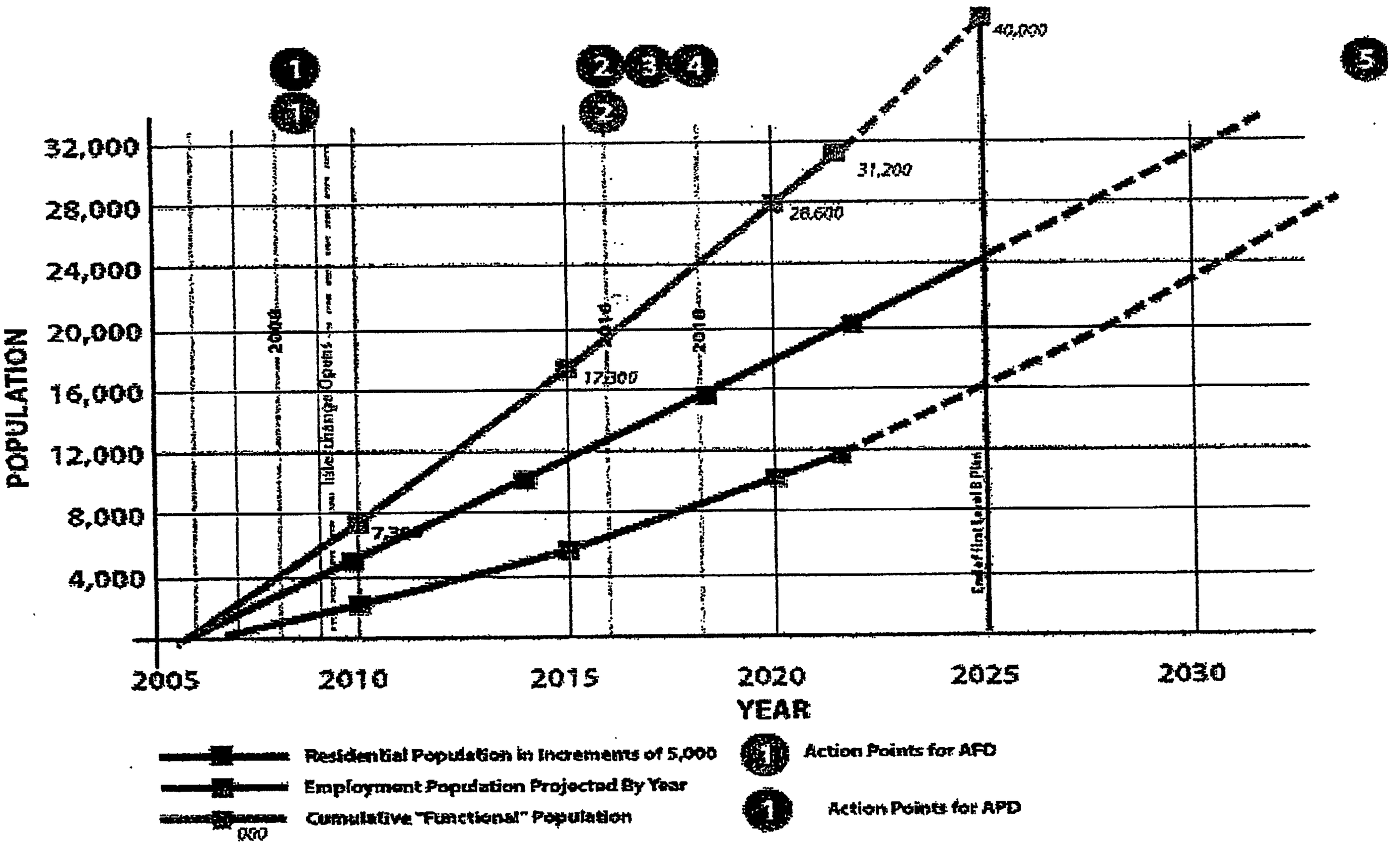


EXHIBIT "C": POPULATION FORECASTS VS. DEPARTMENTAL NEEDS 2005 to 2025

November 30th, 2006

City of Albuquerque Environmental Planning Commission
Mr. Jeff Jesionowksi, Chair
600 2nd St. NW
Albuquerque, NM 87103

RE: Mesa del Sol: Statement of Availability

Mr. Jesionowski:

After careful review of the Mesa del Sol Level B Master Plan and meetings with the developer, the Solid Waste Department is confident that it can provide solid waste and recycling services to Mesa del Sol. From discussions with the developer, Forest City Covington NM LLC, we understand that residential development is expected to begin sometime in 2008. The developer anticipates that about 600 new homes will be built annually for the foreseeable future. This letter covers the approximately 3,000 acres under consideration for the Level B Plan that is now pending before the Environmental Planning Commission.

To ensure a safe and efficient provision of services, the Solid Waste Department will continue to work with the developer on issues such as truck turning movements, access in alleys, and potential limits for on-street parking on days of trash pickup.

We look forward to providing solid waste and recycling services to Mesa del Sol.
Very truly yours,

City of Albuquerque Solid Waste Department

Name
Title

CITY OF ALBUQUERQUE
"SOLID WASTE"
MANAGEMENT DEPARTMENT
APPROVED 11/30/06
M.H.

Draft letter of Availability for Solid Waste and Recycling Services

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Kizito Wijenje, AICP
DIRECTOR

August 30, 2006

To: Harry Relkin, Mesa del Sol Director of Land Development

From: Kizito Wijenje, APS Capital Master Plan Director
Betty King, APS Planner/Demographer

Re: Educational Facility Needs at Mesa del Sol
Comments for Level B Plan

Albuquerque Public Schools has typically built schools with the following student capacities:

- Elementary schools with the capacity to house 850 students
- Middle schools with the capacity to house 1,200 students
- High schools with the capacity to house 2,200 students

At full build-out (approximately 12,000 units over the next 15 to 20 years), Mesa del Sol is projected to generate over 5,000 students (see Table 1). Assuming the above standards, Mesa del Sol would require three (3) elementary schools, (1) one middle school, and one (1) high school for the planned 12,000 units. APS has yet to identify funding for these facilities although APS is working with Forest City Covington NM, LLC to explore alternatives. The Educational Master Plan developed by Mesa del Sol specifies the building of smaller schools. Smaller schools will generate larger costs to the taxpayers, including greater operational costs to run additional locations. To date, there are no provisions within the Mesa del Sol Educational Master Plan that address this issue (construction/operational costs of building and maintaining smaller schools).

During the initial residential development phases at Mesa del Sol, APS will transport students from Mesa del Sol to existing schools within the Albuquerque High School Cluster until permanent educational facilities have been constructed within Mesa del Sol. The following schools have sufficient capacity to support this:

- High school: Albuquerque
- Middle school: Washington, Wilson
- Elementary school: East San Jose, Kirtland, Lowell

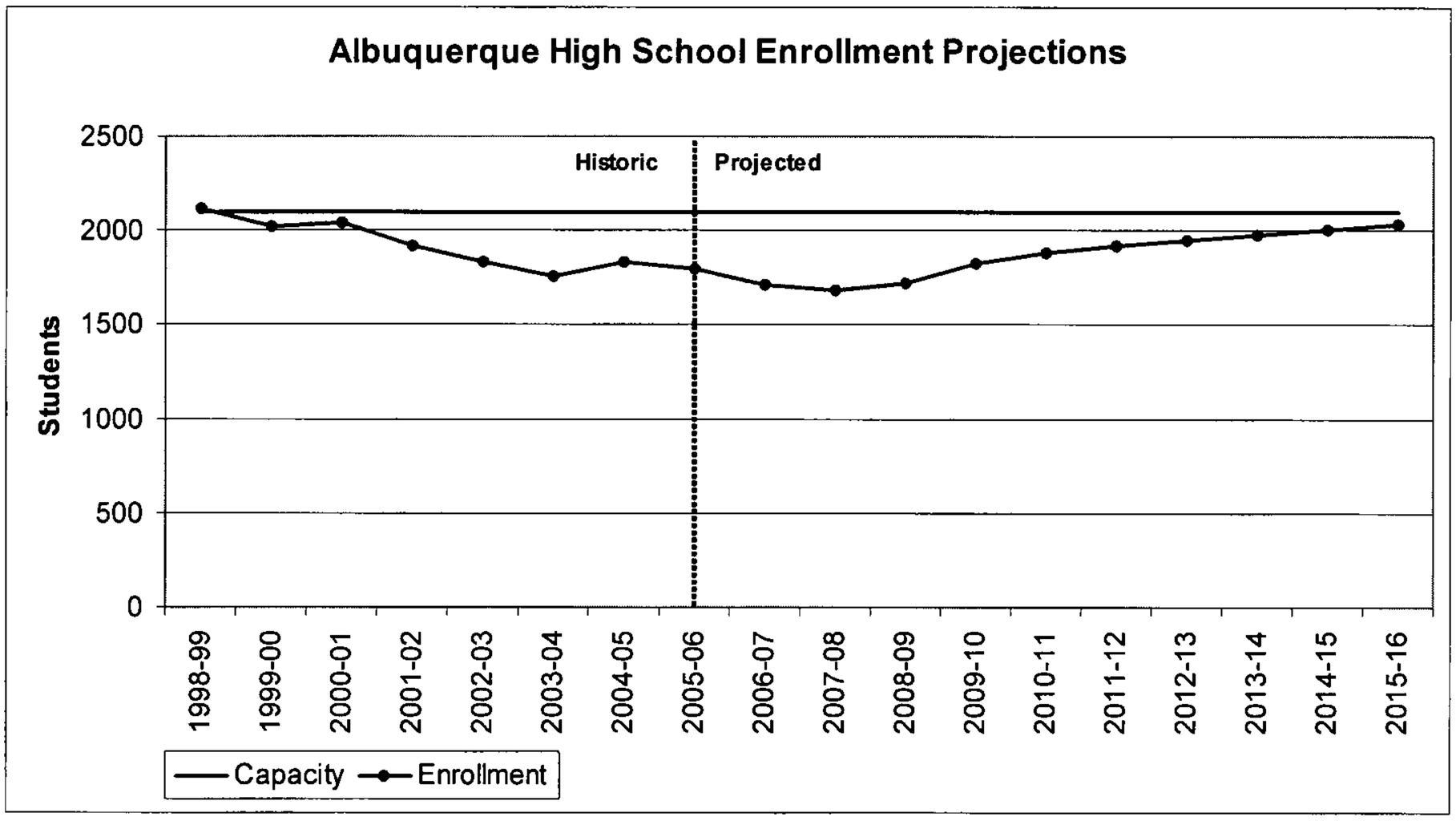
The following charts display projected enrollment and capacity for each of the above schools, including growth from Mesa del Sol.

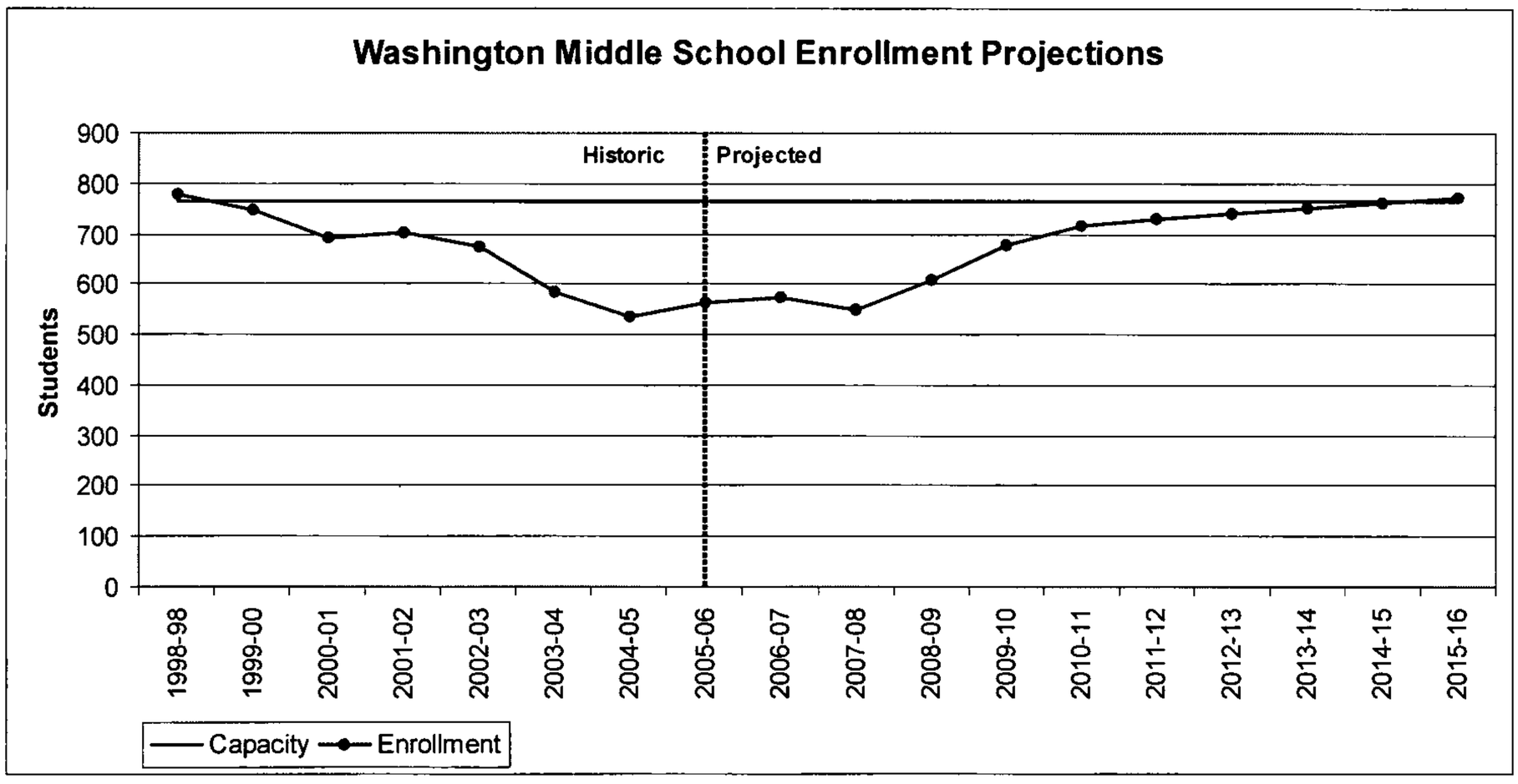
915 Locust Street SE 87106 P.O. Box 25704 Albuquerque, NM 87125-0704 505 848.8892 505.848.9453 fax

ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Kizito Wijenje, AICP
DIRECTOR





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ALBUQUERQUE PUBLIC SCHOOLS
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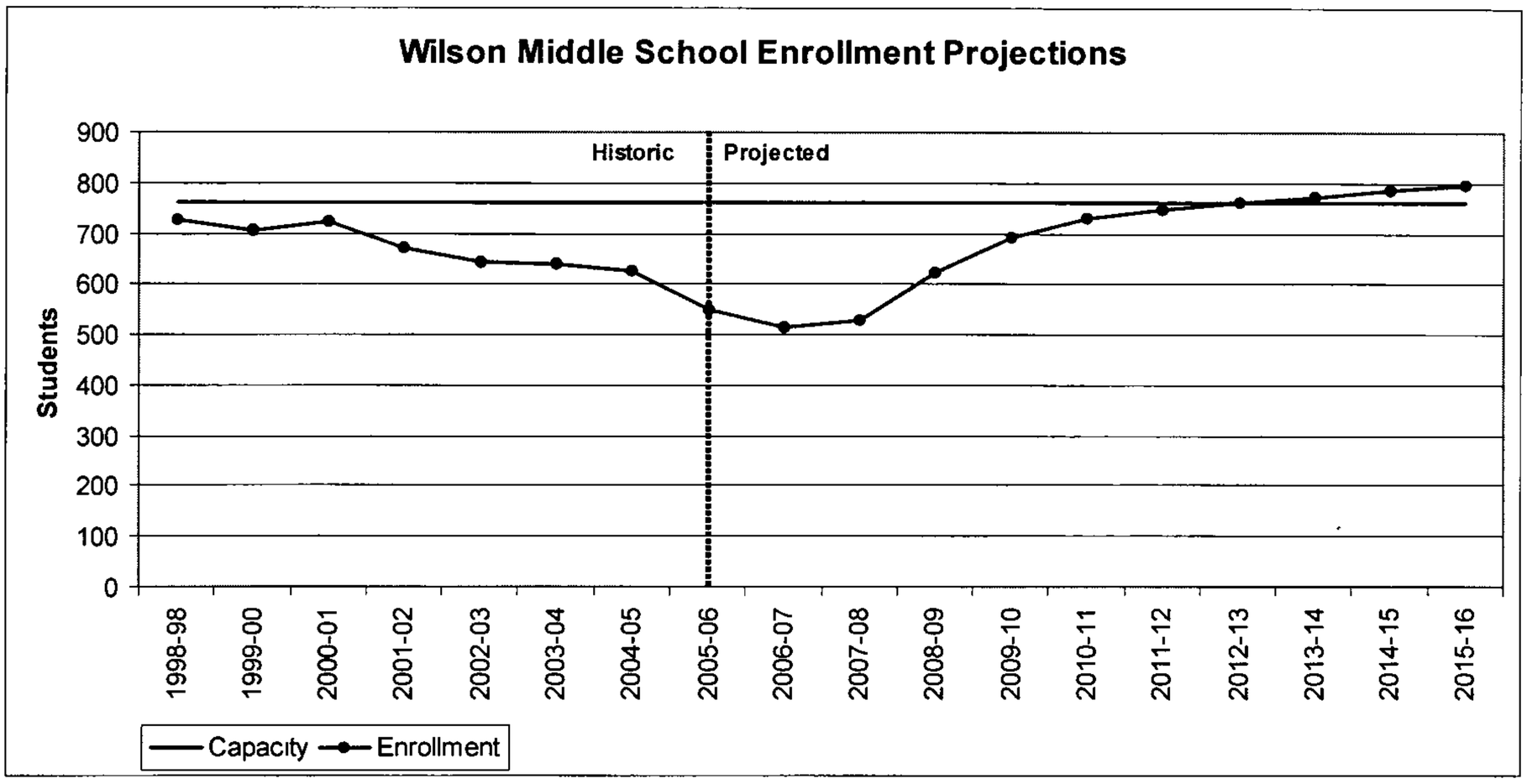

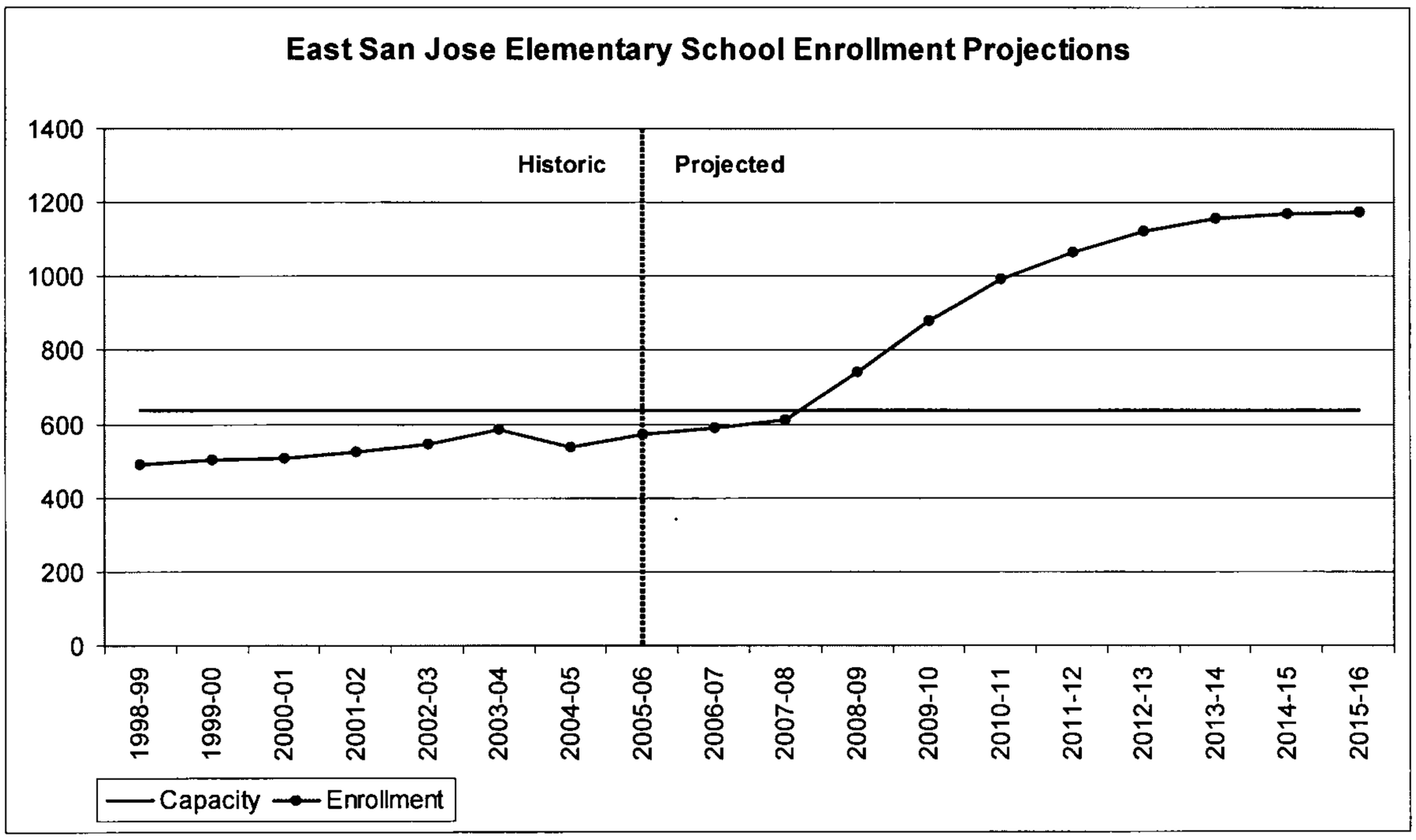

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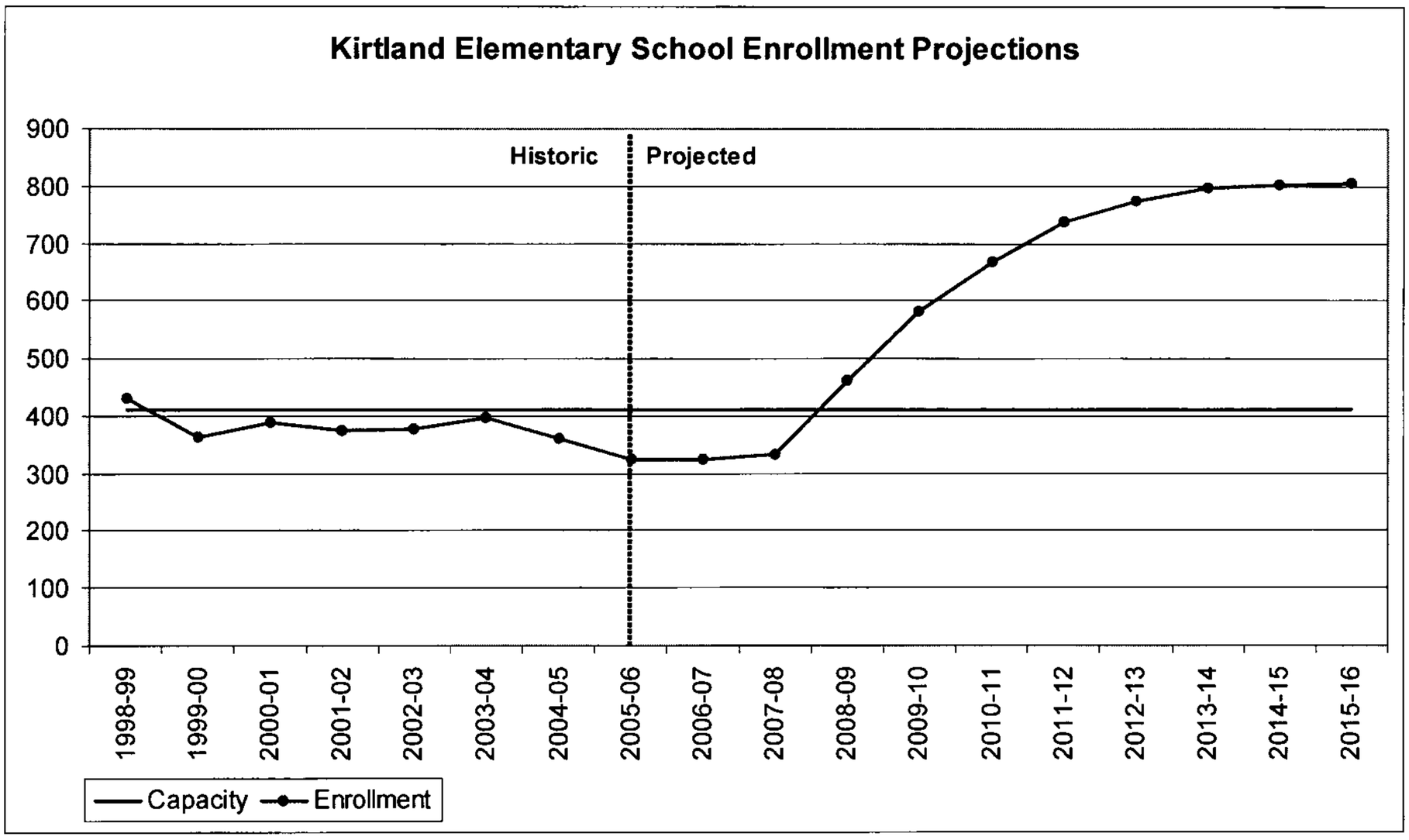

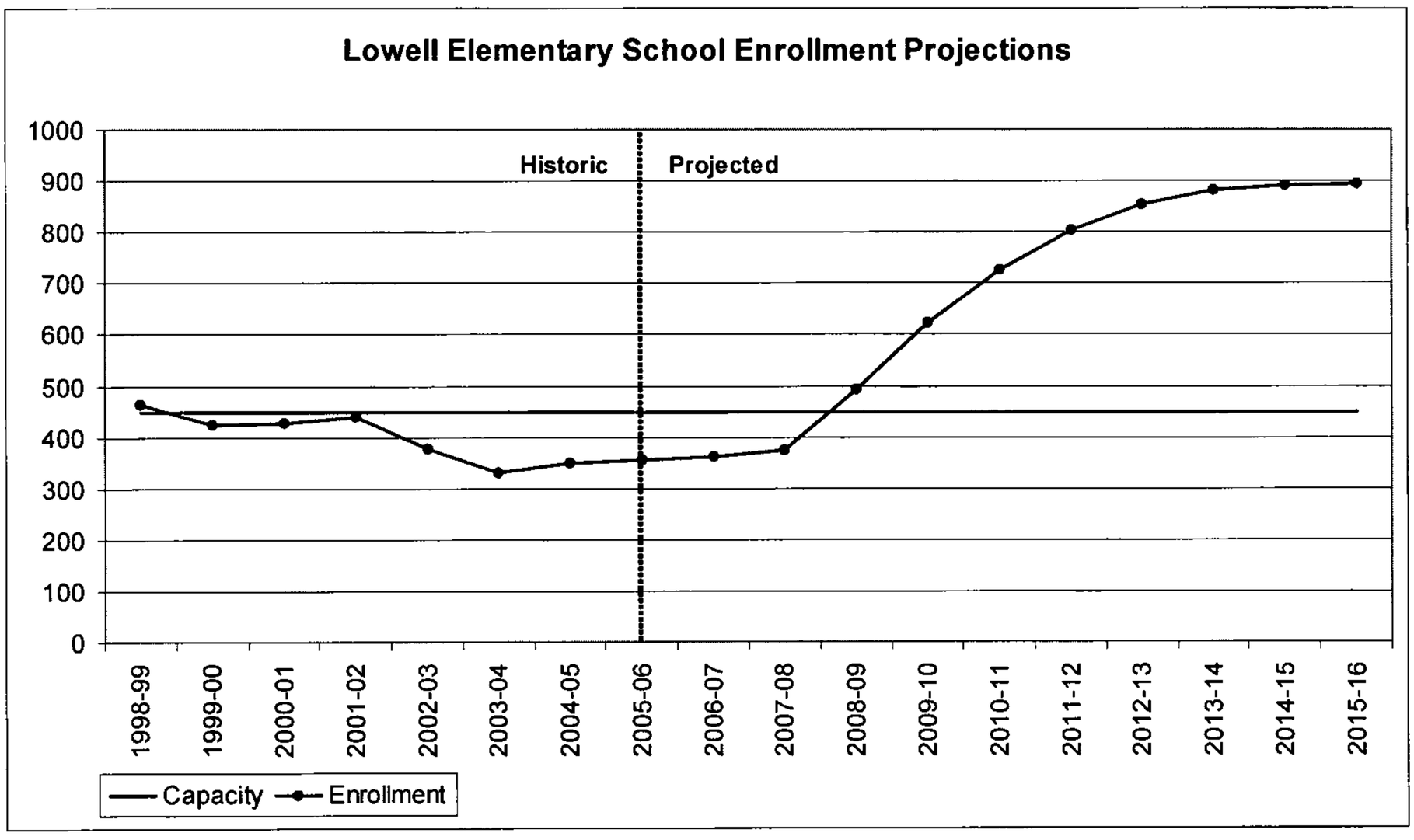

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ALBUQUERQUE PUBLIC SCHOOLS
Capital Master Plan
Expect Great Things!

M. Elizabeth Everitt, Ph.D.
SUPERINTENDENT

Kizito Wijenje, AICP
DIRECTOR

Table 1

Mesa del Sol
Assumptions for projecting student population

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Residential Units										
Cumulative Units	500	1,150	1,800	2,450	3,100	3,750	4,400	5,050	5,700	6,350
Projected Students										
Cumulative Students										
Elementary	105	242	378	515	651	788	924	1,061	1,197	1,334
Middle	50	115	180	245	310	375	440	505	570	635
High	55	127	198	270	341	413	484	556	627	699
Total Students	210	483	756	1,029	1,302	1,575	1,848	2,121	2,394	2,667

	2018	2019	2020	2021	2022	2023	2024	2025	2026
Residential Units									
Cumulative Units	7,000	7,650	8,300	8,950	9,600	10,250	10,900	11,550	12,200
Projected Students									
Cumulative Students									
Elementary	1,470	1,607	1,743	1,880	2,016	2,153	2,289	2,426	2,562
Middle	700	765	830	895	960	1,025	1,090	1,155	1,220
High	770	842	913	985	1,056	1,128	1,199	1,271	1,342
Total Students	2,940	3,213	3,486	3,759	4,032	4,305	4,578	4,851	5,124

Average Student Generation Rates (based on West Side data)

Elementary	0.21
Middle	0.10
High	0 11

915 Locust Street SE 87106 P.O. Box 25704 Albuquerque, NM 87125-0704 505 848 8892 505 848.9453 fax

CITY OF ALBUQUERQUE

October 1, 2007

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Mesa del Sol – Statement of Availability

Dear Dr. Perlman,

After careful review of the Mesa del Sol Level B Master Plan, the Department of Family and Community Services is confident that service to Mesa del Sol will be comparable to the per capita levels of service that currently exist in the City of Albuquerque. While the Department does not have a published level of service, the general standard within the City of Albuquerque is one community center for every 20,000 people. The Department accepts that Mesa del Sol will provide similar services through privately owned facilities located in neighborhoods. These centers will be open to the public for a nominal fee. From discussions with the developer, Forest City Covington NM LLC, we understand residential development is expected to begin sometime in 2008, and the developer anticipates about 600 new homes will be built annually for the foreseeable future.

To ensure effective provision of services, the Family and Community Services Department will continue to work with the developer on issues such as location and timing of facilities, interim provision of services, and any particular issues that are specific to the development.

We look forward to providing services to Mesa del Sol.

Very truly yours,

Valorie Vigil

Valorie Vigil, Director
Family & Community Services Department

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

CITY OF ALBUQUERQUE

October 1, 2007

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Mesa del Sol - Statement of Availability

Dear Dr. Perlman,

After careful review of the Mesa del Sol Level B Master Plan and discussion with the developer, the Senior Affairs Department is confident that it can provide appropriate levels of service to Mesa del Sol. From discussions with the developer, Forest City Covington NM LLC, we understand that residential development is expected to begin sometime in 2008. The developer anticipates that about 600 new homes will be built annually for the foreseeable future. This letter covers the approximately 3,000 acres under consideration for the Level B Plan that has been approved by the Environmental Planning Commission subject to conditions.

To ensure effective provision of services, the Department of Senior Affairs will continue to work with the developer on issues such as location and timing of facilities, interim provision of services, and any particular issues that are specific to the development.

We look forward to providing services to Mesa del Sol.

Very truly yours,

Blanca B. Hise, Director
Department of Senior Affairs

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

October 1, 2007

Bruce J. Perlman, Ph.D.
Chief Administrative Officer
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Mesa del Sol - Statement of Availability

Dear Dr. Perlman,

After careful review of the Mesa del Sol Level B Master Plan and meetings with the developer, the Cultural Services Department is confident it can provide appropriate levels of service to Mesa del Sol. From discussions with the developer, Forest City Covington NM LLC, we understand residential development is expected to begin sometime in 2008. The developer anticipates about 600 new homes will be built annually for the foreseeable future. This letter covers the approximately 3,000 acres under consideration for the Level B Plan that has been approved by the Environmental Planning Commission subject to conditions.

To ensure effective provision of services, the Cultural Services Department will continue to work with the developer on issues such as location and timing of facilities, interim provision of services, and any particular issues that are specific to the development.

We look forward to providing services to Mesa del Sol.

Very truly yours,

Toni Martorelli, Director
Cultural Services Department

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

DENISH + KLINE ASSOCIATES

December 21, 2007

Mr. Richard Dourte PE Acting Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

HAND-DELIVERED

Re: Response to Official Notification of Decision
Mesa Del Sol Level B Master Plan
Project #1004075

Dear Mr. Dourte:

At its meeting of January 11, 2007, the Environmental Planning Commission endorsed the Level B Master Plan for Mesa Del Sol with several conditions. This letter shall serve as the letter required in Condition #1 below, and is accompanied by a "red-line" version of the Level B Plan showing where the changes were made. Changes to bring the Plan into compliance with the EPC's conditions are marked by a "Δ" containing the number of the relevant condition.

Herewith, in italics, our written responses to the Conditions:

CONDITIONS:

1. The EPC delegates final sign-off authority of this Level B Community Master Plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the Level B Community Master Plan since the EPC hearing, including how the Plan has been modified to meet each of the EPC conditions. Unauthorized changes to this Plan, including before or after DRB final sign-off, may result in forfeiture of approvals.

   This letter constitutes the required response.

2. Prior to DRB sign off, the applicant must meet with the Staff Planner to ensure that conditions of approval are thoroughly addressed and complied with.

   The applicant has met with the Staff Planner prior to the submittal to the DRB.

3. The Level B Plan approval shall not be effective until the Level B Development [Agreement] with the City of Albuquerque and the Level B Development Agreement with the Albuquerque/Bernalillo County Water Utility Authority are finalized and fully executed.

Completion of both Level B Development Agreements must occur within six months of January 11,2007, which is July 13, 2007. In the event that both Level B Development Agreements have not been fully executed by July 13,2007, the City Planning Director (prior to July 13,2007) may extend the deadline for up to an additional six months.

The required Level B Development Agreement is submitted herewith. The Water Utility Authority Agreement has been submitted to the Authority for approval.

4. Sustainability:

A. Provide additional explanation regarding where the Sustainable Development Overlay zone would apply and under what circumstances.

The required language has been added to the end of section 1.3.5 on page 12.

B. The phrase "the use of pervious paving materials" shall be added to p.7, line 5, regarding reduction of the heat island effect.

The language has been inserted.

C. Water harvesting shall be required. The preceding phrase "where practical" shall be deleted from the development standards for all districts. (E.g. p.18, 2.2.2 g. v).

The language has been deleted or added as appropriate where relevant on pages 18, 21, 22, 23, 25, 34,and 35.

D. The use of pervious paving material can be counted toward the water harvesting requirement.

The requested language has been added to each paragraph amended by Condition 4C.

5. Mixed-Use Centers (all):

A. All building facades, <u>even if they are not visible from the public right-of-way</u>, shall have architectural treatment comparable to the primary building facade (p. 19)

The language in paragraph 2.2.5.c.2. (page 19) has been amended to match the required language.

B. All building facades shall use materials that are durable and of a quality that will retain their appearance over time (p. 19).

The language in 2.2.5.d.3 has been amended by removing the word "primary".

C. Generic "trade dress" shall be defined as generic franchise architecture (p.19). Each franchise building shall be required to respond, through massing, color and material to its context.

Paragraph 2.2.5.d.3 (page 19) has been changed to read: " Generic "trade dress" (or generic franchise architecture) is not permitted. Each franchise building shall be required to respond to its context through massing, color, and material."

D. Large buildings over 30,000 sf shall be designed to minimize the effects of scale. Featureless, unarticulated walls over 80 ft. in length shall be prohibited (p. 19).

The first sentence of 2.2.5.c.3 has been modified and a new sentence added.

E. Under section 2.3, Mixed-Use Centers shall be specified to include the urban center, the community center and village centers (p. 20).

A new sentence has been added in the opening paragraph of Section 2.3..

F. In the Mixed-Use Centers, buildings shall be sited close to streets, with doors and windows facing the street. Parking lots along street frontages shall be minimized (p. 20).

In 2.3.1.b the word "should" has been replaced with the word "shall".

G. In section 2.3 .1 (d), buildings on parcels in important locations shall be built in ways that call attention to the significance of these places (p. 20).

In the first paragraph of 2.3.1.d the word "should" has been replaced with the word "shall".

H. All dumpsters shall be enclosed on all sides.

A new sentence to this effect has been added as Section 2.2.5.f.3 on page 19.

I. Barbed wire and concertina wire shall be prohibited except where used by government agencies for public safety purposes. Galvanized diamond mesh chain-link fence is also prohibited as a permanent installation, but can be used for temporary definition of phase lines or during construction.

The required sentence has been added under the general policies of 2.5.2 on page 33.

J. The "Maximum Site Coverage" for the Community Center and the Village Center shall be removed.

On page 22, Section 2.3.3.f has been removed and subsequent sections re-lettered.
On page 23, Section 2.3.4.f has been removed and subsequent sections re-lettered.

6. Urban Center:

A. The development standards for the Urban Center shall incorporate language explaining the intent that the Urban Center will be Mesa del Sol's most concentrated, walkable mixed-use district.

The language as written in 2.3.2 would seem to meet this requirement; no change has been made.

B. Like the other mixed-use centers, there shall be no minimum parking requirement in the Urban Center.

The language under "urban center" on page 21 (2.3.2.g) has been changed to match the language in the other centers.

C. The Off-Street Parking Standards for Mixed-Use Centers (2.3.5, p. 24) shall be included in the development standards for each mixed use center.

Section 2.3.5 has been deleted from page 24 and the language reiterated at the end of the text for each level of mixed-use center on pages 21, 22, and 23.

D. Water harvesting area for surface runoff shall be provided in parking lots in all districts (p. 24), subject to the requirements of the State Engineer and the City Hydrologist. Water that is harvested in the parking lot need not in its entirety be used on the immediate site, but can be distributed elsewhere.

The following language has been added to the end of the off-street parking requirements described in 6.C above and inserted on the same pages:

Water harvesting area for surface runoff shall be provided subject to the requirements of the State Engineer and the City Hydrologist. Water that is harvested in a parking lot need not in its entirety be used on the immediate site, but can be distributed elsewhere.

7. Highway Commercial District:

A. A note shall be added to Table 7-1 stating that signage requirements for the Employment Center District and the Highway Commercial District are as regulated in the signage standards in the technical appendix.

The appropriate footnote is added on page 105.

B. *Wall-mounted, canopy and marquee signs shall not exceed 75 sf of sign face.*
C. *Freestanding monument signs shall not exceed 250 sf of sign face.*
D. *Permanent directory signs shall not exceed 100 sf of sign face and joint premise signs shall not exceed 150 sf of sign face.*

In order to accommodate these changes as well as other changes relative to the Level B Appendices, an Appendix has been created as new page 107.

8. Employment Center:

A. Like other buildings, office buildings shall be located right up to the street. This orientation shall be reflected in the prototype buildings on p. 17. Industrial buildings, where the separation of trucks and pedestrians is paramount, shall have a maximum of two rows of parking between the building and the street.

The illustrations on page 17 appear to be correct as shown; no changes were made.

B. Buildings that are considered in the EPC process as of this writing shall comply with condition 7A above.

To the applicants knowledge all approved projects comply with this requirement and no projects are currently under consideration.

C. The design standards for the 210 acre Phase I portion of the employment center, which were used in review of Project #1004097 (Advent solar) and Project #1004872 (Buildings 2 & 3), shall continue to apply.

The applicant agrees that the referenced projects should continue to be governed by the site plans approved by the EPC and therefore would add that these standards should apply only to those projects. Once the Level B Plan is signed off, only the Level B standards should apply to new projects.

D. On-premise signs shall not exceed 75 sf of sign face.

This requirement has been added to new page 107.

9. Residential Villages:
   A. "Housing Design Characteristics" shall be renamed "Housing Standards".

   The title on page 27 has been duly changed.

   B. "Front street" and "side street" designation shall be determined by the Architectural Review Committee (ARC) at the Level C Plan level.

   The opening sentence of section 2.4.4.a.2 on page 27 has been amended to read: "Side street ("front" versus "side street") designation to be determined by the Architectural Review Committee at time of Level C submittal".

   C. Design standards regarding compatibility of fences and walls with building architecture shall be included in the development standards for Residential Villages.

   Language has been added to section 2.4.2.i on page 25.

   D. A footnote shall be placed on p. 28 stating that "These illustrations cannot cover every possible configuration of garage access, but placement of a residential garage (not including parking structures) directly on a front setback line from a public street is not permitted."

   A new "general note" has been added to the illustrations on page 28.

10. Architecture/Building:
   A. In the residential districts, 10% of the housing units, shall be offered as affordable.

   The relevant number in section 1.3.2.C has been changed from 7.5% to 10% on page 5.

   B. Residential areas with access control gates for vehicles (ex. Gated subdivisions) shall be limited only to "age restricted" (active adult communities) as defined in Federal law. Streets within such subdivisions shall be private.

   This language has been added to the end of section 1.3.2.C.

   C. A sample list of some Environmentally Preferable (building) Materials in use at this time shall be included (p. 11) to illustrate the intent for their use, recognizing that such a sample will change over time.

   Some sample language has been inserted on page 11.

11. Landscaping-General:
   A. The emphasis on "applying the right type of water" and using reclaimed water for landscape shall be reflected in the Landscape and Open Space Standards (p.

32). The heading "Landscape and Open Space Standards" shall be moved to the end of the first paragraph in the "water is precious" section.

The strategies outlined at the bottom of page 32 have been reorganized and incorporated into these paragraphs so that proposals must be reviewed with the strategies in mind.

•B. In districts other than the mixed-use centers, front landscape buffers shall not be lessened from 10 to 6 ft. when there is a perimeter wall, because space is needed to plant landscape that will help mitigate the wall's effect.

The applicant wishes to discuss further this condition.

C. Multi-trunk trees shall not be used as street trees except as approved by the City Forester.

The requisite language has been added on page 32.

•D. Tree planter areas shall be a minimum of 64 square feet in area. Horizontal planting strips shall be allowed, with a 4 ft. wide minimum.

The applicant wishes to discuss further this condition.

E. Desert Willow shall be moved to the "Other Tree" list, and;

F. The turf mix shall not exceed more than 20% high-water use turf (ex. Kentucky Bluegrass) content. Its use is intended to be permissive only for usable open space or active recreational settings, which may be applicable to individual properties. High-water turf shall not be used as decorative landscaping in entries to commercial uses, and;

G. Add Purple Robe Locust, Arizona Rosewood to the tree list. Add Russian Sage to the shrub list, and;

H. Highly-allergenic trees, such as Arizona Cypress and most juniper varieties, shall be prohibited. Only non-allergenic varieties of juniper are allowed, and not in residential areas.

All of the above have been added to new page 107.

12. Landscaping-Coverage: These average densities allow design of a hierarchy of landscape zones:

A. In the Trunk Open Space Network: 33% vegetative coverage, tree canopies are not counted.

The language has been changed on page 38.

B. In the "Large Park" district: 60% vegetative coverage of which 25% of single trunk tree canopy can be counted.

The change has been made in the text on page 38 ; note also that the map on page 37 has been changed to rename "Large Parks" as "Major Urban Parks" to match the text.

C. In Employment Center, Highway Commercial and Residential Villages: 60% vegetative coverage, of which 50% of single trunk tree canopy can be counted.

The change has been made on page 35, except that the words "single trunk" have been removed.

D. In Mixed Use Centers: 75% vegetative coverage, of which 100% of single trunk tree canopy can be counted.

The requisite changes have been made on pages 33 and 34.

13. Open Space:

A. In the Employment Center District, public space shall be provided in accordance with Zoning Code §14.16.3.18(4).

The language has been added as a new section "h" on page 18.

B. For the Urban Center, Community Center, Village Center, and Residential Districts, 81 shall be deleted: "Usable open space in such forms as patios, plazas and courtyards, which will have a minimum landscape area of 15%."

C. The following language shall be inserted in lieu of a.2:

i) Usable Open Space shall be provided in an amount equivalent to 15% of the net (as defined in the Comprehensive Zoning Code) site area.

ii) Usable Open Space must be a minimum of8 feet wide not counting the sidewalks.

iii) Required Usable Open Space may be aggregated into common open space areas within 1/4 mile of the site creating the requirement.

The language in paragraph "B" has been deleted and the language in paragraph "C" inserted on pages 33, 34, and 35.

14. Other:

A. Design guidelines shall be referred to as design standards.

We can find no place in the document where this occurs.

B. The applicant shall incorporate the Interstate Corridor Enhancement Plan (ICEPlan, May 2000, p. 30, 34-37) and the south gateway to Albuquerque into the Level B Plan.

The following language has been inserted on page 45:

"To the extent within the developers jurisdictional control and subject to private/public cost allocations, Level "C" plans shall comply with applicable polices of the Interstate Corridor Enhancement Plan, including its provisions related to the South Gateway to Albuquerque."

C. All wireless telecommunication facilities (WTFs) covered under Zoning Code 914-16-3-17 shall be integrated into building architecture or otherwise concealed. Large, false trees shall not be considered concealed. Free-standing arrays shall be prohibited.

The following language has been added as a general note on Table 7-1 (page 105):

All wireless telecommunication facilities (WTFs) permitted under zoning code Section 14-16-3-17 shall be integrated into building architecture, into community identification features, or shall otherwise be concealed. Large false trees shall constitute "concealment" and free-standing arrays shall be prohibited."

15. Transit/Transportation Demand Management (TDM):

A. Additional parking management strategies, such as preferential carpool parking and parking cash-out, shall be incorporated into Mesa del Sol's TDM program.

Appropriate language has been added on page 60.

B. The proposed fixed guideway transit system shall have stations at approximately half mile spacing.

The appropriate language has been added in Section 3.4.1 under Scenario 3.

C. The applicant shall coordinate the Mesa del Sol TDM program with Transit's TDM efforts.

The applicant will require all owners and tenants of commercial properties to contribute to an internal TDM program, which will be coordinated with the City's programs.

16. Air Quality:

A. The sentence on p. 66 [sic], 4th paragraph shall be rewritten as follows: This indicates that the County air is clean enough to meet health standards today for CO, but continues to receive Federal oversight until 2016, when the Limited Maintenance Plan for CO expires.

The proposed sentence has been substituted as he last sentence of this paragraph on page 67.

B. Surface disturbance permits shall be obtained from the City of Albuquerque Air Quality Division (not the Air Quality Control Board).

The appropriate change has been made in the third paragraph on page 68.

17. Utilities:

A. The applicant shall coordinate with the City's Water Utility Department regarding the private alley with dry utilities and a public sanitary sewer line within the 20 ft. wide alley section (Figure 5-4, p. 88).

Sewer lines are no longer proposed to be placed in alleys; the illustration has been duly amended.

B. PNM reserves the right to determine all technical needs and issues but not those impacting land use and planning issues.

The following language was added on page 86:

"While the names of utility providers are mentioned, no specific companies have been selected. Mesa Del Sol reserves the right to use best business practices to select the utility provider, but the right to determine all technical needs and issues is reserved to the utility except where they impact land use and planning issues."

18. Additional Coordination-City Departments:

A. The applicant shall coordinate with the Environmental Health Department, Environmental Services Division regarding potential impacts from landfill gas generated by the South Broadway Landfill. The developers of this site shall follow the most current version of the City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones.

The applicant believes this condition is irrelevant as no part of the buffer area for the landfill is within Mesa Del Sol, a fact certified by the Division in its testimony regarding the Mesa Del Sol Fire Station (project # 1004873).

B. The applicant shall coordinate with the Parks & Recreation Department, Open Space Division regarding archaeological sites.

The Level B Class II Archeological Study is complete and approved and is consistent with the requirements of the Planned Community Criteria. Class III studies will be performed on a project basis in accordance with the City's new archeological conservation ordinance.

C. The applicant shall obtain statements of availability regarding police facilities, fire protection and others.

The Level B Submittal Criteria require: "Statements of water availability and availability of public services including liquid and solid waste management/recycling, cultural and human services facilities, fire and police protection, transit services, and schools."

Statements of Availability have been received from solid waste management, APS, the Fire and Police Departments, and Cultural Services. It is the applicant's belief that the Water Authority Agreement (attached) serves as the required Statement. The Transit Department's statement is included in the TIDD Development Agreement.

19. Additional Coordination-Non-City entities:

A. The applicant shall continue to work with the Albuquerque Metropolitan Area Flood Control Authority (AMAFCA) on a regional drainage plan (p. 75).

The Stormwater Master Plan as presented in the Level B is a "Regional Drainage Plan", significantly influenced by and prepared in accordance with multiple AMAFCA meetings and discussions, and further, has been coordinated with existing drainage planning for the area. The plan addresses significant offsite flows from the east (Kirtland) and extends to the Rio Grande.

B. The applicant shall coordinate with Kirtland Air Force Base (KAFB) regarding the execution of a noise and nuisance easement and notification of military aircraft in the area.

The applicant and KAFB have agreed upon two "Noise Easements and Real Covenants", one of which will encumber all of the Level B property and the other which will encumber those portions of the Level B property most directly impacted by KAFB activities. In turn, KAFB has agreed to support the Level B Plan.

C. The applicant shall coordinate with affordable housing groups regarding the development of an Affordable Housing Plan for Mesa del Sol.

The applicant has made the relevant change to the Level B asserting the Level of participation in affordable housing required by the Level B Plan. In addition, the applicant has worked jointly with affordable housing groups and the City Councils' TIDD Board to develop a "workforce Housing Program" to be administered through the TIDD process.

D. The applicant shall continue to coordinate with the Pueblo of Isleta regarding water quality issues.

The applicant continues to meet with Pueblo representatives on matters of mutual concern including water quality.

20. Minor "Clean-up":

A. The repeated sentence at the bottom of p. II shall be deleted.

The repetitive sentence has been deleted.

B. The reference to Figure 4-7 on p. 38 shall be changed to reference Figure 4-5.

The figure has been properly numbered.

C. Table 2-1: A title shall be added and "minor protrusions" in footnote 5 shall be defined.

The footnote has been deleted.

D. A legend shall be added to the Soils Map (Figure 4-3) on p. 73.

The legend has been added to the map.

The applicant believe these responses thoroughly address the conditions imposed by the Planning Commission and respectfully requests the Board's approval.

Sincerely yours,

Lawrence Kline FAICP

MESA DEL SOL
PHASE I
LEVEL B DEVELOPMENT AGREEMENT

THIS MESA DEL SOL PHASE I LEVEL B DEVELOPMENT AGREEMENT ("**Agreement**") is entered into as of the 28th day of November 200_ by and between **MESA DEL SOL, LLC**, a New Mexico limited liability company ("**Mesa**"), and the **CITY OF ALBUQUERQUE**, a New Mexico municipal corporation (the "**City**"). Mesa and the City are referred to herein as the "**Parties**".

BACKGROUND INFORMATION:

A. On January 14, 2006, the City Council of the City (the "**Governing Body**") approved a Level "A" Community Master Plan for the Mesa del Sol project (the "**Project**") submitted by **Forest City Covington, NM LLC**, a New Mexico limited liability company ("**FCC**") (the "**Level A Plan**") and approved a Level "A" Development Agreement entered into between the City and FCC which agreement was recorded in the Bernalillo County, New Mexico real estate records on March 21, 2006, in Book A113, Page 9604 (the "**Level A Agreement**").

B. The Level A Plan and the Level A Agreement have been adopted and approved pursuant to the Planned Communities Criteria, a policy element of the Albuquerque Bernalillo Comprehensive Plan (the "**Planned Community Criteria**").

C. The Level A Plan covers: (i) ±8,792 acres which at the time were owned by the State of New Mexico, in trust, managed by the New Mexico Commissioner of Public Lands ("**SLO**"), which property was leased to FCC pursuant to a lease described in the Level A Agreement (the "**SLO Lease Property**"), (ii) ±240 acres of property within the Project area which were owned by third parties (the "**Third Parties Property**"), and (iii) 480 acres which were owned by the University of New Mexico (the "**UNM Property**") [the "**Level A Property**"].

D. Since adoption of the Level A Plan the following has occurred: (i) Mesa has purchased 3,082 acres, 480 of which was the UNM Property, 2,522 of which was within the SLO Lease Property, and 40 acres from the Third Parties Property. The 3,082 acres is referred to herein as the "**Phase I Property**". The Phase I Property is described on Exhibit "A", (ii) 28 acres of the Phase I Property (the "**Pacifica Property**") has been sold to Pacifica Studios LLC, a New Mexico limited liability company ("**Pacifica**"), (iii) the City has approved site development plans for the Pacifica Property, a ±87,000 ft² industrial building (the "**Advent Building**"), two 94,000 ft² industrial buildings ("**Buildings 2 & 3**"), two office/retail buildings ("**Buildings A & B**") and a fire station ("**Fire Station Building**") [the "**Approved Projects**"]. The Approved Projects are all within the Phase I Property.

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E. On January 11, 2007 the City's Environmental Planning Commission (the "**EPC**"), conditionally approved a Level B Plan for the Phase I Property (the "**Phase I Level B Plan**"), pursuant to the Planned Community Criteria.

F. The City Council has approved the formation of five (5) Tax Increment Development Districts within the Phase I Property (the "**TIDDs**"). In conjunction with the approvals of the TIDDs the City and Mesa have entered into a Tax Increment Development District Development Agreement (the "**TIDD Development Agreement**"). Pursuant to the TIDD Development Agreement the City has: (i) agreed upon a methodology for determining whether the development of the Project will be at "no net expense" to the City, which methodology is set out in Exhibit "B" hereto (the "**NNE Methodology**"), (ii) has acknowledged that the current projections reflect that the development of the Phase I Property pursuant to the Phase I Level B Plan will be at "no net expense" to the City, and (iii) that the issuance of future TIDD bonds will be subject to demonstration that the development of the Project continues to be at "no net expense" to the City.

G Pursuant to paragraph 4.1 of the Level A Development Agreement, Mesa has submitted and the City's Department of Municipal Development and the City Engineer have approved a "Level A" Transportation Plan for the Project (the "**Level A Transportation Plan**").

H Pursuant to paragraph 7.1.1 of the Level A Development Agreement, Mesa, in cooperation with the City, has defined the scope and extent of the Traffic Impact Study for the Phase I Level B Plan.

I. The Phase I Level B Plan provides for the following land uses (the "**Phase I Project**"):

Land Use District	Acres
Employment Center	533
Highway Commercial	435
Urban Center	92
Community Center	88
Village Center	44
Residential Villages	1,492
Open Space & Parks	398
	3,082

J. The Planned Community Criteria requires a Level B Plan to be accompanied by a Level B development agreement to:

a. Follow through with more detailed infrastructure/service agreement covering phasing of the village master plan[1] and its public services/facilities, and designation of financial, operations, and management responsibility over time.

b. Specify measures to mitigate negative consequences of the village's development.

c. Augment Level A development agreements expressing items mutually agreed to by the City and/or County and the planned community developer and committing to their permanency unless re-negotiated; any limitations on development established at Level A cannot be increased at Level B.

d. Provide a legal recordable instrument

e. Identify more specifically any public incentives to the developer, or public/private partnerships, including provisions for affordable housing.

f. Identify more specifically any public incentives or agreements between the local government and developer for the appropriate protection and maintenance of the open space system.

K. The Level A Development Agreement provides that the Level B Development Agreement will:

a. Further define the term No Net Expense.

b. Specify development responsibilities for Project infrastructure construction and costs, consistent with the "no net expense" policy.

L. This Agreement satisfies the Planned Community Criteria and the Level A Development Agreement requirement for a Level "B" Development Agreement for the Phase I Property.

NOW THEREFORE, for good and valuable consideration, including the City's approval of the Phase I Level B Plan, the parties agree as follows:

1. Background Information. The Background Information is incorporated herein.

2. Infrastructure/Service Agreements.

2.1. Capital Improvements. Mesa agrees that it shall be responsible for the design, construction, and dedication of the following infrastructure, at Mesa's

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[1] The Planned Community Criteria use the terms "village" and "village master plan" as Level "B" might be for a Village Master Plan, Community Center, Employment Center or Urban Center. In our case, the Phase I Level "B" Plan incorporates all of these.

expense, or cash payments to the City towards infrastructure to be designed and constructed by the City, which infrastructure shall be phased in accordance with the Phase I Level B Plan, as provided for as follows (the **"Phase I Capital Improvements"**):

2.1.1. Transportation. The City has approved the Traffic Impact Study-First Neighborhood prepared by URS Corporation dated August 21, 2007 (the **"First Neighborhood TIS"**). The parties agree as follows:

2.1.1.1. Level "C" approvals. The City agrees that the approval of the Level "C" Plans/Subdivision Plats for the following projects shall not include the obligation of Mesa to construct or contribute to the cost of construction of transportation improvements outside of the Project (**"Off-Site Infrastructure"**) except for the contribution to the Rio Bravo Project as provided in Subsection 2.1.1.2. hereof (the "Current Projects"):

(a) The Innovation Park Plat (DRB Case Number 07DRB-70048; Project No. 1006539

(b) The Town Center Plat (DRB Project No. 1005538); and

(c) The First and Second Residential Neighborhood (DRB Case Number 07DBR-70031; Project No. 1006516

Individual site plans for "vertical" development within the Current Projects shall not include the obligation of Mesa to construct additional Off-Site Infrastructure, subject to the limitation set out in Subsection 2.1.1.2.

2.1.1.2. I-25/Rio Bravo Blvd. Interchange. The State GRIP 2 Program has allocated $3,437,500.00 towards the reconstruction of the I-25/Rio Bravo Blvd. Interchange Improvements (the **"Rio Bravo Project"**), which requires a local government sponsor and a local government matching fund contribution of $1,850,962.00 (the "Local Match"). The City agrees to be the sponsor for the Rio Bravo Project and Mesa agrees to make the Local Match, plus required City indirect costs to the extent that there are not State GRIP funds available to pay these indirect costs, which sum shall be used exclusively by the City for the Rio Bravo Project, which contribution shall be made by Mesa within thirty (30) days of the City's written invoice to Mesa for design or construction services as these services are performed The City shall diligently pursue the implementation of the Rio Bravo Project.

2.1.1.3. Peak Hour Thresholds. At such time as the peak hour traffic volumes are predicted to exceed the thresholds set out in Tables 3-3 or 3-4 of the First Neighborhood TIS, the City shall have the right to condition approval of individual site plans within the Phase I Property upon additional Off-Site Infrastructure.

2.1.1.4. Mesa shall be responsible for the design and construction of all on-site transportation improvements to be constructed within the Phase I Property as identified in the Level A Transportation Plan and the Level B Transportation Plan (the "**Transportation Improvements**") which shall include roadways, alleys, curbs, gutters, sidewalks, bike and pedestrian trails and all appurtenances pursuant to the City development policies as they may be amended or supplemented by the Level A Plan, the Level B Plan, the Level A Development Agreement and this Agreement.

2.1.1.5. The Developers agree that they shall be responsible for all off-site transportation infrastructure which would have been allocated to the Current Projects but for the terms of this Section 2.1.1. The Developers' responsibility shall continue with respect to this off-site transportation infrastructure for the Current Projects notwithstanding that the Current Projects may, or may not, have been conveyed to third parties, either related, or unrelated to the Developers.

The parties recognize and agree that there are numerous variables which will impact the extent of transportation improvements which will be required to serve the Phase I Project, which are unknown at this time. These include: (i) the employment/housing balance created within the Phase I Property, (ii) the availability and use of, public transportation within the Phase I Property, (iii) the availability and use of other modes of transportation within the Phase I Property, including walking and bicycling, and (iv) the implementation of a transportation management plan incorporating ride sharing, varying work hours, etc. Therefore, the final identification of Transportation improvements shall be determined at the Level C Planning stages.

2.1.2. Water and Wastewater Infrastructure. Mesa, at its expense, shall be responsible for all water and wastewater infrastructure as identified in a separate Water Authority Development Agreement for the Project entered into by and between Mesa, FCC and the Albuquerque Bernalillo County Water Authority.

2.1.3. Storm Water Infrastructure. Mesa, at its expense, shall be responsible for all storm water infrastructure necessary to serve the portions of the Phase I Property located upon the Mesa and not draining to the Rio Grande as identified in the Level A Plan, the Level B Plan, the Level A Development Agreement and this Agreement, and as further identified at the Level C Planning stages.

2.1.4. Parks and Open Space. Mesa shall dedicate and develop pursuant to the Level A Plan and Level B Plan standards, all parks and dedicate open space as shown and identified in the Level A Plan and the Level B Plan, and to the extent identified in these plans as for public ownership, Mesa shall dedicate these parks and open space to the City. Dedication of major public open spaces shall be subject to the reservation of reasonable rights consistent with the use of the property for open space, but necessary for the development of the Project. Dedication of park property to the City shall be subject to a park maintenance agreement mutually acceptable to Mesa and the City.

2.1.5. Fire Protection. Mesa shall construct and dedicate to the City the fire station facilities identified within Exhibit "C". All construction shall conform with all City standards and procedures, as modified by the Level "A" Plan, the Level "B" Plan, the Level "A" Development Agreement and this Agreement. Mesa shall not be obligated to comply with City Procurement code provisions.

2.1.6 Police Protection. Mesa shall construct and dedicate to the City the police station facilities identified within Exhibit "C". All construction shall conform with all City standards and procedures, as modified by the Level "A" Plan, the Level "B" Plan, the Level "A" Development Agreement and this Agreement. Mesa shall not be obligated to comply with City Procurement code provisions.

2.1.7. Phase I Capital Improvements Property. Mesa shall dedicate to the City (or other appropriate government entity all property, and property rights necessary for the Phase I Capital Improvements subject to no financial encumbrances.

2.2. Timing of Capital Improvements. Mesa's obligation to construct, and/or financially guarantee the construction of the Phase I Capital Improvements shall be implemented during the Level C Plan approval process.

2.3 Operation and Maintenance. The City agrees to accept for operation and maintenance, the Phase I Capital Improvements pursuant to the City's development policies, except for alleys and certain neighborhood parks and plazas which shall be operated and maintained by an incorporated association of property owners, which parks and plazas shall be identified during the Level C planning process.

3. Negative Consequences Mitigation Measures. There are no negative consequences from the Phase I Project currently identified which require mitigation measures, except for Mesa's Capital Improvement obligations set out herein.

4. Legally Recording Instrument. This Agreement shall be recorded in the Bernalillo County, New Mexico real estate records.

5. Public Incentives.

5.1 Tax Increment Development District. The City has formed the TIDDs to fund public infrastructure benefiting the Phase I Property.

5.2. Property Improvement Districts. Mesa intends to make application to the City for the creation of Property Improvement Districts within the Phase I Property (the **"PIDs"**). The parties understand that approval of the PIDs requires the approval of the City's governing body, however the City's administration agrees to support the formation of the PIDs so long as they are at no cost to the City.

5.3. All, or portions, of the Project Infrastructure may be constructed by the TIDDs or the PIDs. To the extent that the TIDDs and/or the PIDs construct portions of the Project Infrastructure, the terms of this Agreement applicable to such Project Infrastructure shall be applicable to the TIDDs and PIDs upon their assumption of such obligations.

5.4. No Net Expense. The Phase I Property shall be developed at "no net expense" to the City. Mesa has demonstrated to the City Council that the infrastructure development of the Phase I Property will be at "no net expense" to the City. The City and Mesa agree that the NNE Methodology will be used to make future evaluations of whether the Phase I Property is being developed at "no net expense" to the City as a condition of issuance of future TIDD bonds.

6. Public Incentives or Agreements Relating to the Open Space System. Mesa agrees to dedicate to the City for major public open space the portions of the Phase I Property generally shown and described on in the Phase I Level B Plan and identified as the **"Escarpment"** (the **"Escarpment Open Space Property"**). The Escarpment Open Space Property shall be dedicated as portions of the Phase I Property are platted. The City agrees to accept the Escarpment Open Space Property as Project Infrastructure and to maintain them as major public open space. The City agrees that these properties shall be dedicated to the City subject to a restrictive covenant limiting them to passive and limited active open space and recreational uses which covenant shall benefit Mesa.

Additionally, the Phase I Property shall include City parks, which will be either conventional City parks, or will be linear parks (the **"Parks"**). Portions of the linear parks will fulfill storm drainage ponding functions, the maintenance of which will be the responsibility of Mesa, or of incorporated property owners' associations. The Parks shall be designed and constructed at Mesa's or a homeowners' association expense. The design and construction of the Parks shall be regulated by a separate parks agreement to be entered into by the City Parks Department and Mesa consistent with the Level "A" and Level "B" Plans.

7. Vesting Agreements.

7.1 Vesting of Certain Property Rights. Consistent with the purpose of this Agreement, subject to Level C Plans, and compliance with the City's ordinances and policies, as they exist from time to time, the Parties hereby agree that Mesa shall have a vested property right to undertake and complete the Phase I Property and use of the Phase I Property as provided in this Agreement, the Level A Agreement, the Level A Plan, and the Level B Plan.

7.2 Vested Rights. Only the rights identified herein shall constitute vested property rights under this Agreement. These rights are:

7.2.1 No Entitlement Change. The City shall not modify, rescind, or revoke any entitlements granted in the Level B Plan, unless agreed to by Mesa. The Phase I Project is not required to develop to the full extent of the entitlements granted in the Level B Plan.

7.2.2 Level B Plan. Mesa shall have the right to develop the Level B Property and engage in land uses in the manner and to the extent set forth in and pursuant to the applicable provisions of this Agreement, and the Level B Plan, on the terms and conditions as set forth therein, subject to the Level C Plan approvals, provision of adequate infrastructure and compliance with applicable City ordinances and policies.

7.2.3 Timing of Development. In recognition of the size of the Phase I Project, the time required to complete development, the need for development to proceed in phases, and the possible impact of economic conditions, cycles and varying market conditions during the course of development, Mesa shall have the right to develop the Level B Property in such order and at such rate and time as the market dictates subject to the structures and conditions of this Agreement, and Level "C" Plan approvals. Mesa acknowledges and agrees that the Level B and Level C property approvals will be subject to reasonable review time due to City processes and procedures.

7.2.4 Uniformity of Requirements. Mesa shall have the right to complete development of the Phase I Property with conditions, standards, dedications, exactions, and requirements which are no more onerous than those set forth in the Agreement or than those being imposed by the City on other developers in the City on a reasonably uniform and consistent basis, except as expressly provided for herein. Certain City requirements, such as, impact fees and exactions which are uniformly applied in most areas of the City may not be applicable to the Level Phase I Property because of its regulation pursuant to the Planned Community Criteria, the no net expense policy and the commitments made pursuant to the Level "A" Development Agreement and this Agreement.

7.3 Term for Vested Rights. In recognition of the size of the Phase I Project, the City hereby agrees that the vested rights identified above shall continue and have a duration until twenty-five (25) years after the date hereof. Extension of this period of vesting may be granted by the City upon request of Mesa.

7.4 Compliance with General Regulations. The establishment of the vested rights under this Agreement shall not preclude the application of City ordinances and regulations of general applicability, except to the extent that such City ordinances and regulations have been expressly addressed herein and are inconsistent with the Level "A" Plan, the Level "B" Plan, the Level "A" Development Agreement and this Agreement. Construction and safety codes, such as building, fire, plumbing, engineering, electrical and mechanical codes; the City planning, zoning and land use policies; or other City, state, and Federal regulations as all of the foregoing exist on the

date of this Agreement or may be enacted or amended after the date hereof, except as otherwise provided within this Agreement. Mesa does not waive its rights to oppose adoption of any such proposed ordinances or regulations, not already in existence.

7.5 Application of Changes. This Agreement shall not preclude the application to development of the Level B Property of changes in City laws, regulations, plans or policies which may occur from time to time during the term of this Agreement which are specifically mandated and required by changes in State or Federal laws or regulations. To the extent that such changes in State or Federal laws, regulations, plans or policies prevent or preclude compliance with one or more provisions of this Agreement, the City and Mesa shall take such action as may be required to amend this Agreement.

7.6 Hold Harmless. Mesa hereby shall indemnify and hold harmless the City, their, officers, and employees against any and all claims, damages, actions, or causes of action and expenses to which the City and its, officers, and employees may be subjected by reason of any negligence in any work done or omission made by Mesa, its agents, officers, or employees, in connection with, arising out of, or resulting from the performance of this Agreement, except to the extent that any such matters are precluded from indemnity pursuant to Section 56-7-1, NMSA 1978 Comp.

8. Cooperation in the Event of Legal Challenge. In the event of any administrative, legal or equitable action or other proceeding instituted by any person not a party to this Agreement challenging the validity of any provision of any of the Approvals, including this Agreement, the Parties shall cooperate in defending such action or proceeding to settlement or final judgment including all appeals. Each Party shall select its own legal counsel and retain such counsel at its own expense.

9. Default; Termination; Annual Review.

9.1 General Provisions.

9.1.1 Defaults. Any failure by any Party to perform any material term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other Party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of a default under this Agreement, the non-defaulting Party may institute legal proceedings to enforce the terms of this Agreement or, in the event of a material default, terminate this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.

9.1.2 Termination. If the City elects to consider terminating this Agreement due to a material default of Mesa, then the City shall give a notice of intent to terminate this Agreement and the matter shall be scheduled for consideration and review by the Governing Body at a duly noticed and conducted public hearing. Mesa shall have the right to offer written and oral evidence prior to or at the time of said public hearings. If the Governing Body determines that a material default has occurred and is continuing and elects to terminate this Agreement, the City shall send written notice of termination of this Agreement to Mesa by certified mail and this Agreement shall thereby be terminated thirty (30) days thereafter; provided, however, that if Mesa files an action to challenge the City's termination of this Agreement within such thirty (30) day period, then this Agreement shall remain in full force and effect until a trial court has affirmed the City's termination of this Agreement and all appeals have been exhausted (or the time for requesting any and all appellate review has expired).

9.1.3 Term of Agreement. The term of this Agreement shall commence upon the execution of this Agreement by all parties and shall extend for a period of twenty-five (25) years hereafter, unless said term is terminated, modified or extended by circumstances set forth in this Agreement or by mutual consent of the parties. Following the expiration of the term, this Agreement shall be deemed terminated and of no further force and effect.

10. Miscellaneous.

10.1 Severability. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, shall continue in full force and effect unless amended or modified by mutual consent of the parties.

10.2 Other Necessary Acts. Each Party shall execute and deliver to the other all such other further instruments and documents as may be reasonably necessary to carry out the Approvals and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.

10.3 Construction. Each reference in this Agreement to any of the Approvals shall be deemed to refer to the Approvals as they may be amended from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment. This Agreement has been reviewed and revised by legal counsel for the City and Mesa, and no presumption or rule that ambiguities shall be construed against the drafting party shall apply to the interpretation or enforcement of this Agreement.

10.4 Other Miscellaneous Terms. The singular shall include the plural; the masculine gender shall include the feminine; "shall" is mandatory; "may" is permissive.

10.5 Covenants Running with the Land. All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Level B Property, as appropriate, runs with the Level B Property, and is binding upon each successive owner of all or a portion of the Level B Property during its ownership of such property.

10.6 Mortgagee Rights. Any mortgagee that wishes to receive notices of default from the City pursuant to this Article 10 may provide written notice to the City requesting such notice. The City shall notify any such mortgagee requesting notice of default under this Agreement, and provide to any such mortgagee the same opportunity to cure as is provided to Mesa herein. Such action shall not give rise to any liability on the part of the mortgagee, and this Agreement shall not be terminated by the City as to any mortgagee (a) who has requested notice but the mortgagee is not given notice by the City, or (b) if either of the following is true:

10.6.1 The mortgagee cures any default involving the payment of money by Mesa within sixty (60) days after notice of default;

10.6.2 As to defaults requiring title or possession of all or any portion of the Level B Property to effectuate a cure: (i) the mortgagee agrees in writing, within ninety (90) days after the written notice of default, to perform the proportionate share of Mesa's obligations under this Agreement allocable to that part of the Level B Property in which the mortgagee has an interest conditioned upon the mortgagee's acquisition of that part by foreclosure (including a trustee sale) or by a deed in lieu of foreclosure; (ii) the mortgagee commences foreclosure proceedings to reacquire title to all or the applicable portion of the Level B Property within the ninety (90) days and thereafter diligently pursues the foreclosure to completion; and (iii) the mortgagee (or any purchaser of Mesa's interest at foreclosure, or trust, or sale, or by deed in lieu of foreclosure) promptly and diligently cures the default after obtaining title or possession. Subject to the foregoing, in the event any mortgagee records a notice of default as to its mortgage or deed of trust, Mesa's rights and obligations under this Agreement may be transferred to the mortgagee or to any purchaser of Mesa's interest at a foreclosure or trustee sale and Mesa shall remain liable for such obligations unless released by the City or unless the City has approved the transfer.

The City recognizes that the provisions of this Agreement may be a matter of concern to any mortgagee intending to make a loan secured by a mortgage or deed of trust encumbering the Level B Property or a portion thereof. If such mortgagee should require, as a condition to such financing, any modification of this Agreement to protect its security interest in the Level B Property or portion thereof, the City shall execute the appropriate amendments; provided, however, that the City shall not be required (but is

permitted) to make any modification that would (i) materially and adversely affect the City's rights hereunder, or (ii) increase the City's obligations hereunder.

This Agreement may be amended without the approval or execution of any such amendment by any mortgagee. However, if the City receives notice from a mortgagee requesting a notice of proposed amendment, the City shall provide a copy of any proposed amendment to such mortgagee.

10.7 Attorneys' Fees. In the event of any litigation or arbitration between the Parties regarding an alleged breach by the other Party, each party shall be responsible for its own attorneys' fees and costs.

10.8 Covenant of Good Faith and Fair Dealing. Each Party shall use its best efforts and take and employ all necessary actions to ensure that the rights secured by the other Parties through this Agreement can be enjoyed and no Party shall take any action that will deprive the other Parties of the enjoyment of the rights secured through this Agreement.

11. Notices. Any notice or communication required hereunder between the City or Mesa must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, property addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice shall be deemed to have been given when delivered to the party to whom it is addressed. Any Party may at any time, by giving ten (10) days written notice to the other Party, designate any other address in such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to the City:
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103
Attn: Chief Administrative Officer

with Copies to:
Albuquerque City Attorney
P. O. Box 2248
Albuquerque, New Mexico 87102
Attn: City Attorney
Fax No. (505) 768-4525

If to Mesa: Mesa del Sol, LLC
Attn: Mike Daly
801 University Blvd. SE, Suite 200
Albuquerque, New Mexico 87106
Fax No. (505) 452-1900

With copies to: John A. Myers, Esq.
Myers, Oliver & Price, PC
1401 Central Avenue, NW
Albuquerque, New Mexico 87104
Fax No. (505) 247-9109

12. No Waiver of Rights. Neither the City nor Mesa shall be under any obligation to exercise at any time any right granted to a party. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

13. Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of New Mexico. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by the counsel in the negotiation and preparation of this Agreement.

14. Assignment, Transfer and Notice. Mesa shall have the right to assign or transfer all or any portion of its interests, rights or obligations under the Approvals (including this Agreement) and the subsequent approvals to third parties acquiring an interest or estate in the Level B Property, or any portion thereof, including, without limitation, purchaser or long-term ground lessees of individual lots, parcels; or any lots, homes or facilities comprising a portion of the Level B Property.

15. Recordation. This Agreement and any amendment shall be recorded with the Bernalillo County Clerk.

16. Estoppel Certificate. Within thirty (30) days following request from Mesa the City agrees to provide an estoppel certificate that Mesa is in full compliance with the terms of this Agreement and is not in default hereunder, or if in default the basis for such default.

Executed as of the day and year first set out above.

CITY OF ALBUQUERQUE, a New Mexico municipal corporation

By:_____
Bruce Perlman, Ph.D.
Chief Administrative Officer

MESA DEL SOL, LLC, a
New Mexico limited liability company

By: FC Covington Manager, LLC, a New Mexico limited liability company, Member

By: FC Mesa, Inc., a New Mexico corporation, Member

By:_____
Michael D. Daly
President

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 28th day of November, 2007, by Bruce Perlman, Ph.D., Chief Administrative Officer of the City of Albuquerque, a New Mexico municipal corporation.

_____
Notary Public

My Commission Expires: 1-27-2010

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 20 day of November, 2007, by Michael D. Daly, President of FC Mesa, Inc., a New Mexico corporation, Member of FC Covington Manager, LLC, a New Mexico limited liability company, Member of Mesa del Sol, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires: 6/6/10

Exhibit "A"
To Mesa del Sol Development Agreement
(Property Owned by Mesa del Sol, LLC)

Tracts 6, 7, 8, and 14, Mesa del Sol Tracts 1-15, as the same are shown and designated on the Bulk Land Plat of Mesa del Sol Tracts 1-15, recorded in the Bernalillo County, New Mexico real estate records on June 21, 2006, in Book 2006-C, Folio 195

Tracts 4-A-2 and 4-A-3, Plat of Mesa del Sol Tracts 4-A0-1 thru 4-A-4, as the same are shown and designated on the Plat of Mea del Sol Tracts 4-1-1 thru 4-A-4, recorded in the Bernalillo County, New Mexico real estate records on April 17, 2007, in Book 2007-C, Page 96

Tracts 1 thru 26 and Tract A, Mesa del Sol Innovation Park, as the same are shown and designated on the Bulk Land Plat of Meal del Sol Innovation Park, recorded in the Bernalillo County, New Mexico real estate records on September 13, 2007, in Book 2007-C, Page 259

Tract 4-C, Mesa del Sol, as the same is shown and designated on the Plat of Mesa del Sol, Tracts 4-A, 4-B and 4-C, recorded I the Bernalillo County, New Mexico real estate records on June 22, 2006, in Book 2006-C, Page 197

The ±40 acres located in Tract 1, Mesa del Sol Tracts 1-15, more particularly described on Page 2 of 2 of this Exhibit.

H:\forestcity\jam\Water Authority\Legal\Legal description of mesa property.doc

A certain tract of land situate within the east one-half of Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, new Mexico, being an comprising a portion of Tract 1 of BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico, 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 June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being moire particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "3-Q16, 1984", having New Mexico State Plane Grid coordinates for the Central Zone: X = 1,533,498.604, Y = 1,457,045.707 bears S 78 deg. 36' 48" W a distance of 4651.09 feet; thence along the west boundary line of the tract herein described,
N 30 deg.10' 31" E a distance of 1488.30 feet to the northwest corner of the tract herein described,
S 89 deg. 16' 26" E a distance of 974.63 feet to the northeast corner of the tract herein described, also being a point on the east boundary line of said Tract 1; thence along the east boundary line of said Tract 1, S 01 deg. 13' 06" W a distance of 1310.61 feet to the southeast corner of the tract herein described, also being a point on the east boundary line of said Tract 1; thence leaving the east boundary line of said Tract 1 and along the south boundary line of the tract herein described, N 88 deg. 46' 53" W a distance of 1695.15 feet to the point and place of beginning.

AM/am

EXHIBIT B

NO NET EXPENSE DEFINITION

The No Net Expense test will be calculated annually on a cumulative basis. It is satisfied when Revenues to the City, as defined herein, equal or exceed Expenses of the City, as defined herein, attributable to the project (the "Project") of the developer (the "Developer").

I. Revenues are the sum of the following:

   a. The City's Share of Employment Based Gross Receipts Tax, computed as follows.

      The product of: (a) the number of Net New Economic Base Jobs at the Project multiplied by (b) the average salary for the Net New Economic Base Jobs equals the Net New Economic Base Jobs Payroll. It will be assumed that for each Net New Economic Base Job created at the Project there will be one[2] Indirect Job created within the City of Albuquerque. The product of: (a) the number of Indirect Jobs multiplied by (b) the average salary of the Indirect Jobs equals the Indirect Jobs Payroll. The Indirect Job average salary shall be assumed to be equal to the average salary of employed persons within Bernalillo County. The Total Payroll shall be the sum

[2] May be adjusted based upon makeup of job base at the Project.

of: (a) the Net New Economic Base Jobs Payroll, and (b) the Indirect Jobs Payroll. The product of: (a) the Total Payroll multiplied by (b) the percentage of income expended on goods and services upon which Gross Receipt Tax are assessed (currently estimated at 52%) multiplied by (c) the City's Gross Receipts Tax rate, which is currently 2.3919% (2.4125% less 3% State collection fee for some portions) equals the Employment Based Gross Receipts Tax. The City's Share shall mean that portion of Employment Based Gross Receipts Tax not dedicated to the TIDDs. The Developer shall be responsible for providing information not otherwise publicly available. See Attachment 1 for information to be provided by the Developer.

b. The City's Share of Project Gross Receipts Tax and Property Tax (real or personal property) from activities which occur within the Tax Increment Development Districts ("TIDDs") excluding retail gross receipts tax. The City's share of Project Gross Receipts Tax and Property Tax shall mean the share of these taxes not allocated to the TIDDs.

c. The Project's Share, determined on a per-capita-basis or directly estimated when possible, of building permits, franchise fees, licenses, inter-governmental charges for services, internal services, indirect overhead, City's share of gas tax distributed to the General Fund, interest earnings, PILOT payments, fines and inter-fund transfers.

d. Any other reasonable City revenues attributable to the Project, including any future new taxes and fees that may be levied by the City.

II. Expenses:

1. Calculation of incremental expenses to the City for a particular fiscal year is calculated following the methodology outlined in Attachment 2. Notwithstanding the calculations set out in Attachment 2, Expenses includes any expenses uniquely and directly attributable to the Project, which may result in substitutions or additions to the expense items set out in Attachment 2.

III. Definitions:

a. "Population" shall mean the actual number of persons residing within the applicable areas based upon the best available information, and, if no better information is available, population shall be determined by multiplying: (i) the number of dwelling units for which certificates of occupancy have been issued by: (ii) the average number of residents per dwelling unit as shown on the most recent census.

b. "Case Study" shall mean the allocation of expenses based upon a reasonable determination of unit cost of providing service determined by dividing the total budget by the number of units provided. The result will then be multiplied by the appropriate

Project unit to determine incremental expenses attributable to the Project. Initially, the following budget line items are deemed appropriate for case study expense allocations: (a) Neighborhood policing, (b) Emergency response and paramedics (c) Maintenance of parks and open space (d) Street maintenance. Please see the sample case study attached as Attachment 3.

c. "Per Capita" shall mean the allocation of revenues or expenses based upon a factor estimated by dividing the City budget by the City's residential population (persons who live within the municipal boundary of the City of Albuquerque) to derive an average per capita factor.

d. "Percent Variable" adjusts calculation to take into consideration fixed vs. variable expenses for a particular category.

e. "Net New Economic Base Jobs" shall mean jobs in businesses that draw the majority of their gross revenues from outside the City of Albuquerque and are reported as average full time equivalent (FTE) positions which jobs: (1) were created or attracted from outside the municipal boundary of the City of Albuquerque; (2) were retained from otherwise departing the City of Albuquerque; or (3) newly created within the Project.

f. "Average FTE Employee" shall be calculated on a quarterly basis using the following formula: number of full-time equivalent

employees on the 15th of each month in that quarter divided by three.

Example: for the first quarter of the year:

$$\frac{(\text{\# emp. Jan 15}) + (\text{\# emp. Feb. 15}) + (\text{\# emp. Mar. 15})}{3}$$

Attachment 1

Information to be Provided by Master Developer

Payroll of Net New Economic Base Jobs.

1. For each employer
   a. Description of type of business by firm (NAICS).
   b. Average payroll information on an annual basis.
   c. Number of FTE jobs.
   d. Description of jobs sufficient to determine that jobs are "Net New" to City of Albuquerque.

Attachment 2

Methodology for Expense Calculation

Description	Methodology	Factors % Variable
Chief Administrative Office	Per Capita	50%
City Support	Per Capita	50%
Council Services	Per Capita	50%
Cultural Services	Per Capita	50%
Economic Development	Per Capita	50%
Environmental Health	Per Capita	75%
Family and Community Services	Per Capita	75%
Finance and Administrative Services	Per Capita	50%
Fire		
Administration/General Operations	Per Capita	50%
Emergency Response Operations	Case Study	100%
Human Resources	Per Capita	50%
Internal Audit and Investigations	Per Capita	50%
Legal	Per Capita	50%
Mayor	Per Capita	50%
Municipal Development		
Streets Maintenance	Case Study	75%
Other Administrative/Operations	Per Capita	75%
Parks and Recreation		
Maintenance Parks & Open Space	Case Study	100%
Other Administrative/Operations	Per Capita	50%
Planning	Per Capita	75%
Police		
General Administration/Investigation	Per Capita	50%
Neighborhood Patrol/Overtime	Case Study	100%
Senior Affairs	Per Capita	75%
Transit (Operating Subsidy)	Per Capita	75%

Attachment 2 (Cont.)

Sample Calculation

For purposes of this example, assume that the general fund budget for the Chief Administrative Officer during the current fiscal year is $485,000, the population of Albuquerque is 485,000, and that the population at a Project is 10,000.

To calculate the per capita expense for the CAO's office to be allocated to the Project, you would work through the following calculations:

($485,000)/(485,000) = $1 per person.

($1 per person) x (10,000 people) x (0.50 variable factor) = $5,000

Therefore, $5,000 of the CAO's budget would be attributable to the Project.

EXHIBIT B

Exhibit C

Fire + Police - Statement of Availability

DK

DENISH + KLINE ASSOCIATES

May 9, 2007

Deputy Chief Gilbert Santistevan, AFD
Mr. Bill Slauson, Planner, AFD
City of Albuquerque
PO Box 1293
Albuquerque NM 87103

Re: Statement of Availability
Fire and Police Services
Mesa Del Sol Level B Plan

Gentlemen:

First let me extend our thanks to you and to other members of your respective departments for meeting with us to discuss the needs of your departments in the first phases of development at Mesa Del Sol.

Purpose of This Letter:

This Letter shall serve as the "Statement of Availability" for fire and police services required by the *Planned Communities Criteria* adopted by the City Council (C/S R-149 Enactment No. 151-1990). In it we:

- Describe the development activities contemplated in the master plan for the first Level B development area of Mesa Del Sol as described in the Plan approved by the Environmental Planning Commission on November 13, 2005;
- Outline some general development parameters in terms of time and facility needs and compare them to buildout projections for the Level B Plan; and,
- Propose a schedule of development and locations for the required AFD and APD facilities.

General Description of the Development Districts with Growth Projections:

Let me reiterate the basic scheme of development in the first phase, which we project to be complete in the year 2025. During that time, Mesa Del Sol will develop an area extending geographically from Broadway Boulevard east to the west boundary of the La Semilla open space easement, and from the northern entry point on University Boulevard at the entrance to the County RecComplex, south to a point several hundred yards south of the central street known as Mesa Del Sol Boulevard. This area is shown on the attached map, Exhibit "A". Within this area, Mesa Del Sol has planned seven distinct development districts as noted in Table 1.1: Development Program on page 2 of the Plan, recapitulated below:

500 Marquette N.W. Suite 350 • P.O. Box 2001 • Albuquerque, New Mexico 87103 • Tel: 505-842-6481 • Fax: 505-842-6471

Table 1-1 Development Program

ZONE	Acres (gross)	Max. commercial sq. feet	Max. number of dwelling units
Employment Center	533	4,300,000	533
Highway Commercial	435	4,000,000	
Urban Center	92	1,500,000	928
Community Center	88	700,000	815
Village Center	44	200,000	600
Residential Villages (net of linear open space)	1,492	10,554	10,444
TOTAL DEVELOPED AREA	2,684	10,710,554	13,284
Steep Slopes (>10%)	105		
Linear Open Space	173		
Major Urban Park	40		
TOTAL AREA	3,002		

- The Employment Center is characterized by one and two story buildings generally used for office, research, and manufacturing uses. Note however that the the tallest of the studio buildings (see architectural section attached as Exhibit "D") is over 70 feet high; the maximum in the District is 80 feet.
- The Highway Commercial District is characterized by a mixture of retail (small and large facilities) office, warehousing and manufacturing. Maximum height is 50 feet.
- The "urban center" is characterized primarily by office uses, with specialty retail and some public uses. Buildings are expected to be somewhat taller in the urban center. Maximum height is 60 feet.
- A "community center" is similar to the urban center, but with more emphasis on residential uses and less on commercial. Maximum height is 60 feet.
- A "Village Center" is also mixed-use but characterized more by residential than commercial uses. Maximum height is 35 feet.
- Residential villages or districts are characterized by single-family residential uses with a smattering of retail uses. This is by far the largest district . Maximum height is 50 feet along Mesa Del Sol Boulevard; 35 feet elsewhere.

In addition to these districts, there is another specific use which is mapped but isolated from the main body of the acreage. This is the National Nuclear Security Administration's (NNSA) preferred site for their new facility. It should be noted that this is an administrative facility only; no actual "materials" will be handled there. It is part of the "Employment Center District" described above, but will be physically isolated for security purposes and accessible by only one street from within Mesa Del Sol, and by Los Pleanos Road.

The last category of land use is Open Space and Parks in which structure development and functional population will be minimal. All of these districts are described more detail in both the Level A Plan (already adopted by the Planning Commission and City Council) and the Level B Plan, which has been approved by the Environmental Planning Commission pending finalization of the required Development Agreements. The Level B Plan does not require City Council action.

In total, the Level B Plan foresees 13,284 (maximum) residential units and 10,710,554 square feet (maximum) of commercial space of all types. The buildout period for the first Level B plan expires in 2025, and will be followed by at least two more Level B plans with total buildout expected by 2050. Similar letters of availability will need to be acquired for future Level B plans. The aggregate population (both residential and employment) is expected to be 40,000 in the year 2025 and up to 100,000 at total buildout.) This projections are depicted as a graph in Exhibit "C".

In the first Level B Plan, the total number of dwelling units would indicate a resident population of 29,224 persons (number of units x 2.6 persons per unit.) and approximately 12,000 jobs in commercial districts. Development is expected to occur linearly over the next 20 years, indicating between 500 and 600 dwelling units per year and 200,000 square feet of commercial uses per year.

General Concepts of Facility Development:

Locational Criteria:

- On the basis of population and buildout figures, both AFD and APD believe at least one station for each department will be required within the Level B Plan area in the reasonably near (two years) future.
- Over the course of this first phase (2006 to 2025), the Police will require three facilities - a substation and two "mini-stations".
- In the first Level B Plan, the fire department will require their first facility almost immediately.
- Ultimately, the Fire Department will require one large centralized facility, and possibly a second, smaller satellite facility within the first Level B Plan area.
- There is no objection to the co-location of the two Departments on the same site.
- There is no objection to co-location with other public facilities such as schools or community centers.
- Community presence and approachability are deemed important by both Departments.
- Proper architectural programming is necessary to support comfortable co-location.
- The new joint station at Paseo and Wyoming can serve as a model for a co-located facility.
- The new fire station at 7-Bar Loop and Ellison can be considered a model for the first free-standing fire facility; the "Triangle" station will serve for the first police facility in terms of space programming. The first police station can, however, be a "storefront" within a larger office/retail building.

General Site and Size Criteria For Future Co-Location Sites

- The probable desirable co-location site for both Departments is within or immediately proximate to the "Community Center" and specifically to the west towards the "center of mass" of the Level B Plan as shown on the attached Exhibit "B". .
- Each Department would prefer to be on larger street (possibly collector level) but does not wish to be proximate to a signalized intersection as that can cause delays during peak periods.
- Each Department would prefer a site with high public visibility.; this indicates that a well-traveled street perhaps adjacent or leading to a public school site would be desirable.
- Given that firefighters are "residents" for their duty periods, parking may be at a minimal level, but must be sufficient for shift changes. On-street parking can be counted for shift change purposes, but permanent parking should be included for the on-duty shift.
- APD wishes the applicant to give consideration to "double-parking" their facility as it is likely that the current practice of "take-home" patrol cars will need to be terminated for fiscal reasons within the next decade. Thus the police component must either have additional parking on site or easy availability of general purpose parking close to the site in an amount equal to the number of officers based at the station.
- It is desirable for the Police Department to expand on the co-location site for future Level B plans. Ultimately an "area-command" will have to be built within Mesa Del Sol; therefore the initial co-location site should be large enough to accommodate an area command facility.
- Taken together, the co-location facility will require about 5.5 to 7.0 acres of land – approximately 1.5 acres for AFD, and approximately 5 acres for APD. Note that this requirement may change dependent on the decision regarding "take home" cars and the applicant can commit only to the lower requirement at this time.

Proposed Phasing of Facilities:

The following "points" are also represented on the Population Projection graph attached as Exhibit "C".

For the Police Department:

1. Early 2008 or upon occupancy of first housing units: Store-front .office/conference room/telephone center "mini-station" approximately 1200 square feet in size within an office/retail building in the Community Center district, with six parking spaces for officers and six general purpose spaces.
2. Late 2015 or upon construction of housing sufficient for a population of 12,000 (4600 houses, see Figure 1): Begin development for police only on Co-Location Site; 5000 square feet, 20 parking spaces on site or in close proximity. These requirements would indicate a site size on the order of 1.5 acres for police facilities alone.
3. Upon opening the Co-Location Site, relocate "in-line" 1200 square foot mini-station described above to Urban Center District.

4. Late 2018 or upon construction of housing for 15,000 : Remain in co-located space; no expansion of occupable space but expansion of parking to 70 spaces on site or in close proximity if required by cessation of "take-home" car program. Otherwise additional spaces will not be required. The requisite improved spaces will include spaces for large vehicles such as the Batmobile.
5. In the far future, perhaps as late as 2040, an "area command" facility will be constructed. The applicant is not yet willing to speculate on the physical needs of such a facility; whether it will be a free-standing facility, or an expansion of the co-location facility.
6. Creation of the structures and their requisite infrastructure will be by the "turn-key" method. The applicant will use private procurement practices. For the initial "storefront" facility the applicant shall grant use of the space by a lease that shall be rent-free. When the co-location property is employed, the applicant will grant the land, the building, and the requisite infrastructure in fee simple to the City.
7. The Department is responsible for the staffing, equipping, operations and maintenance of the facilities thus provided.

For the Fire Department:

1. By early 2008 (the estimated completion date of the first phase of the Albuquerque Studios project) a permanent free-standing facility capable of housing a structure engine, an EMT engine, an aerial engine, and a battalion car, with the requisite housekeeping and office facilities will be within the Employment Center District (see attached Exhibit "B"). By agreement, a community room need not be provided. Estimated total crew is 12; thus this facility would have to have 18 parking spaces on site or within close proximity, including on-street parking, to accommodate shift changes. The size of this site will in large part be determined by the acceptability of using local streets as circulation spaces. A copy of the street sections approved with the Level A Plan has been provided to the Department Minimum site area will be on the order of 1.25 acres; if circulation must take place entirely on site then a minimum site size of 3.0 acres would be in order.
2. In 2016, or upon achieving a "functional population" of 15,000 persons (see Exhibit "C"), the Fire Department will co-locate with the Police Department in a new facility to be constructed in the area shown in the map labeled "Exhibit B" . The co-located facility will match the original facility described above for space and equipment, but will follow more closely the Department's guidelines concerning community accessibility.
3. The Fire Department will occupy approximately 1/3 of the Co-Location Site, which as noted above may be 5.5 to 7.0 acres in size.
4. Creation of the structures and their requisite infrastructure will be by the "turn-key" method. The applicant will use private procurement practices, and will grant the land, the building, and the requisite infrastructure in fee simple to the City.
5. The Department is responsible for the staffing, equipping, operations and maintenance of the facilities thus provided.

General Matters:

This letter shall serve as the Statement of Availability for police and fire services required by the *Planned Community Criteria*. If the recitations and facility phasing recommendations are acceptable, the Departments' signatures below indicate acceptance.

- The technical needs and thus the space requirements of the Departments are likely to change over time. Each successive construction phase described above for each department should be reviewed prior to commencement of design in order to assure that the contemporary needs of the Departments are being met.
- This Statement of Availability is incorporated into the "Level B Development Agreement" by reference. Amendment of this Statement of Availability also amends the Development Agreement.

Once again, I would like to thank the departmental representatives for their assistance in creating this important development program. The applicant commits to continue working with the Departments to bring this plan to fruition in a timely and economic manner.

Sincerely yours,

Lawrence S. Kline FAICP
For Forest City Covington NM LLC

For the Albuquerque Fire Department Robert E. Ortega Date: 5-15-07

For the Albuquerque Police Department Date:

General Matters:

- This letter shall serve as the Statement of Availability for police and fire services required by the *Planned Community Criteria*. If the recitations and facility phasing recommendations are acceptable, the Departments' signatures below indicate acceptance.
- The technical needs and thus the space requirements of the Departments are likely to change over time. Each successive construction phase described above for each department should be reviewed prior to commencement of design in order to assure that the contemporary needs of the Departments are being met.
- This Statement of Availability is incorporated into the "Level B Development Agreement" by reference. Amendment of this Statement of Availability also amends the Development Agreement.

Once again, I would like to thank the departmental representatives for their assistance in creating this important development program. The applicant commits to continue working with the Departments to bring this plan to fruition in a timely and economic manner.

Sincerely yours,

Lawrence S. Kline FAICP
For Forest City Covington NM LLC

For the Albuquerque Fire Department

Date:

for Richard D. Coster for Rpc.

For the Albuquerque Police Department

Date: 5/14/07

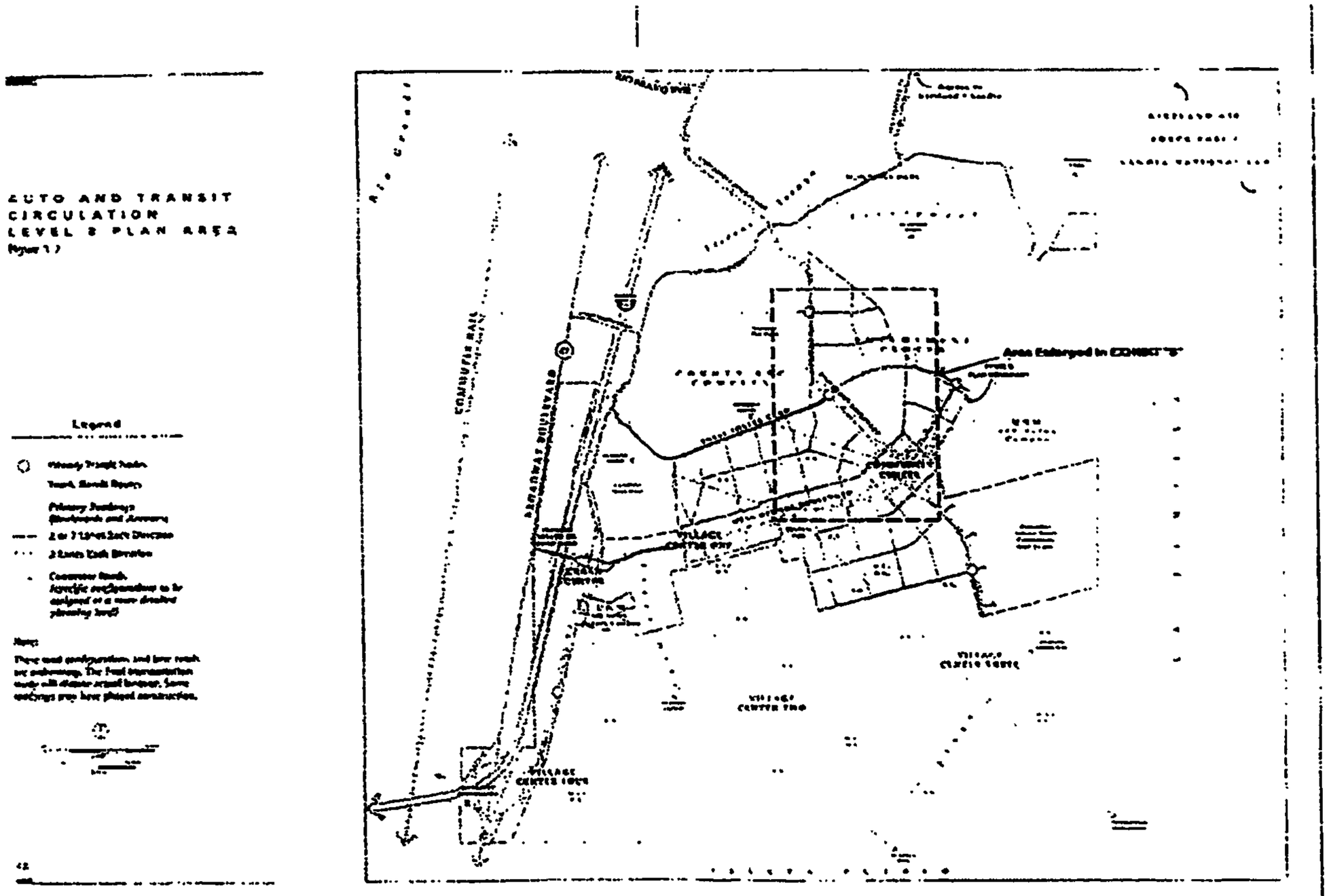


EXHIBIT "A": Overall Map of Mesa Del Sol Level B Plan Area

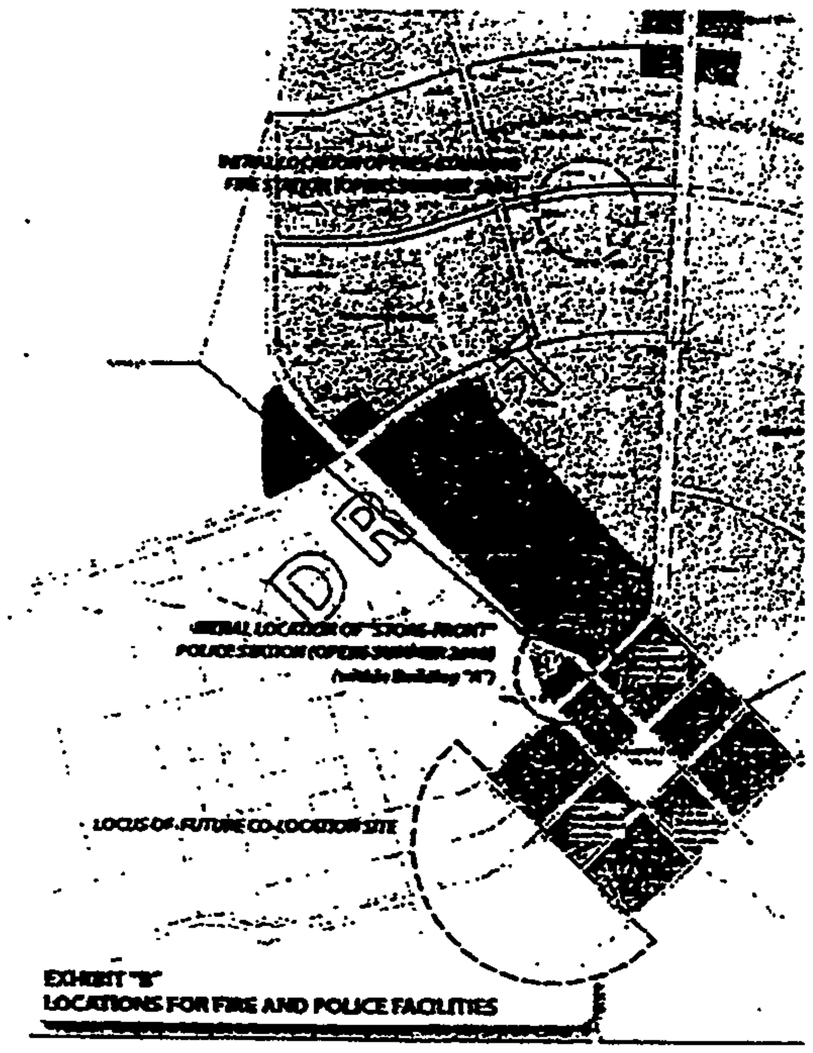


EXHIBIT "B"
LOCATIONS FOR FIRE AND POLICE FACILITIES

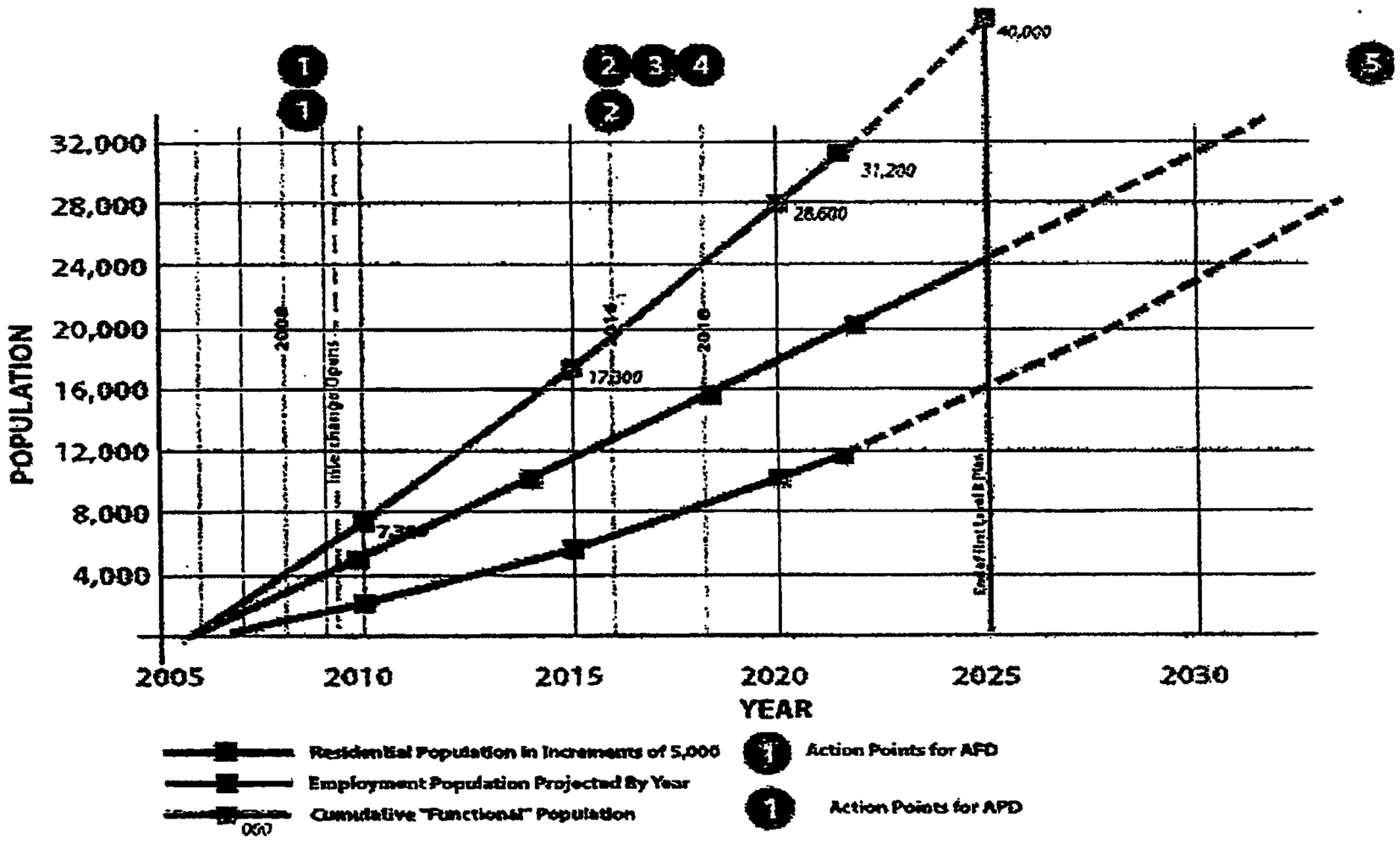


EXHIBIT "C": POPULATION FORECASTS VS. DEPARTMENTAL NEEDS 2005 to 2025

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 2**

SUBJECT:

Level B Master Development Plan

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 1-23-08 X ; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 16, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 7**

SUBJECT:

Level B Master Development Plan

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ____; WITHDRAWN

www.cabq.gov

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: February 6, 2008

Albuquerque - Making History 1706-2006

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 7**

SUBJECT:

Level B Master Development Plan

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED __X__ 1-16-08; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 9, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 7**

SUBJECT:

Master Development Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED X 2-6-08; COMMENTS PROVIDED ___; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 30, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 3**

SUBJECT:

Level B Master Development Plan

ACTION REQUESTED:

REV/CMT:0 APP:(x) SIGN-OFF:0 EXTN:0 AMEND:0

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

The Hydrology Section has no objection to the subject request.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED 1-30-08 X; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: January 23, 2008

CITY OF ALBUQUERQUE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 9**

SUBJECT:

Level B Master Development Plan

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

No adverse comments.

Albuquerque

New Mexico 87103

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ___; WITHDRAWN

www.cabq.gov

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

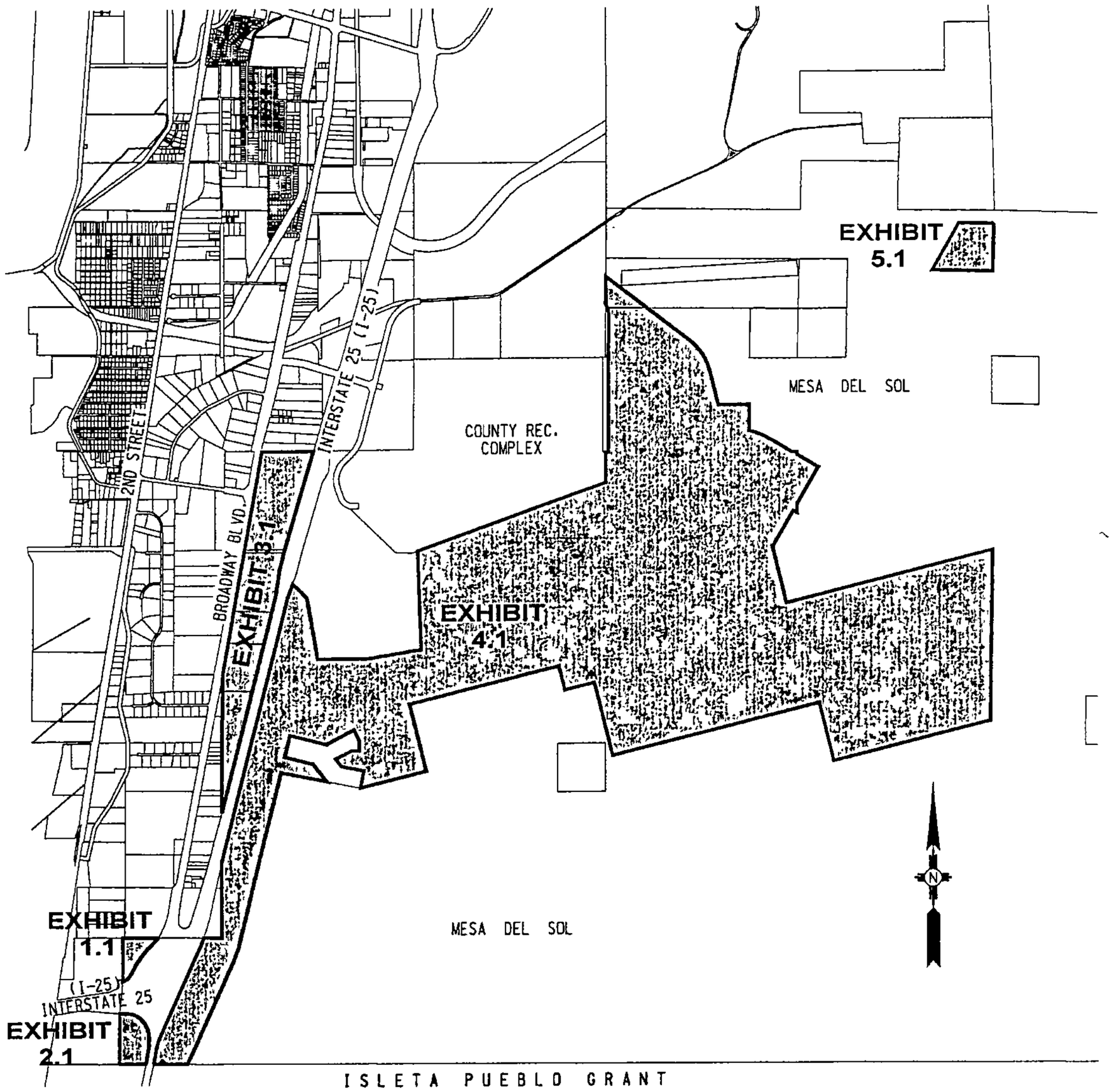
DATE: February 13, 2008

Albuquerque - Making History 1706-2006

EXHIBIT KEY MAP
&
VICINITY MAP

(LEVEL B LEGAL DESCRIPTION)

OCTOBER, 2006



SUMMARY OF EXHIBITS

Exhibit 1.1	13.7525
Exhibit 2.1	23.5768
Exhibit 3.1	200.8912
Exhibit 4.1	2804.0733
Exhibit 5.1	40.0000
TOTAL (NET)	3082.2938 Ac.

SHEET 1 OF 1

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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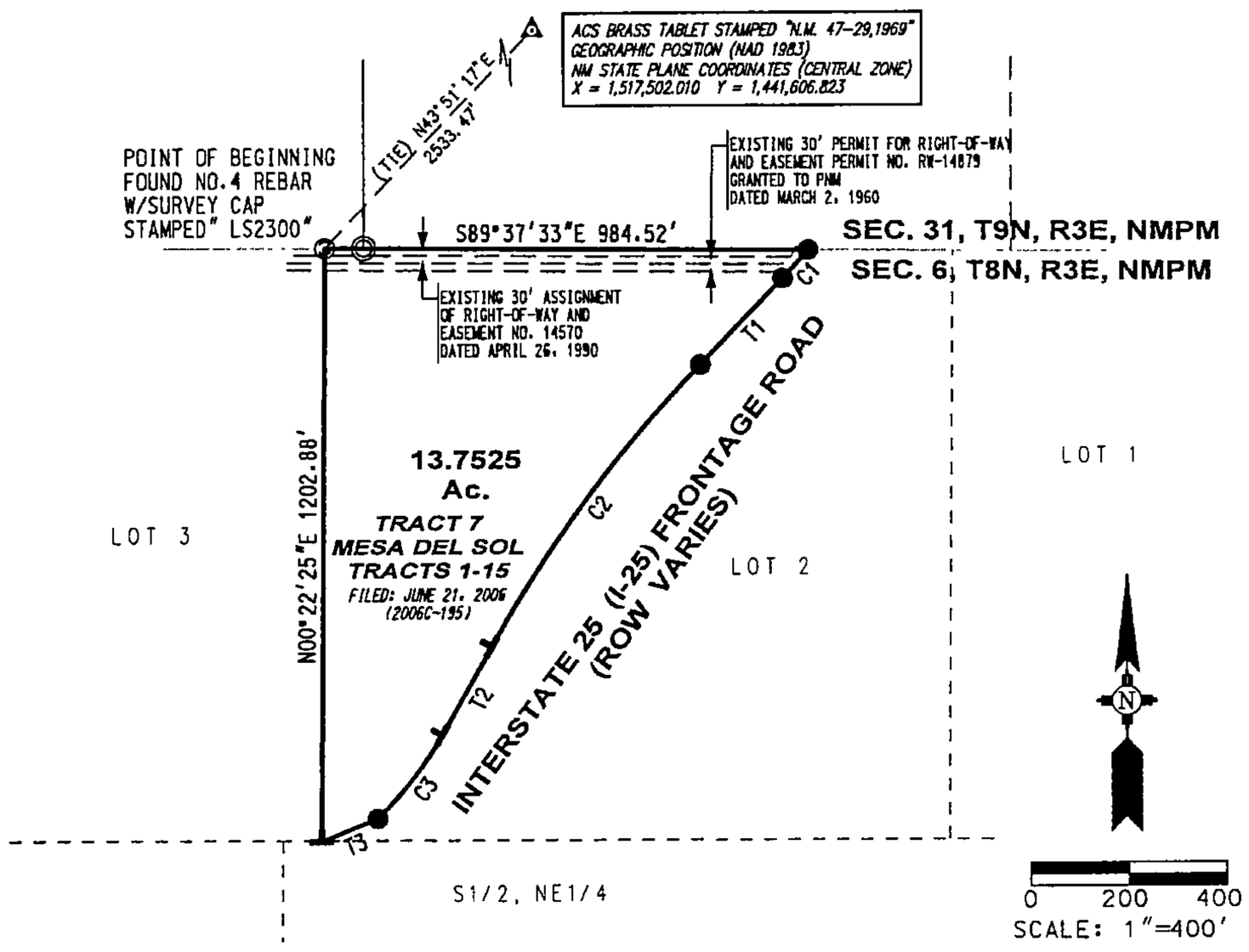
03-OCT-2006

JOB No. 050140 038 01

EXHIBIT 1.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	03°32'33"	38.52	77.01	1245.48	76.99	S42°07'09"W
C2	15°00'00"	358.34	712.58	2721.87	710.55	S36°47'27"W
C3	15°48'33"	108.28	215.19	779.90	214.51	S37°52'58"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S43°51'08"W	241.16
T2	S29°13'39"W	206.99
T3	S68°03'39"W	124.30

DESCRIPTION

A certain tract of land situated within a portion of Lot 2 Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 7 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a No. 4 rebar with a survey cap stamped "LS 2300" at the northwest corner of said Lot 2, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N43°51'47"E a distance of 2533.47 feet; thence along the northerly boundary line of said Section 6,
S89°37'33"E a distance of 984.52 feet to a point on curve (non-tangent) on the westerly right-of-way of the Interstate 25 frontage road, thence along said right-of-way line,
77.01 feet along the arc of a curve to the right having a radius of 1245.48 feet and a chord bearing
S42°07'09"W a distance of 76.99 feet; thence,
S43°51'08"W a distance of 241.16 feet; thence,
712.58 feet along the arc of a curve to the left having a radius of 2721.87 feet and a chord bearing
S36°47'27"W a distance of 710.55 feet to a t-rail; thence,
S29°13'39"W a distance of 206.99 feet to a t-rail; thence,
215.19 feet along the arc of a curve to the right having a radius of 779.90 feet and a chord bearing
S37°52'58"W a distance of 214.51 feet; thence,
S68°03'39"W a distance of 124.30 feet to a t-rail on the westerly boundary line of said Lot 2; thence along said westerly boundary line,
N00°22'25"E a distance of 1202.88 feet to the point and place of beginning.

This tract contains 13.7525 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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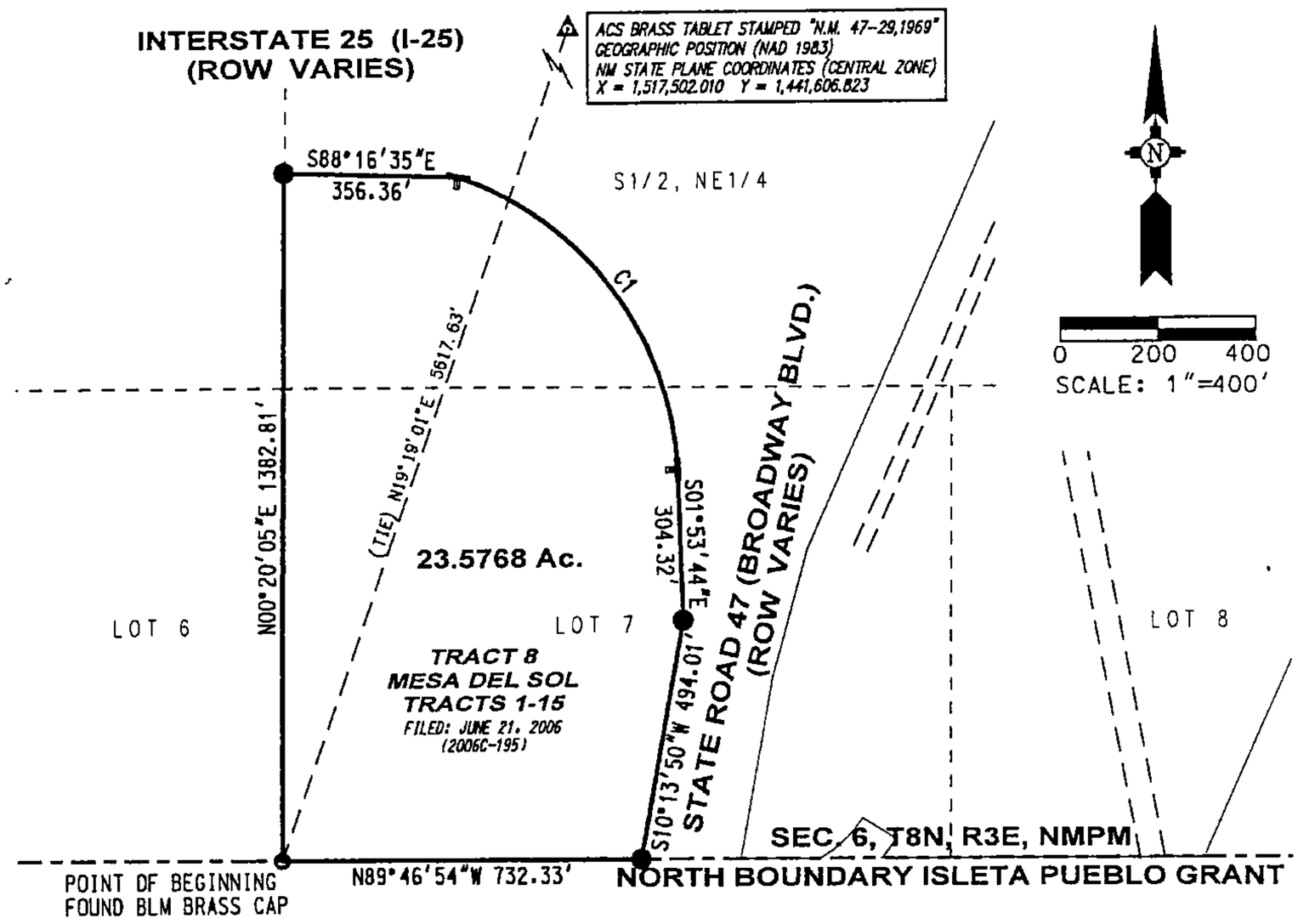
JOB No 050140 038 01

EXHIBIT 2.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	68°03'07"	448.27	788.58	663.94	743.04	S36°51'15"E

DESCRIPTION

A certain tract of land situated within a portion of Lot 7, and a portion of the south one-half of the northeast one-quarter of section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 8 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a Bureau of Land Management (BLM) brass cap marking the closing corner on the north boundary line of the Isleta Pueblo Grant and the line common to Lot 6 and said Lot 7 of said Section 6. Said point being the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N19°19'01"E a distance of 5617.63 feet; thence along the westerly boundary line of said Lot 7,
N00°20'05"E a distance of 1382.81 feet to a point on the southerly right-of-way line of the ramp to State Road 47; thence along said ramp right-of-way line,
S88°16'35"E a distance of 356.36 feet to a t-rail; thence along a transition curve,
788.58 feet along the arc of a curve to the right having a radius of 663.94 feet and a chord bearing
S36°51'15"E a distance of 743.04 feet to a t-rail; thence along the now westerly right-of-way line,
S01°53'44"E a distance of 304.32 feet; thence,
S10°13'50"W a distance of 494.01 feet to a point on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 732.33 to the point and place of beginning.

This tract contains 23.5768 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

Bohannan Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2006 -
JOB No 050140 038 01

EXHIBIT 3.1

DESCRIPTION

A certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 and within Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 6 of the BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the BLM brass cap marking the corner common to said Section 29, Sections 30 and 31, and said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears S15°39'11"W a distance of 3619.63 feet; thence along the west boundary of said Section 29,
N00°30'38"E a distance of 1881.54 to a point on the east right-of-way line of said Broadway Boulevard, thence along said east right-of-way line,
N10°09'49"E a distance of 6203.76 feet to the northwest corner of the tract herein described, thence along the north boundary line of the south one-half of said Section 20,
N89°29'36"E a distance of 1423.68 feet to the northeast corner of the tract herein described and a point on the west right-of-way line of said Interstate 25, thence along the said west right-of-way line,
S16°27'00"W a distance of 2382.21 feet; thence,
983.00 feet along the arc of a curve to the left having a radius of 23,158.32 feet and a chord bearing
S15°14'07"W a distance of 982.93 feet; thence,
S08°35'49"W a distance of 733.24 feet; thence,
S14°02'20"W a distance of 4800.00 feet; thence,
S15°28'16"W a distance of 200.06 feet; thence,
S14°02'20"W a distance of 1149.61 feet to a point on the west boundary line of said Section 32 and the most southerly corner of the tract herein described, thence along said west boundary line,
N00°07'12"E a distance of 1922.34 feet to the point and place of beginning of the tract herein described,

This tract contains 200.8912 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R Benham

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM
NEW MEXICO
15700
LICENSED PROFESSIONAL SURVEYOR

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	02°25'55"	491.57	983.00	23,158.32	982.93	S15°14'07"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S08°35'49"W	733.24
T2	S15°28'16"W	200.06
T3	S14°02'20"W	1149.61

Bohannan Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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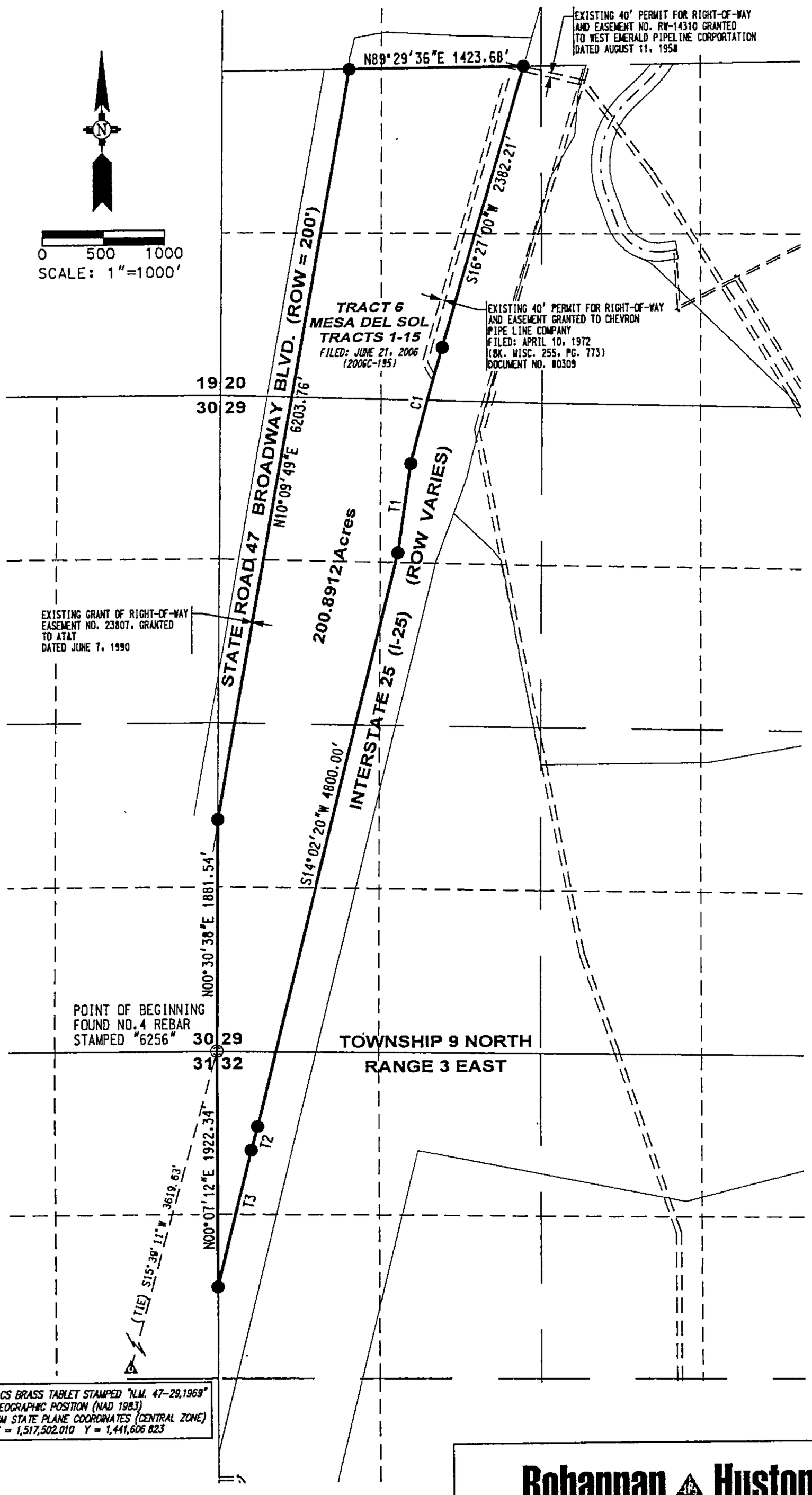
03-OCT-2006 -
JOB No 050140 038 01

EXHIBIT 3.1



SHEET 2 OF 2

Bohannan Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2006 -

JOB No 050140 038 01

EXHIBIT 4.1

DESCRIPTION

A certain tract of land being a portion of Sections 15, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 and 35, Township 9 North, Range 3 East, and a portion of Sections 5 and 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 14 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and Tracts 4-A, 4-B, and 4-C of the PLAT OF TRACTS 4-A, 4-B, & 4-C, MESA DEL SOL, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, Page 197 as Document No. 2006092610, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a BLM brass cap marking the southwest corner of said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 1969" having New Mexico State Plane Grid coordinates for the Central Zone: X=1,517,502.010, Y=1,441,606.823 bears N27°37'06"W a distance of 2082.63 feet; thence along the west boundary line of said Section 32,
N00°07'12"E a distance of 2057.31 feet to a point on the easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N14°02'20"E a distance of 7461.00 feet; thence,
N20°20'04"E a distance of 420.85 feet; thence leaving said easterly right-of-way line,
S46°49'09"E a distance of 435.91 feet; thence,
S37°53'08"E a distance of 123.77 feet; thence,
S10°38'37"E a distance of 1687.81 feet; thence,
N89°42'00"E a distance of 1374.29 feet; thence,
N80°27'33"E a distance of 1484.86 feet; thence,
N01°55'34"W a distance of 2679.42 feet; thence,
N70°17'19"E a distance of 5493.48 feet to a point on the westerly boundary line of said Section 22; thence along the said westerly boundary line,
N00°07'15"W a distance of 831.77 feet to a point on the southerly right-of-way line of University Boulevard SE; thence along said southerly right-of-way line,
S89°47'27"E a distance of 78.00 feet to the southeast corner of said southerly right-of-way line of University Boulevard SE; thence along the easterly right-of-way line,
N00°07'15"W a distance of 2631.35 feet to a point on the northerly boundary line of said Section 22; thence along said northerly boundary line,
S89°28'45"E a distance of 19.75 feet; thence leaving said northerly boundary line of said Section 22,
N00°59'25"E a distance of 86.76 feet; thence,
N89°00'35"W a distance of 20.00 feet to a point on the easterly right-of-way line of said University Boulevard SE, thence along said easterly right-of-way line,
N00°59'25"E a distance of 946.23 feet to a point of curvature; thence,
446.94 feet along the arc of a tangent curve to the left having a radius of 1078.00 feet and a chord bearing N10°53'13"W a distance of 443.74 feet and an interior angle of 23°45'17" to a point of non-tangency on the westerly boundary line of said Section 15; thence along said westerly boundary line,
N00°27'38"E a distance of 732.42 feet; thence leaving said westerly boundary line,
S52°53'55"E a distance of 2884.11 feet to a point of curvature; thence,
1030.23 feet along the arc of a tangent curve to the right having a radius of 1520.00 feet and a chord bearing S33°28'54"E a distance of 1010.62 feet and an interior angle of 38°50'02" to a point of tangency; thence,
S14°03'53"E a distance of 982.93 feet; thence,
S89°38'06"E a distance of 854.93 feet; thence,
S00°02'06"E a distance of 716.21 feet to a point of curvature (non-tangent); thence,
636.86 feet along the arc of a tangent curve to the right having a radius of 2413.20 feet and a chord bearing S67°23'06"E a distance of 635.02 feet and an interior angle of 15°07'15" to a point of tangency; thence,
S59°49'29"E a distance of 694.35 feet; thence,
S89°47'27"E a distance of 135.42 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 78.25 feet; thence leaving said easterly boundary line,
S59°49'29"E a distance of 680.37 feet; thence,
S30°10'31"W a distance of 1169.88 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 244.51 feet; thence leaving said easterly boundary line,
N59°49'29"W a distance of 122.92 feet; thence,
S30°10'31"W a distance of 1117.57 feet; thence,
S75°56'04"W a distance of 17.45 feet; thence,
S14°03'55"E a distance of 1600.02 feet; thence,
N75°58'58"E a distance of 5871.96 feet to a found No.4 Rebar marking the corner common to said Sections 23, 24, 25 and 26; thence along the boundary line common to said Sections 25 and 26,
S00°50'53"W a distance of 4678.28 feet to the southeast corner of the tract herein described; thence along the southerly boundary line of the tract herein described,
S75°56'07"W a distance of 4471.09 feet to a point of curvature (non-tangent); thence,
190.48 feet along the arc of a tangent curve to the left having a radius of 2544.00 feet and a chord bearing N11°55'11"W a distance of 190.43 and an interior angle of 04°17'24" to a point of tangency; thence,
N14°03'53"W a distance of 1464.40 feet; thence,
S75°56'07"W a distance of 5873.54 feet; thence,
N14°03'53"W a distance of 2076.62 feet; thence,
S75°56'07"W a distance of 830.46 feet; thence,
N14°03'53"W a distance of 683.98 feet; thence,
S75°56'07"W a distance of 4233.99 feet; thence,
S14°03'53"E a distance of 1910.10 feet; thence,
S75°56'07"W a distance of 1871.09 feet; thence,
N11°18'56"E a distance of 483.45 feet; thence,
N78°45'44"W a distance of 629.15 feet; thence,
N38°19'08"W a distance of 259.17 feet; thence,
N62°37'24"E a distance of 502.95 feet; thence,
S90°00'00"E a distance of 210.86 feet; thence,
N00°11'33"W a distance of 261.30 feet; thence,
N25°40'10"W a distance of 339.96 feet; thence,
S62°41'23"W a distance of 858.50 feet; thence,
N75°57'40"W a distance of 1040.04 feet; thence,
S14°02'20"W a distance of 610.46 feet; thence,
S75°57'40"E a distance of 807.43 feet; thence,
S38°18'46"E a distance of 618.36 feet; thence,
N78°45'51"W a distance of 1290.21 feet; thence,
S14°02'24"W a distance of 1897.86 feet; thence,
S13°43'32"W a distance of 3043.28 feet; thence,
S20°59'53"W a distance of 342.51 feet; thence,
S24°22'18"W a distance of 1603.31 feet; thence,

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EXHIBIT 4.1

DESCRIPTION (CONTINUED)

S24°02'00"W a distance of 1525.32 feet to a point on the north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 661.27 feet to a point on the easterly boundary of Parcel 24-2 as the said is shown on Sheet 24 of the New Mexico State Highway Project I-025-4(39)200; thence along the boundary of said Parcel 24-2,
48.84 feet along the arc of a non-tangent curve to the left having a radius of 326.48 feet and a chord bearing N37°01'08"E a distance of 48.79 feet and an interior angle of 08°34'16" to a point of non-tangency; thence,
N57°16'00"W a distance of 80.00 feet to a point of non-curvature; thence,
120.46 feet along the arc of a non-tangent curve to the right having a radius of 246.48 feet and a chord bearing S46°44'03"W a distance of 119.26 feet and an interior angle of 28°00'05" to a point of non-tangency on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 160.35 feet to a point on the said easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N10°13'50"E a distance of 374.55 feet; thence
N15°09'17"E a distance of 268.67 feet; thence,
N24°01'51"E a distance of 1148.32 feet; thence,
N24°01'44"E a distance of 1254.13 feet; thence,
N25°09'52"E a distance of 459.17 feet; thence,
N20°59'34"E a distance of 241.27 feet to a point on the southerly boundary line of Section 31, T9N, R3E, NMPM, thence along the said southerly boundary line,
S89°36'12"E a distance of 491.59 feet to the point and place of beginning.

The tract contains 2804.0733 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

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EXHIBIT 4.1

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10°13'50"E	374.55'	T17	S00°00'22"E	244.51'
T2	N15°09'17"E	268.67'	T18	N59°49'29"W	122.92'
T3	N25°09'52"E	459.17'	T19	S75°56'04"W	17.45'
T4	N20°59'34"E	241.27'	T20	N11°18'56"E	483.45'
T5	S89°36'12"E	491.59'	T21	N78°45'44"W	629.15'
T6	N20°20'04"E	420.85'	T22	N38°19'08"W	259.17'
T7	S46°49'09"E	435.91'	T23	N62°37'24"E	502.95'
T8	S37°53'08"E	123.77'	T24	S90°00'00"E	210.86'
T9	S89°47'27"E	78.00'	T25	N00°11'33"W	261.30'
T10	S89°28'45"E	19.75'	T26	N25°40'10"W	339.96'
T11	N00°59'25"E	86.76'	T27	S14°02'20"W	610.46'
T12	N89°00'35"W	20.00'	T28	S38°18'46"E	618.36'
T13	S59°49'29"E	694.35'	T29	S20°59'53"W	342.51'
T14	S89°47'27"E	135.42'	T30	N89°46'54"W	661.27'
T15	S00°00'22"E	78.25'	T31	N57°16'00"W	80.00'
T16	S59°49'29"E	680.37'	T32	N89°46'54"W	160.35'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C2	38°50'02"	535.78'	1030.23'	1520.00'	1010.62'	S33°28'54"E
C3	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C4	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C5	08°34'16"	24.47'	48.84'	326.48'	48.79'	N37°01'08"E
C6	28°00'05"	61.46'	120.46'	246.48'	119.26'	S46°44'03"W

EASEMENTS

1. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751.
2. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266.
3. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001.
4. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037.
5. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709.
6. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982.
7. A 40 foot wide Permit for Right-for-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958.
8. A 30 foot wide Permit for Right-for-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969.
9. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1938.
10. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. M-7423 dated September 10, 1954.
11. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
12. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14312 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
13. A 30 foot wide Permit for Right-of-Way Easement No. RW-17969 granted to MST&T dated June 21, 1972.
14. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14311 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
15. 2.0134 acre Non-Directional Beacon Site leased to Federal Aviation Administration recorded October 5, 2001, Document No. 2001117807.
16. District Court Civil Action No. 7-72-04137.
17. A 50 foot wide Permit for Right-of-Way Easement No. M4500 granted to PNM per DWG. NO. A-626-D Dated October 6, 1953.

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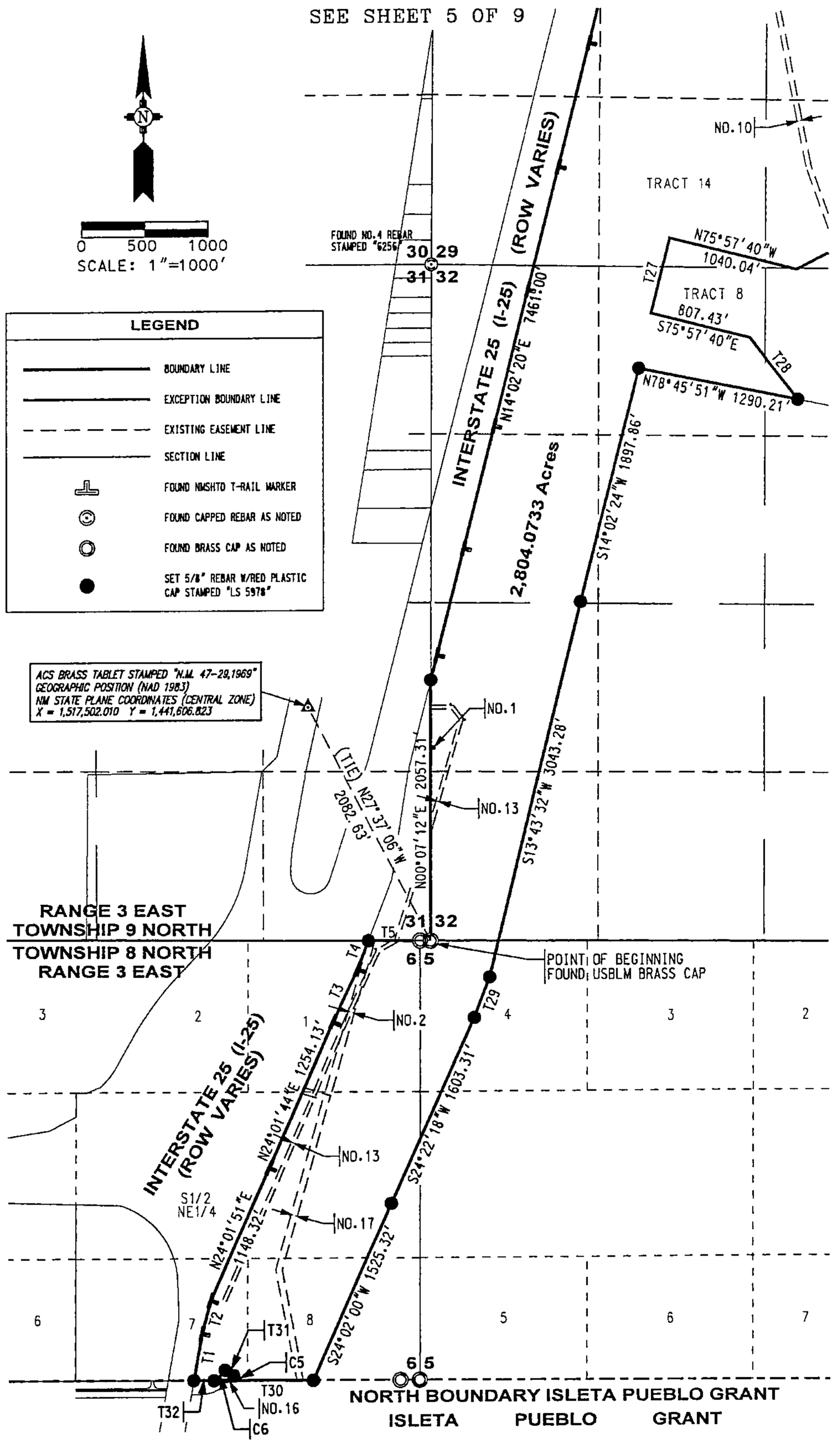

SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

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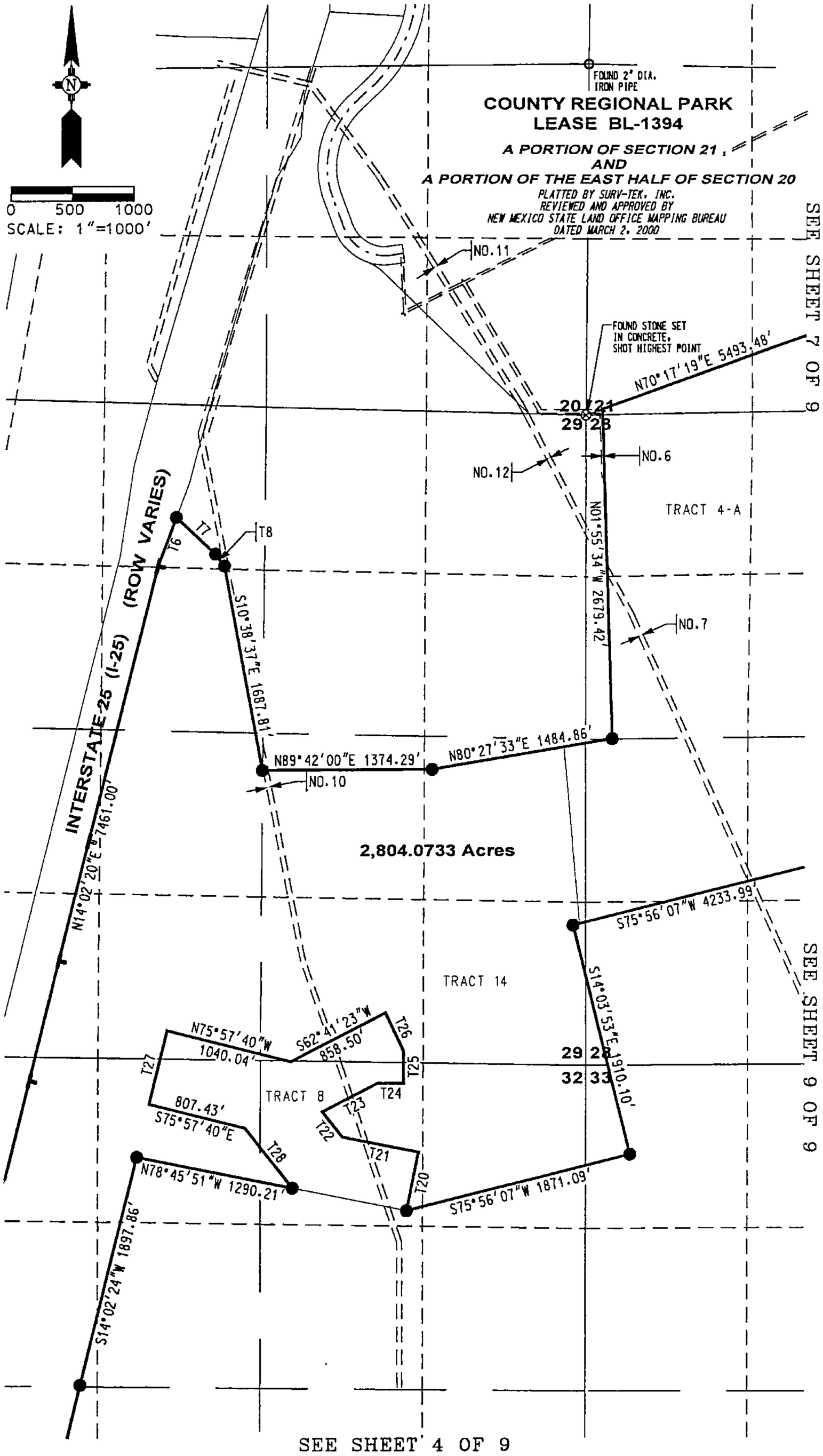

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

SHEET 5 OF 9

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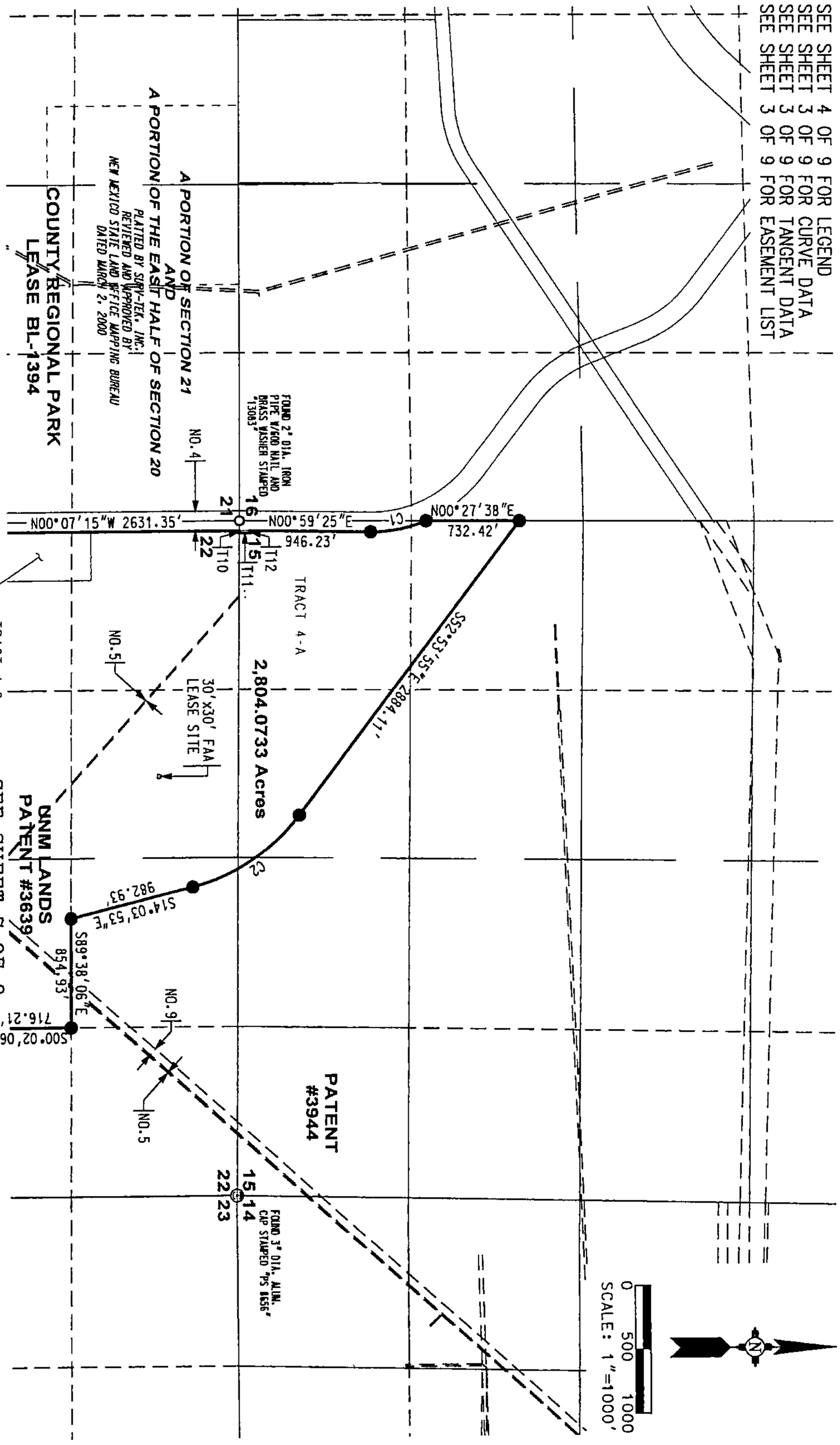

SHEET 6 OF 9

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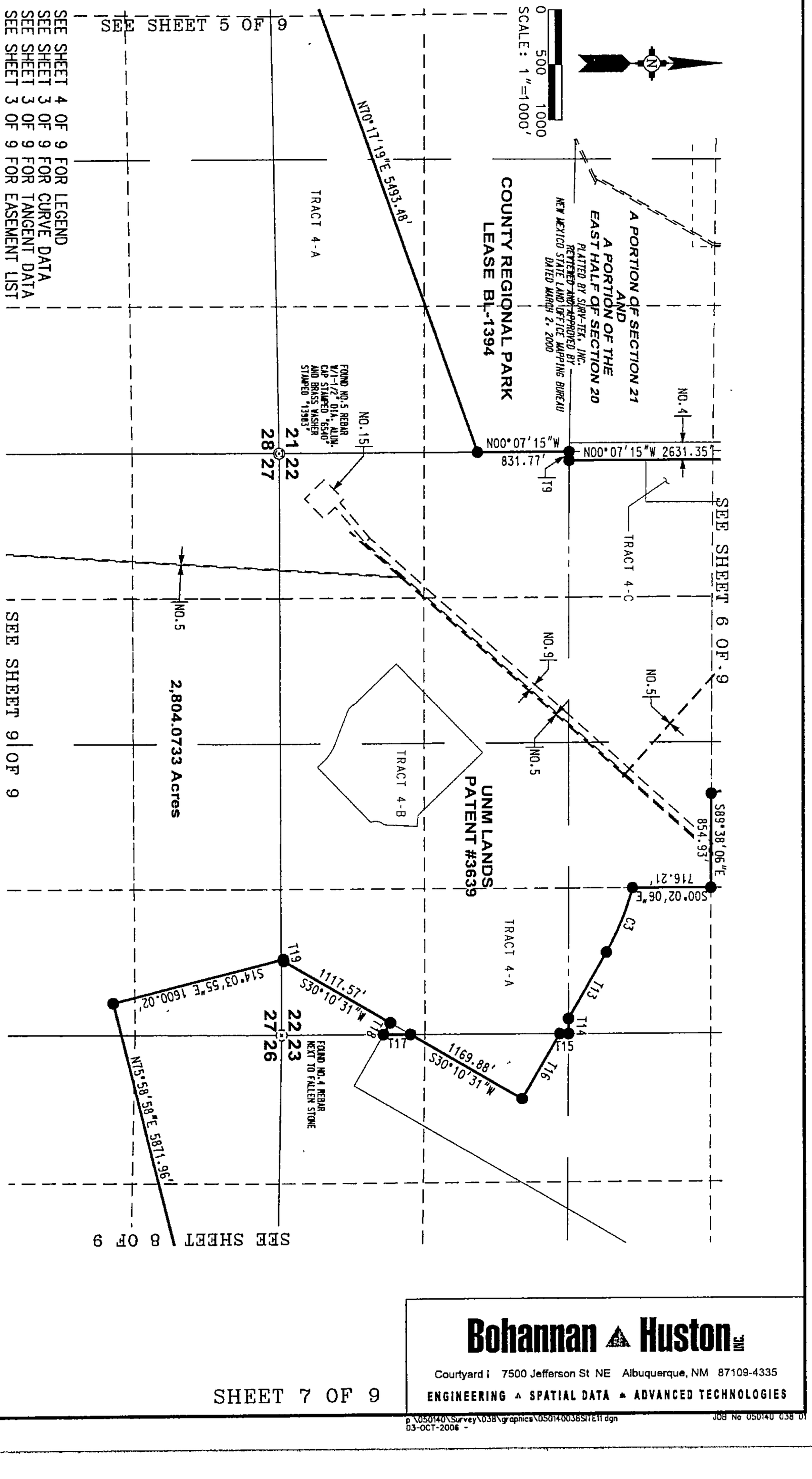

SHEET 7 OF 9

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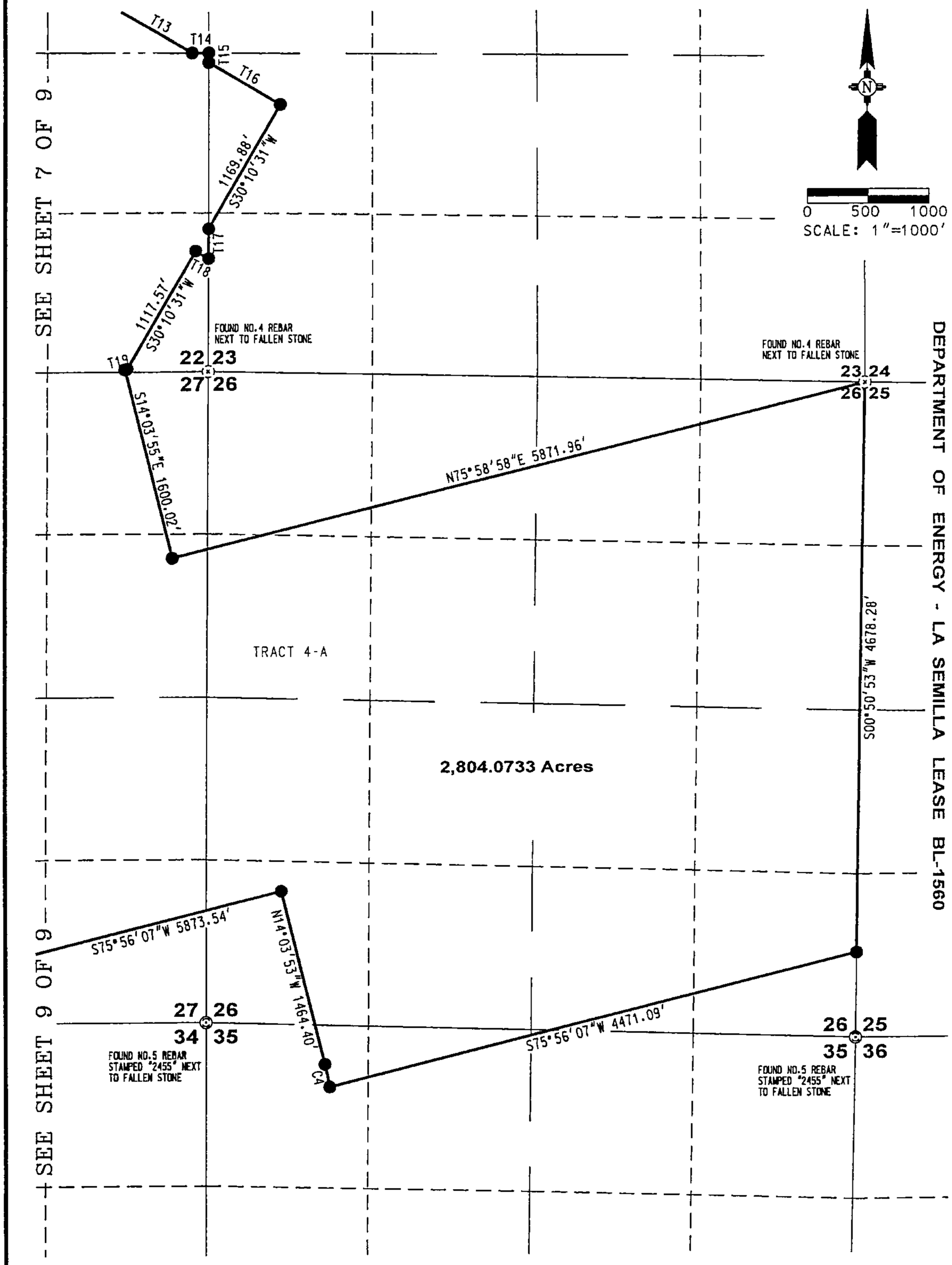

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

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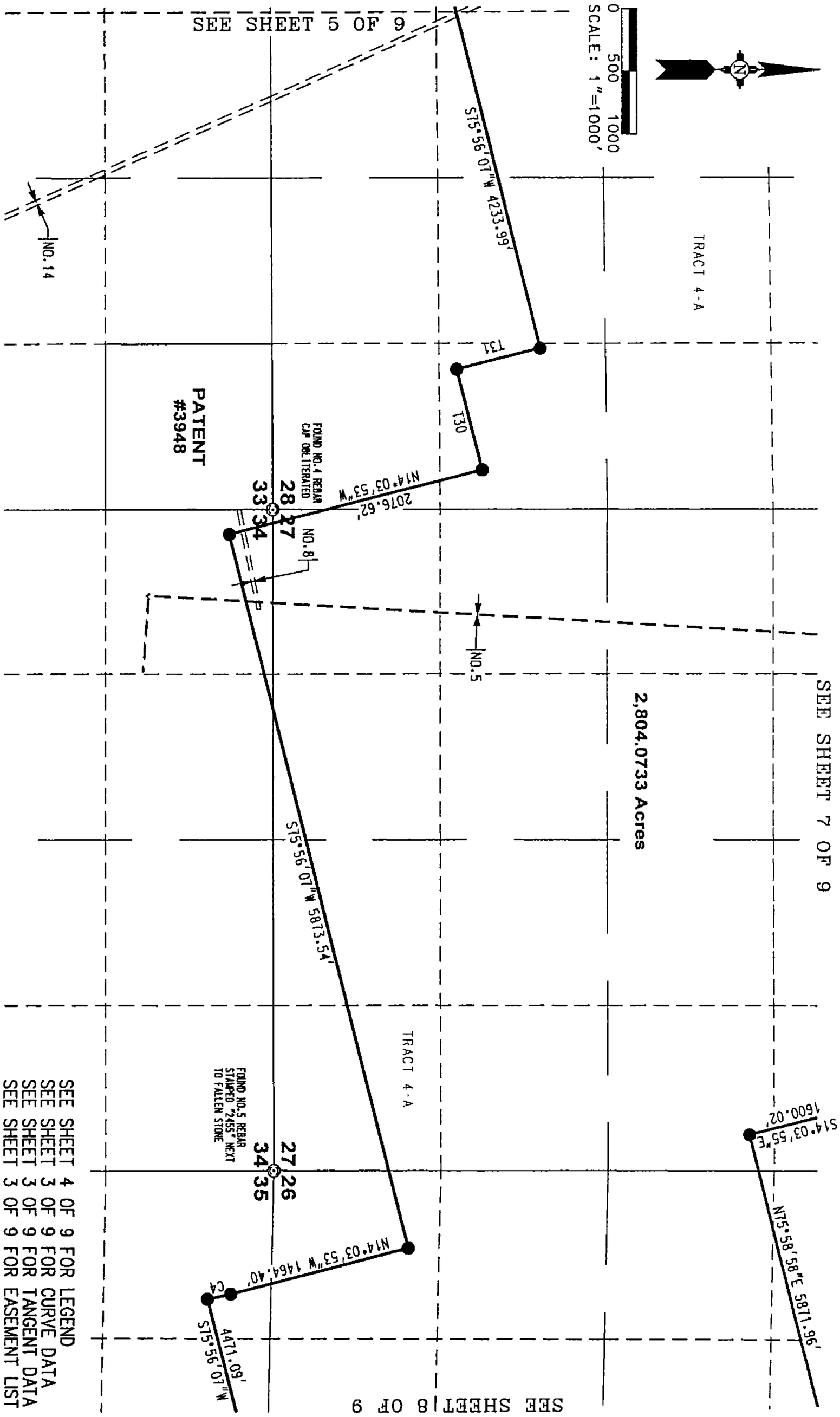

SHEET 9 OF 9

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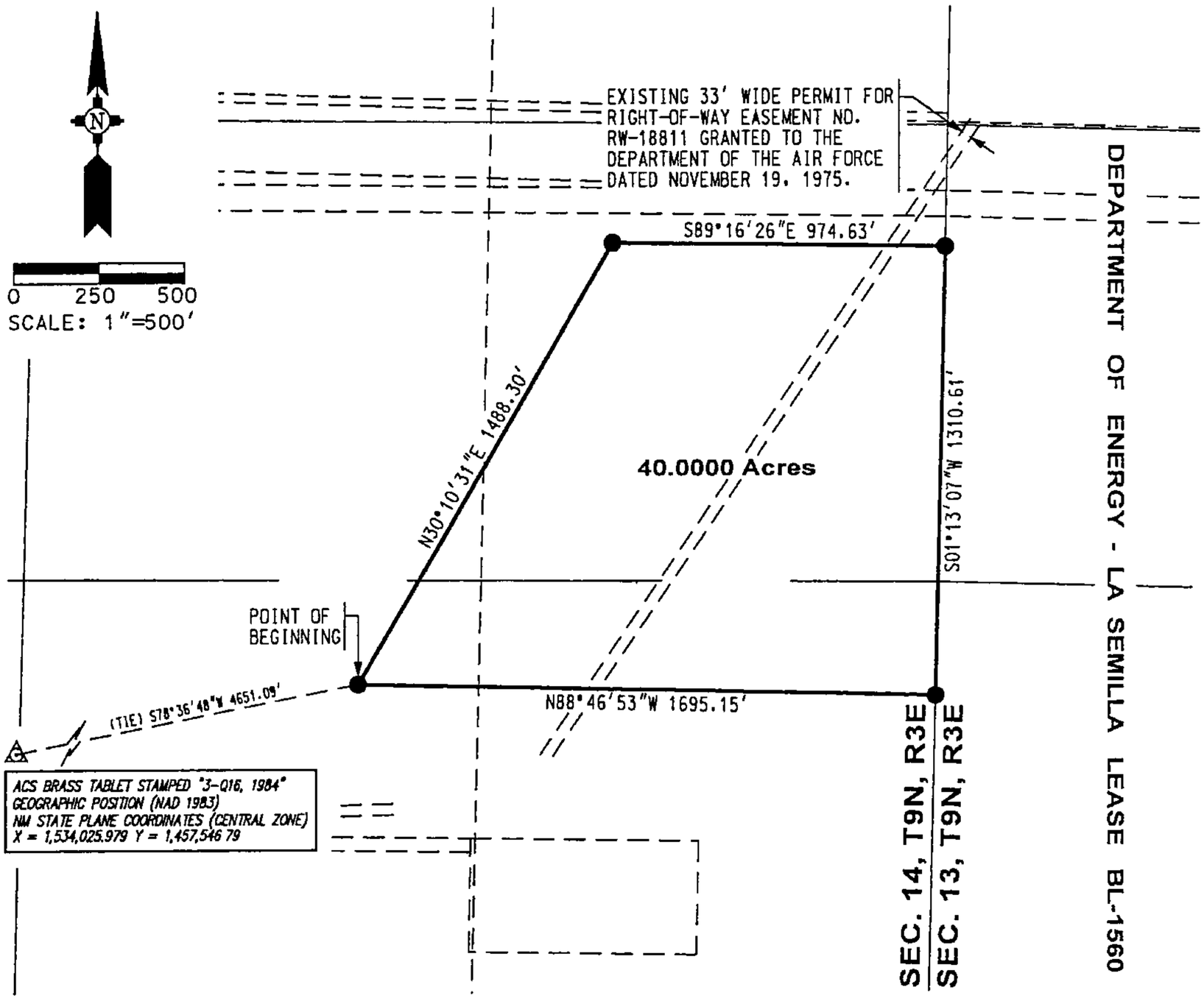

DESCRIPTION

A certain tract of land situated within the east one-half of Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of a portion of Tract 1 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "3-Q16, 1984", having New Mexico State Plane Grid coordinates for the Central Zone: X=1,534,025.979, Y=1,457,546.791 bears S78°36'48"W a distance of 4651.09 feet; thence along the west boundary line of the tract herein described,
N30°10'31"E a distance of 1488.30 feet to the northwest corner of the tract herein described; thence along the north boundary line of the tract herein described,
S89°16'26"E a distance of 974.63 feet to the northeast corner of the tract herein described, also being a point on the east boundary line of said Section 14; thence along the east boundary line of the tract herein described,
S01°13'07"W a distance of 1310.61 feet to the southeast corner of the tract herein described; thence along the south boundary line of the tract herein described,
N88°46'53"W a distance of 1695.15 feet to the point and place of beginning.

This tract contains 40.0000 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

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IND DEF

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004075 **AGENDA#** 3 **DATE:** 7/11/07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
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15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

2. **Project# 1006539**
07DRB-70047 BULK LAND VARIANCE
07DRB-70043 VACATION OF PUBLIC EASEMENT
07DRB-70045 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70048 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
07DRB-70046 VACATION OF PRIVATE EASE.

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1 & 4-B, **MESA DEL SOL (to be known as INNOVATION PARK)** zoned SU-2 PLANNED COMMUNITY, located on I-25 and UNIVERSITY BLVD SE containing approximately 2,270.5622 acre(s). (Q-16, R-15-17, S-14, S-16-17, T-16) **BULK LAND VARIANCE WAS APPROVED. THE VACATION OF PUBLIC EASEMENT, VACATION OF PUBLIC RIGHT-OF-WAY AND VACATION OF THE PRIVATE EASEMENT WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 7/11/07 AND THE APPROVAL OF THE GRADING PLAN ENGINEERING STAMP DATED 6-8-07, THE PRELIMINARY WAS APPROVED. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF WAS DELEGATED TO PLANNING FOR A 15 DAY APPEAL PERIOD, FOR AGIS DXF FILE AND TO RECORD.**

3. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easement

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06, 12/13/06 & 07/11/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16. **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

July 11, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, ABCWUA
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order 9:00 A.M. Adjourned: 12:10 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1002529**
   07DRB-70049 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)

   BORDENAVE DESIGNS agent(s) for CAS, LLC / ROBRO, INC request(s) the above action(s) for all or a portion of Lot(s) 1-4, **CAS ADDITION,** zoned SU-1 FOR C-1 & SU-1 FOR O-1, located on COORS BLVD NW BETWEEN WESTSIDE DR NW AND CALABACILLAS ARROYO containing approximately 6 acre(s). [REF: 04EPC-01840] (B-13 / B-14) **TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.**

4. **Project# 1000976**
07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT CO.,INC.,** zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).*[Deferred from 07/11/07]* (M-10 & N-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION** zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). *[Deferred from 07/11/07]* (M-10) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

5. **Project# 1005334**
07DRB-70062 VACATION OF PUBLIC RIGHT-OF-WAY
07DRB-70063 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for THOMAS SCHROEDER request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 13, **MESA GRANDE ADDITION,** zoned O-R, located on MESA GRANDE PL SE between GRACELAND ST SE and VALVERDE SE containing approximately .1062 acre(s). (K-17) **THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B. THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND DELEGATED TO PLANNING FOR FINAL SIGN OFF, A 15 DAY APPEAL PERIOD, AND REAL PROPERTY'S SIGNATURE AND TO RECORD THE PLAT.**

6. **Project# 1006549**
07DRB-70061 VACATION OF PUBLIC EASEMENT

SURVEYS SOUTHWEST LTD agent(s) for BENCOR, BRUCE WALKOWSKI, request(s) the above action(s) for all or a portion of Tract(s) Z, **MILLS & BOREN SUBDIVISION,** located on MENAUL BLVD NE between CARLISLE BLVD NE and SOLANO DR NE. (H-17) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1002371**
07DRB-00577 Major-Vacation of Public Easements
07DRB-00576 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07 & 6/6/07]* (D-12) **THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR AMAFCA'S SIGNATURE AND TO PLANNING FOR A 15 DAY APPEAL PERIOD AND TO RECORD THE PLAT.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. Project# 1004246
07DRB-70090 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for PETE AND PEGGY DASKALOS request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract (s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on HOLLY AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 5.3279 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70093 MINOR - SDP FOR SUBDIVISION

TIERRA WEST LLC agent(s) for KOZANI, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-A, Tract(s) A, Block(s) 35, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR IP USES, located on PASEO DEL NORTE NE BETWEEN SAN PEDRO DR NE AND LOUISIANA BLVD NE containing approximately 5.42 acre(s). *[Deferred from 07/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. Project# 1004871
07DRB-70105 MINOR - SDP FOR BUILDING PERMIT

THOMAS E. ROBSON ARCHITECT agent(s) for ALBUQUERQUE INNKEEPERS, LLC request(s) the above action(s) for all or a portion of Lot(s) 1A, **CAVAN SUNPORT CENTRE,** zoned SU-1 FOR IP, located on YALE BLVD SE BETWEEN ROSS AVE SE AND INTERNATIONAL AVE SE containing approximately 2.9 acre(s). *[Deferred from 07/11/07]* (L-15/16) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

10. Project# 1002329
07DRB-70099 MINOR - SDP FOR BUILDING PERMIT

RD HABIGER & ASSOCIATES INC. agent(s) for ST STEPHEN'S UNITED METHODIST CHURCH request(s) the above action(s) for all or a portion of Tract(s) SS-1, **ST. STEPHENS UNITED METHODIST CHURCH,** zoned SU-1 FOR CHURCH AND RELATED USES, located on JUAN TABO NE BETWEEN MONTGOMERY NE AND MANITOBA NE containing approximately 4.5 acre(s). (F-21) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

10 Project# 1005354

A. 07DRB-70078 EPC APPROVED SDP FOR SUBDIVISION

DEKKER/PERICH/SABATINI agent(s) for SAWMILL VILLAGE LLC request(s) the above action(s) for all or a portion of Lot(s) B-2-A, **DUKE CITY LUMBER ADDITION** and Tract(s) 2D, **ARBOLERA DE VIDA**, zoned S-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 9.97 acre(s). *[Deferred from 06/27/07]* **[Carol Toffaleti, EPC Case Planner]** (J-13) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CAROL TOFFALETI, EPC CASE PLANNER'S INITIALS AND 3 COPIES.**

07DRB-70071 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for SAWMILL COMMUNITY LAND TRUST request(s) the above action(s) for all or a portion of Lot(s) B-2-A, DUKE CITY LUMBER ADDITION (to be known as **SAWMILL VILLAGE**) zoned SU-2/S-1 FOR PRD & MICROBREWERY, located on BELLAMAH AVE NW BETWEEN ASPEN NW AND 19TH ST NW containing approximately 7.4628 acre(s). [REF: 07DRB-00499, 00500] *[Indef deferred from 06/27/07]* (J-13) **THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

11. **Project #1003828**
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07 & 7/11/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 08/22/07.**

07DRB-70094 SIDEWALK VARIANCE
07DRB-70095 SIDEWALK WAIVER

WILLIAM CANIGLIA agent(s) for CANDELARIA VILLAGE LLC request(s) the above action(s) for all or a portion of Tract(s) A, **CANDELARIA VILLAGE,** zoned R-1, located on 12TH ST NW BETWEEN VALLE LANE NW (G-13) **THE SIDEWALK WAIVER AND THE SIDEWALK VARIANCE WERE APPROVED AS SHOWN IN THE EXHIBIT C IN THE PLANNING FILE.**

12. **Project# 1005251**
07DRB-70091 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for CHARLES OAKS request(s) the above action(s) for all or a portion of Lot(s) 7-12, A, Block(s) 19 & 20, **PARIS ADDITION,** zoned M-2, located on 1ST ST NW BETWEEN MOUNTAIN RD NW AND SUMMER RD NW containing approximately 1.6046 acre(s). [REF: 06DRB-01616] (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS ACCESS EASEMENT FOR LOTS 12-A AND A-1 AND TO PLANNING FOR DRB APPLICATION NUMBER ON THE VACATION NOTE AND FOR AGIS DXF FILE AND TO RECORD.**

13. **Project# 1005219**
07DRB-70086 VACATION OF PRIVATE EASEMENT
07DRB-70087 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID HILLSON request(s) the above action(s) for all or a portion of Tract(s) A-1-A & A-1-B, **WAGGOMAN - DENISON ADDITION,** zoned C-2, located on CENTRAL AVE SE BETWEEN WYOMING BLVD SE AND ZUNI RD SE containing approximately 1.687 acre(s). (K-20) **THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AFTER THE PAPER EASEMENT IS RECORDED.**

14. **Project# 1002017**
07DRB-70092 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

PRECISION SURVEYS INC agent(s) for DAVID & PAMELA MONTOYA request(s) the above action(s) for all or a portion of Tract(s) A, **M-T INVESTMENT NORTH,** zoned SU-2/M-1, IP, IP-EP, located on EDITH BLVD NE BETWEEN ALAMEDA BLVD NE AND ALAMEDA RD NE containing approximately 9.4116 acre(s). *[Defer from 7/11/07]* (C-16) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

15. **Project# 1003359**
07DRB-70089 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO agent(s) for KASSAM BUSINESS CENTER LLC request(s) the above action(s) for all or a portion of Lot(s) 8,9,10,23,24 & 25, Tract(s) A, Block(s) 26, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2/IP, located on EAGLE ROCK AVE NE BETWEEN SAN PEDRO NE AND LOUISIANA NE containing approximately 6 acre(s). *[Defer from 7/11/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. **Project# 1005197**
07DRB-70096 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for T W INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A & 2-A, **LANDS OF RAYCO,** zoned SU-2 HC & SU-2 MR, located on BROADWAY SE BETWEEN SAN JOSE SE AND MECHEM SE containing approximately 7.5471 acre(s). [REF: 06ZHE 01466] *[Defer from 7/11/07]* (M-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

17. **Project# 1006596**
07DRB-70106 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

JACK'S HIGH COUNTRY INC agent(s) for MARY FRANCES PADILLA request(s) the above action(s) for all or a portion of Tract(s) M-6, **LANDS OF TEODORA PADILLA,** zoned RA-2, located on RIO GRANDE BLVD NW BETWEEN TEODORO LANE NW AND CANDELARIA RD NW containing approximately 0.5548 acre(s). *[Defer from 7/11/07]* (F-13) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. **Project# 1003105**
07DRB-70104 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for FRED & JAMIE MOSSMAN request(s) the above action(s) for all or a portion of Tract(s) A-2-A & B-1, **THE PLAZA AT PASEO DEL NORTE,** zoned C-2, located on EAGLE RANCH RD NW BETWEEN PARADISE BLVD NW AND IRVING NW containing approximately 13.8983 acre(s). (C-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT FOR ADA RAMPS AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

19. **Project# 1000195**
07DRB-70103 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ASSOC. BUILDERS CONTRACTORS NM CHAPTER request(s) the above action(s) for all or a portion of Tract(s) M-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 PLANNED INDUSTRIAL DEVELOPMENT, located on CLAREMONT AVE NE AND BROADWAY BLVD NE containing approximately 2.2412 acre(s). (H-15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED AS A ADMINISTRATIVE AMENDMENT DIVIDING PROPERTY INTO 2 LOTS.**

20. **Project# 1004361**
07DRB-70097 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CHESH ENT INC agent(s) request(s) the above action(s) for all or a portion of Lot(s) 1-A-P-1 & 13-A-P-1, **TULANE TOWNHOMES,** zoned R-3, located on TULANE NE BETWEEN COMANCHE NE AND CARLISLE NE containing approximately 0.1464 acre(s). (G-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

21. **Project# 1004715**
07DRB-70098 EXT OF MAJOR PRELIMINARY PLAT

MARK GOOWWIN & ASSOCIATES agent(s) for JTH. LLC request(s) the above action(s) for all or a portion of Tract(s) 6 & 7, **JUAN TABO HILLS, UNIT 2,** zoned RD, located on JUAN TABO BLVD NE BETWEEN EUBANK BLVD NE AND FOUR HILLS containing approximately 82.9917 acre(s). (M-21/22) **THE ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT STILL APPLIES.**

22. **Project# 1005586**
07DRB-70108 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARTESIAN SURVEYING INC. agent(s) for DRAGONFLY DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 18, 23-27 & PORTIONS 6-17, Tract(s) A, Block(s) 21, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned SU-2/O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW AVE NE containing approximately 7.7621 acre(s). *[Defer from 7/11/07]* (D-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

23. **Project # 1004976**
07DRB-00303 Minor- Final Plat Approval

FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *[Deferred from 3/21/07 & Indef def 03/28/07]* (A-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

24. **Project # 1003794**
07DRB-00183 Minor- Final Plat Approval

PETERSON - 98TH CENTRAL LLC request(s) the above action(s) for all or a portion of Tract(s) 1-A, ROW 1, UNIT A, WEST OF WESTLAND (to be known as **VOLCANO POINT SHOPPING CENTER)** zoned SU-2 PCA, located on 98th ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 5 acre(s). [REF: 06EPC-01587] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/21/07 & 3/07/ 07 & Indef def from 03/14/07]* (K-9) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO THE CITY ENGINEER FOR RECORDING OF DECLARATION OF EASEMENTS AND TO PLANNING TO RECORD THE PLAT.**

25. **Project# 1005141**
07DRB-70037 MINOR - FINAL PLAT APPROVAL

ABQ ENGINEERING agent(s) for LOUISE ABQ 2005, LLC request(s) the above action(s) for all or a portion of Block(s) 11, Tract(s) L-1, **PANORAMA HEIGHTS,** zoned O-1, located on INDIAN SCHOOL RD NE BETWEEN EASTRIDGE DR NE AND CONSTITUTION AVE NE containing approximately 7.71 acre(s).*[Indef def 06/13/07]* (J-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR POSSIBLE VOIDING OF THE INFRASTRUCTURE LIST & STRIPING AND TO PLANNING TO RECORD THE PLAT.**

26. **Project# 1004919**
07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2ND STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). *[Deferred from 06/27/07 & 07/11/07]* [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/18/07.**

27. **Project # 1005363**
07DRB-00346 Minor- Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for GIL CORDOVA request(s) the above action(s) for all or any portion of the north half of Lot(s) 33, **ALVARADO GARDENS, UNIT 3**, zoned RA-2 located on RIO GRANDE BLVD NW between CANDELARIA RD NW and GRIEGOS RD NW containing approximately 2 acre(s). *[Deferred from 3/28/07 & Indef def from 04/04/07]* (G-12 /13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF APPROVAL AND TO RECORD THE PLAT.**

28. **Project # 1004932**
06DRB-01654 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC. agent(s) for ALAN M. & LINDA MALOTT request(s) the above action(s) for all or a portion of Block(s) B (to be known as **LOT B-1, MONTE VISTA ADDITION,** zoned O-R, located on CAMPUS BLVD NE and TULANE AVE NE and containing approximately 1 acre(s). *[Indef deferred from 11/29/06]* (K-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR THE PLAT TO SHOW 11-FEET OF VACATED RIGHT-OF-WAY AND TO PLANNING FOR REAL PROPERTY'S SIGNATURE, AGIS DXF FILE AND TO RECORD THE PLAT.**

29. **Project # 1004354**
07DRB-00032 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07 & Indef def from 02/07/07]* (K-9) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

30. **Project# 1001317**
07DRB-70088 SKETCH PLAT REVIEW AND COMMENT

PLAZA SURVEYING LLC agent(s) for CHRIS AND ELMA LANDGRAF request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, **RINCON DEL RIO,** zoned RA-2, located on TRELLIS NW BETWEEN CAMPBELL RD NW AND ORO VISTA NW containing approximately 1.2342 acre(s). (G-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

31. Approval of the Development Review Board Minutes for June 27, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 27, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:10 P.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 3**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: Indef

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee 505-924-3986

DATE: JULY 11, 2007

()

9. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07, 05/02/07 & 5/30/07 & 6/20/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

10. **Project # 1005564**
07DRB-00619 Major-Preliminary Plat Approval

MARK SNAPP agent(s) for CALITERRA DEVELOPMENT request(s) the above action(s) for all or any portion of Tract(s) 212-BIA & 210-BIA, **RIO PERLES ADDITION,** zoned R-2, located on AMADO NW between RICE RD NW and SERNA RD NW containing approximately 1 acre(s). *[Deferred from 06/06/07 & 6/20/07]* (H-12) **DEFERRED AT THE AGENT'S REQUEST TO 7/25/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED,THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. **Project# 1000762**
07DRB-70053 EPC APPROVED SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for all or a portion of Tract(s) 2B, **ALBUQUERQUE WEST, UNIT 1,** zoned SU-1 FOR IP USES W/ EXCEPTIONS, located on PASEO DEL NORTE NW BETWEEN PARADISE BLVD NW AND EAGLE RANCH RD NW containing approximately 21 acre(s). **[Carmen Marrone for Stephanie Shumsky, EPC Case Planner]** (C-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SEVERAL COMMENTS AND TO PLANNIG FOR 3 COPIES.**

12. **Project# 1005482**
07DRB-70059 EPC APPROVED SDP FOR BUILD PERMIT

DESIGN PLUS LLC agent(s) for STONEBRIDGE INVESTMENT GROUP request(s) the above action(s) for all or a portion of Tract(s) 2 & 3, **MIRA MESA ESTATES,** zoned C-2 SC, located on HANOVER RD NW BETWEEN 64th ST NW AND 68th ST NW containing approximately 5 acre(s). **[Anna Di Mambro, EPC Case Planner]** [Deferred from 6/20/07] (J-10) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

6. **Project # 1002962**
07DRB-00613 Major-SiteDev Plan Subd
07DRB-00615 Major-SiteDev Plan BldPermit

BOHANNAN HUSTON INC agent(s) for CANTATA AT THE TRAILS INC request(s) the above action(s) for Tract 5 and a portion of Tract 4 OS, THE TRAILS, UNIT 2, (to be known as **CANTATA AT THE TRAILS)** zoned SU-2 UR located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE NW containing approximately 25 acre(s). [REF: 04DRB-01322] *[Deferred from 06/06/07 & 06/20/07]* (C-9) **DEFERRED AT AGENT'S REQUEST TO 06/27/07.**

7. **Project # 1005031**
06DRB-01077 Major-Vacation of Public Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] *[Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01017 Major-Preliminary Plat Approval
06DRB-01018 Minor-Temp Defer SDWK

SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL , located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) *[Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06 , 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as **SANTA FE 3 @ THE TRAILS, UNIT 2**) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] *Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

8. **Project # 1005070**
06DRB-01154 Major-Preliminary Plat Approval
06DRB-01156 Minor-Sidewalk Waiver
06DRB-01155 Minor-Temp Defer SDWK

SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as **TAOS @ THE TRAILS, UNIT 2**) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). *[Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07 & 4/18/07 & 6/20/07]* (C-9) **DEFERRED AT THE AGENT'S REQUEST TO 7/18/07.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 9**

SUBJECT:

Vacation of Private Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 7-11-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JUNE 20, 2007

0

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

June 20, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Kristal Metro, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:10 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project# 1004178 07DRB-70020 MAJOR - 2YR SUBD IMP AGMT (2YR SIA)	GARCIA/KRAEMER & ASSOCIATES agent(s) for NM ONE CALL request(s) the above action(s) for all or a portion of Block(s) 27, Tract(s) G-1 & G-2, **MESA VILLAGE** zoned O-1, located on EUBANK BLVD NE BETWEEN LOMAS BLVD NE AND WALKER NE containing approximately 2.2 acre(s). (J-20) **THE TWO-YEAR SIA WAS APPROVED.**

2. **Project# 1003857**
07DRB-70017 MAJOR - PRELIMINARY PLAT APPROVAL
07DRB-70018 MINOR - TEMP DEFR SWDK CONST

BRASHER AND LORENZ INC agent(s) for MIKE GONZALES request(s) the above action(s) for all or a portion of Lot(s) A, **BARELAS TOWN HOMES** zoned SU-2 FOR RT, located on SIMPIER LN SW BETWEEN FOURTH ST SW AND EIGHTH ST SW containing approximately 1.0618 acre(s). [REF: 06DRB-01300] (L-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 06/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 05/11/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT APPROVAL: A SIDEWALK WAIVER REQUEST AND SUBDIVISION DESIGN VARIANCE ARE REQUIRED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project# 1005343**
07DRB-70016 VACATION OF PUBLIC RIGHT-OF-WAY

SURVEYS SOUTHWEST LTD agent(s) for MONEER HINDI request(s) the above action(s) for all or a portion of Lot(s) 3-A, **MANKIN INC** zoned C-2, located on SKYLINE RD NE BETWEEN I-40 AND CENTRAL AVE NE. [REF: 07DRB00066, 07DRB00067] (L-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project# 1006502**
07DRB-70015 VACATION OF PUBLIC EASEMENT

A & J HOMES INC agent(s) for BEATRICE ALCON request(s) the above action(s) for all or a portion of Lot(s) FF, Block(s) 4, **THE PALISADES REPLAT** zoned R-1, located on LA BAJADA CT NW BETWEEN PALISADES NW AND LA RAJADA DR NW containing approximately .2475 acre(s). (J-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project# 1006503**
07DRB-70019 MAJOR - SDP FOR BUILDING PERMIT

CHESH ENT INC request(s) the above action(s) for all or a portion of Lot(s) 6, **JOURNAL CENTER, UNIT 2,** zoned IP, located on MASTHEAD NE BETWEEN WASHINGTON NE AND JEFFERSON NE containing approximately .53 acre(s). (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR REMOVAL OF THE ENCROACHMENTS IN THE 20-FOOT WATERLINE EASEMENT AND TRANSPORTATION DEVELOPMENT FOR ADA RAMP, SMALL CAR SPACE PAINTING, PARKING COUNTS, CITY STANDARD DRAWING NOTES, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

13. **Project# 1006505**
07DRB-70021 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for EDDIE CORLEY JR & SR LLC request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & a portion 21, Tract(s) A, Block(s) 9, NORTH ALBUQUERQUE ACRES, UNIT B, (to be known as **CORLEY'S ALBUQUERQUE**) zoned SU-2 FOR IP USES, located on EAGLE ROCK ROAD NE BETWEEN EAST FRONTAGE ROAD NE AND SAN PEDRO NE containing approximately 3.9 acre(s). *[Deferred from 06/06/07 & 6/13/07]* (C-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-70055 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for EDDIE CORLEY request(s) the above action(s) for all or a portion of Lot(s) 17, 18, 19, 20 & portion of 21, Block(s) 9, Tract(s) A, **NORTH ALBUQUERQUE ACRES, Unit(s) B,** zoned SU-2 IP, located on EAGLE ROCK AVE NE BETWEEN PAN AMERICAN FREEWAY NE AND SAN PEDRO DR NE containing approximately 4.7346 acre(s). (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/21/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

14. **Project# 1004878**
07DRB-70050 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 9-A, 9-B, 9-C & 9-D, Block(s) A, **SOUTH BROADWAY ACRES, Unit(s) 1,** zoned SU-2 MR, located on BETHEL DR SE AND TOPEKA ST SE containing approximately 1.2413 acre(s). (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project# 1005240**
07DRB-70056 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for ROBIN HENDREXSON request(s) the above action(s) for all or a portion of Tract(s) H-1 & K-1, **GATEWAY INDUSTRIAL PARK,** zoned SU-1 FOR PLANNED IND DEVELOP, located on BROADWAY BLVD NE BETWEEN CLAREMONT AVE NE AND MENAUL BLVD NE containing approximately 4.3249 acre(s). (H-14/15) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

16. Project# 1004161
07DRB-70040 MAJOR - FINAL PLAT APPROVAL

HIGH MESA CONSULTING GROUP agent(s) for WILLIAM AND BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, **RIVERSIDE PLAZA,** zoned SU-1 FOR PRD/8DU/ACRE REQ. LANDSCAPE, located on WINTER HAVEN RD NW BETWEEN LA ORILLA RD NW AND MONTANO PLAZA DRIVE NW containing approximately 3.1719 acre(s). (E-12) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 2 SEWER ACCOUNTS FOR THE EXISTING HOMES AND TO PLANNING FOR HOMEOWNERS ASSOCIATION COMMENTS AND RESTRICTIONS, PARK NOTE AND OPEN SPACE REQUIREMENT.**

17. Project# 1000072
07DRB-70041 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

DR HORTON request(s) the above action(s) for all or a portion of Tract(s) AA & BB, Block(s) 1, **CARMEL SUBDIVISION,** zoned R-D, located on CARMELITO LOOP NE BETWEEN HOLLY AVE NE AND CARMEL AVE NE containing approximately .1491 acre(s). *[Indef Def from 6/20/07]*(C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

18. Project #1003828
07DRB-00717 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILLIAM T CANIGLIA, agent(s) for CANDELARIA VILLAGE COMPANY request(s) the above action(s) for all or a portion of Lot(s) 38, **CANDELARIA VILLAGE**, zoned R-1, located on 12TH ST NW and DON FRANCISCO PL NW containing approximately 0.338 acre(s). *[Defer from 06/20/07]* (G-13) **DEFERRED AT THE AGENT'S REQUEST TO 7/11/07.**

19. Project# 1003445
07DRB-70054 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC request(s) the above action(s) for Tract(s) B-1-A, C-1-A, D-1-A & Lot(s) 6-A-1-A, A and 10-A-2, Block(s) D, Unit 1, ALBUQUERQUE WEST, **FOUNTAIN HILLS** and Tract(s) B, RICHLAND HILLS, UNIT 1, zoned SU-1 FOR IP USES W/EXCEPTIONS & PDA TO INCLUDE C-3 USES, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW containing approximately 39.9074 acre(s). [REF: 07DRB00261] (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 6/20/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 6/04/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: VACATE THE 10-FOOT PUBLIC UTILITY EASEMENT, MAINTENANCE AND BENEFICIARIES OF 24-FOOT EASEMENT AND NOTE 5, A ROUNDABOUT DESIGN AND ENSURE 1-FOOT PUBLIC RIGHT-OF-WAY EASEMENT IS EXCLUSIVE OF 10-FOOT PUBLIC UTILITY EASEMENT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

20. Project# 1003364
07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT

TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** *[Indef deferred from 5/30/07] [Defer from 06/20/07]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 6/27/07.**

21. Project# 1003692
07DRB-70035 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WILSON AND COMPANY INC agent(s) for ALBUQUERQUE PUBLIC SCHOOLS request(s) the above action(s) for all or a portion of Tract(s) A, B, AND C, LANDS OF ALBUQUERQUE PUBLIC SCHOOLS (to be known as **HEIGHTS COMMUNITY CENTER**) zoned SU-2 for O-1, located on BUENA VISTA AVE SE BETWEEN ST. CYR AVE SE AND COAL AVE SE containing approximately 7.916 acre(s)(K-15) *[Deferred from 6/13/07 & Indef Deferred on 06/20/07]* **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

22. Project# 1006543
07DRB-70058 SKETCH PLAT REVIEW AND COMMENT

SURVEYS SOUTHWEST LTD agent(s) for ALBERTSON'S INC request(s) the above action(s) for all or a portion of Tract(s) 61 A-1, **TOWN OF ATRISCO GRANT, UNIT 6,** zoned C-2, located on CENTRAL AVE SW BETWEEN COORS BLVD SW AND AMANDA ST SW containing approximately 6.195 acre(s). (K 10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. Project# 1006541
07DRB-70057 SKETCH PLAT REVIEW AND COMMENT

HOWARD KARNES & BARBARA REDISH agent(s) request(s) the above action(s) for all or a portion of Lot(s) 11 & 10, Block(s) D, **CHIMNEY RIDGE TOWNHOUSES, A BURNSIDE ENTERPRISE UNIT 6,** zoned SU-1 PUD, located on DEL CAMPO PL NE BETWEEN SAN PEDRO NE AND OSUNA NE. (F-8)
THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

24. Approval of the Development Review Board Minutes for June 13, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JUNE 13, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:10 A.M.

DeB 7/11/07

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004075 AGENDA# 9 DATE: 6/20/07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____
15. Name: _____ Address: _____ Zip: _____
16. Name: _____ Address: _____ Zip: _____
17. Name: _____ Address: _____ Zip: _____

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 30, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: Noon
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project # 1002371** 07DRB-00577 Major-Vacation of Public Easements 07DRB-00576 Minor-Prelim&Final Plat Approval	TIERRA WEST LLC agent(s) for HOFFMANTOWN WEST CHURCH request(s) the above action(s) for all or any portion of Tract(s) 1-A-1, Block(s) 15, ALBAN HILLS (to be known as **HOFFMANTOWN WEST CHURCH**) zoned SU-1 for R-2 with church related uses, located on LA ORILLA RD NW between COORS BLVD NW and the CORRALES DRAIN containing approximately 17 acre(s). [REF: 02DRB01824, 03DRB02150, 05DRB00560, 03DRB02085, 03DRB02086, 03EPC01285, 07DRB00286] *[Deferred from 5/30/07]* (D-12) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

2. **Project # 1005539**
07DRB-00580 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for MGMe DEVELOPMENT INC request(s) the above action(s) for all or any portion of Lot(s) 1, Block(s) 5, VOLCANO CLIFFS SUBDIVISION, UNIT 26 (to be known as **TIERRA BUENA ESTATES**) zoned SU-2 SRLL located on ROSA PARKS RD NW between UNSER BLVD NW and CALLE NORTENA NW containing approximately 4 acre(s). [REF: 07DRB00561] (C-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

3. **Project # 1005540**
07DRB-00578 Major-Vacation of Public Easements
07DRB-00579 Major-Vacation of Pub Right-of-Way

WILSON AND COMPANY agent(s) for LEGACY SUSTAINABLE DEVELOPMENT INC request(s) the above action(s) for all or any portion of Tract(s) D, **LA CUENTISTA SUBDIVISION, UNIT 3,** zoned SU-2 SRLL, located on KIMMICK DR NW between ROSA PARKS RD NW and the PETROGLYPH NATIONAL MONUMENT containing approximately 20 acre(s). [REF: 07DRB00562] (C-11 & D-11) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITION OF FINAL PLAT: PRIOR TO THE REPLAT A RE-EVALUATION OF THE LEFT HAND TURN BAYS WILL BE NEEDED.**

4. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07 & 05/02/07 & 5/30/07]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 6/20/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5.	**Project# 1003364** 07DRB-70003 EPC APPROVED SDP FOR BUILD PERMIT	TAFAZZUL HUSSAIN agent(s) for PHILLIP LINDBORG request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE BETWEEN LOUISIANA NE AND WYOMING NE containing approximately 1 acre(s). **[Anna DiMambro, EPC Case Planner]** [*Indef deferred from 5/30/07]* (C-19) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
6.	**Project# 1005239** 07DRB-70009 EPC APPROVED SDP FOR BUILD PERMIT	CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) K-1, **GATEWAY INDUSTRIAL PARK,** zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 1.75 acre(s). [REF: 06EPC 01583] **[Catalina Lehner, EPC Case Planner]** (H-15) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CROSS-ACCESS WITH PLAT 30 FEET AND MINOR SITE COMMENTS AND PLANNING FOR CATALINA LEHNER'S INITIALS AND 3 COPIES OF THE SITE PLAN.**
7.	**Project# 1005240** 07DRB-70007 EPC APPROVED SDP FOR BUILD PERMIT	CLAUDIO VIGIL ARCHITECTS agent(s) for MECH-CON INVESTMENT LLC request(s) the above action(s) for all or a portion of Tract(s) H-1, **GATEWAY INDUSTRIAL PARK,** zoned IP, located on BROADWAY NE BETWEEN MENAUL NE AND CLAREMONT NE containing approximately 2.575 acre(s). **[Catalina Lehner, EPC Case Planner]**(H-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR CATALINA LEHNER'S INITIALS, REMOVAL OF SIGNATURE BLOCK FROM UTILITY PLAN AND 3 COPIES OF THE SITE PLAN.**

8. **Project# 1005280**
07DRB-70011 EPC APPROVED SDP FOR BUILD PERMIT
07DRB-70012 EPC APPROVED SDP FOR SUBDIVISION

GEORGE RAINHART ARCHITECTS agent(s) for SCM PROPERTY CO LLC request(s) the above action(s) for all or a portion of TRACT 16-A-1, PARADISE NORTH AND TRACT E-A-1, CRESTVIEW SUBDIVISION (to be known as **MCMAHON MARKETPLACE)** zoned SU-1 FOR C-1 PURPOSES, located on MCMAHON NW BETWEEN BANDELIER DR NW AND UNSER BLVD NW containing approximately 12.3 acre(s). [REF: 06EPC01706, 06EPC01705, 063PC01704] **[Catalina Lehner, EPC Case Planner]** [*Indef deferred from 5/30/07]* (A-11) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project# 1005498**
07DRB-70006 MINOR - SDP FOR BUILDING PERMIT

CLAUDIO VIGIL ARCHITECTS agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12 and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELGATED TO CITY ENGINEER FOR SIA AND PLANNING TO CHANGE THE TITLE TO SITE PLAN FOR BUILDING PERMIT AND 3 COPIES OF THE PLAN.**

07DRB-70001 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURV-TEK INC agent(s) for MART-NAIR, LLC request(s) the above action(s) for all or a portion of Lot(s) 10-12, and portion of Lot 13, Block(s) 3, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **UNIVERSITY OF PHOENIX**) zoned IP, located on PASADENA NE BETWEEN I-25 FRONTAGE ROAD NE AND SAN MATEO BLVD NE containing approximately 3 acre(s). (B-18) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

10. **Project # 1005545**
07DRB-00588 Minor-SiteDev Plan BldPermit

MULLEN HELLER ARCHITECTURE agent(s) for FARM CREDIT OF NEW MEXICO request(s) the above action(s) for all or any portion of Tract(s) C-1-A, **NORTH GATEWAY SUBDIVISION,** zoned IP industrial park, located on BALLOON FIESTA PARKWAY NE between SAN MATEO NE and PAN AMERICAN FREEWAY containing approximately 2 acre(s).[REF:DRB-97-6]*[Deferred from 5/16/07]* (B-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR UTILITY PLAN, FIRE MARSHAL STAMP, REVISED WORK ORDER SETS AND PLANNING FOR 3 COPIES OF THE PLAN.**

11. **Project # 1002455**
06DRB-01648 Minor-SiteDev Plan Subd/EPC
06DRB-01649 Minor-SiteDev Plan BldPermit/EPC

TAFAZZUL HUSSAIN agent(s) for DOUGLAS SIMMS request(s) the above action(s) for all or a portion of Lot(s) 2-7, **J J SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO NE containing approximately 8 acre(s). [REF: 06DRB-00610, 06EPC-00458, 06EPC-01076] **[Carmen Marrone, EPC Case Planner]** [*Indef deferred from 11/29/06]* [*Indef deferred from 5/30/07]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

07DRB-70004 VACATION OF PRIVATE EASEMENT
07DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

RIO GRANDE SURVEYING CO. agent(s) for SAN ANTONIO PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 3-7, **JJ SUBDIVISION,** zoned SU-1 for C-1 USES, located on SAN ANTONIO NE between INTERSTATE 25 NE and FOREST HILLS NE containing approximately 6.5044 acre(s). [*Indef deferred from 5/30/07]* (E-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. Project # 1000762
07DRB-00597 Minor-SiteDev Plan
BldPermit/EPC

GOLDEN ASSOCIATES LLC agent(s) for FIRST BAPTIST CHURCH request(s) the above action(s) for all or any portion of Tract(s) B, RICHLAND HILLS, UNIT 1, **FIRST BAPTIST CHURCH**, zoned SU-1 FOR IP uses with exceptions, located on PASEO DEL NORTE NW between RICHLAND HILLS RD NW and EAGLE RANCH RD NW containing approximately 6 acre(s). [REF: 06EPC01711] **[Stephanie Shumsky, EPC Case Planner]** *[Deferred from 5/23/07]* (C-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/30/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR REPLAT, STEPHANIE SHUMSKY'S INITIALS AND 3 COPIES OF THE PLAN.**

13. Project # 1005390
07DRB-00648 Minor-SiteDev Plan
BldPermit

TIMOTHY OTT request(s) the above action(s) for all or any portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL, THE RANDOLPH BUILDING,** zoned IP, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). [REF: 07DRB-00648] *[Deferred from 5/23/07]* (M-15) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

07DRB-00206 Minor-Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ COMMERCIAL THE RANDOLPH BUILDING** zoned IP industrial park zone, located on RANDOLPH RD SE between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07 & Indef deferred 3/7/07] [Deferred from 5/23/07]* (M-15) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

14. Project# 1005182
07DRB-70014 AMENDMENT TO PRELIMINARY PLAT

WILSON AND COMPANY INC agent(s) for LA CUENTISTA II LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LA CUENTISTA SUBDIVISION, UNIT 2,** zoned SU-2 SRSL, located on ROSA PARKS RD NW between ALOE RD NW and KIMMICK DR NW containing approximately 35.4714 acre(s). [REF: 1000922] [Deferred from 5/30/07] (C-10 & C-11) **DEFERRED AT THE AGENT'S REQUEST TO 6/6/07.**

15. Project# 1004272
07DRB-70013 SUBDN DESIGN VARIANCE FROM MIN DPM STDS

ISAACSON AND ARFMAN PA agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 16-D-1, EL RANCHO GRANDE, UNIT 16 (to be known as **EL RANCHO GRANDE, UNIT 17**) zoned R-D, located on GIBSON BLVD SW between DELGADO DR SW and 118TH ST SW containing approximately 2.9585 acre(s). [REF: 07DRB-00547, 07DRB-00548, 07DRB-00549, 07DRB-00550] (N-8) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

16. Project# 1000572
07DRB-70008 MAJOR - FINAL PLAT APPROVAL

ISAACSON AND ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for all or a portion of Tract(s) E, H, R, S & T, **THE PRESIDIO, UNIT 2,** zoned SU-1 PRD, located on CHICO RD NE BETWEEN EUBANK BLVD NE AND MORRIS STREET NE containing approximately 4.3225 acre(s). [REF: 06DRB-01778, 06DRB-01779, 06DRB-01781] (K-21) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

17. Project# 1004791
07DRB-70002 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

WAYJOHN SURVEYING INC agent(s) for LOMAS JACK LLC request(s) the above action(s) for all or a portion of Tract(s) C, **LANDS OF GREVEY,** zoned C-1, located on LOMAS BLVD NE between WALKER DR NE and EUBANK BLVD NE containing approximately 1.226 acre(s). [REF: 06EPC-00413] (J-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

18. Project # 1004565
06DRB-00908 Minor-Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for DOYLE & TRICARIO INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 7, 8 & 9, Block(s) 16-A, SANTILLA PLACE (to be known as **CAGUA TOWNHOMES**) zoned SU-1 FOR PRD, located on CAGUA DR NE between COPPER AVE NE and GRAND AVE NE containing approximately 1 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 8/2/06 & 8/16/06 & 8/30/06 & 9/6/06 & 9/13/06]* (K-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. Project# 1006500
07DRB-70010 SKETCH PLAT REVIEW AND COMMENT

MARK GOODWIN AND ASSOCIATES PA agent(s) for KB HOMES NEW MEXICO, INC request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS, UNITS 4 & 6,** zoned R-D, located on 118TH ST SW between AMOLE MESA AVE SW and COLOBEL AVE SW containing approximately 55.274 acre(s). (N-8) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for May 23, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 5/23/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: NOON

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 4**

SUBJECT:

Vacation of Private Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

6-20-07

APPROVED ___; DENIED ___; DEFERRED _X_; COMMENTS PROVIDED __; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 30, 2007

0

Refer to 6/20/07

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004075 **AGENDA#** 4 **DATE:** 05/30/07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

#5 PROJECT # 1004075

14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/30/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

6. **Project # 1002404**
07DRB-00535 Minor-SiteDev Plan BldPermit/EPC

GEORGE RAINHART ARCHITECTS agent(s) for WALGREEN CO. request(s) the above action(s) for all or any portion of Lot(s) 1C, LADERA INDUSTRIAL CENTER (to be known as **WALGREENS @ VISTA ORIENTE AND UNSER)** zoned SU-1 FOR IP USES located on UNSER BLVD NW between VISTA ORIENTE NW and AUSTIN AVE NW containing approximately 2 acre(s). [REF: 07EPC-00104] **[Carol Toffaleti, EPC Case Planner]** *[Deferred from 05/02/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

7. **Project # 1005049**
07DRB-00488 Minor-SiteDev Plan BldPermit/EPC

BRISCOE ARCHITECTS PC agent(s) for VINTAGE CAPITAL GROUP request(s) the above action(s) for all or any portion of Tract(s) M, R, S-1 and S-2, **FAR NORTH SHOPPING CENTER,** zoned C-2 and C-3 (SC), located on SAN MATEO BLVD NE between ACADEMY NE and HARPER NE containing approximately 18 acre(s). **[Maggie Gould, EPC Case Planner]** *[Deferred from 4/18/07]* (E-18) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENT ALONG ACADEMY AND PLANNING FOR 3 COPIES.**

05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 03/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: THE HOMEOWNER'S ASSOCIATION PRESIDENT SHALL SIGN THE FINAL PLAT, TRANSPORTATION TO REVIEW THE CROSS SECTION OF UNIVERSE, PNM CONCURRENCE ON THE CROSS SECTION OF UNIVERSE IS REQUIRED. A SIDEWALK VARIANCE FOR A WAVIER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.

4. **Project # 1004246**
07DRB-00144 Major-SiteDev Plan BldPermit

TIERRA WEST LLC agent(s) for KOZANI LLC request(s) the above action(s) for Lot(s) 7-10 and 23-26, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **HOLLY PLAZA**) zoned SU-2 FOR IP, located on PASEO DEL NORTE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[*Deferred from 3/07/2007*] (C-18) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR CHANGES REGARDING SITE PLAN, TRAFFIC COMMENTS, 15-DAY APPEAL PERIOD AND 3 COPIES OF THE SITE PLAN.**

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5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07,04/11/07 & 05/02/07].* (R-16, Q-16, R-15, R-17, S-

PROPERTY AND THIS PROPERTY, THE PRESIDENT OF THE HOMEOWNER'S ASSOCIATION MUST SIGN THE FINAL PLAT, CORRECTION TO NOTE 14.

07DRB-00353 Minor-SiteDev Plan Subd/EPC

CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07 & 4/11/07 & 4/25/07]* (F-22) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF THE TREE OVER THE WATERLINE AND 3 COPIES OF THE SITE PLAN.**

2. **Project # 1005493**
07DRB-00455 Major- Variance for an overhead electric distribution line – Segment One

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT ONE**, located on WESTERN TRAILS NW between UNSER BLVD NW and ATRISCO NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

07DRB-00454 Major- Variance for an overhead electric distribution line – Segment Two

PNM request(s) the above action(s) for a VARIANCE FOR AN OVERHEAD ELECTRICAL DISTRIBUTION LINE - **SEGMENT TWO**, located on WESTERN TRAILS NW between ATRISCO NW and COORS NW. (F-10/F-11) **THE REQUEST FOR A VARIANCE WAS DENIED.**

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3. **Project # 1003973**
07DRB-00365 Major-Preliminary Plat Approval
07DRB-00366 Minor-Sidewalk Waiver
07DRB-00367 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or any portion of Tract(s) 5 & 7, THE TRAILS UNIT 2 (to be known as **TAOS AT THE TRAILS, UNIT 2**) zoned SU2-SRSL and SU2-UR, located on OAKRIDGE ST NW between WOODMONT AVE NW and UNIVERSE BLVD NW containing approximately 34 acre(s). *[Deferred from 4/18/07 & 4/25/07]* (C-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 2, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:20 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07 & 4/11/07 & 4/25/07]* (F-22) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 05/02/07 AND APPROVAL OF THE GRADING PLAN ENGINEERS STAMP DATED 04/30/07 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS: TO REVIEW THE CROSS ACCESS BETWEEN ADJACENT COMMERCIAL**

17. **Project # 1005437**
07DRB-00531 Minor-Prelim&Final Plat Approval

ABQ ENGINEERING INC agent(s) for SANTA FE PROPERTIES request(s) the above action(s) for all or any portion of Lot(s) 9 thru 12, **NORTHERN ADDITION,** zoned SU-2 C located on MARBLE SW between 1ST ST SW and 2ND ST SW containing approximately 1 acre(s). *[Defer from 05/02/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 05/16/07.**

18. **Project # 1005528**
07DRB-00536 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING INC. agent(s) for MICHAEL HOLGUIN request(s) the above action(s) for all or any portion of Lot(s) 4 & 3, Tract(s) 5, **GLENDALE GARDENS,** zoned R-1 located on UTE RD NW between 47TH ST NW and 50TH ST NW containing approximately 1 acre(s). (K-11) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A PUBLIC SIDEWALK EASEMENT AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

19. **Project # 1000337**
07DRB-00526 Minor-Sketch Plat or Plan

DAVID SEVIERI request(s) the above action(s) for all or any portion of Tract(s) A, **VOLCANO CLIFFS, UNIT 1,** zoned O-1 office and institution located on MONTANO NW between UNSER NW and COORS NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

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20. Approval of the Development Review Board Minutes for April 25, 2007. **THE DRB MINUTES FOR APRIL 25, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 12:20 P.M.

14.	**Project # 1003674** 07DRB-00532 Minor-Final Plat Approval 07DRB-00533 Minor-Vacation of Private Easements	JEFF MORTENSEN & ASSOCIATES agent(s) for LIAVE HOMES request(s) the above action(s) for all or any portion of Lot(s) 1 thru 6, Tract(s) A, **RICH COURT**, zoned R-D (3 DU/A) located on ALAMEDA NE between VENTURA NE and BARSTOW NE containing approximately 3 acre(s). (C-20) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK ON THE ISSUE OF THE CITY COUNCIL OVERTURNING THE DRB INTERPRETATION OF THE LA CUEVA SECTOR PLAN AND TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
15.	**Project # 1003885** 07DRB-00523 Minor-Prelim&Final Plat Approval 07DRB-00525 Minor-Vacation of Private Easements	ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORP. request(s) the above action(s) for all or any portion of Lot(s) 7-9, BELL TRADING POST HOMES (to be known as **LOTS 7-A, 8-A thru 9-A, BELL TRADING POST HOMES**) zoned SU-2 TH, located on Roma Ave NW between 15TH St NW and 16TH St NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND FOR AMAFCA'S SIGNATURE. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
16.	**Project # 1004228** 07DRB-00538 Major-Final Plat Approval	TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for Tract(s) A, **GUTHRIE COMMERCE PARK**, zoned M-1 light manufacturing zone located on MONTANO RD NE between EDITH BLVD NE and PAN AMERICAN FREEWAY containing approximately 4 acre(s). [REF: 07DRB00199] *[Defer from 05/02/07]* (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 05/09/07.**

11. Project # 1003655
07DRB-00522 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 1, Tract(s) 2, Lot(s) 15, 16, 17 and a portion of Lot(s) 18, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA VISTA @ DESERT TRAIL**) zoned RD located on WYOMING BLVD NE between EAGLE ROCK NE and MODESTO NE containing approximately 3 acre(s). [REF: 04DRB01373, 05DRB01833] (C-19) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. Project # 1003703
07DRB-00521 Minor-Extension of Preliminary Plat

ADIL RIZVI request(s) the above action(s) for all or any portion of Block(s) 2, Tract(s) 3, Lot(s) 13,14,15,16,19 and 20, NOR ESTE, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **EAGLE VIEW ESTATES,** zoned R-D located on VENTURA NE between EAGLE ROCK NE and OAKLAND NE containing approximately 6 acre(s). [REF: 06DRB00886, 00887, 00888] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED. THE CONDITIONS OF FINAL PLAT ARE STILL IN FORCE.**

13. Project # 1003800
07DRB-00539 Minor-Extension of Preliminary Plat

LLAVE DEVELOPMENT INC. request(s) the above action(s) for all or any portion of Lot(s) 1-4, Block(s) 2, Tract(s) 3, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **LA CUEVITA OESTE**) zoned R-D residential and related uses zone, developing area located on EAGLE ROCK NE between BARSTOW NE and VENTURA NE containing approximately 4 acre(s). [REF: 05DRB01906, 05DRB01907, 05DRB01908] (C-20) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. Project # 1000809
07DRB-00519 Minor-Ext of SIA for Temp Defer SDWK

PATRICK PENNINGTON agent(s) for JOHN SANCHEZ request(s) the above action(s) for Lot(s) 1-23, Unit 1 and Lot(s) 1-62, Unit 2, **SUNSET FARMS,** zoned R-1 located on CENTRAL AVE SW between SUNSET RD SW and ATRISCO RD SW containing approximately 14 acre(s). [REF: DRB-97-408, 05DRB-01658] [*Indef defer from 05/02/07]* (K-12) **INDEFINITELY DEFERRED FOR A NO SHOW.**

9. Project # 1005529
07DRB-00537 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for JOSE & IRMA JURADO request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 47, **EASTERN ADDITION,** zoned SU-2/MR located on WALTER SE between DAN AVE SE and HIGH ST SE containing approximately 1 acre(s). (L-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. Project # 1004717
07DRB-00534 Major-Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or any portion of Lot(s) 70-P2 71- P1 72-P1 & 73-P2, **SONORA SUBDIVISION,** zoned R-D located on SENTIDO NE between SIGNAL NE and WILSHIRE NE containing approximately 1 acre(s). (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR APPROVED GRADING & DRAINAGE CERTIFICATION AND PLANNING FOR OPEN SPACE NOTE, ENVIRONMENTAL HEALTH SIGNATURE AND TO RECORD.**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation of Private Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

5-30-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MAY 2, 2007

0

DEF TO 05/31'07

DRB PUBLIC HEARING SIGN IN SHEETS

PROJECT #: 1004075 **AGENDA#** 5 **DATE:** 5.2.07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
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9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
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13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____
15. **Name:** _____ **Address:** _____ **Zip:** _____
16. **Name:** _____ **Address:** _____ **Zip:** _____
17. **Name:** _____ **Address:** _____ **Zip:** _____

4. **Project # 1005133**
07DRB-00260 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for VT INC., A MISSOURI CORPORATION request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2, **SEVEN BAR RANCH,** zoned SU-1 FOR AP, located on COORS BLVD BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 18 acre(s).*[Deferred from 3/28/07 & 04/11/07]*(B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

07DRB-00352 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for COORS EAGLE RANCH LLC request(s) the above action(s) for all or any portion of Tract(s) N-1-B-2-A, N-1-B-2-B & N-1-B-2-C, **SEVEN BAR RANCH,** zoned SU-1 FOR AP, located on COORS BYPASS NW between EAGLE RANCH RD NW and COORS BLVD NW containing approximately 17 acre(s). *[Deferred from 3/28/07 & 04/11/07]* (B-13) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

5. **Project #: 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07, 3/21/07 & 04/11/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 05/02/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07 & 4/4/07]* (P-8) **THE VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT "B" IN THE PLANNING FILE. THE FINAL PLAT WAS APPROVED WITH THE FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR AN AMENDMENT TO THE INFRASTRUCTURE LIST AND TO FINALIZE OFF SITE EASEMENTS AND PLANNING FOR REAL PROPERTY SIGNATURE, 15-DAY APPEAL PERIOD AND TO RECORD.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. **Project # 1005473**
07DRB-00411 Minor-SiteDev Plan BldPermit

JEFF FOSS agent(s) for RAY CRAVEY request(s) the above action(s) for all or any portion of Lot(s) 40, **ALAMEDA BUSINESS PARK,** zoned SU-1 IP located south of ALAMEDA NW between WASHINGTON NW and 4TH ST NW containing approximately 1 acre(s). (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR 3 COPIES AND ADDITION TO SIGNATURE BLOCK.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

April 11, 2007 9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:50 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1005185
07DRB-00262 Major-Preliminary Plat Approval

ISAACSON & ARFMAN PA agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, LAND OF EDMUND I RADY (to be known as **VILLA LOMA ESTATES**) zoned SU1-PRD located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH PL NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436] *[Deferred from 3/28/07 & 4/11/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00353 Minor-SiteDev Plan Subd/EPC	CONSENSUS PLANNING LLC agent(s) for W INVESTMENTS LLC request(s) the above action(s) for all or any portion of Lot(s) 2-A-1, Land of Edmund I Rady (to be known as **VILLA LOMA ESTATES**) zoned SU-1 for PRD, located on MONTGOMERY BLVD NE between TRAMWAY BLVD NE and SHILOH NE containing approximately 3 acre(s). [REF: 06EPC01435, 06EPC01436, 07DRB00262] **[Carmen Marrone for Petra Morris, EPC Case Planner]** *[Deferred from 3/28/07 & 4/11/07]* (F-22) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

2.	**Project # 1002743** 07DRB-00336 Major-Preliminary Plat Approval	DAC ENTERPRISES INC agent(s) for HARVEST LAND LLC request(s) the above action(s) for all or any portion of Tract(s) I & J, **LA LUZ DEL OESTE, UNIT 4,** zoned SU-1 PRD located on COORS NW between WESTERN TRAILS NW and DELLYNE NW containing approximately 4 acre(s). (F-11) **WITH THE RE-SIGNING OF THE INFRASTRUCTURE LIST DATED 02/08/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/79 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: THE HOME OWNERS ASSOCIATION PRESIDENT MUST SIGN THE FINAL PLAT.**
3.	**Project # 1004387** 07DRB-00334 Major-Vacation of Pub Right-of-Way 07DRB-00335 Minor-Prelim&Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JUDITH C SCHAAB request(s) the above action(s) for all or any portion of Lot(s) 31-35, Block(s) 12, **COUNTRY CLUB ADDITION,** together with a portion of LAS LOMAS RD NE, zoned O-1 located on LAS LOMAS RD NE between ENCINO PL NE and CEDAR CT NE containing approximately 1 acre(s). [REF: 06DRB00644, 05DRB01332] *[Deferred from 04/11/07]* (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

8. **Project # 1002330**
06DRB-01642 Minor-SiteDev Plan
BldPermit/EPC

JIM MEDLEY ARCHITECT AIA agent(s) for ULTIMATE CAR WASH request(s) the above action(s) for all or a portion of Tract(s) G-2-A-2, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-1, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 1 acre(s). [REF: 06EPC-00954] **[Maggie Gould, EPC Case Planner]** [*Indef deferred from 11/29/06]* (F-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR ACCEPTANCE OF THE WATER LINE THAT WAS CONSTRUCTED WITHOUT A WORK ORDER AND 3 COPIES OF THE SITE PLAN AND TRANSPORTATON DEVELOPMENT FOR 30-FOOT CROSS ACCESS EASEMENT AND SIDEWALK EASEMENT ON MONTGOMERY.**

9. **Project # 1002819**
07DRB-00354 Minor-SiteDev Plan
BldPermit/EPC

CONSENSUS PLANNING INC agent(s) for DIAMOND MESA LLC request(s) the above action(s) for all or any portion of Lot(s) E-6-A-1,Albuquerque South (to be known as **DIAMOND MESA**) zoned SU-1 FOR R-2 & RT USES located on GIBSON BLVD SW between 98th ST SW and AMOLE ARROYO DRAINAGE ROW containing approximately 27 acre(s). **[Carmen Marrone, EPC Case Planner]** *[Deferred from 3/28/07]* (N-9) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 04/11/07 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO THE CITY ENGINEER FOR THE SIA AND TO PLANNING FOR 3 COPIES.**

10. **Project # 1005508**
07DRB-00341 Minor-SiteDev Plan
BldPermit

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or any portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1-IP for Lt Indust Uses located on UNSER BLVD NW between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] *[Deferred from 3/28,4/4/ & 04/11/07 [Heard under Proj #1001523 in error]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

07DRB-00207 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] *[Indef deferred from 3/14/07] [Deferred from 3/28/07, 4/4/07 & 04/11/07]* (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 04/25/07.**

11. Project # 1005360
07DRB-00372 Minor-SiteDev Plan BldPermit

KENT TRAUERNICHT agent(s) for STEVE SCHAUK request(s) the above action(s) for all or any portion of Lot(s) 45, **ALAMEDA BUSINESS PARK,** zoned SU-2 FOR IP-EP located on CALLE ALAMEDA NE , between PASEO ALAMEDA NE and ALAMEDA PARK DR NE containing approximately 1 acre(s). [REF: 07ZHE-00120] *[Deferred from 4/4/07]* (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CITY STANDARD DRAWING NOTES FOR SIDEWALKS AND DRIVE PAD MODIFICATIONS AND PLANNING FOR SOLID WASTE MANAGEMENT SIGNATURE, WALL DESIGN AND 3 COPIES.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. Project # 1005365
07DRB-00403 Minor-Prelim&Final Plat Approval

ALPHA PROFESSIONAL SURVEYING INC agent(s) for FRANK & MARY PADILLA request(s) the above action(s) for all or any portion of Lot(s) A, B & C, Tract(s) 300-A-2-B-1, M.R.G.C.D. Map 38, **LANDS OF LOPEZ & PADILLA,** zoned RA-2, located on CARSON RD NW between RIO GRANDE NW and MONTOYA NW containing approximately 1 acre(s). [REF: 07DRB00140] (J-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1001133**
07DRB-00404 Minor-Ext of SIA for Temp Defer SDWK

THE TRIAD GROUP request(s) the above action(s) for all or any portion of Lot(s) 9, 23, 29 & 38, **PARADISE TERRACE**, zoned R-1, located on GOLF COURSE RD NW between MCMAHON NW and DRIFTWOOD NW containing approximately 10 acre(s). [REF: 01DRB00373, 03DRB00572, 05DRB00337] (A-12) **A TWO-YEAR EXTENSION TO THE FOUR-YEAR AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

14. **Project # 1005233**
07DRB-00418 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for CARDINAL HEALTHCARE PTS LLC request(s) the above action(s) for all or any portion of Tract(s) A & B, Block(s) 5, **SUNDT'S INDUSTRIAL CENTER,** zoned M-2 located on ALEXANDER BLVD NE between MONTBEL LP NE and JOAN HILL PL NE containing approximately 17 acre(s). [REF: 06DRB01568] (F-15 & F-16) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALK ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

15. **Project # 1005478**
07DRB-00421 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JSJ NOB HILL LLC & BKM LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2, 18 & 19, Block(s) 15, **MESA GRANDE,** zoned SU-2 O-R located on WASHINGTON ST SE between MESA GRANDE PL SE and ZUNI RD SE containing approximately 1 acre(s). (K-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

16. Project # 1005255
07DRB-00420 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for JAMES A & JAMES C PETERSON request(s) the above action(s) for all or any portion of Lot(s) A-1, Block(s) 15 and Lot(s) B-1 & C-1, Block(s) 10, **VISTA LARGA,** zoned R-1 located on HANNETT AVE NE between STANFORD DR NE and HARVARD DR NE containing approximately 1 acre(s). *[Deferred from 04/11/07]* (J-16) **DEFERRED AT THE AGENT'S REQUEST TO 04/18/07.**

17. Project # 1005398
07DRB-00422 Minor-Prelim&Final Plat Approval

DANIEL DUNN request(s) the above action(s) for all or any portion of Lot(s) 1, 2 & 3, **GARCIA ADDITION,** zoned SR-1 located on 11TH ST NW between MOUNTAIN DR NW and SAWMILL DR NW containing approximately 1 acre(s). (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. Project # 1005470
07DRB-00406 Minor-Sketch Plat or Plan

DESCANSO INC request(s) the above action(s) for **UNPLATTED PORTION OF THE LANDS OF THE B.N.S.F. RAILROAD**, zoned M-2, located on 2ND ST SW between AVENIDA CESAR CHAVEZ SW and WOODWARD RD SW. (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

19. **Project # 1003359**
07DRB-00408 Minor-Sketch Plat or Plan

FAIZD KESSAM request(s) the above action(s) for all or any portion of Block(s) 26, Tract(s) A, Lot(s) 8-10 & 23-25, **NORTH ALBUQUERQUE ACRES UNIT B,** zoned SU-2 FOR IP located on EAGLE ROCK AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 5 acre(s).[REF: 04EPC00482] (C-18) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

20. **Project # 1005474**
07DRB-00413 Minor-Sketch Plat or Plan

CATHERINE HELLER request(s) the above action(s) for all or any portion of Lot(s) 7 & 8, Block(s) 3, **ROSEMONT PARK ADDITION,** zoned S-R (R-1) located on 11TH ST NW between 10TH ST NW and 12TH ST NW. (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

21. **Project # 1005477**
07DRB-00419 Minor-Sketch Plat or Plan

WAYJOHN SURVEYING INC agent(s) for TWIN MOUNTAIN CONSTRUCTION II COMPANY request(s) the above action(s) for Tract(s) 1, LANDS OF M-T INVEST. CO and Tract(s) A-1, SPRINGER-SPEECHLY PLAT (to be known as **LANDS OF TWIN MOUNTAIN**) zoned SU-2 C-3 and SU-2 M-1 located on MENAUL BLVD NE between EDITH BLVD NE and I-25 containing approximately 16 acre(s). (H-15) **THE ABOVE REQUEST WAS REVIEWED AND COMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for April 4, 2007. **THE DRB MINUTES FOR APRIL 4, 2007 WERE APPROVED BY THE BOARD.**

23. OTHER MATTERS:

Project # 1003554
07DRB-00482 Minor-Prelim&Final Plat Approval

SURV-TEK INC agent(s) for VISTA ORIENTE LLC, request(s) the above action(s) for Lot(s) 5 & 6, **CENTRAL PARK PLACE**, zoned C-2, located on CENTRAL AVE SE between CONCHAS ST SE and EUBANK BLVD SE containing approximately 2 acre(s). (L-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

ADJOURNED: 12:50 P.M.

Deferred 5/2/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004/075 AGENDA#: 5 DATE: 4.11.07

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
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12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation of Private Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___ 5/2/07

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: APRIL 11, 2007

()

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

March 21, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 10:25 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. (Project # 1004075) 06DRB-01537 Major-Vacation of Pub Right-of-Way 06DRB-01539 Minor-Vacation of Private Easements	BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07, 2/28/07 & 3/21/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 4-11-07.**

2. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07, 2/7/07, 2/21/07, 3/07/07 & 03/21/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 4-4-07.**

3. **Project # 1002330**
07DRB-00195 Major-Two Year SIA

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for JENNIFER LIN request(s) the above action(s) for all or a portion of Tract(s) G-2-A & G-2-B, **MONTGOMERY COMPLEX,** zoned SU-1 FOR C-2 USES, located on MONTGOMERY BLVD NE, between CARLISLE BLVD NE and I-25 containing approximately 5 acre(s). [REF: 03DRB-00401, 03DRB-00402, 03DRB-00347]*[Deferred from 3/14/07]* (F-16) **A ONE-YEAR SIA WAS APPROVED.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4.	**Project # 1004976** 06DRB-01548 Minor-SiteDev Plan Subd/EPC 06DRB-01549 Minor-SiteDev Plan BldPermit/EPC	H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM,** zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] **[Catalina Lehner, EPC Case Planner]** [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06] [Deferred from 3/21/07]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**
	07DRB-00303 Minor-Prelim&Final Plat Approval 07DRB-00304 Minor-Vacation of Private Easements	FORSTBAUER SURVEYING LLC agent(s) for CALABACILLAS GROUP request(s) the above action(s) for Tract(s) A-1, B-1, C-1, **BLACK ARROYO DAM,** zoned C-2 (SC) located on GOLF COURSE RD NW between WESTSIDE BLVD NW and DRIFTWOOD AVE NW containing approximately 13 acre(s). [REF: 06DRB-00044] *Deferred from 3/21/07]* (A-12) **DEFERRED AT THE AGENT'S REQUEST TO 3-28-07.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

5.	**Project # 1004073** 07DRB-00275 Minor-Subd Design (DPM) Variance	MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or any portion of Lot(s) 1, 2 and 15-18, Block(s) 21, **JUAN TABO HILLS, UNIT 1,** zoned R-D residential and related uses zone, developing area located on KELSO CT SE and EASY GOER RD SE, containing approximately 2 acre(s). [REF: 05DRB01854] *[Deferred from 3/14/07]* (M-21) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT D IN THE PLANNING FILE.**

6. **Project # 1005302**
07DRB-00333 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for WILLIAM DORN request(s) the above action(s) for all or any portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION,** zoned SU-2 LCR located on LEWIS SE between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). (L-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SANITARY SEWER LINE EASEMENT AND APPROPRIATE LANGUAGE.**

7. **Project # 1003713**
07DRB-00289 Minor-Prelim&Final Plat Approval

ISAACSON & ARFMAN agent(s) for FAMILY HOUSING DEVELOPMENT CORPORATION request(s) the above action(s) for all or any portion of Tract(s) A, **BELL TRADING POSTS LOFTS,** zoned SU-2, SU-1 for residential 24 units max with C-1 and located on LAGUNA RD NW between CENTRAL AVE NW and ROMA AVE NW containing approximately 1 acre(s). [REF: 05DRB-00148] (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, TO RECORD THE PLAT AND THE OWNER OF LOT 2-A TO SIGN THE PLAT.**

8. **Project # 1002345**
07DRB-00232 Minor-Prelim&Final Plat Approval

LAND DEVELOPMENT CONSULTANTS LLC agent(s) for KARSTEN HOMES request(s) the above action(s) for all or any portion of Lot(s) 3 & 8, **BROADWAY INDUSTRIAL CENTER, UNITS 1 & 3,** zoned SU-2/HM located on KARSTEN CT SE between WOODWARD RD SE and SAN JOSE AVE SE containing approximately 18 acre(s). [REF: S-97-76] *[Deferred from 3/07/07 & 03/14/07]* (M-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 3/21/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS: THE PLAT SHOULD CONTAIN PRIVATE DRAINAGE EASEMENTS WITH MAINTENANCE AND BENEFICIARIES CALLED OUT. SHOW THE EXISTING NMDOT DRAINAGE EASEMENTS. ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT'S SIGNATURE IS REQUIRED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

9. **Project # 1003128**
07DRB-00278 Minor-Sketch Plat or Plan

JOSH SKARSGARD agent(s) for BANDELIER EQUITIES LTD CO request(s) the above action(s) for all or any portion of Lot(s) 1-5, Block(s) 11, **NORTH ALBUQUERQUE ACRES, UNIT A,** zoned R-D located on SAN PEDRO DR NE , between PASEO DEL NORTE NE and PALOMAS AVE NE containing approximately 6 acre(s). [REF: 05DRB01424] *[Deferred from 03/14/07]* (D-18) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

10. Project # 1005417
07DRB-00280 Minor-Sketch Plat or Plan

KEVIN SMITH request(s) the above action(s) for North 38 feet of Lots 10, 11 & 12 and the North 38 feet of the West 15 feet of Lot 9, Block G and the Southerly 54 feet of the Northerly 92 feet of Lots 9, 10 & 12 and the East 10 feet of the North 38 feet of Lot 9, Block G, **ATLANTIC AND PACIFIC ADDITION,** zoned SU-2/RG located on 3RD ST NW between STOVER SW and HAZELDINE SW containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

11. Project # 1005442
07DRB-00330 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC request(s) the above action(s) for all or any portion of Lot(s) 12, Block(s) 28, **UNIVERSITY HEIGHTS SUBDIVISION,** zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and GARFIELD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

12. Project # 1005443
07DRB-00331 Minor-Sketch Plat or Plan

RIVERA INVESTMENTS INC. request(s) the above action(s) for all or any portion of Lot(s) 17 & 18, Block(s) 23, **UNIVERSITY HEIGHTS SUBDIVISION,** zoned SU-2 DR located on CENTRAL AVE SE between VASSAR SE and LEAD SE containing approximately 1 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for March 14, 2007. **THE DRB MINUTES FOR MARCH 14, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:25 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 1**

SUBJECT:

Vacation of Private Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 4/11/07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: MARCH 21, 2007

Pulled 4/11/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 **AGENDA#:** 1 **DATE:** 03/21/07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

2. **Project #1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07, 2/7/07 & 2/28/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 3/21/07.**

3. **Project # 1005346**
07DRB-00084 Major-Bulk Land Variance
07DRB-00085 Major-Vacation of Public Easements
07DRB-00086 Minor-Prelim & Final Plat Approval

CONSENSUS PLANNING INC agent(s) for ALBUQUERQUE 50 LLC request(s) the above action(s) for all or a portion of Tract(s) D-2, **AEROSPACE TECHNOLOGY PARK** and Tract(s) D & S, **DOUBLE EAGLE AIRPORT AND ADJACENT LANDS**, zoned SU-1 FOR AIRPORT & RELATED FACILITIES, located on PASEO DEL VOLCAN NW, between 1-40 and the CITY OF RIO RANCHO containing approximately 50 acre(s). [REF: 04DRB01505, 04DRB01506] *[Deferred from 2/21/07 & 3/7/07]* (F-6) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**

4. **Project # 1000614**
06DRB-01670 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] *[Deferred from 1/3/07 & 2/21/07]* (C-18) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE FOLLOWING CONDITIONS: HOMEOWNER'S ASSOCIATION SHALL PURCHASE THE VACATED RIGHT-OF-WAY, AN INFRASTRUCTURE LIST IS REQUIRED UPON REPLAT, A PEDESTRIAN ACCESS IS REQUIRED, MUST CREATE A 25-FOOT WATER AND SEWER EASEMENT FOR EXISTING LINES.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 28, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 9:50 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1003790**
   07DRB-00118 Major-One Year SIA

   BOHANNAN HUSTON INC agent(s) for HEALTHCARE SERVICE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) A, B & C, **NORTH GATEWAY**, zoned IP, located on NORTH I-25 between BALLOON FIESTA PARKWAY NE and SAN MATEO DR NE containing approximately 38 acre(s). [REF: 05DRB-00165] (B-18) **A 1-YEAR EXTENSION OF THE SIA WAS APPROVED.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. Project # 1001523
07DRB-00208 Minor-Amnd SiteDev Plan Subd
07DRB-00207 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ROBBY L ROBERSON request(s) the above action(s) for all or a portion of Tract(s) 20-23, **LADERA BUSINESS PARK, UNIT 2,** zoned SU-1 FOR LIGHT INDUSTRIAL USES, located on UNSER BLVD NW, between VISTA ORIENTE ST NW and LA MORADA PL NW containing approximately 5 acre(s). [REF: 02DRB00518] [*Deferred from 2/28/07*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 3/14/07.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. Project # 1004801
06DRB-01747 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Final Plat was indef deferred for the SIA 1/3/07]* (E-17) **FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT LANGUAGE AND PLANNING TO RECORD.**

7. Project # 1004228
07DRB-00199 Minor-Amnd Prelim Plat Approval

THE DESIGN GROUP agent(s) for HEADSTART ENTERPRISES, JAMES GUTHRIE request(s) the above action(s) for Lot(s) 11-17 and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, **SUNRISE HEIGHTS SUBDIVISION,** zoned M-1, located on MONTANO RD NE, between EDITH BLVD NE and PAN AMERICAN FREEWAY NE (I-25) containing approximately 5 acre(s). [REF: 05DRB-00888, 05DRB-01394, 05DRB-01765, 06DRB-00937, 06DRB-01618] (F-15) **THE AMENDED PRELIMINARY PLAT**

WAS APPROVED WITH THE FOLLOWING CONDITION: TWO WATER LINE EASEMENTS NEED TO BE GRANTED TO THE CITY OF ALBUQUERQUE. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.

8. **Project # 1005137**
07DRB-00205 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for FRANK VENAGLIA request(s) the above action(s) for all or a portion of Lot(s) 13-24 with vacated portion of Park Ave SW, Block(s) 21, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 SPECIAL CENTER ZONE, located on GOLD ST SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01534] *[Indef deferred from 2/28/07]* (K-14) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

9. **Project # 1005390**
07DRB-00206 Minor-Prelim&Final Plat Approval

BORDENAVE DESIGNS agent(s) for TIMOTHY OTT request(s) the above action(s) for all or a portion of Lot(s) 9, 10 & 12, **NZ OFFICE COMMERCIAL CENTER,** zoned IP industrial park zone, located on RANDOLPH RD SE, between YALE BLVD SE and UNIVERSITY BLVD SE containing approximately 4 acre(s). *[Deferred from 2/28/07]* (M-15) **DEFERRED AT THE AGENT'S REQUEST TO 3/07/07.**

10. **Project # 1003010**
06DRB-01290 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS INC agent(s) for THE ALBUQUERQUE LITTLE THEATRE INC request(s) the above action(s) for all or a portion of Tract(s) B (to be known as **TRACTS B-1 & B-2, LANDS OF ALBUQUERQUE LITTLE THEATRE,** zoned SU-1 & SU-2 for Albuqueque Little Theatre, located on SAN PASQUALE AVE SW, between CENTRAL AVE SW and CHACOMA PL SW containing approximately 3 acre(s). [REF: 04DRB-01687] *[Deferred from 9/13/06 & indef deferred on 9/27/06]* (J-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A WATER AND SEWER EASEMENT IS REQUIRED ON THE NORTH EDGE OF TRACT B-1, ON THE PROPOSED 28-FOOT PRIVATE ACCESS EASEMENT AND ADD LANGUAGE FOR A PUBLIC WATER AND SEWER EASEMENT AND TRANSPORTATION DEVELOPMENT FOR REQUIRED PARKING AND SIDEWALK DEDICATION OR EASEMENT.**

11. **Project # 1004254**
06DRB-01569 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for CHARLES JAEGER request(s) the above action(s) for all or a portion of Lot(s) A-1, **ALVARADO GARDENS, UNIT 3,** zoned R-2 residential zone, located on VERANDA RD NW, between RIO GRANDE BLVD NW and GLENWOOD DR NW containing approximately 1 acre(s). [REF: 05DRB-00964] *[Indef deferred 11/8/06] [Deferred from 2/21/07]* (G-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/28/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 1/15/07 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITION: AN APPLICATION NEEDS TO BE MADE FOR THE VACATION SHOWN ON THE PRELIMINARY PLAT PRIOR TO APPROVAL OF THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK . . .

12. Approval of the Development Review Board Minutes for February 21, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR 2/21/07 WERE APPROVED BY THE BOARD.**

ADJOURNED: 9:50 A.M.

deferred 3/21/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 AGENDA#: 2 DATE: 2/28/07

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation of Public Right of Way
Vacation of Private Easements

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 3-21-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 28, 2007

2. **Project #1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06,12/13/06, 1/3/07,1/17/07 & 2/7/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/28/07.**

3. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06,12/13/06 & 12/20/06] [Deferred from 1/3/07,1/10/07,1/17/07,1/24/07, 1/31/07 & 2/7/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 2/21/07.**

Project #1002739
07DRB-00088 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCEL 3, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 3**) zoned R-LT residential zone, located on COLOBEL SW, between 118TH ST SW and MESSINA SW containing approximately 18 acre(s). [REF: 06DRB00513] (N-8) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD AND TO EXPLORE THE POSSIBILITY OF A PEDESTRIAN ACCESS BETWEEN LOTS 95 & 96.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

February 7, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 10:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1001396**
   07DRB-00026 Major-Two Year SIA

MARK GOODWIN & ASSOCIATES agent(s) for VISTA DEL NORTE DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Block(s) 13, Tract(s) 1A-3A, **ALTA TIERRA DEL NORTE UNIT 1,** zoned R1, located on CALLE MONTANA NE, between VISTA DEL NORTE NE and CALLE FUERTE NE containing approximately 1 acre(s). [REF: 03DRB-02116] (D-16) **TWO-YEAR SIA WAS APPROVED.**

4. **Project # 1004526**
07DRB-00013 Major-Preliminary Plat Approval
07DRB-00014 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for STILLBROOKE HOMES INC request(s) the above action(s) for all or a portion of Tract(s) 401, TOWN OF ATRISCO GRANT, UNIT 3 (to be known as **SAGE PARK SUBDIVISION**) zoned R-D residential and related uses zone, developing area, located on SAGE RD SW, between 75TH ST SW and COORS RD SW containing approximately 10 acre(s). [REF: 05DRB-01129] *[Deferred from 1/31/07]* (L-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 2/6/07 THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

5. **Project # 1005189**
07DRB-00089 Minor-SiteDev Plan BldPermit/EPC

GARRETT SMITH LTD. agent(s) for LITTLE BROTHERS OF THE GOOD SHEPHERD request(s) the above action(s) for all or a portion of Lot(s) 1-A, Block(s) 45, **PEREA ADDITION,** zoned SU-2/SU-1 for found. house & rel. act., located on MOUNTAIN RD NW, between 14TH ST NW and BROTHER MATHIAS PLACE NW containing approximately 1 acre(s). [REF: Z-89-100] **[Maggie Gould, EPC Case Planner]** *[Deferred from 2/7/07]* (J-13) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

6. **Project # 1004927**
06DRB-01632 Minor-SiteDev Plan BldPermit/EPC

MULLEN HELLER ARCHITECTURE agent(s) for HARVARD MALL PARTNERS request(s) the above action(s) for all or a portion of Lot(s) 6-10 & 16-21, Block(s) 1 **UNIVERSITY HEIGHTS ADDITION,** zoned SU-1,UC, located on HARVARD DR SE, between CENTRAL AVE SE and SILVER AVE SE containing approximately 2 acre(s). [REF: 06EPC-00777]**[Stephanie Shumsky, EPC Planner]***[Def.11/22/06,1/24/07,2/7/07]*(K15)**INDEFINITELY DEFERRED AT AGENT'S REQUEST.**

7. **Project # 1004874**
07DRB-00070 Minor-SiteDev Plan BldPermit/EPC

MASTERWORKS ARCHITECTS INC agent(s) for ANDERSON PROPERTIES LLC request(s) the above action(s) for all or a portion of Lot(s) 17-A, Block(s) 2, **MONKBRIDGE ADDITION,** zoned SU-1 FOR SALES OF BUILDING MATERIAL AND OUTSIDE STORAGE, located on CANDELARIA BLVD NW, between 2ND ST NW and 3RD ST NW containing approximately 1 acre(s). [REF: 06EPC00623, 06EPC00702, 06DRB01571] **[Maggie Gould, EPC Case Planner]** [Deferred from 1/31/07] (G-14) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN.**

8. **Project # 1004354**
07DRB-00033 Minor-SiteDev Plan Subd/EPC
07DRB-00034 Minor-SiteDev Plan BldPermit/EPC
07DRB-00032 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for KRANIA LLC request(s) the above action(s) for all or a portion of Lot(s) 27, Block(s) 9, Tract(s) O, ORIGINAL TOWNSITE OF WESTLAND (to be known as **KRANIA)** zoned SU-2 FOR IP, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 8 acre(s). **[Carmen Marrone for Petra Morris, EPC Case Planner]**. *[Deferred from 1/24/07 & 1/31/07]* (K-9) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF SITE PLAN. THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNNG FOR 3 COPIES OF SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/7/07 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/1/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project # 1004354**
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **MONAHITI SUBDIVISION**, ORIGINAL TOWNSITE OF WESTLAND**,** zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR A SIGNED NEIGHBORHOOD AGREEMENT ON STREET PAVING AND UTILITIES WITH THE OWNERS TO THE EAST AND TO PLANNING TO RECORD.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

10. **Project # 1003572**
07DRB-00090 Minor-Vacation of Private Easements

SURVEYS SOUTHWEST LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for all or a portion of Tract(s) A1-A-4, **PHASE 2, UNIT 2 JOURNAL CENTER,** zoned IP industrial park zone, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE RD NE containing approximately 14 acre(s). [REF: 07DRB00035] (D-16, D-17) **THE VACATION OF THE PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

07DRB-00035 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST, LTD agent(s) for ANGELO BRUNACINI request(s) the above action(s) for Tract(s) A-1, A-2, A-3 & A-4, **JOURNAL CENTER PHASE 2, UNIT 2,** zoned IP, located on NORTH DIVERSION CHANNEL NE, between SNAPROLL ST NE and RUTLEDGE ROAD NE containing approximately 14 acre(s). *[Indef deferred from 1/24/07]* (D-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

11. **Project # 1003469**
07DRB-00087 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for JEFFREY & LORRI M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A-1, P 1, **OAKLAND HEIGHTS,** zoned RD, located on OAKRIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 06DRB00882, 06DRB01668] (C-20) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CERTIFICATION OF THE PAD ELEVATION AND MAINTENANCE AND BENEFICIARIES OF 10-FOOT PEDESTRIAN EASEMENT AND PLANNING TO RECORD.**

12. **Project # 1004039**
07DRB-00091 Minor-Prelim&Final Plat Approval
07DRB-00092 Minor-Vacation of Private Easements

ISAACSON & ARFMAN agent(s) for RUTLEDGE INVESTMENT COMPANY INC. request(s) the above action(s) for all or a portion of Lot(s) 39 & 48, Tract(s) 5, **THE LEGENDS OF HIGH DESERT,** zoned SU-2/HD/C-1, located on ACADEMY RD NE, between CORTADERIA ST NE and IMPERATA ST NE containing approximately 1 acre(s). [REF: 06DRB-00606] (E-23) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SET BACK EXHIBIT AND PLANNING TO RECORD. THE VACATION OF PRIVATE EASEMENTS WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

13. **Project # 1004679**
07DRB-00071 Minor-Prelim&Final Plat Approval

SHAKEEL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 15B, ALVARADO GARDENS UNIT 2 (to be known as **CAMPBELL ESTATES**) zoned RA-2, W7 residential and agricultural zone, located on CAMPBELL RD NW, between RIO GRANDE BLVD NW and the RIO GRANDE RIVER containing approximately 2 acre(s). [REF: 06DRB00149] *[Deferred from 1/31/07 & 2/7/07]* (G-12) **DEFERRED AT THE AGENT'S REQUEST TO 2/14/07.**

14. **Project # 1004878**
07DRB-00041 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GEORGE METZGAR request(s) the above action(s) for all or a portion of Lot(s) 8-13, Block(s) A, **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 FOR MR, located on BETHEL DR SE, between TOPEKA ST SE and the railroad tracks, containing approximately 1 acre(s). [REF: 06DRB-00638] *[Deferred from 1/24/07 & 1/31/07]* (M-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR PLACEMENT OF SIDEWALK.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1005348**
07DRB-00093 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Tract(s) 9, UNIT 1, **LADERA BUSINESS PARK,** zoned SU-1 FOR LIGHT INDUSTRIAL, located on LA MORADA PL NW, between LADERA DR NW and UNSER BLVD NW containing approximately 7acre(s). (H-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 31, 2007. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR JANUARY 31, 2007 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:45 A.M.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 2**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

2/11/07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: FEBRUARY 7, 2007

Defer to 2/28/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 AGENDA#: 2 DATE: 2/7/07

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

Bohannan ▲ Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#2

SENT VIA FAX

February 7, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a 3 week deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a 3 week deferral of the following item associated with Project number DRB 1004075 (Item 2) on the February 7, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for February 28, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Correst\letters\DRB.DEFERRAL.vacations4.doc

5. **Project #1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Minor-Vacation of Private Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06 & 1/3/07 & 1/17/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 2/7/07.**

6. **Project # 1004526**
06DRB-01761 Major-Vacation of Pub Right-of-Way

INEZ AGUILAR request(s) the above action(s) for all or a portion of Tract(s) 400, **TOWN OF ATRISCO GRANT, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on 75TH ST SW, between SAN IGNACIO RD SW and AMOLE DEL NORTE SW containing approximately acre(s). [REF: 05DRB-01678] *[Deferred from 1/10/07]* (L-10) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: PROVIDE ADEQUATE RIGHT-OF-WAY FOR THE AMOLE DEL NORTE DRAINAGE FACILITY.**

7. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07 & 1/10/07 & 1/17/07]* (P-8) **DEFERRED TO 1/24/07.**

8. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06 & 11/1/06 & 11/29/06 & 12/13/06 & 1/10/07 & 1/17/07]* (P-9) **DEFERRED AT THE BOARD'S REQUEST TO 1/24/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)
NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

THERE ARE NO SITE DEVELOPMENT PLANS THIS WEEK . . .

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1004977**
06DRB-01066 Minor-Final Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for AIRPORT TECHNICAL CENTER LIMITED request(s) the above action(s) for all or a portion of Lot(s) 6B-2 & 8B (to be known as **TRACTS A, B, C, D & E, AIRPORT TECHNICAL CENTER**) zoned M-2 heavy manufacturing zone, located on UNIVERSTY BLVD SE, between SUNPORT BLVD SE and INTERSTATE 25 containing approximately 11 acre(s). [RE:06DRB00898, 06DRB00899] *[Indef deferred 8/2/06 for the SIA]* (N-15) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

10. **Project # 1001685**
07DRB-00020 Minor-Prelim&Final Plat Approval

SURV-TEK INC. agent(s) for SMITH'S FOOD & DRUG CENTERS, INC request(s) the above action(s) for TRACTS 1B-2, 1B-3 & 1B-5, PARADISE NORTH, (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 17, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 10:55 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project # 1001816** 06DRB-01794 Major-Vacation of Public Easements	JANE CARLTON request(s) the above action(s) for all or a portion of Lot(s) 12-A, **NEW MEXICO TOWN CO. ORIGINAL TOWNSITE,** zoned SU-2/HDA, located on TIJERAS AVE NW, between LOMAS NW and CENTRAL NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

2.	**Project # 1004240** 06DRB-01782 Major-Vacation of Public Easements	ADVANCED ENGINEERING & CONSULTING LLC agent(s) for VILLA LAS MANANITAS DEVELOPMENT LLC request(s) the above action(s) for Lot(s) 15-P2 & 16-P2, **VILLAS LAS MANANITAS SUBDIVISION,** zoned R-1 residential zone, located on WILDER LN NW, between MEADOW VIEW DR NW and RIO GRANDE BLVD NW containing approximately 1 acre(s). [REF: 06DRB-01042, 06DRB01524] (H-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**
3.	**Project # 1005182** 06DRB-01784 Major-Preliminary Plat Approval	WILSON AND CO. agent(s) for LA CUENTISTA II, LLC request(s) the above action(s) for all or a portion of Tract(s) C, correction plat of the bulk land plat of La Cuentista Subdivision (to be known as **LA CUENTISTA SUBDIVISION, UNIT 2**) zoned SU-2/SRSL, located on ROSA PARKS RD NW, between ALOE RD NW and KIMMICK DR NW containing approximately 36 acre(s). [REF: 06DRB-01428] *[Deferred from 1/17/07]* (C-10/C-11) **DEFERRED AT THE AGENT'S REQUEST TO 1/24/07.**
4.	**Project # 1003572** 06DRB-01626 Minor-SiteDev Plan BldPermit	CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06*] (D-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES AND FOR APPROVAL OF THE REPLAT.**

IP USES, located on GOLF COURSE BLVD NW, between BANDELIER DR NW and GOLF COURSE RD NW containing approximately 7 acre(s). [RE:05DRB01894,06DRB00405,06DRB00736](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK EASEMENTS AND PLANNING TO RECORD.**

11. **Project # 1004178**
07DRB-00018 Minor-Prelim&Final Plat Approval

WAYJOHN SURVEYING INC agent(s) for NEW MEXICO ONE CALL INC request(s) the above action(s) for all or a portion of Tract(s) G, Block(s) 27, **MESA VILLAGE,** zoned O-1 office and institution zone, located on EUBANK BLVD NE, between WALKER DR NE and LOMAS BLVD NE containing approximately 2 acre(s). [REF: 05DRB-01013] (J-20) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO DECIDE IF CROSS ACCESS EASEMENTS ARE REQUIRED AND PLANNING TO RECORD.**

12. **Project # 1004632**
07DRB-00007 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for AMBERLEY PYLES, PORCHSONG RESTORATIONS LLC request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 10, **EASTERN ADDITION,** zoned SU-2 FOR MR, located on ARNO ST SE, between CROMWELL ST SE and PACIFIC AVE SE containing approximately 1 acre(s). [REF: 06DRB-00252] (K-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NEW WATER AND SEWER SERVICE AND TO PLANNING FOR VARIANCE APPROVALS.**

13. **Project # 1004974**
07DRB-00024 Minor-Final Plat Approval

TIERRA WEST LLC agent(s) for SAN PEDRO EQUITIES LTD CO request(s) the above action(s) for all or a portion of Lot(s) 1-3, 30-32, Block(s) 34, Tract(s) A, NORTH ALBUQUERQUE ACRES, (to be known as **PASEO NUEVO**) zoned SU-2 FOR IP, located on SAN PEDRO DR NE, between HOLLY AVE NE and CARMEL AVE NE containing approximately 5 acre(s). [REF: 06DRB-01117] (C-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

14. **Project # 1005258**
07DRB-00023 Minor-Prelim&Final Plat Approval

ANGELA BLAIR agent(s) for CHRISTOPHER & JEANETTE CHAVEZ request(s) the above action(s) for all or a portion of Tract(s) A, Map 37, MARTINEZTOWN (to be known as **LANDS OF CHRIS CHAVEZ**) zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATION ALONG EDITH AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

15. **Project # 1005316**
07DRB-00008 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST LTD agent(s) for CARMEN PRECIADO request(s) the above action(s) for Lot(s) 5, Block(s) 2, **GARCIA ADDITION** and Lot(s) 10, Block(s) 2, **MARIPOSA ADDITION**, zoned SU-2 MR, located on GALINA ST SE, between SMITH AVE SE and KATHRYN AVE SE containing approximately 1 acre(s). (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

16. Approval of the Development Review Board Minutes for January 3 and January 10, 2007.
THE DRB MINUTES FOR JANUARY 3 AND JANUARY 10, 2007 WERE APPROVED BY THE BOARD.

ADJOURNED: 10:55 A.M.

9. **Project # 1004075**
06DRB-01537 Major-Va tion of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUS N INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06 & 1/3/07].* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

10. **Project # 1004801**
06DRB-01748 Minor-SiteDev Plan Subd/EPC
06DRB-01747 Minor-Prelim&Final Plat Approval

TIERRA WEST LLC agent(s) for FRATERNAL ORDER OF POLICE, ALBUQUERQUE LODGE 1 request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, **FRATERNAL ORDER OF POLICE ADDITION,** zoned IP, located on JEFFERSON ST NE, between the BEAR ARROYO and **OSUNA NE** containing approximately 10 acre(s). [REF: 06EPC-01443, 06EPC-01441] *[Deferred from 12/20/06]* **[Stephanie Shumsky, EPC Case Planner]** (E-17) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING CALCS AND PLANNING FOR 3 COPIES. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/3/07 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. Project # 1004354
06DRB-01426 Minor- Final Plat Approval

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26, Block(s) 9, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2 for C-2, IP uses, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 05DRB-01229, 05EPC-01234] *[Final Plat Indef Deferred on 10/11/06 for SIA & deferred on 1/3/07 for agreement]* (K-9) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

12. Project # 1005228
06DRB-01767 Minor-Prelim&Final Plat Approval

EDWIN G CHAVEZ agent(s) for MARIA F. T. LOPEZ & MARY FRANCIS MCDONALD request(s) the above action(s) for TRACTS 34-A, 34-B, 34-C & 34-D (to be known as **LANDS OF FRANCES AND THERESA**) zoned RA-2, located on SAN ISIDRO DR NW, between CANDELARIA RD NW and DON JUAN CT NW containing approximately 1 acre(s). (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO CHECK FOR OPENING OF 2 NEW ACCOUNTS AND CONSTRUCTION OF 2 ADDITIONAL WATER/SEWER SERVICE CONNECTIONS AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

13. Project # 1003778
06DRB-01744 Minor-Final Plat Approval

SHAKEEL RIZVI agent(s) for CLEARBROOK INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 2, **SHAHEEN NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between WYOMING BLVD NE and LOUISIANA BLVD NE containing approximately 2 acre(s). *[Deferred from 12/20/06]* (C-19) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

January 3, 2007 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:20 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1000614**
   06DRB-01670 Major-Vacation of Pub Right-of-Way

   TIERRA WEST LLC agent(s) for LA CUEVA OESTE HOMEOWNER'S ASSOCIATION request(s) the above action(s) for **LA CUEVA OESTE UNIT 4,** zoned R-D residential and related uses zone, developing area, located on HOLLY AVE NE, between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF: 05DRB-00982] *[Deferred from 1/3/07]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 1/31/07.**

2. Project # 1000572

06DRB-01714 Major – Bu .and Variance Approval
06DRB-01715 Minor-Prelim&Final Plat Approval

ISAACSON & ARFI PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES (to be known as **TRACTS A & B, THE PRESIDIO**), zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 43 acre(s). [REF: 06DRB-01193, 06DRB-01038, 06DRB-01040, 06DRB-01041, 06DRB-01535, 06DRB-01538] (K-21) **THE BULK LAND VARIANCE WAS APPROVED. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

06DRB-01783 Minor-Amnd SiteDev Plan Subd/EPC

CONSENSUS PLANNING agent(s) for CENTEX HOMES, T WATERMAN request(s) the above action(s) for LOTS 1B, 2, 3, & 6, LENKURT PROPERTIES, (to be known as **THE PRESIDIO**) zoned SU-1 FOR PRD & 1P, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 3 acre(s). [REF: 06DRB-01715] [Catalina Lehner, EPC Case Planner] (K-21) **THE AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

06DRB-01778 Minor-Amnd Prelim Plat Approval
06DRB-01779 Minor-Sidewalk Waiver
06DRB-01781 Minor-Temp Defer SDWK

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for LOTS 1B, 2, 3, 5A, 6, 7 & 8, THE LENKURT PROPERTIES, (to be known as bulk land plat of **TRACTS A & B, THE PRESIDIO**) zoned SU-1 FOR PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 24 acre(s). [REF: 06DRB-01714, 06DRB-01715] (K-21) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE AMENDED INFRASTRUCTURE LIST DATED 1/3/07 AND THE AMENDED GRADING PLAN ENGINEER STAMP DATED 11/13/06 WAS APPROVED. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALK WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. **Project # 1003469**
06DRB-01668 Major-Va[illegible]n of Public Easements

TERRAMETRICS NEW MEXICO agent(s) for JEFFREY A. & LOI[illegible] M. ZUMWALT request(s) the above action(s) for all or a portion of Lot(s) 7-A1 P1, **OAKLAND HEIGHTS,** zoned RD (3DU/AC) located on OAK RIDGE COURT NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). [REF: 04DRB-00891, 06DRB-00882] (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1005271**
06DRB-01683 Major-Vacation of Public Easements

WALDO GRIEGO request(s) the above action(s) for all or a portion of Lot(s) 31, **WEAKS ADDITION,** zoned R-1, located on 47TH ST NW, between CENTRAL AVE NW and GLENDALE AVE NW. (K-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

5. **Project # 1005273**
06DRB-01692 Major-Vacation of Pub Right-of-Way

SURVEYS SOUTHWEST LTD agent(s) for MELLOY BROS ENTERPRISES INC request(s) the above action(s) for all or a portion of Block(s) 2, **PARIS ADDITION** & Block(s) 4, **ROMERO ADDITION,** zoned C-2, located on KINLEY AVE NW, between 5TH ST NW and 4TH ST NW containing approximately 1 acre(s). *[Deferred from 1/3/07]* (J-14) **DEFERRED AT THE AGENT'S REQUEST TO 2/21/07.**

6. **Project # 1005283**
06DRB-01716 Major-Vac n of Public Easements

PRECISION SUR 'S INC agent(s) for JOURNAL CENTER CORPOF ION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B-1, **JOURNAL CENTER,** zoned IP industrial park zone, located on JEFFERSON ST NE, between HEADLINE BLVD NE and JOURNAL CENTER BLVD NE containing approximately 7 acre(s). (D-17) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

7. **Project # 1003673**
06DRB-01660 Major-Vacation of Public Easements

MOCK ASSOCIATES INC request(s) the above action(s) for all or a portion of Lot(s) 6P1, **OAKLAND SOUTH SUBDIVISION, UNIT 3,** zoned R-D residential and related uses zone, developing area, located on OAKLAND AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *[Deferred from 12/20/06]* [REF: 05DRB-01212] *[Deferred from 12/20/06]* (C-20) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06 & 12/20/06] [Deferred from 1/3/07]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 1/10/07.**

14. Project # 1005189
06DRB-01772 Minor-Prelim&Final Plat Approval

SURVEYS SOU[illegible]/EST, LTD agent(s) for GERARD SULLIVAN request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 45, **PEREA ADDITION,** zoned SU-1/SU-2 FOR 0-1 FOR FOUND HOUSE AND RELIGIOUS ACT, located on MOUNTAIN RD NW, between 14TH ST NW and 13TH ST NW containing approximately 1 acre(s). [REF: Z-89-100] (J-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC CONDITION ON SITE PLAN.**

15. Project # 1005247
06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). *[Indef deferred from11/15/06 & Indef deferred 1/3/07]* (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

16. Project # 1003257
06DRB-01720 Minor-Subd Design (DPM) Variance

MARK GOODWIN & ASSOCIATES, PA agent(s) for SALTILLO, LLC request(s) the above action(s) for **SALTILLO, UNIT 2,** zoned R-1, located on BLACK ARROYO RD NW, between MCMAHON BLVD NW and CALABACILLAS ARROYO containing approximately 172 acre(s). *[Deferred from 12/20/06]* (A-10) **A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

NO ACTION IS TAKEN ON THE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

17. Project # 1003094
06DRB-01787 Minor-Sketch Plat or Plan

TREVESTON ELLIOTT WORKSHOP ARCHITECTS agent(s) for S G PROPERTIES, ROMERO-ROSE request(s) the above action(s) for all or a portion of Lot(s) 1-24, Block(s) 30, **NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE**, zoned SU-3 special center zone, located on 2ND ST SW, between SILVER AVE SW and LEAD AVE SW containing approximately 2 acre(s). [REF: 03DRB-01997] (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

18. Project # 1005185
06DRB-01786 Minor-Sketch Plat or Plan

HARRIS SURVEYING INC agent(s) for W INVESTMENTS request(s) the above action(s) for PARCEL 2-A-1, LAND OF EDMUND I RADY (to be known as **CIELO VISTA**) zoned C-2 community commercial zone, located on MONTGOMERY BLVD NE, between TRAMWAY BLVD NE and BERMUDA RD NE containing approximately 3 acre(s). (F-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005312
06DRB-01771 Minor-Sketch Plat or Plan

PATRICK SERDO request(s) the above action(s) for all or a portion of Lot(s) 1, Block(s) 54, **FOUR HILLS 17TH INSTALLMENT,** zoned R-1, located on WAGON TRAIN DR SE, between CASTELLANO SE and CATRON SE containing approximately 1 acre(s). [Deferred from 1/3/07] (M-23) **DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.**

20. **Project # 1005302**
06DRB-01742 Minor-Sketch Plat or Plan

SURVEYS SOUTHV T LTD agent(s) for WILLIAM W DORN SR. request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) 26, **EASTERN ADDITION,** zoned SU-2 LCR, located on LEWIS AVE SE, between EDITH ST SE and WALTER ST SE containing approximately 1 acre(s). *[Deferred from 12/20/06]* (L-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. **Project # 1005236**
06DRB-01690 Minor-Sketch Plat or Plan

NANCI STAHLMAN request(s) the above action(s) for Lot(s) H & I OF PLAT TRACT A-D & F-K and Lot(s) 5-A, 6-A, 19-A & 20-A, **LA CUESTA SUBDIVISION,** zoned RT, located on JUAN TABO BLVD NE, between INTERSTATE 40 FRWY and PAISANO NE containing approximately 3 acre(s). *[Deferred from 12/20/06]* (K-22) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. Approval of the Development Review Board Minutes for December 20, 2006. **THE DRB MINUTES FOR DECEMBER 20, 2006 WERE APPROVED.**

ADJOURNED: 11:20 A.M.

Dept 1/7/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 AGENDA#: 9 DATE: 1-3-07

1. Name: _____ Address: _____ Zip: _____

2. Name: _____ Address: _____ Zip: _____

3. Name: _____ Address: _____ Zip: _____

4. Name: _____ Address: _____ Zip: _____

5. Name: _____ Address: _____ Zip: _____

6. Name: _____ Address: _____ Zip: _____

7. Name: _____ Address: _____ Zip: _____

8. Name: _____ Address: _____ Zip: _____

9. Name: _____ Address: _____ Zip: _____

10. Name: _____ Address: _____ Zip: _____

11. Name: _____ Address: _____ Zip: _____

12. Name: _____ Address: _____ Zip: _____

13. Name: _____ Address: _____ Zip: _____

14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 9**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1-17-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 3, 2007

5. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06 & 12/13/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 1/3/07.**

6. **Project # 1002739**
06DRB-01621 Major-Vacation of Public Easements
06DRB-01622 Major-Vacation of Pub Right-of-Way
06DRB-01623 Minor-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for **ANDERSON HEIGHTS, UNIT 5A,** zoned RD/RLT, located on 118TH ST SW, between DENNIS CHAVES BLVD SW and COLOBEL AVE SW containing approximately 41 acre(s). [REF: 06DRB-01431] *[Deferred from 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

06DRB-01635 Minor-Amnd Prelim Plat Approval
06DRB-01636 Minor-Sidewalk Waiver
06DRB-01637 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES PA agent(s) for KB HOME NEW MEXICO INC request(s) the above action(s) for PARCELS 7 & 8A, **ANDERSON HEIGHTS, UNIT 5,** zoned RD, R-LT, located on 118TH ST SW, between DENNIS CHAVEZ BLVD SW and COLOBEL AVE SW containing approximately 69 acre(s). [REF: 05DRB-01832, 05DRB-01834, 05DRB-01835] *[Deferred from 11/29/06 & 12/6/06 & 12/13/06]* (P-8) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

7. **Project # 1004428**
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 &*

10/18/06 & 11/1/06 & 11/29/06 & 12/13/06] (P-9)
DEFERRED AT THE AGENT'S REQUEST TO 1/10/07.

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

8. Project # 1003272
06DRB-01682 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for AMERI CONTRACTORS LLC request(s) the above action(s) for all or a portion of Lot(s) 2-A-1-B-2-B-2, **ALBUQUERQUE WEST, UNIT 2,** zoned SU-1 FOR PDA, C-3, R-2, located on HIGH ASSETS WAY NW, between ALL SAINTS RD NW and PASEO DEL NORTE NW containing approximately 1 acre(s). [REF: 06DRB-00941] *[Deferred from 12/13/06]* (C-13) **DEFERRED AT THE AGENT'S REQUEST TO 12/20/06.**

9. Project # 1005247
06DRB-01686 Minor-SiteDev Plan Subd

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K KAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-2 FOR M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). [REF: 06DDRB-01605] (C-18) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR PARKING SPACES PER LOT AND PLANNING FOR SITE PLAN FOR SUBDIVISION CHECK LIST, MAXIUMUM BUILDING HEIGHT AND SETBACKS AND FAR, PLAT APPROVAL AND 3 COPIES OF THE SITE PLAN.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

December 13, 2006, 9:00 a.m.
MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:15 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project # 1005255** 06DRB-01629 Major-Vacation of Pub Right-of-Way	DAC ENTERPRISES INC agent(s) for J C PETERSON & JAMES A PETERSON request(s) the above action(s) for Lot(s) A-1 of Block(s) 15 & Lot(s) C-1 of Block(s) 10, **VISTA LARGA ADDITION,** located on HARVARD DR NE, between HANNETT AVE NE and STANFORD NE. (J-16) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH A CONDITION OF FINAL PLAT: UNM MUST CONCUR WITH THE VACATION REQUEST PRIOR TO FINAL PLAT APPROVAL.**

2. **Project # 1005257**
06DRB-01638 Major-SiteDev Plan BldPermit

DESIGN 2 FUNCTION LLC agent(s) for EEEC, LLC request(s) the above action(s) for all or a portion of Lot(s) 3A1C, Block(s) A, **INTERSTATE INDUSTRIAL TRACT, UNIT 2,** zoned IP industrial park zone, located on GULTON CT NE, between OSUNA RD NE and NORTH DIVERSION CHANNEL containing approximately 1 acre(s). (E-17) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

3. **Project # 1003572**
06DRB-01626 Minor-SiteDev Plan BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for BRUNACINI DEVELOPMENT LTD CO., request(s) the above action(s) for Tract(s) A-4, Block(s) 0000, Unit 2, **JOURNAL CENTER, PHASE 2,** zoned IP, located between RUTLEDGE RD NE and SNAPROLL NE containing approximately 3 acre(s). *[Deferred from 12/13/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 1/17/07.**

07

4. **Project # 1003364**
06DRB-01639 Major-Vacation of Public Easements

GARCIA/KRAEMER & ASSOCIATES agent(s) for PR INVESTMENTS LLC request(s) the above action(s) for all or a portion of Lot(s) 1-A-1-A-1, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES UNIT 3,** zoned SU-2 FOR MIXED USE, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 1 acre(s). [REF: 05DRB-01210] (C-19) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH THE CONDITION OF FINAL PLAT: THE EXISTING WATER LINE SHALL BE RELOCATED AND IN SERVICE PRIOR TO FINAL PLAT APPROVAL.**

10. **Project # 1005130**
06DRB-01687 Minor-SiteDev Plan BldPermit/EPC

JLS ARCHITECTS agent(s) for NEW COVENANT CHURCH OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 7A & 25, Block(s) 10, Tract(s) 2, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned SU-2 MIXED USE, located on HOLLY AVE NE between WYOMING BLVD NE and LOUISIANA NE containing approximately 3 acre(s). [REF: Z-99-29, DRB-96-19] **[Petra Morris, EPC Case Planner]** *[Deferred from 12/13/06]* (C-19) **DEFERRED AT THE BOARD'S REQUEST TO 12/20/06.**

11. **Project # 1004976**
06DRB-01548 Minor-SiteDev Plan Subd/EPC
06DRB-01549 Minor-SiteDev Plan BldPermit/EPC

H BARKER ARCHITECTS agent(s) for CALABACILLAS GROUP request(s) the above action(s) for all or a portion of Lot(s) A-1, B-1, C-1 & C-2, **BLACK ARROYO DAM,** zoned C-2, located on GOLF COURSE RD NW, between BENTON AVE NW and WESTSIDE BLVD NW containing approximately 12 acre(s). [REF: 06EPC-00424, 06EPC-00425] **[Catalina Lehner, EPC Case Planner]** [*Deferred from 11/1/06 & Indef deferred 11/8/06 & Indef deferred 12/13/06]* (A-12) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. **Project # 1001999**
06DRB-01689 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING AND CONSULTING, LLC agent(s) for MIGUEL MELENDEZ request(s) the above action(s) for LOTS 13-A-1, 13-A-2 & 13-A-3, **RAYNOLD'S ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

13. Project # 1003441
06DRB-01684 Minor-Prelim&Final Plat Approval

JACK'S HIGH COUNTRY INC agent(s) for KEITH LEE LLC request(s) the above action(s) for all or a portion of Lot(s) 15 - 18, **NICHOLS AND BOWDEN ADDITION,** zoned SU-2/RC, located on LOMAS BLVD NW, between KELEHER AVE NW and 8TH ST NW containing approximately 1 acre(s). (J-14) **PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. Project # 1005267
06DRB-01673 Minor-Prelim&Final Plat Approval

LLOYD GOLDRICK AIA agent(s) for WILLIAM A SEGO request(s) the above action(s) for all or a portion of Block(s) G, Tract(s) 3-A CASHWAY BUILDING MATERIALS INC. (to be known as **ALLWOODS SUBDIVISION**) zoned C-3 heavy commercial zone, located on HARDWARE DR NE, between MCLEOD RD NE and LUMBER NE containing approximately 3 acre(s). (C-3) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR 16-INCH WELL COLLECTOR LOCATION AND PLANNING FOR AGIS DXF FILE AND TO RECORD THE PLAT.**

15. Project # 1003757
06DRB-01522 Minor- Final Plat Approval

ISAACSON & ARFMAN PA agent(s) for CREAMLAND LLC request(s) the above action(s) for Lot(s) 1-12, Block(s) 4, FRANCISCAN ADDITION and Lot(s) 1-7, Block(s) 2, ALVARADO ADDITION and Lot(s) 1-7, Block(s) 7, ALVARADO ADDITION and VACATED HAINES AVE RIGHT-OF-WAY (to be known as **TRACT A, LANDS OF CREAMLAND LLC**) zoned M-1 light manufacturing zone, located on MCKNIGHT AVE NW, between 2ND ST NW and 3RD ST NW containing approximately 3 acre(s). [REF: 04DRB-01688] *[Final Plat Indef deferred for SIA 10/25/06]* (H-14) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1003551**
06DRB-01665 Minor-Prelim&Final Plat Approval

HARRIS SURVEYING INC., agent(s) for NAYLOR REALTY, request(s) the above action(s) for all or a portion of Lot(s) 1-13, **LA CUEVA ESTATES**, zoned RD, located on Glendale Ave NE between Barstow Ave NE and Wyoming Blvd NE, containing approximately 4 acre(s). [REF: 05DRB-01183] *[Deferred from 12/6/06]* (B-19) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO CHECK FOR REMOVAL OF BOX WITH PURPOSE OF PLAT FROM THE TOP OF MYLAR AND TO RECORD THE PLAT.**

17. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION,** zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06 & 11/22/06 & 11/29/06 & 12/6/06]* (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/13/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 12/4/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1005270**
06DRB-01679 Minor-Sketch Plat or Plan

CLAUDIO VIGIL ARCHITECTS request(s) the above action(s) for all or a portion of Lot(s) 9,10,23 & 24, **NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B,** zoned IP, located on BALLOON FIESTA PARKWAY NE, between PAN AMERICAN FREEWAY NE and SAN MATEO BLVD NE containing approximately 5 acre(s). (B-18) **INDEFINITELY DEFERRED ON A NO SHOW.**

19.	**Project # 1005257** 06DRB-01688 Minor-Sketch Plat or Plan	ARIF AMERIHI request(s) the above action(s) for all or a portion of Block(s) 5, Tract(s) 242C, **MAYO ROSS ADDITION,** zoned SU-2/NCR, located on EDITH BLVD NE, between LOMAS BLVD NE and MOUNTAIN RD NE containing approximately 1 acre(s). (J-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Approval of the Development Review Board Minutes for December 6, 2006. **THE DRB MINUTES FOR DECEMBER 6, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:15 A.M.

defer 1-3-07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 AGENDA#: 5 DATE: ~~12/13/06~~ 01/03/07 DEFER @AR

1. Name: _____ Address: _____ Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation request.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 1-3-07

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: DECEMBER 13, 2006

5. **Project # 1002017**
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. *[Deferred from 11/15/06]* (B-17) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

6. **Project # 1004075**
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] *[Deferred from 11/15/06]* (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16) **DEFERRED AT THE AGENT'S REQUEST TO 12/13/06.**

7. **Project # 1004354**
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

8. **Project # 1004851**
06DRB-01452 Major-Preliminary Plat Approval

JEFF MORTENSEN & ASSOCIATES agent(s) for THE SAWMILL DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) 2, LANDS OF MCCLAIN and Tract(s) A-3, LANDS OF AND WILLIAM ANDREW MCCORD (to be known as **ANTIGUA TRAVESIA**, zoned S-M1, located on ZEARING AVE NW, between RIO GRANDE BLVD NW and 19TH ST NW containing approximately 3 acre(s). [REF: 06DRB-00556, 06DRB-01095] *[Deferred from 11/1/06 & 11/8/06]* (H-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 11/15/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 10/27/06 THE PRELIMINARY PLAT WAS APPROVED WITH A CONDITION OF FINAL PLAT: DEVELOPER MUST INCLUDE ON THE RESIDENTIAL SUBDIVISION FINAL PLAT THIS STATEMENT: "THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT (INSERT RECORDING INFORMATION HERE)."**

9. **Project # 1005191**
06DRB-01454 Major-Preliminary Plat Approval
06DRB-01455 Major-Vacation of Pub Right-of-Way
06DRB-01456 Minor-Sidewalk Variance
06DRB-01457 Minor-Temp Defer SDWK

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 13-20, Tract(s) A, Block(s) 29, NORTH ALBUQUERQUE ACRES, UNIT B (to be known as **SEVANO PLACE SUBDIVISION**) zoned R-D, located on LOUISIANA NE, between ALAMEDA NE and SIGNAL NE containing approximately 7 acre(s). *[Deferred from 11/1/06 & 11/8/06 & 11/15/06]* (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

November 15, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer
Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

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NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 12:25 P.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1.	**Project # 1000296** 06DRB-01536 Major-Vacation of Public Easements	BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] *[Deferred from 11/15/06]* (G-11) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

2. **Project # 1000572**
06DRB-01535 Major-Vacation of Public Easements
06DRB-01538 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21) **VACATION WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

3. **Project # 1005137**
06DRB-01533 Major-Vacation of Pub Right-of-Way
06DRB-01534 Major-Vacation of Public Easements

FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1001999**
06DRB-01528 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13) **WITH THE CHANGE TO THE VACATION EXHIBIT THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

10. Project # 1004989
06DRB-01411 Major-Preliminary Plat Approval
06DRB-01412 Major-Vacation of Public Easements
06DRB-01413 Minor-Subd Design (DPM) Variance
06DRB-01414 Minor-Sidewalk Waiver
06DRB-01415 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for MESA VERDE DEVELOPMENT CO request(s) the above action(s) for all or a portion of Tract(s) A, UNIT 2, WILDERNESS @ HIGH DESERT (to be known as **WILDERNESS CANON @ HIGH DESERT**) zoned SU-2, HD/R-R, located on HIGH DESERT PL NE, between TRAILHEAD RD NE and EMBUDITO VIEW CT NE containing approximately 4 acre(s). [REF: 06DRB-00933, 04DRB-00713, 04DRB-01723] [*Deferred from 10/25/06 & 11/8/06 & 11/15/06]* (F-23) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

11. Project # 1004167
06DRB-01611 Minor-SiteDev Plan BldPermit/EPC

CONSENSUS PLANNING agent(s) for LA ORILLA GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 10-B-1, **BOSQUE PLAZA,** zoned C-1 (SC) located on COORS BLVD NW, between LA ORILLA RD NW and BOSQUE PLAZA LANE NW containing approximately 1 acre(s). [REF: 06EPC-00066] **[Catalina Lehner, EPC Case Planner]** [Heard under Project #1004647 which is incorrect] (D-12 & E-12) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

12. Project # 1005247
06DRB-01605 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for GILBERT LOVATO, K-RAM INC request(s) the above action(s) for all or a portion of Lot(s) 30, Block(s) 10, Tract(s) A, **NORTH ALBUQUERQUE ACRES, UNIT B,** zoned SU-1 & M-1, located on OAKLAND AVE NE, between SAN MATEO BLVD NE and EAGLE AVE NE containing approximately 1 acre(s). (C-18) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13.	**Project # 1004943** 06DRB-01547 Minor-Final Plat Approval	SURVEYS SOUTHWEST LTD agent(s) for JULIE GUITERREZ request(s) the above action(s) for all or a portion of Tract(s) D, VILLAGE CENTER NORTH (to be known as **PINNACLE PEAK TOWNHOMES)** zoned SU-1 for mixed use, located on PINNACLE PEAK NW, between MCMAHON BLVD NW and UNSER BLVD NW containing approximately 2 acre(s). [REF: 06DRB-01164, 06DRB-01165, 06DRB-01167] *[Deferred from 11/1/06 & 11/8/06]* (A-11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, APS LANGUAGE AND TO RECORD.**
14.	**Project # 1004918** 06DRB-01612 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4-A-1, 4-A-2 & 4-A-3, **MESA DEL SOL, BUILDINGS 2 & 3,** zoned SU-2 Planned Community, located on I-25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,287 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17 & T-16) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT DELEGATED TO TRANSPORTATION DEVELOPMENT FOR ENCROACHMENT AGREEMENT, PROOF OF RECORDED EASEMENTS & REMOVAL OF VACATION LANGUAGE AND TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**
15.	**Project # 1005090** 06DRB-01606 Minor-Prelim&Final Plat Approval 06DRB-01607 Minor-Sidewalk Waiver	JAMES TORRES agent(s) for MAURO TORRES & EVANGELINA TORRES request(s) the above action(s) for all or a portion of Lot(s) 130B-1, 130B-2, 130C-1, 130C-2, M.R.G.C.D. Map #31, Tract(s) 130 (to be known as **LANDS OF MAURO TORRES**) zoned RA-2, located on TEODORO RD NW, between RIO GRANDE BLVD NW and DURANES LATERAL containing approximately 1 acre(s). [REF: 06DRB-01212] *[Deferred from 11/15/06]* (F-13) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

16. **Project # 1005250**
06DRB-01613 Minor-Prelim&Final Plat Approval

JOSE RODRIGUEZ request(s) the above action(s) for all or a portion of Lot(s) A, B & C, Block T-1, **CARLOS REY SUBDIVISION,** zoned R-2 residential zone, located on CHURCHILL RD SW, between COORS BLVD SW and BATAAN DR SW containing approximately 1 acre(s). *[Deferred from 11/15/06]* (K-10) **DEFERRED AT THE AGENT'S REQUEST TO 11/22/06.**

17. **Project # 1005226**
06DRB-01543 Minor-Prelim&Final Plat Approval

ROSS HOWARD COMPANY agent(s) for ESTELLE BEATY-VAHN request(s) the above action(s) for all or a portion of Lot(s) 1-3 and vacated Garcia Street, Block(s) 42, **SKYLINE HEIGHTS SUBDIVISION,** zoned C-3 & M-1, located on ACOMA ST SE, between ALTEZ ST SE and CONCHAS ST SE containing approximately 1 acre(s). *[Indef deferred on a no show on 11/1/06 & 11/15/06]* (L-20) **INDEFINITELY DEFERRED ON A NO SHOW.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

18. **Project # 1004820**
06DRB-01573 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for AQUATIC CONSULTANTS request(s) the above action(s) for all or a portion of Tract(s) D-1-B, **ADOBE WELLS SUBDIVISION,** zoned C-2, located on EAGLE RANCH NW, between IRVING NW and WESTSIDE DR NW containing approximately 4 acre(s). (B-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Project # 1005094
06DRB-01574 Minor-Sketch Plat or Plan

EASTERLING CONSULTANTS LLC agent(s) for J. K. DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) A, **GRANDE HEIGHTS SUBDIVISION,** zoned R-1, located on VISTA GRANDE DR NW, between SEQUOIA RD NW and REDLANDS RD NW containing approximately 1 acre(s). (G-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

20. Project # 1005073
06DRB-01614 Minor-Sketch Plat or Plan

MOD HAB LLC request(s) the above action(s) for all or a portion of Lot(s) 1, 2 & 3, Block(s) 11, **ROSEMONT ADDITION,** zoned S-R, located on 12TH ST NW, between ROSEMONT NW and ARIAS NW containing approximately 1 acre(s). [REF: 06DRB-01170] (J-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

21. Approval of the Development Review Board Minutes for November 8, 2006. **APPROVAL OF DRB MINUTES WAS DEFERRED.**

ADJOURNED: 12:25 P.M.

INTERA Incorporated
6000 Uptown Boulevard NE
Suite 100
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: November 13, 2006

TO: Sheran Matson, Planning Department – Design Review Board

COPY: Rhonda Methvin, Environmental Health Department
Kevin Curran, Legal Department
James Topmiller, Bohannan Huston Inc.

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No: 1004075, 06DRB-01537 Major-Vacation of Pub Right-of-Way, 06DRB-01539 Major-Vacation of Public Easements, **Mesa Del Sol**, Tracts 4A, 4B, 4C, and 1 through 15, Located on Interstate 25 between Broadway Blvd. SW and Los Picaros Rd. SW, containing approximately 2,294 acres (DRB Agenda for November 15, 2006)

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (South Broadway Landfill). The developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division.

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 **AGENDA#:** 6 **DATE:** 11.15.06

1. **Name:** Agent **Address:** BHI **Zip:** _____
2. **Name:** Agent **Address:** BHI **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 6**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: 12-13-06

APPROVED ___; DENIED ___; DEFERRED X; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: NOVEMBER 15, 2006

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16)

AMAFCA	No adverse comments.
COG	No adverse comments.
Transit	No comments received.
Zoning Enforcement	No adverse comments.
Neighborhood Coordination	Letters sent to Mountain View NA (R).
APS	APS continues to work with Forest City Covington to address near-term and long-term school needs for Mesa del Sol
Police Department	No crime prevention or CPTED comments at this time.
Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.

City Engineer The Hydrology section has no objection to the vacation request.

Transportation Development

Has the plat been filed that grants the remainder of Solar Mesa Avenue? No objection to the other vacation request.

Parks & Recreation Defer to Transportation and Utilities.

Utilities Development

No objection to Vacation requests. Vacation of Air Force easement should have Air Force approval.

Planning Department

The Air Force should sign a statement that they have not used the 33 foot right of way easement granted to the Air Force in November 1975 through a document titled "Permit for Right of Way Easement" for at least a year per the language in the permit and they have no objection to the vacation. This requirement is per the advice of the Assistant City Attorney.

Once this is done, Planning has no objection to the requested vacation actions.

If the vacations are approved, applicant has one year to file a plat completing the vacation action or the vacation approval expires.

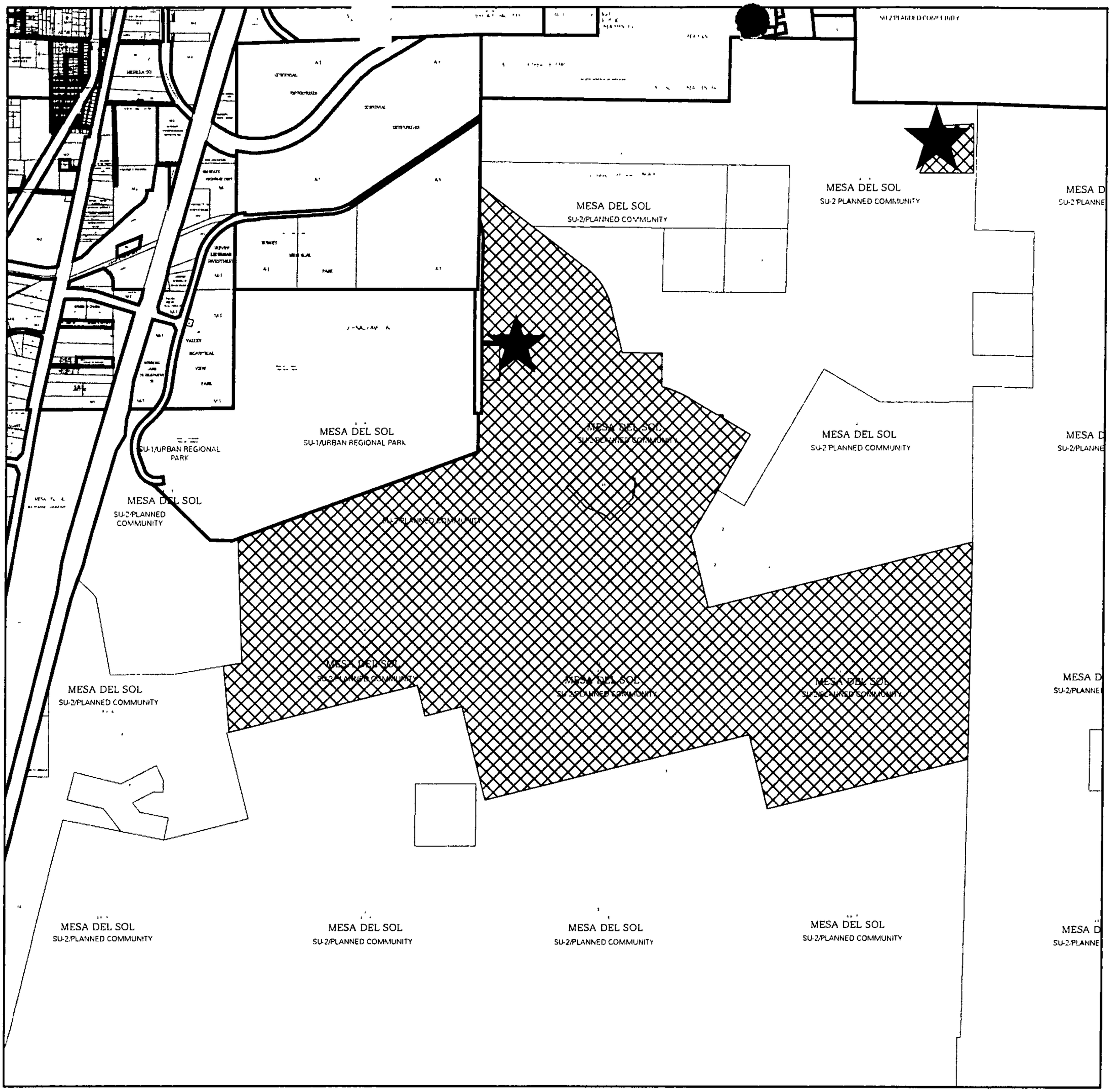
Impact Fee Administrator

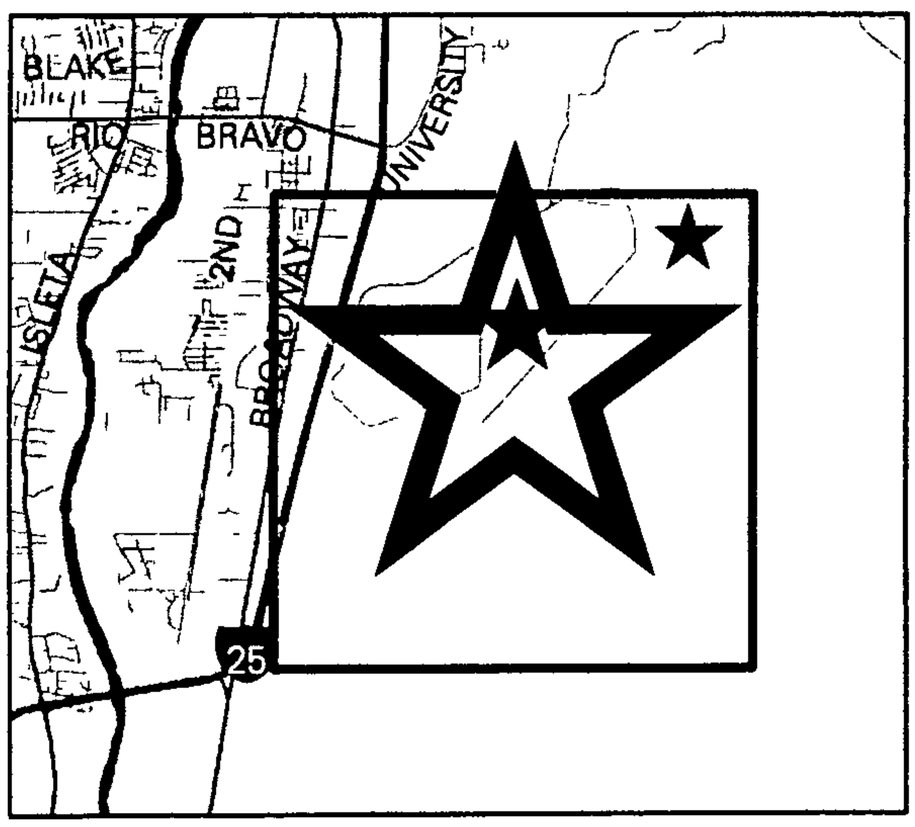
No comment on proposed vacation of public easement.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc:Mesa Del Sol LLC, 801 University Blvd, Suite 200, 87106

Bohannan Huston Inc., 7500 Jefferson NE, 87109





ZONING MAP

Note: Grey shading indicates County.

1 inch equals 3,000 feet

Project Number:
1004075
Hearing Date:
11/15/2006
Zone Map Page:
Q16 R15-R17
S14-S17 T16
Additional Case Numbers:
06EPC-01537 06EPC-01539

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 15, 2006

Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16)

AMAFCA	No adverse comments.
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Transit	No comments received.
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APS	APS continues to work with Forest City Covington to address near-term and long-term school needs for Mesa del Sol
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Fire Department	No adverse comments.
PNM Electric & Gas	Approved.
Comcast	No comments received.
QWEST	No comments received.
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M.R.G.C.D.	No comments received.
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Planning Department

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Once this is done, Planning has no objection to the requested vacation actions.

If the vacations are approved, applicant has one year to file a plat completing the vacation action or the vacation approval expires.

Impact Fee Administrator

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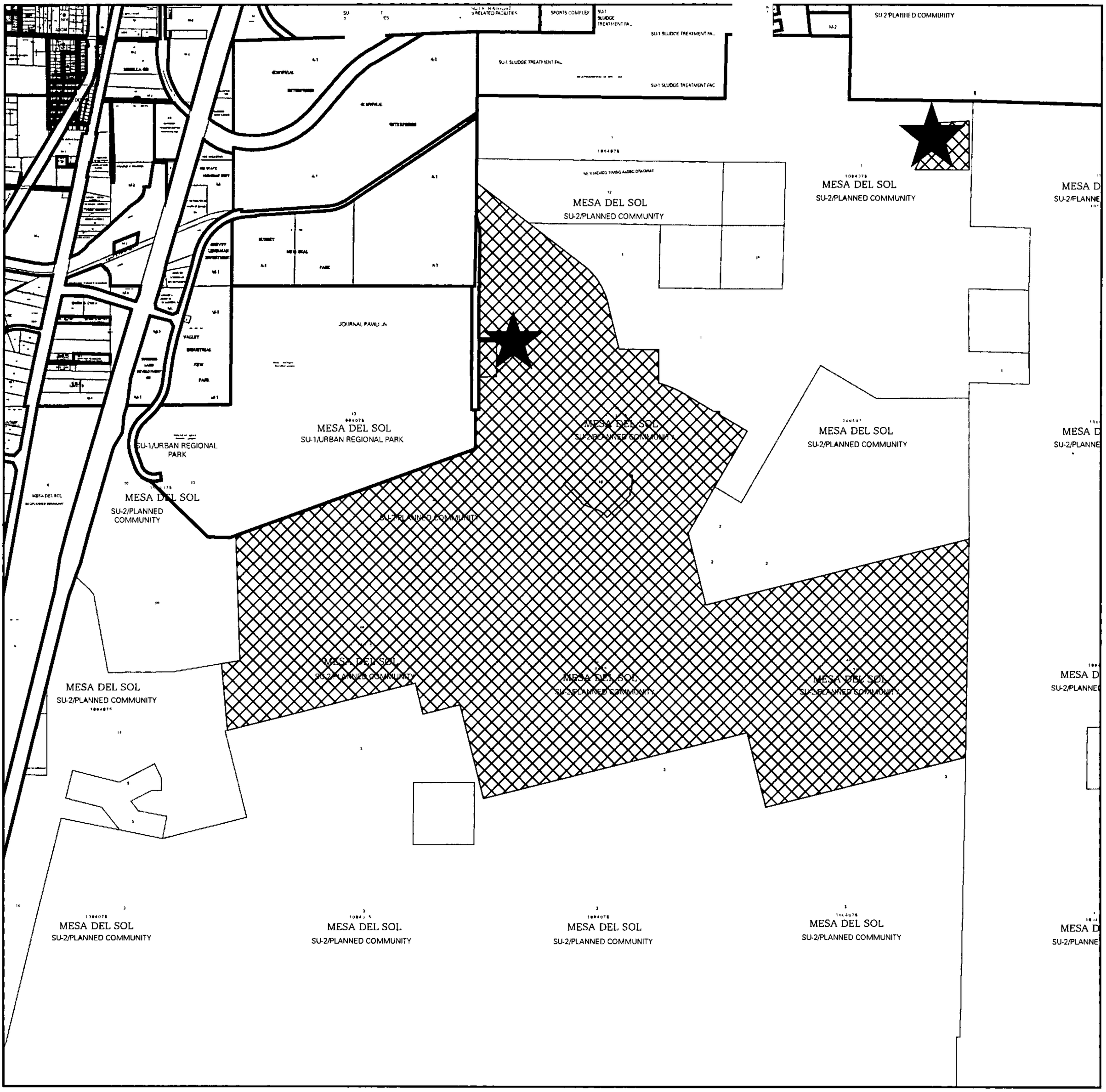
IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

Cc:Mesa Del Sol LLC, 801 University Blvd, Suite 200, 87106

Bohannan Huston Inc., 7500 Jefferson NE, 87109


SPORTS COMPLEX
SU-1 SLUDGE TREATMENT FAC.
SU-1 SLUDGE TREATMENT FAC
SU-1 SLUDGE TREATMENT FAC
SU-2 PLANNED COMMUNITY
M-2
NEW MEXICO TIMING BASIC DRAINAGE
MESA DEL SOL
SU-2/PLANNED COMMUNITY
MESA DEL SOL
SU-2/PLANNED COMMUNITY
JOURNAL PAVILION
MESA DEL SOL
SU-1/URBAN REGIONAL PARK
MESA DEL SOL
SU-2/PLANNED COMMUNITY
MESA DEL SOL
SU-2/PLANNED COMMUNITY
MESA DEL SOL
SU-2/PLANNED COMMUNITY

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing on the **3rd FLOOR in the PLANNING DEPARTMENT LARGE CONFERENCE ROOM**, **Plaza del Sol Building, 600 2nd St NW, on Wednesday, November 15, 2006, beginning at 9:00 a.m.** for the purpose of considering the following:

Project # 1000296
06DRB-01536 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for SCOTT PATRICK HOMES request(s) the above action(s) for all or a portion of Lot(s) 16A-P1 & 17A-P1, **OXBOW VILLAGE,** zoned SU-3, located on OXBOW VILLAGE LANE NW, between OXBOW DR NW and ST. JOSEPHS DR NW containing approximately 1 acre(s). [REF: 05DRB-00789] (G-11)

Project # 1000572
06DRB-01535 Major-Vacation of Public Easements
06DRB-01538 Minor-Vacation of Private Easements

ISAACSON & ARFMAN PA agent(s) for CENTEX HOMES request(s) the above action(s) for Lot(s) 1B, 2, 3, 5A, 6, 7 & 8, **THE LENKURT PROPERTIES**, zoned SU-1 PRD, located on CHICO RD NE, between EUBANK BLVD NE and MORRIS ST NE containing approximately 23 acre(s). [REF: 06DRB-01190, 06DRB-01038, 06DRB-01040, 06DRB-01041] (K-21)

Project # 1005137
06DRB-01533 Major-Vacation of Pub Right-of-Way
06DRB-01534 Major-Vacation of Public Easements

FRANK VENAGLIA request(s) the above action(s) for Lot(s) 22, Block(s) 21 CITY RIGHT-OF WAY & LANDSCAPED MEDIAN, **NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE,** zoned SU-3 special center zone, located on GOLD AVE SW, between 7TH ST SW and 8TH ST SW containing approximately 1 acre(s). [REF: 06DRB-01326] (K-14)

Project # 1001999
06DRB-01528 Major-Vacation of Pub Right-of-Way

ADVANCED ENGINEERING AND CONSULTING agent(s) for MIQUEL MELENDEZ request(s) the above action(s) for all or a portion of Lot(s) 13A1 through 13A3, Block(s) 14, **RAYNOLDS ADDITION,** zoned SU-2 FOR MFR, located on 11TH ST SW, between SILVER AVE SW and GOLD AVE SW containing approximately 1 acre(s). [REF: 06DRB-01871] (K-13)

Project # 1002017
06DRB-01540 Major-Vacation of Pub Right-of-Way

MYERS, OLIVER & PRICE PC agent(s) for DAVID & PAM MONTOYA request(s) the above action(s) for all or a portion of EDITH BLVD NE between ALAMEDA NE and FRESQUEZ NE. (B-17)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004075
06DRB-01537 Major-Vacation of Pub Right-of-Way
06DRB-01539 Major-Vacation of Public Easements

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, 4B, 4C and 1 through 15, **MESA DEL SOL,** zoned SU-2 PLANNED COMMUNITY, located on INTERSTATE 25 SW, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 2,294 acre(s). [REF: 06DRB-00744] (R-16, Q-16, R-15, R-17, S-14, S-16, S-17, T-16)

Project # 1004354
06DRB-01541 Major-Vacation of Public Easements

TIERRA WEST LLC agent(s) for MONAHITI LLC request(s) the above action(s) for all or a portion of Lot(s) 22-26 and a portion of Lot(s) 27, Block(s) 9, Tract(s) O, **ORIGINAL TOWNSITE OF WESTLAND,** zoned C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 2 acre(s). [REF: 06DRB-01426, ZA-96-227] (K-9)

Details of the application(s) may be examined at the Planning Department Development Services Center One Stop Shop, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 8:00 a.m. and 4:30 p.m., Monday through Friday except holidays. INDIVIDUALS WITH DISABILITIES needing special assistance to participate in this hearing should contact Claire Senova, Planning Department, at 924-3946. TTY users may call the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, OCTOBER 30, 2006.

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: November 15, 2006
Zone Atlas Page: Q-16-Z;R-15,16,17-Z;
S-14,16,17-Z; T-16-Z
Notification Radius: 100 Ft.

Project# 1004075
App#06DRB-01537
DRB-01539

Cross Reference and Location: I-25 BETWEEN BROADWAY BLVD SW AND LOS PICAROS

Applicant: MESA DEL SOL, LLC
801 UNIVERSITY BLVD STE 200
ALBUQUERQUE, NM 87106

Agent: BOHANNAN HUSTON, INC
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109

Special Instructions:

Notice must be mailed from the City's 15 day's prior to the meeting.

Date Mailed: OCTOBER 27, 2006
Signature: ERIN TREMLIN

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form
SUBDIVISION	**S**
☐ Major Subdivision action	
☐ Minor Subdivision action	
☒ Vacation	**V**
☐ Variance (Non-Zoning)	
SITE DEVELOPMENT PLAN	**P**
☐ ...for Subdivision Purposes	
☐ ...for Building Permit	
☐ IP Master Development Plan	
☐ Cert. of Appropriateness (LUCC)	**L**

	Supplemental form
ZONING & PLANNING	**Z**
☐ Annexation	
☐ County Submittal	
☐ EPC Submittal	
☐ Zone Map Amendment (Establish or Change Zoning	
☐ Sector Plan (Phase I, II, III)	
☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ Text Amendment	
APPEAL / PROTEST of...	**A**
☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MESA DEL SOL, LLC. PHONE: 400-3021
ADDRESS: 801 UNIVERSITY BLVD. SUITE 200 FAX: 242-2978
CITY: ALBUQUERQUE STATE NM ZIP87106 E-MAIL: ____
Proprietary interest in site: OWNER

AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: JTOPMIL@BHINC.COM

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT & RIGHT OF WAY
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS 4-A, 4-B, & 4-C/ TRACTS 1-15 Block: ____ Unit: ____

Subdiv. / Addn. MESA DEL SOL/ MESA DEL SOL BULK PLAT

Current Zoning: SU-2/ PLANNED COMMUNITY Proposed zoning: ____

Zone Atlas page(s): R16,Q16,R15, R17,S14,S16,S17,T16 No. of **existing** lots: 1 No. of **proposed** lots: 3

Total area of site (acres): 2294 3698 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101605228121040150 MULTIPLE MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near. I-25
Between: BROADWAY BLVD. SW and LOS PICAROS RD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1004918-06DRB-00744/ DRB# 1004075

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Stephanie Walton DATE 10/19/2006

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

VA ☐ **INTERNAL ROUTING**
☐ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
NA ☐ Site is within 1000ft of a landfill
NA ☐ F.H.D.P. density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S.F.	Fees
06DRB - ____ - 01537	VRW	4	$ 300.
06DRB - ____ - 01539	VPE	4	$ 90.
____ - ____ - ____	CMF	____	$ 20.
____ - ____ - ____	ADV	____	$ 75.
____ - ____ - ____	____	____	$ ____
			Total $ 485.00

Hearing date 11/15/06

K. Sals 10/20/06
Planner signature / date

Project # 1004075

FORM V: SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☐ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**
☐ **SIDEWALK DESIGN VARIANCE**
☐ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

☐ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail rece
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendan required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date

Form revised 4/03, 10/03 and **APRIL 2006**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
DRB - 01537
DRB - 01539
____ - ____ - ____

KC-SIS 10/20/06
Planner signature / date

Project # 1004675

James Tapmiller 10-19-06
Stephanie Walton

Or Current Resident
ARANDA RICHARD A & CECILIA B E
4300 TULANE NE
ALBUQUERQUE, NM 87107

Or Current Resident
BARBER DAN O & JANE E
PO BOX 152
RIDGEDALE, MO 65739

Or Current Resident
GREVEY LIEBERMAN INVESTMENTS
2015 WYOMING BLV NE
ALBUQUERQUE, NM 87112

Or Current Resident
HORNE-STEWART LLC
9630 N 25TH AVE 450
PHOENIX, AZ 85021

Or Current Resident
LOS PICAROS
1111 UNIVERSITY BLV NE
ALBUQUERQUE, NM 87102

Or Current Resident
OLSON R E X HEDSTROM W H
27337 SUNNYRIDGE RD
PALOS VERDES PE, CA 90274

Or Current Resident
PEREZ MICHAEL DOMENIC & PEREZ
PO BOX 435
VAUGHN, NM 88353

Or Current Resident
RIORDAN GUY & FRANCES &
9514 KANDACE DR NW
ALBUQUERQUE, NM 87114

Or Current Resident
SFX
2121 N 83 RD AVE
PHOENIX, AZ 85035

Or Current Resident
STATE OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504 1148

Or Current Resident
SUNSET MEMORIAL PARK INC ETAL
PO BOX 94
ALBUQUERQUE, NM 87103 0094

Or Current Resident
U S A DEPT OF ARMY HDQRS
2050 WYOMING BLV SE
KIRTLAND AFB, NM 87117 5663

Or Current Resident
U S GOVERNMENT
PO BOX 27115
SANTA FE, NM 87502 0115

Or Current Resident
UNIVERSITY OF NEW MEXICO
PO BOX 1148
SANTA FE, NM 87504 1148

Or Current Resident
WRIGHT DARLA DEE TRUSTEE
WRIGH
PO BOX 504
SANTA ROSA, NM 88435 0504

Project# 1004075
MESA DEL SOL, LLC
801 UNIVERSITY BLVD, STE 200
ALBUQUERQUE, NM 87106

Project# 1004075
STEPHANIE WALTON
Bohannan Huston Inc.
7500 JEFFERSON ST NE
ALBUQUERQUE, NM 87109

Project# 1004075
PATTY GRICE
Mountain View N.A.
206 FENTIMAN PL SE
ALBUQUERQUE, NM 87105

Project# 1004075
RICK WATSON
Mountain View N.A.
225 SUNNY SLOPE SE
ALBUQUERQUE, NM 87105

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Or Current Resident

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRICT	LEGAL
1	101505223 045020115	U S GOVERNMENT	PO BOX 27115	SANTA FE	NM	87502 0115	VAC	X1A	U.S. GOVERNMENT RAILROAD SPUR CONT 31.45 AC
2	101405140 513940138	UNIVERSITY OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	X1A	TR IN SE/4 SEC 20 T9N R3E CONT 1 58.450 AC
3	101805130 022040132	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	E/2 SW/4 S/2 NW/4 & NE/4 NW/4
4	101505126 126010144 L1	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	LAND ONLY IN SECTION T9N R3E SECTION 21 AKA NTRE FOR PERFORMING
5	101804826 232420124	U S GOVERNMENT	PO BOX 27115	SANTA FE	NM	87502 0115	VAC	A1A	US GOVERTMENT CONT 427.24 AC S EC 1 T8N R3E
6	101705026 026010145	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	ALL OF SEC 26 T9N R3E CONT 640 AC
7	101705206 619630110	WRIGHT DARLA D EE TRUSTEE WRIGH	PO BOX 504	SANTA ROSA	NM	88435 0504	VAC	A1A	STATE OF NMEX NW1/4OFSW1/4 CON T 40*00AC
8	101704926 026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	T9N R3E SEC 35 CONT 640 AC
9	101605228 121040150	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	COMM	A1A	S1/2 N1/2 & SW & N1/2 SE & SW SE OF SEC 15 T . 0 AC M/L
10	101505126 126010144 B1	SFX	2121 N 83 RD AVE	PHOENIX	AZ	85035	COMM	A1A	BUILDINGS IN SECTION T9N R3E SECTION 21 AKA NTRE FOR PERFORMING
11	101604826 933020124	U S GOVERNMENT	PO BOX 27115	SANTA FE	NM	87502 0115	VAC	A1A	NLY POR U S GOVERNMENT CONT 43 5.12 AC M/L
12	101505040 046010108	OLSON R E X HEDSTROM W H	27337 SUNNYRIDGE RD	PALOS VERDES PE	CA	90274	VAC	A1A	40AC NE POR BLK 1 T9N R3E SEC 28
13	101605103 903930104	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	T9N R3E SEC 22 A TR OF LAND CONT 10 AC
14	101605226 346210150	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	COMM	A1A	N1/2 N1/2 SEC15 T9N R3E 160.00 AC
15	101504940 046510108	ARANDA RICHARD A & CECILIA B E	4300 TULANE NE	ALBUQUERQUE	NM	87107	VAC	A1A	SEC 33 T9N R3E NE NE CONT 40 A C
16	101705206 606630105	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103 1293	COMM	A1A	SEC 14 T9N R3E TR IN SW1/4 OF SW1/4 CONT 40
17	101905126 026040144	U S A DEPT OF ARMY HDQRS	2050 WYOMING BLV SE	KIRTLAND AFB	NM	87117 5663	VAC	X1	T9N R4E SEC 19 CONT 638 AC
18	101405146 640110125	BARBER DAN O & JANE E	PO BOX 152	RIDGEDALE	MO	65739	VAC	X1A	PARCELS A & B SUMMARY PLAT OF VALLEY VIEW IN O NT 68.7160 AC M/L
19	101705226 426410142	STATE OF NEW MEXICO	PO BOX 1149	SANTA FE	NM	87504 1149	VAC	A1A	ALL OF SEC 14 EXC E1/2 OF SW1/ 4 & EXC POR OU O NT 552.43 AC
20	101605127 127110138	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 114	VAC	A1A	ALL OF SEC 22 T9N R3E CONT 640 . 00 AC

						8			
21	101505242040010101	HORNE-STEWART LLC	9630 N 25TH AVE 450	PHOENIX	AZ	85021	VAC	X1A	SEC 16 T9N R3E EXCL S'LY & NW PORTS & THOSE W FOR U.S.R.R. SPUR
22	101605026026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	ALL OF SEC 27 T9N R3E CONT 640 . 00 AC
23	101504926026010132	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	COMM	A1A	W/2 SE W/2 NE SE NE CONT 600 A C
24	101704826730010124	U S GOVERNMENT	PO BOX 27115	SANTA FE	NM	875020115	VAC	A1A	NLY POR US GOVERNMENT CONT 432 .44 AC
25	101504826733010124	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	NLY POR ST OF N M CONT 439.20 A C M/L T8N R3E
26	101605420030020101	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	871032933	COMM	A1A	TR A SUNPORT MUNICIPAL ADDITION TRACTS A,B,C L & M A REPLAT OF L
27	101405249005740320	GREVEY LIEBERMAN INVESTMENTS	2015 WYOMING BLV NE	ALBUQUERQUE	NM	87112	VAC	X1A	T9N R3E SEC 17 TRACT IN E1/2 S E OF SE CONT 1
28	101404926026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	640 AC T9N R3E SEC 32
29	101904925826310144	U S A DEPT OF ARMY HDQRS	2050 WYOMING BLV SE	KIRTLAND AFB	NM	8711756633	VAC	X1	T9N R4E SEC 31 CONT 639.20 AC
30	101605246306640165	RIORDAN GUY & FRANCES &	9514 KANDACE DR NW	ALBUQUERQUE	NM	87114	VAC	A1A	SEC15 9N3E SE1/4 SE1/4 40.0 AC
31	101805108046020108	PEREZ MICHAEL DOMENIC & PEREZ	PO BOX 435	VAUGHN	NM	88353	VAC	A1A	40AC T9N R3E SEC24
32	101905026126440144	U S A DEPT OF ARMY HDQRS	2050 WYOMING BLV SE	KIRTLAND AFB	NM	8711756633	VAC	X1	ALL OF SEC 30 T9N R4E CONT 639 . 2 AC
33	101505226024040190	HORNE-STEWART LLC	9630 N 25TH AVE 450	PHOENIX	AZ	85021	VAC	X1A	SEC 16 T9N R3E EXCL NORTH PORTS & THOSE PORT R U.S.R.R. SPUR & LO
34	101805017530520132	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	W/2 NE/4 N/2 SE/4 SEC 25 T9N R 3E CONT 600 AC
35	101805226115040122	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	COMM	A1A	480AC T9N R3E SEC13
36	101505026026010132	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	W1/2 SE1/4 SE1/4 NE1/4 X SE1/4 NE 1/4 CONT 60
37	101405032032010119	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	T9N R3E SEC 29 CONT 550.57 AC
38	101505219808030110	SUNSET MEMORIAL PARK INC ETAL	PO BOX 94	ALBUQUERQUE	NM	8710300944	VAC	X1A	TRACT B OF LAND DIVISION PLAT OF SUNSET MEMO
39	101804926026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	T9N R3E SEC 36 CONT 640 AC
40	101705126026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	875041148	VAC	A1A	ALL OF SEC 23 T9N R3E CONT 640 . 00 AC
41	101505206707530105	LOS PICAROS	1111 UNIVERSITY BLV NE	ALBUQUERQUE	NM	87102	VAC	X1A	TRACT A OF LAND DIVISION PLAT OF SUNSET MEMO

42	101604926 026010144	STATE OF NEW MEXICO	PO BOX 1148	SANTA FE	NM	87504 1148	VAC	A1A	T9N R3E SEC 34 CONT 634 AC
43	101805034 006540108	RIORDAN GUY & WILLIAM BOWEN	9514 KANDACE DR NW	ALBUQUERQUE	NM	87114	VAC	A1A	SW 1/4 SE1/4 40AC T9N R3E SEC2 5

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: October 18, 2006

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan / Houston Inc.
ADDRESS/ZIP: 7500 Jefferson St. NE - 87109
PHONE/FAX #: 823-1000 - (FAX - 798-7988)

Thank you for your inquiry of 10-18-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Mesa Del Sol - Tracts 4-A-1, 4-A-2, 4-A-3

zone map page(s) R-11e-.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Mountain View N.A.

Neighborhood Association

Contacts: Patty Gorce
2016 Fentiman PL SE
87105 - 452-9159(h)
259-3676(c)
Rick Watson
225 Sunny Slope SE/87105
452-0585(h) 235-9988(c)

Neighborhood Association

Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL, RETURN RECEIPT REQUESTED, BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Adrian A Carmona

OFFICE OF NEIGHBORHOOD COORDINATION

planning.recognized.na.form(10/14/04)

Attention: Both contacts per neighborhood association need to be notified.

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations).* A copy must be submitted with application packet **-OR-**

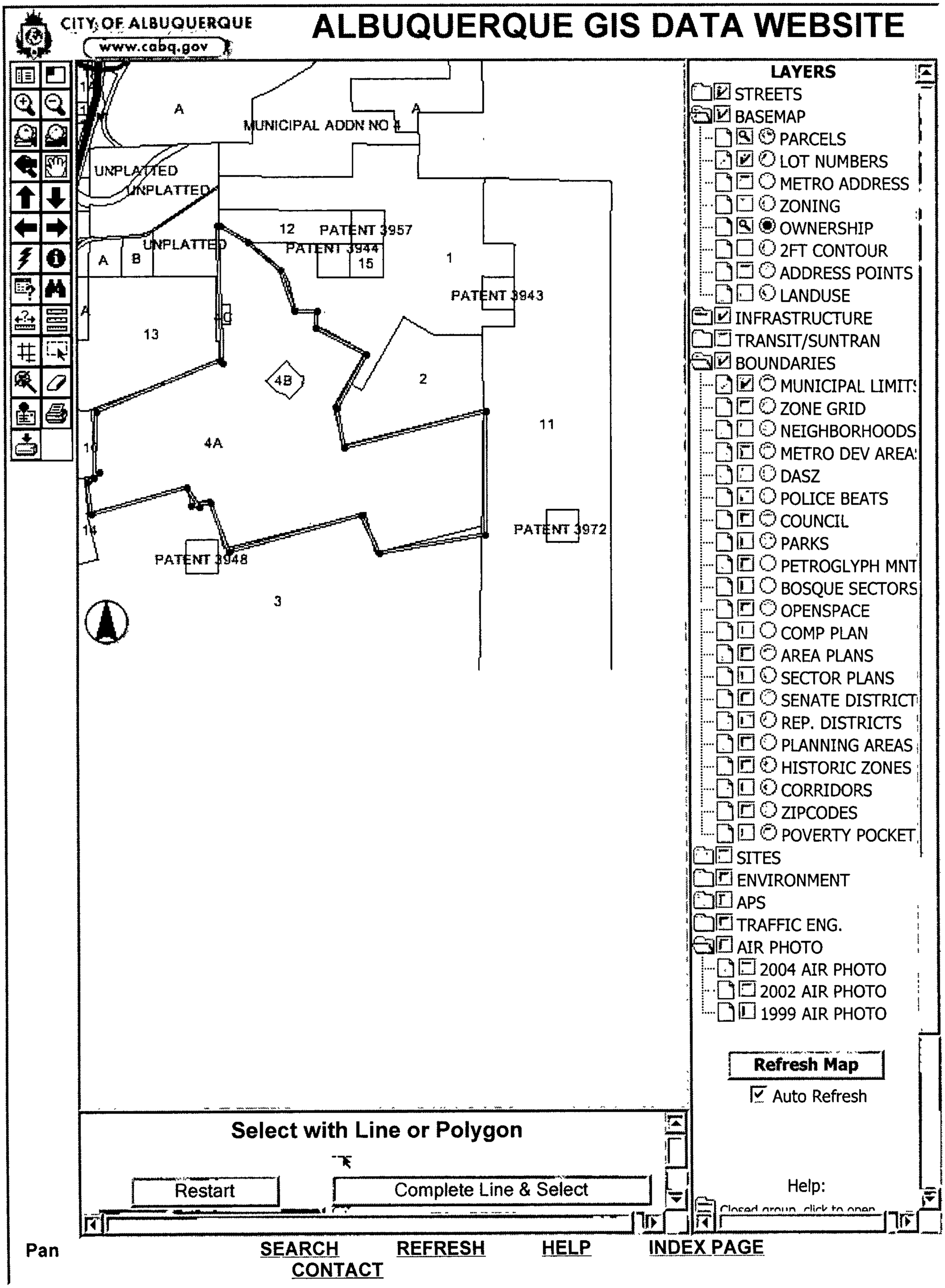
[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* * * \


CITY OF ALBUQUERQUE
www.cabq.gov
ALBUQUERQUE GIS DATA WEBSITE
A
MUNICIPAL ADDN NO 4
A
UNPLATTED
UNPLATTED
UNPLATTED
12
PATENT 3957
PATENT 3944
15
A
B
1
PATENT 3943
A
13
4B
2
11
4A
14
PATENT 3948
PATENT 3972
3
LAYERS
STREETS
BASEMAP
PARCELS
LOT NUMBERS
METRO ADDRESS
ZONING
OWNERSHIP
2FT CONTOUR
ADDRESS POINTS
LANDUSE
INFRASTRUCTURE
TRANSIT/SUNTRAN
BOUNDARIES
MUNICIPAL LIMITS
ZONE GRID
NEIGHBORHOODS
METRO DEV AREAS
DASZ
POLICE BEATS
COUNCIL
PARKS
PETROGLYPH MNT
BOSQUE SECTORS
OPENSPACE
COMP PLAN
AREA PLANS
SECTOR PLANS
SENATE DISTRICTS
REP. DISTRICTS
PLANNING AREAS
HISTORIC ZONES
CORRIDORS
ZIPCODES
POVERTY POCKET
SITES
ENVIRONMENT
APS
TRAFFIC ENG.
AIR PHOTO
2004 AIR PHOTO
2002 AIR PHOTO
1999 AIR PHOTO
Refresh Map
Auto Refresh
Select with Line or Polygon
Restart
Complete Line & Select
Help:
Closed group, click to open
Pan
SEARCH
REFRESH
HELP
INDEX PAGE
CONTACT

AR MESA AV

4C

LA SEMILLA WY

1

4A

1004075

MESA DEL SOL

SU-2/PLANNED COMMUNITY

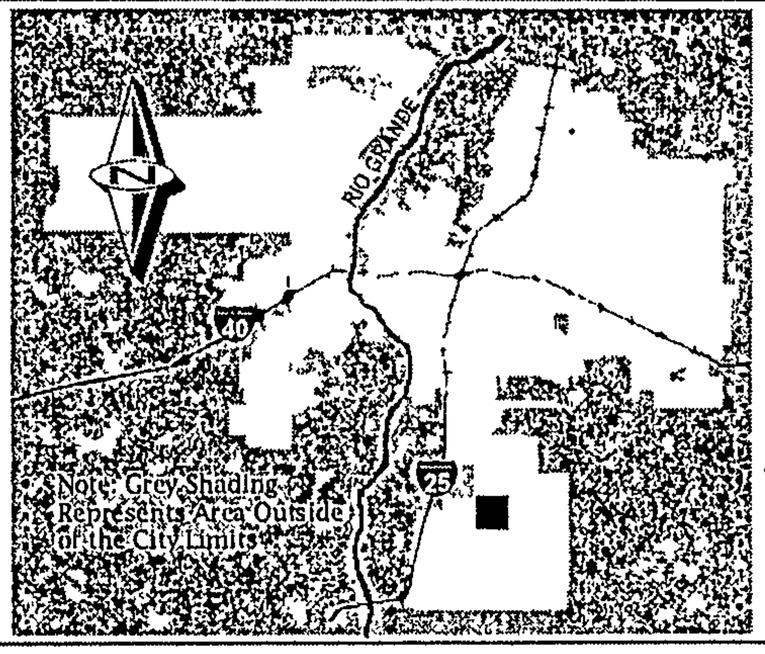
4B

2

For more current information and more details visit: http://www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

SU-1 SLUDGE TREATMENT FAC

SU-1 SLUDGE TREATMENT FAC

UNPLATTED/MONTESSA PARK/OPEN SPACE

SU-1 SLUDGE TREATMENT FAC

LOS PICAROS

1

1004075

NEW MEXICO TIMING ASSOC DRAGWAY

12

MESA DEL SOL

SU-2/PLANNED COMMUNITY

1

LA SEMILLA WY

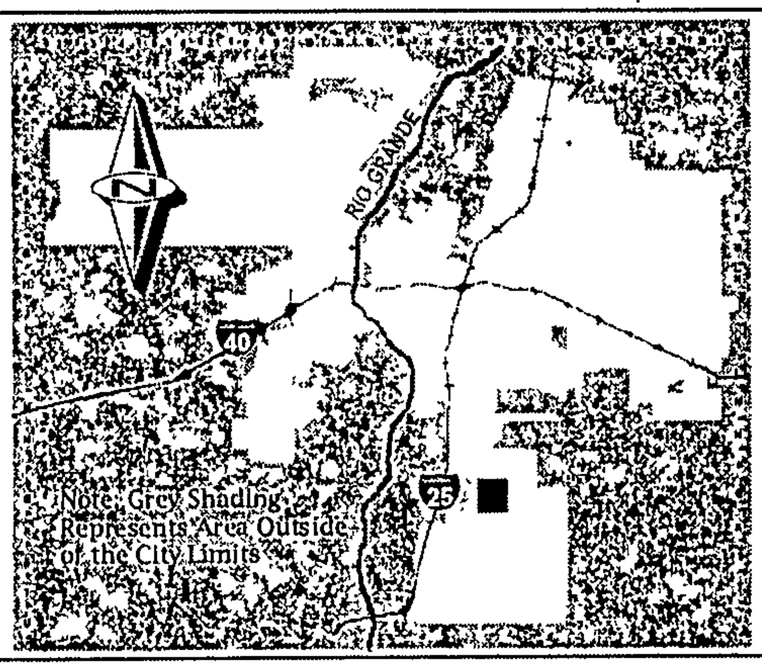
For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE

AGIS

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

Q-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex

UNIVERSITY BVD

SOLAR MESA AV

4C

13

1004075

MESA DEL SOL

SU-1/URBAN REGIONAL PARK

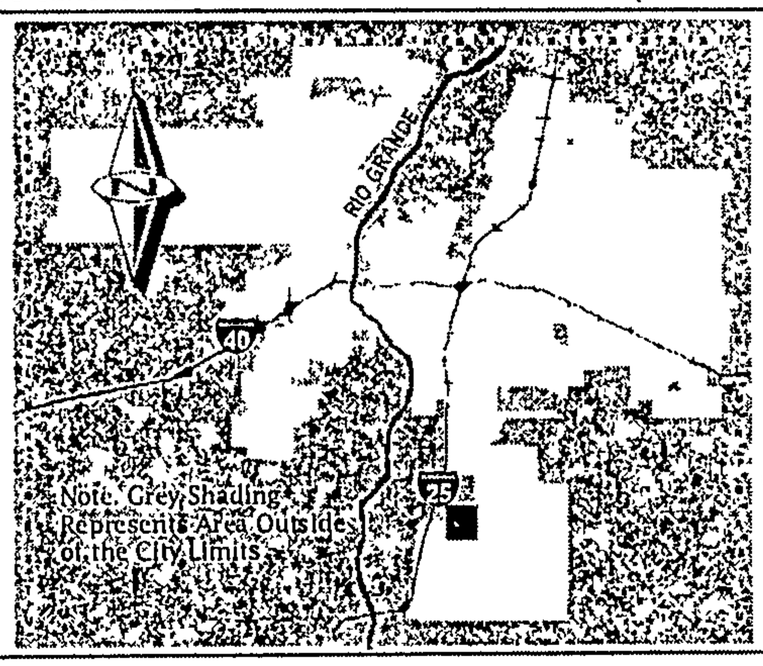
4A

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

R-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

1

1004075

MESA DEL SOL

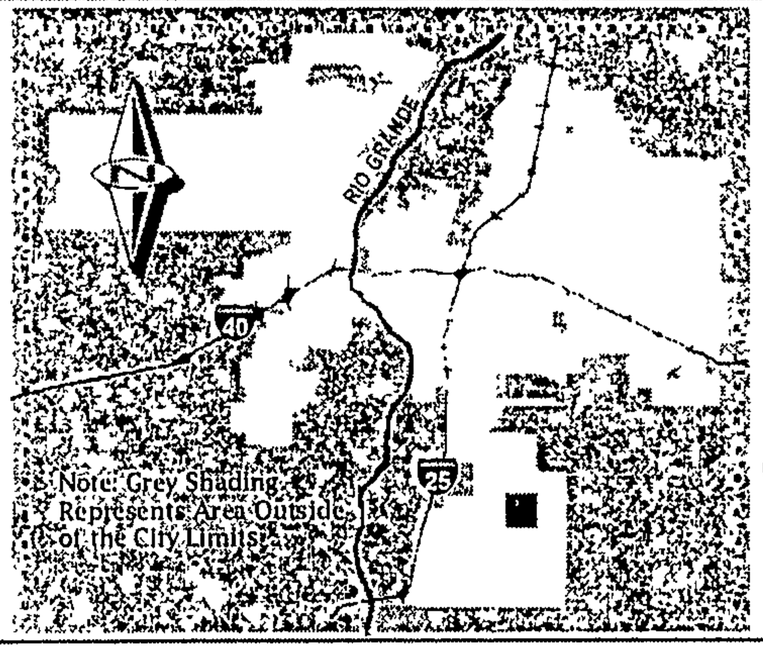
SU-2/PLANNED COMMUNITY

2

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



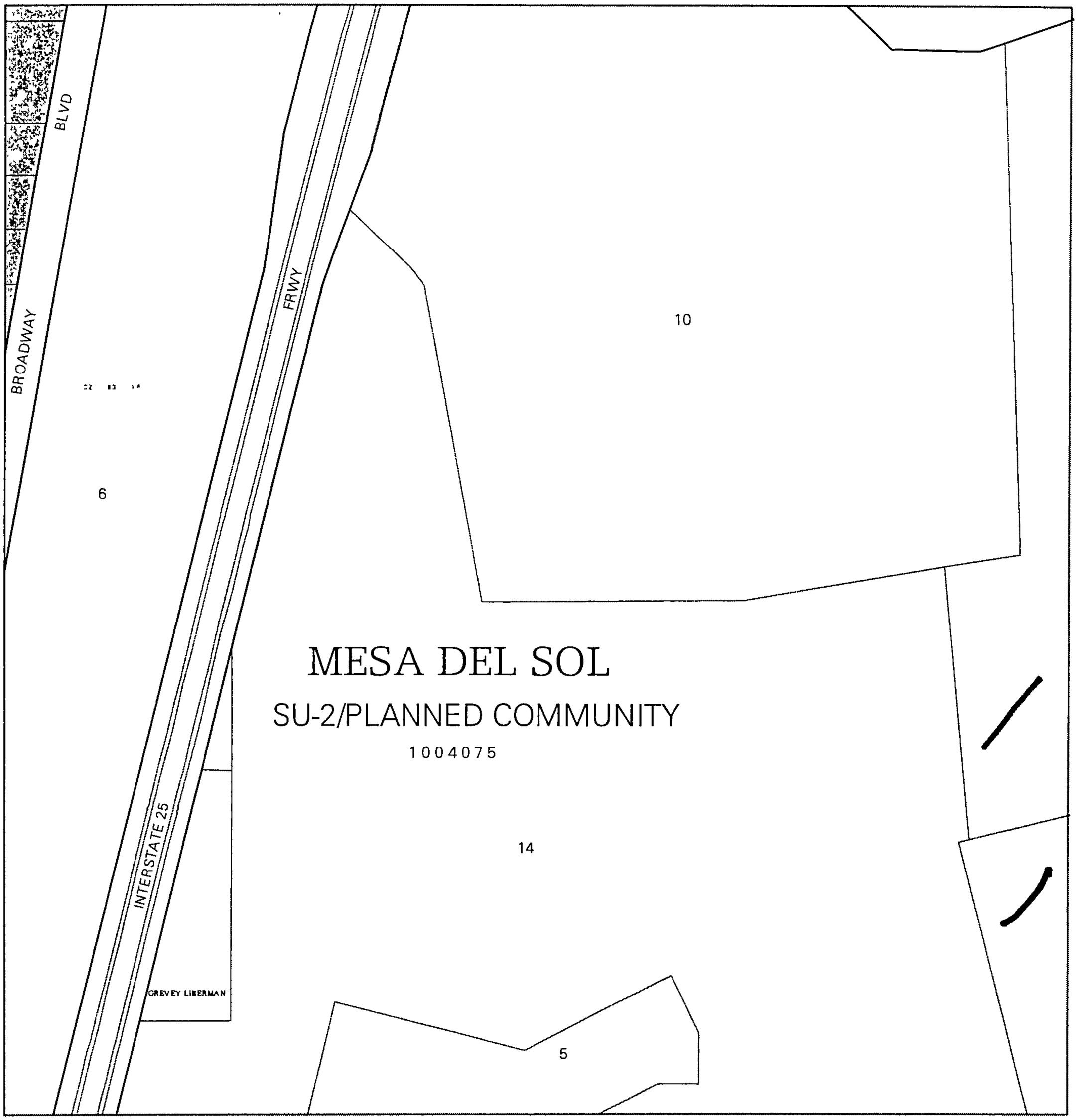
Zone Atlas Page:

R-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

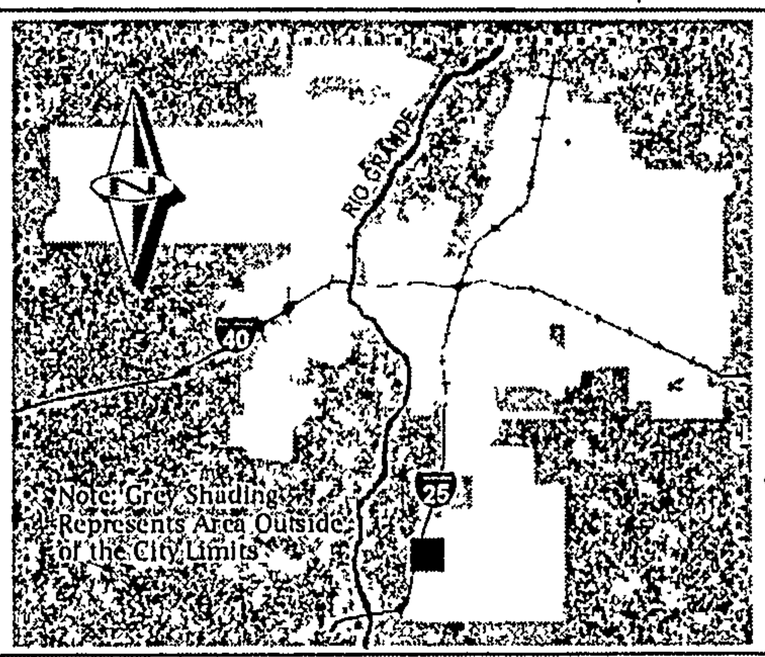
0 750 1 500 Feet



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

S-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

2

4A

1004075

MESA DEL SOL

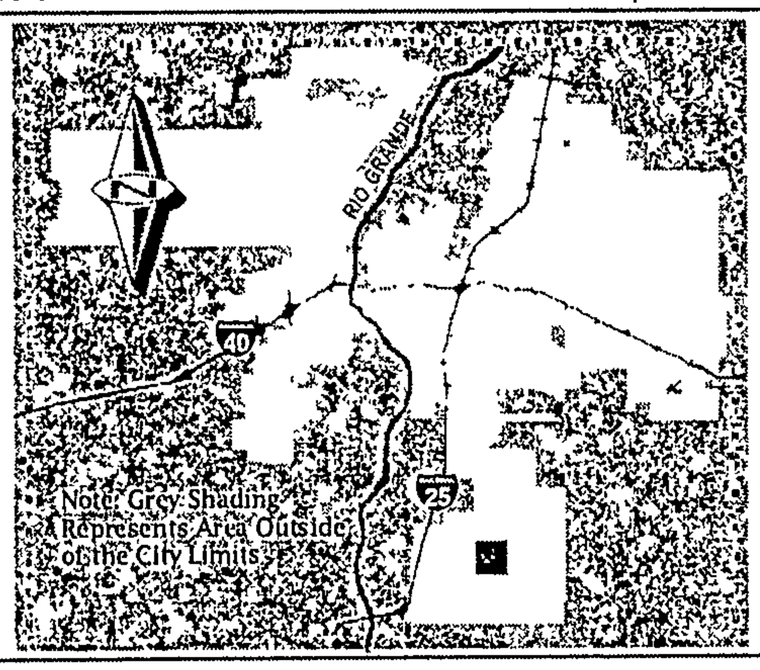
SU-2/PLANNED COMMUNITY

3

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

S-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

2

4A

1004075

MESA DEL SOL

SU-2/PLANNED COMMUNITY

3

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

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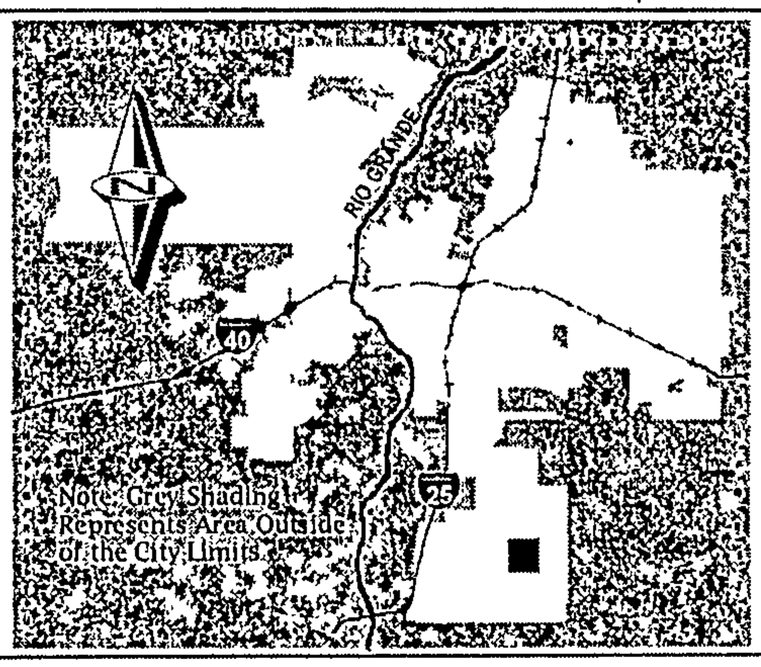


Zone Atlas Page:

S-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

3

1004075

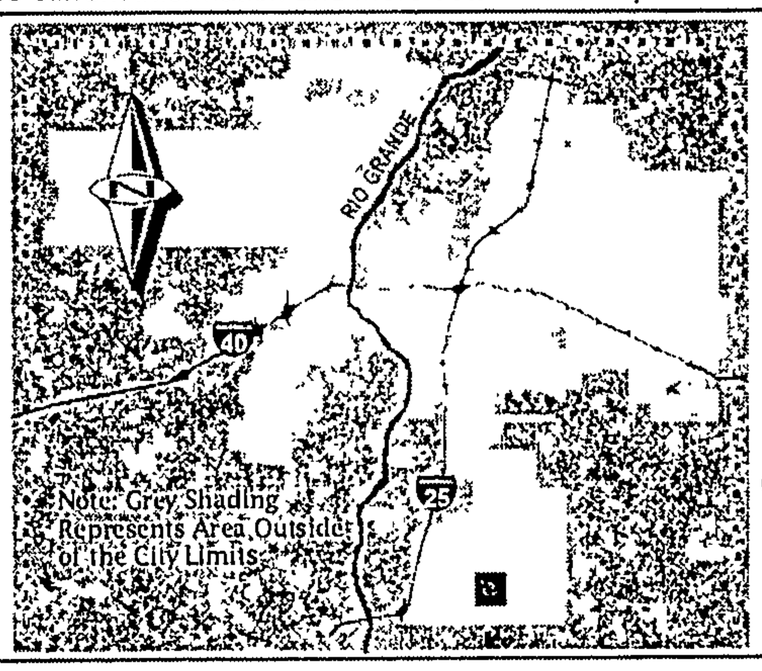
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

T-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

SITE DEVELOPMENT PLANS (EPC FINAL SIGN-OFF) AMENDED PLANS AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

4. **Project #1004075**
06DRB-01424 Minor-Level B – Sector Development Plan – Phase One/Conceptual Plan Review

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NM LLC request(s) the above action(s) for numerous Lot(s) and Tract(s), Conceptual Plan review & comment, **MESA DEL SOL,** zoned SU-1 for Planned Community, located east of Broadway SE and south of Picaros Rd SE, containing approximately 3,080 acre(s). (Q-16 & 17, R-14 thru R-17, S-14 thru S-17, T-19 & U-13) **THE DEVELOPMENT REVIEW BOARD RECOMMENDS APPROVAL OF THE LEVEL B, CONCEPTUAL SECTOR DEVELOPMENT PLAN, AS PRESENTED, TO THE ENVIRONMENTAL PLANNING COMMISSION WITH COMMENTS AS LISTED IN THE LETTER OF ADVICE.**

5. **Project # 1004872**
06DRB-01491 Minor-SiteDev Plan BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON NEW MEXICO request(s) the above action(s) for Tract(s) within the NW ¼ of the NW ¼ of Section 22, T9N, R3E, NMPM, Mesa Del Sol Employment Center, Phase I, **MESA DEL SOL, BUILDINGS 2 & 3,** zoned SU-1/IP Uses, located on University Blvd Extension SE between Street C SE and Street D SE containing approximately 12 acre(s). **[Catalina Lehner, EPC Case Planner]** *[Deferred from 10/18/06]* (R-16) **DEFERRED AT THE AGENT'S REQUEST TO 10/25/06.**

6. **Project # 1002458**
06DRB-00906 Minor-SiteDev Plan BldPermit/EPC

CLAUDIO VIGIL ARCHITECTS agent(s) for BANK OF OKLAHOMA FINANCIAL CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2, located on CARMEL NE, between WYOMING NE and HOLLY NE containing approximately 2 acre(s). [REF: 06EPC-00467] **[Catalina Lehner, EPC Case Planner]** *[Was Indefinitely deferred 6/28/06]* (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS**

APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN AND CORRECT ACREAGE TO MATCH PLAT.

06DRB-01475 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST agent(s) for BANK OF OKLAHOMA, DAVID JAMES request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 9, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3 (to be known as **BANK OF ALBUQUERQUE**) zoned SU-2 Mixed Use, located on CARMEL AVE NE, between WYOMING BLVD NE and HOLLY AVE NE containing approximately 2 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/18/06 THE PRELIMINARY PLAT WAS APPROVED. FINAL SIGN OFF WAS DELEGATED TO TRANSPORTATION DEVELOPMENT FOR EASEMENT FOR ADA RAMP ON LOT 17 AND MAINTENANCE AND BENEFICIARY OF 22-FOOT AND 24-FOOT ACCESS EASEMENTS.**

7. **Project # 1001049**
06DRB-01488 Minor-SiteDev Plan Subd.

CONSENSUS PLANNING agent(s) for HORIZON ROSE INTERESTS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, LANDS OF IHS ACQUISITION # 120 (to be known as **HORIZON, PHASE II**) zoned SU-2 hospital & medical, located on ALAMEDA BLVD NE, between BALLOON MUSEUM DR NE and EDITH NE containing approximately 6 acre(s). *[Indef deferred from 10/18/06]* (C-17) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

8. **Project # 1005085**
06DRB-01489 Minor-Prelim&Final Plat Approval
06DRB-01490 Minor-Sidewalk Waiver

SURVEYS SOUTHWEST LTD agent(s) for JOHN JACKSON request(s) the above action(s) for all or a portion of Lot(s) 10 & 13, Block(s) 4, **MANCHESTER PLACE ADDITION,** zoned RA-2 residential and agricultural zone, located on MANCHESTER DR NW,

DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

October 18, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M. Adjourned: 11:45 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project # 1005160**
   06DRB-01372 Major-Vacation of Pub Right-of-Way
   06DRB-01373 Minor-Prelim&Final Plat Approval

   SURVEYS SOUTHWEST LTD agent(s) for MARK GONZALES request(s) the above action(s) for Lot(s) 2 & 4 Unit 2, **JESUS ROMERO ADDITION** & Tract(s) 241 **M.R.G.C.D. MAP 38,** zoned C-1 neighborhood commercial zone, located on RIO GRANDE BLVD NW, between HOLLYWOOD AVE NW and SOTO AVE NW containing approximately 1 acre(s). (J-13) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR PRIVATE SEWER EASEMENTS ACROSS LOT 2-A FOR**

THE BENEFIT OF TRACT 247 AND TRANSPORTATION DEVELOPMENT FOR 10-FOOT RADIUS AT HOLLYWOOD AND 15-FOOT RADIUS AT THE ALLEY.

2. Project # 1004739
06DRB-01382 Major-Amnd Prelim Plat Approval
06DRB-01383 Minor-Subd Design (DPM) Variance
06DRB-01384 Minor-Temp Defer SDWK

SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 4, **THE TRAILS, UNIT 2 (to be known as** SANTA FE 3 @ THE TRAILS, UNIT 2, zoned R-D residential and related uses zone, developing area, located on OAKRIDGE ST NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 19 acre(s). [REF: 06DRB-00291, 06DRB-00292] (C-9) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE ZONING SHALL BE SU-2/UR AND IF THE FINAL PLAT IS APPROVED AFTER OCTOBER 31, 2006, THE SUBDIVIDER MUST COMPLY WITH CITY COUNCIL RESOLUTION R-06-74 REGARDING PRE-DEVELOPMENT FACILITY FEE AGREEMENTS WITH THE ALBUQUERQUE PUBLIC SCHOOLS (APS). THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE SUBDIVISION DESIGN VARIANCE WAS WITHDRAWN AT THE AGENT'S REQUEST. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

3. Project # 1004428
06DRB-01121 Major-Vacation of Public Easements
06DRB-01119 Major-Preliminary Plat Approval
06DRB-01122 Minor-Temp Defer SDWK

MARK GOODWIN & ASSOCIATES agent(s) for ALBUQUERQUE RIO BRAVO PARTNERS LLC request(s) the above action(s) for all or a portion of Tract(s) RR-3A, RR-3B, RR-3C, RR-3D and RR-3E, TOWN OF ATRISCO GRANT (to be known as **CEJA VISTA**) zoned SU-1, C-1, R-LT, located on DENNIS CHAVEZ BLVD SW, between MEADE AVE SE and 118TH ST SW containing approximately 99 acre(s). [REF: 05DRB-01460, 05DRB-01461] *[Deferred from 8/30/06 & 9/27/06 & 10/4/06 & 10/18/06]* (P-9) **DEFERRED AT THE AGENT'S REQUEST TO 11/1/06.**

between CANDELARIA RD NW and HEADINGLY AVE NW containing approximately 1 acre(s). [REF: 06DRB-01192] (G-13) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD. A SIDEWALK VARIANCE FOR WAIVER OF SIDEWALKS WAS APPROVED WITH CONDITION: THE WAIVER WILL NOT APPLY TO ANY FUTURE PUBLIC OR S.A.D./P.I.D. PROJECTS.**

9. **Project # 1003759**
05DRB-00294 Minor-Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for KEN BALIZER request(s) the above action(s) for all or a portion of Tract(s) 173A and 174, M.R.G.C.D. MAP 31, (to be known as **LANDS OF KEN BALIZER,** zoned RA-2, located on ARCADIAN TR NW, between CALLE LOS VECINOS NW and SAN ISIDRO ST NW containing approximately 1 acre(s). [REF: 04DRB-01702] *[Was Indef Deferred on 2/23/05 & Indef deferred 10/19/05 for SIA & License Agreement]*(G-13) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR M.R.G.C.D. SIGNATURE, EASEMENTS GRANTED TO CITY OF ALBUQUERQUE AND CORRECT CALL OUT OF ROAD EASEMENT.**

10. **Project # 1000131**
06DRB-01492 Minor-Prelim&Final Plat Approval

DOUG SMITH agent(s) for TRENIDAD ENTERPRISES, request(s) the above action(s) for all or a portion of Lot(s) 6A, **BROADWAY INDUSTRIAL CENTER, UNIT 2,** zoned C-2, located on SAN JOSE AVE SE, between WHEELER AVE SE and WESMECO DR SE containing approximately 3 acre(s). (M-14) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR ENVIRONMENTAL HEALTH SIGNATURE ON THE PLAT, AGIS DXF FILE AND TO RECORD THE PLAT.**

11. **Project # 1002632**
06DRB-01409 Major-Final Plat Approval

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24, Block(s) 5, Tract(s) A & 5, SUNDANCE ESTATES, UNIT 1 (to be known as **SUNDANCE ESTATES, UNIT 1-B**) zoned R-LT, located on LYON BLVD NW, between PARADISE BLVD NW and UNSER NW containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761, 04DRB-01761] *[Deferred from 10/11/06 & 10/18/06]* (B-11) **DEFERRRED AT THE BOARD'S REQUEST TO 10/25/06.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

12. **Project # 1005210**
06DRB-01493 Minor-Sketch Plat or Plan

BILL BAILEY & MARK HARENBERG agent(s) for WERNER GILCHRIST HOUSE LLC request(s) the above action(s) for all or a portion of Lot(s) 1-4 & 6 feet of Lot(s) 5, Block(s) 10, **UNIVERSITY HEIGHTS ADDITION,** zoned SU-2 special neighborhood zone, located on CORNELL DR SE, between SILVER AVE SE and LEAD AVE SE containing approximately 32 acre(s). (K-16) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

13. Approval of the Development Review Board Minutes for October 11, 2006. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 11, 2006 WERE APPROVED.**

ADJOURNED: 11:45 A.M.

Project 1004075

#4

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Development Review Board
October 19, 2006

TO: Jeff Jesionowski, Environmental Planning Commission Chair

FROM: Sheran Matson, Development Review Board Chair

RE: Letter of Advice, Mesa del Sol, Level B Plan

The City's Comprehensive Zoning Code, Section 14-16-2-29(A)(1)(b) requires the Environmental Planning Commission's (EPC) approval of this Level B Plan for Mesa del Sol, zoned SU1 for Planned Community. The Level B Plan is defined in the Zone Code as a Rank 3 Sector Development Plan.

The City's Development Process Manual (DPM), Chapter 4, requires the Development Review Board (DRB) to review the conceptual sector plan and provide EPC with a letter of advice on their findings. In this specific instance, the Level B Plan as presented to DRB had progressed beyond the conceptual stage. Therefore, DRB's comments were adjusted accordingly.

Following the specific review criteria outlined in the DPM for the DRB review: (1)DRB has no recommended adjustments to the plan's boundaries. (2)The Level B Plan follows the Level A Plan. So, in that sense, the timing is appropriate. (3)Because the Level B Plan already exists in draft form, DRB also has no recommendations of possible City co-sponsorship of the plan nor (4)any list of specific elements and level of detail to be included in the plan.

However, there were some plan specific comments from DRB. Please note that Planning's specific comments are deferred to the assigned EPC case planner. The other comments are attached to this letter of advice.

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004075
Application Number: 06DRB-01424

DRB Date: 10/18/2006
Item Number: 4

Subdivision:
Mesa Del Sol

Zoning:

Zone Page:

New Lots (or units) : 0

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other
  Level B Master Plan

Parks and Recreation Comments:

General Notes:

Please coordinate comments for Open Space and archelogical sites with Matt Schmader with Open Space 452-5214.

Your introduction states that your open space and parks calculations include the County Facility. The Parks section of the plan doesn't specifically mention the facility in terms of capital improvements, O & M or how it is to function within the development.

You show that neighborhood parks will be built, owned and maintained by Mesa del Sol. Will they be open to the general public? Will they be available for programming by the city for recreation functions or city events such as arts in the parks?

The community park facility is to be the responsibility of the City do you have an expectation of a time frame for development?

Signed: _____

Christina Sandoval, (DMD) Phone: 768-3808

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1004075 Item No. 4 Zone Atlas Q-16

DATE ON AGENDA 10/04/06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION
( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT
( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION
( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. page 88, Figure 5-4 shows a private Alley with dry utilities and a public sanitary sewer line within the 20' wide alley. This has NOT be agreed to by the Water Utility Department.

If you have any questions or comments please call Roger Green at 924-3989.

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004075 Item No. 4 Zone Atlas Q-16----

DATE ON AGENDA 10-18-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Transportation has no comments regarding the proposed boundaries of the Phase "B" area.
2) The plan is unclear regarding the use of on-street parking credits. Applicant should refer to section 14-16-3-1(E)(6)(d) of the zoning code which specifies the procedure and amount of parking available for credit.
3) Landscaping of public right-of-way (including medians) regardless of maintenance responsibility needs to require that traffic sight lines and safety need to be met for all designs.
4) Wayfinding signage needs to clearly distinguish regulatory signage and "other" signage.
5) Has the City Surveyor reviewed the street naming section?
6) The Transportation section needs to be compared to the Level "A" analysis which has not been submitted. It is unclear as to how the improvements relate to the overall build-out. Additionally, the level "B" analysis does not list threshold densities that relate to the contemplated improvements.
7) The cross-sections should show the 12' lane next to the bike lanes.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 4**

SUBJECT:

Level B – Sector Development Plan – Phase One/Conceptual Plan Review

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

recommend approval by EPC

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 18, 2006

10/19/06 THU 14:32 FAX 5059243864 ☑001

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0956
CONNECTION TEL	98426471
SUBADDRESS	
CONNECTION ID	
ST. TIME	10/19 14:30
USAGE T	02'03
PGS.	6
RESULT	OK

FRONT COUNTER ROUTING
FAX FORM

TO: Lawrence Kline

FAX NUMBER: 842.6471

SENT BY: Aimee **DATE:** 10.19.06

PROJECT #: 1004075 **APPLICATION #** 06DRB-01424

****

Letter of Admin
Mesa Del Sol

10/19/06 THU 14:34 FAX 5059243864 001

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0957
CONNECTION TEL	92479109
SUBADDRESS	
CONNECTION ID	MYERS OLIVER & P
ST. TIME	10/19 14:32
USAGE T	02'01
PGS.	6
RESULT	OK

FRONT COUNTER ROUTING
FAX FORM

TO: John Myers

FAX NUMBER: 247-9109

SENT BY: Claire **DATE:** 10/19/06

PROJECT #: 1004075 **APPLICATION #** 060RB.01424

****

Letter of Advice
Mesa Del Sol

City of Albuquerque
Parks and Recreation Department

PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence

Development Review Board Comments

Project Number: 1004075
Application Number: 06DRB-01424

DRB Date: 10/18/2006
Item Number: 4

Subdivision:
Mesa Del Sol

Zoning:

Zone Page:

New Lots (or units) : 0

Request for:

- [ ] Sketch Plat Review & Comment
- [ ] Bulk Land Variance
- [ ] Site Development Plan for Subdivision
- [ ] Site Development Plan for Building Permit
- [ ] Preliminary Plat
- [ ] Final Plat
- [ ] Vacation of Public RoW
- [ ] Vacation of Public Easement
- [ ] Vacation of Private Easement
- [ ] Temp. Deferral of Sidewalk Construction
- [ ] Sidewalk Variance
- [ ] SIA Extension
- [ ] Other
  Level B Master Plan

Parks and Recreation Comments:

General Notes:

Please coordinate comments for Open Space and archelogical sites with Matt Schmader with Open Space 452-5214.

Your introduction states that your open space and parks calculations include the County Facility. The Parks section of the plan doesn't specifically mention the facility in terms of capital improvements, O & M or how it is to function within the development.

You show that neighborhood parks will be built, owned and maintained by Mesa del Sol. Will they be open to the general public? Will they be available for programming by the city for recreation functions or city events such as arts in the parks?

The community park facility is to be the responsibility of the City do you have an expectation of a time frame for development?

Signed: _____

Christina Sandoval, (DMD) Phone: 768-3808

CITY OF AL UQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 4**

SUBJECT:

Level B – Sector Development Plan – Phase One/Conceptual Plan Review

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

An approved infrastructure list is required for Preliminary Plat approval.
An approved grading and drainage plan must be on file prior to Preliminary Plat approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION: recommend approval by EPC

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: OCTOBER 18, 2006

DEVELOPMENT REVIEW BOARD

UTILITY DEVELOPMENT

Standard Comment Sheet

DRB-1004075 **Item No. 4** **Zone Atlas Q-16**

DATE ON AGENDA 10/04/06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: N/A

TYPE OF APPROVAL REQUESTED: ( ) ANNEXATION

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

Comments:

1. page 88, Figure 5-4 shows a private Alley with dry utilities and a public sanitary sewer line within the 20' wide alley. This has NOT be agreed to by the Water Utility Department.

If you have any questions or comments please call Roger Green at 924-3989.

Myrna I. Marquez/PARKS/CABQ
10/18/2006 10:00 AM

To Claire A. Senova/PLN/CABQ@COA
cc April M. Candelaria/PLN/CABQ@COA
bcc
Subject Open Space comments

History: This message has been replied to.

Good Morning,
Regarding Project #1004075:
page 36 of "Community Master Plan"

The submittal needs to be more specific about the level of dedication of Open Space Future.
Major public Open Space shall specifically be dedicated to the City of Albuquerque for inclusion in its Open Space network.

page 77 of "Community Master Plan"
Please describe the areas as "Natural Ponding Areas" in lieu of "Open Space Pond Areas".

The colors used in the legends are so similar that they are extremely difficult to decipher.

Regarding Project # 1004872
In the absence of a street network or any other recognizable landmarks, this type of submittal has no meaning. Please provide a larger scale location map.

Thank you.

Myrna I. Marquez
Associate Planner
City of Albuquerque Open Space Division
P: (505) 452-5222
F: (505) 873-6628

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: LAWRENCE KLINE

FAX NUMBER: 842-6471 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/19/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

PROJECT NO: 1004075 1004872 **APPLICATION NO:** _____

****

OPEN SPACE COMMENTS

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	0955
CONNECTION TEL	9p8426471
SUBADDRESS	
CONNECTION ID	
ST. TIME	10/19 14:26
USAGE T	01'02
PGS.	3
RESULT	OK

DEVELOPMENT REVIEW BOARD
FAX FORM

TO: LAWRENCE KLINE

FAX NUMBER: 842-6471 **# PAGES** 3

SENT BY: Sheran Matson, DRB Chair **DATE:** 10/19/06

PHONE NUMBER: 924-3880 **FAX #** 924-3864

1004872

PROJECT NO: 1004075 **APPLICATION NO:** _____

****

OPEN SPACE COMMENTS

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004075 **Item No. 4** **Zone Atlas Q-16----**

DATE ON AGENDA 10-18-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

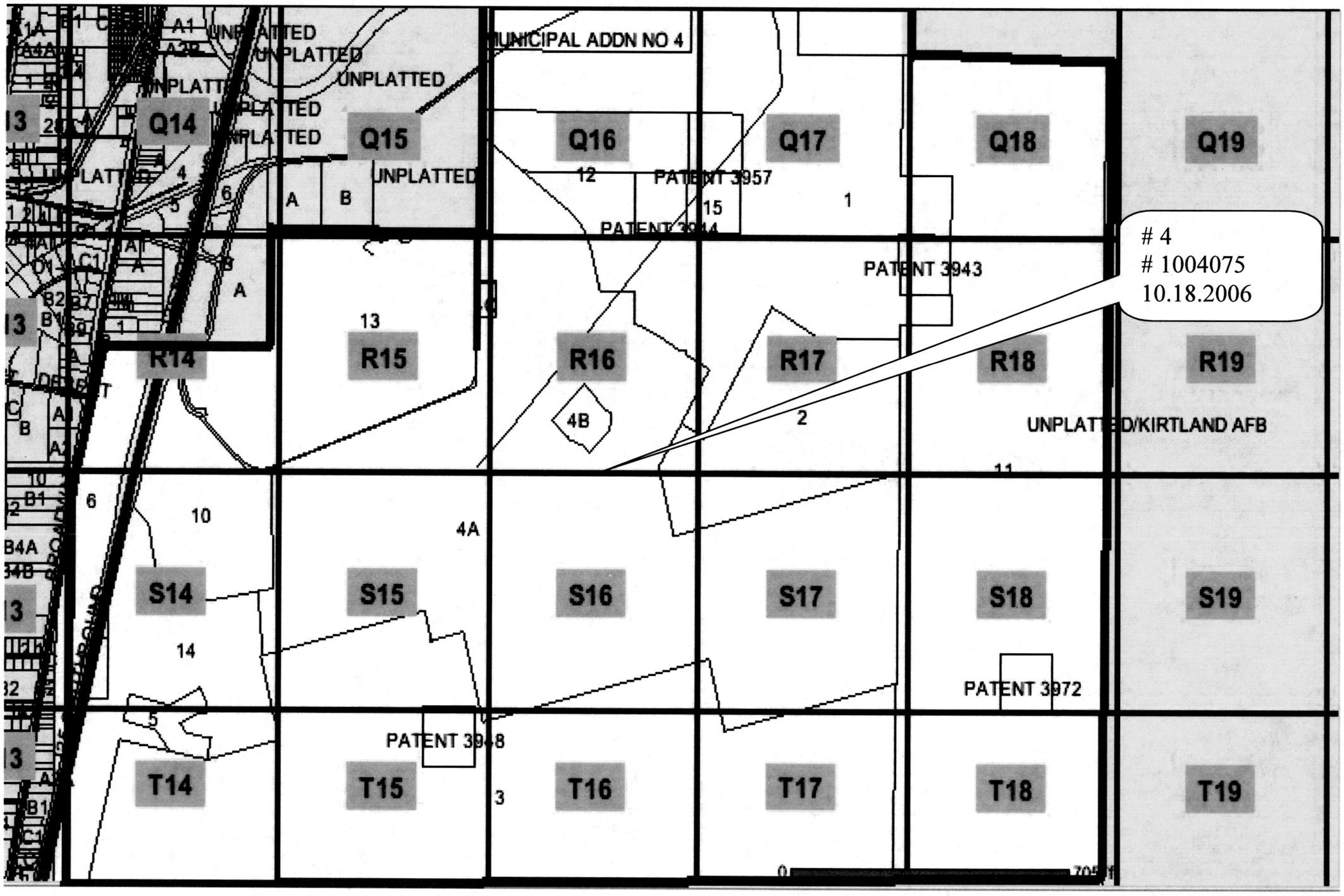
( )SITE PLAN FOR BUILDING PERMIT

No.	Comment

1) Transportation has no comments regarding the proposed boundaries of the Phase "B" area.
2) The plan is unclear regarding the use of on-street parking credits. Applicant should refer to section 14-16-3-1(E)(6)(d) of the zoning code which specifies the procedure and amount of parking available for credit.
3) Landscaping of public right-of-way (including medians) regardless of maintenance responsibility needs to require that traffic sight lines and safety need to be met for all designs.
4) Wayfinding signage needs to clearly distinguish regulatory signage and "other" signage.
5) Has the City Surveyor reviewed the street naming section?
6) The Transportation section needs to be compared to the Level "A" analysis which has not been submitted. It is unclear as to how the improvements relate to the overall build-out. Additionally, the level "B" analysis does not list threshold densities that relate to the contemplated improvements.
7) The cross-sections should show the 12' lane next to the bike

lanes.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes: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DEVELOPMENT REVIEW BOARD
ACTION SHEET

Plaza del Sol Hearing Room, Basement, Plaza del Sol Building

May 31, 2006 9:00 a.m.

MEMBERS:

Sheran Matson, AICP, DRB Chair
Claire Senova, Administrative Assistant

Wilfred Gallegos, Transportation Development
Brad Bingham, Alternate City Engineer

Roger Green, Utility Development
Christina Sandoval, Parks & Recreation

****

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

A. Call to Order: 9:00 A.M.
B. Changes and/or Additions to the Agenda
C. New or Old Business

Adjourned: 11:45 A.M.

CASES WHICH REQUIRE PUBLIC NOTIFICATION
MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. Project # 1002455
06DRB-00610 Major-One Year SIA

TIM OTT agent(s) for J GROUP request(s) the above action(s) for all or a portion of Lot(s) 1-7, **J J SUBDIVISION,** zoned SU-1 for C-1 uses, located on SAN ANTONIO DR NE, between I-25 and SAN PEDRO DR NE containing approximately 10 acre(s). [REF: 04DRB-00984, 03DRB-01899, 03DRB-01654] (E-18) **A ONE-YEAR EXTENSION OF THE SIA WAS APPROVED.**

2. **Project # 1003353**
06DRB-00631 Major-Two Year SIA

WILSON & COMPANY, INC agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS (to be known as **HERITAGE @ THE TRAILS, UNIT 2**) zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 14 acre(s). [REF: 04DRB-01415] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

3. **Project # 1003354**
06DRB-00633 Major-Two Year SIA

WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for THE TRAILS, (to be known as **HERITAGE @ THE TRAILS, UNIT 1,** zoned RD, located on RAINBOW BLVD NW, between PASEO DEL NORTE NW and HEARTHSTONE NW containing approximately 9 acre(s). [REF: 04DRB-01416] (C-9) **A TWO-YEAR EXTENSION OF THE SIA WAS APPROVED.**

4. **Project # 1002858**
06DRB-00629 Major-Vacation of Public Easements
06DRB-00630 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Lot(s) 28, Block(s) 13, **MESA @ ANDERSON HILLS, UNIT 2,** zoned SU-1 for C-1 uses & R-2, located on DENNIS CHAVEZ BLVD SW, between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35 acre(s). [REF: 05DRB-00488, 04DRB-01744, 04DRB-01683] (P-9) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

5. Project # 1004877
06DRB-00634 Major-Vacation of Pub Right-of-Way
06DRB-00635 Minor-Sketch Plat or Plan

JEFF MORTENSEN ASSOCIATES INC agent(s) for THE BOARD OF EDUCATION FOR THE CITY OF ALBUQUERQUE (APS REAL ESTATE OFFICE) request(s) the above action(s) for all or a portion of Lot(s) 1-10, Block(s) 3 and Lot(s) 1-9, Block(s) 4, **MANDELL ADDITION NO 2,** zoned M-1, located on WOODLAND AVE NW, between 4TH ST NW and 2ND ST NW containing approximately 4 acre(s). *[Deferred from 5/31/06]* (H-14) **DEFERRED AT THE BOARD'S REQUEST TO 6/7/06.**

6. Project # 1002632
06DRB-00541 Major-Preliminary Plat Approval
06DRB-00542 Minor-Temp Defer SDWK

TIERRA WEST LLC agent(s) for CAPITAL ALLIANCE INVESTMENTS request(s) the above action(s) for all or a portion of Lot(s) 3-9, 12, 23 & 24 Block(s) 5, Tract(s) A & 5 **SUNDANCE ESTATES, PHASE 1-B, UNIT 1,** zoned R-LT residential zone, located on LYON BLVD NW, between PARADISE BLVD NW and PROPOSED UNSER ALIGNMENT containing approximately 11 acre(s). [REF: 03EPC-00690, 03DRB-01306, 04DRB-00760, 04DRB-00761] *[Deferred from 5/10/06]* (B-11) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 4/12/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: THE EXISTING DRAINAGE EASEMENTS MUST BE VACATED. THE EXISTING ACCESS EASEMENT MUST BE VACATED. APPROVAL OF THE PERIMETER WALLS IS REQUIRED. A VACATION ACTION FOR THE CUL-DE-SAC IS REQUIRED. PROVIDE A COPY OF THE EXECUTED UNSER EASEMENT. IN ACCORDANCE WITH CITY COUNCIL RESOLUTION R-06-74, THIS SUBDIVISION'S EFFECT ON THE DESIGN CAPACITY OF APS AREA SCHOOLS MUST BE RESOLVED PRIOR TO FINAL PLAT APPROVAL PER A SIGNED "PREDEVELOPMENT FACILITIES FEE AGREEMENT". THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**

SITE DEVELOPMENT PLANS C FINAL SIGN-OFF) AMENDED PL S AND MASTER DEVELOPMENT PLANS (CITY COUNCIL FINAL SIGN-OFF)

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

7. Project # 1000575
06DRB-00722 Minor-SiteDev Plan BldPermit/EPC

DEKKER/PERICH/SABATINI agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for all or a portion of Lot(s) A, Block(s) 31, Tract(s) 8, TERRACE ADDITION, **PRESBYTERIAN HOSPITAL PARKING GARAGE**, zoned SU-2, SU-1, located on SILVER SE, between LEAD SE and CEDAR SE containing approximately 1 acre(s). [REF: 03-EPC-01661] **[Carmen Marrone, EPC Case Planner]** (K-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND AASHTO SIGHT LINES ON LANDSCAPING PLAN FOR VEHICLES ENTERING LEAD AVENUE AND PLANNING FOR CARMEN MARRONE'S INITIALS AND 3 COPIES OF THE SITE PLAN.**

8. Project # 1004474
06DRB-00723 Minor-SiteDev Plan BldPermit/EPC

COMMUNITY SCIENCES CORPORATION agent(s) for KB HOMES NM INC request(s) the above action(s) for all or a portion of Tract(s) A & D, MENAUL SCHOOL PROPERTIES (to be known as **VILLAS AT MENAUL**) zoned SU-PRD, located on MENAUL BLVD NE, between BROADWAY NE and EDITH BLVD NE containing approximately 17 acre(s). [REF: 06DRB-0243, 05EPC-1568, 06DRB-214] **[David Stallworth, EPC Case Planner]** (H-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 3/16/06 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND TRANSPORTATION DEVELOPMENT FOR DAVID STALLWORTH'S INITIALS, 3 COPIES OF THE SITE PLAN AND A 2-FOOT OVERHANG AT PARKING STALLS, A GATED ENTRANCE TURNAROUND, SIGHT DISTANCE ONTO MENAUL ON LANDSCAPE SHEET OR PAVING SECTIONS.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

9. **Project # 1004075**
06DRB-00716 Minor-Amnd Prelim Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on 1-25, between BROADWAY BLVD SW and LOS PICAROS RD SW containing approximately 12, 917.928 acre(s). [REF: 05DRB-00525, 05DRB-01227, 05DRB-01228] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18) **THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR AN ACCESS EASEMENT TO SERVE THE TRACTS AS CALLED OUT IN NOTE 36 NEEDS TO BE REVIEWED AND RECORDED AND THE MAIN LOOP ROADS TO BE SHOWN AS PUBLIC ROADWAY EASEMENTS.**

10. **Project # 1004803**
06DRB-00720 Minor-Prelim&Final Plat Approval

GREATER ALBUQUERQUE HABITAT FOR HUMANITY request(s) the above action(s) for all or a portion of Lot(s) A-G, **LOS BLANCOS ADDITION,** zoned R-T, located on 75TH ST NW, between CENTRAL NW and LUCCA NW containing approximately 1 acre(s). [REF: 06DRB-00445] (K-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/22/06 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: AN APPLICATION FOR TEMPORARY DEFERRAL OF SIDEWALKS IS REQUIRED. AN APPLICATION FOR VACATION OF A 5-FOOT UTILITY EASEMENT IS REQUIRED. PLACE THE CORRECT ZONING ON THE FINAL PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

11. Project # 1004844
06DRB-00718 Minor-Prelim&Final Plat Approval

MARK HOLMAN request(s) the above action(s) for the west half of the east half of Tract(s) 31, **ALVARADO GARDENS, NO. 1,** zoned RA-2 residential and agricultural zone, located on MATTHEW AVE NW, between RIO GRANDE BLVD NW and MEADOW VIEW NW containing approximately 1 acre(s). [REF: 06DRB-00514] (G-13) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND TO RECORD.**

12. Project # 1004910
06DRB-00719 Minor-Prelim&Final Plat Approval

SURVEYS SOUTHWEST LTD agent(s) for DAMIAN CHIMENTI request(s) the above action(s) for all or a portion of Lot(s) 13 & 14, Block(s) F, **JUAN ARMIJO & BACA & ARMIJO ADDITIONS,** zoned SU-2, RG, located on 3RD ST SW, between CROMWELL AVE SW and 4TH ST SW containing approximately 1 acre(s). (K-14) **PRELIMINARY AND FINAL PLAT WERE APPROVED AND SIGNED OFF BY THE BOARD.**

13. Project # 1004911
06DRB-00724 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for HEART AND SOLE, LLC request(s) the above action(s) for all or a portion of Lot(s) 6-A, Block(s) 2, **BEL-AIR SUBDIVISION,** zoned C-1, located on SAN MATEO BLVD NE, between LOS ARBOLES AVE NE and CLAREMOMNT AVE NE containing approximately 1 acre(s). (H-17) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

14. **Project # 1004912**
06DRB-00727 Minor-Prelim&Final Plat Approval

ADVANCED ENGINEERING & CONSULTING, LLC agent(s) for VAN GILBERT ARCHITECT request(s) the above action(s) for all or a portion of Lot(s) 11, Block(s) 1, **AIRPORT INDUSTRIAL PARK,** zoned M-1, located on BAYLOR ST NE, between RENARD PL NE and GIBSON ST NE containing approximately 1 acre(s). (M-16) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

15. **Project # 1004908**
06DRB-00715 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for ROBERT & CYNTHIA KEERAN, LLAVE DEVELOPMENT request(s) the above action(s) for all or a portion of Lot(s) 1, **KELLER LANE** and Lot(s) 5-P1, **ESTRADA COURT,** zoned RD (3DU/A) located on OAKLAND AVE NE, between BARSTOW ST NE and VENTURA ST NE containing approximately 1 acre(s). (C-20) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO PARKS FOR OPEN SPACE TABLE AND TO PLANNING TO RECORD THE PLAT.**

16. **Project # 1004785**
06DRB-00403 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for LLAVE DEVELOPMENT INC request(s) the above action(s) for all or a portion of Lot(s) 18, Block(s) 1, Tract(s) 3, **NORTH ALBUQUERQUE ACRES, UNIT 3,** zoned R-D 3DU/A, located on EAGLE ROCK AVE NE, between VENTURA ST NE and BARSTOW ST NE containing approximately 1 acre(s). *(Indef Deferred from 4/5/06)* (C-20) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 5/31/06 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 5/19/06 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1004909**
06DRB-00717 Minor-Prelim&Final Plat Approval

PRECISION SURVEYS agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 2A-2A-2B, **JOURNAL CENTER,** zoned IP, located on JEFFERSON NE, between HEADLINE NE and JOURNAL CENTER NE containing approximately 9 acre(s). *[Deferred from 5/31/06]* (D-17) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

18. **Project # 1001789**
05DRB-01718 Minor-Final Plat Approval

PRECISION SURVEYS INC agent(s) for DASKALOS NOB HILL request(s) the above action(s) for all or a portion of Block(s) 6, Tract(s) 17-28, **MONTE VISTA,** zoned CCR, located on CENTRAL AVE NE, between TULANE NE and WELLESLEY NE containing approximately 1 acre(s).*[Deferred from 11/16/05 & Indef deferred for SIA, Deferred from 5/17/06 & 5/24/06]* (K-16) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

19. **Project # 1000961**
06DRB-00158 Minor-Final Plat Approval

CARTESIAN SURVEYS INC agent(s) for MCT INDUSTRIES INC request(s) the above action(s) for all or a portion of Tract(s) C, **NORTH GATEWAY,** zoned IP industrial park zone, located on SAN MATEO BLVD NE, between BALLOON FIESTA PARKWAY NE and 125 containing approximately 17 acre(s). [REF: AA-97-98, ZA-97-375, V-97-7, DRB-97-6, ZA-92-107, 00DRB01730] *[Indef deferred from 2/15/06] [Was Listed under Project #1003790 in error] [Indef Deferred for SIA on 3/22/06]* (B-18) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD.**

20. **Project # 1004320**
06DRB-00682 Minor-Prelim&Final Plat Approval

JACKS HIGH COUNTRY INC agent(s) for INSPIRATION RESEARCH EXCHANGE LLC request(s) the above action(s) for all or a portion of Tract(s) E-2, **SANDIA SCIENCE AND TECHNOLOGY PARK,** zoned IP, located on INNOVATION PKWY SE, between GIBSON AVE SE and RESEARCH AVE SE containing approximately 4 acre(s). *[Deferred from 5/24/06 & 5/31/06]* (M-21) **DEFERRED AT THE AGENT'S REQUEST TO 6/7/06.**

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

21. **Project # 1002567**
06DRB-00726 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING LLC agent(s) for STEVE KIRK request(s) the above action(s) for all or a portion of Lot(s) 5-A & 5-B, **COLEMAN ADDITION,** zoned R-2, located on 12TH ST NW, between MENAUL EXTENSION NW and LA POBLANA NW containing approximately 1 acre(s). (H-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

22. **Project # 1002984**
06DRB-00725 Minor-Sketch Plat or Plan

ROBERT POWERS request(s) the above action(s) for all or a portion of Lot(s) 21, Block(s) 2, **VOLCANO CLIFFS, UNIT 2,** zoned R-1 residential zone, located on KIMBERLITE DR NW, between CLIFF RD NW and POPO NW containing approximately 1 acre(s). (E-10) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

23. **Project # 1004617**
06DRB-00721 Minor-Sketch Plat or Plan

TONY & MYRA GUTIERREZ request(s) the above action(s) for all or a portion of Lot(s) 100, Block(s) A, **LA VICTORIA SUBDIVISION,** zoned C-2 community commercial zone, located on BLUEWATER RD NW, between YUCCA DR NW and 56TH ST NW containing approximately 2 acre(s). [REF: 06ZHE-00011] (J-11) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

24. **Project # 1004906**
06DRB-00699 Minor-Sketch Plat or Plan

TOM SLATES agent(s) for LINDA VIGIL LOPEZ request(s) the above action(s) for all or a portion of Tract(s) 118C, 118D & 118E, **LANDS OF DANIEL H LOPEZ AND LINDA VIGIL LOPEZ,** zoned R-1, located on GUADALUPE TR NW, between DELAMAR NW and GRIEGOS RD NW containing approximately 2 acre(s). (F-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

25. Approval of the Development Review Board Minutes for May 17 & May 24, 2006. **THE DRB MINUTES FOR MAY 17 AND MAY 24, 2006 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:45 A.M.

4075

DXF Electronic Approval Form

DRB Project Case #: 1004075

Subdivision Name: MESA DEL SOL TRACTS 1-15

Surveyor: ALAN R BENHAM

Contact Person: STEPHANIE WALTON

Contact Information: 798-7965

DXF Received: 6/9/2006 Hard Copy Received: 6/9/2006

Coordinate System: NMSP Grid (NAD 83)

Approved

06.12.2006
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4075** to agiscov on **6/12/2006** Contact person notified on **6/12/2006**

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 9**

SUBJECT:

Preliminary Plat Amd

ACTION REQUESTED:

REV/CMT:() APP:() SIGN-OFF:(x) EXTN:() AMEND:()

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

ENGINEERING COMMENTS:

No adverse comments.

RESOLUTION:

APPROVED ____; DENIED _____; DEFERRED _____; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: May 31, 2006

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB- 1004075 Item No. 9 Zone Atlas

DATE ON AGENDA 5-31-06

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

( )SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	Transportation will continue to take delegation.
2)	Have the original conditions been met?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 31, 2006
DRB Comments

ITEM # 9

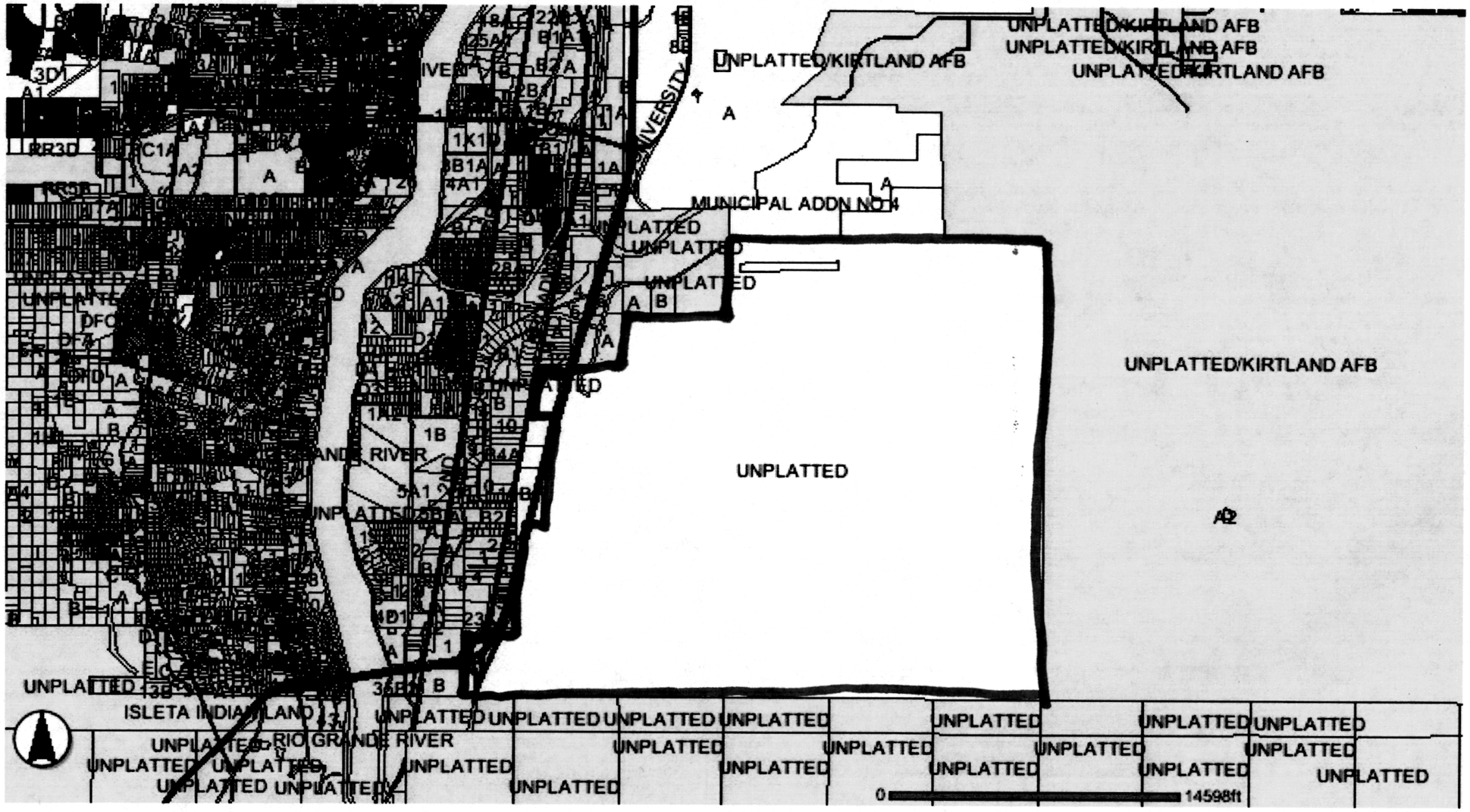
PROJECT # 1004075 **APPLICATION # 06-00716**

RE: Mesa Del Sol/Amnd pp

Planning has no objection to the requested action.

Andrew Garcia .

Andrew Garcia, Planning Alternate
924-3858 Fax 924-3864 agarcia@cabq.gov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DRB CASE ACTION LOG (PREL & FINAL)

REVISED 2/5/04

This sheet must accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments are addressed.

DRB Application No.: **05DRB-01228 (P&F)** Project # **1004075**

Project Name: **MESA DEL SOL**

Agent: Bohannan Huston Inc. Phone No.: 823-1000

Your request for (**SDP for SUB**), (**SDP for BP**), (**FINAL PLATS**), (**MASTER DEVELOP. PLAN**), was approved on 8/24/05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

- ☐ TRANSPORTATION: * ACCESS AGREEMENT
- ☐ * MAIN LOOP ROAD
- ☐ * EASEMENT FROM ± 44 97
- ☐
- ☐
- ☐ UTILITIES:
- ☐
- ☐
- ☐
- ☐ CITY ENGINEER / AMAFCA:
- ☐
- ☐
- ☐
- ☐ PARKS / CIP:
- ☐
- ☐
- ☐
- ☒ PLANNING (Last to sign): Received 8/15 Sufficient
- ☐
- ☐
- ☐

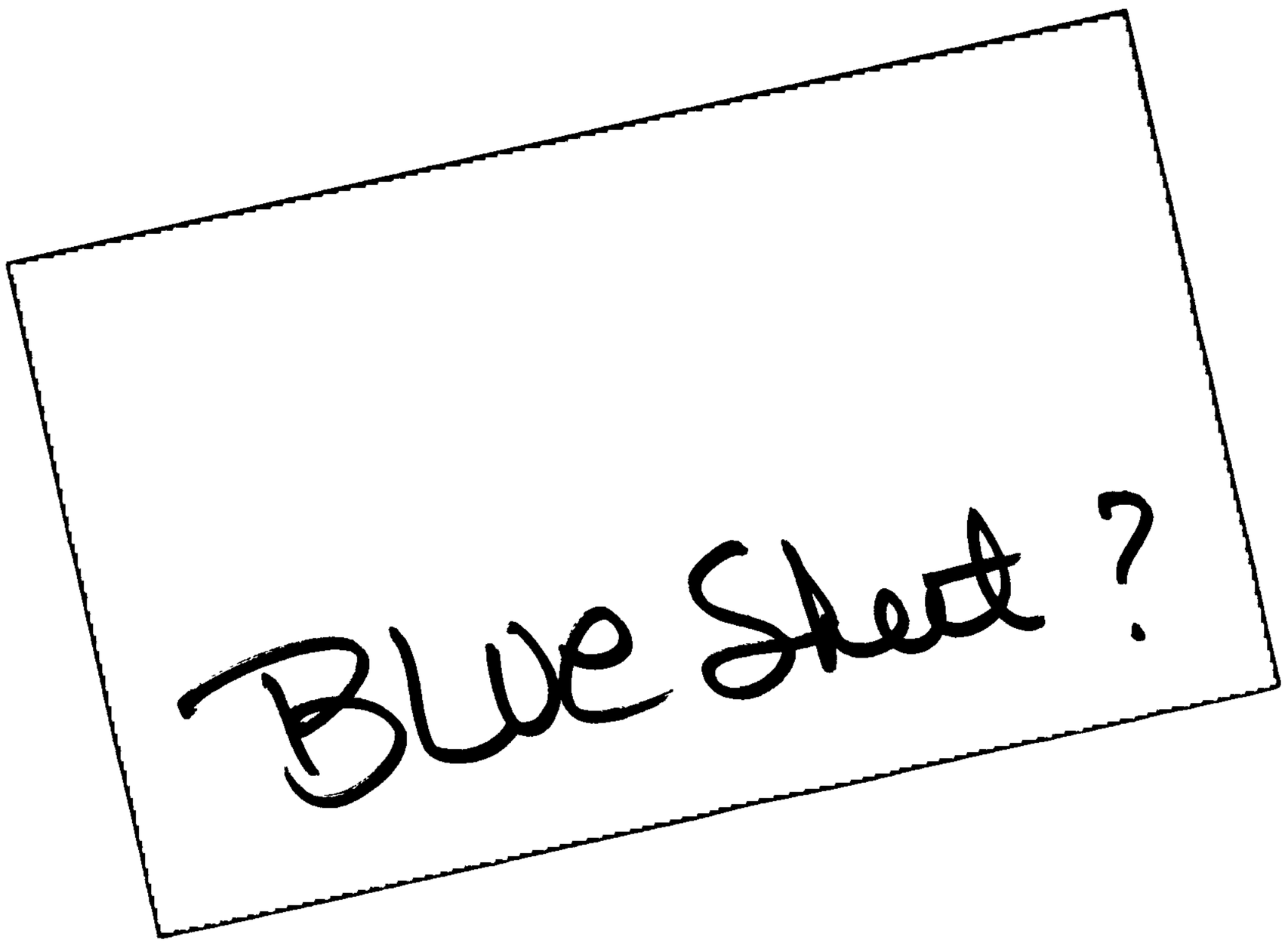
☒ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). RECORDED DATE: _____
-Tax printout from the County Assessor.

- ☐ **Include 3 copies of the approved site plan along with the originals.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☒ **AGIS DXF File approval required.** OK
- ☐ **Copy of recorded plat for Planning.**

Project Number 1004075

Thus was never
received —
Blue Sheet w/
Agent Olsen



#9

4075

DXF Electronic Approval Form

DRB Project Case #: 1004075

Subdivision Name: MESA DEL SOL TRACTS 4A, 4B & 4C

Surveyor: ALAN R BENHAM

Contact Person: STEPHANIE WALTON

Contact Information: 798-7965

DXF Received: 5/30/2006 Hard Copy Received: 5/30/2006

Coordinate System: Ground rotated to NMSP Grid

Approved

05.30.2006
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4075** to agiscov on **5/30/2006** Contact person notified on **5/30/2006**

4075

DXF Electronic Approval Form

DRB Project Case #: 1004075

Subdivision Name: MESA DEL SOL TRACTS 1-16

Surveyor: ALAN R BENHAM

Contact Person: STEPHANIE STRATTON

Contact Information: 798-7965

DXF Received: 8/31/2005 Hard Copy Received: 8/24/2005

Coordinate System: NMSP Grid (NAD 83)

Approved 08-31-2005 Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc **4075** to agiscov on **8/31/2005** Contact person notified on **8/31/2005**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

5. Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

At the August 24, 2005, Development Review Board meeting, the Bulk Land Variance was approved subject to the Findings and Conditions of the Subdivision Ordinance as follows:

<u>BULK LAND VARIANCE:</u>

1. The variance will not be injurious to the public safety, health or welfare, or to adjacent property, the neighborhood or the community.

2. The variance will not conflict significantly with the goals and provisions of any City, County or AMAFCA adopted plan or policy; the applicable zoning ordinance, or any other City code or ordinance.

3. The variance will not permit, encourage or make possible undesired development in the 100-year floodplain.

4. The variance will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.

The preliminary and final plat was approved with final plat sign off delegated to Transportation Development for access easements and to Planning for AGIS dxf file and to record the plat.

If you wish to appeal this decision, you must do so by September 8, 2005, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Sheran Matson, AICP, DRB Chair

Cc: Regents of UNM, Scholes Hall #232, 87131
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Commissioner of Public Lands of the State of New Mexico, Trustee, P.O. Box 1148, Santa Fe, NM 87504-1148
Marilyn Maldonado, Planning Department, 4th Floor, Plaza del Sol Bldg.
File

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 5**

SUBJECT:

Bulk Land Variance
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:
No adverse comments.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED X; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: August 24, 2005

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 AGENDA#: 5 DATE: 8/24/05

1. Name: John Myers Address: John Meyer / Clerer Zip: _____
2. Name: _____ Address: _____ Zip: _____
3. Name: _____ Address: _____ Zip: _____
4. Name: _____ Address: _____ Zip: _____
5. Name: _____ Address: _____ Zip: _____
6. Name: _____ Address: _____ Zip: _____
7. Name: _____ Address: _____ Zip: _____
8. Name: _____ Address: _____ Zip: _____
9. Name: _____ Address: _____ Zip: _____
10. Name: _____ Address: _____ Zip: _____
11. Name: _____ Address: _____ Zip: _____
12. Name: _____ Address: _____ Zip: _____
13. Name: _____ Address: _____ Zip: _____
14. Name: _____ Address: _____ Zip: _____

"Jean Smith"
<JSmith@rodey.com>
08/24/2005 02:19 PM

To <csenova@cabq.gov>
cc
bcc
Subject Project #1004075 Mesa del Sol

The above project was on today's DRB agenda. Can you email a copy of the comments to me? If not, I will be glad to pick them up. Just let me know when. Thank you.

Jean Smith, Paralegal
Rodey Law Firm
201 Third St. NW, Suite 2200
Albuquerque, NM
Phone: 505-765-5900, ext. 7246
Fax: 505-768-7395
jsmith@rodey.com

FRONT COUNTER ROUTING
FAX FORM

TO: Jean Smith

FAX NUMBER: _____

SENT BY: Claire **DATE:** 8/25/05
Initial

PROJECT NO: 1004075 **APPLICATION NO:** _____

****

Major Case - Do not have a stop
request.

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	3981
CONNECTION TEL	97687395
SUBADDRESS	
CONNECTION ID	
ST. TIME	08/25 10:16
USAGE T	01'09
PGS.	3
RESULT	OK

FRONT COUNTER ROUTING
FAX FORM

TO: Jean Smith

FAX NUMBER: _____

SENT BY: Claire **DATE:** 8/25/05
Initial

PROJECT NO: C004075 **APPLICATION NO:** _____

****

Mayor Case - Dr. Ut has a stay report.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

August 24, 2005

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

AMAFCA — No adverse comments.

COG — Comments have been generated as part of the Mesa del Sol Level A Master Plan (case #1004260).

Transit — Transit has suggested an alternative alignment of arterials in Mesa Del Sol in the Master Plan process currently before the EPC (Project #1004260, 05EPC-00987). The bulk land plat (i.e. Tract 12) conforms to the proposed but not yet approved alignment of University in the Master Plan. Transit suggests that this bulk land plat should be deferred until the EPC has approved the Mesa Del Sol Master Plan.

Zoning Enforcement — No adverse comments.

Neighborhood Coordination — Letter sent to Mountain View NA (R).

APS — No comments received.

Police Department — No CPTED or crime prevention comments at this time.

Fire Department

Fire Department is not approving street widths less than 32 feet at this time. Per Ray Sanchez, AFD. All required fire hydrants shall be installed and made serviceable prior to and during construction of subdivision.

PNM Electric & Gas — Approves.

Comcast	No comments received.
QWEST	No comments received.
Environmental Health	No comments received.
M.R.G.C.D.	No comments received.
Open Space Division	No adverse comments.
City Engineer	No objection to the Bulk Land Variance.

Transportation Development

Where is the Access easement to serve the tracts as called out in note 36? This needs to be reviewed and recorded. Where is the access easement from NM 47 and the SW corner of Tract 5? Why aren't the main loop roads being shown as public roadway easements? How does the parcel break up relate to the master plan being heard @ EPC?

Parks & Recreation	No objection.
Utilities Development	No objection to Bulk Land Variance or Plat approval.

Planning Department

All of the tracts shown on the bulk plat meet the criteria of 40 acres or more for multi family or non-residential use.

No objection to the bulk plat or bulk land variance.

There are landfill sites located either within the plat boundaries or within 1000 feet of the plat boundaries. Contact Marcia Pincus at the Environmental Health Department for requirements related to the landfills. The infrastructure lists of any preliminary plats affected need to include language related to landfills. The DRB Chair has a copy of this language as does Ms. Pincus.

Impact Fee Administrator

This subdivision is not subject to City's Impact Fee Ordinances.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

cc:Regents of UNM, Scholes Hall #232, 87131
Bohannan Huston Inc., 7500 Jefferson NE, 87109
Commissioner of Public Lands of the State of New Mexico, Trustee, P.O. Box 1148, Santa Fe, NM 87504-1148

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400 05DRB-01233 Major-Two Year SIA	LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)
Project # 1003280 05DRB-01230 Major-Six-Month SIA	TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)
Project # 1001770 05DRB-01231 Major-Vacation of Public Easements 05DRB-01232 Minor-Prelim&Final Plat Approval	MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)
Project # 1004075 05DRB-01227 Major-Bulk Land Variance 05DRB-01228 Minor-Prelim&Final Plat Approval	BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

PLANNING TRACKING LOG

Date	Project Name & #	Action Request	Action Taken
4/6/05	Mesa del Sol Proj 1004075	Sketch	Comments given
8/24/05	Same	Bulk Land Var Prel & Final	

CITY OF ALBUQUERQUE

FYI

ALBUQUERQUE
Making History

NOTIFICATION OF HEARING for the DEVELOPMENT REVIEW BOARD

August 10, 2005

TO: Patty Grice and Ric Watson, Mountain View Neighborhood Association

This letter will serve as your notification from the City of Albuquerque, under provisions of 0-92 pertaining to a request for: **Requests the following for approximately 12,917.928 acre(s): Major Bulk Land Variance and Minor Preliminary and Final Plat Approval for Mesa Del Sol.**

Proposed by: **Bohannan Huston Inc. at 823-1000**
Agent for: **Regents of UNM and Commissioner of Public Lands of the State of New Mexico, Trustee**

For property located: **On or near I-25 Freeway between Broadway Boulevard SW and Los Picaros Road SW.**

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The case number(s) assigned is: **05DRB- 01227 and 01228, Project # 1004075.**

City Planning accepted application for this request on **July 28, 2005**.

The owner, applicant, and/or agent certified at the time of application acceptance that they notified you of the proposed action by *certified mail, return receipt requested.*

Please be advised that this application is scheduled for a hearing before the Development Review Board (DRB) at **9 a.m.** on **Wednesday, August 24, 2005** in the **Planning Hearing Room, Lower Level, Plaza Del Sol Building, 600 Second St. NW.**

You should contact **Claire Senova** at **924-3946** to confirm this date, time, and to seek further information.

If you have any questions **-OR-** have not been contacted by the applicant, please call **Stephani Winklepleck** at **924-3902** or by e-mail at swinklepleck@cabq.gov.

Sincerely,

Stephani I. Winklepleck

Stephani I. Winklepleck
Neighborhood Program Coordinator
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

cc: Claire Senova, DRB Administrative Assistant

CITY OF PLANNING
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: AUGUST 24, 2005
Zone Atlas Page: Q-15-Z THRU U-18-Z
Notification Radius: 100 Ft.

Project# 1004075
App# 05DRB-01227
App# 05DRB-01228

Cross Reference and Location:

Applicant: REGENTS OF UNM
A CONSTITUTIONALLY CREATED EDUCATIONAL INSTITUTION IN THE STATE OF NEW MEXICO
Address: SCHOLES HALL #232
ALBUQUERQUE NM 87131

Agent: BOHANNAN HUSTON, INC
Address: 7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

Special Instructions:

COMMISSIONER OF PUBLIC LANDS
OF THE STATE OF NEW MEXICO, TRUSTEE
PO BOX 1148
SANTA FE NM 87504-1148

Notice must be mailed from the City's 15 day prior to the meeting.

Date Mailed: AUGUST 5, 2005

Signature: KYLE TSETHLIKAI

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project#_____
Application#_____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
R-15	1015051	241-240	101-4481	
		261-240	4401	
S-15	1015052	240-240	101-32	
		400-460	08	
T-15	1015049	240-240	101-32	
		400-405	08	
U-15	1015048	267-330	101-24	
Q-16	1016052	281-210	401-50	
		463-066	05	
R-16	1016051	271-271	101-38	
		039-039	301-04	
S-16	1016050	240-240	101-44	
T-16	1016049	240-240	101-44	
U-16	1016048	269-330	201-24	
Q-17	1017052	264-264	101-42	
		435-175	401-04	
		331-185	02	
		262-242	301-12	
		066-196	10	
		066-066	05	
R-17	1017051	240-240	101-44	
S-17	1017050	240-240	101-4451	—
T-17	1017049	240-240	101-44	
U-17	1017048	267-300	101-24	—

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project#_____
Application#_____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
Q-18	1018052	241-150	401-22	
R-18	1018051	300-220	401-32	
		080-400	201-08	
S-18	1018050	125-305	201-32	
		340-065	401-08	
T-18	101849	240-260	101-44	
U-18	1018048	262-324	201-24	
~~R-14~~ Q-14	~~1014051~~ 1014052	490-057	403-20	-
R-14	1014051	466-401	101-25	
		405-139	401-38	
S-14	1014050	320-320	101-19	
T-14	1014049	260-260	101-44	
U-14	1014048	247-334	101-24	
		247-084	401-20	
U-15	1015048	246-082	401-20	
U-16	1016048	248-088	301-20	
U-17	1017048	244-082	401-20	
U-18	1018048	242-090	301-20	
Q-15	1015052	067-075	301-05	
		198-080	10	
		240-240	401-90	
		420-400	101-01	
Q-16	1016052	263-462	101-50	
P-16	1016053	264-080	401-18	

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP / LEGAL LIST

Project#_____
Application#_____

Zone Atlas Page #	Zone Atlas #	Grid Location	Parcel Sequence	Name & Address
P-17	1017053	131-065	301-02	
		400-007	401-23	
P-18	1018053	260-260	101-44	
Q-18	1018052	261-405	101-22	
P-19	1019053	268-266	101-44	
Q-19	1019052	263-263	101-44	
R-19	1019051	260-260	401-44	
S-19	1019050	261-~~260~~ 264	401-44	
T-19	1019049	258-263	101-44	
U-~~19~~ 19	1019048	137-318	101-42	
		264-078	301-20	

mainframe@coa1mp3.cabq.gov
08/04/2005 09:14 AM

To
cc
bcc
Subject

```
1          R E C O R D S   W I T H   L A B E L S                    PAGE
1
01015051                  ***  THIS UPC CODE HAS NO MASTER RECORD ON FILE
0101505126126010144B1 LEGAL: BUIL DING S IN SECTION T9N R3E SECTION 21 AKA
MESA D  LAND USE:
                          PROPERTY ADDR: 00000   UNIVERSITY
                             OWNER NAME: SFX
                             OWNER ADDR: 02121   N 83 RD                  AV
PHOENIX      AZ        85035
0101505126126010144L1 LEGAL: LAND  ONL Y IN SECTION T9N R3E SECTION 21 AKA
MESA D  LAND USE:
                           PROPERTY ADDR: 00000
                              OWNER NAME: STATE OF NEW MEXICO
                              OWNER ADDR: PO BOX 1148
SANTA FE     NM        87504
0101505026026010132    LEGAL: W1/2  SE1 /4 SE1/4 NE1/4 X SE1/4 NE1/4 CONT 600AC
LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: STATE OF NEW MEXICO
                              OWNER ADDR: PO BOX 1148
SANTA FE     NM        87504
0101505040046010108    LEGAL: 40AC  NE  POR BLK 1 T9N R3E SEC 28
LAND USE:
                           PROPERTY ADDR: 00000   UNKNOWN
                              OWNER NAME: OLSON R E X HEDSTROM W H
                              OWNER ADDR: 27337   SUNNYRIDGE                RD
PALOS VERDESCA        90274
0101504926026010132    LEGAL: W/2  SE W /2 NE SE NE CONT 600 AC
LAND USE:
                           PROPERTY ADDR: 00000   BROADWAY
                              OWNER NAME: STATE OF NEW MEXICO
                              OWNER ADDR: PO BOX 1148
SANTA FE     NM        87504
0101504940046510108    LEGAL: SEC  33 T 9N R3E NE NE CONT 40 AC
LAND USE:
                           PROPERTY ADDR: 00000   BROADWAY
                              OWNER NAME: ARANDA RICHARD A & CECILIA B E
                              OWNER ADDR: 04300   TULANE                    NE
ALBUQUERQUE NM        87107
0101504826733010124    LEGAL: NLY  POR  ST OF N M CONT 439.20 AC M/L T8N R3E
SEC 4  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: STATE OF NEW MEXICO
                              OWNER ADDR: PO BOX 1148
SANTA FE     NM        87504
0101605228121040150    LEGAL: S1/2  N1/ 2 & SW & N1/2 SE & SW SE OF SEC 15 T9N
R3E  LAND USE:
                           PROPERTY ADDR: 00000   N/A
                              OWNER NAME: STATE OF NEW MEXICO
                              OWNER ADDR: PO BOX 1148
SANTA FE     NM        87504
```

0101605246306640165 LEGAL: SEC1 5 9N 3E SE1/4 SE1/4 40.0 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: RIORDAN GUY & FRANCES &
OWNER ADDR: 09514 KANDACE DR NW
ALBUQUERQUE NM 87114
0101605127127110138 LEGAL: ALL OF S EC 22 T9N R3E CONT 640.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101605103903930104 LEGAL: T9N R3E SEC 22 A TR OF LAND CONT 10 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101605026026010144 LEGAL: ALL OF S EC 27 T9N R3E CONT 640.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101604926026010144 LEGAL: T9N R3E SEC 34 CONT 634 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101604826933020124 LEGAL: NLY POR U S GOVERNMENT CONT 435.12 AC M/L
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S GOVERNMENT
OWNER ADDR: PO BOX 27115
SANTA FE NM 87502
0101705226426410142 LEGAL: ALL OF S EC 14 EXC E1/2 OF SW1/4 & EXC POR OUT
TO U LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101705243517540106 LEGAL: USA MD 1 9 P77 5 10 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S GOVERNMENT
OWNER ADDR: PO BOX 27115
SANTA FE NM 87502
0101705233118540102 LEGAL: USA MD 1 9 P77 CONT 0.62 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S GOVERNMENT
OWNER ADDR: PO BOX 27115
SANTA FE NM 87502

0101705226226230112 LEGAL: PARC EL B RD EASEMENT MISC D19P77 2 47AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101705206619630110 LEGAL: STAT E OF NMEX NW1/4OFSW1/4 CONT 40 00AC
LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: WRIGHT DARLA DEE TRUSTEE WRIGH
OWNER ADDR: PO BOX 504
SANTA ROSA NM 88435
0101705206606630105 LEGAL: SEC 14 T 9N R3E TR IN SW1/4 OF SW1/4 CONT 40
ACRES LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103
0101705126026010144 LEGAL: ALL OF S EC 23 T9N R3E CONT 640.00 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101705026026010145 LEGAL: ALL OF S EC 26 T9N R3E CONT 640 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101704926026010144 LEGAL: T9N R3E SEC 35 CONT 640 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101704826730010124 LEGAL: NLY POR US GOVERNMENT CONT 432.44 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S GOVERNMENT
OWNER ADDR: PO BOX 27115
SANTA FE NM 87502
0101805226115040122 LEGAL: 480A C T9 N R3E SEC13
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101805130022040132 LEGAL: E/2 SW/4 S/2 NW/4 & NE/4 NW/4
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504

0101805108046020108 LEGAL: 40AC T9N R3E SEC24
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: PEREZ MICHAEL DOMENIC & PEREZ
OWNER ADDR: PO BOX 435
VAUGHN NM 88353
0101805017530520132 LEGAL: W/2 NE/4 N/2 SE/4 SEC 25 T9N R3E CONT 600 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101805034006540108 LEGAL: SW 1 /4 S E1/4 40AC T9N R3E SEC25
LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: RIORDAN GUY & WILLIAM BOWEN
OWNER ADDR: 09514 KANDACE DR NW
ALBUQUERQUE NM 87114
0101804926026010144 LEGAL: T9N R3E SEC 36 CONT 640 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101804826232420124 LEGAL: US G OVER TMENT CONT 427.24 AC SEC 1 T8N R3E
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S GOVERNMENT
OWNER ADDR: PO BOX 27115
SANTA FE NM 87502
0101405249005740320 LEGAL: T9N R3E SEC 17 TRACT IN E1/2 SE OF SE CONT
19.412 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: GREVEY LIEBERMAN INVESTMENTS
OWNER ADDR: 02015 WYOMING BL NE
ALBUQUERQUE NM 87112
0101405146640110125 LEGAL: PARC ELS A & B SUMMARY PLAT OF VALLEY VIEW
INDUSTRI LAND USE:
PROPERTY ADDR: 00000 MESA DEL SOL
OWNER NAME: BARBER DAN O & JANE E
OWNER ADDR: PO BOX 152
RIDGEDALE MO 65739
0101405140513940138 LEGAL: TR I N SE /4 SEC 20 T9N R3E CONT 158.450 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: UNIVERSITY OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101405032032010119 LEGAL: T9N R3E SEC 29 CONT 550.57 AC
LAND USE:
PROPERTY ADDR: 00000 BROADWAY
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504

0101404926026010144 LEGAL: 640 AC T 9N R3E SEC 32
LAND USE:
PROPERTY ADDR: 00000 BRAODWAY
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101404826733410124 LEGAL: NLY POR ST OF N M CONT 442.40 AC M/L T8N R3E
SEC 5 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504
0101404826708640120 LEGAL: SLY POR ISLETA PUEBLO GRANT CONT 204.36 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM 87103
0101504826608240120 LEGAL: SOUT HERL Y PORT ISLETA PUEBLO GRT 205.05AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM 87103
0101604826808830120 LEGAL: SOUT HERL Y PORT ISLETA PUEBLO GRT 205.72ACS
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM 87103
0101704826608240120 LEGAL: SLY POR OF ISLETA PUEBLO GRT CONT 206.4 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM 87103
0101804826209030120 LEGAL: ISLE TA P UEBLO GRANT CONT 207.84 AC
LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S INDIAN SERVICE
OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM 87103
0101505206707530105 LEGAL: TRAC T A OF LAND DIVISION PLAT OF SUNSET
MEMORIAL P LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: LOS PICAROS
OWNER ADDR: 01111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102
0101505219808030110 LEGAL: TRAC T B OF LAND DIVISION PLAT OF SUNSET
MEMORIAL P LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: SUNSET MEMORIAL PARK INC ETAL
OWNER ADDR: PO BOX 94
ALBUQUERQUE NM 87103

0101505226024040190 LEGAL: SEC 16 T 9N R3E EXCL NORTH PORTS & THOSE PORTS OUT LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HORNE-STEWART LLC
OWNER ADDR: 09630 N 25TH AV
PHOENIX AZ 85021

0101505242040010101 LEGAL: SEC 16 T 9N R3E EXCL S'LY & NW PORTS & THOSE PORTS LAND USE:
PROPERTY ADDR: 00000
OWNER NAME: HORNE-STEWART LLC
OWNER ADDR: 09630 N 25TH AV
PHOENIX AZ 85021

0101605226346210150 LEGAL: N1/2 N1/ 2 SEC15 T9N R3E 160.00AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101605326408040118 LEGAL: S1/2 OF SE1/4 SE1/4 SW1/4 SEC10 T9N R3E 120AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101705313106530102 LEGAL: T9N R3E SEC 10 TRACT IN S1/2 OF SW1/4 CONT 51.800 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CITY OF ALBUQUERQUE
OWNER ADDR: PO BOX 1293
ALBUQUERQUE NM 87103

0101705340006740123 LEGAL: S1/2 SE1 /4 PORT OF SEC11 9N 3ECONT 80 AC LAND USE:
PROPERTY ADDR: 00000 UNKNOWN
OWNER NAME: STATE OF NEW MEXICO
OWNER ADDR: PO BOX 1148
SANTA FE NM 87504

0101805326026010144 LEGAL: 640 AC T 9N R3N ALL SEC12 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S A DEPT OF ARMY HDQRS
OWNER ADDR: 02050 WYOMING BL SE
KIRTLAND AFBNM 87117

0101805226140510122 LEGAL: 160 AC T 9N R3E SEC 13 LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: CORP OF ENGINEERS
OWNER ADDR: 00333 BROADWAY BL SE
ALBUQUERQUE NM 87102

0101905326826610144 LEGAL: T9N R4E SEC 7 CONT 647 AC LAND USE:
PROPERTY ADDR: 00000 N/A
OWNER NAME: U S A DEPT OF ARMY HDQRS
OWNER ADDR: 02050 WYOMING BL SE
KIRTLAND AFBNM 87117

```
0101905226326310144   LEGAL: T9N  R4E  SEC 18 CONT 6.40 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S A DEPT OF ARMY HDQRS
                         OWNER ADDR: 02050   WYOMING                    BL SE
KIRTLAND AFBNM       87117
0101905126026040144   LEGAL: T9N  R4E  SEC 19 CONT 638 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S A DEPT OF ARMY HDQRS
                         OWNER ADDR: 02050   WYOMING                    BL SE
KIRTLAND AFBNM       87117
0101905026126440144   LEGAL: ALL  OF S EC 30 T9N R4E CONT 639.2 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S A DEPT OF ARMY HDQRS
                         OWNER ADDR: 02050   WYOMING                    BL SE
KIRTLAND AFBNM       87117
0101904925826310144   LEGAL: T9N  R4E  SEC 31 CONT 639.20 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S A DEPT OF ARMY HDQRS
                         OWNER ADDR: 02050   WYOMING                    BL SE
KIRTLAND AFBNM       87117
0101904813731810142   LEGAL: N PO RT D F SEC 6 8N 4E CONT 428.99 ACRES
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S INDIAN SERVICE
                         OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM       87103
0101904826407830120   LEGAL: S PO RT O F SEC 6 8N 4E CONT 205.03 AC
LAND USE:
                      PROPERTY ADDR: 00000   N/A
                         OWNER NAME: U S INDIAN SERVICE
                         OWNER ADDR: PO BOX 1667
ALBUQUERQUE NM       87103
 .
 QUIT
```

"Attachment A"

Date of Request: July 18 2005
Name: Stephanie Stratton
Phone: 823-1000 Fax: 798-7988
Zone Map: Q-16, Q-17, Q-18, R-14, R-15, R-16, R-17, R-18, S-14, S-15, S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14, U-15, U-16, U-17, U-18.

MOUNTAIN VIEW N.A. (MNV) "R"
***Patty Grice**
206 Fentiman Pl. SE/87105 452-9159 (h)
Ric Watson
225 Sunny Slope SE/87105 452-0585 (h)

<u>ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED"</u> BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

<u>LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.</u>

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

Project# 1004075

BOHANNAN HUSTON, INC
7500 JEFFERSON ST NE
ALBUQUERQUE NM 87109

PATTY GRICE
Mountain View Neigh. Assoc.
206 FENTIMAN PL. SE
ALBUQUERQUE NM 87105

1015051260126010144L1

STATE OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504

1016052463066401 65

RIORDAN GUY & FRANCES &
9514 KANDACE DR NW
ALBUQUERQUE NM 87114

1018051080460201 08

PEREZ MICHAEL DOMENIC & PEREZ
PO BOX 435
VAUGHN NM 88353

1014051405139401 38

UNIVERSITY OF NEW MEXICO
PO BOX 1148
SANTA FE NM 87504

1015052198080301 10

SUNSET MEMORIAL PARK INC ETAL
PO BOX 94
ALBUQUERQUE NM 87103

1018052261405101 22

CORP OF ENGINEERS
333 BROADWAY BL SE
ALBUQUERQUE NM 87102

Project# 1004075

REGENTS OR UNM
SCHOLES HALL #232
ALBUQUERQUE NM 87131

RIC WATSON
Mountain View Neigh. Assoc.
225 SUNNY SLOPE SE
ALBUQUERQUE NM 87105

1015050400460101 08

OLSON R E X HEDSTROM W H
27337 SUNNYRIDGE RD
PALOS VERDES CA 90274

1016048269330201 24

U S GOVERNMENT
PO BOX 27115
SANTA FE NM 87502

1014052490057403 20

GREVEY LIEBERMAN INVESTMENTS
2015 WYOMING BL NE
ALBUQUERQUE NM 87112

1014048267086401 20

U S INDIAN SERVICE
PO BOX 1667
ALBUQUERQUE NM 87103

1015052260240401 90

HORNE-STEWART LLC
9630 N 25TH AV
PHOENIX AZ 85021

Commissiner Of Public Lands Of The State
Of New Mexico
PO Box 1148
Santa Fe NM 87504-1148

1015051261260101 44B1

SFX
2121 N 83 RD AV
PHOENIX AZ 85035

1015049400465101 08

ARANDA RICHARD A & CECILIA B
4300 TULANE NE
ALBUQUERQUE NM 87107

1017052066196301 10

WRIGHT DARLA DEE TRUSTEE WRIG
PO BOX 504
SANTA ROSA NM 88435

1014051466401101 25

BARBER DAN O & JANE E
PO BOX 152
RIDGEDALE MO 65739

1015052067075301 05

LOS PICAROS
1111 UNIVERSITY BL NE
ALBUQUERQUE NM 87102

1018053260260101 44

U S A DEPT OF ARMY HDQRS
2050 WYOMING BL SE
KIRTLAND AFB NM 87117

SU-1 SLUDGE TREATMENT FAC

SU-1 SLUDGE TREATMENT FAC

UNPLATTED/MONTESSA PARK/OPEN SPACE

SU-1 SLUDGE TREATMENT FAC

LOS PICAROS

NEW MEXICO TIMING ASSOC DRAGWAY

MESA DEL SOL

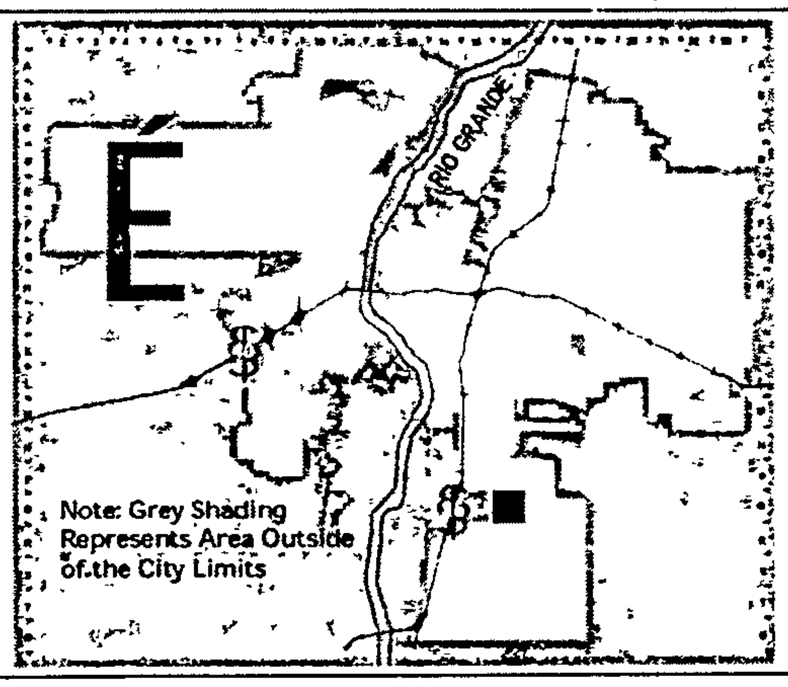
SU-2/PLANNED COMMUNITY

LA SEMILLA WY

For more current information and more details vis · http://www.cabq.gov/gis

City of Albuquerque AGIS Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

Q-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 29, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Bulk Land Variance and Preliminary/Final Plat Approval
Mesa Del Sol (DRB Project # 1004075)

Dear Sheran:

On behalf of the State Land Commissioner and the University of New Mexico, we are pleased to submit this "bulk land plat" for the lands of Mesa del Sol. This submittal follows up on a recent sketch plat review at DRB for the same lands, under the DRB Project identified above.

The current submittal differs from the sketch plat in several minor respects that I want to bring to your attention:

1. The plat area is enlarged to include the County Recreational Center and the La Semilla, in order to incorporate all of the contiguous land owned by the State.
2. There has been some re-tracting of the land area, and an increase in the number of tracts.
3. We have added the 1000' buffer line to the plat.

Accordingly, enclosed for Development Review Board review and approval are copies of the following information:

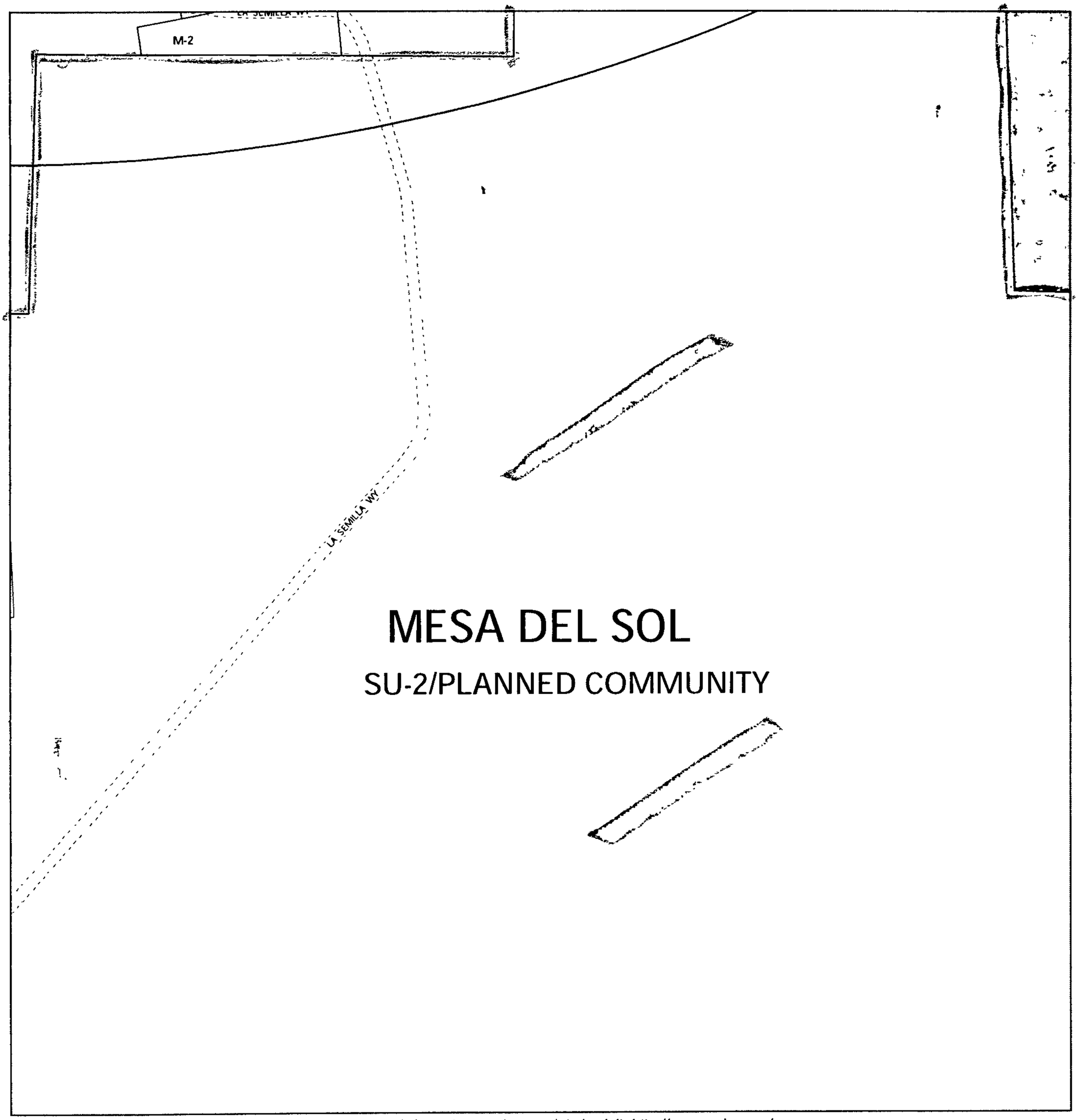
- Application for Development Review
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of $1435.00
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.

Please place this item on the Development Review Board Agenda to be heard on August 24, 2005. If you have any questions or require further information, please contact me.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

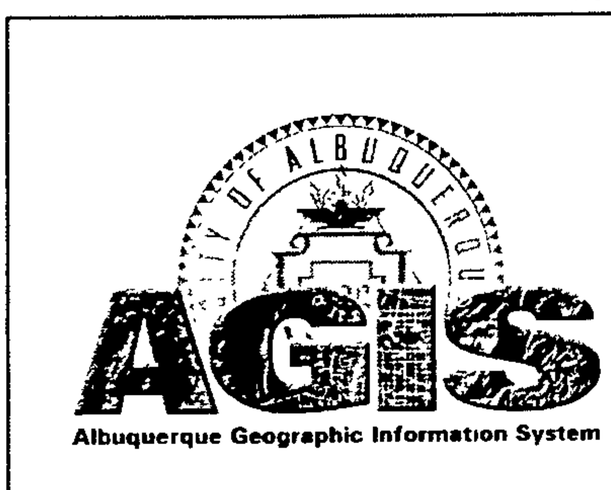
P \050140\cdp\corres\BULK LANDPLAT doc



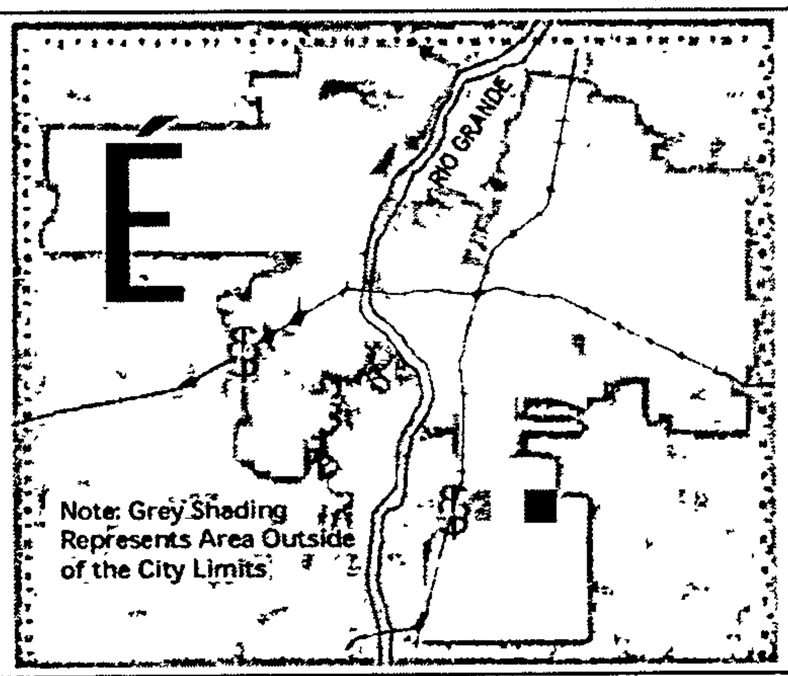
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www cabq.gov/gis



Map amended through: **Apr 22, 2005**



Zone Atlas Page:

Q-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

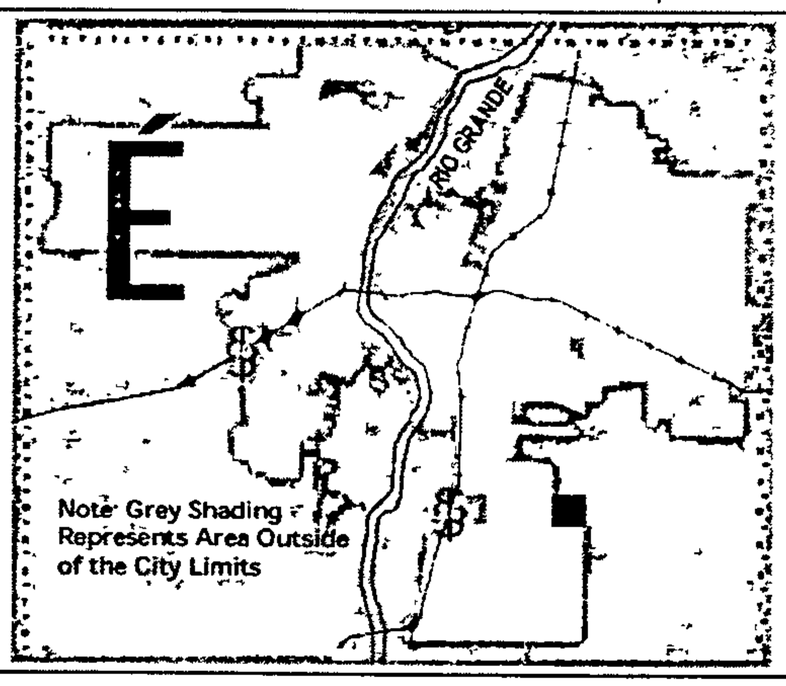
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



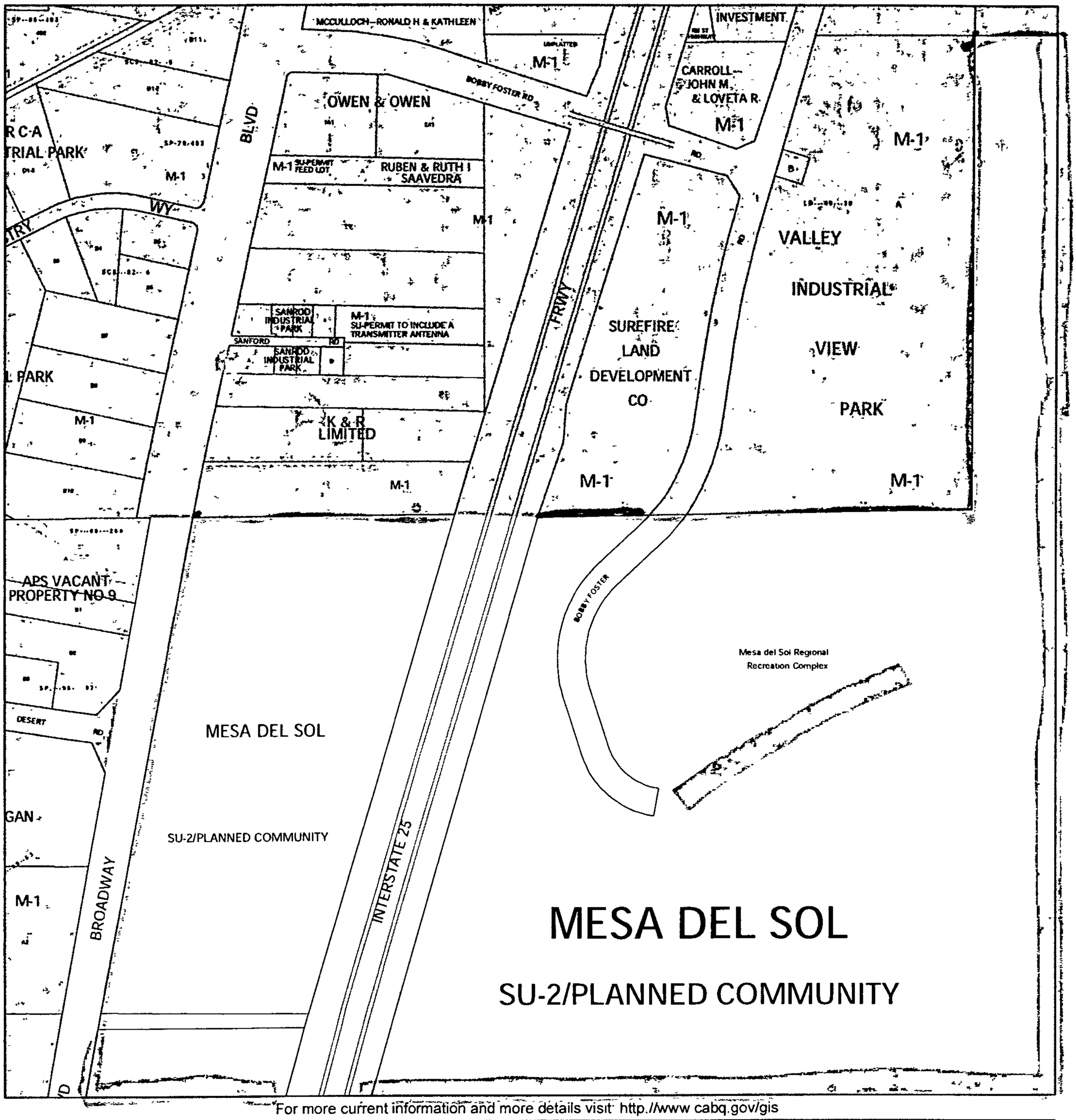
Zone Atlas Page:

Q-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

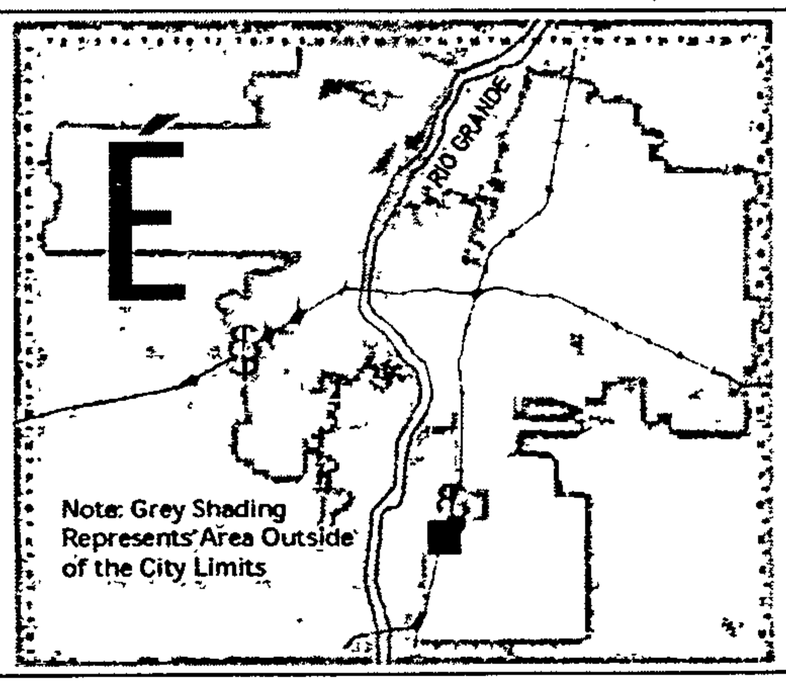
0 750 1,500 Feet



For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

R-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet: 0 — 750 — 1,500

Mesa del Sol Regional
Recreation Complex Phase 1B

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex Phase 1A

Mesa del Sol Regional
Recreation Complex

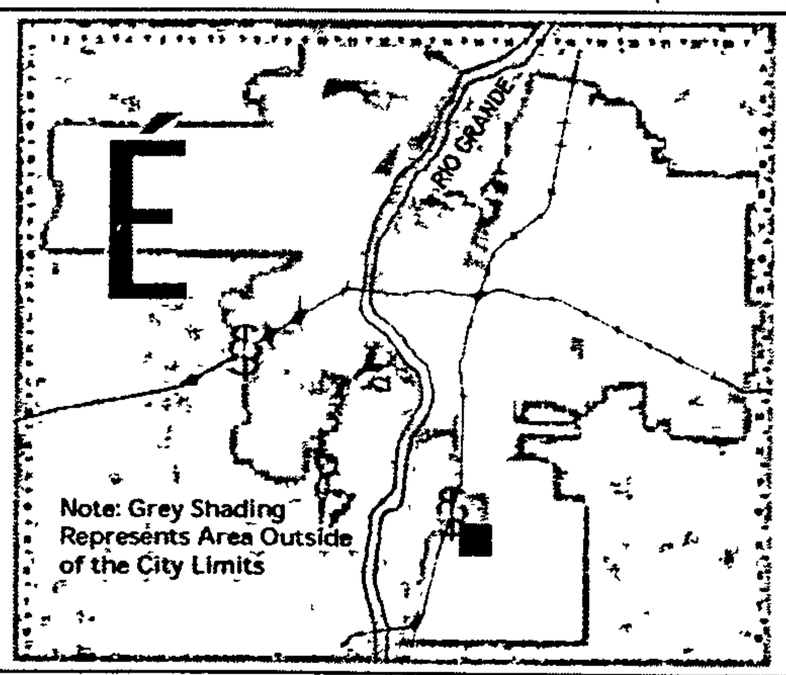
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



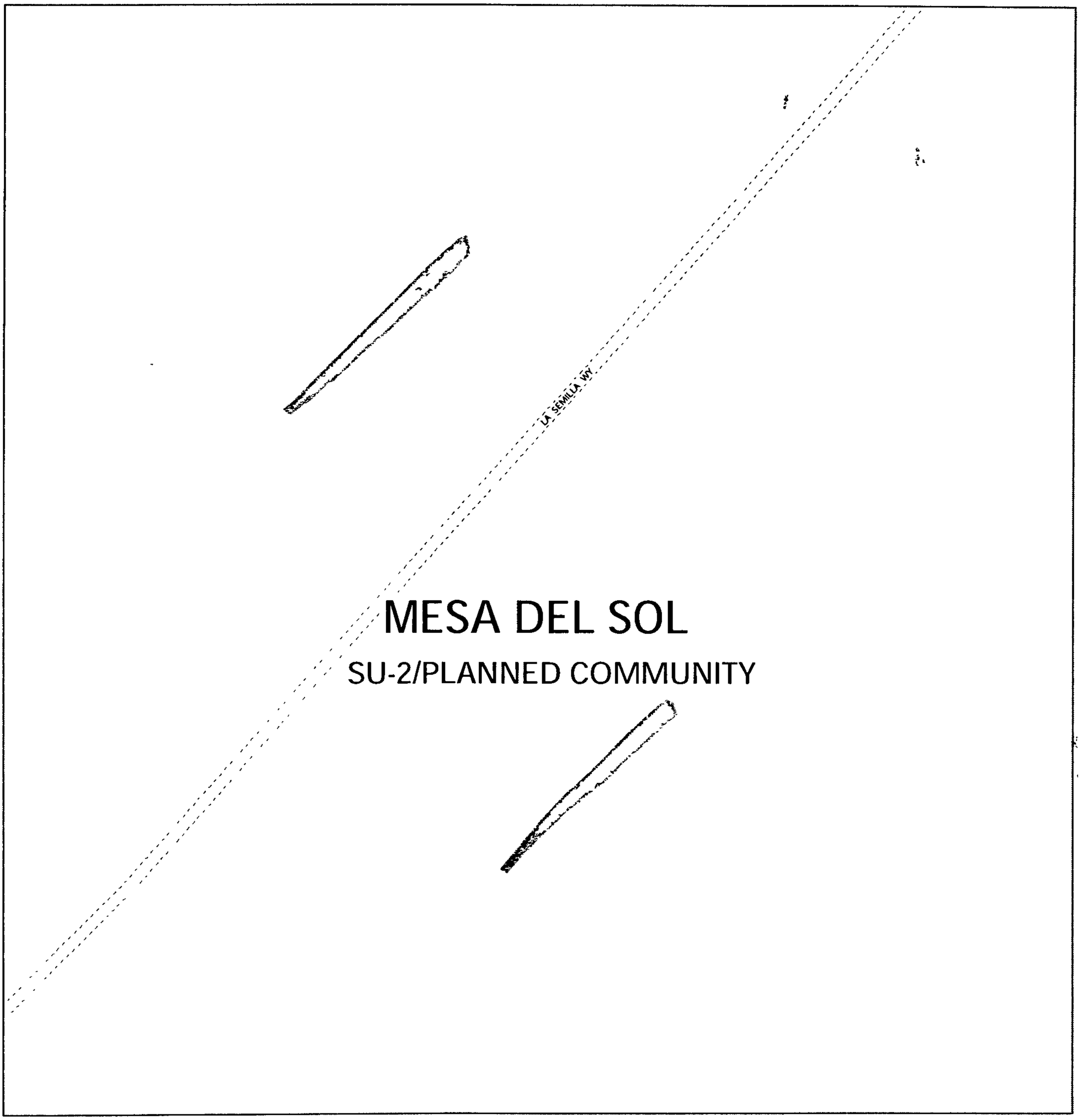
Zone Atlas Page:

R-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



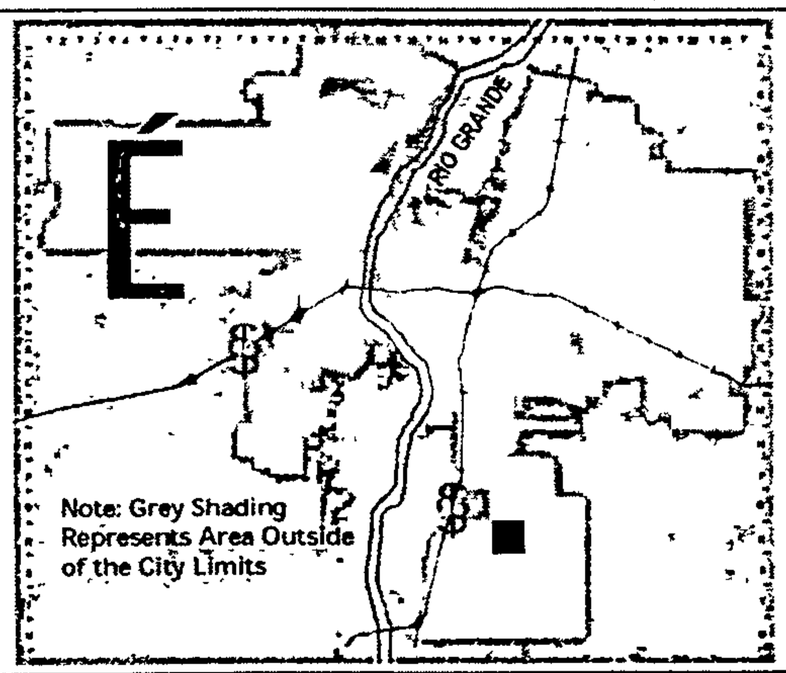
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

R-16-Z

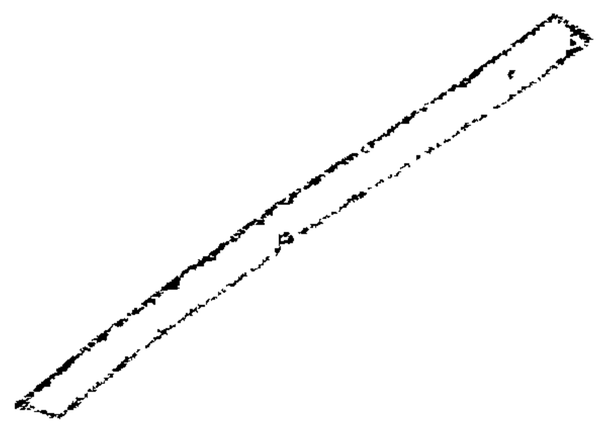
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY



For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:

R-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

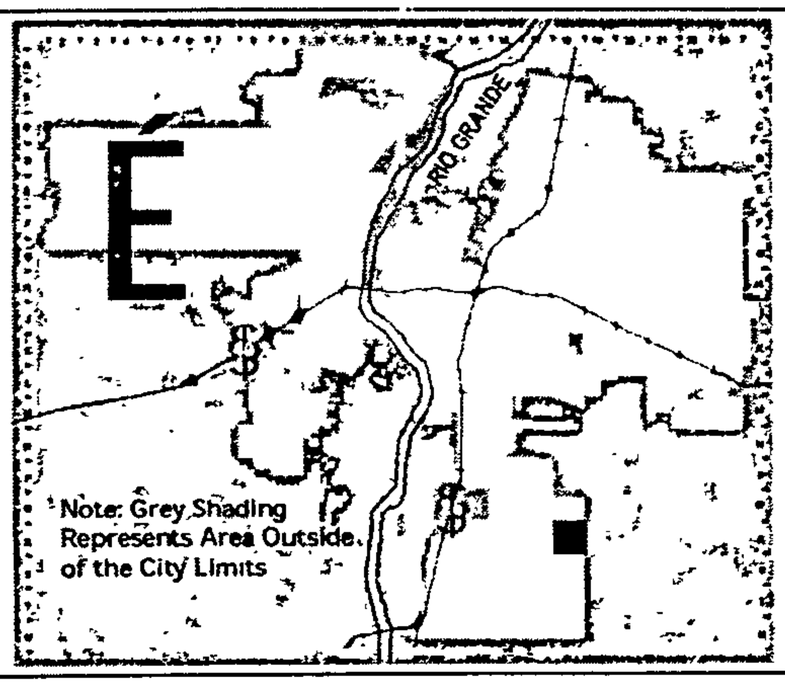
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

R-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Ø Ø Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

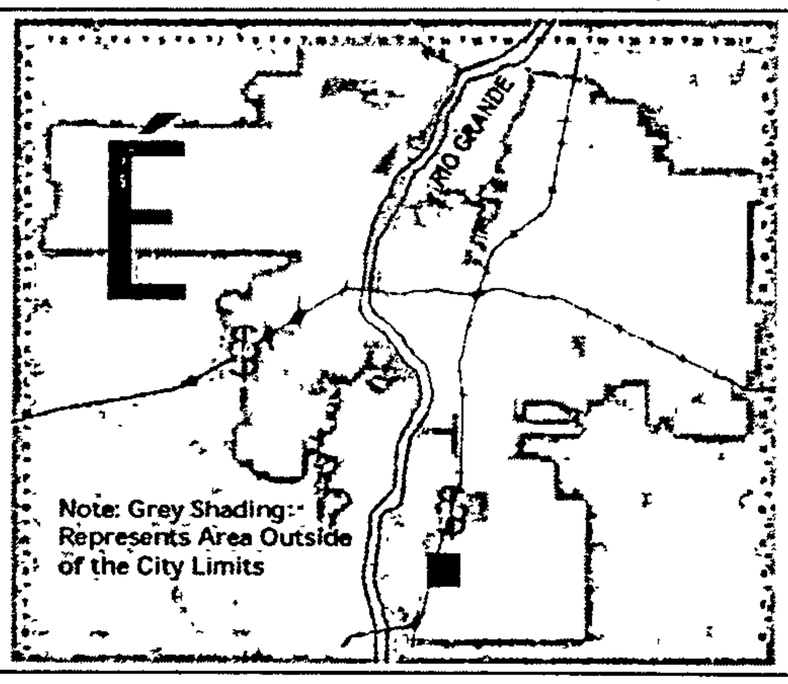
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

S-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

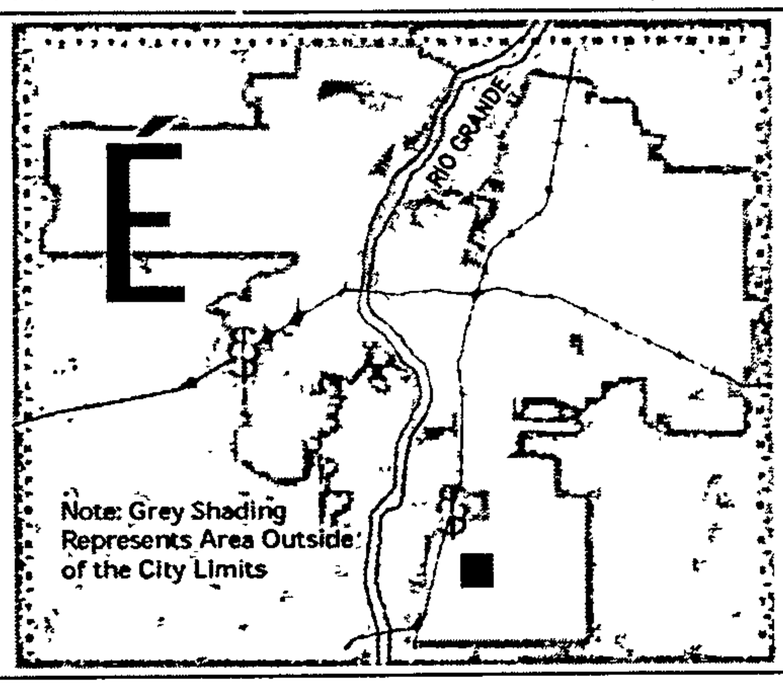
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

S-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

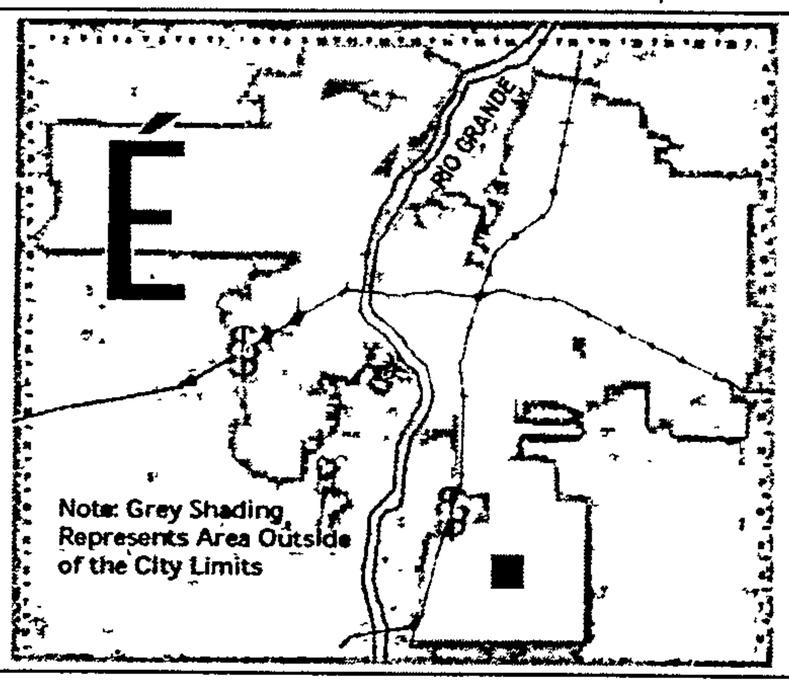
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

S-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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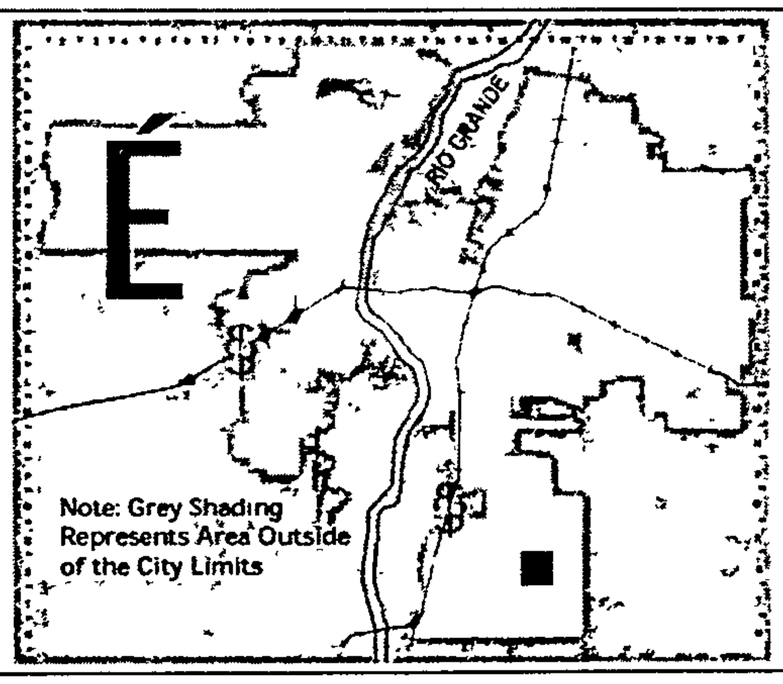
Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

S-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

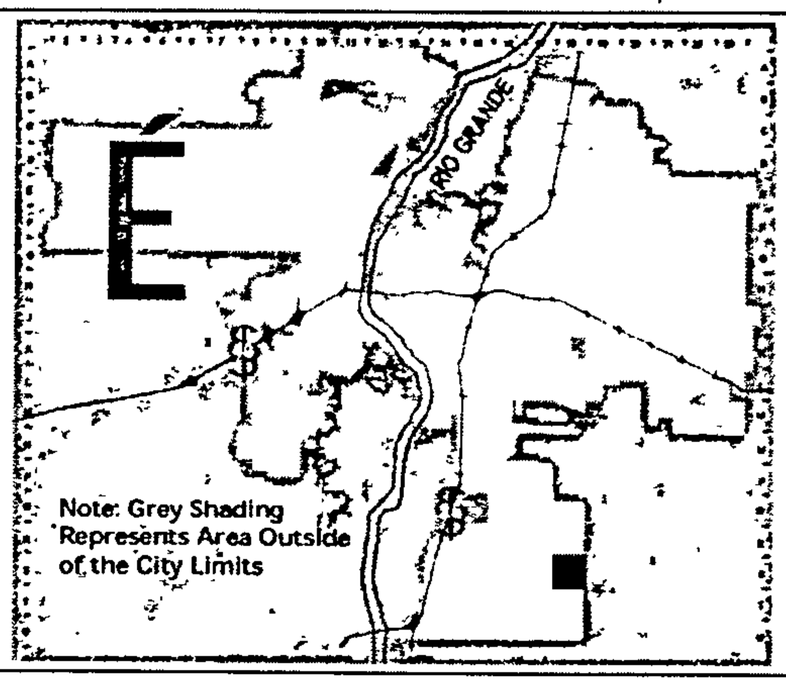
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



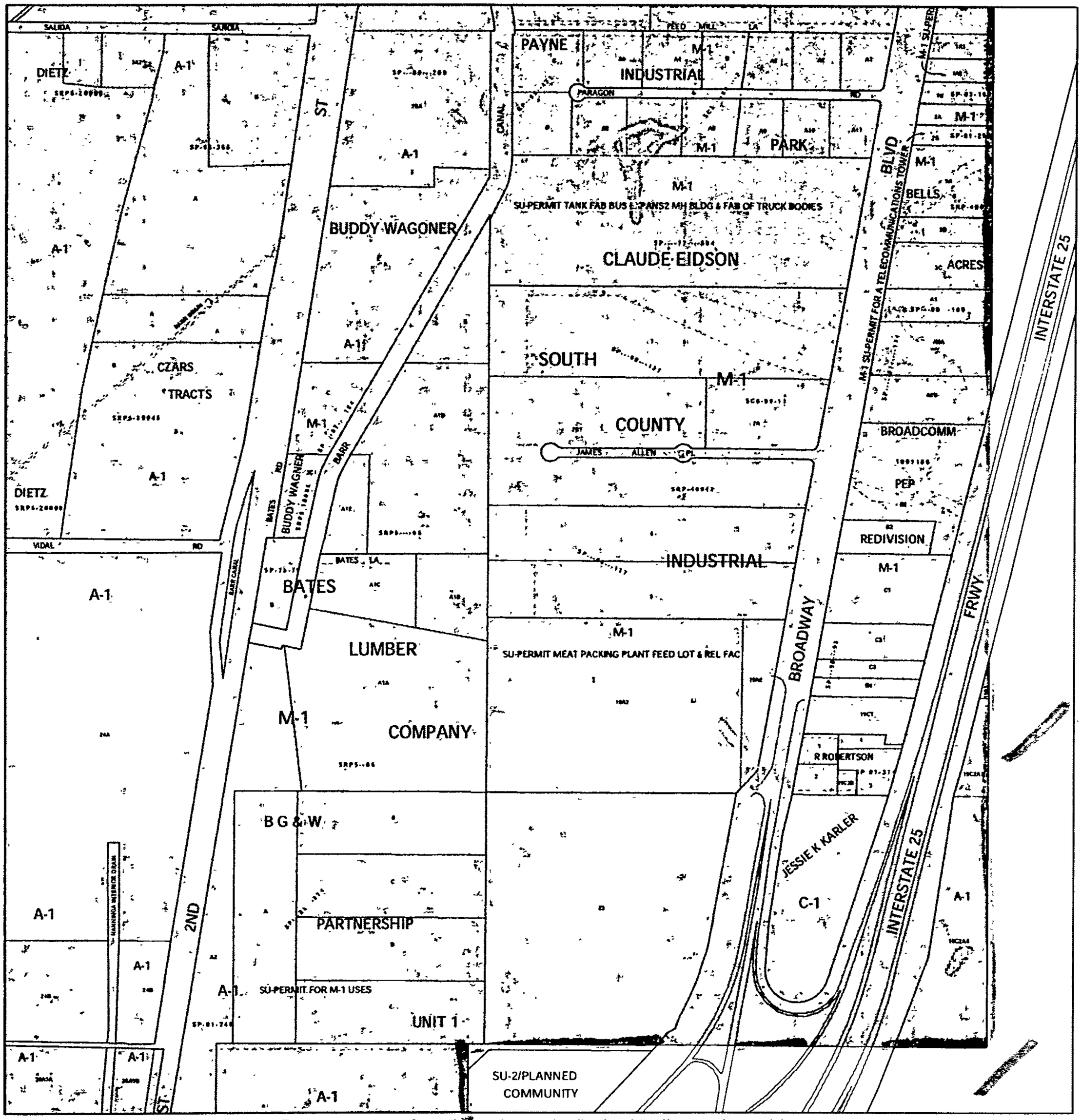
Zone Atlas Page:

S-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

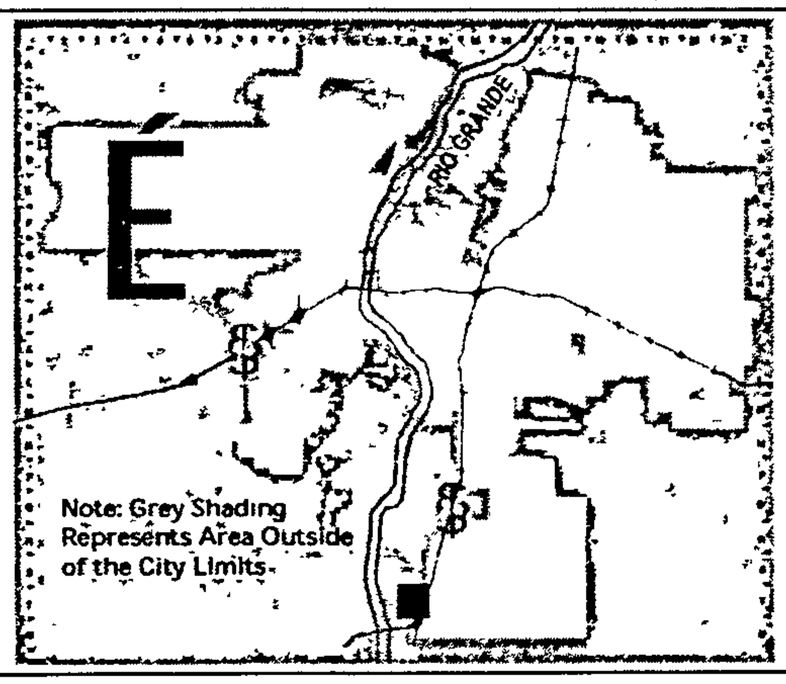
0 750 1,500 Feet



For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



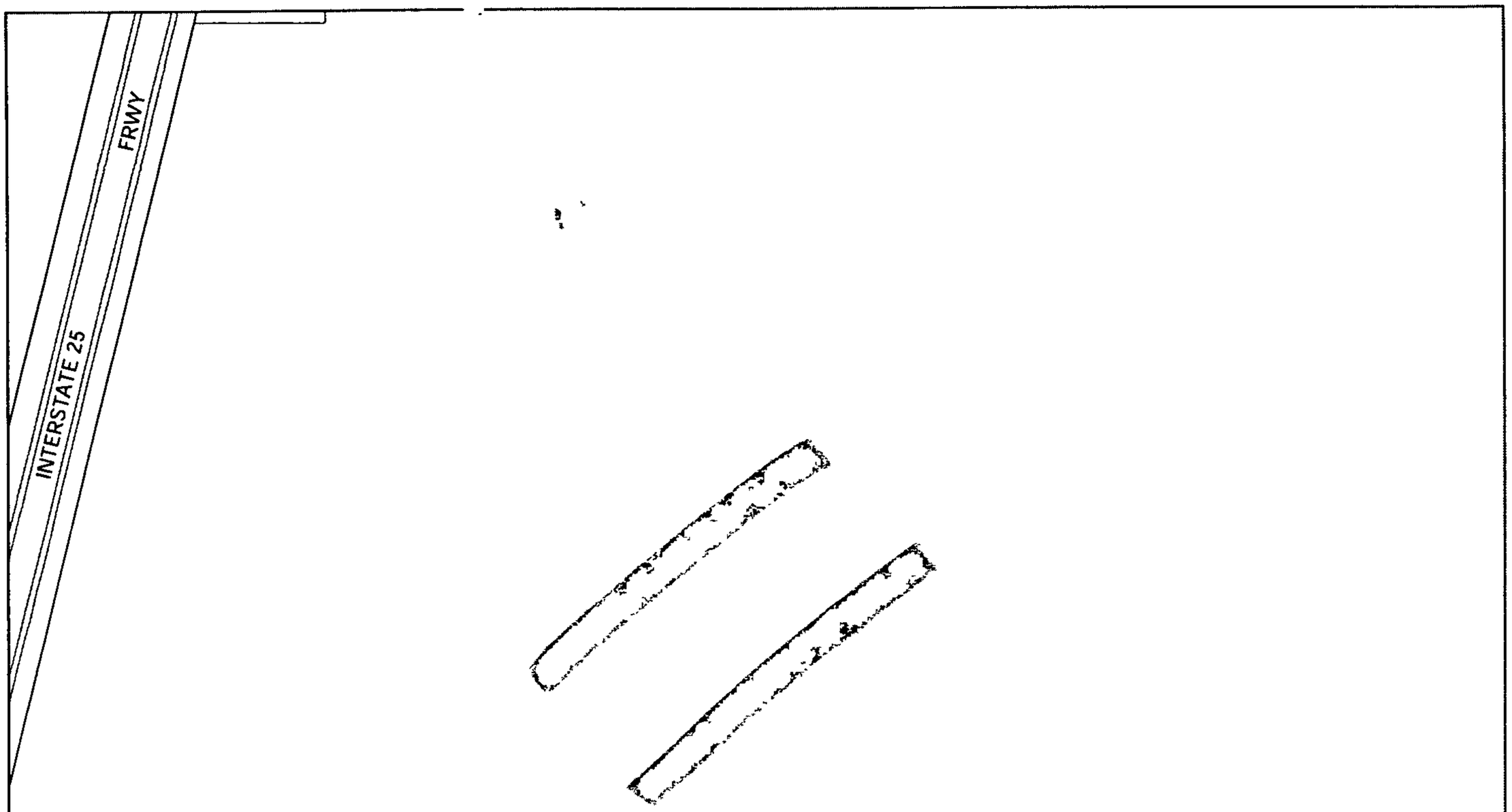
Zone Atlas Page:

T-13-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



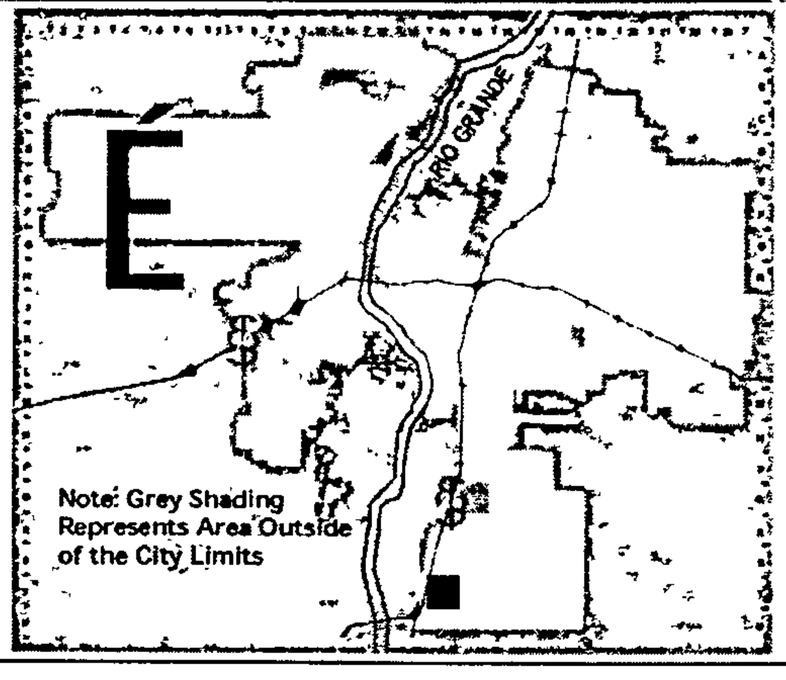
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



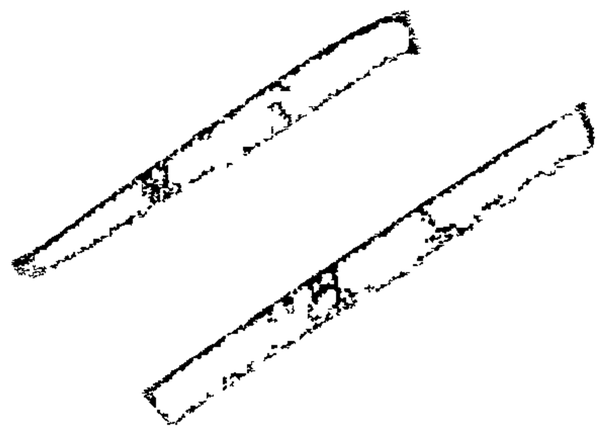
Zone Atlas Page:

T-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

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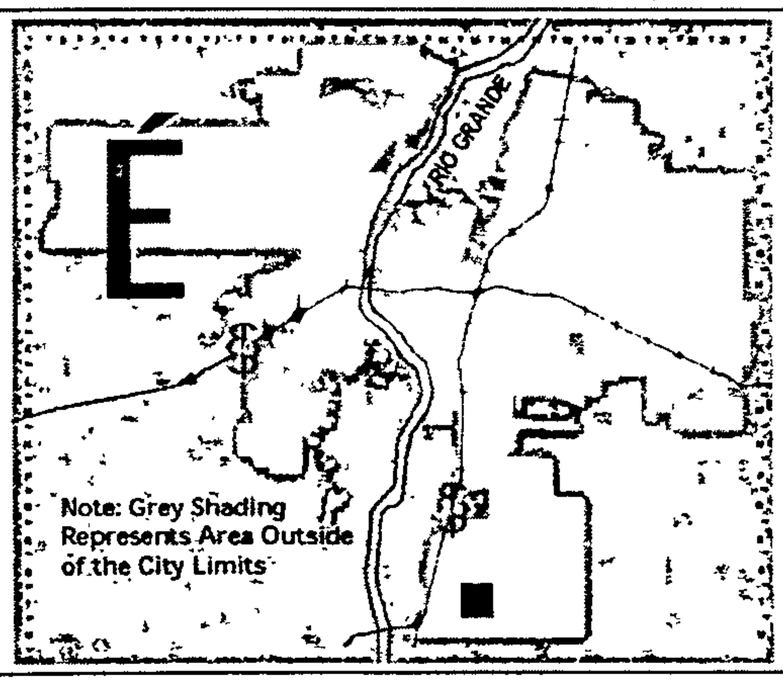


Zone Atlas Page:

T-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- - - Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

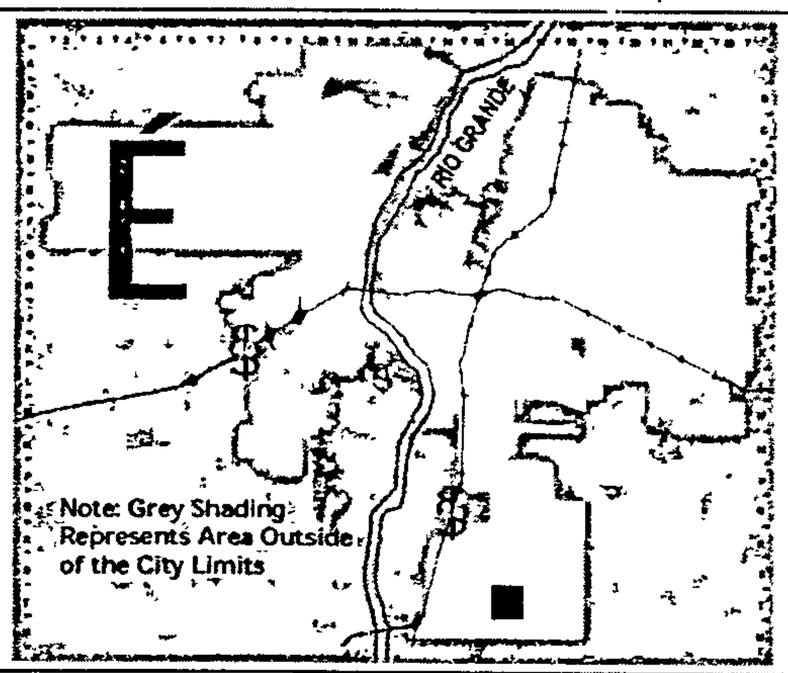
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



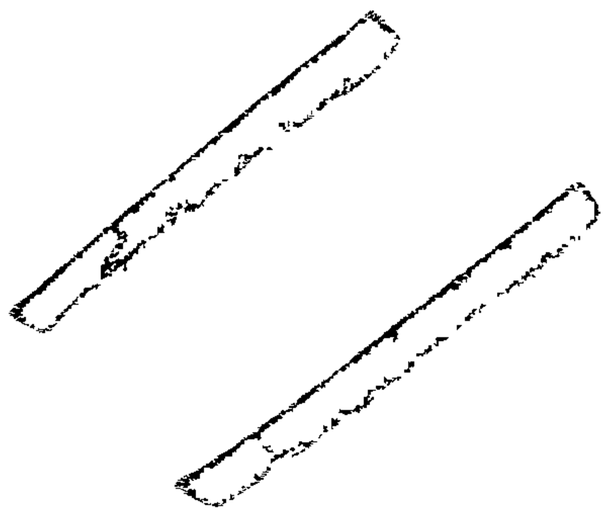
Zone Atlas Page:

T-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



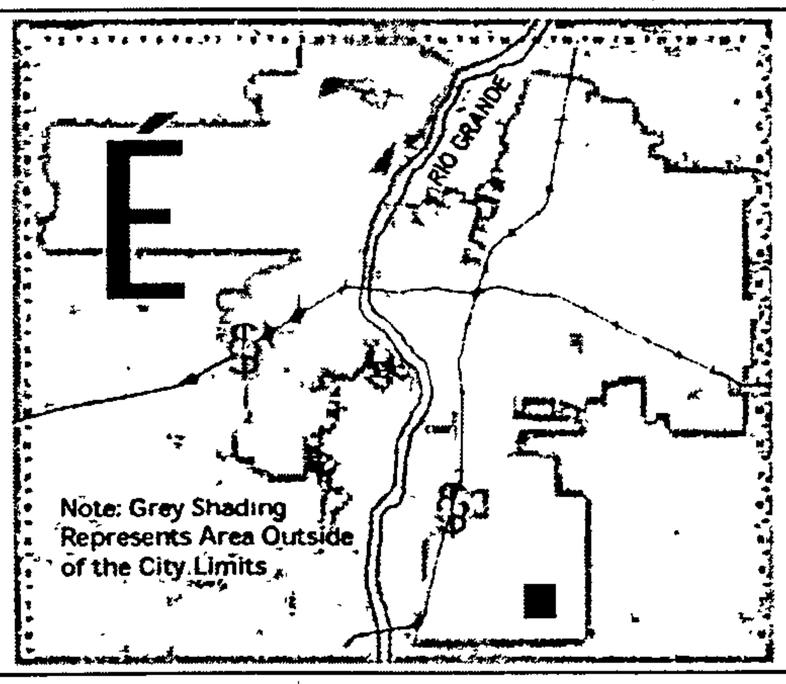
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



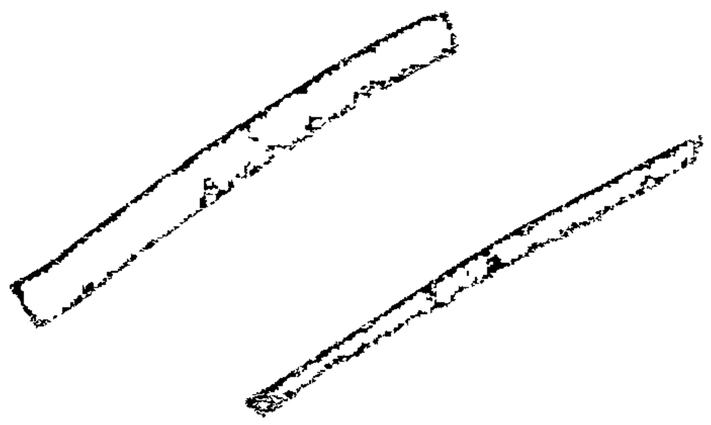
Zone Atlas Page:

T-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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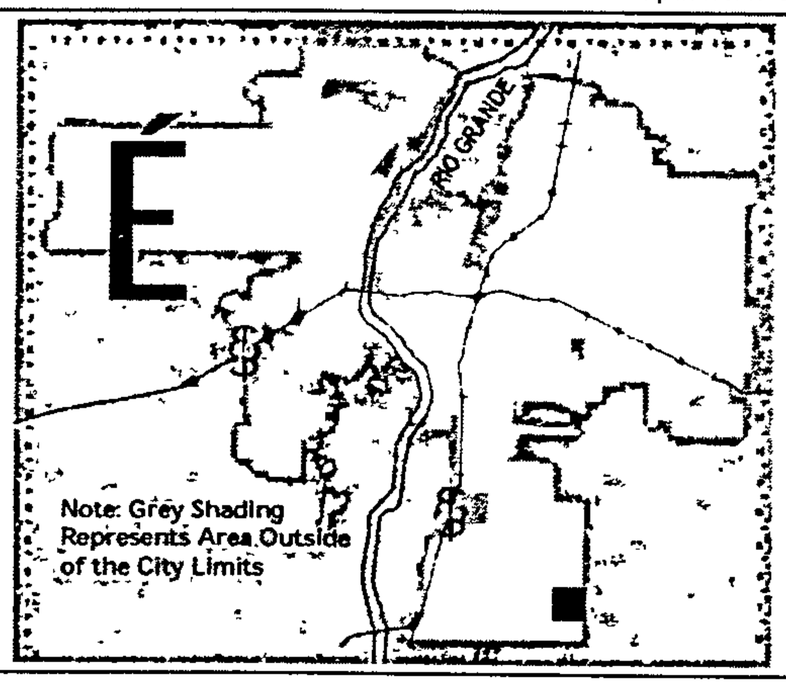


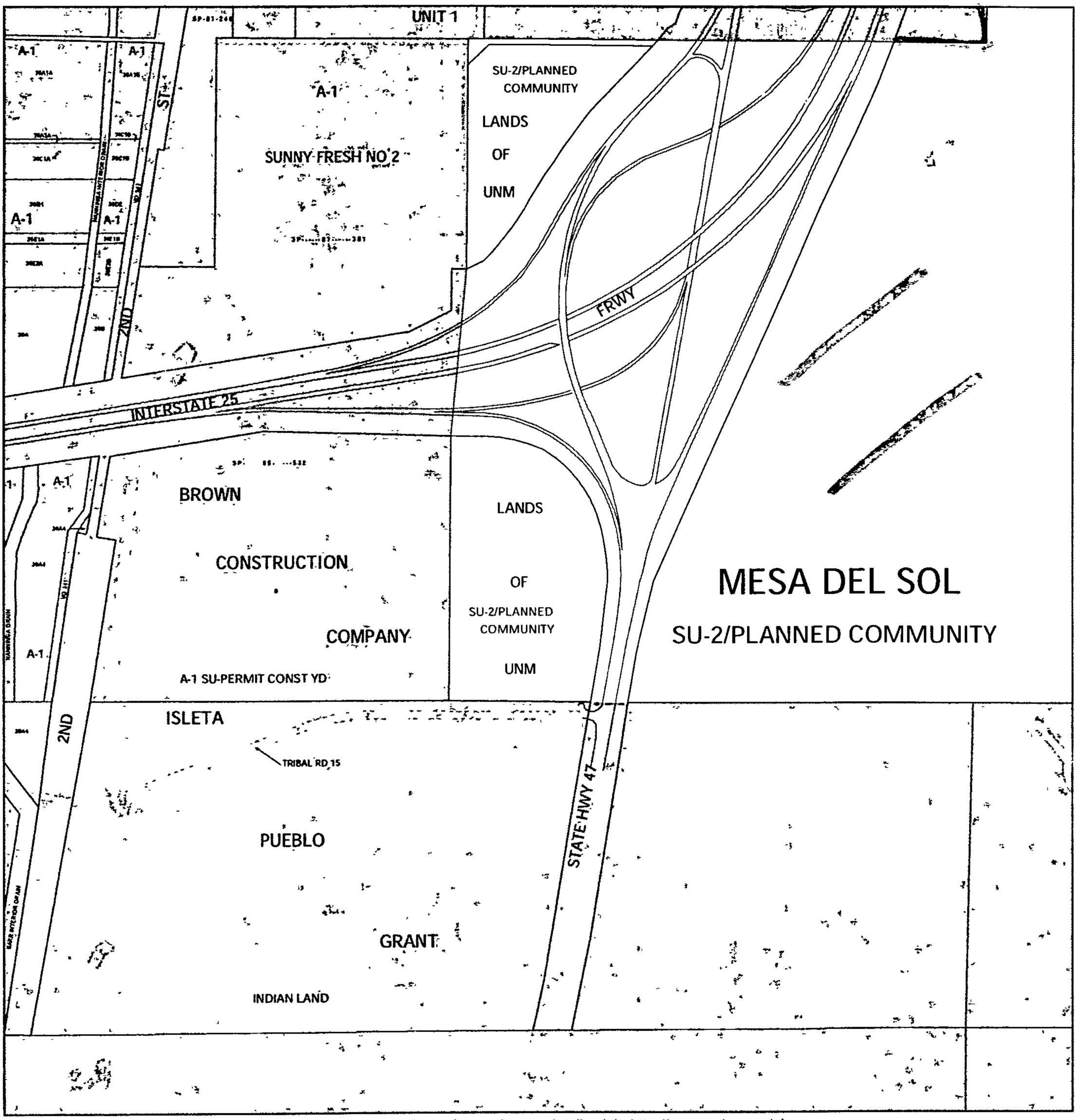
Zone Atlas Page:

T-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



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Albuquerque Geographic Information System

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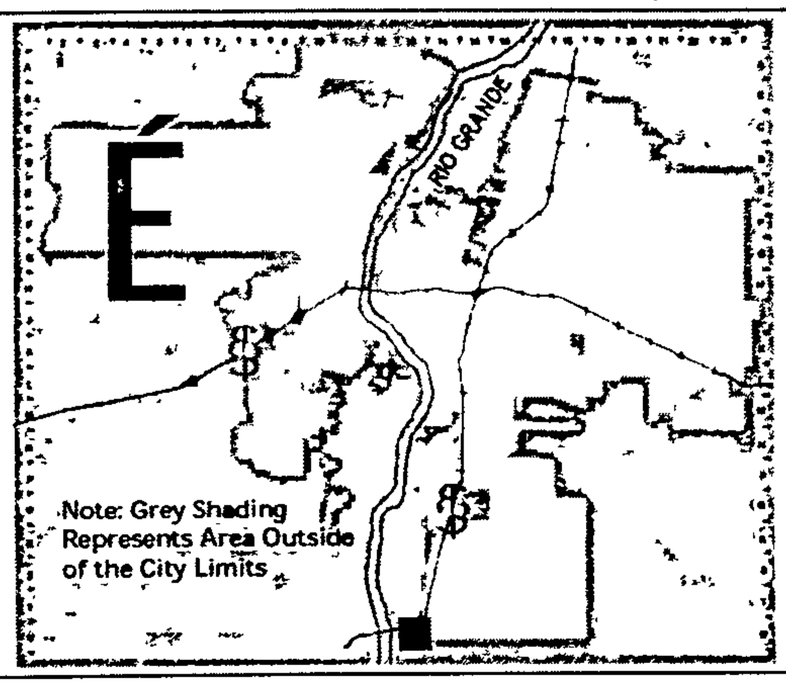


Zone Atlas Page:

U-13-Z

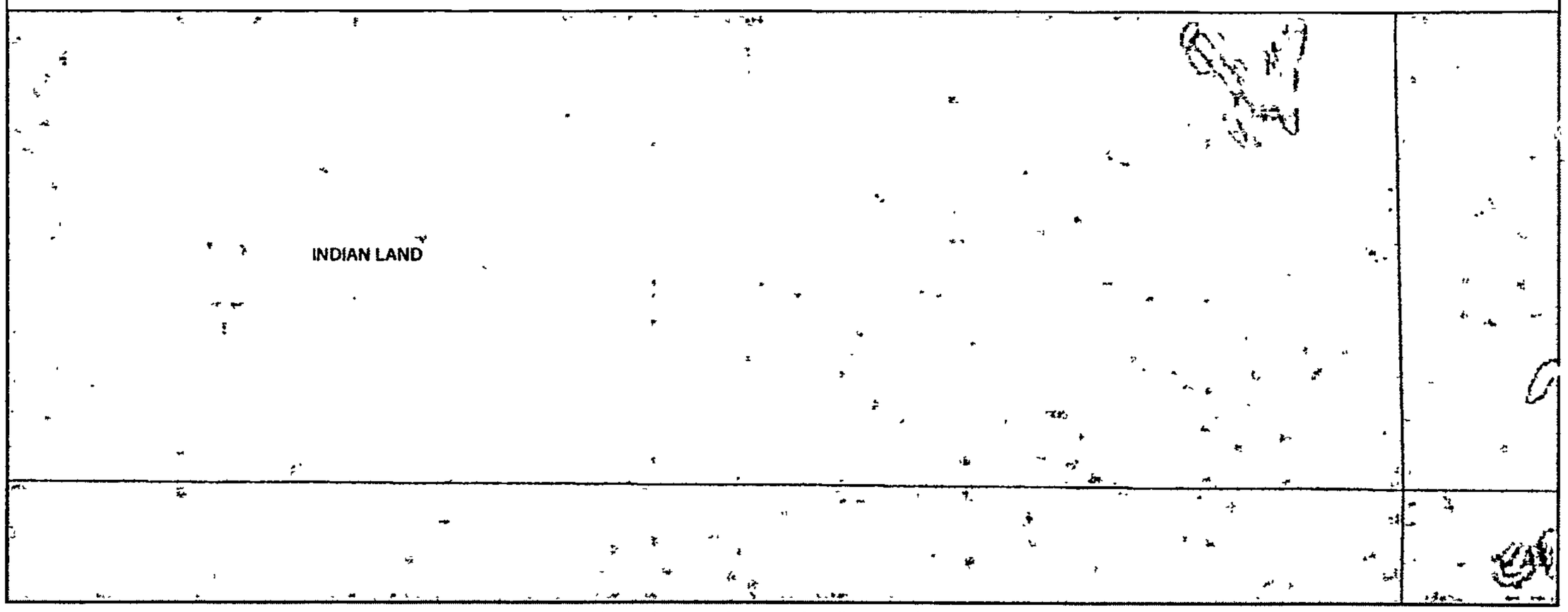
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

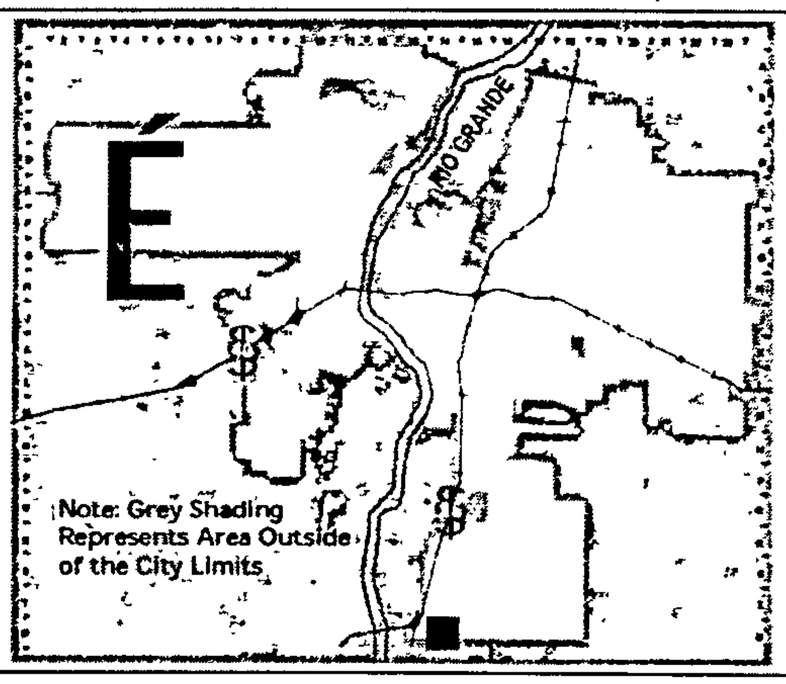
SU-2/PLANNED COMMUNITY



For more current information and more details visit: http://www cabq gov/gis

CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

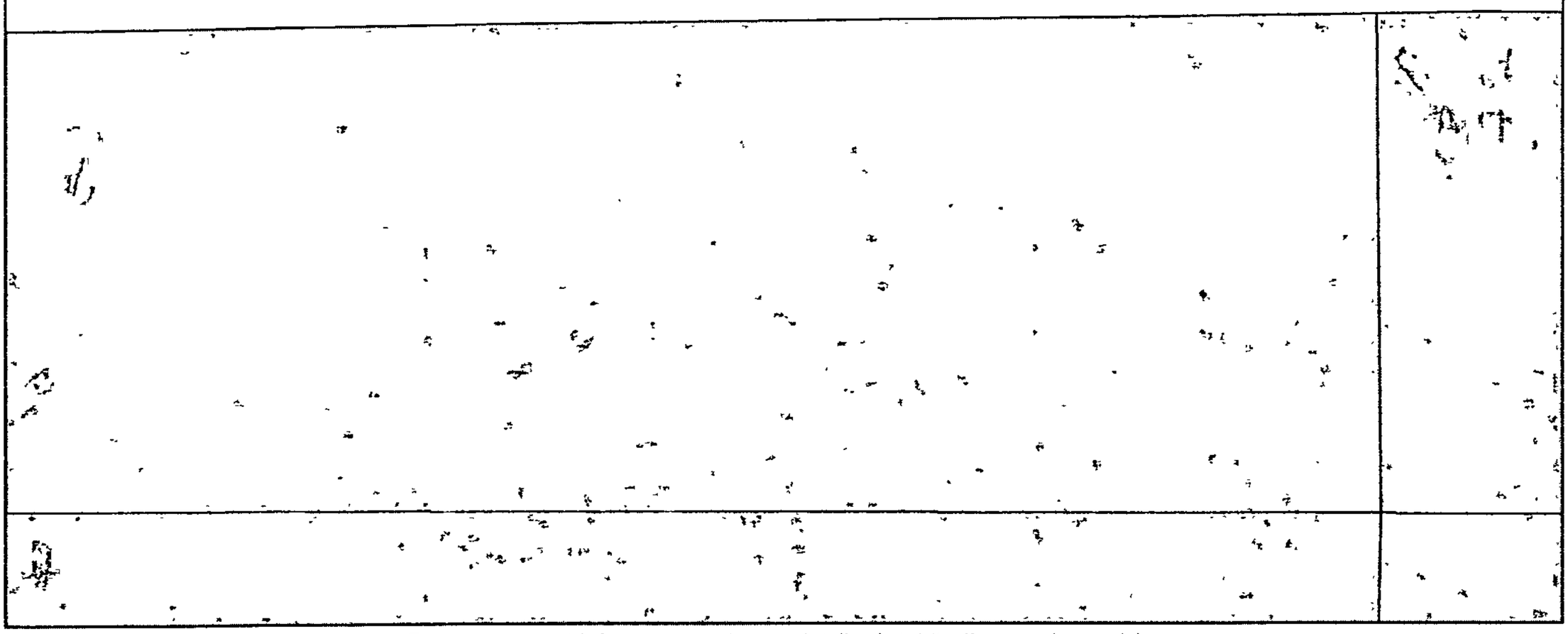
U-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL
SU-2/PLANNED COMMUNITY



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AGIS
Albuquerque Geographic Information System

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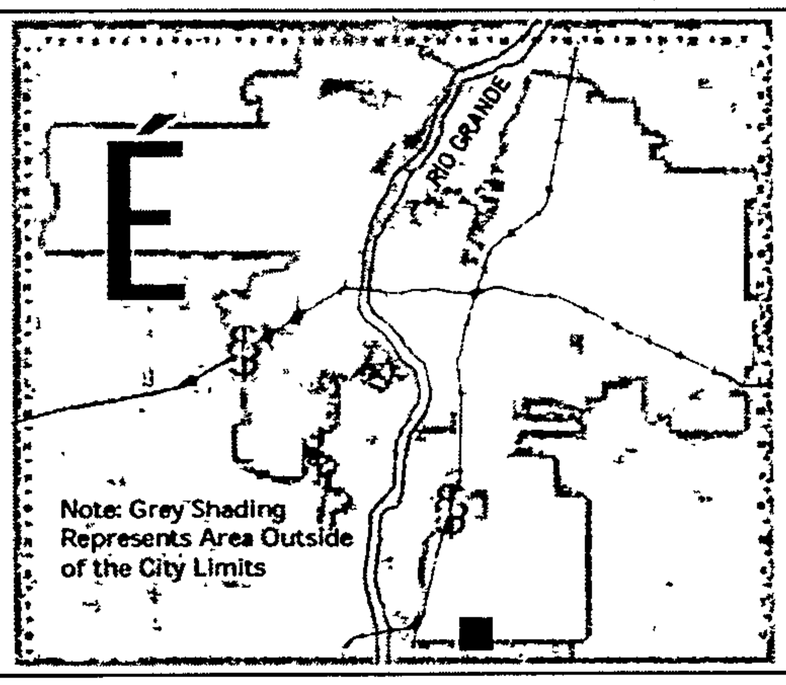


Zone Atlas Page:

U-15-Z

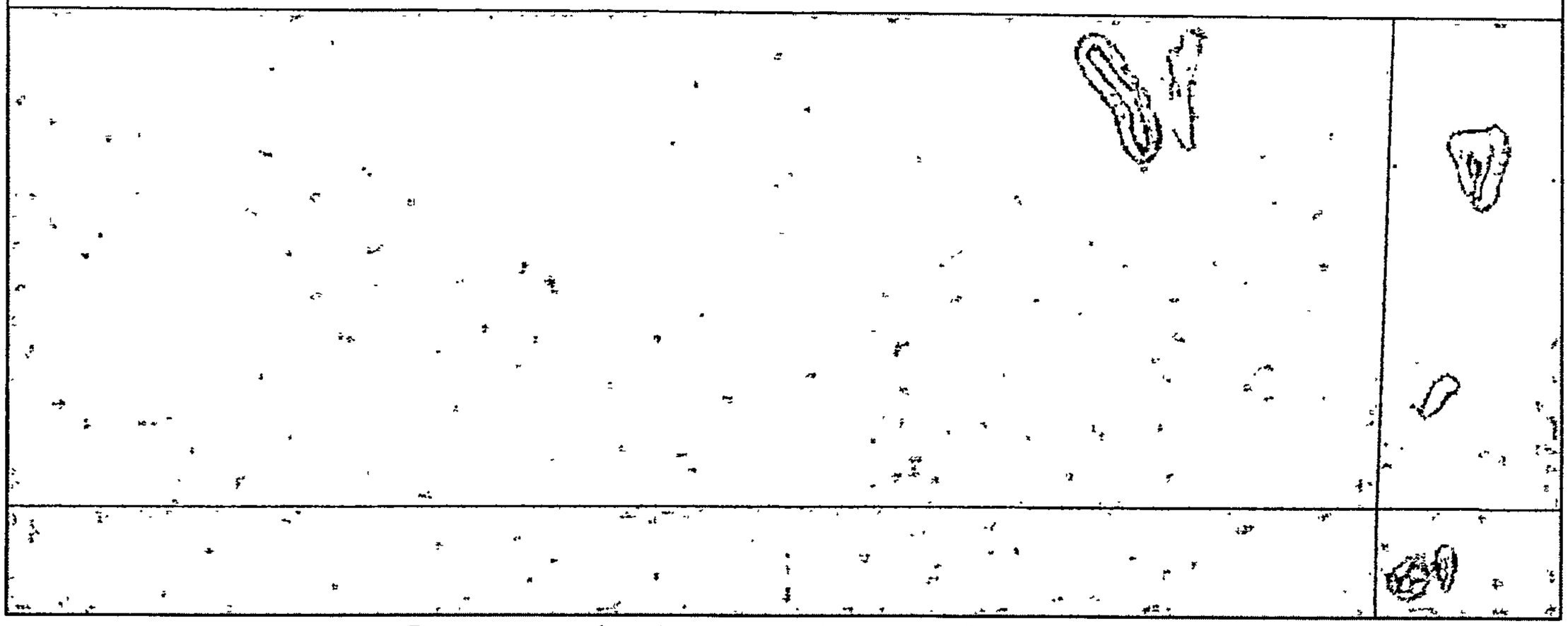
Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Ø Ø Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY



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Albuquerque Geographic Information System

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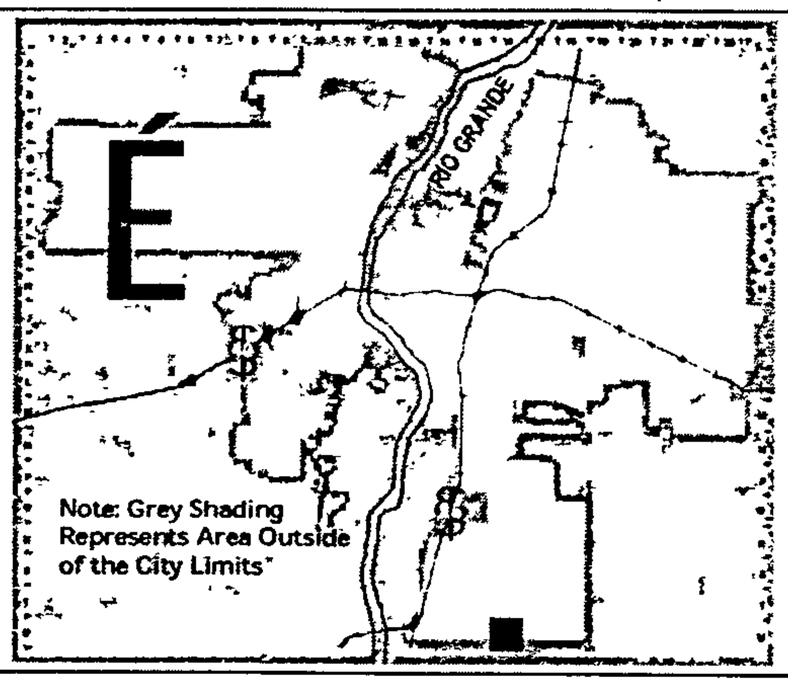

Zone Atlas Page:

U-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

INDIAN LAND

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

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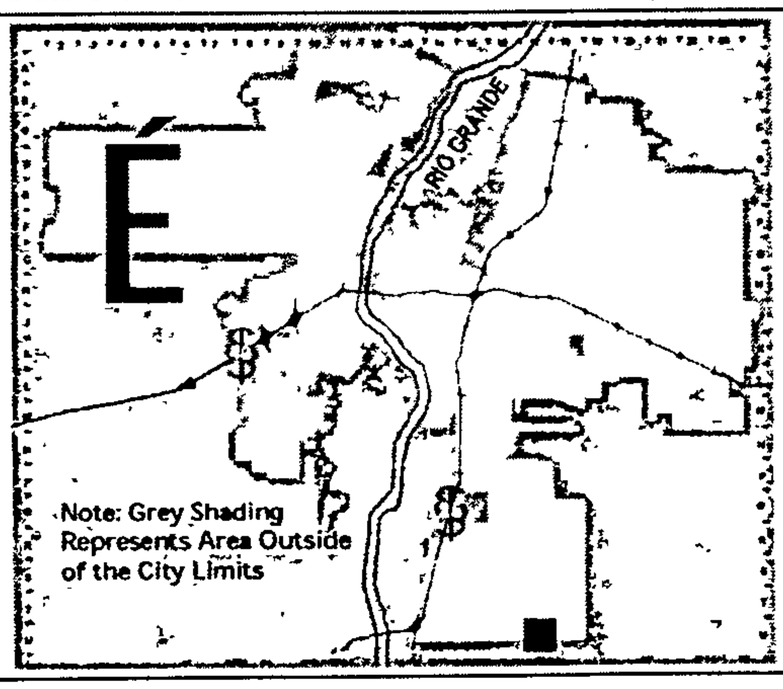

Zone Atlas Page:

U-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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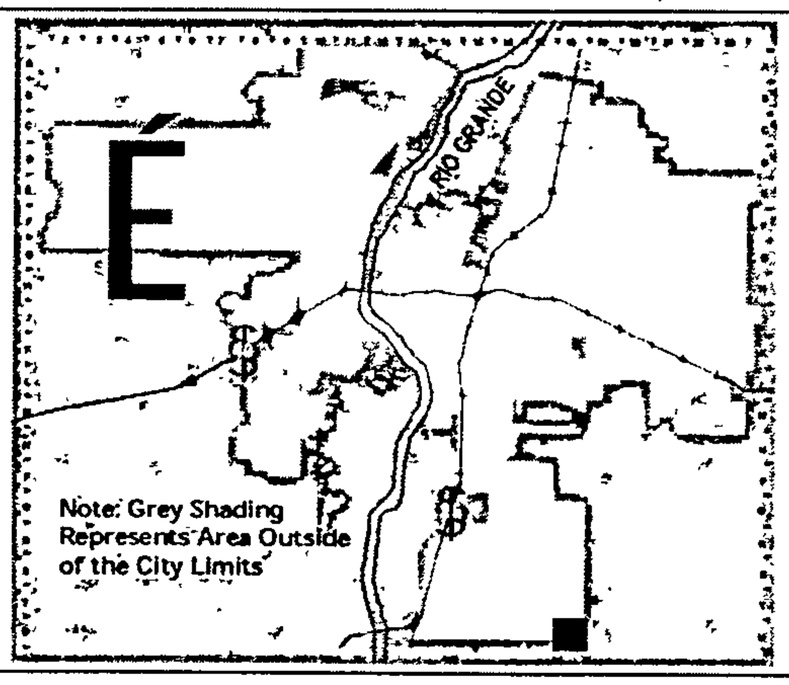


Zone Atlas Page:

U-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW,** on **Wednesday, August 24, 2005,** beginning at **9:00 a.m.** for the purpose of considering the following:

Project # 1000400
05DRB-01233 Major-Two Year SIA

LEROY ORTIZ agent(s) for SOCIETY OF ST. PIUS X OUR LADY OF THE ROSARY, request(s) the above action(s) for all or a portion of Tract(s) 336, **TOWN OF ATRISCO GRANT UNIT 8,** zoned SU-1 CHURCH, located on OURAY NW, between COORS NW and LADERA NW containing approximately 5 acre(s). [REF: 03DRB-01033] (H-11)

Project # 1003280
05DRB-01230 Major-Six-Month SIA

TIERRA WEST LLC agent(s) for CLEARBROOK INVESTMENTS INC request(s) the above action(s) for **VISTA PACIFICA UNIT 2,** zoned R-1 residential zone, located on GONZALES RD SW, between OASIS DR SW and CORREGIDOR DR SW containing approximately 5 acre(s). [REF: 04DRB00568, 04DRB01309] (K-11)

Project # 1001770
05DRB-01231 Major-Vacation of Public Easements
05DRB-01232 Minor-Prelim&Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B & 5-A2-A, LANDS OF JOEL P. TAYLOR (to be known as **MONTANO RETAIL**), zoned C-2, (SC) located on COORS BLVD NW, between MONTANO NW and MONTANO PLAZA NW containing approximately 7 acre(s). [REF: 05-DRB-00320] (E-12)

Project # 1004075
05DRB-01227 Major-Bulk Land Variance
05DRB-01228 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON INC agent(s) for REGENTS OF UNM & COMMISSIONER OF PUBLIC LANDS OF THE STATE OF NEW MEXICO, TRUSTEE request(s) the above action(s) for **MESA DEL SOL**, zoned SU-2 planned communities, located on I-25, between BROADWAY BLVD SW and LOS PICAROS RD SW and containing approximately 12,917.928 acre(s). [REF: 05DRB000525] (Q-15 thru Q-18, R-14 thru R-18, S-14 thru S-18, T-13 thru T-18, U-13 thru U-18)

SEE PAGE 2 . . .

PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE

PAGE 2

Project # 1004354
05DRB-01229 Major-Vacation of Pub Right-of-Way

TIERRA WEST LLC agent(s) for ACRE PARTNERS request(s) the above action(s) for all or a portion of Block(s) 9 Lot(s) 22-26 and a portion of 27, **ORIGINAL TOWNSITE OF WESTLAND,** zoned SU-2,C-2, located on 98TH ST NW, between CENTRAL AVE NW and VOLCANO RD NW containing approximately 9 acre(s). [REF: ZA-88-3701, ZA-90-276, ZA-96-227, ZA-87-308] (K-9)

Project # 1004355
05DRB-01235 Major-Preliminary Plat Approval
05DRB-01236 Minor-Temp Defer SDWK

WILSON & COMPANY INC agent(s) for SCOTT SCHIABOR, SPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, **VISTA VIEJA SUBDIVISION, UNIT 2,** zoned R-1 residential zone, located on SCENIC RD NW, between 81ST ST NW and ALBERICOQUE PL NW containing approximately 41 acre(s). [REF: 04DRB00825, 04DRB01460] (D-9)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Claire Senova, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

Sheran Matson, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, AUGUST 8, 2005.

CITY OF ALBUQUERQUE

THREE HUNDRED YEARS
1706 * 2006

ALBUQUERQUE

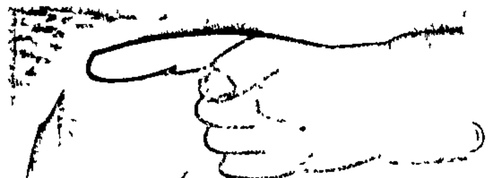
Making History

Planning Department

P.O. Box 1293

Albuquerque, NM 87103

Attempted not known ___ No such Number
___ Insufficient Address ___ Route Number
___ Forwarding Order Expired ___ Initials



D R B

UNITED STATES POSTAGE
PITNEY BOWES
02 1A $ 00.37⁰
0004329277 AUG 08 2005
MAILED FROM ZIP CODE 87102

101505040046010108

OLSON R E X HEDSTROM W H
27337 SUNNYRIDGE RD
PALOS VERDES CA 90274

90274+4036-3[illegible]21293

Bohannan ▲ Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

July 10, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for an indefinite deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request an indefinite deferral of the following item associated with Project number DRB 1004075 (Item 3) on the July 11th agenda: Vacation of Right-of Way and Easements. We have decided to defer until further notice while we continue to coordinate with the FAA. It is our understanding that we are able to get back on the agenda to be heard in 1 weeks notice, and no re-advertisement will be necessary.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulbery, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL.vacations11.doc

Bohannan ▲ Huston Inc.

#9

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800 877.5332

SENT VIA FAX

June 19, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a deferral until July 11, 2007 of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a deferral of the following item associated with Project number DRB 1004075 (Item 9) on the June 20th agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for July 11, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulbery, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL.vacations10.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Mesa Del Sol

AGENT Bohanan Huston Inc.

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1004015 / 06DRB 01537, 01539

PROJECT NAME Mesa Del Sol

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions** def. fee.

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE**: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

6/18/2007 2:26PM LOC: ANNX
RECEIPT# 00083661 WS# 007 TRANS# 0052
Account 441006 Fund 0110
Activity 4983000 TRSMSP
Trans Amt $110.00
J24 Misc $110.00
VI $110.00
CHANGE $0.00

Thank You

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Mesa Del Sol

AGENT Bohannan Huston LCC

ADDRESS

PROJECT & APP # 1004075 / 06DRB-01537, 06DRB-01539

PROJECT NAME Mesa Del Sol

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE**: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

Counterreceipt.doc 6/21/04

City Of Albuquerque
Treasury Division

5/29/2007 1:46PM LOC: ANNX
RECEIPT# 00076094 WS# 008 TRANS# 0035
Account 441006 Fund 0110
Activity 4983000 TRSLJS
Trans Amt $110.00
J24 Misc $110.00
CI $110.00
CHANGE $0.00

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#4

SENT VIA FAX

May 29, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a deferral until June 20, 2007 of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a deferral of the following item associated with Project number DRB 1004075 (Item 4) on the May 30, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for June 20, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulbery, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL vacations3.doc

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#5

SENT VIA FAX

May 1, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a deferral until May 30, 2007 of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a deferral of the following item associated with Project number DRB 1004075 (Item 5) on the May 2, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for May 30, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulbery, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL.vacations.doc

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877 5332

#5

SENT VIA FAX

April 10, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a deferral until May 2, 2007 of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a deferral of the following item associated with Project number DRB 1004075 (Item 5) on the April 11, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for May 2, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulbery, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL vacations7.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME MESA DEL SOL LLC

AGENT BOHANNAN HUSTON INC

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004075/06DRB-01537,01539

PROJECT NAME _____

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions** DEFERRAL FEE

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Bohannan Huston Inc.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32/1070

141676 141676

3/26/2007

City Of ANO.querque
Treasury Division

**********110 PAY **********00 DOLLARS & CENTS $ **********110.00 NX

3/29/2007 2:11PM
RECEIPT# 00078861 WS# 007 TRANS# 0031
Account 441006 Fund 0110
Activity 4983000 BOHANNAN-HUSTON INC.
Trans Amt $110.00 TRSNSP
$110.00
CK 110.00
CHANGE $0.00

TO THE ORDER OF
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈141676⑈ ⑆107000327⑆ 00286539940⑈

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823 1000
facsimile: 505.798.7988
toll free: 800.877.5332

#1

SENT VIA FAX

March 21, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a deferral until April 11, 2007 of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran.

We request a deferral of the following item associated with Project number DRB 1004075 (Item 1) on the March 21, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for April 11, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Correctletters\DRB.DEFERRAL_vacations6.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Mesa Del Sol

AGENT Bohannan Huston Inc.

ADDRESS 7500 Jefferson NE.

PROJECT & APP # 1004075/01537

PROJECT NAME Mesa Del Sol

$ _____ **441032/3424000 Conflict Management Fee**

$ 110.00 **441006/4983000 DRB Actions** dg. fee -

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.***

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

141469 141469

3/9/2007

NO.

City Of Albuquerque
Treasury Division

**********110 PAY **********00 DOLLARS & **********110.00 CENTS $

3/12/2007 10:47AM LOC: ANNX
RECEIPT# 00077644 WS# 007 TRANS# 0024
Account 441006 Fund 0000
Activity 4983000 TRSEJA
Trans Amt $110.00
Check Amt $110.00
Cash Amt $0.00
CK
Change $0.00
Thank You

BOHANNAN-HUSTON INC.

TO THE ORDER OF **City of Albuquerque**
600 2nd Street NW
Albuquerque, NM 87102 US

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈141469⑈ ⑆107000327⑆ 00286539940⑈

#2

3121

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798 7988
toll free: 800.877.5332

SENT VIA FAX

February 28, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for a 3 week deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a 3 week deferral of the following item associated with Project number DRB 1004075 (Item 2) on the February 28, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for March 21, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB,DEFERRAL.vacations5.doc

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Mesa Del Sol

AGENT Bohannan Huston

ADDRESS 7500 Jefferson St NE.

PROJECT & APP # 1004075/

PROJECT NAME Mesa Del Sol – vacation action

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions** dev fee.

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

141193 141193

2/12/2007

DUPLICATE
NO

City Of Albuquerque
Treasury Division

**********110 PAY **********00 DOLLARS & **********110.00 CENTS

2/13/2007 9:19AM LOC: ANNX
RECEIPT# 000/6005 WS# 007 TRANS# 0012
Account 441006 BOHANNAN-HUSTON INC. Fund 0110
Activity 4983000 TRSMSP
Trans Amt $110.00
024 Misc AUTHORIZED SIGNATURE $110.00
CK $110.00
CHANGE $0.00
AUTHORIZED SIGNATURE
Thank You

TO THE ORDER OF **City of Albuquerque**
600 2nd Street NW
Albuquerque, NM 87102 US

⑈141193⑈ ⑆107000327⑆ 00286539940⑈

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☐ Minor Subdivision action		☐ County Submittal	
☒ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: MESA DEL SOL, LLC. PHONE: 400-3021
ADDRESS: 801 UNIVERSITY BLVD. SUITE 200 FAX: 242-2978
CITY: ALBUQUERQUE STATE NM ZIP87106 E-MAIL: _____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: JTOPMIL@BHINC.COM

DESCRIPTION OF REQUEST: VACATION OF PUBLIC EASEMENT & RIGHT OF WAY

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS 4-A, 4-B, & 4-C/ TRACTS 1-15 Block: _____ Unit: _____

Subdiv. / Addn. MESA DEL SOL/ MESA DEL SOL BULK PLAT

Current Zoning: SU-2/ PLANNED COMMUNITY Proposed zoning: _____

Zone Atlas page(s): R16,Q16,R15, R17,S14,S16,S17,T16 No. of **existing** lots: 1 No. of **proposed** lots: 3

Total area of site (acres): 2294.3698 Density if applicable: dwellings per gross acre: _____ dwellings per net acre: _____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101605228121040150 MULTIPLE MRGCD Map No. _____

LOCATION OF PROPERTY BY STREETS: On or Near: I-25
Between: BROADWAY BLVD. SW and LOS PICAROS RD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1004918-06DRB-00744/ DRB# 1004075

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE Stephanie Walton DATE 10/19/2006

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

VA ☐ **INTERNAL ROUTING**

☐ All checklists are complete	Application case numbers	Action	S.F.	Fees
☑ All fees have been collected	06DRB - _____ - 01537	VRW	4	$ 300.
☑ All case #s are assigned	06DRB - _____ - 01539	VPE	4	$ 90.
☑ AGIS copy has been sent	_____ - _____ - _____	CMF		$ 20.
☑ Case history #s are listed	_____ - _____ - _____	ADV		$ 75.
NA ☐ Site is within 1000ft of a landfill	_____ - _____ - _____			$
☐ F.H.D.P. density bonus				Total
☐ F.H.D.P. fee rebate	Hearing date 11/15/06			$ 485.00

Kri Sals 10/20/06
Planner signature / date

Project # 1004075

FORM V: SUBDIVISION VARIANCES & VACATIONS

❑ **BULK LAND VARIANCE** **(PUBLIC HEARING CASE)**

__ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
__ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
__ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
__ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

☒ **VACATION OF PUBLIC RIGHT-OF-WAY**
☒ **VACATION OF PUBLIC EASEMENT**

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. Your attendance is required.

❑ **SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DPM**
❑ **SIDEWALK DESIGN VARIANCE**
❑ **SIDEWALK WAIVER**

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
❑ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ **VACATION OF PRIVATE EASEMENT**

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc. (folded to fit into an 8.5" by 14" pocket) **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

❑ **VACATION OF RECORDED PLAT**

__ **6** copies of the recorded plat to be vacated.
__ **6** copies of documents justifying the vacation.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter describing, explaining, and justifying the vacation
__ Any original and/or related file numbers are listed on the cover application
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail rece
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendanc required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Applicant name (print)

Applicant signature / date

Form revised 4/03, 10/03 and **APRIL 2006**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
04DRB - 01537
04DRB - 01539
- -

KC-SIS 10/20/04
Planner signature / date

Project # 1004675

James Tapmiller 10-19-06
Stephanie Walton

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

October 19, 2006

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Vacation of Temporary Turnaround Easement, Vacation of "Permit for Right-of-way Easement.
Tracts 4-A, 4-B, 4-C Mesa Del Sol DRB# 1004918-06DRB-00744
Mesa Del Sol Bulk Land Plat Tracts 1-15 DRB# 1004075 05DRB-01228, 06DRB-00716

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

- Development Review Applications
- Twenty-four (24) copies of the Location of Request for the vacation of easement Exhibit "A"
- Twenty-four (24) copies of Vacation of Permit for Right-of-way easement Exhibit "B"
- Forty-Eight (48) copies of the document which created easement
- Letter from the Office of Neighborhood Coordination and related data,
- Zone Atlas Maps showing the location of the property, and
- Fee in the amount of $485.00

Justification

We are requesting a vacation of the Temporary Turnaround Easement on Tracts 4-A, 4-B, & 4-C Mesa Del Sol. This property has no further use of this easement. Future plats will grant Right-of-Way in place of this easement. The Permit for Right-of-Way Easement No. RW18811 was granted to the Department of the Air Force November 19th, 1975 (See EASEMENTS/RIGHT-OF-WAY #19). We are requesting a vacation of the 33' Public Easement and Right of Way on Tracts 1-15 Mesa Del Sol. The underlying lands have since been transferred to Forest City Covington/ Mesa Del Sol and this property has no further use of this easement and or right of way.

Please place this item on the DRB Agenda for hearing on November 15, 2006. If you have any questions or require further information, please contact me.

Sincerely,

Michael Balaskovits, E.I.
Community Development and Planning Group

CC: James Topmiller, Bohannan Huston Inc. (wo/encl.)
John Myers, Myers, Oliver, & Price (w/encl.)
Lawrence Kline, Denish Kline & Associates (w/encl.)
Harry Relkin, Mesa Del Sol (w/encl.)

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

Date: October 18, 2006

TO CONTACT NAME: Stephanie Walton
COMPANY/AGENCY: Bohannan / Houston Inc.
ADDRESS/ZIP: 7500 Jefferson St. NE - 87109
PHONE/FAX #: 823-1000 - (FAX - 798-7988)

Thank you for your inquiry of 10-18-06 (date) requesting the names of **Recognized Neighborhood Associations** who would be affected under the provisions of O-92 by your proposed project at Mesa Del Sol - Tracts 4-A-1, 4-A-2, 4-A-3

zone map page(s) R-16-.

Our records indicate that the **Recognized Neighborhood Association(s)** affected by this proposal and the contact names are as follows:

Mountain View N.A.
Neighborhood Association
Contacts: Patty Gorce
2016 Fentiman PL SE
87105 - 452-9159(h)
259-3676(c)
Rick Watson
225 Sunny Slope SE/87105
452-0585(h) 235-9988(c)

Neighborhood Association
Contacts:

See reverse side for additional Neighborhood Association Information: YES { } NO {X}

Please note that according to O-92 you are required to notify each of these contact persons by ***CERTIFIED MAIL. RETURN RECEIPT REQUESTED. BEFORE*** the Planning Department will accept your application filing. ***IMPORTANT! FAILURE OF ADEQUATE NOTIFICATION MAY RESULT IN YOUR APPLICATION HEARING BEING DEFERRED FOR 30 DAYS.*** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

Sincerely,

Adrienne A. Carmona
OFFICE OF NEIGHBORHOOD COORDINATION

Attention: Both contacts per neighborhood association need to be notified.

planning.recognized.na.form(10/14/04)

NOTICE TO APPLICANTS

Suggested Information for Neighborhood Notification Letters... Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, LUCC, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

We recommend that the Notification Letter include the following information:

- The street address of the subject property.
- The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
- A physical description of the location, referenced to streets and existing land uses.
- A complete description of the actions requested of the EPC:
- If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
- If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendments describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
- If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
- The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations).* A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.

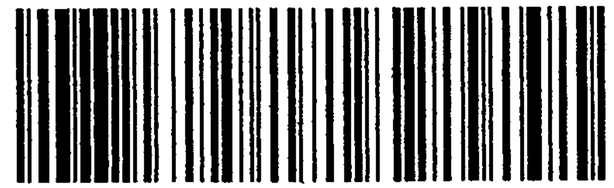
[ ] Copies of Letters to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations).* A copy must be submitted with application packet.

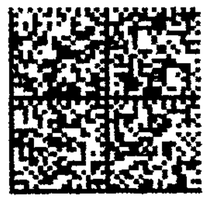
Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

* * * \

CERTIFIED MAIL



91 7108 2133 3932 6627 5033



UNITED STATES POSTAGE

PITNEY BOWES

02 1P $ 04.88⁰

0002368945 OCT 19 2006

MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Patty Brice
206 Fentiman Pl. SE
Albuquerque, NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

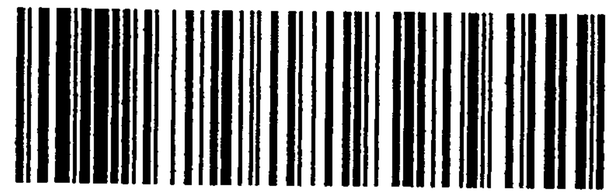
3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

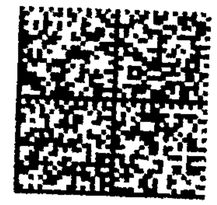
2. Article Number
(Transfer from service label) 91 7108 2133 3932 6627 5033

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CERTIFIED MAIL



91 7108 2133 3932 6627 5064



UNITED STATES POSTAGE

PITNEY BOWES

02 1P $ 05.12⁰

0002368945 OCT 18 2006

MAILED FROM ZIP CODE 87109

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rick Watson
225 Sunny Slope SE
Albuquerque, NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☑ Certified Mail ☐ Express Mail
☐ Registered ☑ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3932 6627 5064

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 19, 2006

Mr. Rick Watson
225 Sunny Slope SE
Albuquerque, New Mexico 87105

RE: Vacation of Public Easements and Right-of-Way ("Permit for Right-of-way easement") for Mesa Del Sol Tracts 4-A-1, 4-A-2, 4-A-3 and Bulk Land Plat for Mesa Del Sol Tracts 1-15

Dear Mr. Watson:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mountain View Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Mesa Del Sol LLC., is seeking approval of Vacation of Public Easements and Right-of-Way for Mesa Del Sol Tracts 4-A-1, 4-A-2, 4-A-3 and Bulk Land Plat for Mesa Del Sol Tracts 1-15 from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is copies of the exhibits and the zone atlas pages with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SW
Enclosure

P \060096\cdp\Corres\Neighborhood approval letter vaca2 doc

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

October 19, 2006

Ms. Patty Grice
206 Fentiman Pl. SE
Albuquerque, New Mexico 87105

RE: Vacation of Public Easements and Right-of-Way ("Permit for Right-of way easement") for Mesa Del Sol Tracts 4-A-1, 4-A-2, 4-A-3 and Bulk Land Plat for Mesa Del Sol Tracts 1-15

Dear Ms. Grice:

The City of Albuquerque's Office of Neighborhood Coordination has informed us that you are a representative of the Mountain View Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for Mesa Del Sol LLC., is seeking approval of Vacation of Public Easements and Right-of-Way for Mesa Del Sol Tracts 4-A-1, 4-A-2, 4-A-3 and Bulk Land Plat for Mesa Del Sol Tracts 1-15 from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is copies of the exhibits and the zone atlas pages with the site highlighted that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

Stephanie Walton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SW
Enclosure

P \060096\cdp\Corres\Neighborhood approval letter vaca1 doc

4A MESA AV

4C

1

LA SEMILLA WY

4A

1004075

MESA DEL SOL

SU-2/PLANNED COMMUNITY

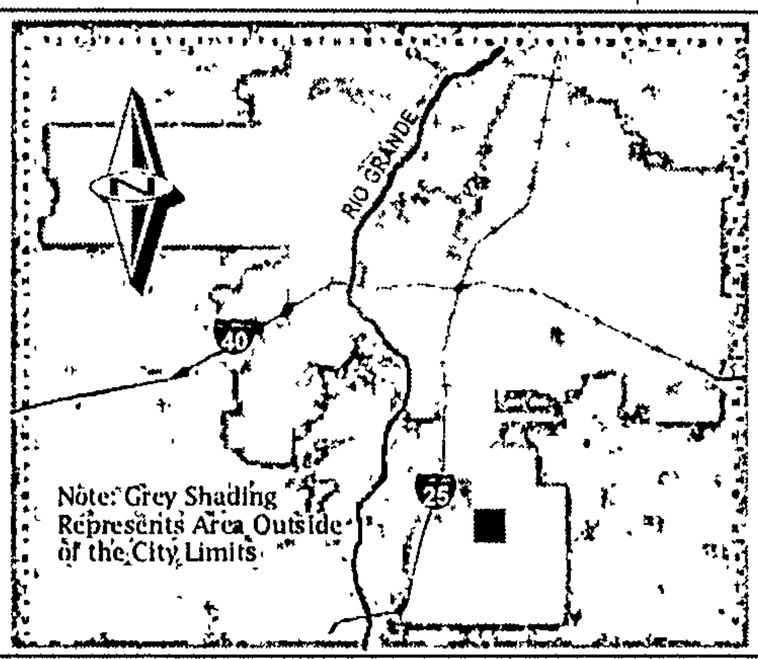
4B

2

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

SU-1 SLUDGE TREATMENT FAC

SU-1 SLUDGE TREATMENT FAC

UNPLATTED/MONTESSA PARK/OPEN SPACE

SU-1 SLUDGE TREATMENT FAC

LOS PICAROS RD

1

1004075

NEW MEXICO TIMING ASSOC DRAGWAY

12

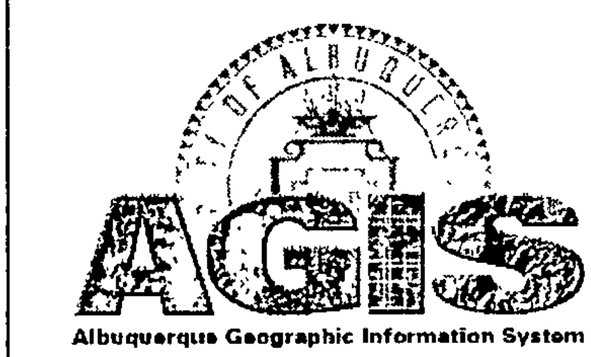
MESA DEL SOL

SU-2/PLANNED COMMUNITY

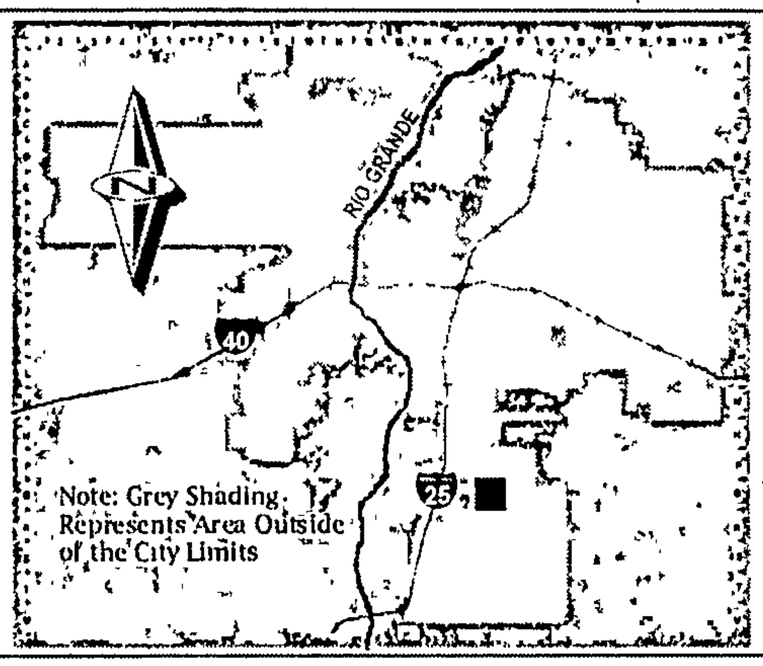
1

LA SEMILLA WY

For more current information and more details visit http //www cabq gov/gis



Map amended through 9/5/2006



Zone Atlas Page:

Q-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex

SOLAR MESA AV

UNIVERSITY BVD

4C

13

1004075

MESA DEL SOL

SU-1/URBAN REGIONAL PARK

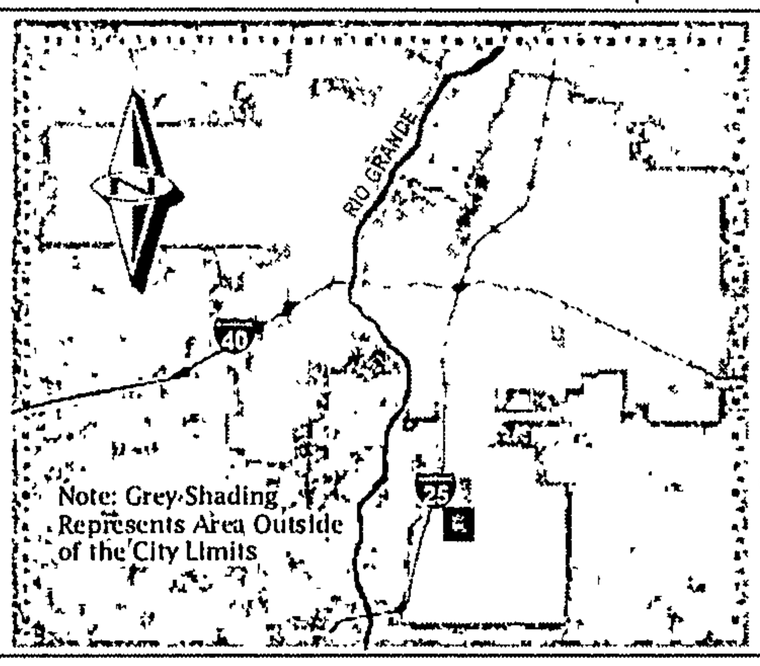
4A

SU-2/PLANNED COMMUNITY

For more current information and more details visit. http://www.cabq.gov/gis

City of Albuquerque AGIS
Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

R-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

1

1004075

MESA DEL SOL

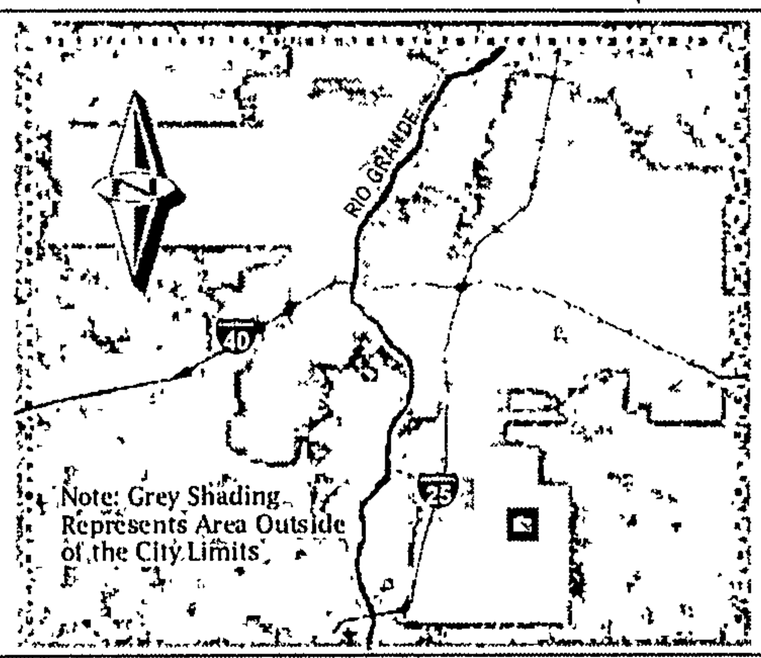
SU-2/PLANNED COMMUNITY

2

For more current information and more details visit http //www.cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



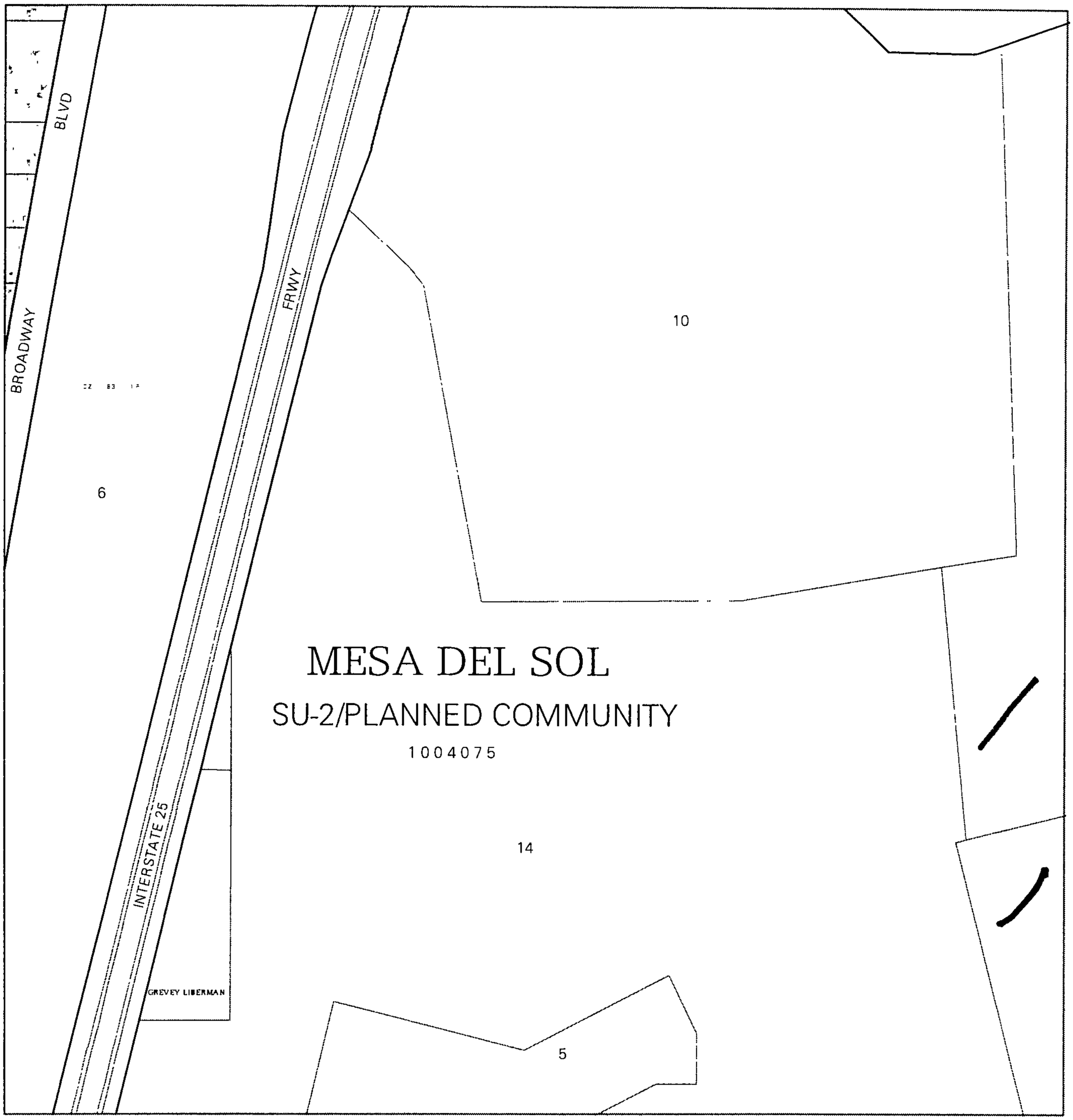
Zone Atlas Page:

R-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

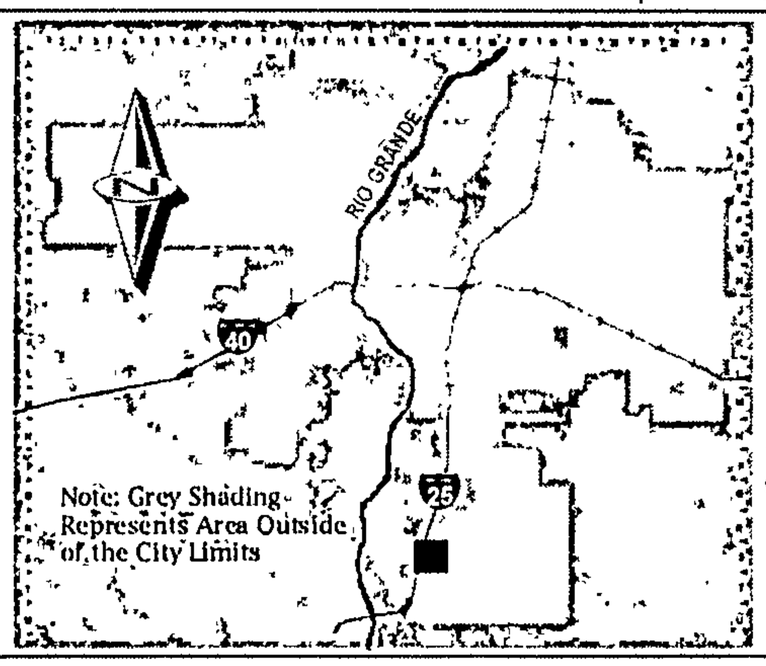
0 750 1 500 Feet



For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

S-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

2

4A

1004075

MESA DEL SOL

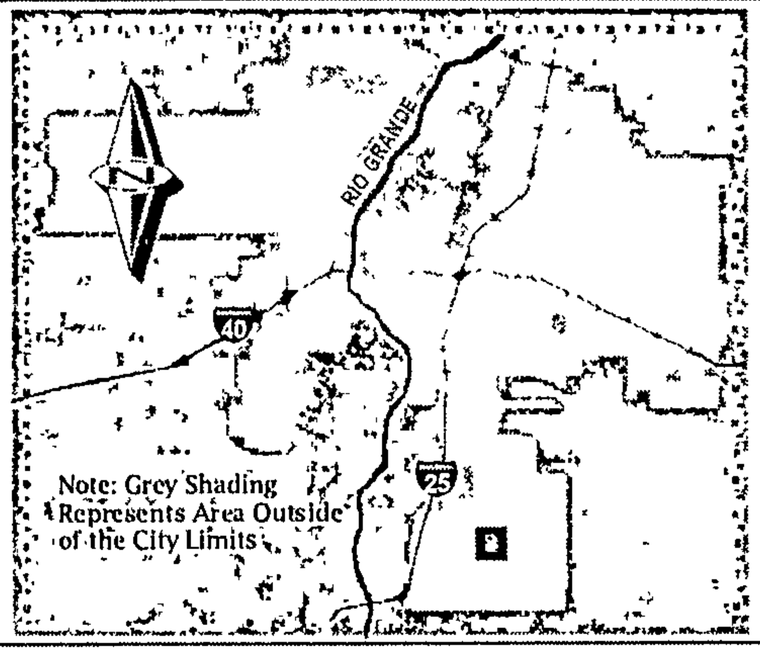
SU-2/PLANNED COMMUNITY

3

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

S-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

2

4A

1004075

MESA DEL SOL

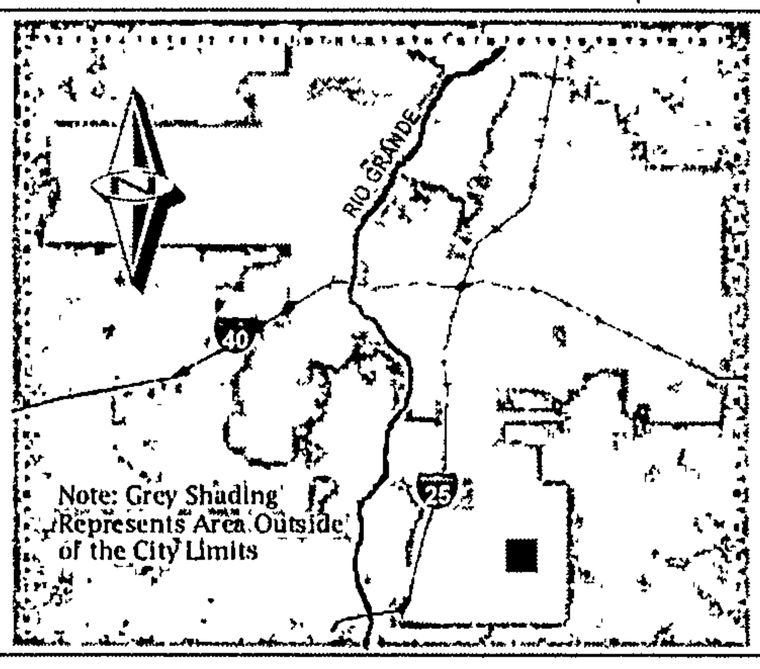
SU-2/PLANNED COMMUNITY

3

For more current information and more details visit: http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

S-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
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- Wall Overlay Zone

0 750 1 500 Feet

3

1004075

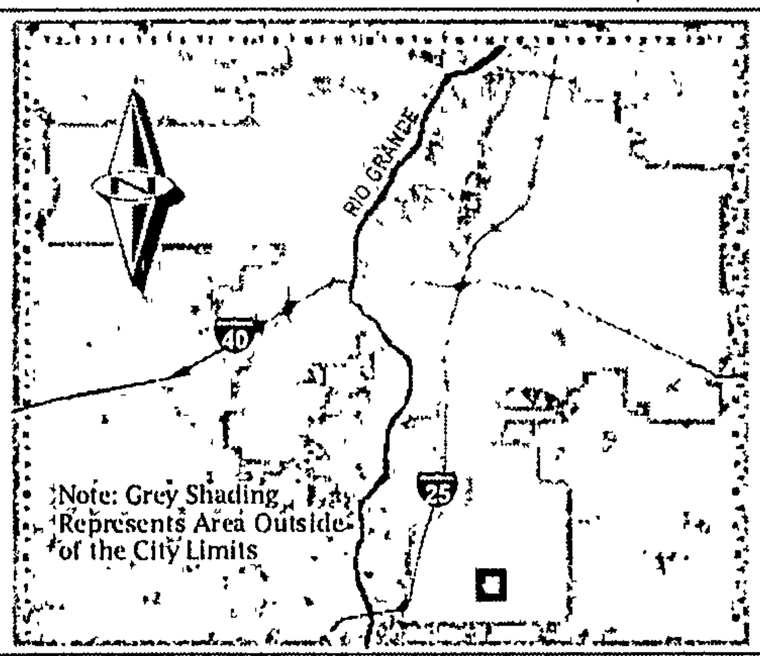
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 9/5/2006



Zone Atlas Page:

T-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME MESA DEL SOL

AGENT BOHANNAN HUSTON

ADDRESS

PROJECT & APP # 1004075 / 06 DRB - 01537, 01539

PROJECT NAME MESA DEL SOL

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 390.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 485.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Bohannan Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA,
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

140060

10/19/2006

TO THE ORDER OF City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

*********************************485 **********00 DOLLARS & CENTS

DUPLICATE
City Of Albuquerque
Treasury Division
10/20/2006 9:59AM LOC: ANNX
RECEIPT# 00066137 WS# 008 TRANS# 0009
Account 441006 Fund 0110
Activity 4983000 TRSCXG
Trans Amt $485.00
J24 Misc $390.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division
10/20/2006 9:58AM LOC: ANNX
RECEIPT# 00066136 WS# 008 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSCXG
Trans Amt $485.00
J24 Misc $20.00
Thank You

***************485.00
BOHANNAN-HUSTON INC.
AUTHORIZED SIGNATURE
AUTHORIZED SIGNATURE

140060 140060

"140060" :107000327: 00286539940"

DUPLICATE

City Of Albuquerque
Treasury Division

10/20/2006 9:59AM LOC: ANNX
RECEIPT# 00066138 WS# 008 TRANS# 0009
Account 441018 Fund 0110
Activity 4971000 TRSCXG
Trans Amt $485.00
J24 Misc $75.00
CK $485.00
CHANGE $0.00

Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from OCTOBER 31, 2006 To NOV 15, 2006

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Walter — (Applicant or Agent)

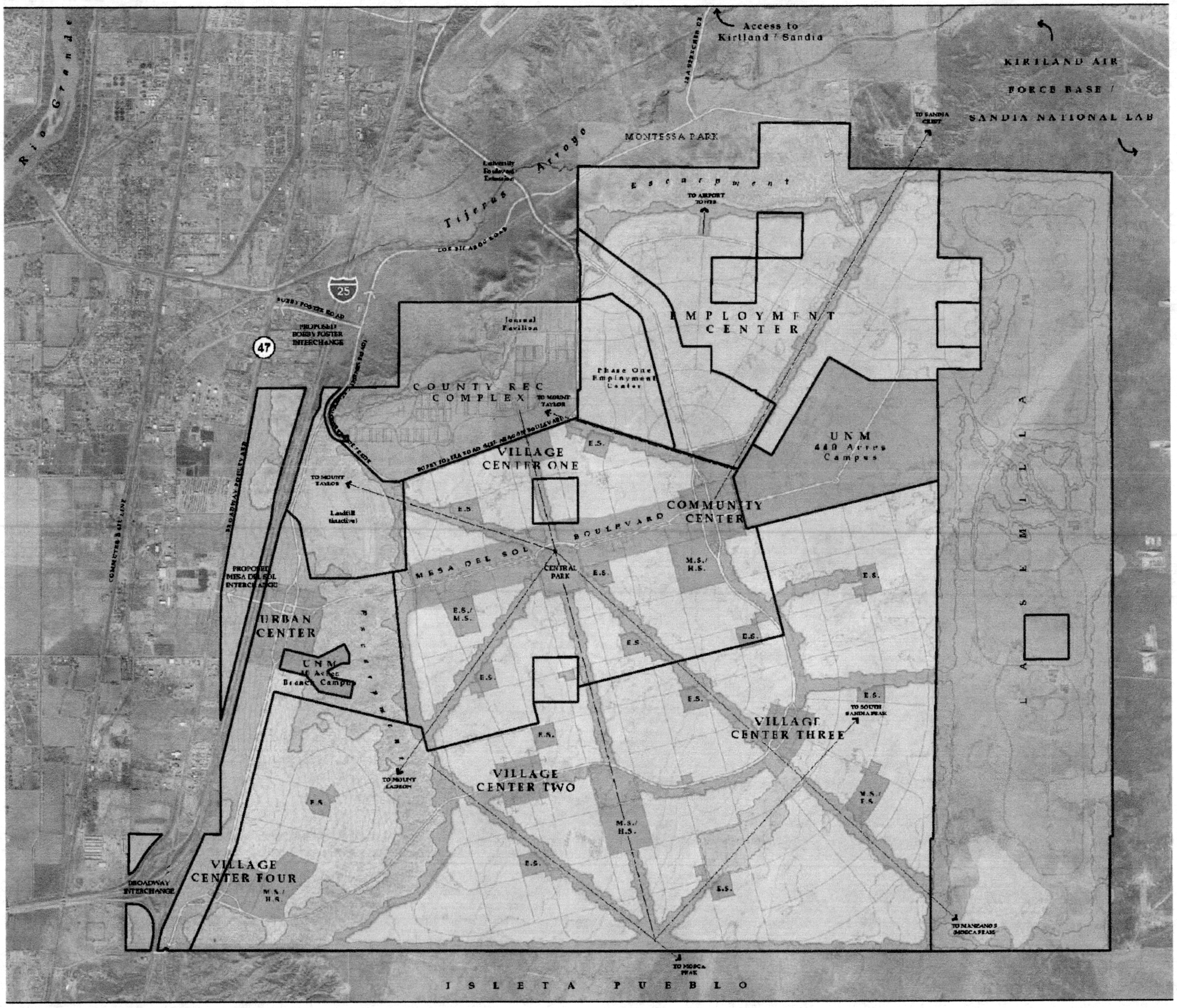
10-20-06 — (Date)

I issued 2 signs for this application, 10/20/06 (Date)

[illegible] (Staff Member)

DRB PROJECT NUMBER: 1004075

Rev. 1/11/05


Rio Grande
Access to Kirtland / Sandia
KIRTLAND AIR FORCE BASE / SANDIA NATIONAL LAB
MONTESSA PARK
Arroyo
Tijeras
escarpment
TO AIRPORT TOWER
TO SANDIA CREST
EMPLOYMENT CENTER
Phase One Employment Center
Journal Pavilion
COUNTY REC COMPLEX
TO MOUNT TAYLOR
VILLAGE CENTER ONE
UNM 440 Acres Campus
COMMUNITY CENTER
BOULEVARD
MESA DEL SOL
CENTRAL PARK
M.S./ H.S.
E.S.
E.S./ M.S.
Landfill (inactive)
PROPOSED MESA DEL SOL INTERCHANGE
URBAN CENTER
UNM 41 Acres Branch Campus
VILLAGE CENTER THREE
TO SOUTH SANDIA PEAK
VILLAGE CENTER TWO
TO MOUNT LADRON
VILLAGE CENTER FOUR
BROADWAY INTERCHANGE
TO MANZANO / MONCA PEAKS
TO MONCA PEAK
ISLETA PUEBLO
25
47

#12

File 1004075

Jean Stark 846-7910

NEW MEXICO STATE LAND OFFICE DACA47-9-76-31

Permit for Right-of-Way Easement

APPLICATION NO. RW-18811 PERMIT NO. RW-18811

THIS INDENTURE, made this 19TH day of NOVEMBER, 19 75

by and between the State of New Mexico, acting by and through

PHIL R. LUCERO, its Commissioner of Public Lands, party of

the first part, and the DEPARTMENT OF THE AIR FORCE

a corporation duly organized and existing under the Laws of the

A GOVERNMENT AGENCY, duly authorized to transact business in the

State of New Mexico, party of the second part:

WITNESSETH:

That the said party of the first part for and in consideration of the sum of Two Hundred And NO/100----------($200.00-------) lawful money of the United States, in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted and by these presents does grant to the party of the second part, its successors and assigns, a right-of-way and easement for the purpose

of : Constructing, maintaining & operating a special cable remoting AF UGH Radio, Kirtland AFB, New Mexico, with proper construction to safeguard life and property together with the right of ingress and egress over and through the described State land to-wit:

A strip of land 33 feet wide located in the SE¼NE¼, N½SE¼, NE¼SW¼, of Section 14, T9N, R3E, N.M.P.M. Bernalillo County, New Mexico, containing 4.25 acres, more or less, the centerline being more particularly described as follows:

(SEE DESCRIPTION ATTACHED)

I spoke with Jean Stark Property manager for the Base last night call me after the hearing

Together with the right to cut down and keep cut down all trees, limbs of trees and undergrowth upon said right-of-way. In clearing the right-of-way, the party of the second part agrees to dispose of the brush and other debris so as not to prevent the free grazing of livestock of the grazing lessee.

It is understood by and between the parties hereto that no other right-of-way and easement for road, telephone, telegraph or power line shall be granted or authorized upon the right-of way herein, which, in the judgement of the party of the second part, its lawful successors and assigns, will interfere with its service. However, the party of the first part expressly reserves the right to authorize or grant rights-of-way and easements to third parties, which sebsequent rights-of-way and easements will cross over or bisect this right-of-way. In such cases, the subsequent grantee will be required to post a bond guaranteeing payment for damages to the installations and improvements of the party of the second part, unless such bond be waived by the party of the second part.

The said consideration hereinabove specified is the price for the lands covered in the right-of-way herein granted, and in consideration of the payment of the same by the party of the second part. This grant easement and right-of-way is made pursuant to the authority conferred by Section 7-8-61 of the New Mexico Statutes Annotated, 1953 Compilation.

TO HAVE AND TO HOLD the said right-of-way granted for the use and purposes above mentioned unto said party of the second part, its lawful successors and assigns so long as the said right-of-way shall be used for the purposes hereinbefore expressed.

And this grant is made upon the further condition that should the said right-of-way and easement hereby granted cease to be used by the party of the second part or its lawful successors for any of the purposes enumerated herein for the period of one (1) year, that part of the right-of-way herein granted which may so cease to be used for such purposes shall ipso facto revert to and become revested in the party of the first part, free and clear from any claim, interest or demand of the said party of the second part or its successors.

In crossing any right-of-way for a highway, or the right-of-way of any other road, telephone, telegraph or transmission line, the party of the second part will exercise due care so as not to interfere with said rights-of-way and will comply with all laws, rules and regulations in connection with the making of such crossings.

The said party of the second part, its successors and assigns hereby agree carefully to avoid destruction or injury to any improvements or livestock lawfully upon said premises; carefully to close all gates immediately upon passing through such gates and pay the reasonable and just damages for such injury or destruction, if any, arising from construction or maintaining such road, telephone, telegraph or transmission line and/or any other right-of-way or easement.

The party of the second part shall have the right to assign this Permit for Right-of-Way and Easement, subject to the approval of the party of the first part.

Lessees, including their heirs, assigns, agents, and contractors shall at their own expense fully comply with all laws, regulations, rules, ordinances, and requirements of the city, county, state, federal authorities and agencies, in all matters and things affecting the premises and operations thereon which may be enacted or promulgated under the governmental police powers pertaining to public health and welfare, including but not limited to conservation, sanitation, aesthetics, pollution, cultural properties, fire, and ecology.

This permit is issued subject to all valid and existing rights.

IN WITNESS WHEREOF, the State of New Mexico has caused this instrument to be executed by its Commissioner of Public Lands thereunto duly authorized, with the seal of office affixed, the day and year above written.

STATE OF NEW MEXICO

(SEAL)

BY _____
COMMISSIONER OF PUBLIC LANDS

"Reserving the right to execute leases for geothermal resource development and operation thereon; the right to sell or dispose of the geothermal resources of such lands and the right to grant rights of way and easements for the purpose of this section."

~~Perpetual~~ ROW Easement, Special Communication Cable, Kirtland AFB, N.M.

PARCEL NO. 1 1.70 Acre

A tract of land situated in the county of Bernalillo, State of New Mexico, being part of Section 14, of Township 9 North, Range 3 East, N.M.P.M. and being a strip of land 33 feet in width, 16.5 feet on each side of the following described centerline:

From the corner common to Sections 11, 12, 13 and 14 of Township 9 North, Range 3 East, along the common line between said Sections 13 and 14, South 10°54'03" West, approximately 1300 feet to a point for a southwest corner of Kirtland Air Force Base, said point having a brass cap and designated as a "Boundary Line Marker" for said Kirtland AFB;

Thence along a south boundary line for said Kirtland AFB South 79°05'57" East, 10 feet to the point of beginning;

Thence along said centerline South 34°14'20" East, 2242.41 feet to a point for the end of this centerline, said strip of land containing 1.70 acres, more or less.

PARCEL NO. 2 2.55 Acres

A tract of land situated in the County of Bernalillo, State of New Mexico, being part of Section 14 of Township 9 North, Range 3 East, NMPM and being a strip of land 33 feet in width, 16.5 feet on each side of the following described centerline:

From the corner common to Sections 11, 12, 13 and 14 of Township 9 North, Range 3 East, along the common line between said Sections 13 and 14, South 10°54'03" West, approximately 1300 feet to a point, for a southwest corner for Kirtland Air Force Base, said point having a brass cap and designated as a "Boundary Line Marker" for said Kirtland AFB;

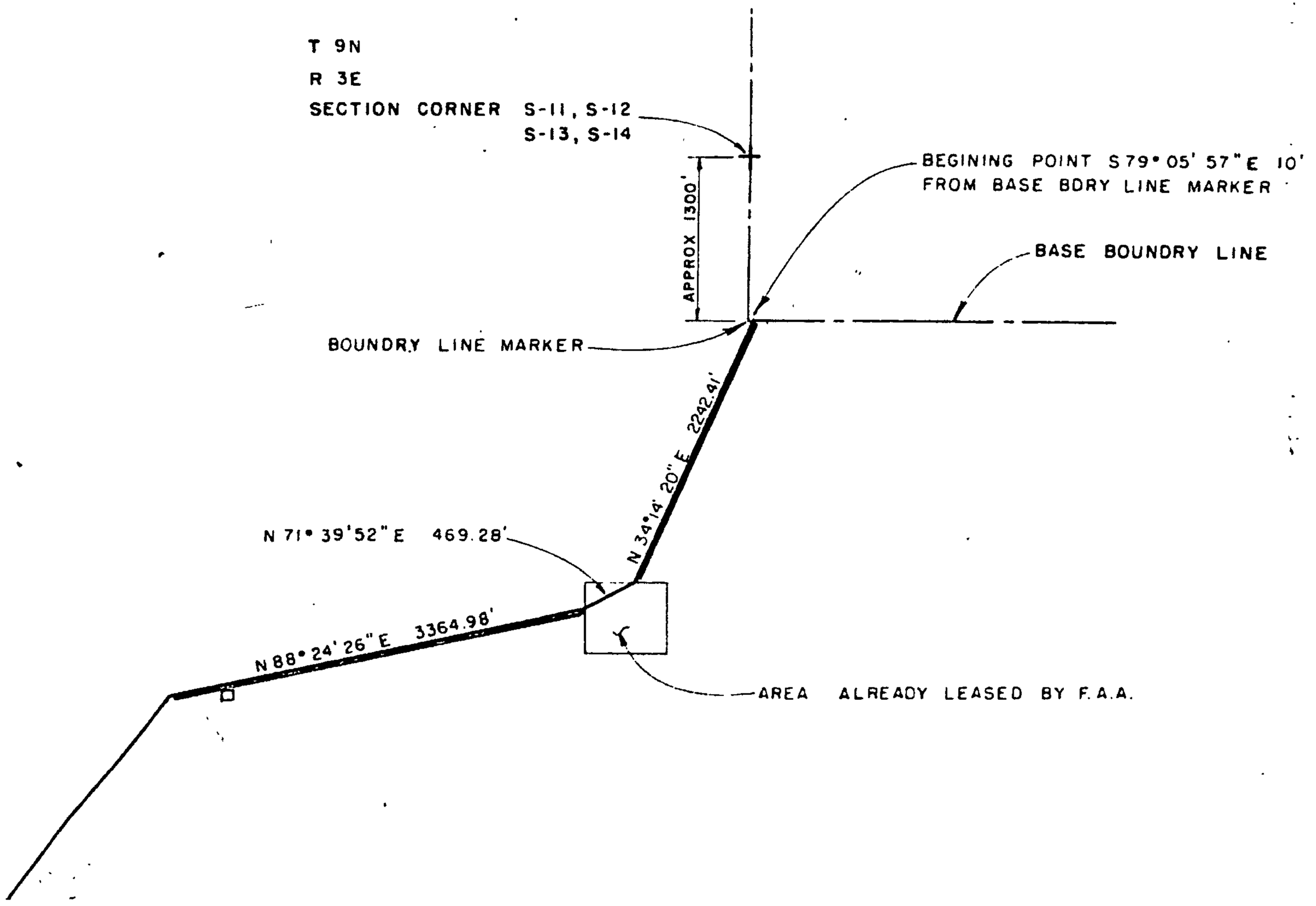
Thence along a south boundary line for said Kirtland AFB, South 79°05'57" East, 10 feet to a point;

Thence South 34°14'20" East, 2242.41 feet to a point;

Thence South 71°39'52" East, 469.28 feet to the point of beginning;

Thence along said centerline South 88°24'52" East, 3364.98 feet to a point for the end of this centerline, said strip of land containing 2.55 acres more or less.

The above two parcels of land containing a total of 4.25 acres, more or less.


T 9N
R 3E
SECTION CORNER S-11, S-12
S-13, S-14
BEGINING POINT S 79° 05' 57" E 10'
FROM BASE BDRY LINE MARKER
APPROX 1300'
BASE BOUNDRY LINE
BOUNDRY LINE MARKER
N 34° 14' 20" E 2242.41'
N 71° 39' 52" E 469.28'
N 88° 24' 26" E 3364.98'
AREA ALREADY LEASED BY F.A.A.

cc

12/07/2006 10:06
AM

Subject
FW: Air Force's Right of Way
Easement RW-18811

Can you give me a quick reply on this as the developers are in a hurry. My feeling is we can release the one on top from boundary line marker to the square but not from the square to your facility. Our line was close to yours so at least it is still a government easement if you don't have one in place to cover the line you are using.

//Signed//
Jean Stark
Real Estate Manager
377 MSG/CECR, DSN 246-7910, 505-846-7910
Kirtland AFB, NM

From: Stark Jean Contr 377 MSG/CECR
Sent: Friday, December 01, 2006 2:31 PM
To: 'john.w.dempsey@faa.gov'
Cc: Arnold Kenneth A LtCol 377 ABW/JA
Subject: FW: Air Force's Right of Way Easement RW-18811

From: Stark Jean Contr 377 MSG/CECR
Sent: Thursday, November 30, 2006 4:02 PM
To: Padilla Andrew R Civ 377 MSG/SCX; 'John.Dempsey@faa.gov'
Subject: FW: Air Force's Right of Way Easement RW-18811

Rick and John
Attached is the ROW Easement we have talked to you about that the Mesa Del Sol Development wishes us to terminate and return the land to the state for development. I just want both of you to review and send me assurance via e-mail that you do not need these easements or you need to keep one of them or what. Thanks.

//Signed//
Jean Stark
Real Estate Manager
377 MSG/CECR, DSN 246-7910, 505-846-7910
Kirtland AFB, NM

From: Matt Myers [mailto:MMyers@moplaw.com]
Sent: Thursday, November 30, 2006 9:58 AM
To: Stark Jean Contr 377 MSG/CECR
Subject: FW: Air Force's Right of Way Easement RW-18811

Forgot the whole point of the email.

J. Matt Myers, Esq.
Myers, Oliver & Price, P.C.
1401 Central Ave. NW

Albuquerque, New Mexico 87104
Phone: 505-247-9080
Fax: 505-247-9109

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From: Matt Myers [mailto:MMyers@moplaw.com]
Sent: Thursday, November 30, 2006 9:56 AM
To: Jean.stark@kirtland.af.mil
Cc: 'John Myers'
Subject: Air Force's Right of Way Easement RW-18811

Hello Jean,

I hear that you met my father Wednesday at the big pow-wow. He said that you and Ken Arnold will be working on this easement issue. I have attached the document creating this easement. Would you please forward this on to Ken. If either of you have any questions don't hesitate to call.

Hope all is well at the base.

Sincerely,

J. Matt Myers, Esq.
Myers, Oliver & Price, P.C.
1401 Central Ave. NW
Albuquerque, New Mexico 87104
Phone: 505-247-9080
Fax: 505-247-9109

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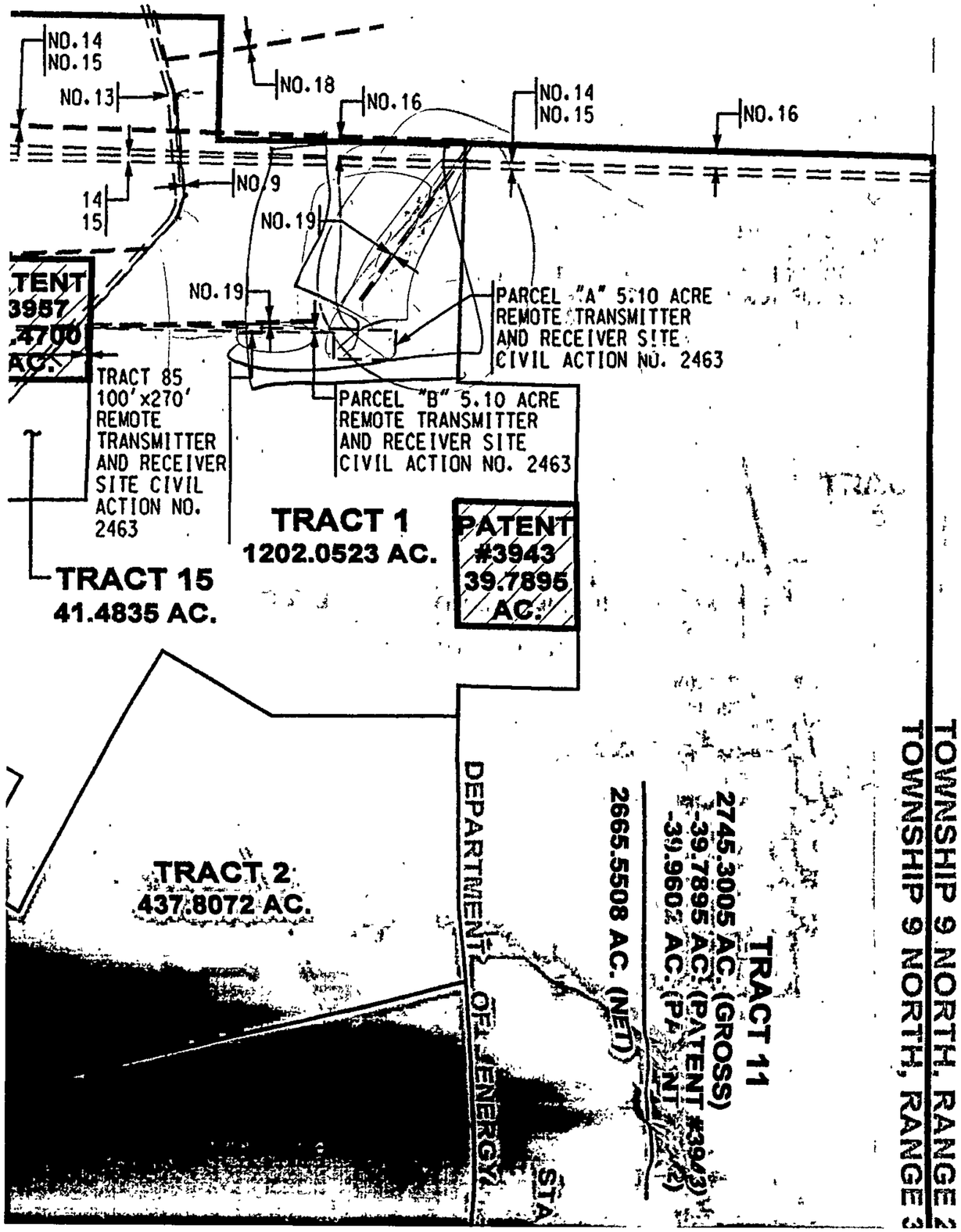
(See attached file: Permit for RoW Easement RW-18811.pdf)

STATE OF NEW MEXICO



BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-15

SECTIONS 13-15, 20-24, 26-29, 32-35,
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 2-6,
TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

EASEMENTS/RIGHTS-OF-WAY

TO THE FURTHEST EXTENT POSSIBLE ALL EASEMENTS AS MAY BE SHOWN HEREON WERE PLOTTED BASED ON FIDELITY NATIONAL TITLE, COMMITMENT NO. 03-1033983-B-RAD OR WERE PROVIDED BY THE STATE LAND OFFICE AS UNRECORDED DOCUMENTS.

The following documents describing right-of ways and/or easements were included in SCHEDULE B II of the COMMITMENT FOR TITLE INSURANCE prepared by Fidelity National Title, Commitment No. 03-1033983-B-RAD, effective date: July 17, 2003, at 08:00 A.M.:

1. A 40 foot wide Permit for Right-of-Way and Easement granted to Chevron Pipe Line Company filed April 10, 1972 in Book Misc. 255, page 773, as Document No. 80309. (Item 13 in Commitment)
2. Item 14 in Commitment does not apply to these parcels (A 30 foot wide-- Grant of Right-of-Way granted to the New Mexico State Highway Commission filed January 31, 1973 in Book Misc. 296, page 573 as Document No. 32717)
3. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751. (Item 15 in Commitment)
4. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266. (Item 18 in Commitment)
5. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001. (Item 20 in Commitment)
6. A 10 foot wide easement granted to PNM and MST&T filed August 16, 1988 in Misc. Book 654A, page 966, Document No. 88 74453. (Item 21 in Commitment)
7. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037 (Items 24 and 25 in Commitment)
8. NOT USED
9. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709. (Item 27 in Commitment)
10. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982. (No filing information provided) (Item 30 in Commitment)
11. A 40 foot wide Permit for Right-for-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958. (No filing information provided) (Item 31 in Commitment)
12. A 30 foot wide Permit for Right-for-Way and Easement for a primary

Jean/Matt,

Al was able to use a better map and transpose the coordinates.

Jean - He confirmed your thoughts that we do not require the easement for the 'top one' N34 14' 20" 2242.41'. We do need the easement for N88 24' 26" 3364.98', this is between the ABQC RTR & ABQD RTR. We have a buried signal cable between the two facilities.

Thanks for your cooperation,

John W Dempsey
Manager
Albuquerque SSC
505-856-4942
505-452-7591

John W
Dempsey/ASW/FAA

12/07/2006 03:22 PM

To "Stark Jean Contr 377 MSG/CECR" <Jean.Stark@kirtland.af.mil>

cc MMyers@moplaw.com, Alfonso Aguilar/ASW/FAA@FAA

Subject Re: FW: Air Force's Right of Way Easement RW-18811(Document link: John W Dempsey)

Jean/Matt,

Please bear with us. Al Aguilar, Terminal Radar/Comm SSC Manager, is working this issue in between his numerous duties maintaining the National Airspace System for the northern half of New Mexico. We have limited clerical support, but understand the urgency of your request. Al will get back with you both ASAP.

Thanks,

John W Dempsey
Manager
Albuquerque SSC
505-856-4942
505-452-7591

"Stark Jean Contr 377 MSG/CECR" <Jean.Stark@kirtland.af.mil>

To John W Dempsey/ASW/FAA@FAA

Jeff Mulbery

From: Matt Myers [MMyers@moplaw.com]
Sent: Thursday, January 04, 2007 9:13 AM
To: Jeff Mulbery; Stephanie Walton
Cc: 'Relkin, Harry'; James Topmiller; 'John Myers'
Subject: FW: FW: Air Force's Right of Way Easement RW-18811

Importance: High

Attachments: Permit for RoW Easement RW-18811.pdf

Permit for RoW Easement RW-188...

Hello Jeff and Stephanie,

I spoke with James yesterday about an email exchange between myself, the FAA and Kirtland AFB. Below is a copy of that exchange. You will see that the first email is from John Dempsey, at the FAA, confirming that the FAA does not need the top part of the easement ("Parcel 1").

Further down you can see that Jean Stark, with KAFB, says that she "feels they can release the top one". Believe it or not this is the best that I have been able to get from either of these two entities in over two months of trying. I was hoping that this exchange would satisfy Sheran Matson, but as I look at it again it might not be all that great.

Have a look at the exchange and let me know what you think. I continue to hound the FAA and Kirtland for an "official" letter saying they are no longer using Parcel 1.

I will continue to work on this in the next few weeks. I hope to have something more for you before the next DRB meeting.

If either of you have any questions or suggestions please let me know.

J. Matt Myers, Esq.
Myers, Oliver & Price, P.C.
1401 Central Ave. NW
Albuquerque, New Mexico 87104
Phone: 505-247-9080
Fax: 505-247-9109

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-----Original Message-----
From: John.W.Dempsey@faa.gov [mailto:John.W.Dempsey@faa.gov]
Sent: Thursday, December 07, 2006 3:41 PM
To: Stark Jean Contr 377 MSG/CECR; MMyers@moplaw.com
Cc: Alfonso.Aguilar@faa.gov; Laurita.J.Curley@faa.gov
Subject: Re: FW: Air Force's Right of Way Easement RW-18811
Importance: High

7th

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT Bohannan Huston

ADDRESS 7500 Jefferson NE

PROJECT & APP # 1004075

PROJECT NAME Mesa de Sol

$ _____ 441032/3424000 **Conflict Management Fee**

$ 110.00 441006/4983000 **DRB Actions** Referral fee

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ _____ 441018/4971000 **Public Notification**

$ _____ 441006/4983000 **DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 110.00 **TOTAL AMOUNT DUE**

****NOTE:** *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* **additional charge.**

Bohannan ▲ Huston INC.
COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

140904

1/22/2007

NO. 140904

PAY **********110 DOLLARS & **********00 CENTS **********110.00

TO THE ORDER OF
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

City Of Albuquerque
Treasury Division
BOHANNAN-HUSTON INC.
1/23/2007 2:51PM LOC: ANX
RECEIPT# 00070055 WS# 008 TRANS# 0035
Account 441006
Activity 4983000 TRSLJS
Trans Amt $110.00
CK Amt $110.00
CHANGE $0.00
Thank You

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈140904⑈ ⑆107000327⑆ 00286539940⑈

Bohannan ▲ Huston INC.

924-3864

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

#5

SENT VIA FAX

January 17, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for 3 week deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a 3 week deferral of the following item associated with Project number DRB 1004075 (Item 5) on the January 17, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for February 7, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL.vacations3.doc

deger/Artz 2/7/07

DRB PUBLIC HEARING SIGN IN SHEETS

CASE NUMBER: 1004075 **AGENDA#:** 5 **DATE:** 1-17-07

1. **Name:** _____ **Address:** _____ **Zip:** _____
2. **Name:** _____ **Address:** _____ **Zip:** _____
3. **Name:** _____ **Address:** _____ **Zip:** _____
4. **Name:** _____ **Address:** _____ **Zip:** _____
5. **Name:** _____ **Address:** _____ **Zip:** _____
6. **Name:** _____ **Address:** _____ **Zip:** _____
7. **Name:** _____ **Address:** _____ **Zip:** _____
8. **Name:** _____ **Address:** _____ **Zip:** _____
9. **Name:** _____ **Address:** _____ **Zip:** _____
10. **Name:** _____ **Address:** _____ **Zip:** _____
11. **Name:** _____ **Address:** _____ **Zip:** _____
12. **Name:** _____ **Address:** _____ **Zip:** _____
13. **Name:** _____ **Address:** _____ **Zip:** _____
14. **Name:** _____ **Address:** _____ **Zip:** _____

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 5**

SUBJECT:

Vacation of Public Easements
Vacation of Public Right-of-Way

ACTION REQUESTED:

REV/CMT: ( ) **APPROVAL: (X)** **SIGN-OFF: ( )** **EXTN: ( )** **AMEND: ( )**

ENGINEERING COMMENTS:

No objection to Vacation requests.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED X (2-7-01); COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PRKS) (PLNG)**

SIGNED: Bradley L. Bingham
City Engineer / AMAFCA Designee

DATE: JANUARY 17, 2007

Bohannan ▲ Huston

#9

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

SENT VIA FAX

January 3, 2007

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Request for 3 week deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a 2 week deferral of the following item associated with Project number DRB 1004075 (Item 9) on the January 3, 2007 agenda: Vacation of Right-of Way and Easements. Please put us on the agenda for January 17, 2007.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

SW
Enclosure

P:\060096\cdp\Corres\letters\DRB.DEFERRAL.vacations2.doc

Bohannan ▲ Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877 5332

#5

SENT VIA FAX

December 12, 2006

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

1/3/07

Re: Request for 3 week deferral of Vacation action approval
Tracts 4-A-1, 4-A-2, & 4-A-3 of Mesa Del Sol DRB# 1004075 06DRB-01537, 01539

Dear Sheran:

We request a 3 week deferral of the following item associated with Project number DRB 1004075 (Item 5) on the December 13, 2006 agenda: Vacation of Right-of Way and Easements.

If you have any questions or require further information, please call me at 823-1000.

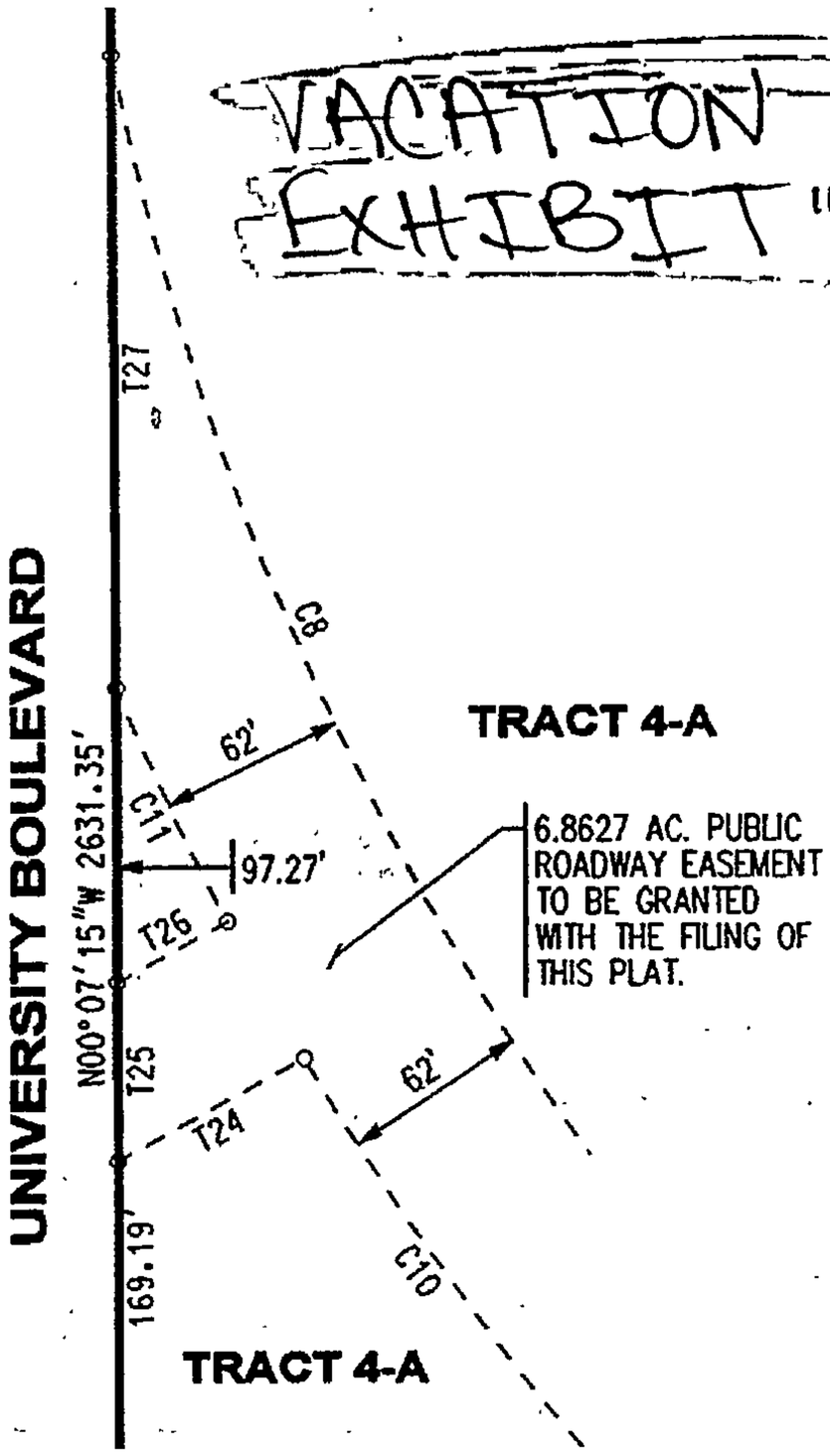
Sincerely,

Jeff Mulberry, P.E.
Project Manager
Community Development and Planning Group

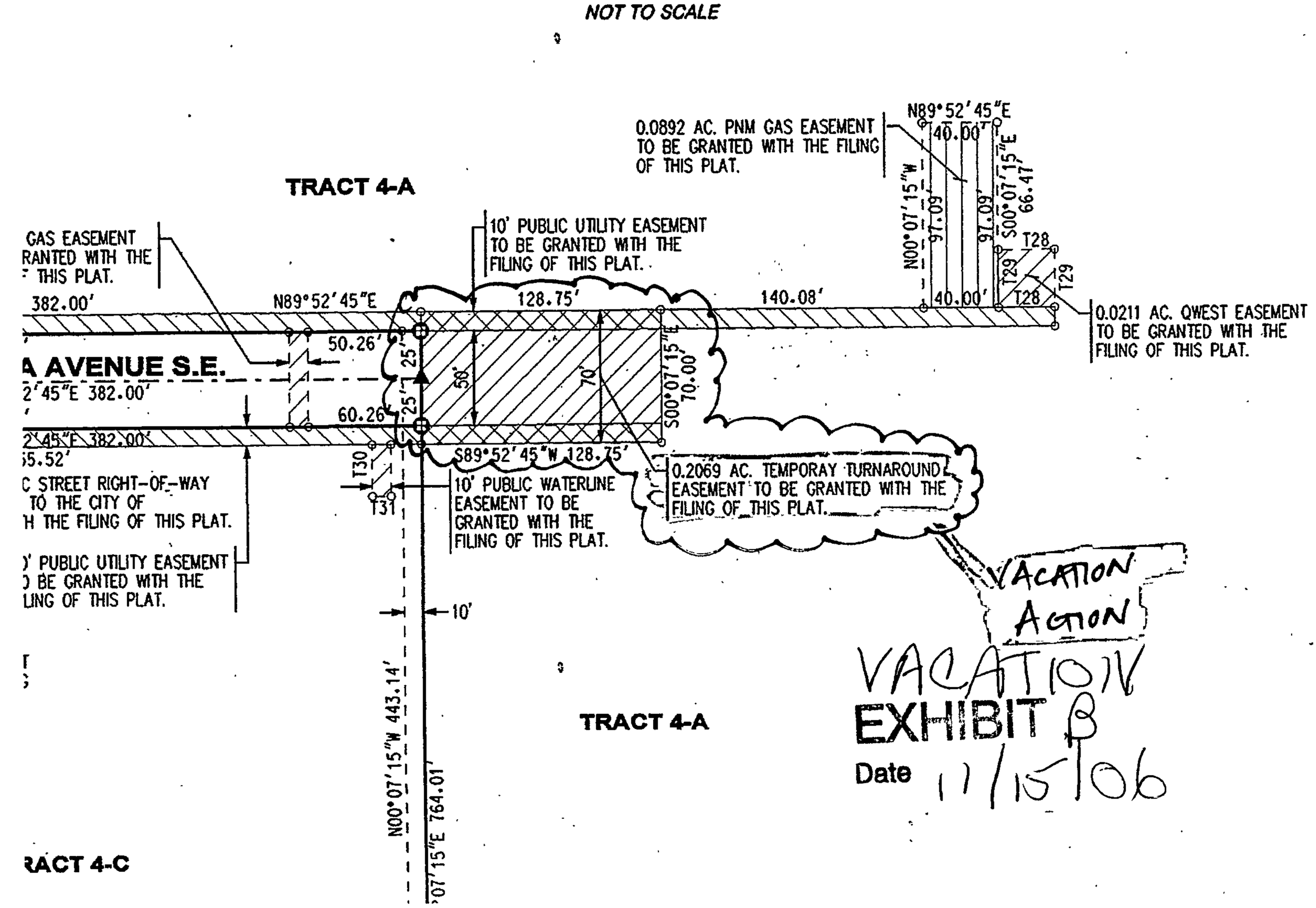
SW
Enclosure

P:\060096\cdp\Correspondence\letters\DRB DEFERRAL.vacations.doc

VACATION
EXHIBIT "B"



DETAIL "C"
NOT TO SCALE



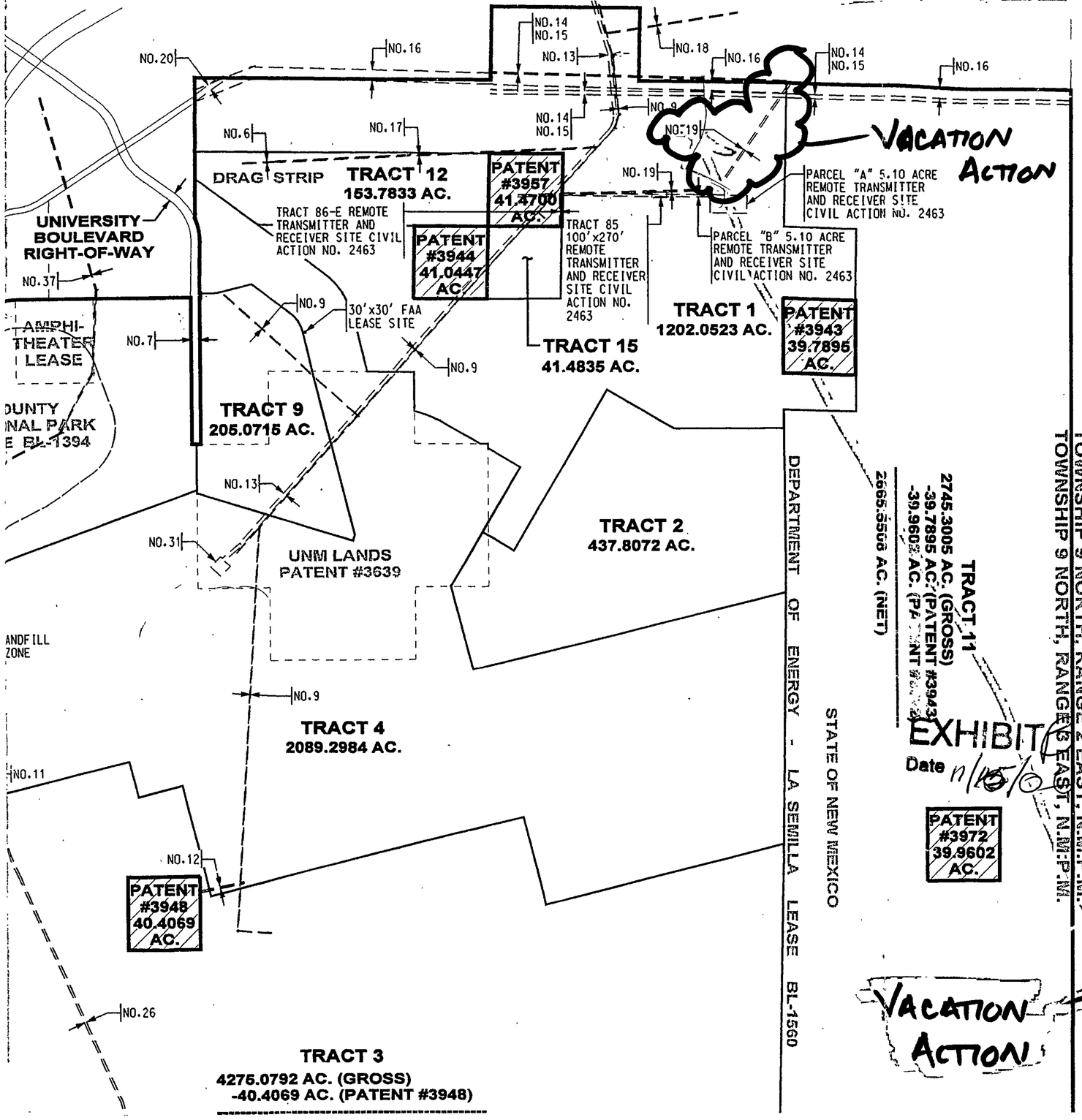
VACATION
ACTION

VACATION
EXHIBIT B
Date 11/15/06

CITY OF ALBUQUERQUE

STATE OF NEW MEXICO

VACATION EXHIBIT "A"



DEPARTMENT OF ENERGY - LA SEMILLA LEASE BL-1560

STATE OF NEW MEXICO

TRACT 11
2745.3005 AC. (GROSS)
-39.7895 AC. (PATENT #3943)
-39.9602 AC. (PATENT #3972)
2665.5508 AC. (NET)

EXHIBIT
Date 11/15/06

PATENT #3972 39.9602 AC.

VACATION ACTION

TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M.

KIRTLAND AIR FORCE BASE

BULK LAND PLAT C

MESA DEL SOL TRACTS 1-15

SECTIONS 13-15, 20-24, 26-29, 32-35, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 2-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY, 2006

EASEMENTS/RIGHTS-OF-WAY

TO THE FURTHEST EXTENT POSSIBLE ALL EASEMENTS AS MAY BE SHOWN HEREON WERE PLOTTED BASED ON FIDELITY NATIONAL TITLE, COMMITMENT NO. 03-1033983-B-RAD OR WERE PROVIDED BY THE STATE LAND OFFICE AS UNRECORDED DOCUMENTS.

The following documents describing right-of ways and/or easements were included in SCHEDULE B II of the COMMITMENT FOR TITLE INSURANCE prepared by Fidelity National Title, Commitment No. 03-1033983-B-RAD, effective date: July 17, 2003, at 08:00 A.M.:

1. A 40 foot wide Permit for Right-of-Way and Easement granted to Chevron Pipe Line Company filed April 10, 1972 in Book Misc. 255, page 773, as Document No. 80309. (Item 13 in Commitment)
2. Item 14 in Commitment does not apply to these parcels (A 30 foot wide-- Grant of Right-of-Way granted to the New Mexico State Highway Commission filed January 31, 1973 in Book Misc. 296, page 573 as Document No. 32717)
3. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751. (Item 15 in Commitment)
4. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266. (Item 18 in Commitment)
5. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001. (Item 20 in Commitment)
6. A 10 foot wide easement granted to PNM and MST&T filed August 16, 1988 in Misc. Book 654A, page 966, Document No. 88 74453. (Item 21 in Commitment)
7. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037 (Items 24 and 25 in Commitment)
8. NOT USED
9. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709. (Item 27 in Commitment)
10. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982. (No filing information provided) (Item 30 in Commitment)
11. A 40 foot wide Permit for Right-for-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958. (No filing information provided) (Item 31 in Commitment)
12. A 30 foot wide Permit for Right-for-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969. (No filing information provided) (Item 32 in Commitment)
13. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1939. (No filing information provided) (Item 34 in Commitment)

The following documents were made available by the New Mexico State Land Office:

14. Right-of-Way (25' and 75') Easement No. 18904 for electrical power lines granted to PNM dated November 14 1979.
15. Right-of-Way (25' and 75') Easement No. 25413 granted to PNM dated August 18, 1994.
16. Right-of-Way (200') Easement No. 25413 granted to PNM dated August 18, 1994.
17. A 20' wide Permit for Right-of-Way Easement No. RW 17636 granted to PNM dated February 3, 1971.
18. A 20' foot wide Permit for Right-of-Way Easement No. RW 17849 granted to PNM dated October 20, 1971.
19. A 33 foot wide Permit for Right-of-Way Easement No. RW-18811 granted to the Department of the Air Force dated November 19, 1975.
20. A 106 foot wide Permit for Right-of-Way Easement No. RW-14603 granted to the City of Albuquerque dated May 26, 1955 for the construction of Los Picaros Road, S.E.
21. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. M-7423 dated September 10, 1954.
22. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
23. A 20 foot wide Permit for Right-of-Way and Easement No. RW-16149 granted to PNM dated January 27, 1965

NEW MEXICO STATE LAND OFFICE DACA47-9-76-31

Permit for Right-of-Way Easement

APPLICATION NO. RW-18811 PERMIT NO. RW-18811

THIS INDENTURE, made this 19TH day of NOVEMBER, 19 75

by and between the State of New Mexico, acting by and through

PHIL R. LUCERO, its Commissioner of Public Lands, party of

the first part, and the DEPARTMENT OF THE AIR FORCE

a corporation duly organized and existing under the Laws of the

A GOVERNMENT AGENCY, duly authorized to transact business in the

State of New Mexico, party of the second part:

WITNESSETH:

That the said party of the first part for and in consideration of the

sum of Two Hundred And NO/100----------($200.00-------)

lawful money of the United States, in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted and by these presents does grant to the party of the second part, its successors and assigns, a right-of-way and easement for the purpose

of : Constructing, maintaining & operating a special cable remoting AF UGH Radio, Kirtland AFB, New Mexico, with proper construction to safeguard life and property together with the right of ingress and egress over and through the described State land to-wit:

A strip of land 33 feet wide located in the SE¼NE¼, N½SE¼, NE¼SW¼, of Section 14, T9N, R3E, N.M.P.M. Bernalillo County, New Mexico, containing 4.25 acres, more or less, the centerline being more particularly described as follows:

(SEE DESCRIPTION ATTACHED)

RW-3 Revised 4-3-73

Together with the right to cut down and keep cut down all trees, limbs of trees and undergrowth upon said right-of-way. In clearing the right-of-way, the party of the second part agrees to dispose of the brush and other debris so as not to prevent the free grazing of livestock of the grazing lessee.

It is understood by and between the parties hereto that no other right-of-way and easement for road, telephone, telegraph or power line shall be granted or authorized upon the right-of way herein, which, in the judgement of the party of the second part, its lawful successors and assigns, will interfere with its service. However, the party of the first part expressly reserves the right to authorize or grant rights-of-way and easements to third parties, which sebsequent rights-of-way and easements will cross over or bisect this right-of-way. In such cases, the subsequent grantee will be required to post a bond guaranteeing payment for damages to the installations and improvements of the party of the second part, unless such bond be waived by the party of the second part.

The said consideration hereinabove specified is the price for the lands covered in the right-of-way herein granted, and in consideration of the payment of the same by the party of the second part. This grant easement and right-of-way is made pursuant to the authority conferred by Section 7-8-61 of the New Mexico Statutes Annotated, 1953 Compilation.

TO HAVE AND TO HOLD the said right-of-way granted for the use and purposes above mentioned unto said party of the second part, its lawful successors and assigns so long as the said right-of-way shall be used for the purposes hereinbefore expressed.

And this grant is made upon the further condition that should the said right-of-way and easement hereby granted cease to be used by the party of the second part or its lawful successors for any of the purposes enumerated herein for the period of one (1) year, that part of the right-of-way herein granted which may so cease to be used for such purposes shall ipso facto revert to and become revested in the party of the first part, free and clear from any claim, interest or demand of the said party of the second part or its successors.

In crossing any right-of-way for a highway, or the right-of-way of any other road, telephone, telegraph or transmission line, the party of the second part will exercise due care so as not to interfere with said rights-of-way and will comply with all laws, rules and regulations in connection with the making of such crossings.

The said party of the second part, its successors and assigns hereby agree carefully to avoid destruction or injury to any improvements or livestock lawfully upon said premises; carefully to close all gates immediately upon passing through such gates and pay the reasonable and just damages for such injury or destruction, if any, arising from construction or maintaining such road, telephone, telegraph or transmission line and/or any other right-of-way or easement.

The party of the second part shall have the right to assign this Permit for Right-of-Way and Easement, subject to the approval of the party of the first part.

Lessees, including their heirs, assigns, agents, and contractors shall at their own expense fully comply with all laws, regulations, rules, ordinances, and requirements of the city, county, state, federal authorities and agencies, in all matters and things affecting the premises and operations thereon which may be enacted or promulgated under the governmental police powers pertaining to public health and welfare, including but not limited to conservation, sanitation, aesthetics, pollution, cultural properties, fire, and ecology.

This permit is issued subject to all valid and existing rights.

IN WITNESS WHEREOF, the State of New Mexico has caused this instrument to be executed by its Commissioner of Public Lands thereunto duly authorized, with the seal of office affixed, the day and year above written.

STATE OF NEW MEXICO

(SEAL)

BY Phil L. Lucero
COMMISSIONER OF PUBLIC LANDS

"Reserving the right to execute leases for geothermal resource development and operation thereon; the right to sell or dispose of the geothermal resources of such lands and the right to grant rights of way and easements for the purpose of this section."

~~Perpetual~~ ROW Easement, Special Communication Cable, Kirtland AFB, N.M.

PARCEL NO. 1 1.70 Acre

A tract of land situated in the county of Bernalillo, State of New Mexico, being part of Section 14, of Township 9 North, Range 3 East, N.M.P.M. and being a strip of land 33 feet in width, 16.5 feet on each side of the following described centerline:

From the corner common to Sections 11, 12, 13 and 14 of Township 9 North, Range 3 East, along the common line between said Sections 13 and 14, South 10°54'03" West, approximately 1300 feet to a point for a southwest corner of Kirtland Air Force Base, said point having a brass cap and designated as a "Boundary Line Marker" for said Kirtland AFB;

Thence along a south boundary line for said Kirtland AFB South 79°05'57" East, 10 feet to the point of beginning;

Thence along said centerline South 34°14'20" East, 2242.41 feet to a point for the end of this centerline, said strip of land containing 1.70 acres, more or less.

PARCEL NO. 2 2.55 Acres

A tract of land situated in the County of Bernalillo, State of New Mexico, being part of Section 14 of Township 9 North, Range 3 East, NMPM and being a strip of land 33 feet in width, 16.5 feet on each side of the following described centerline:

From the corner common to Sections 11, 12, 13 and 14 of Township 9 North, Range 3 East, along the common line between said Sections 13 and 14, South 10°54'03" West, approximately 1300 feet to a point, for a southwest corner for Kirtland Air Force Base, said point having a brass cap and designated as a "Boundary Line Marker" for said Kirtland AFB;

Thence along a south boundary line for said Kirtland AFB, South 79°05'57" East, 10 feet to a point;

Thence South 34°14'20" East, 2242.41 feet to a point;

Thence South 71°39'52" East, 469.28 feet to the point of beginning;

Thence along said centerline South 88°24'52" East, 3364.98 feet to a point for the end of this centerline, said strip of land containing 2.55 acres more or less.

The above two parcels of land containing a total of 4.25 acres, more or less.

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 5, 2005

TO: Sheran Matson, Planning Department (DRB)

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
James Topmiller, Bohannan Huston

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1004075, 05DRB-00525 Minor-Sketch Plat or Plan, **Mesa Del Sol,** 12,000 acres zoned SU-2 Planned Community (DRB Agenda for April 6, 2005)

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (South Broadway Landfill) and possibly several landfills on the Kirtland Air Force Base. It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

Post-it® Fax Note 7671 | Date 4/5/05 | # of pages ▶ 1
To SHERAN MATSON | From JIM JOSEPH
Co./Dept. DRB | Co. INTERA
Phone # 3860 | Phone #
Fax # 924-3864 | Fax #
ORIGINAL IN MAIL.

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
April 6, 2005
DRB Comments

ITEM # 23

PROJECT # 10004075 **APPLICATION # 05-000525/sketch plat**

Re: Mesa Del Sol

See Chapter 2 of the Development Process Manual on Subdivision Waiver or Variance and Bulk Land Procedures.

Sheran Matson, AICP DRB Chair
924-3880 Fax 924-3864 smatson@cabq.gov

DEVELOPMENT REVIEW BOARD

TRANSPORTATION DEVELOPMENT

Standard Comment Sheet

DRB-1004075 Item No. 23 Zone Atlas P-21 Thru --

DATE ON AGENDA 4-6-05

INFRASTRUCTURE REQUIRED (X)YES ( )NO

CROSS REFERENCE: _____

_____

TYPE OF APPROVAL REQUESTED:

(X)SKETCH PLAT ( )PRELIMINARY PLAT ( )FINAL PLAT

( )SITE PLAN REVIEW AND COMMENT ( )SITE PLAN FOR SUBDIVISION

( )SITE PLAN FOR BUILDING PERMIT

No.	Comment
1)	What is the status of the Traffic Study being done for Mesa Del Sol?
2)	Access will need to be provided to all parcels including the "not a part of plat" parcels. Will this be accomplished via easements along the planned transportation routes? How do these align with future interchange plans?

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION

ALBUQUERQUE
Making History

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004075 **AGENDA ITEM NO: 23**

SUBJECT:

Sketch Plat/Plan

ACTION REQUESTED:

REV/CMT:(x)

ENGINEERING COMMENTS:

No adverse comments when Bulk Land Variance is requested. DMP required prior to fist development.

RESOLUTION:

APPROVED ____; DENIED ____; DEFERRED ____; COMMENTS PROVIDED X (discussal); WITHDRAWN

SIGNED-OFF: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** BY: **(UD) (CE) (TRANS) (PKS) (PLNG)**

DELEGATED: **(SEC-PLN) (SP-SUB) (SP-BP) (FP)** TO: **(UD) (CE) (TRANS) (PKS) (PLNG)**

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee

DATE: April 6, 2005

P.O. Box 1293
Albuquerque
New Mexico 87103
www.cabq.gov

924
38641

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION	S	Z	**ZONING & PLANNING**
___ Major Subdivision action			___ Annexation
___ Minor Subdivision action			___ County Submittal
___ Vacation	V		___ EPC Submittal
___ Variance (Non-Zoning)			___ Zone Map Amendment (Establish or Change Zoning)
SITE DEVELOPMENT PLAN	P		X Sector Plan (Phase I, II, III)
___ for Subdivision Purposes			___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ for Building Permit			___ Text Amendment (Zoning Code/Sub Regs)
___ IP Master Development Plan			___ Street Name Change (Local & Collector)
___ Cert of Appropriateness (LUCC)	L	A	**APPEAL / PROTEST of...**
STORM DRAINAGE	D		___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals
___ Storm Drainage Cost Allocation Plan			

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: FOREST CITY COVINGTON NM LLC PHONE: 505.400.3021
ADDRESS: 801 UNIVERSITY BLVD. SE SUITE 200 FAX: 505.242.2978
CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: mdaly@fcmds.com
Proprietary interest in site: ___ List all owners: SEE ATTACHED
AGENT (if any): DENISH + KLINE ASSOCIATES PHONE 505.842.1461
ADDRESS: 500 MARQUETTE NW SUITE 350 FAX 505.842.6471
CITY: ALBUQUERQUE STATE NM ZIP 87102 E-MAIL: ISK@denishkline.com
DESCRIPTION OF REQUEST: Mesa del Sol level B Sector Development Plan Phase I - DRB Conceptual Plan Review

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. SEE ATTACHED X Block: ___ Unit: ___
Subdiv / Addn ___
Current Zoning: SU1 FOR PLANNED COMMUNITY Proposed zoning planned community
Zone Atlas page(s): Q-16, Q17, R14, R15, R16, R17, S14, S15, S16, S17, T14, V13 No of **existing** lots: ___ No of **proposed** lots: ___
Total area of site (acres): 3,080 Density if applicable: dwellings per gross acre: ___ dwellings per net acre: ___
Within city limits? X Yes No___, but site is within 5 miles of the city limits) Within 1000FT of a landfill? ___
UPC No ___ MRGCD Map No ___
LOCATION OF PROPERTY BY STREETS: On or Near: East of Broadway SE, South of Los Picaros RD SE
[redacted] [redacted]

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc). 1004260, R-05-4
Check-off if project was previously reviewed by Sketch Plat/Plan ? , or Pre-application Review Team ? . Date of review 3/15/06

SIGNATURE ___ DATE ___

(Print) LAWRENCE KLINE ___ Applicant ✓ Agent

FOR OFFICIAL USE ONLY Form revised 4/04

NA ☐ **INTERNAL ROUTING**
☐ All checklists are complete
☑ All fees have been collected
☑ All case #s are assigned
☑ AGIS copy has been sent
☑ Case history #s are listed
☑ Site is within 1000ft of a landfill
NA ☐ F H D P density bonus
NA ☐ F.H.D.P. fee rebate

Application case numbers	Action	S F	Fees
06DRB - 01424	SDP	Z	$ 0
___	CMT	___	$ 20.00
___	___	___	$ ___
___	___	___	$ ___
___	___	___	$ ___
			Total $ 20.00

Hearing date 10-18-06

Yes $25 10/3/06

Project # 1004075

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ ANNEXATION

__ Application for zone map amendment including those submittal requirements See below. Annexation and establishment of zoning must be applied for simultaneously.
__ Petition for Annexation Form and necessary attachments
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
NOTE The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
__ Letter briefly describing, explaining, and justifying the request
NOTE Justifications must adhere to the policies contained in "Resolution 54-1990"
__ Letter of authorization from the property owner if application is submitted by an agent
__ BCC Notice of Decision for City Submittals
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
___ Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline Refer to schedule **Your attendance is required.**

☒ **SECTOR DEVELOPMENT PLAN PHASE I – DRB CONCEPTUAL PLAN REVIEW** (Unadvertised)
☐ **SECTOR DEVELOPMENT PLAN PHASE II - EPC FINAL REVIEW & APPROVAL** (Public Hearing)
☐ **SECTOR DEVELOPMENT PLAN PHASE II - DRB FINAL SIGN-OFF** (Unadvertised)

Coming — NA
KB coming →
__ Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
__ Proposed Sector Plan (**30** copies for EPC, **6** copies for DRB)
✓ Zone Atlas map with the entire plan area precisely and clearly outlined and crosshatched (to be photocopied)
✓ Letter briefly describing, explaining, and justifying the request
✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (for EPC final review and approval - public hearing only)
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form (for EPC final review and approval public hearing only)
NC Fee for EPC final review and approval only (see schedule)
✓ Any original and/or related file numbers are listed on the cover application
Refer to the schedules for the dates, times and places of D R B Unadvertised meetings and E.P.C hearings
Your attendance is required.

☐ AMENDMENT TO ZONE MAP (ESTABLISHMENT OF ZONING OR ZONE CHANGE)

__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980".
__ Letter of authorization from the property owner if application is submitted by an agent
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline Refer to s chedule **Your attendance is required.**

☐ AMENDMENT TO SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN

__ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
__ Plan to be amended with materials to be changed noted and marked
__ Zone Atlas map with the entire plan/amendment area precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request per "Resolution 270-1980" (Sector Plan map change only)
__ Letter of authorization from the property owner if application is submitted by an agent (Map change only)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts (sector plans only)
__ TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Refer to schedule **Your attendance is required.**

☐ AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATIONS TEXT

__ Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
__ Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
__ Letter briefly describing, explaining, and justifying the request
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
EPC hearings are approximately 7 weeks after the filing deadline Refer to schedule **Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

LAWRENCE KLINE
Applicant name (print)

Applicant signature / date

Form revised **APRIL 06**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers 04DRB - 01424 - _____

NC-Sis 10/3/04
Planner signature / date

Project # 1004075

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: FOREST CITY COVINGTON NM LLC **DATE OF REQUEST:** 10/03/06 **ZONE ATLAS PAGE(S):** Q16, Q17, R15, R16 R17, S14, S15, S16 S17, T14

CURRENT:

ZONING SU-2 FOR PC ZONE

PARCEL SIZE (AC/SQ. FT.) 3080 ACRES

LEGAL DESCRIPTION:

LOT OR TRACT # SEE BULK PLAT BLOCK # _____

SUBDIVISION NAME MESA DEL SOL

REQUESTED CITY ACTION(S):

ANNEXATION	[ ]	SECTOR PLAN	[✓]	SITE DEVELOPMENT PLAN:	
COMP. PLAN	[ ]	ZONE CHANGE	[ ]	A) SUBDIVISION [ ]	BUILDING PERMIT [ ]
AMENDMENT	[ ]	CONDITIONAL USE	[ ]	B) BUILD'G PURPOSES [ ]	ACCESS PERMIT [ ]
				C) AMENDMENT [ ]	OTHER [ ]

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT [✓]

NEW CONSTRUCTION [ ]

EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION: [1]

OF UNITS: _____

BUILDING SIZE: _____ (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE _____ DATE 10/03/06

(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR **NOT** REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: LEVEL "B" TRANSPORTATION ANALYSIS HAS BEEN SUBMITTED BUT NOT ACCEPTED.

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. ***Any subsequent changes to the development proposal identified above may require an update or new TIS.***

_____ 10-3-06

TRAFFIC ENGINEER DATE

Air Quality Impact Analysis (AQIA) May Be Required:

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an **AQIA.** Please refer to this section in order to determine if your proposal merits study for air quality impacts. An **AQIA** is not required, if a **TIS** is not required by the City or an associated **TIS** shows all signalized intersections functioning at Level of Service (LOS) C or better. An **AQIA** will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [X] NO [ ]

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion **TIS**. ***Any subsequent changes to the development proposal identified above may require an update or new AQIA.***

_____ 10/03/06

APPLICANT DATE

Required **TIS** and/or **AQIA** **must be completed prior to applying to the EPC.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS **-SUBMITTED** ___/___/___ _____ _____

-FINALIZED ___/___/___ TRAFFIC ENGINEER DATE

Revised June 27, 2005

City of Albuquerque
Planning Department
Interoffice Memo

Date: 3 October 2006

To: Sheran Matson, DRB Chair

From: Russell Brito, Dev. Rvw. Div. Mngr.

RE: Mesa del Sol, Level B Plan Pre-Application Meeting

Various staff members of the City of Albuquerque, including representatives from the Planning Department, the Dept. of Municipal Development, the Office of Management and Budget, the Parks and Recreation Dept. and the Code Enforcement Division met with representatives of the applicant, Forest City Covington, on 15 March 2006 to discuss the scope, requirements and timelines for City review of a Level B Plan for the Mesa del Sol planned community.

The meeting was a comprehensive introduction to and discussion of the applicant's intents, the City's regulations and further steps in the development review process.

Information covered at the meeting included:

- Boundaries
- Level A Plan status
- No net expense
- I-25 interchange
- Traffic study
- Form-based codes
- Kirtland Air Force Base
- Pueblo of Isleta
- Airport issues
- University Blvd. extension
- Bobby Foster Road

Please contact me if you have any questions about the 15 March 2006 Pre-Application meeting.

CITY OF ALBUQUERQUE

ENVIRONMENTAL HEALTH DEPARTMENT

ALFREDO R. SANTISTEVAN, DIRECTOR

ALBUQUERQUE
Making History
Martin J. Chavez, Mayor

September 25, 2006

John Taschek
Taschek Environmental Consulting
8901 Adams NE
Albuquerque, NM 87113

Subject: Completed Review of Air Quality Impact Analysis (AQIA) for the Mesa del sol Level B Master Plan

Dear Sir,

On September 1, 2006 Neal Butt of my staff met with yourself and Peter Hinckley of URS Corporation to discuss the potential scope of work for an Air Quality Impact Analysis for the proposed **Mesa del Sol Level B Master Plan.** Then on September 19, 2006 the Air Quality Division (AQD) received from Taschek Environmental Consulting, an AQIA prepared for Forest City Covington, evaluating the projected potential increase in carbon monoxide (CO) emission concentrations generated by the proposed project. URS Corporation prepared the Traffic Impact Study (TIS) used as a basis for the development of the AQIA.

The review by AQD involved an analysis of the input-output data from the appropriate mobile source modeling runs for CO impacts from this project. The potential 1-hour and 8-hour average CO concentrations projected in this AQIA do not exceed the standards, and are not expected to cause or contribute to any air quality exceedance. The AQIA assumes a CO emissions factor based on projected emissions for the project design year of 2025, so if the scope or timing of this project changes significantly, then the TIS and AQIA will need to be reevaluated using conditions for that year.

Please note that there may be other local air quality source registration or permit requirements (fugitive dust control, renovation/demolition, emergency generator, etc.) that would need to be applied for and issued, prior to any planned site development, that are not related to this AQIA evaluation.

With the submittal of this report, it is my conclusion that the AQIA is complete and sufficient and no further information is required, as long as the build-out year remains 2025. If you have any questions relating to ambient air quality requirements please contact Fabian Macias, Operations Manager for the Air Quality Division, at 768-1972. Thank your for your attention to this matter.

Sincerely,

Alfredo R. Santistevan
Director, Environmental Health Department

cc: Peter Hinckley, URS
Fabian Macias, Operations Manager, Air Quality Division
Margaret Nieto, Control Strategies Supervisor, Air Quality Division
Neal Butt, Air Quality Planner, Air Quality Division

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

DK

DENISH + KLINE ASSOCIATES

Date: 10/3 FAX

Time: 10:30 am # of Pages: 2
(Including Cover)

Project No:

To: Lawrence Kline
924-3864

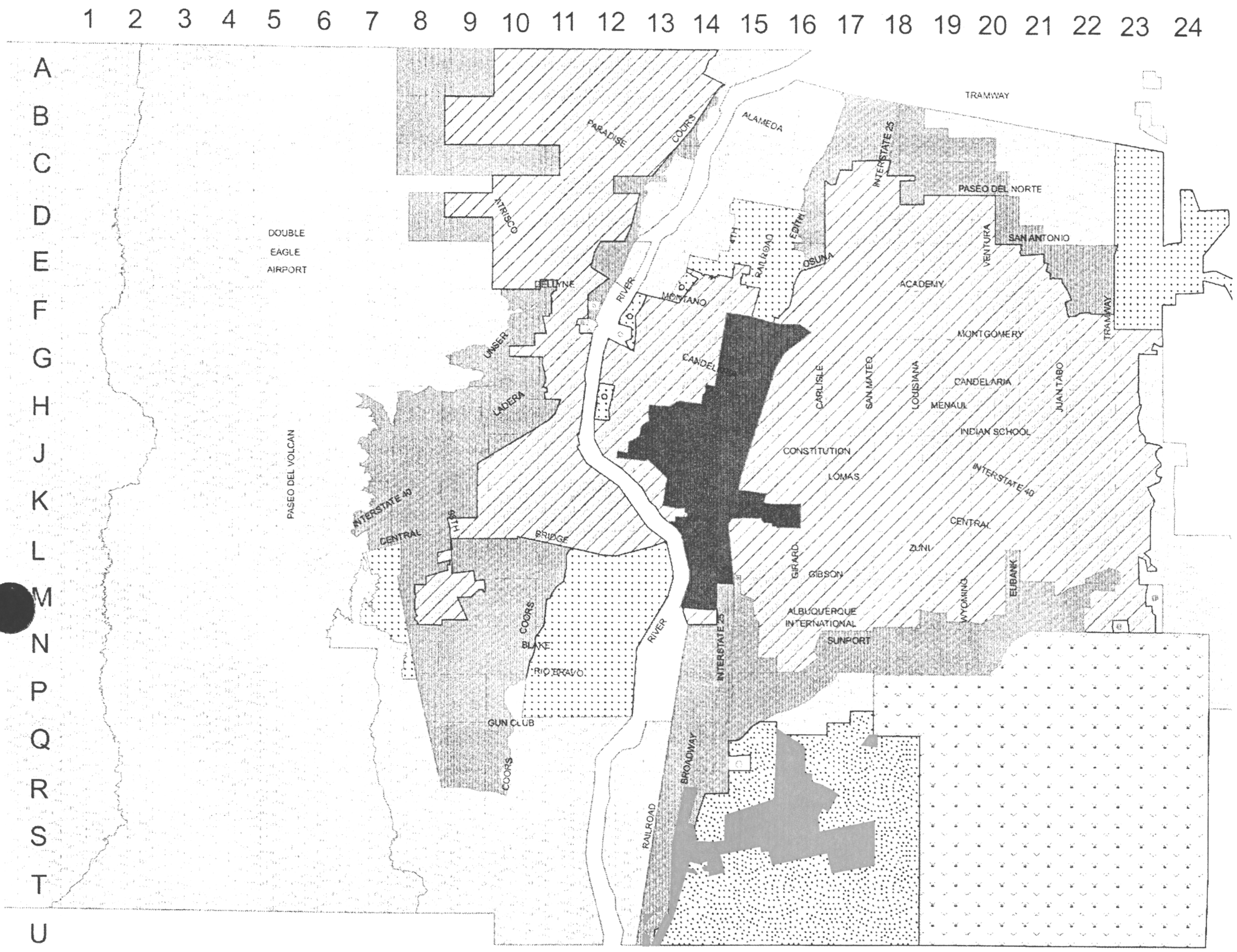
From: DKA

- ☐ Urgent
- ☐ Please Reply
- ☐ For your Review
- ☐ Originals will be Mailed

Message:

500 Marquette N.W. Suite 350 - P.O. Box 2001 - Albuquerque, NM 87103
Tel: (505) 842-6461 - Fax: (505) 842-6471

INDEX TO COMPREHENSIVE PLAN AREAS



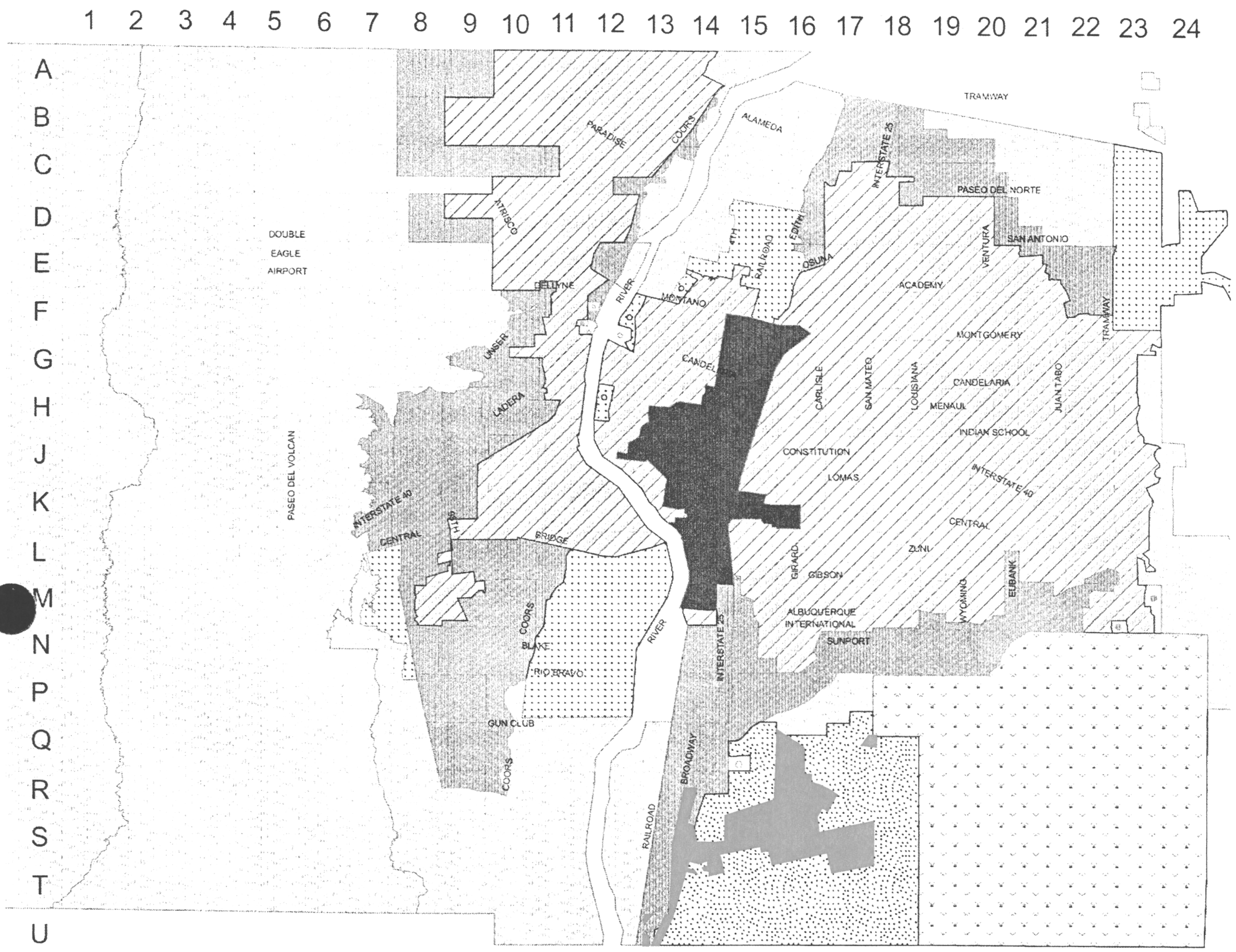
Comprehensive Plan Areas

- Central Urban
- Established Urban
- Developing Urban
- Semi-Urban
- Rural
- Reserve
- Kirtland Air Force Base

Proposed Boundary of Level B Master Plan for Mesa Del Sol

CITY OF ALBUQUERQUE
AGIS

INDEX TO COMPREHENSIVE PLAN AREAS



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AGIS

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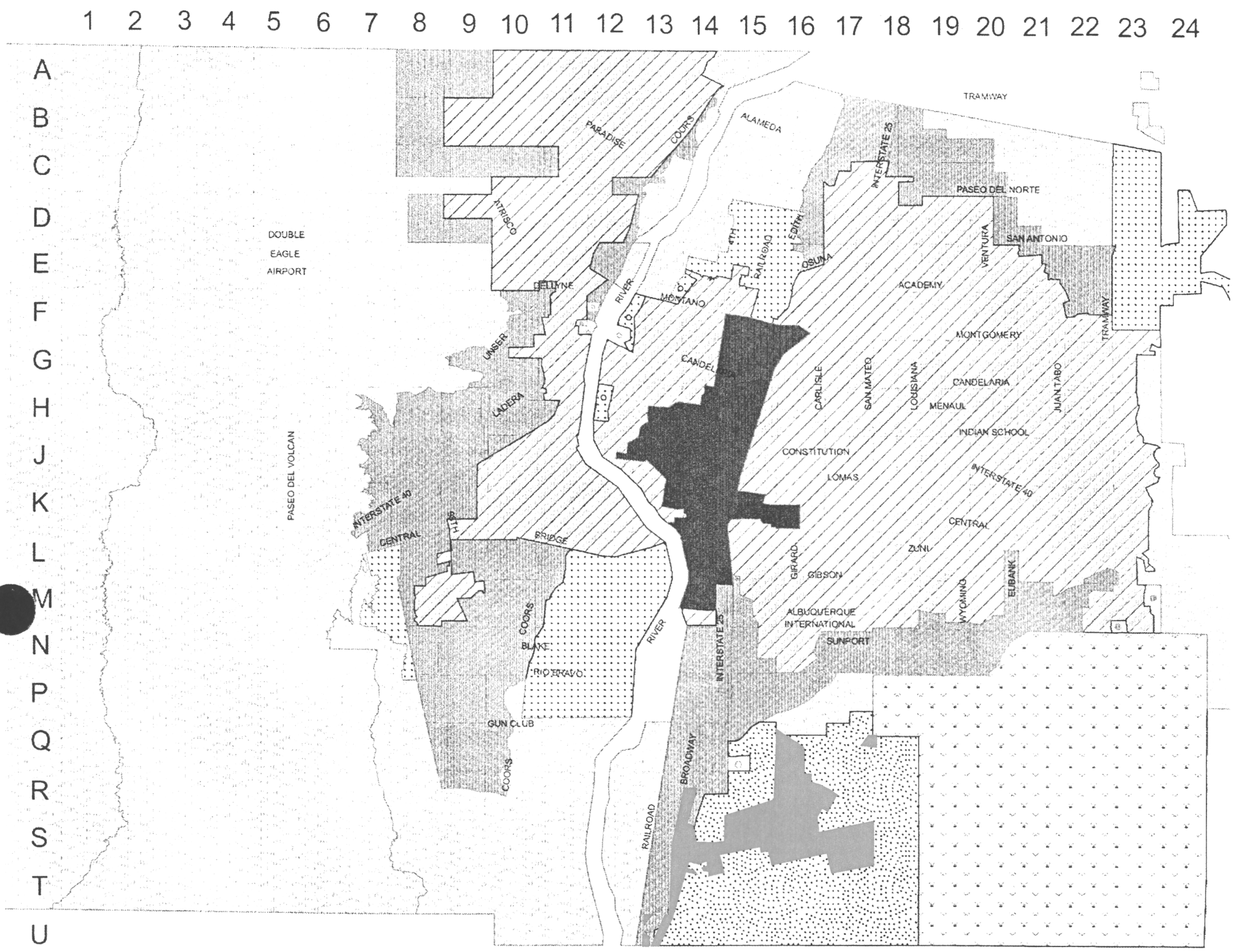

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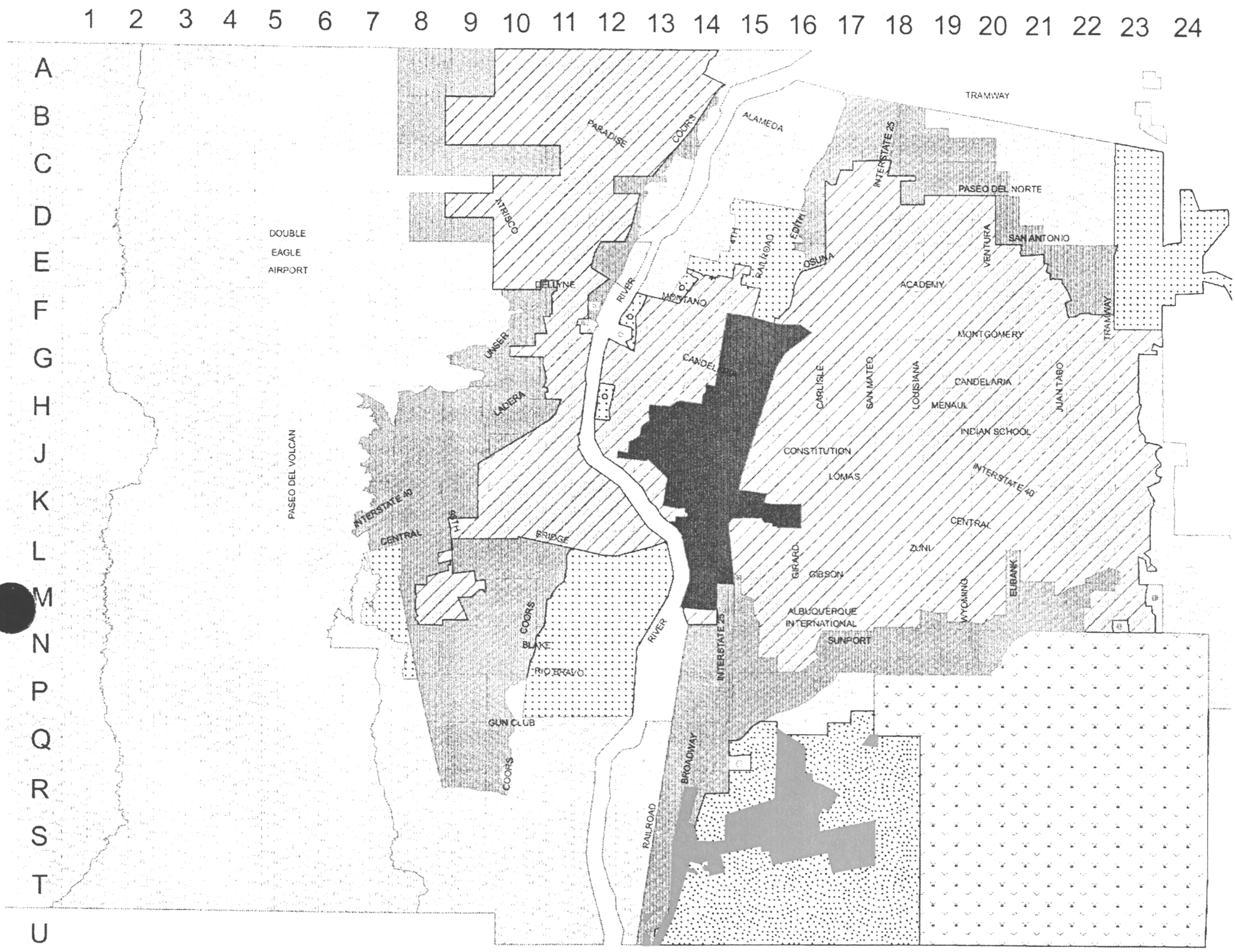

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CITY OF ALBUQUERQUE
AGIS

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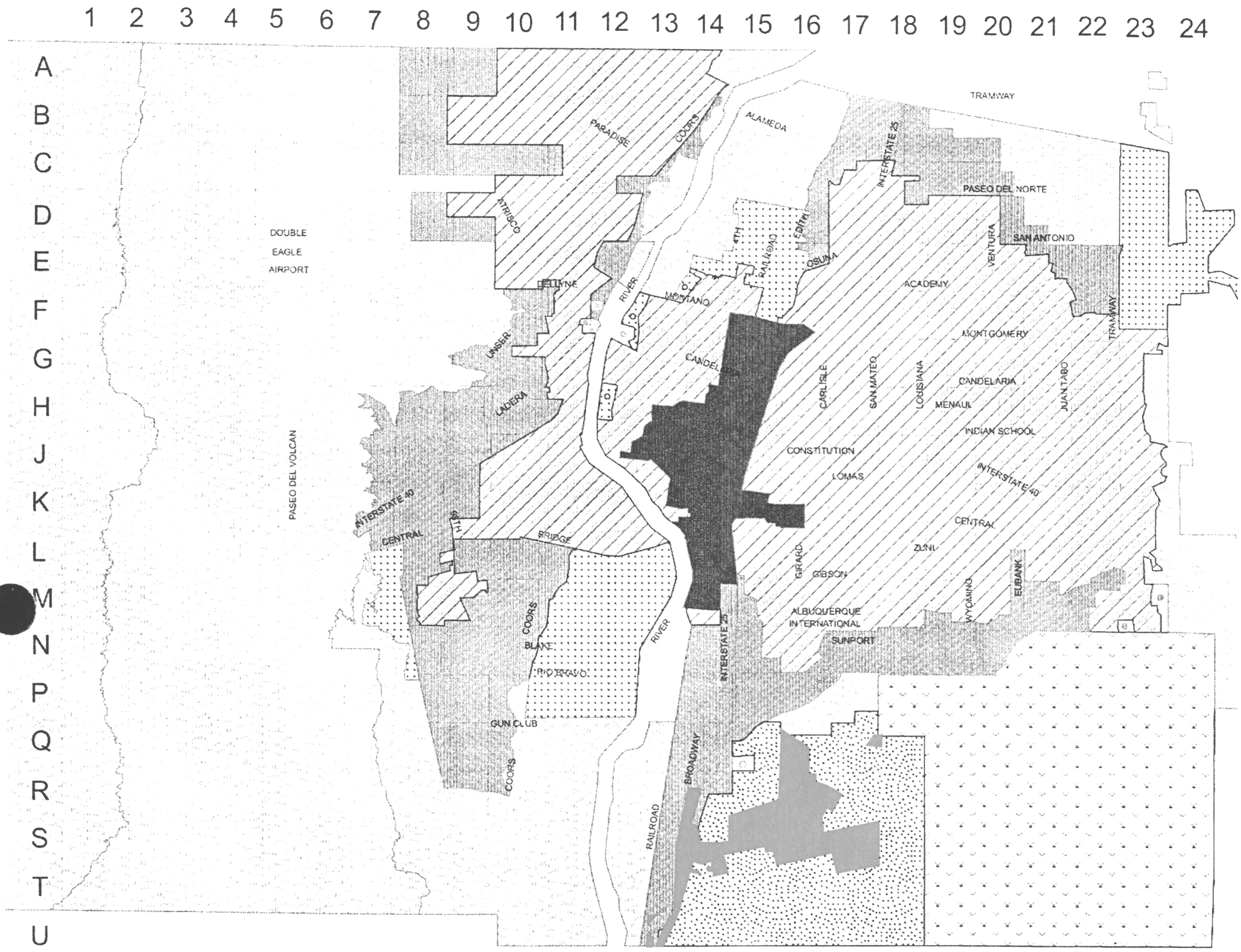

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CITY OF ALBUQUERQUE
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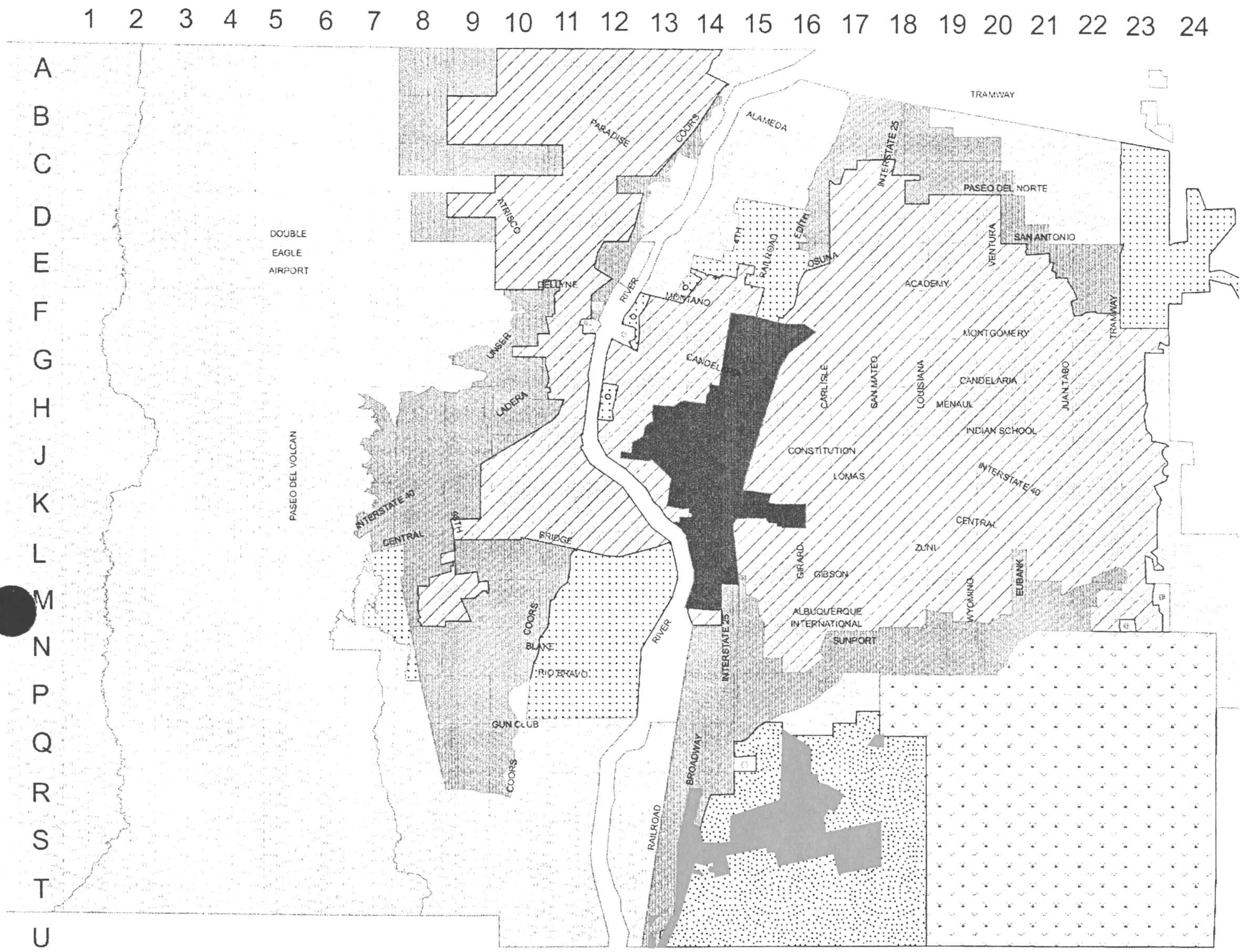

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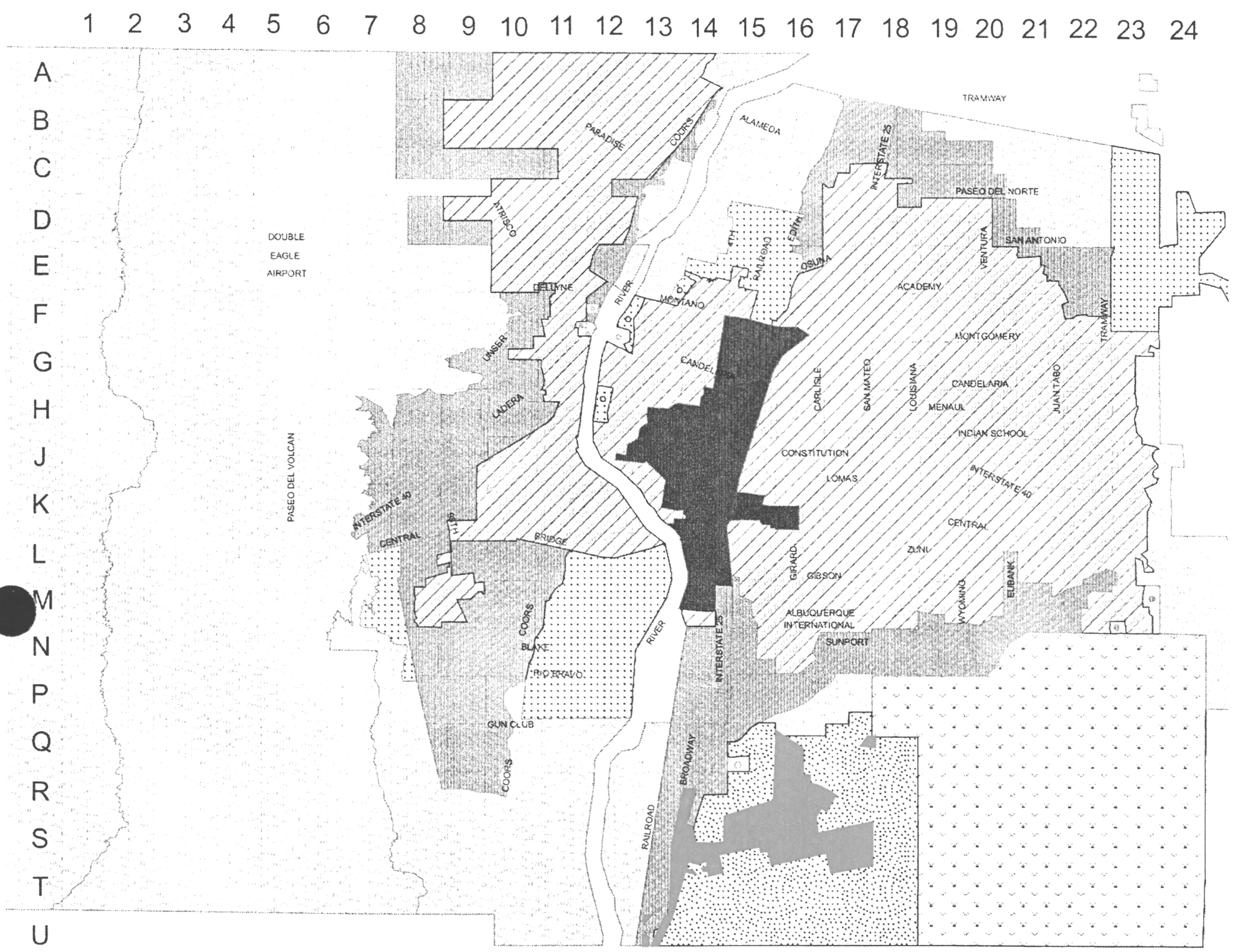

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Proposed Boundary of Level B Master Plan for Mesa Del Sol

CITY OF ALBUQUERQUE
AGIS

ALBUQUERQUE
Making History

City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

September 27, 2006

Jill Reisz
Denish + Kline Associates
500 Marquette NW, Ste. 350
Phone: 842-6461/Fax: 842-6471

Dear Jill:

Thank you for your inquiry of **September 27, 2006** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **PORTIONS OF SECTION 14, 15, 20, 21, 22, 23, 26, 27, 28, 29, 32 OF T9N R3E NMPM & PORTIONS OF SECTION 6, T8N R3E NMPM LOCATED ON GENERALL Y EAST OF I-25 AND SOUTH OF LOS PICAROS RD.** zone map **Q16,17, R14,15,16,17, S14,15,16,17, T14, U13.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

MOUNTAIN VIEW N.A. (MNV) "R"
***Patty Grice** *e-mail:* pgrice6622@aol.com
206 Fentiman Pl. SE/87105 452-9159 (h) 259-3676 (c)
Rick Watson
225 Sunny Slope SE/87105 452-0585 (h) 235-9988 (c)

Council District: 3&County
County District: 2
Police Beat: 222/VA
Zone Map #: M-U-13-15

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

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Return Receipt Fee (Endorsement Required)	$1.85
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $4.64

0103

B&TS

Postmark Here
OCT 3 2006

ALBUQUERQUE NM 87103

10/03/2006

Sent To: Ms. Patty Brice
Street, Apt. No.; or PO Box No.: 204 Fentimon SW
City, State, ZIP+4: Albuquerque NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

7006 0810 0005 9132 2996

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Total Postage & Fees	$ $4.64

0103

B&TS

Postmark Here
OCT 3 2006

ALBUQUERQUE NM 87103

10/03/2006

Mountain View Assoc.

Sent To: Rick Watson
Street, Apt. No.; or PO Box No.: 225 Sunny Slope SW
City, State, ZIP+4: Albuquerque NM 87105

PS Form 3800, June 2002 — See Reverse for Instructions

DENISH + KLINE ASSOCIATES

October 3, 2006

Ms. Patty Grice, President
Mountain View Neighborhood Association
206 Fentiman Place SE
Albuquerque NM 87105

BY CERTIFIED MAIL

Dear Ms. Grice:

We have today made application to the Development Review Board for preliminary review of the first "Level B" Plan for Mesa Del Sol. A similar application will be made to the Environmental Planning Commission on October 5

The Mesa Del Sol project encompasses 12,000 acres generally east of Broadway, south of Los Picaros, north of the Isleta reservation, and bounded on the east by Kirtland Air Force Base. You will recall that the so-called Level A Plan was approved by the City Council in January of this year.

The Level B Plan gives more detail to the planning for a 3000 acre portion of Mesa Del Sol to a higher level, with more explicit designs for public infrastructure and more complete descriptions of what will be built in terms of streets, parks, schools, building types, transit systems, and so forth. The entire spectrum of land uses is covered by the Level B plan – including highway oriented and more intense urban uses along the freeway and Broadway Boulevard; a denser "transit-oriented" strip from the freeway to the Community Center in the center of the plan area; to employment districts proximate to the Air Force base. The plan also provides for parks, open space, and other public facilities.

I have enclosed a boundary map of the land in question, as well as a copy of the "Land Use District" map. The DRB will holds its preliminary review on Wednesday October 18th and the project will be forwarded to the Planning Commission for their public hearing on Thursday November 16th. The place for these meetings has yet to be determined. Please feel free to contact me with any questions or concerns.

Sincerely yours,

Lawrence Kline FAICP
For Forest City Mesa Del Sol LLC

Cc: Mr. Rick Watson
Mr. Harry Relkin

500 Marquette N W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103 • Tel 505-842-6461 • Fax 505-842-6471

DENISH + KLINE ASSOCIATES

October 3, 2006

Mr. Rick Watson, Vice-President
Mountain View Neighborhood Association
225 Sunny Slope SE
Albuquerque NM 87105

BY CERTIFIED MAIL

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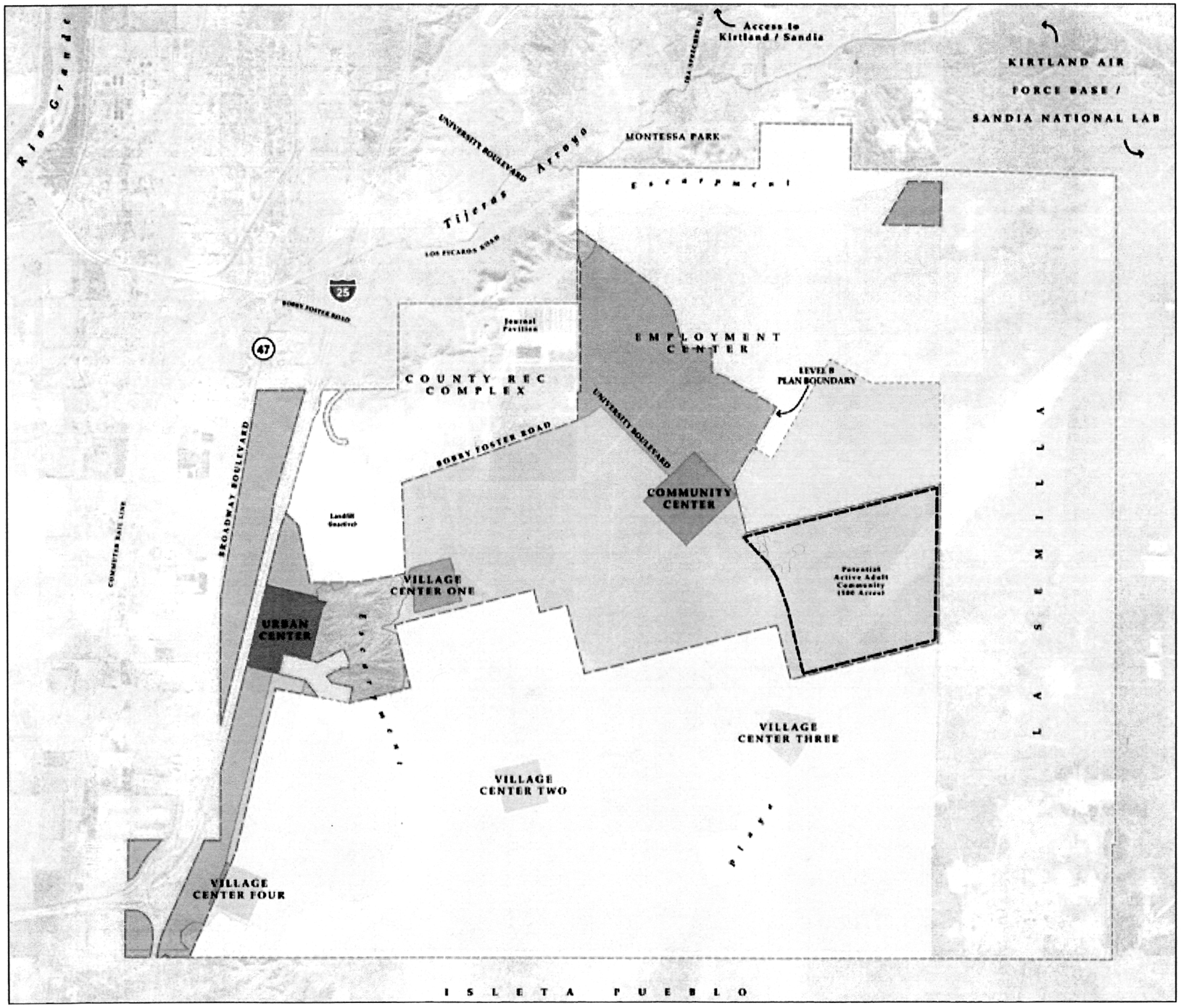
Sincerely yours,

Lawrence Kline FAICP
For Forest City Mesa Del Sol LLC

Cc: Ms. Patty Grice
Mr. Harry Relkin

500 Marquette N W Suite 350 • P O Box 2001 • Albuquerque, New Mexico 87103 • Tel 505-842-6461 • Fax 505-842-6471



LAND USE DESIGNATIONS

Figure 2-1

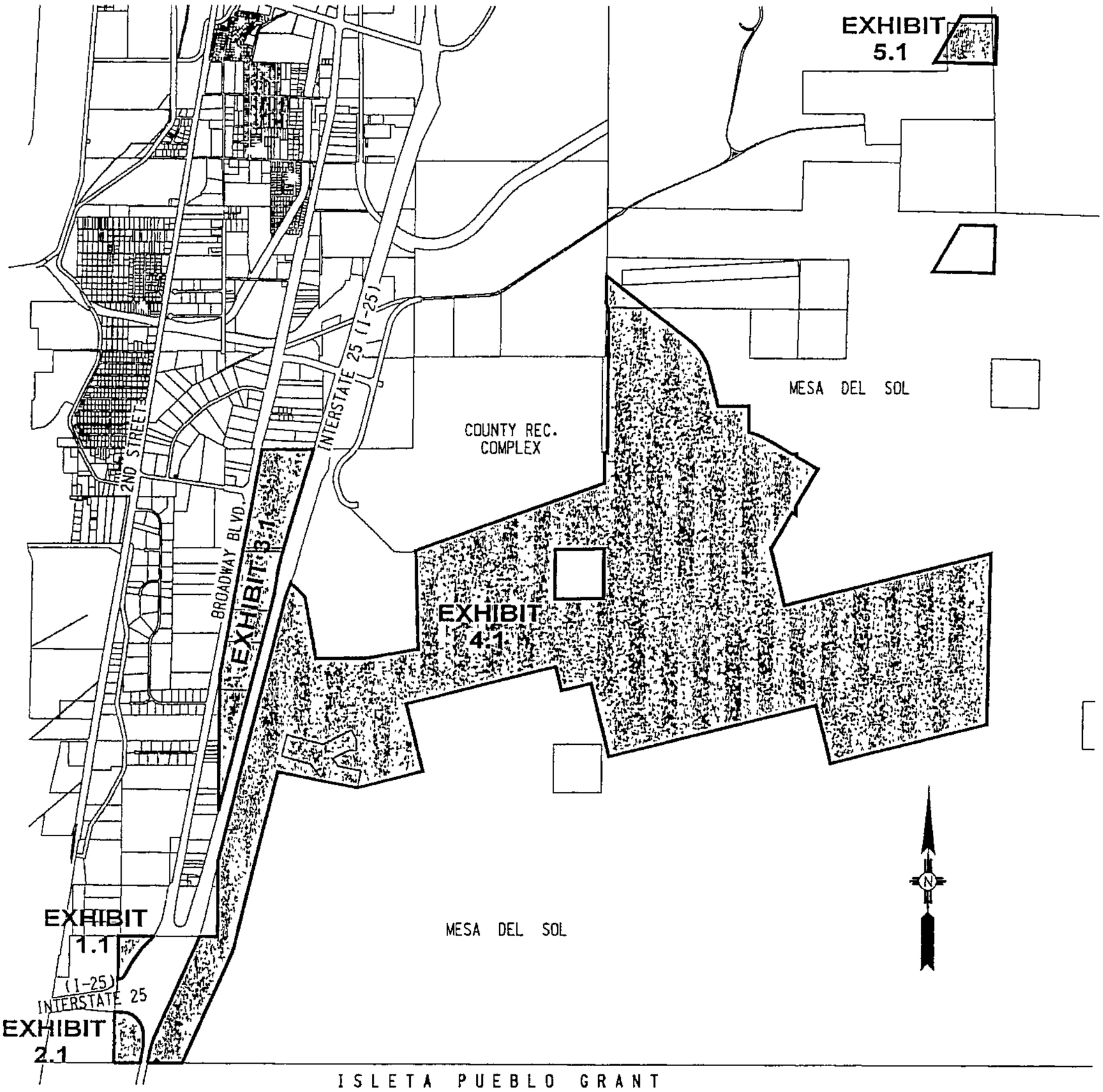
Legend

- Employment Center
- Highway Commercial
- Urban Center
- Community Center
- Village Centers
- Residential Villages
- Open Space
- UNM Land (all outside Level B)

EXHIBIT KEY MAP
&
VICINITY MAP

(LEVEL B LEGAL DESCRIPTION)

~~OCTOBER, 2006~~



SUMMARY OF EXHIBITS

Exhibit 1.1	13.7525
Exhibit 2.1	23.5768
Exhibit 3.1	200.8912
Exhibit 4.1	2763.7795
Exhibit 5.1	40.0000
TOTAL (NET)	3042.0000 Ac.

D R A F T

SHEET 1 OF 1

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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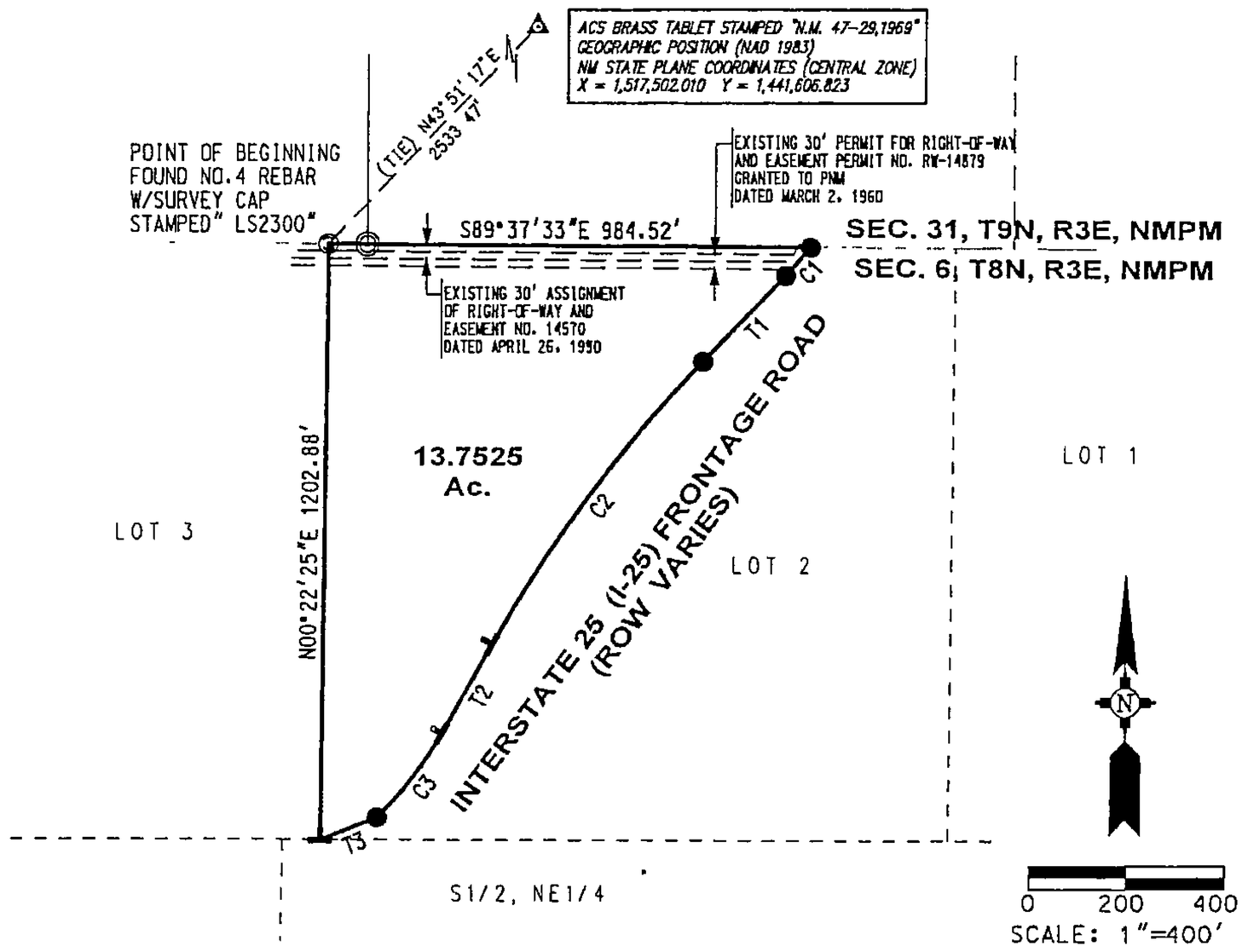
JOB No. 050140 038 01

EXHIBIT 1.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	03°32'33"	38.52	77.01	1245.48	76.99	S42°07'09"W
C2	15°00'00"	358.34	712.58	2721.87	710.55	S36°47'27"W
C3	15°48'33"	108.28	215.19	779.90	214.51	S37°52'58"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S43°51'08"W	241.16
T2	S29°13'39"W	206.99
T3	S68°03'39"W	124.30

DESCRIPTION

A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a No. 4 rebar with a survey cap stamped "LS 2300" at the northwest corner of said Lot 2, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N43°51'47"E a distance of 2533.47 feet; thence along the northerly boundary line of said Section 6,
S89°37'33"E a distance of 984.52 feet to a point on curve (non-tangent) on the westerly right-of-way of the Interstate 25 frontage road, thence along said right-of-way line,
77.01 feet along the arc of a curve to the right having a radius of 1245.48 feet and a chord bearing S42°07'09"W a distance of 76.99 feet; thence,
S43°51'08"W a distance of 241.16 feet; thence,
712.58 feet along the arc of a curve to the left having a radius of 2721.87 feet and a chord bearing S36°47'27"W a distance of 710.55 feet to a t-rail; thence,
S29°13'39"W a distance of 206.99 feet to a t-rail; thence,
215.19 feet along the arc of a curve to the right having a radius of 779.90 feet and a chord bearing S37°52'58"W a distance of 214.51 feet; thence,
S68°03'39"W a distance of 124.30 feet to a t-rail on the westerly boundary line of said Lot 2; thence along said westerly boundary line,
N00°22'25"E a distance of 1202.88 feet to the point and place of beginning.

This tract contains 13.7525 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

_____
Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date:_____

ALAN R. BENHAM NEW MEXICO 15700 REGISTERED PROFESSIONAL SURVEYOR
DRAFT 10.02.2006

SHEET 1 OF 1

Bohannan Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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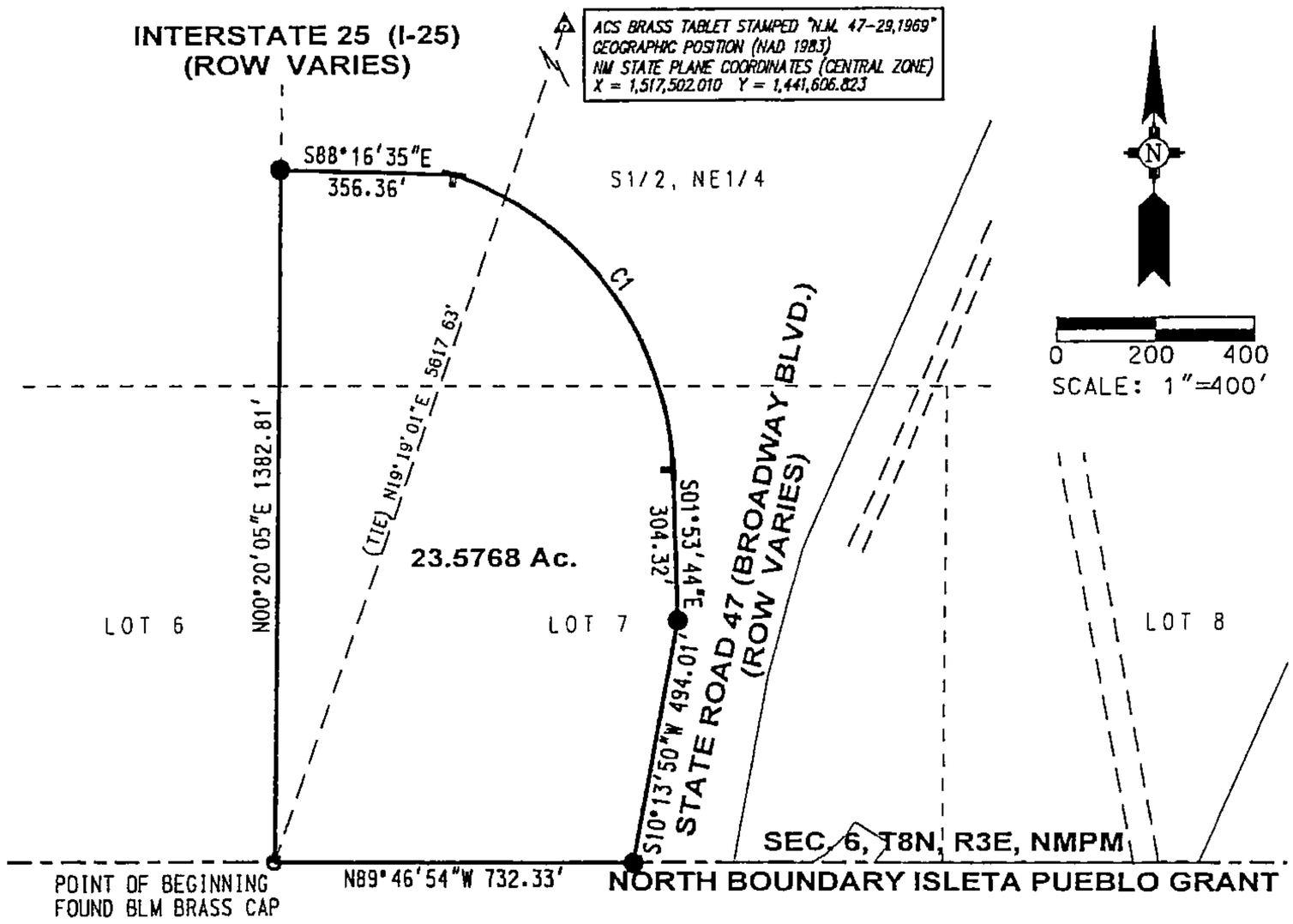
02-OCT-2006 -

JOB No. 050140 038 01

DRAFT

EXHIBIT 2.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	68°03'07"	448.27	788.58	663.94	743.04	S36°51'15"E

DESCRIPTION

A certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a Bureau of Land Management (BLM) brass cap marking the closing corner on the north boundary line of the Isleta Pueblo Grant and the line common to Lot 6 and said Lot 7 of said Section 6. Said point being the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N19°19'01"E a distance of 5617.63 feet; thence along the westerly boundary line of said Lot 7,
N00°20'05"E a distance of 1382.81 feet to a point on the southerly right-of-way line of the ramp to State Road 47; thence along said ramp right-of-way line,
S88°16'35"E a distance of 356.36 feet to a t-rail; thence along a transition curve,
788.58 feet along the arc of a curve to the right having a radius of 663.94 feet and a chord bearing S36°51'15"E a distance of 743.04 feet to a t-rail; thence along the now westerly right-of-way line,
S01°53'44"E a distance of 304.32 feet; thence,
S10°13'50"W a distance of 494.01 feet to a point on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 732.33 to the point and place of beginning.

This tract contains 23.5768 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

_____
Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date:_____

ALAN R. BENHAM
NEW MEXICO
15700
REGISTERED PROFESSIONAL SURVEYOR
DRAFT
10-02-2006

SHEET 1 OF 1

Bohannan Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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02-OCT-2006 -

JOB No 050140-038-01

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EXHIBIT 3.1

DESCRIPTION

A certain tract of land situate between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the BLM brass cap marking the corner common to said Section 29, Sections 30 and 31, and said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears S15°39'11"W a distance of 3619.63 feet; thence along the west boundary of said Section 29,
N00°30'38"E a distance of 1881.54 to a point on the east right-of-way line of said Broadway Boulevard, thence along said east right-of-way line,
N10°09'49"E a distance of 6203.76 feet to the northwest corner of the tract herein described, thence along the north boundary line of the south one-half of said Section 20,
N89°29'36"E a distance of 1423.68 feet to the northeast corner of the tract herein described and a point on the west right-of-way line of said Interstate 25, thence along the said west right-of-way line,
S16°27'00"W a distance of 2382.21 feet; thence,
983.00 feet along the arc of a curve to the left having a radius of 23,158.32 feet and a chord bearing S15°14'07"W a distance of 982.93 feet; thence,
S08°35'49"W a distance of 733.24 feet; thence,
S14°02'20"W a distance of 4800.00 feet; thence,
S15°28'16"W a distance of 200.06 feet; thence,
S14°02'20"W a distance of 1149.61 feet to a point on the west boundary line of said Section 32 and the most southerly corner of the tract herein described, thence along said west boundary line,
N00°07'12"E a distance of 1922.34 feet to the point and place of beginning of the tract herein described.

This tract contains 200.8912 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

_____
Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date:_____

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	02°25'55"	491.57	983.00	23,158.32	982.93	S15°14'07"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S08°35'49"W	733.24
T2	S15°28'16"W	200.06
T3	S14°02'20"W	1149.61

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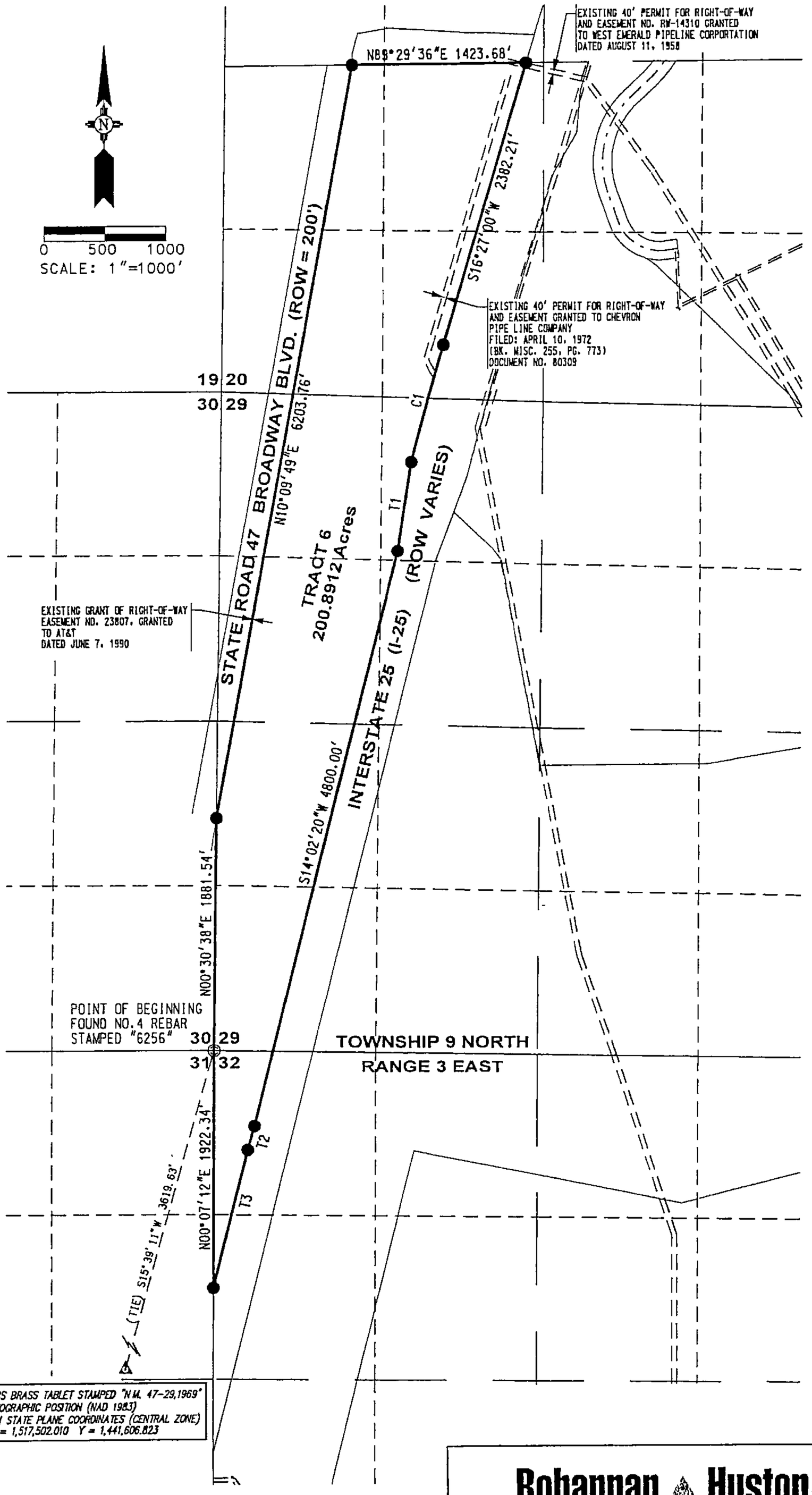
EXHIBIT 3.1



SHEET 2 OF 2

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JOB No. 050140-038-01

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EXHIBIT 4.1

DESCRIPTION

A certain tract of land being a portion of Sections 15, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 and 35, Township 9 North, Range 3 East, and a portion of Sections 5 and 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a BLM brass cap marking the southwest corner of said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 1969" having New Mexico State Plane Grid coordinates for the Central Zone: X=1,517,502.010, Y=1,441,606.823 bears N27°37'06"W a distance of 2082.63 feet; thence along the west boundary line of said Section 32,
N00°07'12"E a distance of 2057.31 feet to a point on the easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N14°02'20"E a distance of 7461.00 feet; thence,
N20°20'04"E a distance of 420.85 feet; thence leaving said easterly right-of-way line,
S46°49'09"E a distance of 435.91 feet; thence,
S37°53'08"E a distance of 123.77 feet; thence,
S10°38'37"E a distance of 1687.81 feet; thence,
N89°42'00"E a distance of 1374.29 feet; thence,
N80°27'33"E a distance of 1484.86 feet; thence,
N01°55'34"W a distance of 2679.42 feet; thence,
N70°17'19"E a distance of 5493.48 feet to a point on the westerly boundary line of said Section 22; thence along the said westerly boundary line,
N00°07'15"W a distance of 831.77 feet to a point on the southerly right-of-way line of University Boulevard SE; thence along said southerly right-of-way line,
S89°47'27"E a distance of 78.00 feet to the southeast corner of said southerly right-of-way line of University Boulevard SE; thence along the easterly right-of-way line,
N00°07'15"W a distance of 2631.35 feet to a point on the northerly boundary line of said Section 22; thence along said northerly boundary line,
S89°28'45"E a distance of 19.75 feet; thence leaving said northerly boundary line of said Section 22,
N00°59'25"E a distance of 86.76 feet; thence,
N89°00'35"W a distance of 20.00 feet to a point on the easterly right-of-way line of said University Boulevard SE, thence along said easterly right-of-way line,
N00°59'25"E a distance of 946.23 feet to a point of curvature; thence,
446.94 feet along the arc of a tangent curve to the left having a radius of 1078.00 feet and a chord bearing N10°53'13"W a distance of 443.74 feet and an interior angle of 23°45'17" to a point of non-tangency on the westerly boundary line of said Section 15; thence along said westerly boundary line,
N00°27'38"E a distance of 732.42 feet; thence leaving said westerly boundary line,
S52°53'55"E a distance of 2884.11 feet to a point of curvature; thence,
1030.23 feet along the arc of a tangent curve to the right having a radius of 1520.00 feet and a chord bearing S33°28'54"E a distance of 1010.62 feet and an interior angle of 38°50'02" to a point of tangency; thence,
S14°03'53"E a distance of 982.93 feet; thence,
S89°38'06"E a distance of 854.93 feet; thence,
S00°02'06"E a distance of 716.21 feet to a point of curvature (non-tangent); thence,
636.86 feet along the arc of a tangent curve to the right having a radius of 2413.20 feet and a chord bearing S67°23'06"E a distance of 635.02 feet and an interior angle of 15°07'15" to a point of tangency; thence,
S59°49'29"E a distance of 694.35 feet; thence,
S89°47'27"E a distance of 135.42 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 78.25 feet; thence leaving said easterly boundary line,
S59°49'29"E a distance of 680.37 feet; thence,
S30°10'31"W a distance of 1169.88 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 244.51 feet; thence leaving said easterly boundary line,
N59°49'29"W a distance of 122.92 feet; thence,
S30°10'31"W a distance of 1117.57 feet; thence,
S75°56'04"W a distance of 17.45 feet; thence,
S14°03'55"E a distance of 1600.02 feet; thence,
N75°58'58"E a distance of 5871.96 feet to a found No.4 Rebar marking the corner common to said Sections 23, 24, 25 and 26; thence along the boundary line common to said Sections 25 and 26,
S00°50'53"W a distance of 4678.28 feet to the southeast corner of the tract herein described; thence along the southerly boundary line of the tract herein described,
S75°56'07"W a distance of 4471.09 feet to a point of curvature (non-tangent); thence,
190.48 feet along the arc of a tangent curve to the left having a radius of 2544.00 feet and a chord bearing N11°55'11"W a distance of 190.43 and an interior angle of 04°17'24" to a point of tangency; thence,
N14°03'53"W a distance of 1464.40 feet; thence,
S75°56'07"W a distance of 5873.54 feet; thence,
N14°03'53"W a distance of 2076.62 feet; thence,
S75°56'07"W a distance of 830.46 feet; thence,
N14°03'53"W a distance of 683.98 feet; thence,
S75°56'07"W a distance of 4233.99 feet; thence,
S14°03'53"E a distance of 1910.10 feet; thence,
S75°56'07"W a distance of 1871.09 feet; thence,
S78°45'51"W a distance of 944.89 feet; thence,
N78°45'51"W a distance of 1290.21 feet; thence,
S14°02'24"W a distance of 1897.86 feet; thence,
S13°43'32"W a distance of 3043.28 feet; thence,
S20°59'53"W a distance of 342.51 feet; thence,
S24°22'18"W a distance of 1603.31 feet; thence,

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EXHIBIT 4.1

DESCRIPTION

S24°02'00"W a distance of 1525.32 feet to a point on the north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 661.27 feet to a point on the easterly boundary of Parcel 24-2 as the said is shown on Sheet 24 of the New Mexico State Highway Project I-025-4(39)200; thence along the boundary of said Parcel 24-2,
48.84 feet along the arc of a non-tangent curve to the left having a radius of 326.48 feet and a chord bearing N37°01'08"E a distance of 48.79 feet and an interior angle of 08°34'16" to a point of non-tangency; thence,
N57°16'00"W a distance of 80.00 feet to a point of non-curvature; thence,
120.46 feet along the arc of a non-tangent curve to the right having a radius of 246.48 feet and a chord bearing S46°44'03"W a distance of 119.26 feet and an interior angle of 28°00'05" to a point of non-tangency on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 160.35 feet to a point on the said easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N10°13'50"E a distance of 374.55 feet; thence
N15°09'17"E a distance of 268.67 feet; thence,
N24°01'51"E a distance of 1148.32 feet; thence,
N24°01'44"E a distance of 1254.13 feet; thence,
N25°09'52"E a distance of 459.17 feet; thence,
N20°59'34"E a distance of 241.27 feet to a point on the southerly boundary line of Section 31, T9N, R3E, NMPM, thence along the said southerly boundary line,
S89°36'12"E a distance of 491.59 feet to the point and place of beginning.

EXCEPTING Patent #3945, the northeast one-quarter of the northeast one-quarter of said Section 28, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a No. 5 rebar with a 1-1/2" al. survey cap stamped "6540" and a brass survey washer stamped "13983" at the northeast corner of said Section 28, thence along the east boundary line of said Section 28,
S00°08'56"W a distance of 1334.88 feet to the southeast corner of said Patent, thence,
S89°05'13"W a distance of 1326.06 feet to the southwest corner of said Patent; thence,
N00°04'43"E a distance of 1330.72 feet to a point on the north boundary line of said Section 28 and the northwest corner of said Patent, thence along the said north boundary line,
N88°54'32"E a distance of 1327.78 feet to the point and place of beginning of this exception.

This EXCEPTION contains 40.5920 acres, more or less.

The net area of this tract is 2763.7795 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

_____
Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date:_____

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Tangent Data					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10°13'50"E	374.55'	T19	S89°38'06"E	854.93'
T2	N15°09'17"E	268.67'	T20	S00°02'06"E	716.21'
T3	N24°01'51"E	1148.32'	T21	S59°49'29"E	694.35'
T4	N24°01'44"E	1254.13'	T22	S89°47'27"E	135.42'
T5	N25°09'52"E	459.17'	T23	S00°00'22"E	78.25'
T6	N20°59'34"E	241.27'	T24	S59°49'29"E	680.37'
T7	S89°36'12"E	491.59'	T25	S30°10'31"W	1169.88'
T8	N20°20'04"E	420.85'	T26	S00°00'22"E	244.51'
T9	S46°49'09"E	435.91'	T27	N59°49'29"W	122.92'
T10	S37°53'08"E	123.77'	T28	S30°10'31"W	1117.57'
T11	N00°07'15"W	831.77'	T29	S75°56'04"W	17.45'
T12	S89°47'27"E	78.00'	T30	S75°56'07"W	830.46'
T13	S89°28'45"E	19.75'	T31	N14°03'53"W	683.98'
T14	N00°59'25"E	86.76'	T32	N78°45'51"W	944.89'
T15	N89°00'35"W	20.00'	T33	S20°59'53"W	342.51'
T16	N00°59'25"E	946.23'	T34	N89°46'54"W	661.27'
T17	N00°27'38"E	732.42'	T35	N57°16'00"W	80.00'
T18	S14°03'53"E	982.93'	T36	N89°46'54"W	160.35'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C2	38°50'02"	535.78'	1030.23'	1520.00'	1010.62'	S33°28'54"E
C3	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C4	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C5	08°34'16"	24.47'	48.84'	326.48'	48.79'	N37°01'08"E
C6	28°00'05"	61.46'	120.46'	246.48'	119.26'	S46°44'03"W

EASEMENTS

1. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751.
2. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266.
3. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001.
4. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037.
5. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709.
6. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982.
7. A 40 foot wide Permit for Right-for-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958.
8. A 30 foot wide Permit for Right-for-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969.
9. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1938.
10. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. M-7423 dated September 10, 1954.
11. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
12. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14312 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
13. A 30 foot wide Permit for Right-of-Way Easement No. RW-17969 granted to MST&T dated June 21, 1972.
14. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14311 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
15. 2.0134 acre Non-Directional Beacon Site leased to Federal Aviation Administration recorded October 5, 2001, Document No. 2001117807.
16. District Court Civil Action No. 7-72-04137.
17. A 50 foot wide Permit for Right-of-Way Easement No. M4500 granted to PNM per DWG. NO. A-626-D Dated October 6, 1953.

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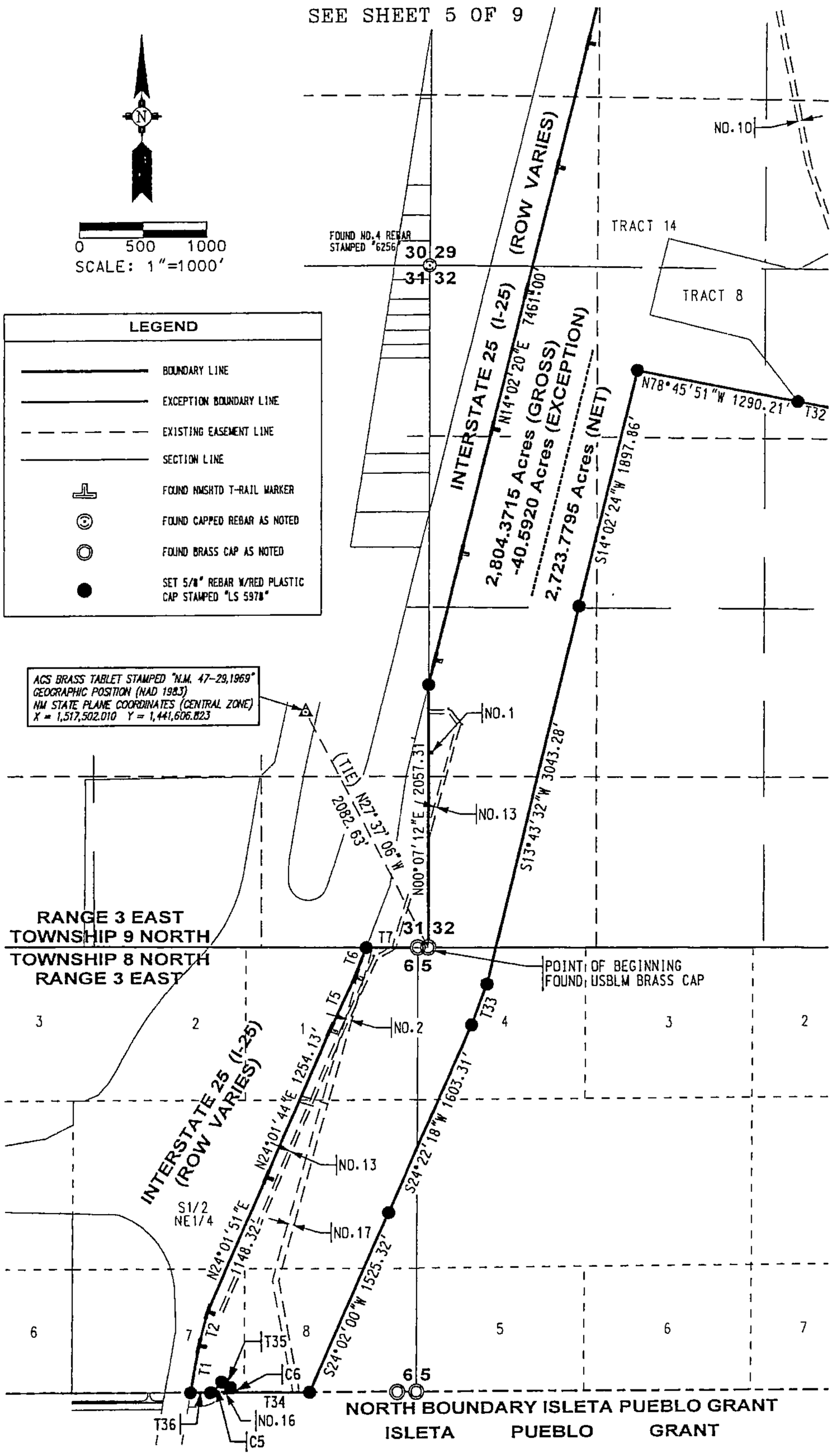

SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

SHEET 4 OF 9

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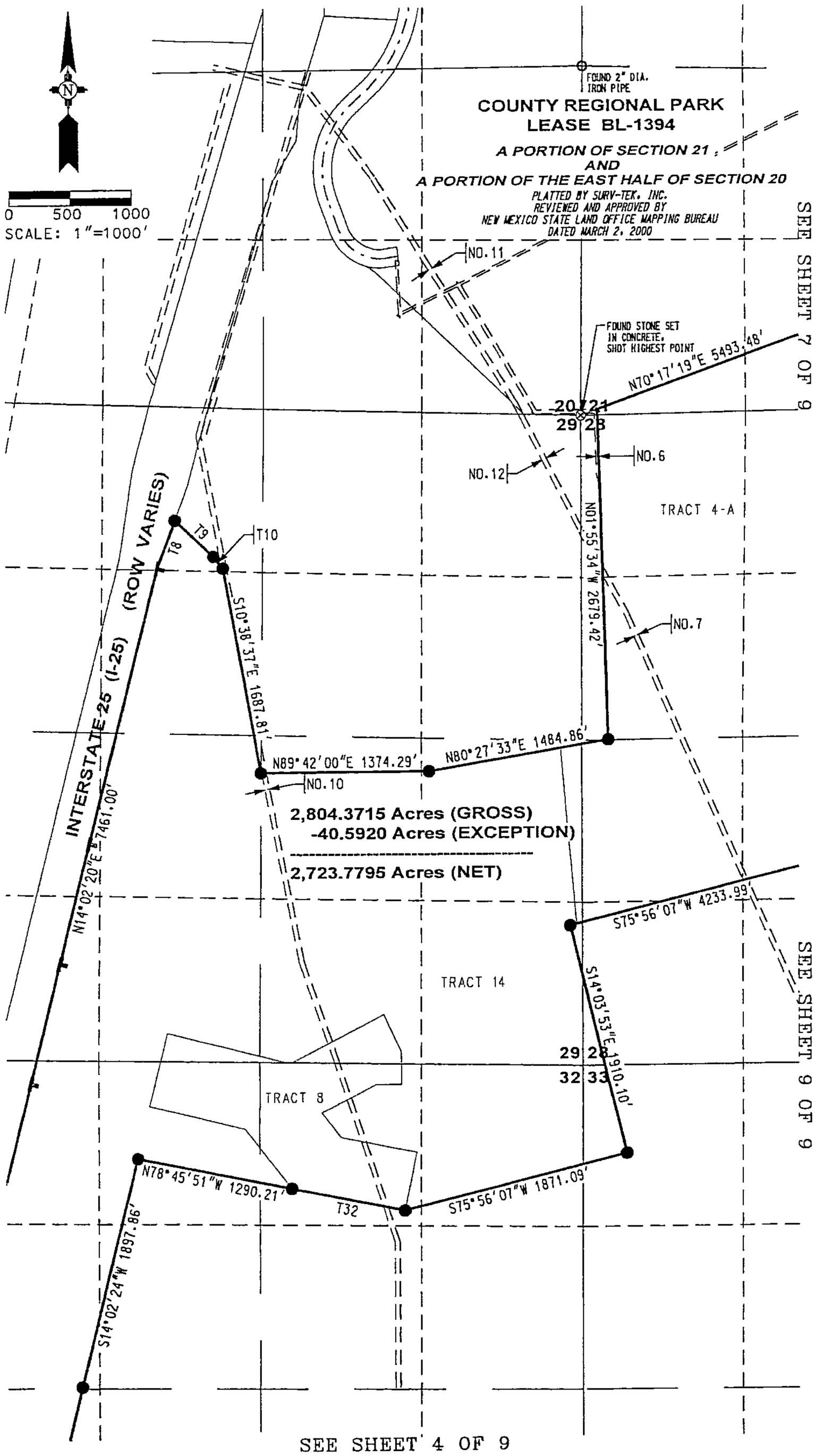

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

SHEET 5 OF 9

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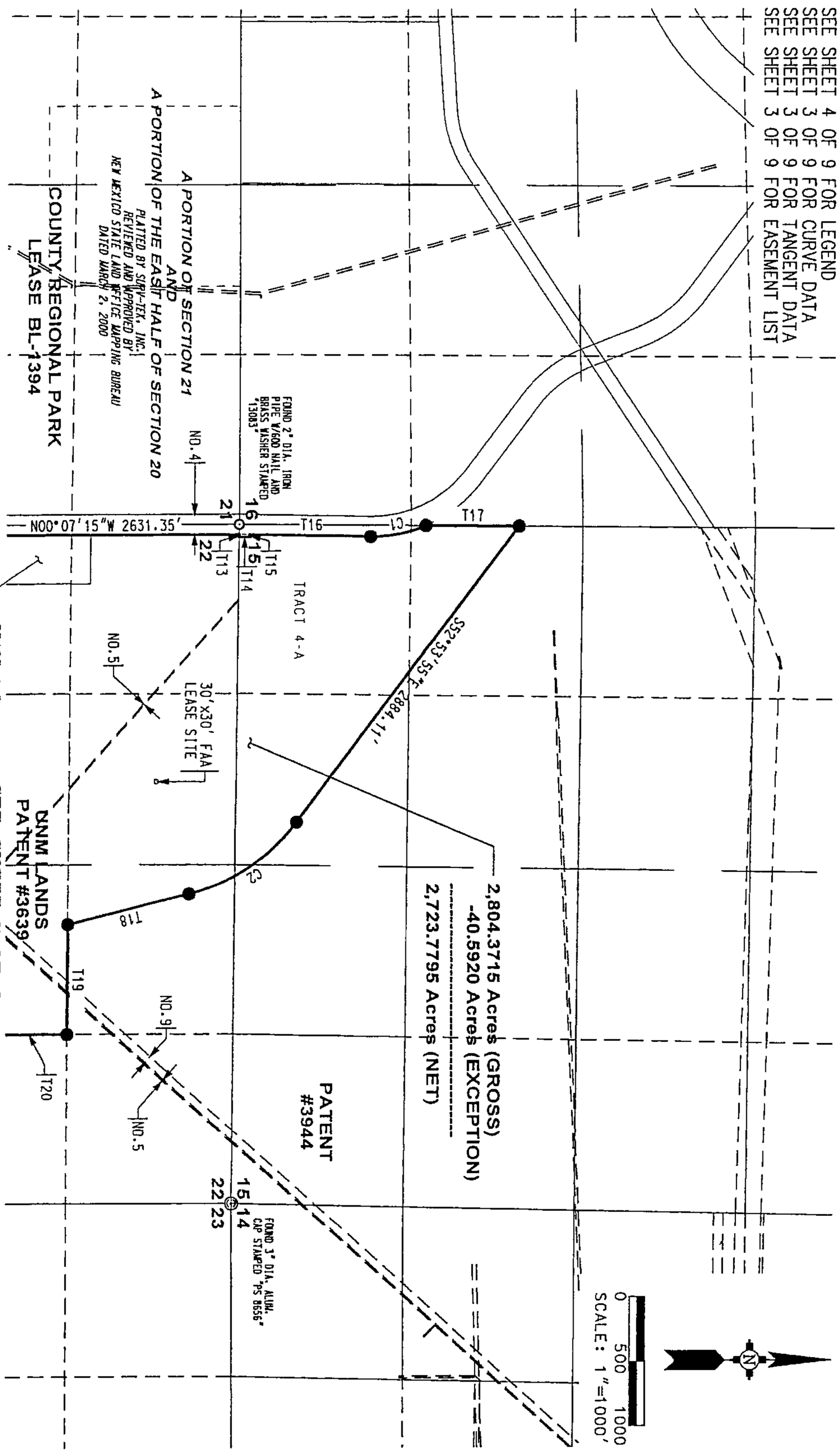

SHEET 6 OF 9

Bohannan Huston INC.

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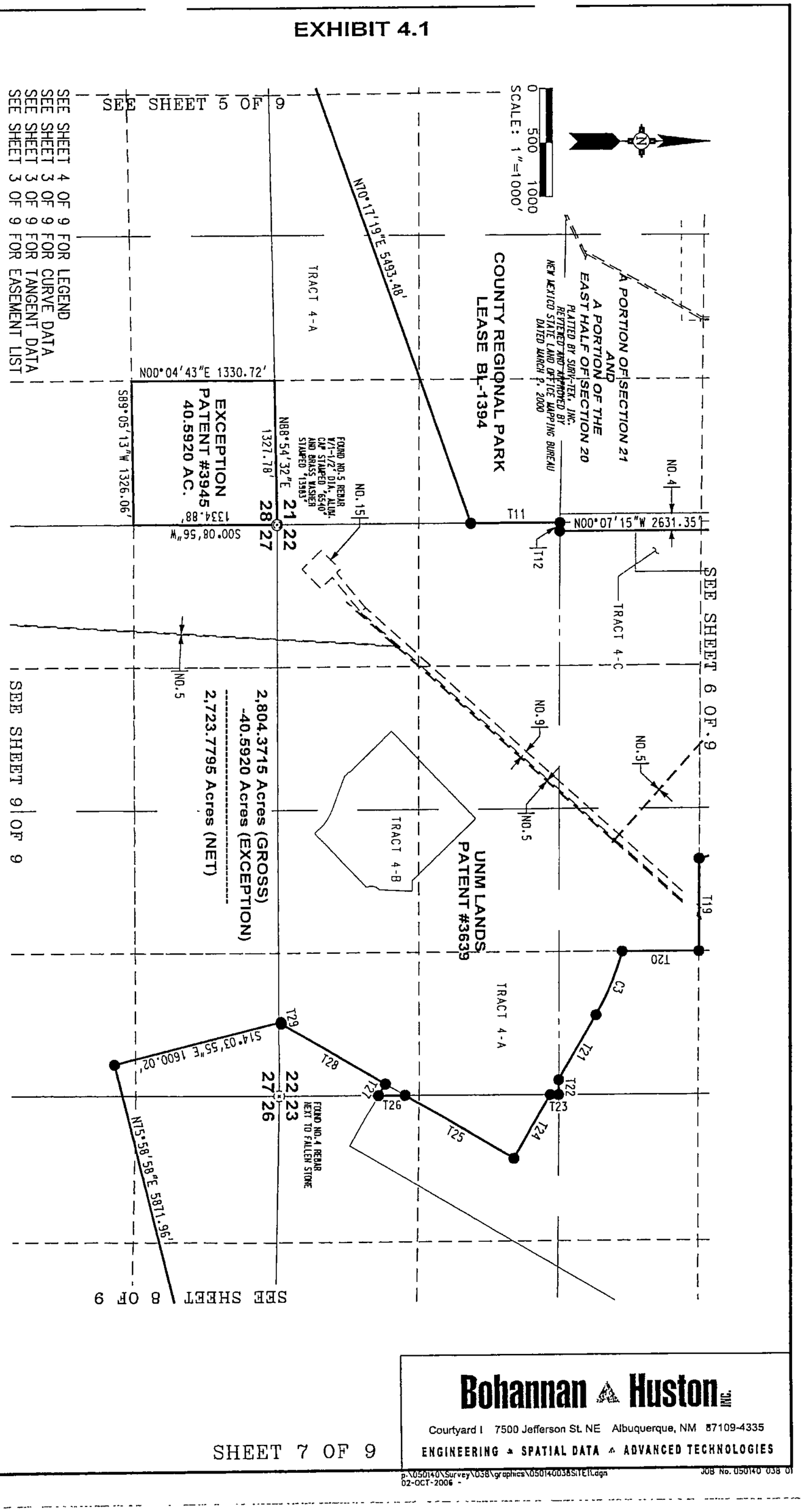

SHEET 7 OF 9

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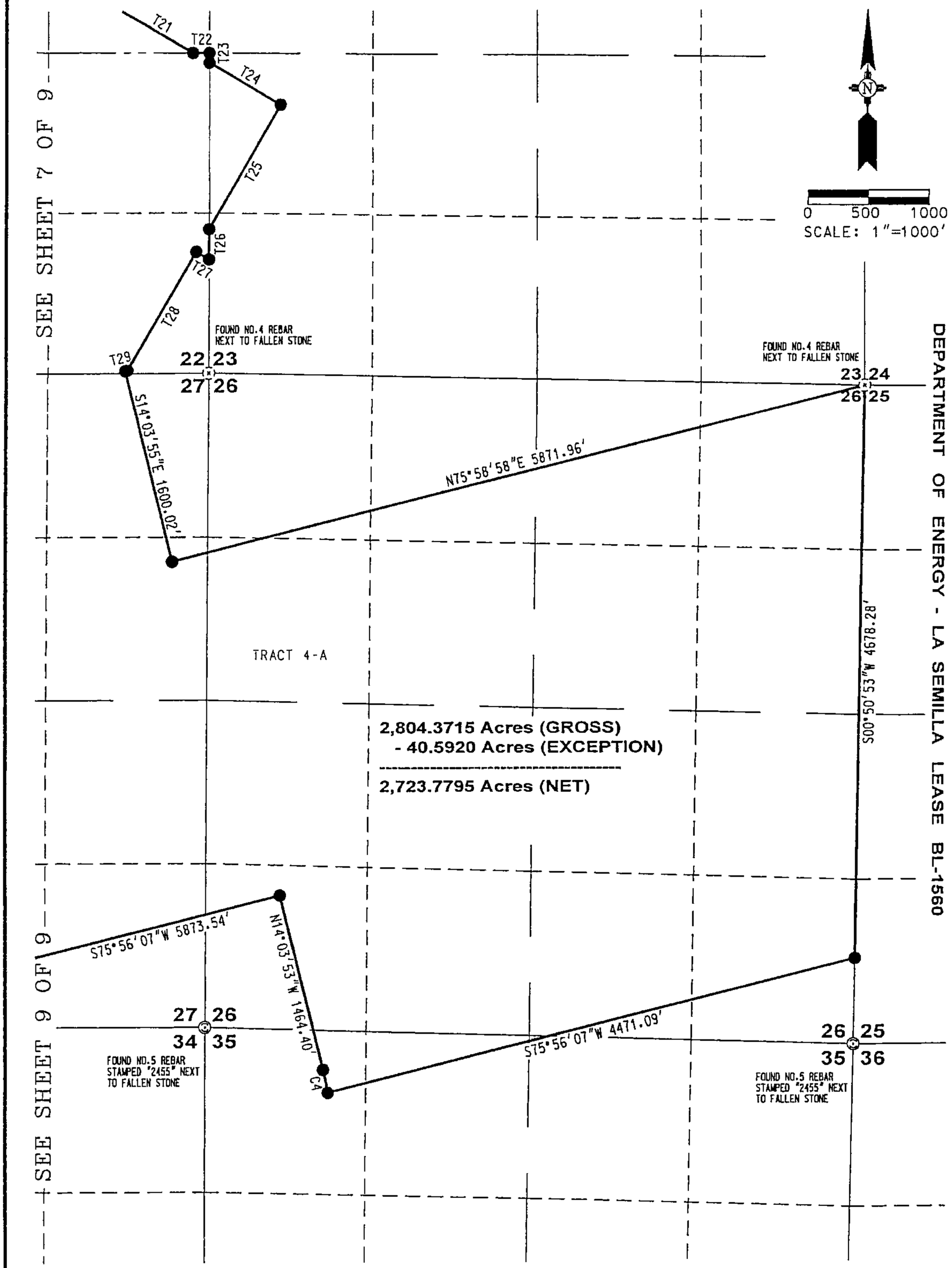

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SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

SHEET 8 OF 9

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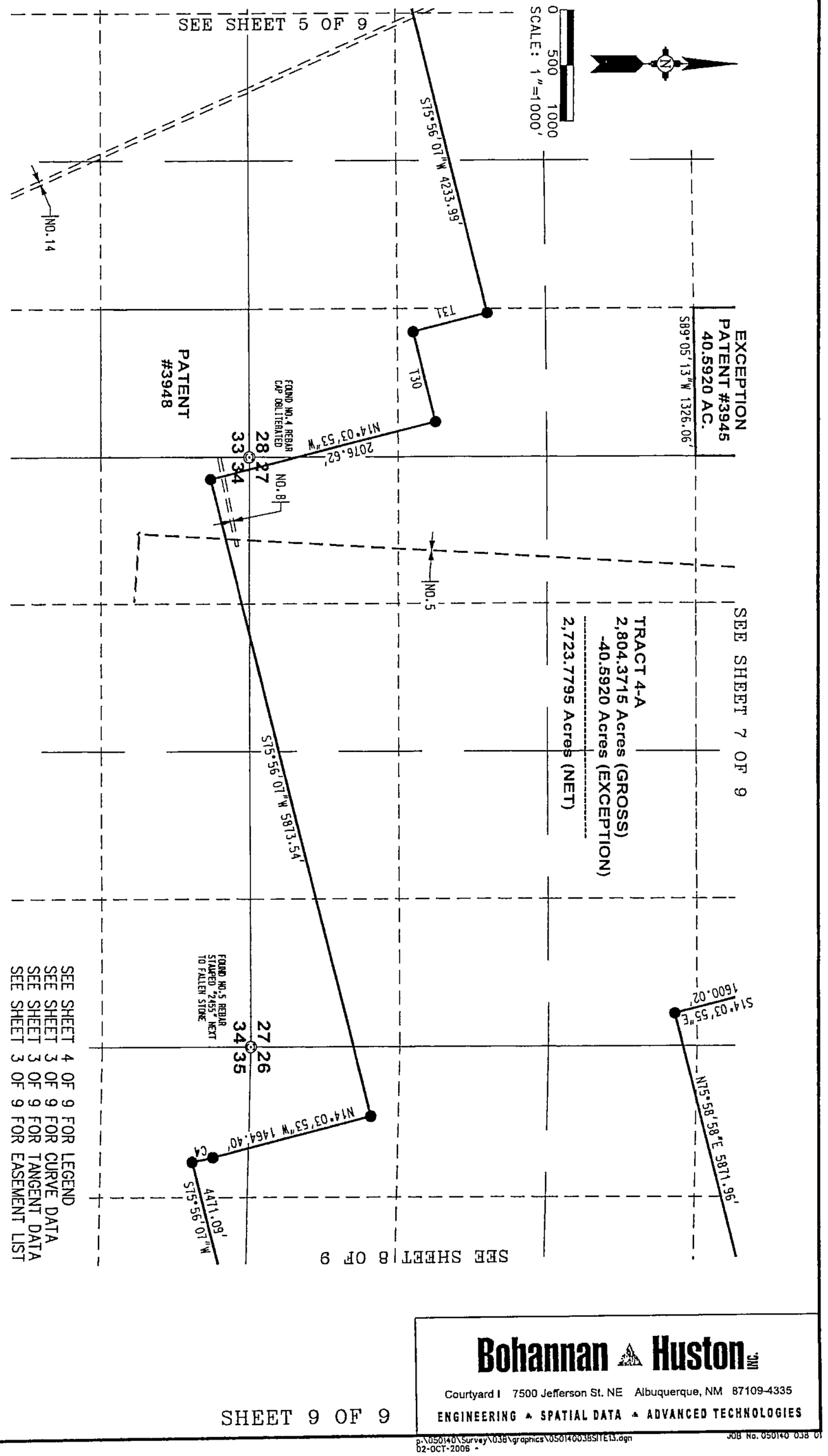

SHEET 9 OF 9

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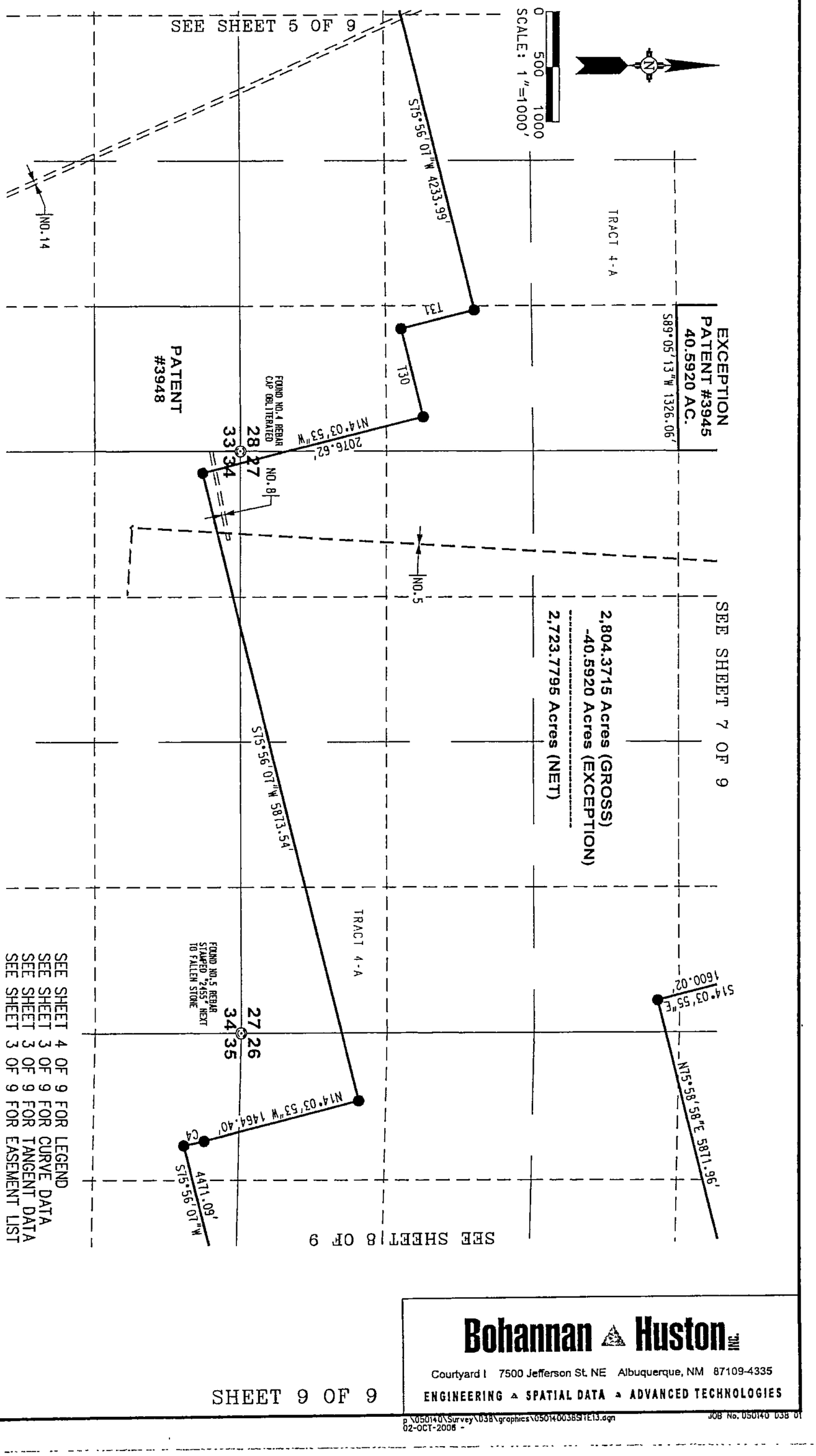

SHEET 9 OF 9

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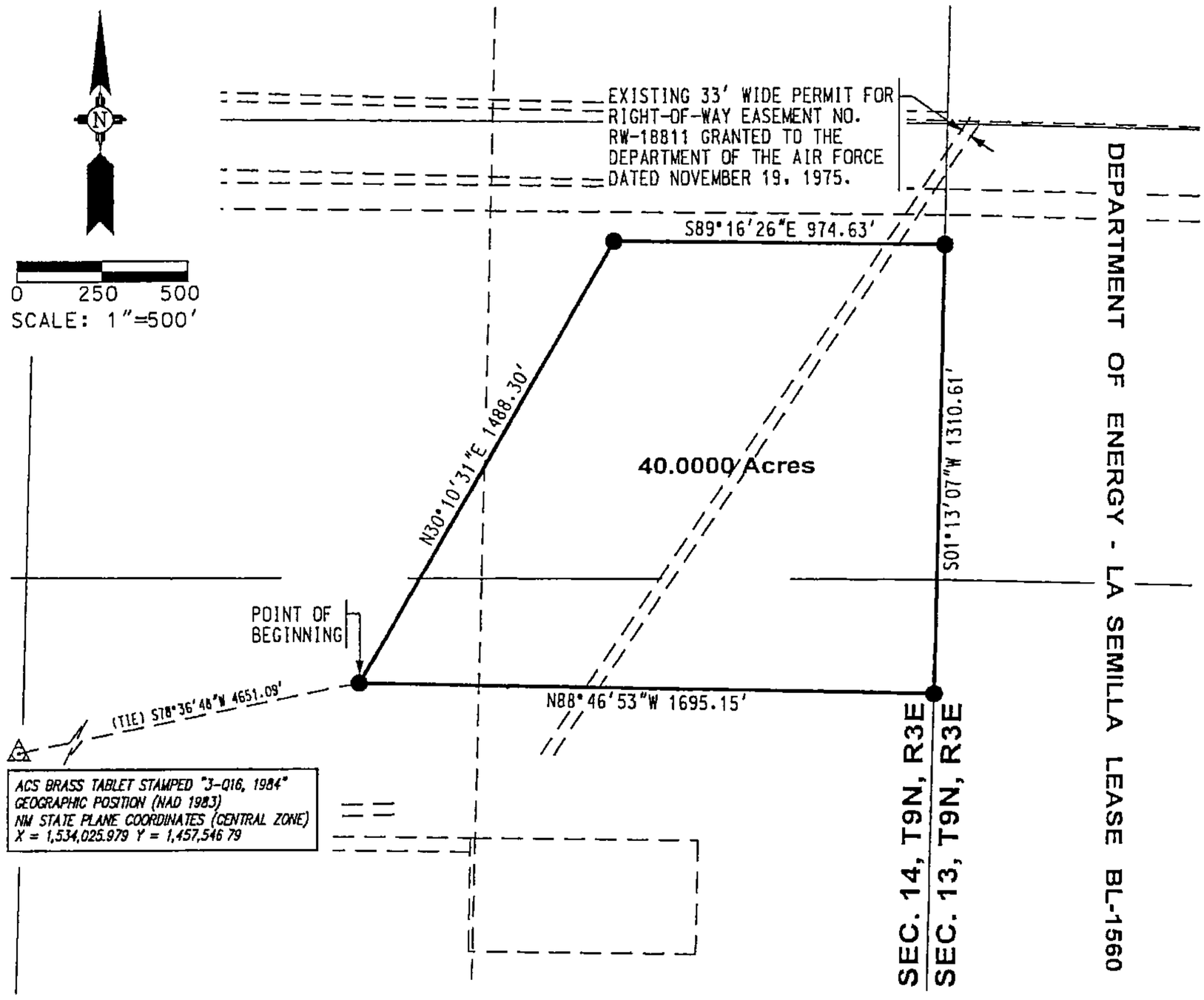
JOB No. 050140 038 01

D R A F T

EXHIBIT 5.1



DESCRIPTION

A certain tract of land situate within the east one-half of Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "3-Q16, 1984", having New Mexico State Plane Grid coordinates for the Central Zone: X=1,534,025.979, Y=1,457,546.791 bears S78°36'48"W a distance of 4651.09 feet; thence along the west boundary line of the tract herein described,
N30°10'31"E a distance of 1488.30 feet to the northwest corner of the tract herein described; thence along the north boundary line of the tract herein described,
S89°16'26"E a distance of 974.63 feet to the northeast corner of the tract herein described, also being a point on the east boundary line of said Section 14; thence along the east boundary line of the tract herein described,
S01°13'07"W a distance of 1310.61 feet to the southeast corner of the tract herein described; thence along the south boundary line of the tract herein described,
N88°46'53"W a distance of 1695.15 feet to the point and place of beginning.

This tract contains 40.0000 acres, more or less.

_____
Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date:_____

ALAN R. BENHAM NEW MEXICO 15700 REGISTERED PROFESSIONAL SURVEYOR
DRAFT 10-02-2006

SHEET 1 OF 1

Bohannan Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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02-OCT-2006 -
JOB No 050140 038 01

DRAFT

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1A-16A

SECTIONS 13-15, 20-24, 26-29, 32-35, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 2-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 2006

TRACT BOUNDARIES AND ACREAGES

N

NOTE:
HATCHED AREAS ARE OUT PARCELS AS DESCRIBED IN THE DESCRIPTION ON SHEET 1A OF 8.

1000 0 2000
SCALE: 1" = 2000'

CITY OF ALBUQUERQUE

STATE OF NEW MEXICO

ACS BRASS TABLET STAMPED "J-016, 1984"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 391,252.92 Y = 1,456,932.37
GROUND TO GRID FACTOR = 0.9996502
DELTA ALPHA = -0°12'16"
ELEVATION = 5307.73 (SLD 1929)

BLET STAMPED "N.M. 47-29A, 1978"
OSITION (NAD 1927)
ME COORDINATES (CENTRAL ZONE)
'5 Y = 1,455,652.12
ID FACTOR = 0.9996603
= -0°14'12"
1059.959 (SLD 1929)

TRACT 5A
1346.5954 AC. (GROSS)
-41.4836 AC. (TRACT 7A)
-41.0447 AC. (PATENT #3944)
-41.4700 AC. (PATENT #3957)
1221.5972 AC. (NET)

TRACT 6A
40.0000 AC.

PATENT #3957
41.4700 AC.

PATENT #3944
41.0447 AC.

TRACT 7A
41.4836 AC.

PATENT #3943

TRACT 1A1
5.7000 AC.

TRACT 2A1
153.7516 AC.

TRACT 3A
55.6117 AC.

TRACT 8A
437.8072 AC.

UNM LANDS
PATENT #3939

TRACT 4A
1630.6047 AC.

TRACT 9A
800.0070 AC.

TRACT 13A
267.8008 AC.

TRACT 14A
200.8512 AC.

TRACT 12A
509.7034 AC.

TRACT 11A
40.0000 AC.

PATENT #3948
40.4069 AC.

TRACT 10A
4409.0192 AC. (GROSS)
-40.4069 AC. (PATENT #3948)
4368.6123 AC. (NET)

UNIVERSITY BOULEVARD RIGHT-OF-WAY

DRAG STRIP

AMPHI-THEATER LEASE

COUNTY REGIONAL PARK LEASE BL-1394

INTERSTATE 25 (I-25)

KIRTLAND AIR FORCE BASE

DEPARTMENT OF ENERGY - LA SEMILLA LEASE BL-1559

STATE OF NEW MEXICO

TOWNSHIP 9 NORTH, RANGE 4 EAST, N.M.P.M.
TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.

Q-16 Q-17
R-14 R-15 R-16 R-17
S-14 S-15 S-16 S-17
T-14 U-13

ACS BRASS TABLET STAMPED "N.M. 47-29,1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,289.58 Y = 1,441,575.01
GROUND TO GRID FACTOR = 0.9996781
DELTA ALPHA = -0°14'05"
ELEVATION = 4997.437 (SLD 1929)

POINT OF BEGINNING

TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.

ISLETA PUEBLO GRANT

DRAFT 03-31-2006

BOUNDARY OF MESA del SOL LEVEL B

NOTE: TABLE IS FOR THIS SHEET ONLY

TANGENT DATA

ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10°13'50"E	374.55'	T25	S88°54'39"E	1301.42'
T2	N15°09'17"E	268.67'	T26	S00°15'24"E	665.02'
T3	N24°01'51"E	1148.32'	T27	N88°50'00"W	1300.00'
T4	N24°01'44"E	1254.13'	T28	N88°24'49"W	83.91'
T5	N25°09'52"E	459.17'	T29	N89°52'06"W	71.63'
T6	N20°59'34"E	241.27'	T30	N89°46'54"W	1348.79'
T7	S89°36'12"E	491.59'	T31	N57°18'00"W	80.00'
T8	N20°20'04"E	733.77'	T32	N89°46'54"W	160.35'
T9	N16°27'00"E	1595.93'	T33	S16°27'00"W	2362.21'
T10	N30°29'10"E	371.08'	T34	S00°35'49"W	733.24'
T11	N84°48'59"E	347.13'	T35	S15°28'18"W	200.06'
T12	N16°34'35"E	235.84'	T36	S14°02'20"W	1149.61'
T13	N89°29'36"E	529.29'	T37	N00°07'12"E	1922.34'
T14	S46°51'47"W	187.88'	T38	S43°51'06"W	241.16'
T15	S20°08'13"E	256.79'	T39	S29°13'39"W	206.99'
T16	S00°18'20"E	467.68'	T40	S68°03'39"W	124.30'
T17	N00°07'15"W	831.77'	T41	N00°28'25"E	1202.68'
T18	S89°47'37"E	78.00'	T42	S89°37'33"E	984.52'
T19	S89°28'45"E	19.75'	T43	S88°16'35"E	356.36'
T20	N00°59'25"E	85.76'	T44	S01°53'44"E	304.32'
T21	N89°08'35"W	20.00'	T45	S18°13'50"W	494.01'
T22	N00°59'25"E	946.23'	T46	N89°46'54"W	732.33'
T23	S88°40'30"E	1297.90'	T47	N00°20'05"E	1392.81'
T24	N89°47'40"W	1303.09'			

NOTE: TABLE IS FOR THIS SHEET ONLY

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02°26'02"	481.98'	963.81'	22658.32'	963.74'	N15°14'03"E
C2	08°01'51"	75.18'	150.11'	1070.92'	149.98'	S42°50'51"W
C3	67°00'00"	523.68'	925.21'	791.20'	873.39'	S13°21'47"W
C4	49°45'18"	200.83'	376.09'	433.10'	364.39'	S45°00'51"E
C5	23°46'48"	84.22'	166.02'	400.00'	164.83'	S58°00'05"E
C6	23°45'17"	226.73'	446.94'	1078.09'	443.74'	N10°53'13"W
C7	08°34'16"	24.47'	48.84'	326.48'	48.79'	N37°01'06"E
C8	28°00'05"	61.46'	120.46'	246.48'	119.26'	S40°44'03"W
C9	02°25'55"	401.57'	983.00'	23158.32'	982.93'	S15°14'07"W
C10	03°32'33"	38.52'	77.01'	1245.48'	76.99'	S42°07'09"W
C11	15°00'00"	358.34'	712.58'	2721.87'	710.55'	S36°47'27"W
C12	19°48'33"	108.28'	215.19'	774.90'	214.51'	S37°52'58"W
C13	68°03'07"	448.27'	768.58'	663.96'	743.94'	S34°51'15"E

LEGEND

- BOUNDARY LINE
- TRACT BOUNDARY LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- HATCHED AREAS ARE OUT PARCELS AND NOT PART OF THIS PLAT.

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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31-MAR-2006
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JOB NO. 06140838

DENISH + KLINE ASSOCIATES

October 3, 2006

Ms. Sheran Matson, Chair
Development Review Board
City of Albuquerque
600 2nd St. NW
Albuquerque, NM 87102

HAND DELIVERED

Re: Mesa del Sol Level B Submittal

Dear Ms. Matson:

We hereby submit on behalf of Forest City Covington NM LLC the first Mesa del Sol Level B plan for review by the Development Review Board. This application is pursuant to the requirements of the Planned Community Criteria and consistent with the Mesa Del Sol Level A Plan as adopted by the City Council on January 18, 2006. This application meets requirements of Chapter 4-Sector Development Plans of the Development Process Manual, which are set forth with our responses below:

Completed Application Form. (Attached)

Vicinity map showing location of sector development plan, its relationship to the metropolitan area, and its Comprehensive Plan designation. (Attached)

What objectives of the Comprehensive Plan are accomplished by the Sector Development Plan?

General: Mesa del Sol is located in what is designated the *Reserve Area* in the Albuquerque/Bernalillo County Comprehensive Plan. The Comprehensive Plan states that Reserve Areas are particularly appropriate for the siting of planned communities. The impetus behind the creation of the land use designation of planned communities was to create communities that are essentially self-sufficient, meaning that contained within the community are employment, housing, retail and social services. The intention behind creating communities that are self-sufficient is to produce communities that are more sustainable, i.e, efficient in their use of resources. Mesa del Sol is a mixed use development that embodies the sustainability goals that are promulgated for Reserve Areas within the Comprehensive Plan. The following paragraphs directly reference these Comprehensive Plan Goals to the Mesa del Sol Level B Plan.

- **Air Quality**- The Comprehensive Plan Goal is to improve air quality to safeguard public health and enhance the quality of life (Comprehensive Plan Section C1 P.II-45). Mesa del Sol is a compact mixed use development that integrates work, shopping, and leisure, and housing and accommodates many modes of travel, including pedestrian, bicycle and transit. This type of development reduces vehicle miles traveled and therefore reduces air quality deterioration when compared to a more conventional development. (Mesa del Sol Level B Section 1.3.4 B. P.7 and Section 4.3 P.69).

- **Water Quality**-The Comprehensive Plan Goal is to maintain a dependable quality supply of water for the urbanized area's needs Comprehensive Plan Section C.2 P.II-51). The Mesa del Sol Level B plan features a systems approach to the intelligent use and re-use of water resources, with a goal of minimizing the consumption of potable water. Wastewater and runoff are viewed as valuable resources that should be retained and reused (Mesa del Sol Level B Section 1.3.4 C. P.8, Section 5.1 P.80 and Section 5.2 P. 83).

- **Solid Waste**-The Comprehensive Plan Goal is an economical and environmentally sound method of solid waste disposal which utilizes the energy content and material value of municipal solid waste (Comprehensive Plan Section C.3 P. II-55). Mesa del Sol encourages environmentally responsible disposal and when possible reuse of solid waste. Several buildings at Mesa del Sol will be seeking the Leadership in Energy and Environmental Design (LEED) certification. In order to obtain this certification, buildings are subjected to criteria which limit the amount of waste produced during construction. In regards to the reduction and reuse of solid waste at a more individual level, that is an issue that needs to addressed at a city-wide or even regional level in order to achieve a comprehensive solution to our cultures' over production of solid waste. For more information on the collection of solid waste in Mesa del Sol, please see Section 6.4 P.101.

- **Noise**-The Comprehensive Plan Goal is to protect public health and welfare and enhance the quality of life by reducing noise and by preventing new land use/noise conflicts (Section C. 4. P. II-59). The Mesa del Sol Level B Plan area has been designed for sustainability and environmental compatibility. Mesa del Sol has worked with The Albuquerque Sunport to ensure that airport noise will not interfere with Mesa del Sol development. Special consideration has also been given to the noise generated by concerts at the Journal Pavilion. In order to mitigate any interference between activities, residential areas have been located over ½ a mile away from the facility (Mesa del Sol Level B Section 4.3.2 P. 71).

- **Archaeological Resources**-Appropriate treatment of significant sites and remedies for those that cannot be preserved shall be determined (Comprehensive Plan Section C.6 P. II-63). Mesa del Sol has conducted a Class I and Class II cultural resource survey. The sites that were identified are located in areas that have been designated as open space, and as such, are not threatened by development. Should any cultural materials or human burials be

unearthed during development, a cultural resource specialist, and in the case of human burials, the local law enforcement, the Office of the Medical Investigator, and the New Mexico State Historic Preservation Officer will be notified (Mesa del Sol Level B Section 4.2 P. 65-69).

- **Developed Landscape**-The Comprehensive Plan Goal is to maintain and improve the natural and the developed landscapes' quality (Comprehensive Plan Section C. 8 P. II-67). The goal of the landscape design at Mesa del Sol is to express the character and spirit of the existing high desert grassland and create an inviting environment. For more details on landscape Planning and Design, please see Section 2.5 P. 32-36).

- **Service Provision**-The Goal is to develop and manage use of public services/facilities in an efficient and equitable manner and in accordance with other land use planning polices (Comprehensive Plan Section D. 1. P. II-73). As mentioned before, Mesa del Sol is a mixed use development that clusters employment, housing and services. This clustering allows for the more efficient use of infrastructure. The provision of education, healthcare and social services can be more efficiently provided when services are clustered. This approach also provides the opportunity for the sharing of resources (Mesa del Sol Level B Plan Section 5.2 P. 83, Section 5.3 P. 86, and Chapter 6 Section 6.1 P.100, Section 6.2 P. 101, Section 6.3 P. 101, and Section 6.4 P. 101).

- **Water Management**-The Comprehensive Plan Goal is efficient water use and management (Comprehensive Plan Section D. 2. P. II-75). Mesa del Sol takes a comprehensive approach to the efficient use of water and water conservation. Water saving strategies can be found throughout the Mesa del Sol Level B Plan. For more specific information, please see Section 1.3.3 C. P. 8, Section 5.1 P. 80, and Section 5.2 P. 83.

- **Energy Management**- The goal of the Comprehensive Plan is to maintain an adequate and economical energy supply through energy management techniques, and the use of alternative and renewable energy sources (Comprehensive Plan-Section 3 Page II-77). Mesa del Sol recognizes the importance of energy conservation at the local, regional and global scales and is committed to being a model community for energy conservation. For specific reference to Mesa del Sol energy conservation goals please see page 10 Section 1.3.4 E.

- **Transportation and Transit**-The Comprehensive Plan Goal is to develop corridors, both streets and adjacent land uses, that provide a balanced circulation system through efficient placement of employment and services, and encouragement of bicycling, walking, and use of transit/paratransit as alternatives to automobile travel, while providing sufficient roadway capacity to meet mobility and access needs (Comprehensive Plan Section D. 4. P. II-81). Mesa del Sol supports multi modal transportation through the implementation of designated transit corridors containining transit lanes, on-street bike lanes and detached bike paths, sidewalks and pedestrian connections between all

transportation modes. (For specific information on Transit, please see Mesa del Sol Level B Section 3.5 Page 54-61). The roadway network proposed for Mesa Del Sol contains sufficient capacity to meet mobility and access needs of the population. (Refer to Level B Plan section 3.3 and appendix 3-C regarding capacities, and section 3.4 regarding access.)

- **Housing**-The Goal is to increase the supply of affordable housing, conserve and improve the quality of housing; ameliorate the problems of homelessness, overcrowding and displacement of low income residents; and assure against discrimination in the provision of housing (Comprehensive Plan Section D. 5. P. II-93). There is no current development at Mesa del Sol, and thus the quality of existing housing, the problems of homelessness, overcrowding and displacement of residents is not applicable. Part of Mesa del Sol's strategy for sustainability includes a variety of housing types for different levels of income. 7.5 % of Mesa del Sol dwelling units will be designated as workforce housing. For more details please see Section 1.3.2 C. P. 5.

- **Economic Development**- the Comprehensive Plan Goal is to achieve steady and diversified economic development balanced with other important social, cultural, and environmental goals (Comprehensive Plan Section D. 6. P. II-97). One of the sustainability concepts of Mesa del Sol is economic viability. Part of economic viability is a jobs first approach that places primary importance on the generation of employment for the area. (Section 1.3.2. A-B P. 5).

- **Education**-The Comprehensive Plan Goal is to provide a wide variety of educational and recreational opportunities available to citizens from all cultural, age and educational groups (Comprehensive Plan Section D. 7 P. II-99). Education at Mesa del Sol is based on a concept of lifelong learning. Mesa del Sol is working with Albuquerque Public Schools to anticipate the demand for schools for grade school children. The University of New Mexico has a campus planned for Mesa del Sol. In addition to this Mesa del Sol extends the concept of traditional education through the multi-use educational facilities that will be accessible for community use (Mesa del Sol Level B Section 6.1 P. 100).

- **Human Services**-The Comprehensive Plan Goal is to site human services in locations that provide the greatest possible access to services, and to consider human rights and human service needs in development and redevelopment throughout the plan area (Comprehensive Plan Section D. 8 P. II-103). Mesa del Sol intends to discuss the provision of human services with the appropriate City agencies.

- **Public Safety**-The Comprehensive Plan Goal is to develop a safe and secure community in cooperation with the public and other governmental agencies (Comprehensive Plan Section D. 9. P. II-105). Mesa del Sol is working with the City of Albuquerque Police and Fire Departments to ensure adequate service for Mesa del Sol (Mesa del Sol Level B Section 6.2 and Section 6.3 P. 101).

Is the proposal in conformance with other relevant adopted functional and Area Plans?

To our knowledge, the area in question is not subject to any Area Plans other than the Mesa Del Sol Level A Plan, with which it is consistent. The proposed Level B Plan is also consistent with: The Long Range Roadway System map to the extent that the proposed major streets generally align with the Corridor designations of the LRRSM; The "Master Plan of Water Supply for the City of Albuquerque New Mexico and Environs" (1963); and the "Southeast Valley Drainage Management Plan" and its appended "Far Southeast Valley and Tributary Area to East". This proposed Plan is not consistent with the present version of the Facilities Plan for Electrical Transmission, but the Planning Commission has already approved an amendment which has been forwarded to the City Council.

What critical development standards to guide land utilization and division (e.g., height or floor area ratios) will be applied? You may cite standard City zoning provisions.

The entirety of Chapter 2 of the proposed Level B Plan is dedicated to establishing design standards including: land use districts, allowable land uses, form-based codes, setbacks, heights, parking ratios and the like. This section also covers design standards for landscaping. Other sections of the Technical Appendix cover such issues as lighting and signage. Where not covered in the Level B Plan or Technical Appendix it is expected standard Zoning Code provisions will apply.

Is the proposal area programmed for public facilities? If not, what is proposed for provision of the following services?

GENERAL: At the macro- level Mesa Del Sol is incorporated into plans for public facilities. Work on the future Mesa Del Sol interchange and I-25 expansion is proceeding at the State level; PNM is planning a new sub-station (on land immediately proximate to Mesa Del Sol but in the County); the University Boulevard Extension, complete with water, sewer, natural gas, and bike trails, has been brought to the property boundary, and the essential street and utility infrastructures for the projects currently underway – Advent Solar and Albuquerque Studios - has been or soon will be financially guaranteed and will be under construction shortly.

Otherwise, no public improvements yet appear on the Capital Improvement or Component Capital Improvement Programs. The applicant is preparing applications to MRCOG for inclusion of spine transportation infrastructure on the Metropolitan Transportation Plan, and the Level B Plan sets forth a basic design for all the infrastructure necessary to develop the project. Unless otherwise noted, references are to the "Technical Appendixes Level B Plan October 2006"

- **Water:** Figure 5A-1 maps the proposed Trunk Infrastructure Plan for the Level B area. The "Master Plan of Water Supply for the City of Albuquerque New Mexico and Environs" (1963) includes Mesa Del Sol for facility planning purposes. The

proposed system is also designed to comply with the "City of Albuquerque Water Resources Management Strategy". Note that in addition to drawing on existing city reservoirs, Mesa Del Sol will be partly reliant on new elevated storage tanks.

- **Sanitary Sewer**: The proposed Sanitary Sewer Master Plan is set forth in Figure 5B-1, and is consistent with the overall concepts set forth in the Level A Plan. The Level B plan goes a step further which additional discussion of a future mesa-top reclamation plant to augment the City's reclamation efforts. (James – are there any published master plans with which we are consistent.)
- **Storm Drainage**: Figure 4A-1 in the Level B Plan is a refinement of the concept put forth in Section 5.2 of the Level A Plan. As before an "infiltration approach" is used for the mesa-top and a "discharge" approach for the areas at the base of the escarpment. The mesa-top is unusual in that its drainage is self-contained; standard methodologies described in the "Southeast Valley Drainage Management Plan" and its appended "Far Southeast Valley and Tributary Area to East" are used for the areas of conventional discharge drainage.
- **Crossing Structures**: No pedestrian crossing structures are proposed in the Plan.
- **Streets/Pedestrian Walks/Bikeways:** The "Auto and Transit Circulation Map 2025" is illustrated in Figure 3-2 and the "Pedestrian and Bicycle Circulation System" is illustrated in Figure 3-6 of the proposed Level B Plan, which also references several combined/pedestrian/bicycle paths at the sub-regional level which are designed to connect to the existing FAABS trails. At this scale, most pedestrian paths will not appear, but are referenced in cross-sections 3F-1 through 3F-8 inclusive of the Technical Appendix, as are proposed in-street bicycle lanes.
- **Parks:** The Level B Plan (Figure 2-2) illustrates only the location of the 40-acre Major Urban Park having frontage on Mesa Del Sol Boulevard roughly in the middle of the Level B Plan area. Smaller parks, as discussed in the text, will take two forms: free-standing neighborhood parks of up to 5 acres within residential areas and so-called "school parks" which would combine school uses with multi-use parks and other cultural services including but not limited to fire and police stations or community centers. Generally these "school parks" are located along or proximate to, major open space "trunk corridors" which will provide pedestrian and bicycle access between them.
- **Electricity:** Mesa Del Sol has worked closely with PNM on the design of a system illustrated in Figure 5C-1 which generally locates the routes of new transmission lines and the location of substations. PNM and Mesa Del Sol have also settled on certain design protocols related to the local distribution system and the location of transformers, switch cabinets, and pedestals.
- **Natural Gas**: The Plan does not contain discussion of this issue at this time.
- **Telephone:** All other dry utilities, such as telephone and cable services, will follow standard requirements of the service franchises. Cellular towers will comply with Zoning Code requirements and procedures.
- **Transit:** Mesa Del Sol is planned as a "transit-oriented development" using Mesa Del Boulevard as a transit corridor connecting the "community center" on top of the mesa with the City by means of University Boulevard to the north and to the freeway and Broadway Boulevard at the west. A transfer connection to the RailRunner system is being discussed. Transit lanes are also depicted in street

sections 3F-1 through 3F-8. The proposed Transit System is shown in Figure 3-5 of the Level B Plan. A study has also been prepared setting forth concepts of what type of transit system would be most effective over time, and sets forth some means for encouraging ridership.

It should be emphasized that many public systems within Mesa Del Sol have not yet been accounted for in the Capital Improvement Programs of any government jurisdiction. The adoption of the Level B Plan and the Technical Appendix does not constitute commitment on Mesa Del Sol's part to the sole financial responsibility for their construction. While Mesa Del Sol will be constructed at "no net expense to the City" as required by the Planned Communities Criteria (among other documents) Mesa Del Sol does not yield its rights to pursue cooperative agreements with government jurisdictions, or to seek alternative means of financing such as Tax Improvement Development District designation, among others.

If the proposal is adjacent to required or proposed public open space, will public access to the open space be provided? If not, why not?

Open Space in the Level B plan comes in three forms: the La Semilla Management area to the east; the mesa escarpments on the west and north; and the internal "trunk" open space corridors. La Semilla is under lease to the Department of Energy as a buffer and habitat preservation area, and thus Mesa Del Sol cannot comment on whether it will be accessible to the public. The Major Escarpment areas will be dedicated to the City as development projects and plats are brought through under Level C plans, subject to the reservation of transportation and utility corridors, after which the procedures regarding Extraordinary Use of open space will apply. The City will have jurisdiction over public access. As the "trunk" corridor spaces will combine trail, drainage, park and other recreational uses, some of them, on an individual basis, may be dedicated to the City, while others may be retained as private lands. Generally, it is not Mesa Del Sols intent to limit public access to open space.

In closing: The Mesa Del Sol Plan is a comprehensive and far-reaching approach to the development of a "full-service" community providing all required infrastructures meeting all present tests for "best practice" and in many ways reaching into the future for better solutions to the growing need to better manage all resources as we develop our communities. Your consideration is respectfully requested.

Sincerely yours,

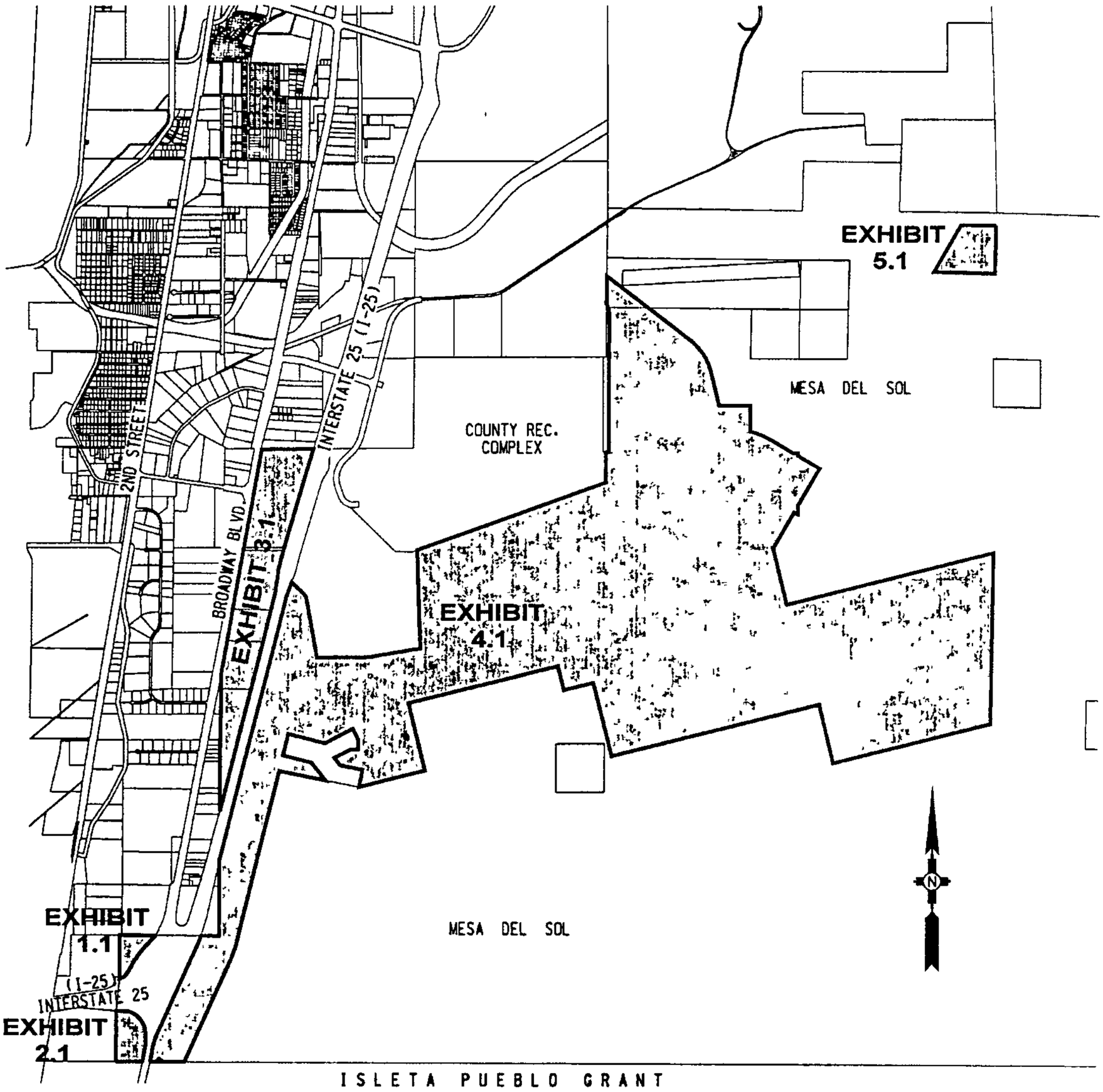
Lawrence Kline FAICP

Cc: Mr. Harry Relkin
Mr. Will Gleason AICP
Mr. James Topmiller PE
Mr. Pete Hinckley PE
Mr. John Myers Esq.

EXHIBIT KEY MAP
&
VICINITY MAP

(LEVEL B LEGAL DESCRIPTION)

OCTOBER, 2006



SUMMARY OF EXHIBITS

Exhibit 1.1	13.7525
Exhibit 2.1	23.5768
Exhibit 3.1	200.8912
Exhibit 4.1	2804.0733
Exhibit 5.1	40.0000
TOTAL (NET)	3082.2938 Ac.

RECEIVED
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LAND DEVELOPMENT SECTION

SHEET 1 OF 1

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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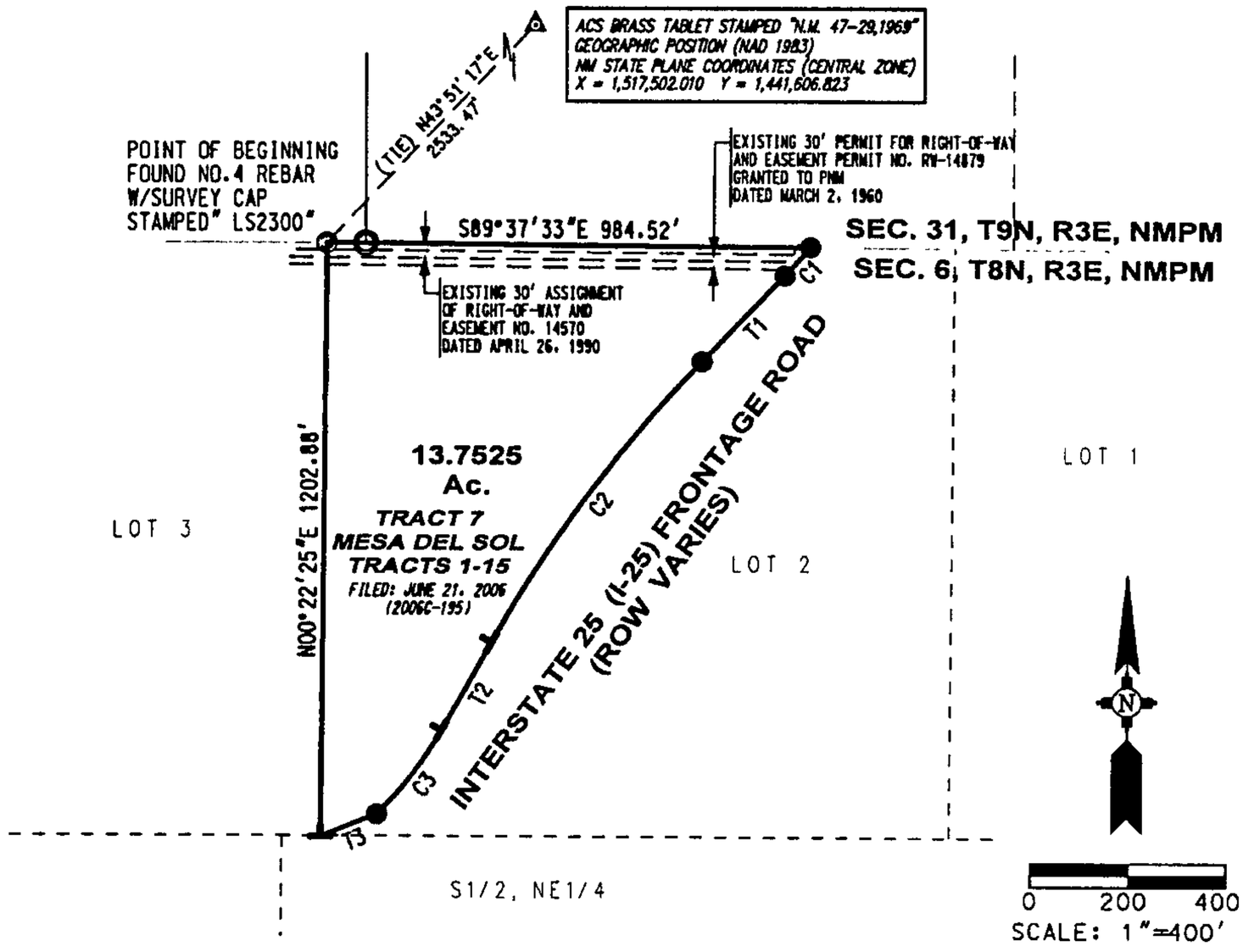
JOB No 050140 038 01

EXHIBIT 1.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	03°32'33"	38.52	77.01	1245.48	76.99	S42°07'09"W
C2	15°00'00"	358.34	712.58	2721.87	710.55	S36°47'27"W
C3	15°48'33"	108.28	215.19	779.90	214.51	S37°52'58"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S43°51'08"W	241.16
T2	S29°13'39"W	206.99
T3	S68°03'39"W	124.30

DESCRIPTION

A certain tract of land situated within a portion of Lot 2 Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 7 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a No. 4 rebar with a survey cap stamped "LS 2300" at the northwest corner of said Lot 2, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N43°51'47"E a distance of 2533.47 feet; thence along the northerly boundary line of said Section 6,
S89°37'33"E a distance of 984.52 feet to a point on curve (non-tangent) on the westerly right-of-way of the Interstate 25 frontage road, thence along said right-of-way line,
77.01 feet along the arc of a curve to the right having a radius of 1245.48 feet and a chord bearing S42°07'09"W a distance of 76.99 feet; thence,
S43°51'08"W a distance of 241.16 feet; thence,
712.58 feet along the arc of a curve to the left having a radius of 2721.87 feet and a chord bearing S36°47'27"W a distance of 710.55 feet to a t-rail; thence,
S29°13'39"W a distance of 206.99 feet to a t-rail; thence,
215.19 feet along the arc of a curve to the right having a radius of 779.90 feet and a chord bearing S37°52'58"W a distance of 214.51 feet; thence,
S68°03'39"W a distance of 124.30 feet to a t-rail on the westerly boundary line of said Lot 2; thence along said westerly boundary line,
N00°22'25"E a distance of 1202.88 feet to the point and place of beginning.

This tract contains 13.7525 acres, more or less.

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OCT 05 2006
LAND DEVELOPMENT SECTION

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

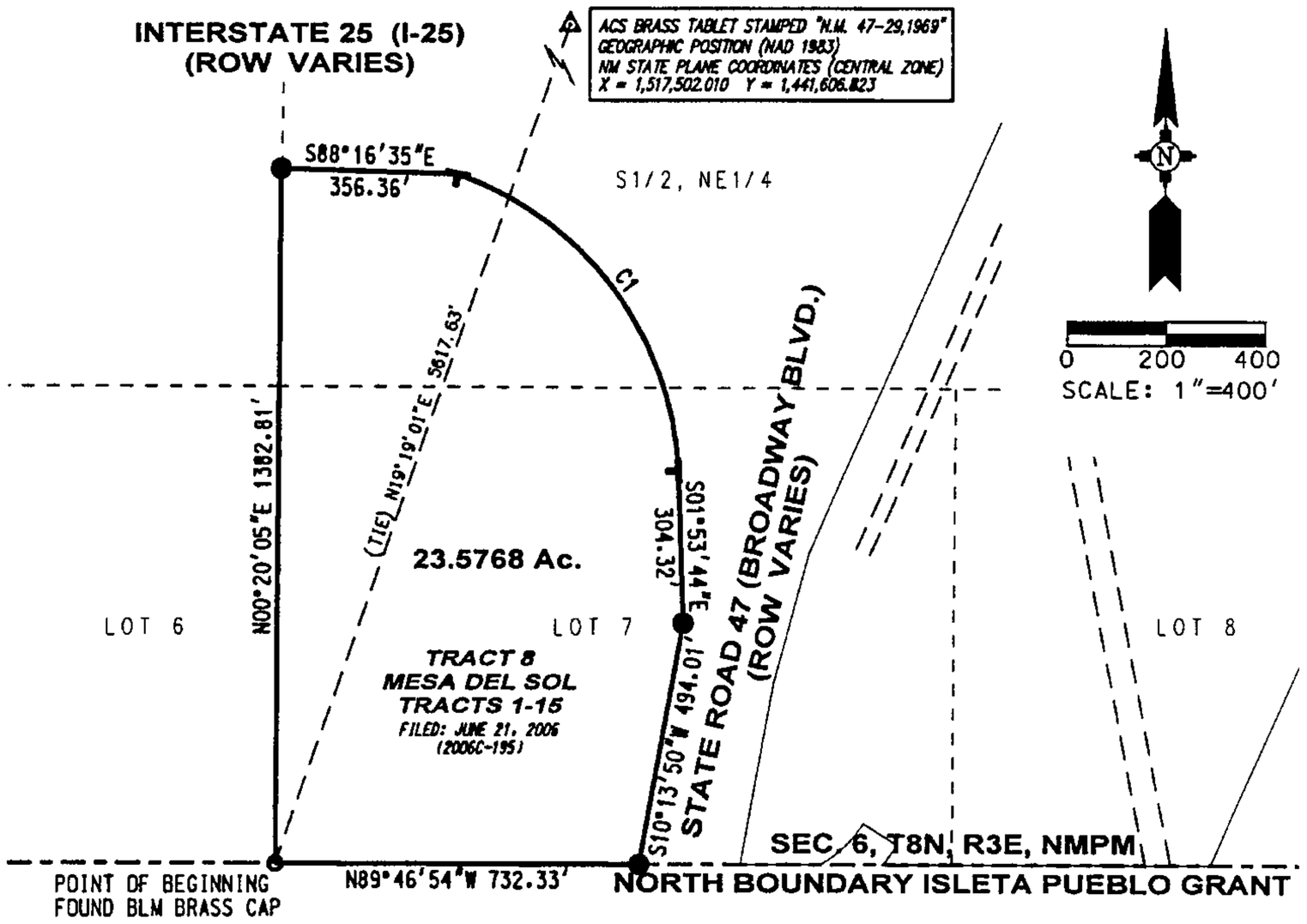
Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT 2.1



CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	68°03'07"	448.27	788.58	663.94	743.04	S36°51'15"E

DESCRIPTION

A certain tract of land situated within a portion of Lot 7, and a portion of the south one-half of the northeast one-quarter of section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 8 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a Bureau of Land Management (BLM) brass cap marking the closing corner on the north boundary line of the Isleta Pueblo Grant and the line common to Lot 6 and said Lot 7 of said Section 6. Said point being the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears N19°19'01"E a distance of 5617.63 feet; thence along the westerly boundary line of said Lot 7,
N00°20'05"E a distance of 1382.81 feet to a point on the southerly right-of-way line of the ramp to State Road 47; thence along said ramp right-of-way line,
S88°16'35"E a distance of 356.36 feet to a t-rail; thence along a transition curve,
788.58 feet along the arc of a curve to the right having a radius of 663.94 feet and a chord bearing S36°51'15"E a distance of 743.04 feet to a t-rail; thence along the now westerly right-of-way line,
S01°53'44"E a distance of 304.32 feet; thence,
S10°13'50"W a distance of 494.01 feet to a point on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 732.33 to the point and place of beginning.

This tract contains 23.5768 acres, more or less.

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LAND DEVELOPMENT SECTION

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

ALAN R. BENHAM
NEW MEXICO
15700
LICENSED PROFESSIONAL SURVEYOR

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

SHEET 1 OF 1

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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JOB No. 050140 038 01

EXHIBIT 3.1

DESCRIPTION

A certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 and within Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 6 of the BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the BLM brass cap marking the corner common to said Section 29, Sections 30 and 31, and said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 196" having New Mexico State Plane Grid coordinates for the Central Zone X=1,517,502.010, Y=1,441,606.823 bears S15°39'11"W a distance of 3619.63 feet; thence along the west boundary of said Section 29,
N00°30'38"E a distance of 1881.54 to a point on the east right-of-way line of said Broadway Boulevard, thence along said east right-of-way line,
N10°09'49"E a distance of 6203.76 feet to the northwest corner of the tract herein described, thence along the north boundary line of the south one-half of said Section 20,
N89°29'36"E a distance of 1423.68 feet to the northeast corner of the tract herein described and a point on the west right-of-way line of said Interstate 25, thence along the said west right-of-way line,
S16°27'00"W a distance of 2382.21 feet; thence,
983.00 feet along the arc of a curve to the left having a radius of 23,158.32 feet and a chord bearing
S15°14'07"W a distance of 982.93 feet; thence,
S08°35'49"W a distance of 733.24 feet; thence,
S14°02'20"W a distance of 4800.00 feet; thence,
S15°28'16"W a distance of 200.06 feet; thence,
S14°02'20"W a distance of 1149.61 feet to a point on the west boundary line of said Section 32 and the most southerly corner of the tract herein described, thence along said west boundary line,
N00°07'12"E a distance of 1922.34 feet to the point and place of beginning of the tract herein described.

This tract contains 200.8912 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R Benham

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

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CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	02°25'55"	491.57	983.00	23,158.32	982.93	S15°14'07"W

TANGENT DATA		
NO.	BEARING	DISTANCE
T1	S08°35'49"W	733.24
T2	S15°28'16"W	200.06
T3	S14°02'20"W	1149.61

Bohannan ▲ Huston INC.
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ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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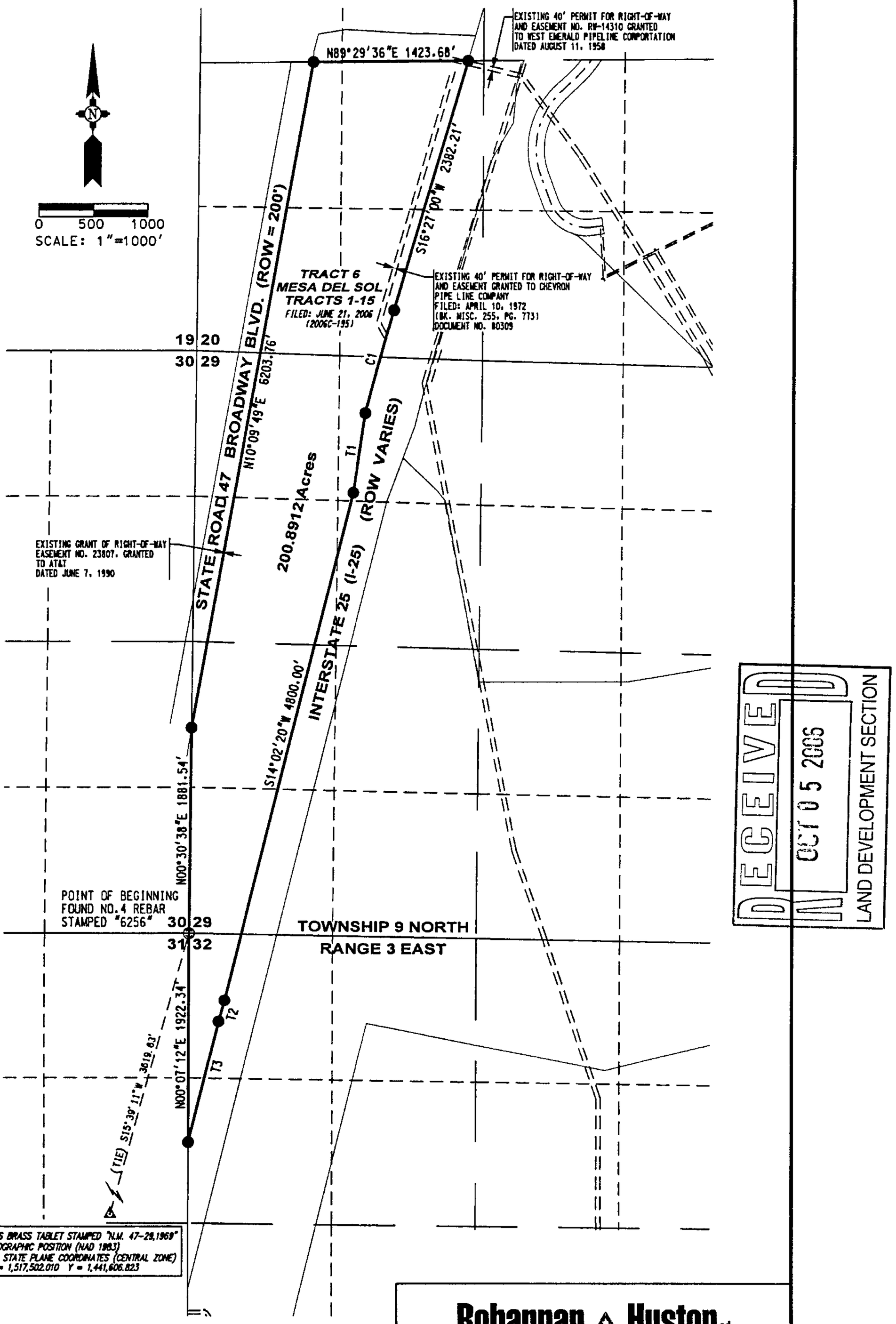
EXHIBIT 3.1



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OCT 05 2006
LAND DEVELOPMENT SECTION

SHEET 2 OF 2

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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JOB No 050140 038 01

EXHIBIT 4.1

DESCRIPTION

A certain tract of land being a portion of Sections 15, 21, 22, 23, 26, 27, 28, 29, 32, 33, 34 and 35, Township 9 North, Range 3 East, and a portion of Sections 5 and 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of Tract 14 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and Tracts 4-A, 4-B, and 4-C of the PLAT OF TRACTS 4-A, 4-B, & 4-C, MESA DEL SOL, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 22, 2006 in Book 2006C, Page 197 as Document No. 2006092610, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at a BLM brass cap marking the southwest corner of said Section 32, whence the City of Albuquerque survey monument "NM 47-29, 1969" having New Mexico State Plane Grid coordinates for the Central Zone: X=1,517,502.010, Y=1,441,606.823 bears N27°37'06"W a distance of 2082.63 feet; thence along the west boundary line of said Section 32,
N00°07'12"E a distance of 2057.31 feet to a point on the easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N14°02'20"E a distance of 7461.00 feet; thence,
N20°20'04"E a distance of 420.85 feet; thence leaving said easterly right-of-way line,
S46°49'09"E a distance of 435.91 feet; thence,
S37°53'08"E a distance of 123.77 feet; thence,
S10°38'37"E a distance of 1687.81 feet; thence,
N89°42'00"E a distance of 1374.29 feet; thence,
N80°27'33"E a distance of 1484.86 feet; thence,
N01°55'34"W a distance of 2679.42 feet; thence,
N70°17'19"E a distance of 5493.48 feet to a point on the westerly boundary line of said Section 22; thence along the said westerly boundary line,
N00°07'15"W a distance of 831.77 feet to a point on the southerly right-of-way line of University Boulevard SE; thence along said southerly right-of-way line,
S89°47'27"E a distance of 78.00 feet to the southeast corner of said southerly right-of-way line of University Boulevard SE; thence along the easterly right-of-way line,
N00°07'15"W a distance of 2631.35 feet to a point on the northerly boundary line of said Section 22; thence along said northerly boundary line,
S89°28'45"E a distance of 19.75 feet; thence leaving said northerly boundary line of said Section 22,
N00°59'25"E a distance of 86.76 feet; thence,
N89°00'35"W a distance of 20.00 feet to a point on the easterly right-of-way line of said University Boulevard SE, thence along said easterly right-of-way line,
N00°59'25"E a distance of 946.23 feet to a point of curvature; thence,
446.94 feet along the arc of a tangent curve to the left having a radius of 1078.00 feet and a chord bearing N10°53'13"W a distance of 443.74 feet and an interior angle of 23°45'17" to a point of non-tangency on the westerly boundary line of said Section 15; thence along said westerly boundary line,
N00°27'38"E a distance of 732.42 feet; thence leaving said westerly boundary line,
S52°53'55"E a distance of 2884.11 feet to a point of curvature; thence,
1030.23 feet along the arc of a tangent curve to the right having a radius of 1520.00 feet and a chord bearing S33°28'54"E a distance of 1010.62 feet and an interior angle of 38°50'02" to a point of tangency; thence,
S14°03'53"E a distance of 982.93 feet; thence,
S89°38'06"E a distance of 854.93 feet; thence,
S00°02'06"E a distance of 716.21 feet to a point of curvature (non-tangent); thence,
636.86 feet along the arc of a tangent curve to the right having a radius of 2413.20 feet and a chord bearing S67°23'06"E a distance of 635.02 feet and an interior angle of 15°07'15" to a point of tangency; thence,
S59°49'29"E a distance of 694.35 feet; thence,
S89°47'27"E a distance of 135.42 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 78.25 feet; thence leaving said easterly boundary line,
S59°49'29"E a distance of 680.37 feet; thence,
S30°10'31"W a distance of 1169.88 feet to a point on the easterly boundary line of said Section 22; thence along said easterly boundary line,
S00°00'22"E a distance of 244.51 feet; thence leaving said easterly boundary line,
N59°49'29"W a distance of 122.92 feet; thence,
S30°10'31"W a distance of 1117.57 feet; thence,
S75°56'04"W a distance of 17.45 feet; thence,
S14°03'55"E a distance of 1600.02 feet; thence,
N75°58'58"E a distance of 5871.96 feet to a found No.4 Rebar marking the corner common to said Sections 23, 24, 25 and 26; thence along the boundary line common to said Sections 25 and 26,
S00°50'53"W a distance of 4678.28 feet to the southeast corner of the tract herein described; thence along the southerly boundary line of the tract herein described,
S75°56'07"W a distance of 4471.09 feet to a point of curvature (non-tangent); thence,
190.48 feet along the arc of a tangent curve to the left having a radius of 2544.00 feet and a chord bearing N11°55'11"W a distance of 190.43 and an interior angle of 04°17'24" to a point of tangency; thence,
N14°03'53"W a distance of 1464.40 feet; thence,
S75°56'07"W a distance of 5873.54 feet; thence,
N14°03'53"W a distance of 2076.62 feet; thence,
S75°56'07"W a distance of 830.46 feet; thence,
N14°03'53"W a distance of 683.98 feet; thence,
S75°56'07"W a distance of 4233.99 feet; thence,
S14°03'53"E a distance of 1910.10 feet; thence,
S75°56'07"W a distance of 1871.09 feet; thence,
N11°18'56"E a distance of 483.45 feet; thence,
N78°45'44"W a distance of 629.15 feet; thence,
N38°19'08"W a distance of 259.17 feet; thence,
N62°37'24"E a distance of 502.95 feet; thence,
S90°00'00"E a distance of 210.86 feet; thence,
N00°11'33"W a distance of 261.30 feet; thence,
N25°40'10"W a distance of 339.96 feet; thence,
S62°41'23"W a distance of 858.50 feet; thence,
N75°57'40"W a distance of 1040.04 feet; thence,
S14°02'20"W a distance of 610.46 feet; thence,
S75°57'40"E a distance of 807.43 feet; thence,
S38°18'46"E a distance of 618.36 feet; thence,
N78°45'51"W a distance of 1290.21 feet; thence,
S14°02'24"W a distance of 1897.86 feet; thence,
S13°43'32"W a distance of 3043.28 feet; thence,
S20°59'53"W a distance of 342.51 feet; thence,
S24°22'18"W a distance of 1603.31 feet; thence,

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LAND DEVELOPMENT SECTION

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03-OCT-2006 -
JOB No. 050140-038-01

EXHIBIT 4.1

DESCRIPTION (CONTINUED)

S24°02'00"W a distance of 1525.32 feet to a point on the north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 661.27 feet to a point on the easterly boundary of Parcel 24-2 as the said is shown on Sheet 24 of the New Mexico State Highway Project I-025-4(39)200; thence along the boundary of said Parcel 24-2,
48.84 feet along the arc of a non-tangent curve to the left having a radius of 326.48 feet and a chord bearing N37°01'08"E a distance of 48.79 feet and an interior angle of 08°34'16" to a point of non-tangency; thence,
N57°16'00"W a distance of 80.00 feet to a point of non-curvature; thence,
120.46 feet along the arc of a non-tangent curve to the right having a radius of 246.48 feet and a chord bearing S46°44'03"W a distance of 119.26 feet and an interior angle of 28°00'05" to a point of non-tangency on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 160.35 feet to a point on the said easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N10°13'50"E a distance of 374.55 feet; thence
N15°09'17"E a distance of 268.67 feet; thence,
N24°01'51"E a distance of 1148.32 feet; thence,
N24°01'44"E a distance of 1254.13 feet; thence,
N25°09'52"E a distance of 459.17 feet; thence,
N20°59'34"E a distance of 241.27 feet to a point on the southerly boundary line of Section 31, T9N, R3E, NMPM, thence along the said southerly boundary line,
S89°36'12"E a distance of 491.59 feet to the point and place of beginning.

The tract contains 2804.0733 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

RECEIVED OCT 05 2006 LAND DEVELOPMENT SECTION

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT 4.1

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10°13'50"E	374.55'	T17	S00°00'22"E	244.51'
T2	N15°09'17"E	268.67'	T18	N59°49'29"W	122.92'
T3	N25°09'52"E	459.17'	T19	S75°56'04"W	17.45'
T4	N20°59'34"E	241.27'	T20	N11°18'56"E	483.45'
T5	S89°36'12"E	491.59'	T21	N78°45'44"W	629.15'
T6	N20°20'04"E	420.85'	T22	N38°19'08"W	259.17'
T7	S46°49'09"E	435.91'	T23	N62°37'24"E	502.95'
T8	S37°53'08"E	123.77'	T24	S90°00'00"E	210.86'
T9	S89°47'27"E	78.00'	T25	N00°11'33"W	261.30'
T10	S89°28'45"E	19.75'	T26	N25°40'10"W	339.96'
T11	N00°59'25"E	86.76'	T27	S14°02'20"W	610.46'
T12	N89°00'35"W	20.00'	T28	S38°18'46"E	618.36'
T13	S59°49'29"E	694.35'	T29	S20°59'53"W	342.51'
T14	S89°47'27"E	135.42'	T30	N89°46'54"W	661.27'
T15	S00°00'22"E	78.25'	T31	N57°16'00"W	80.00'
T16	S59°49'29"E	680.37'	T32	N89°46'54"W	160.35'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	23°45'17"	226.73'	446.94'	1078.00'	443.74'	N10°53'13"W
C2	38°50'02"	535.78'	1030.23'	1520.00'	1010.62'	S33°28'54"E
C3	15°07'15"	320.29'	636.86'	2413.20'	635.02'	S67°23'06"E
C4	04°17'24"	95.28'	190.48'	2544.00'	190.43'	N11°55'11"W
C5	08°34'16"	24.47'	48.84'	326.48'	48.79'	N37°01'08"E
C6	28°00'05"	61.46'	120.46'	246.48'	119.26'	S46°44'03"W

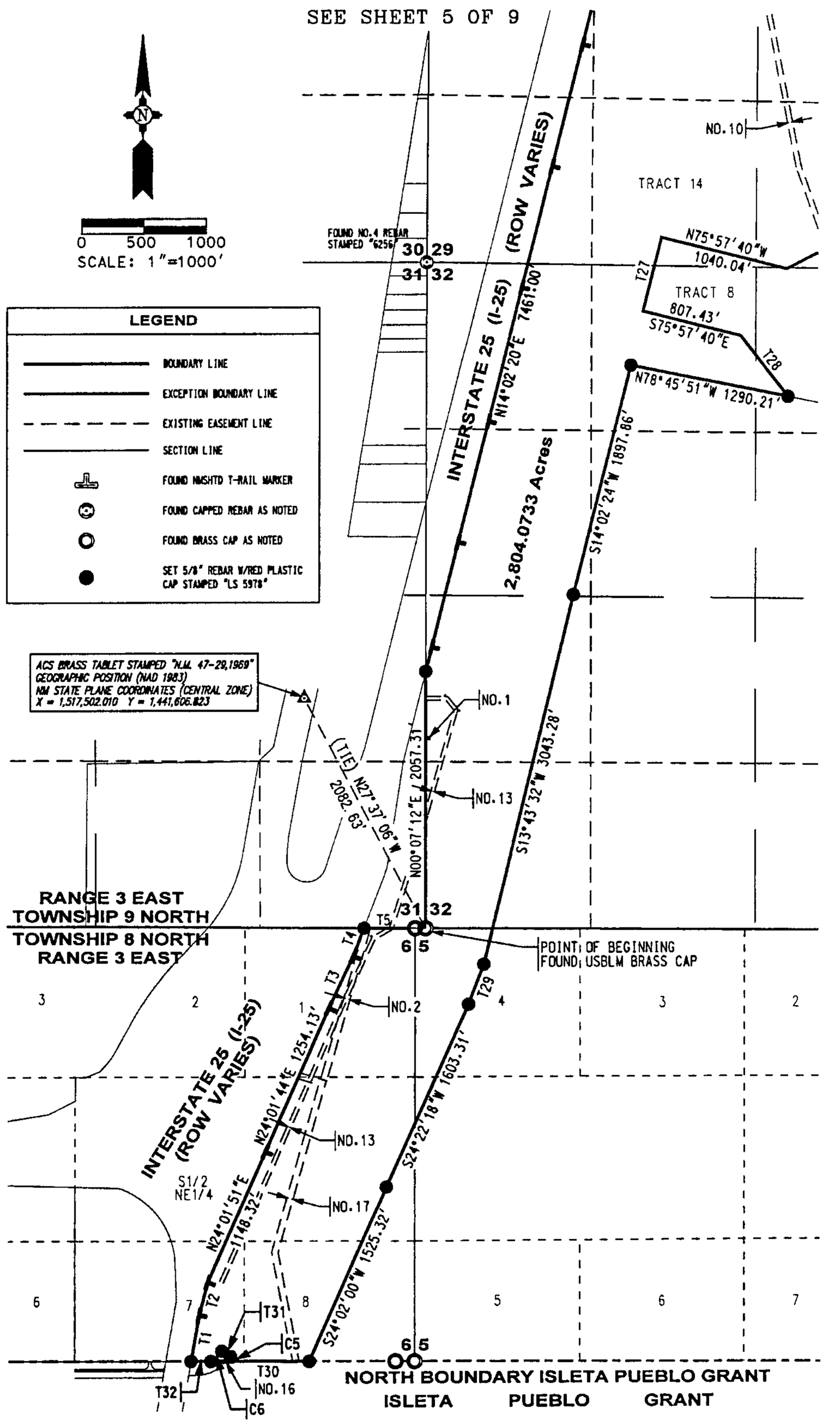
EASEMENTS

1. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751.
2. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266.
3. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001.
4. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037.
5. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709.
6. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982.
7. A 40 foot wide Permit for Right-for-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958.
8. A 30 foot wide Permit for Right-for-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969.
9. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1938.
10. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. M-7423 dated September 10, 1954.
11. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
12. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14312 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
13. A 30 foot wide Permit for Right-of-Way Easement No. RW-17969 granted to MST&T dated June 21, 1972.
14. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14311 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
15. 2.0134 acre Non-Directional Beacon Site leased to Federal Aviation Administration recorded October 5, 2001, Document No. 2001117807.
16. District Court Civil Action No. 7-72-04137.
17. A 50 foot wide Permit for Right-of-Way Easement No. M4500 granted to PNM per DWG. NO. A-626-D Dated October 6, 1953.

RECEIVED
OCT 05 2006
LAND DEVELOPMENT SECTION

Bohannan ▲ Huston INC.
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

EXHIBIT 4.1



SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2005 -

Job No 050140 038 01

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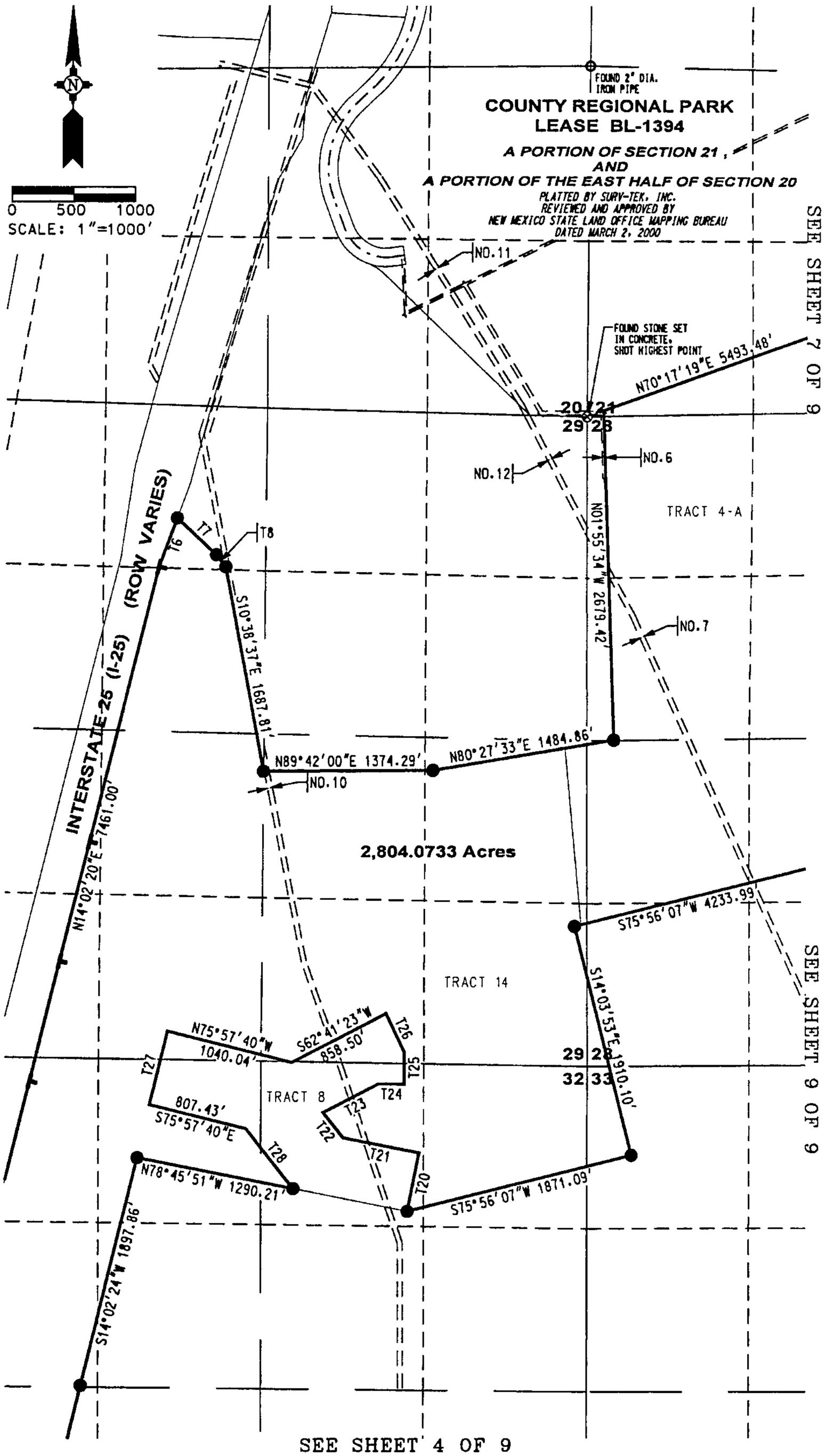

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

SHEET 5 OF 9

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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Job No 050140 038 01

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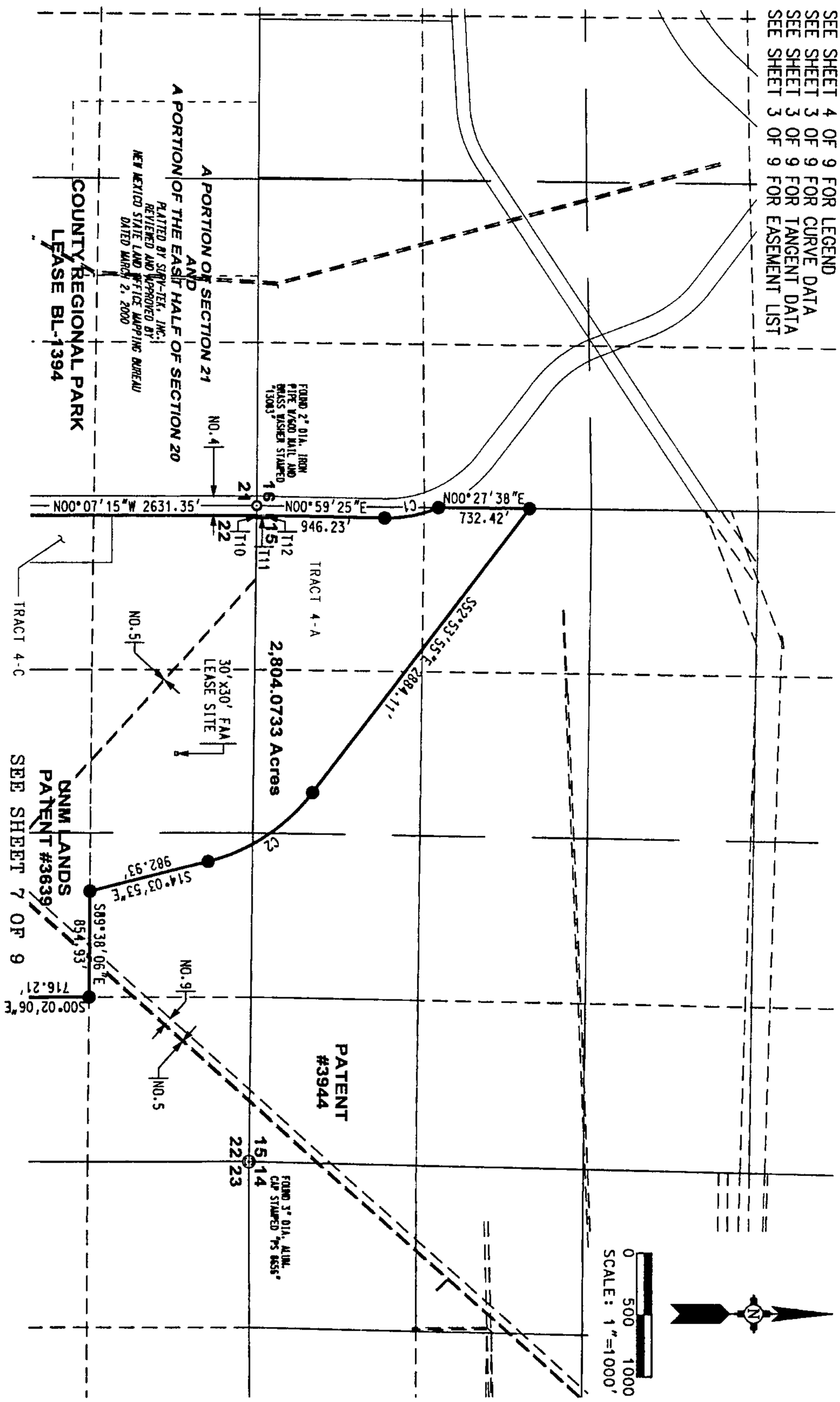

SHEET 6 OF 9

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2006

Job No 050140 038 01

EXHIBIT 4.1

SEE SHEET 6 OF 9

A PORTION OF SECTION 21
AND
A PORTION OF THE
EAST HALF OF SECTION 20
PLATTED BY SURV-TEK, INC.
REVIEWED AND APPROVED BY
NEW MEXICO STATE LAND OFFICE MAPPING BUREAU
DATED MARCH 2, 2000

0 500 1000
SCALE: 1"=1000'

COUNTY REGIONAL PARK
LEASE BL-1394

NO.4
N00°07'15"W 2631.35'
TRACT 4-C
T9
N00°07'15"W
831.77'

NO.5
NO.9
NO.5

S89°38'06"E
854.93'
S00°02'06"E
716.21'
C3
T13
T14
T15
T16
1169.88'
S30°10'31"W
T17
T18
1112.57'
S30°10'31"W
T19
S14°03'55"E 1600.02'
N75°58'58"E 5871.96'

UNM LANDS
PATENT #3639

TRACT 4-A
TRACT 4-B
TRACT 4-A

N70°17'19"E 5493.48'

NO.15
FOUND NO.5 REBAR
W/1-1/2" DIA. ALUM.
CAP STAMPED "6540"
AND BRASS WASHER
STAMPED "13983"

FOUND NO.4 REBAR
NEXT TO FALLEN STONE

21 22
28 27
22 23
27 26

NO.5

2,804.0733 Acres

SEE SHEET 5 OF 9
SEE SHEET 8 OF 9
SEE SHEET 9 OF 9

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

Bohannan Huston Inc
Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

JOB No 050140 038 01
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03-OCT-2006

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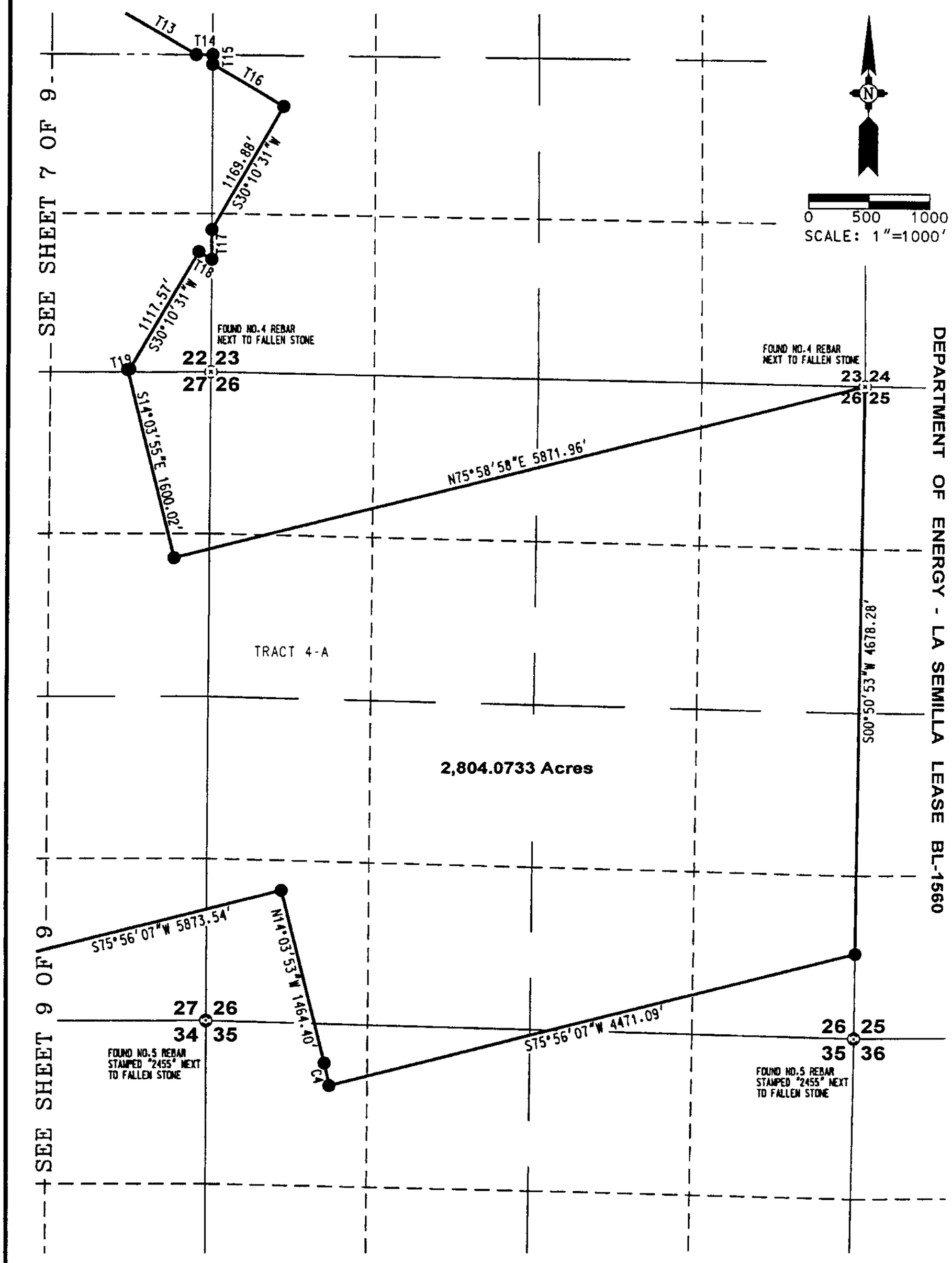

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2006 -

JOB No. 050140 038 01

EXHIBIT 4.1

SEE SHEET 7 OF 9

SEE SHEET 5 OF 9

SEE SHEET 8 OF 9

SHEET 9 OF 9

TRACT 4-A

2,804.0733 Acres

0 500 1000
SCALE: 1"=1000'

S75°56'07"W 4233.99'

T31

T30

N14°03'53"W 2076.62'

NO.5

NO.8

NO.14

FOUND NO.4 REBAR
CAP OBLITERATED

28 27
33 34

PATENT
#3948

S14°03'55"E 1600.02'

N75°58'58"E 5871.96'

TRACT 4-A

S75°56'07"W 5873.54'

27 26
34 35

FOUND NO.5 REBAR
STAMPED "2455" NEXT
TO FALLEN STONE

N14°03'53"W 1464.40'

C4

4471.09'
S75°56'07"W

SEE SHEET 4 OF 9 FOR LEGEND
SEE SHEET 3 OF 9 FOR CURVE DATA
SEE SHEET 3 OF 9 FOR TANGENT DATA
SEE SHEET 3 OF 9 FOR EASEMENT LIST

Bohannan Huston Inc
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

Job No 050140 038 01
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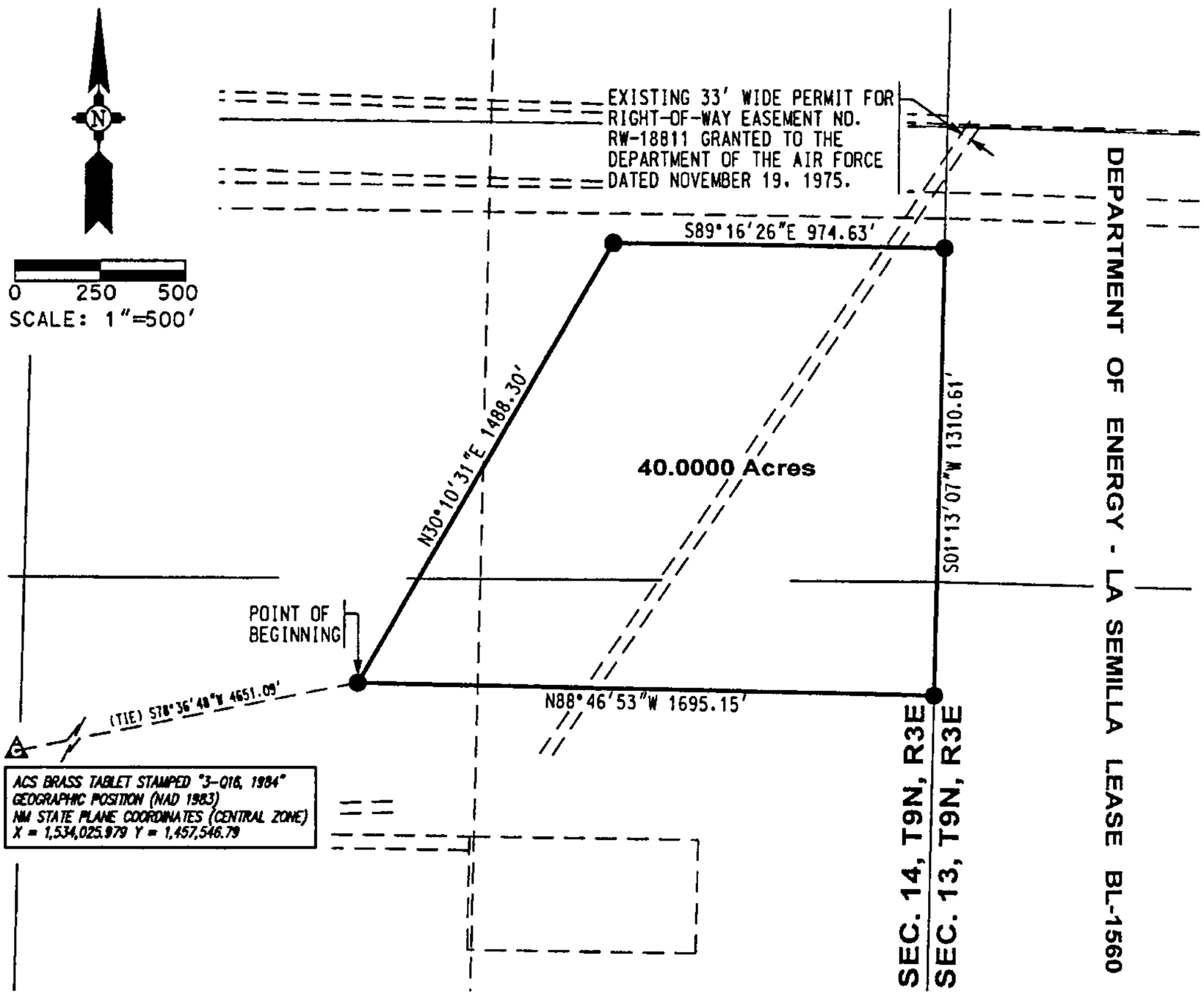
03-OCT-2006

EXHIBIT 5.1



DESCRIPTION

A certain tract of land situated within the east one-half of Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising of a portion of Tract 1 of the BULK LAND PLAT OF MESA DEL SOL, TRACTS 1-15, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on June 21, 2006 in Book 2006C, Page 195 as Document No. 2006091342 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, whence the City of Albuquerque survey monument "3-016, 1984", having New Mexico State Plane Grid coordinates for the Central Zone: X=1,534,025.979, Y=1,457,546.791 bears S78°36'48"W a distance of 4651.09 feet; thence along the west boundary line of the tract herein described,
N30°10'31"E a distance of 1488.30 feet to the northwest corner of the tract herein described; thence along the north boundary line of the tract herein described,
S89°16'26"E a distance of 974.63 feet to the northeast corner of the tract herein described, also being a point on the east boundary line of said Section 14; thence along the east boundary line of the tract herein described,
S01°13'07"W a distance of 1310.61 feet to the southeast corner of the tract herein described; thence along the south boundary line of the tract herein described,
N88°46'53"W a distance of 1695.15 feet to the point and place of beginning.

This tract contains 40.0000 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this legal description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 10/03/06

ALAN R. BENHAM NEW MEXICO 15700 LICENSED PROFESSIONAL SURVEYOR

SHEET 1 OF 1

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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03-OCT-2006

JOB No. 050140 038 01

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME Forest City NM, LLC

AGENT Jenkins - Kline Associates

ADDRESS P.O. Box 2001

PROJECT & APP # 1004075

PROJECT NAME Mesa del Sol Lennar Plan

$ 20.00 **441032/3424000 Conflict Management Fee**

$ _____ **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 20.00 **TOTAL AMOUNT DUE**

*****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.**

Counterreceipt.doc 6/21/04

DUPLICATE
City Of Albuquerque
Treasury Division

10/3/2006 10:26AM LOC: ANNX
RECEIPT# 00069430 WS# 007 TRANS# 0009
Account 441032 Fund 0110
Activity 3424000 TRSURS
Trans Amt $20.00
J24 Misc $20.00
CK $20.00
CHANGE $0.00

Thank You

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: SEE ATTACHED FOR OWNER INFORMATION PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ___ ZIP____ E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: JTOPMIL@BHINC.COM

DESCRIPTION OF REQUEST: PRELIMINARY/~~FINAL~~ PLAT AMENDMENT

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. TRACTS 1-15 Block: ____ Unit: ____

Subdiv. / Addn. MESA DEL SOL

Current Zoning: SU-2/ PLANNED COMMUNITY Proposed zoning: ____

Zone Atlas page(s): Q15,Q16,Q17,Q18,R14, R15(SEE PLAT) No. of **existing** lots: 1 No. of **proposed** lots: 2

Total area of site (acres): 12.917.880 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101605228121040150 MULTIPLE MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: I-25
Between: BROADWAY BLVD. SW and LOS PICAROS RD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1004075-05DRB-00525

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE Stephanie Walton DATE 5/23/2006

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	06DRB-____-00716	APP	5(3)	$ 50.00
☑ All fees have been collected	____-____-____	CMF	____	$ 20.00
☑ All case #s are assigned	____-____-____	____	____	$ ____
☑ AGIS copy has been sent	____-____-____	____	____	$ ____
☑ Case history #s are listed	____-____-____	____	____	$ ____
☑ Site is within 1000ft of a landfill	____-____-____	____	____	$ ____
☑ F.H.D.P. density bonus				Total
☑ F.H.D.P. fee rebate	Hearing date 05/31/06			$ 70.00

Sandy Handley 05/23/06
Planner signature / date

Project # 1004075

050140 Mesa Del Sol (W33.81)

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☐ **SKETCH PLAT REVIEW AND COMMENT** YOUR ATTENDANCE IS REQUIRED.

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

☐ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** Your **attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** Your **attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☐ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** Your **attendance is required.**

__ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings, 4 copies for internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application
__ Infrastructure list if required **(verify with DRB Engineer)** NO INTERNAL ROUTING
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** Your **attendance is required.**
☐ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
☐ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Topmiller
Stephanie Walton 5-23-06
Applicant name (print)
Applicant signature / date

Form revised 8/04, 1/05 & **10/05**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
06DRB ____-00716
____-____-____
____-____-____

Sandy Handley 05/31/06
Planner signature / date

Project # 1004075

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

May 23, 2006

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Amended Preliminary/[redacted] plat request & submittal:
Mesa Del Sol (DRB Project # 1004075)

Dear Sheran:

On behalf of Forest City Covington, the State Land Commissioner and the University of New Mexico, we are pleased to submit this amended "bulk land plat" for the lands of Mesa del Sol.

The amended plat has minor tract line relocations from the previous plat submittal and the elimination of one tract. These variations are identified on the enclosed 11"x17" mark up drawing for your convenience.

Accordingly, enclosed for Development Review Board review and approval are copies of the following information:

- Application for Development Review Board
- Copies of the Amended Plat
- Fee in the amount of $70.00
- ~~Letter from the Office of Neighborhood Coordination and related data, and~~
- Zone Atlas Map showing the location of the property.

Please place this item on the Development Review Board Agenda to be heard on May 31, 2006. If you have any questions or require further information, please contact me.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

P:\050140\cdp\corres\BULK Amendment.doc

MESA DEL SOL

OWNERS:

REGENTS OF THE UNIVERSITY OF NEW MEXICO,
A CONSTITUTIONALLY CREATED EDUCATIONAL
INSTITUTION IN THE STATE OF NEW MEXICO
SCHOLES HALL, ROOM 252
ALBUQUERQUE, NM 87131

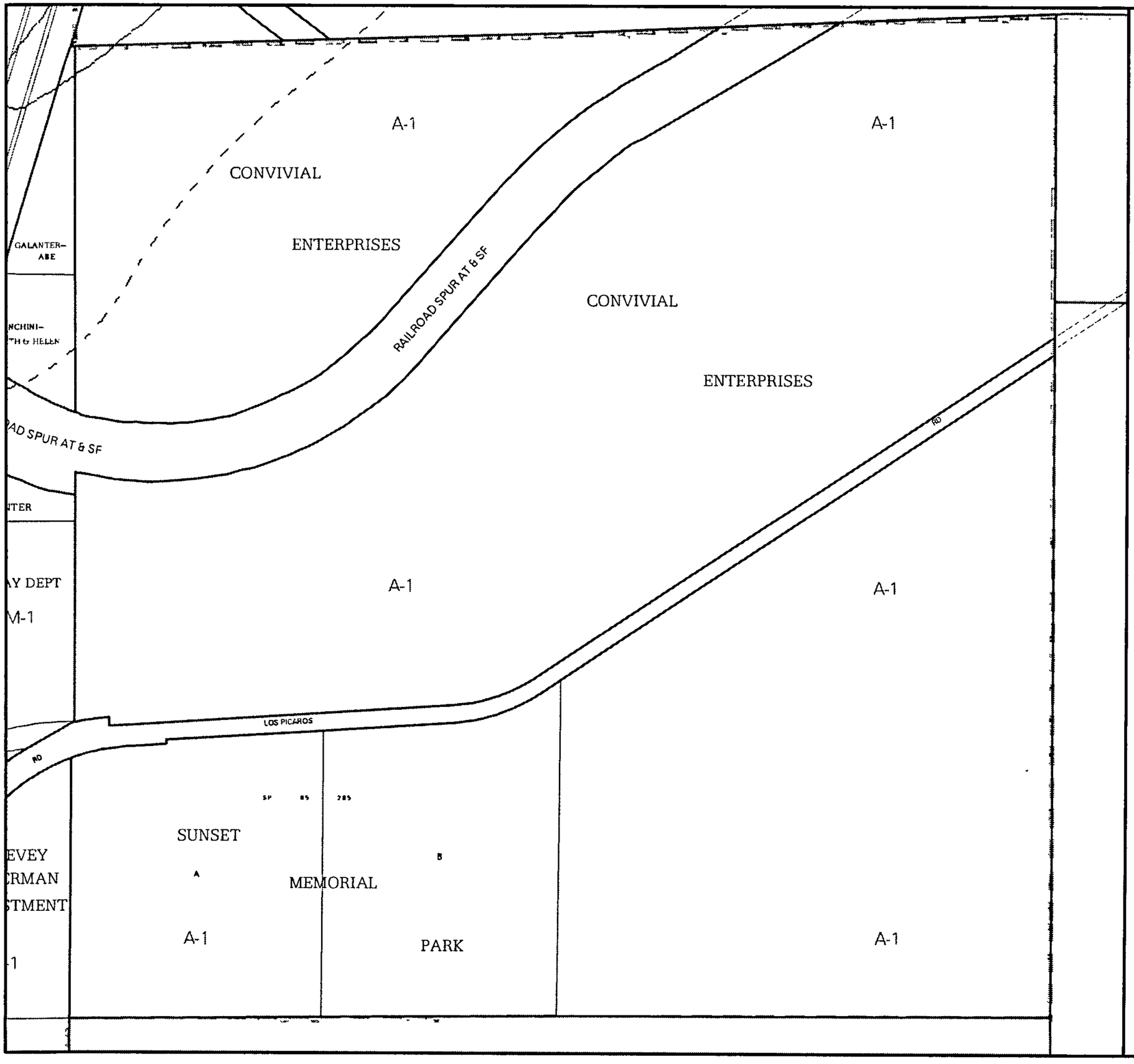
PHONE: 505-277-4620
FAX: 505-277-6290

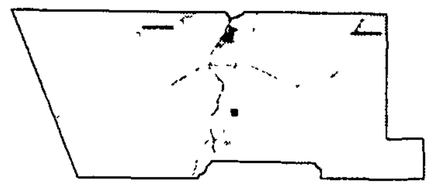
COMMISSIONER OF PUBLIC LANDS
OF THE STATE OF NEW MEXICO, TRUSTEE
FOR THE ENABLING ACT TRUST, ACT OF JUNE 29, 1910,
36 STAT, 557, CH. 310
PO BOX 1148
SANTA FE, NM 87504-1148

PHONE: 505-827-5866
FAX: 505-827-5766

ZONE ATLAS PAGES:

Q-15, Q-16, Q-17, Q-18, R-14, R-15, R-16, R-17, R-18, S-14, S-15,
S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14,
U-15, U-16, U-17, U-18





LEGAL DESCRIPTION

T9N

R3E

SEC 16

UNIFORM PROPERTY CODE

1-015-052

250 0 250 500 750 1,000

Feet

Map amended through February 2006

BERNALILLO COUNTY
GIS 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 are from Bernalillo County and the City of Albuquerque For current information visit www bernco gov

Q-15-Z

SU-1 SLUDGE TREATMENT FAC

SU-1 SLUDGE TREATMENT FAC

JPD

UNPLATTED/MONTESSA PARK/OPEN SPACE

SU-1 SLUDGE TREATMENT FAC

LOS PICAROS

NEW MEXICO TIMING ASSOC DRAGWAY

MESA DEL SOL

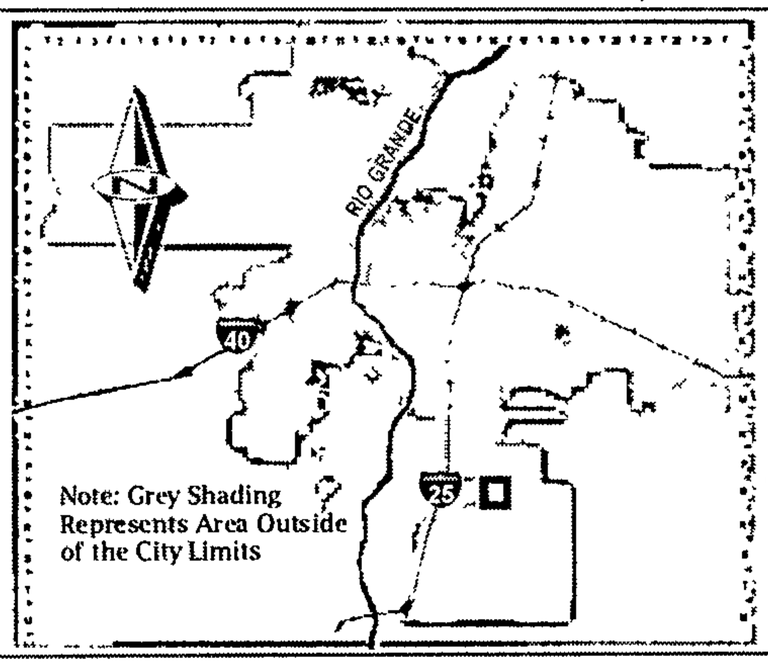
SU-2/PLANNED COMMUNITY

LA SEMILLA WY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



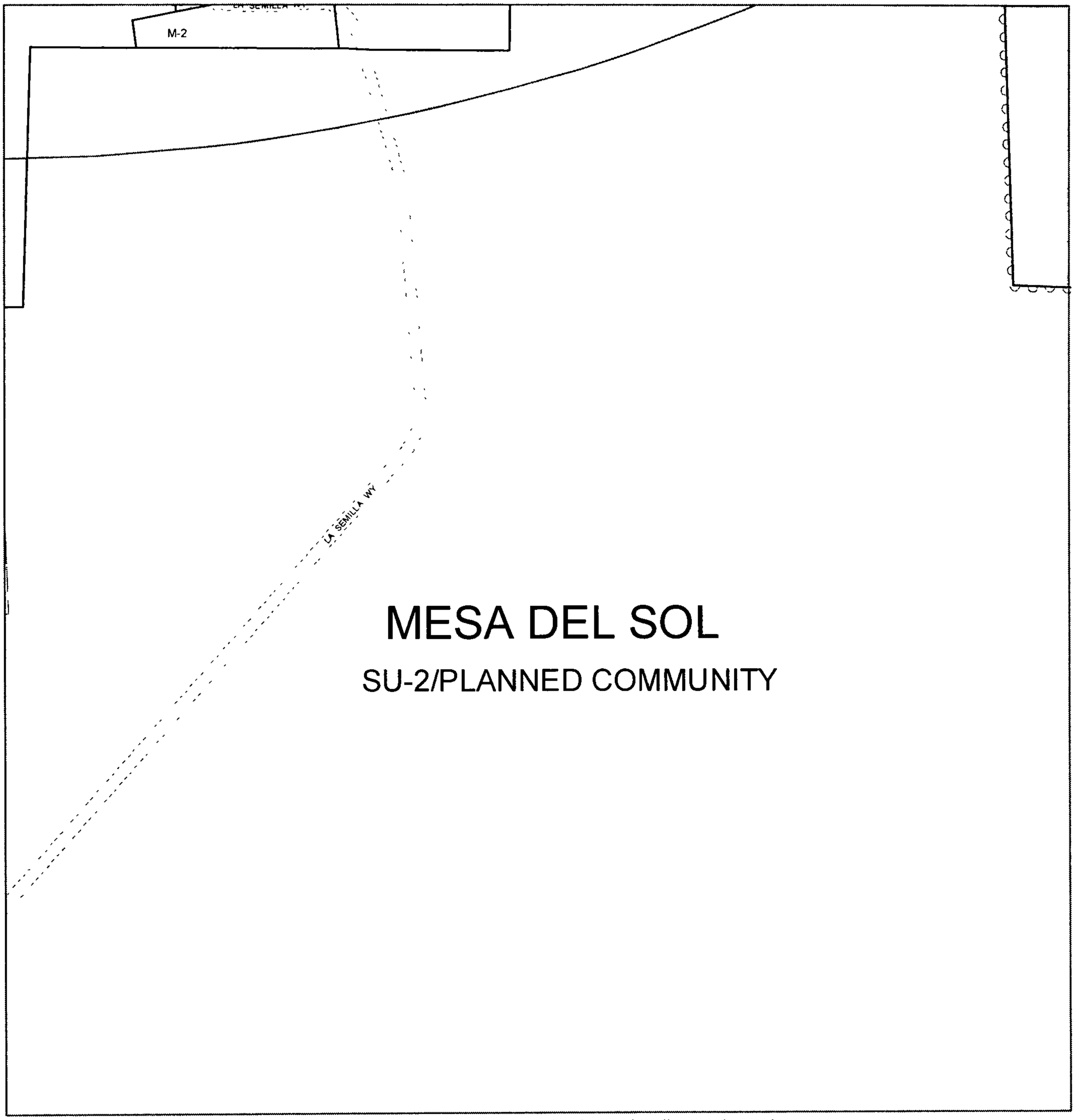
Zone Atlas Page

Q-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet



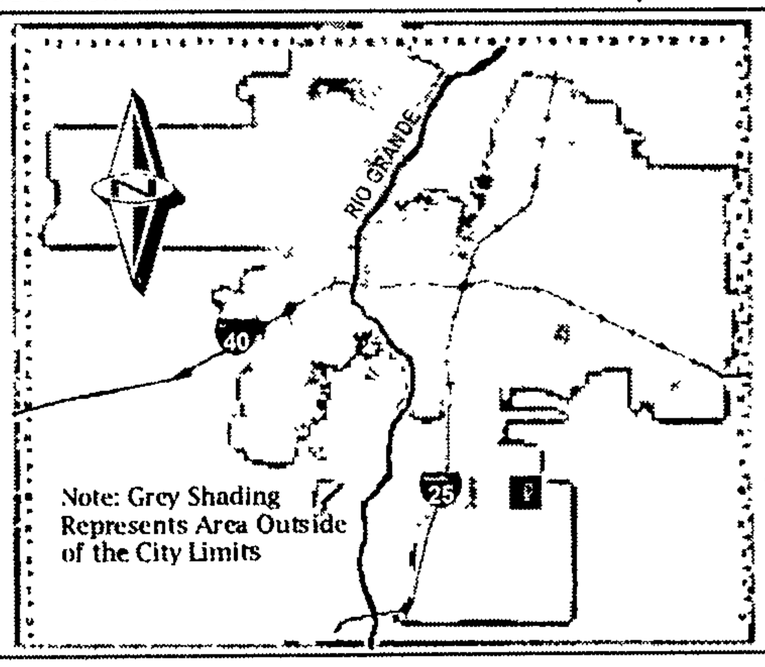
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

Q-17-Z

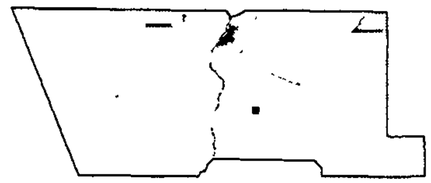
Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY



LEGAL DESCRIPTION

T9N

R3E

SEC 13

UNIFORM PROPERTY CODE

1-018-052

250 0 250 500 750 1,000

Feet

Map amended through February 2006

BERNALILLO COUNTY
GIS SECTION

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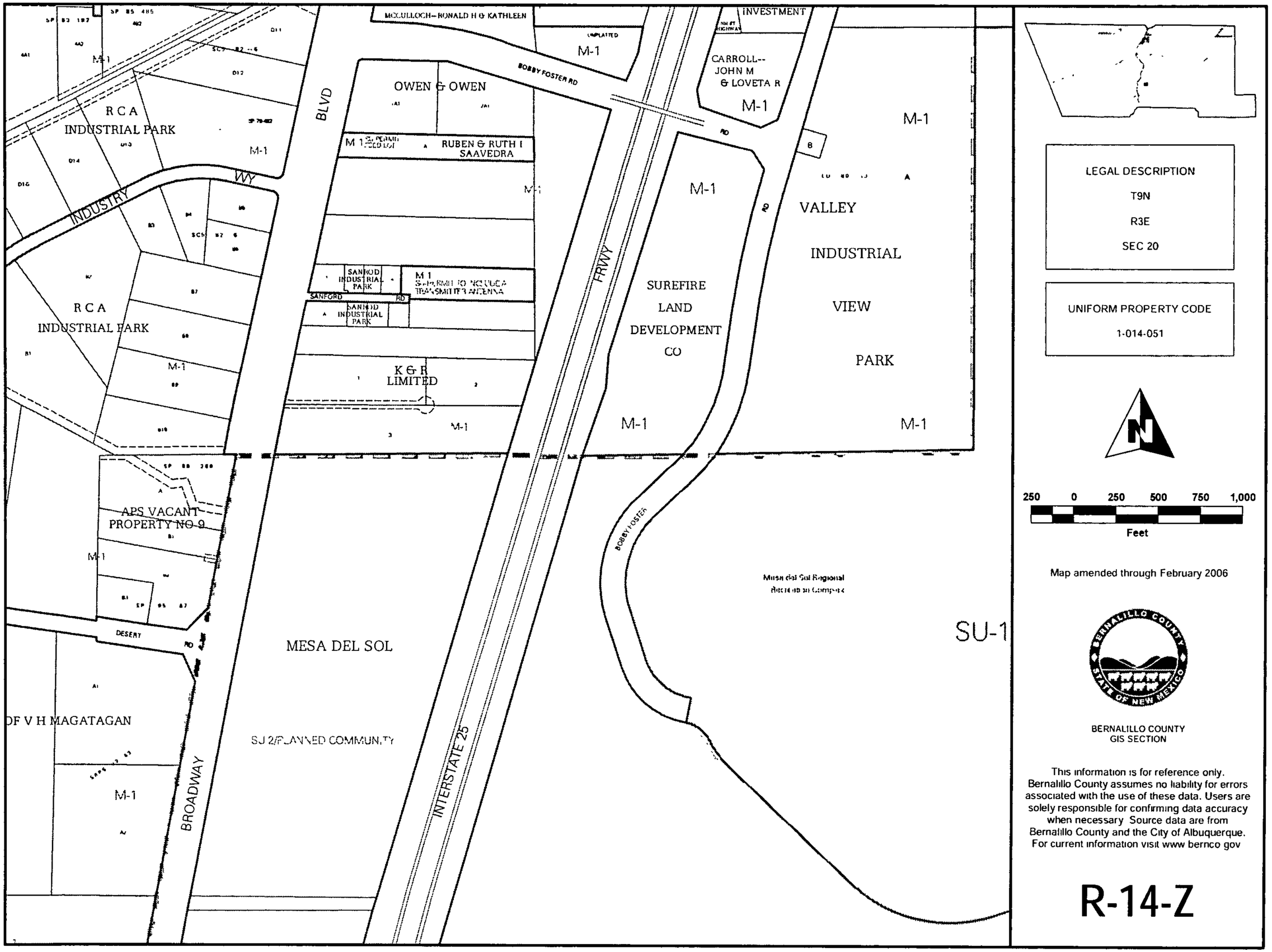
For current information visit www bernco gov

Q-18-Z



LEGAL DESCRIPTION

T9N

R3E

SEC 20

UNIFORM PROPERTY CODE

1-014-051

250 0 250 500 750 1,000

Feet

Map amended through February 2006

BERNALILLO COUNTY
GIS SECTION

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R-14-Z

Mesa del Sol Regional
Recreation Complex Phase 1B

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex Phase 1A

Mesa del Sol Regional
Recreation Complex

SU-1/URBAN REGIONAL PARK

MESA DEL SOL

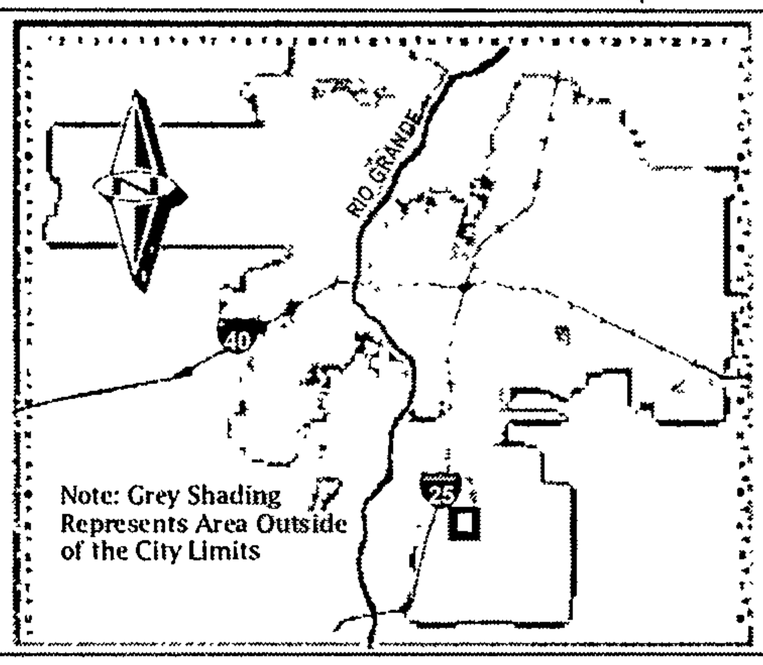
-1/URBAN REGIONAL PARK

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

R-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

LA SEMILLA WY

MESA DEL SOL

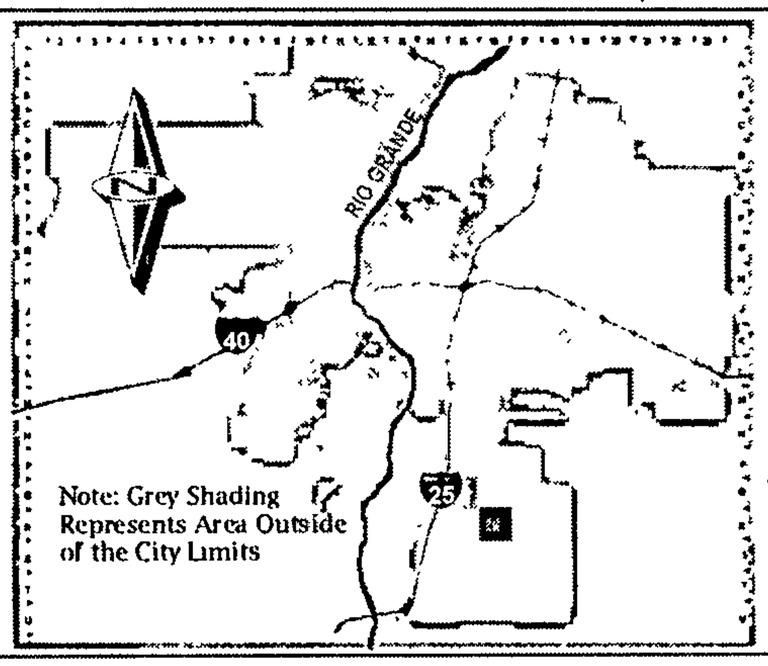
SU-2/PLANNED COMMUNITY

TY

For more current information and more details visit http //www.cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

R-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

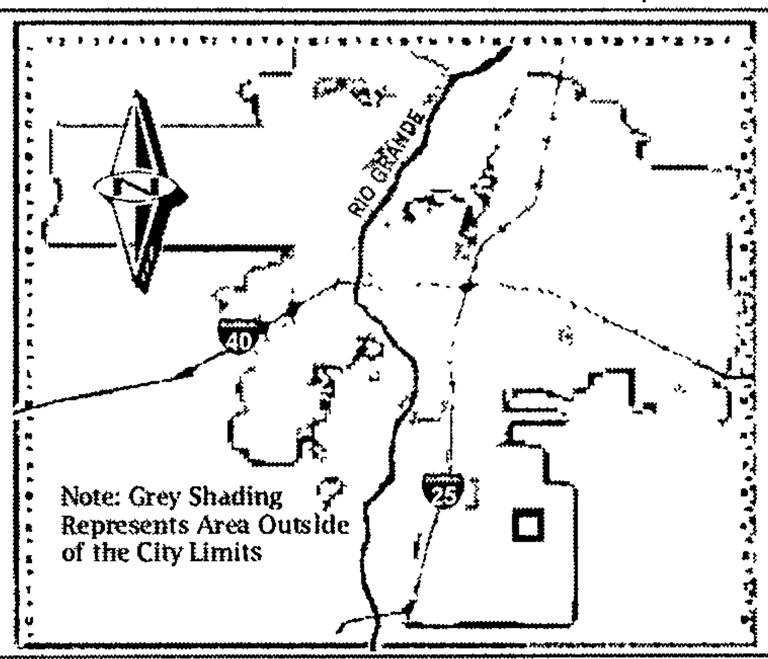
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

R-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

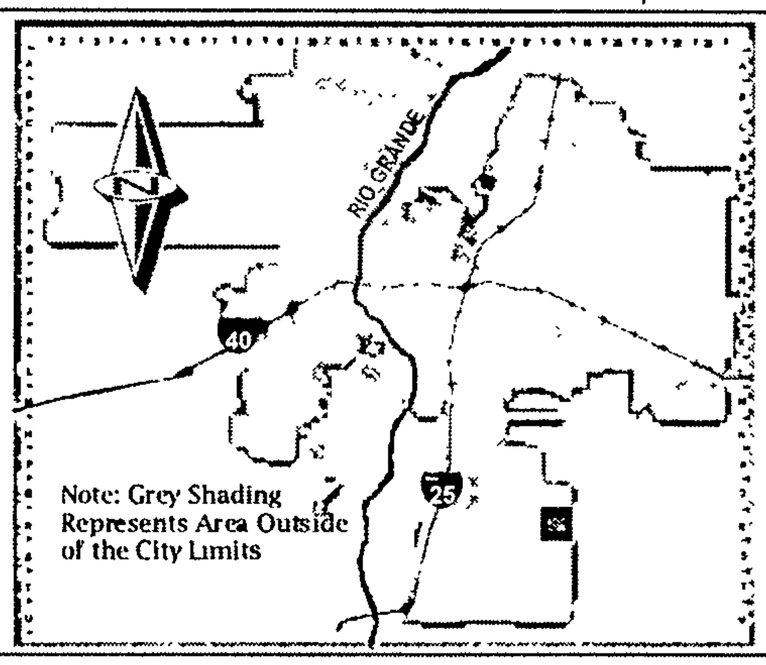
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



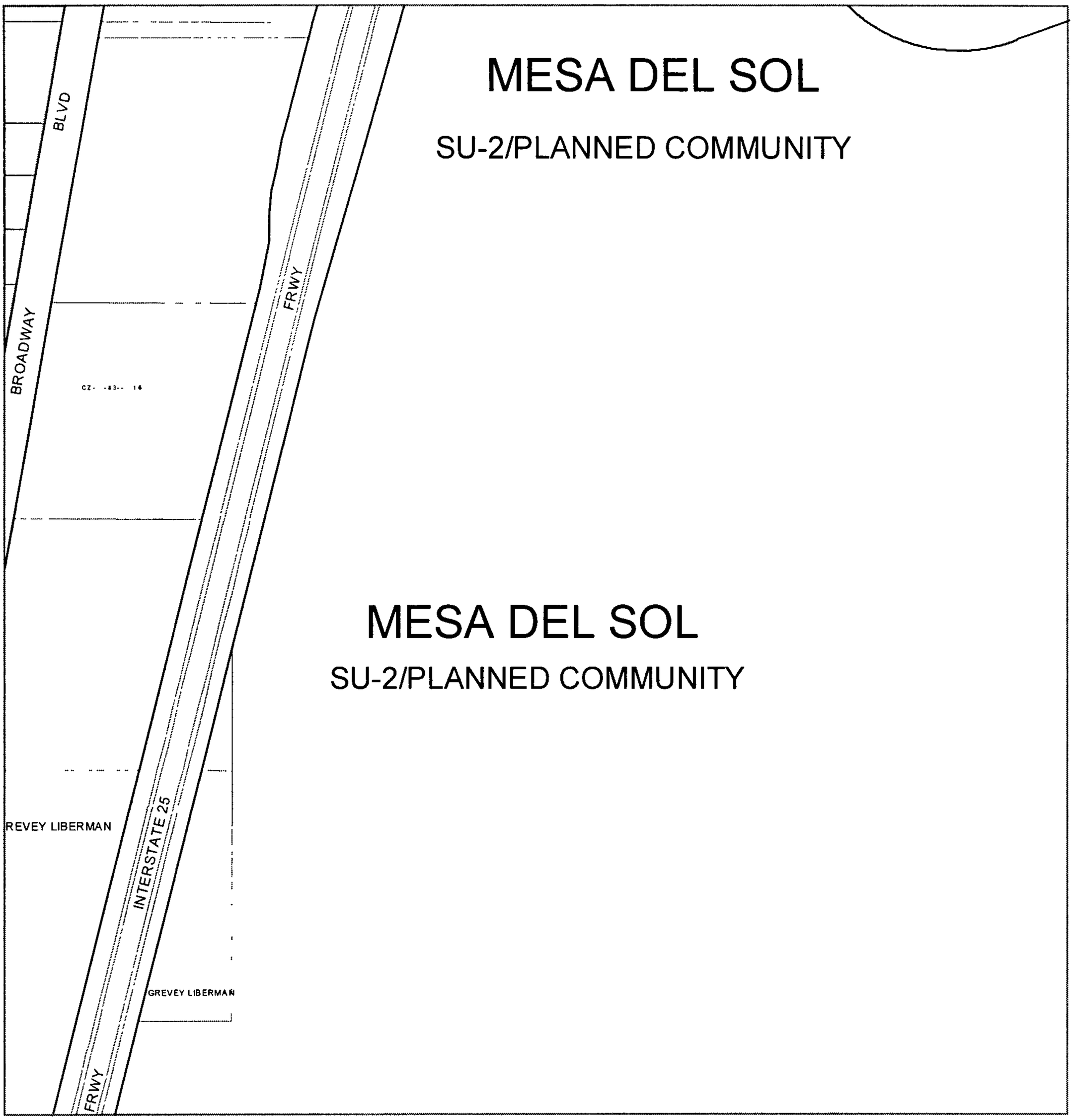
Zone Atlas Page:

R-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

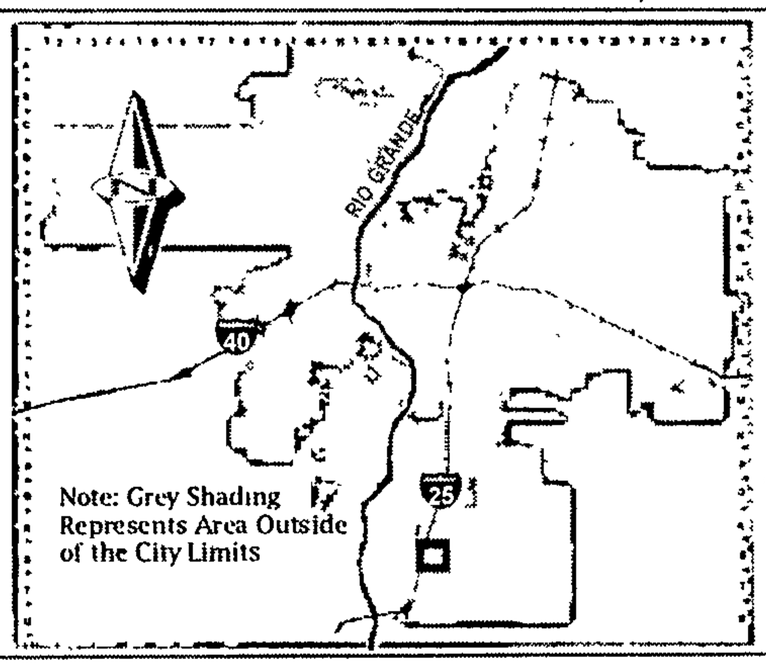
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

S-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

0 750 1 500

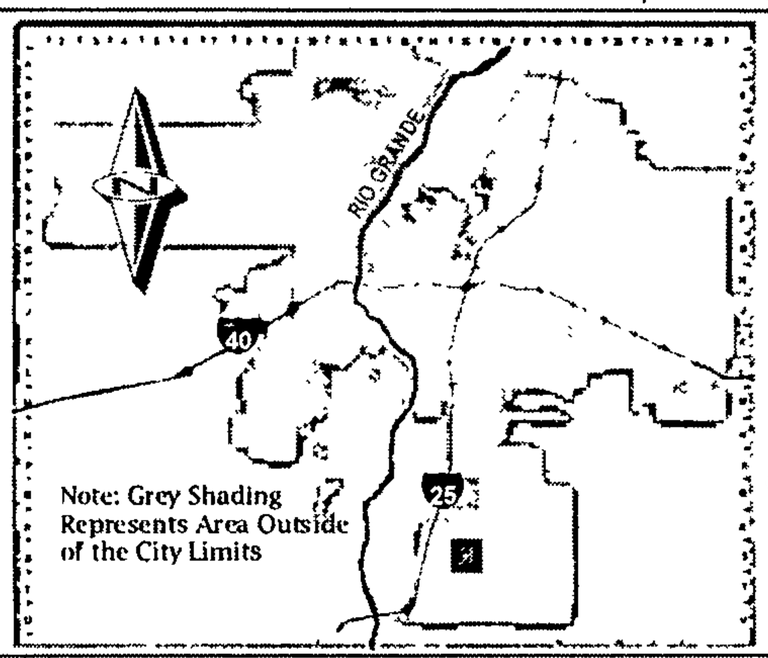
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www.cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

S-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

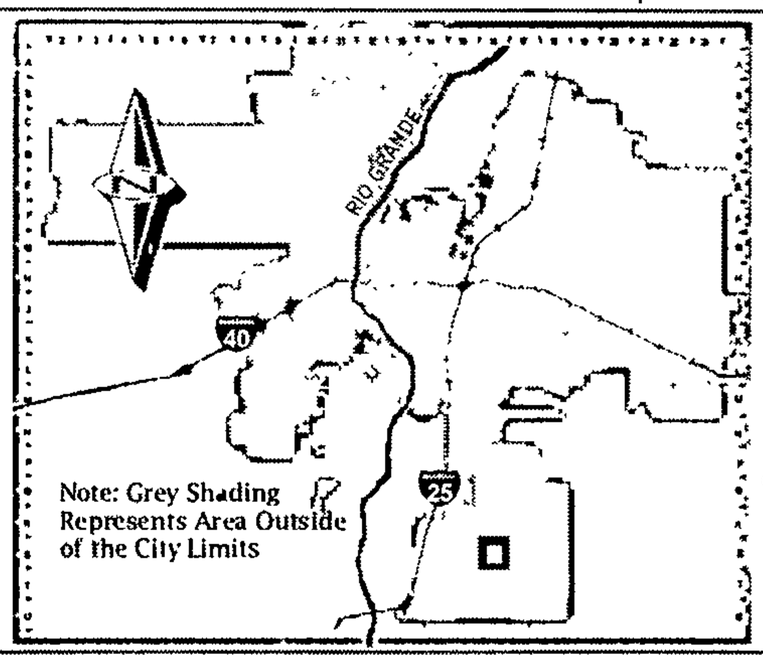
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

S-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

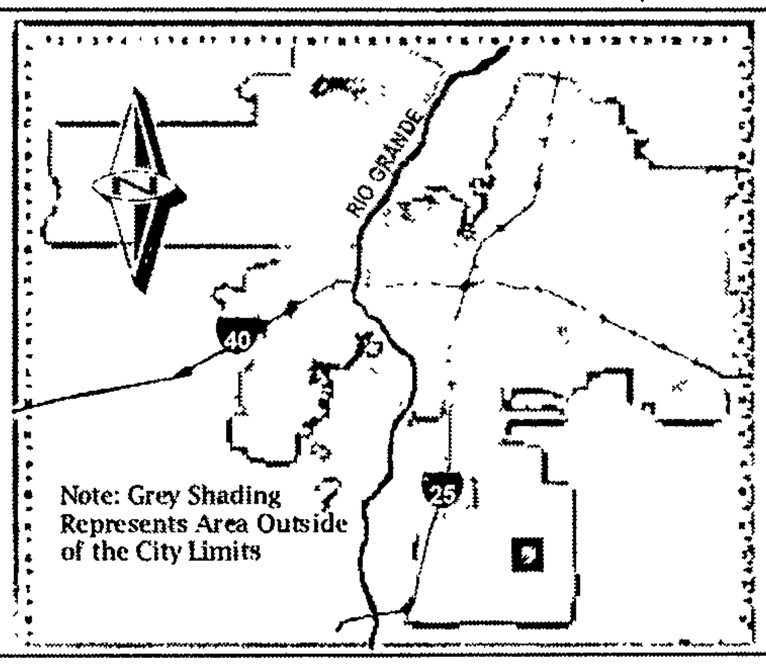
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

S-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

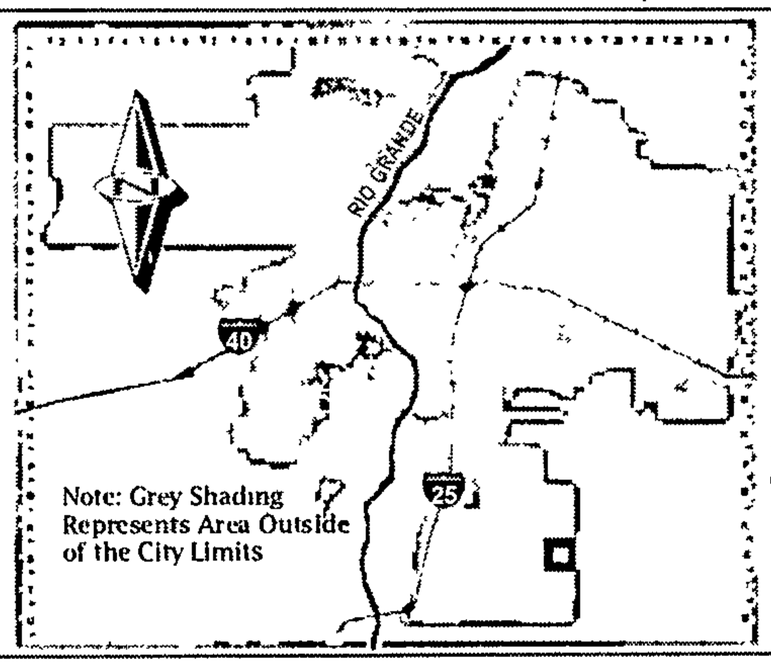
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



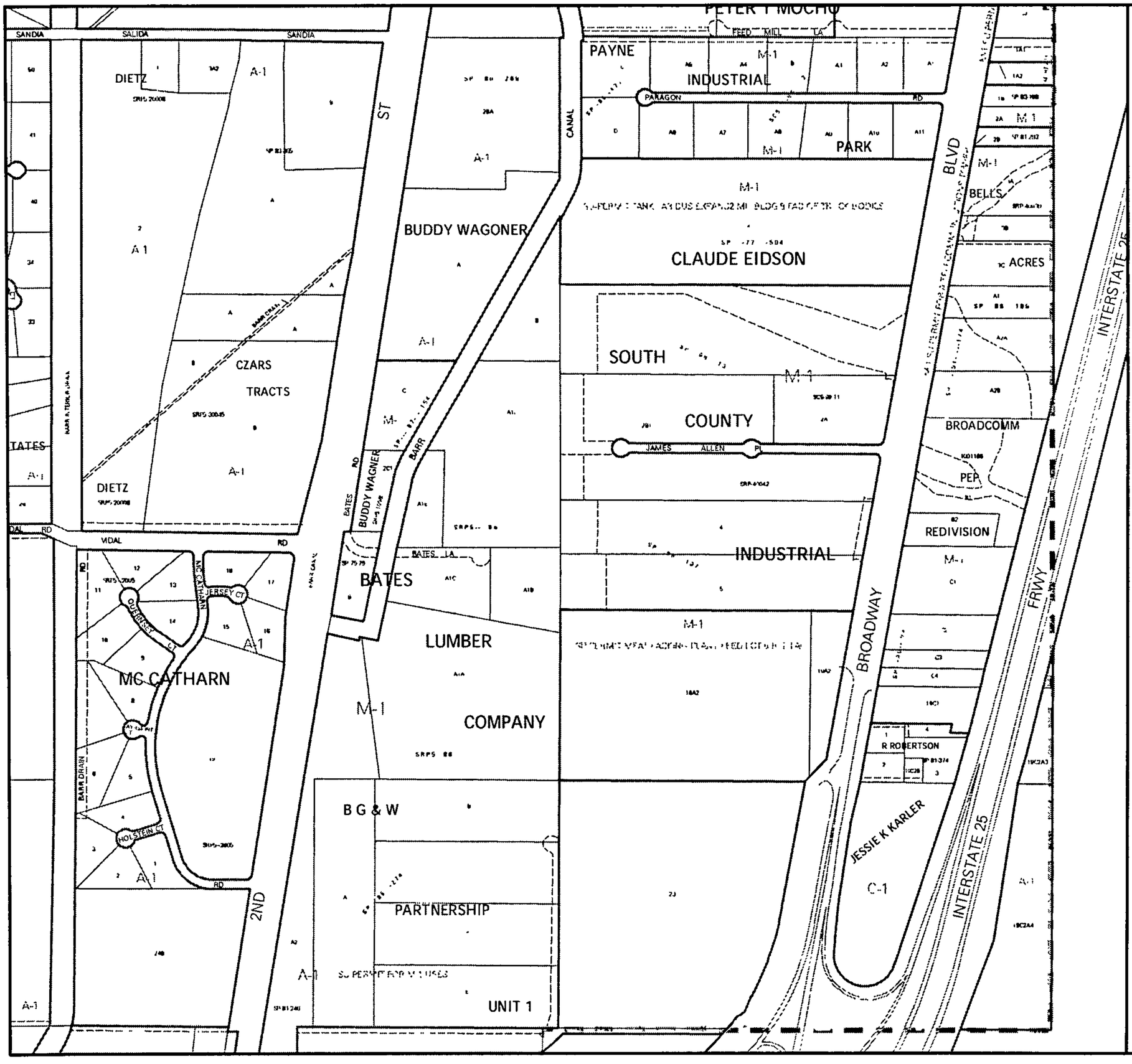
Zone Atlas Page.

S-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet



LEGAL DESCRIPTION

T9N

R3E

SEC 31

UNIFORM PROPERTY CODE

1-013-049

250 0 250 500 750 1,000

Feet

Map amended through February 2006

BERNALILLO COUNTY
GIS SECTION

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T-13-Z

INTERSTATE 25

FRWY

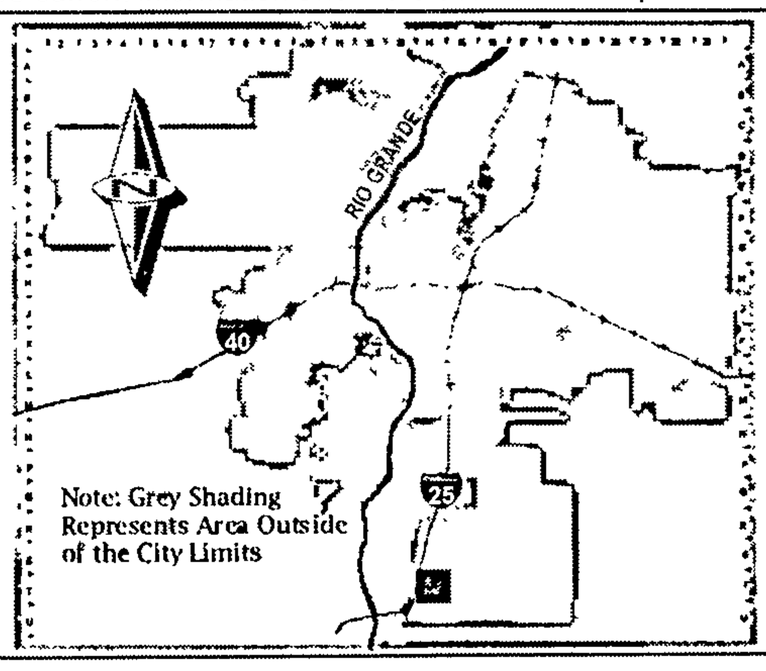
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

T-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

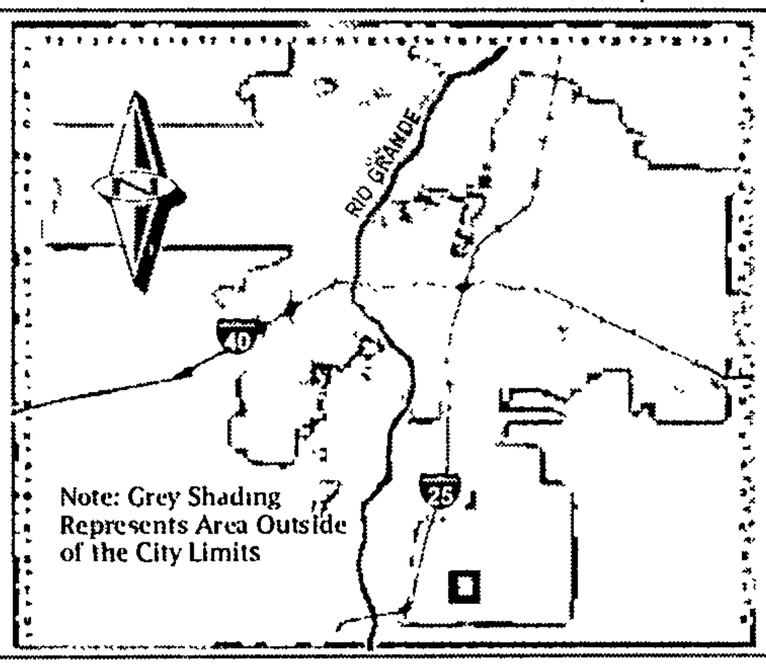
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

T-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

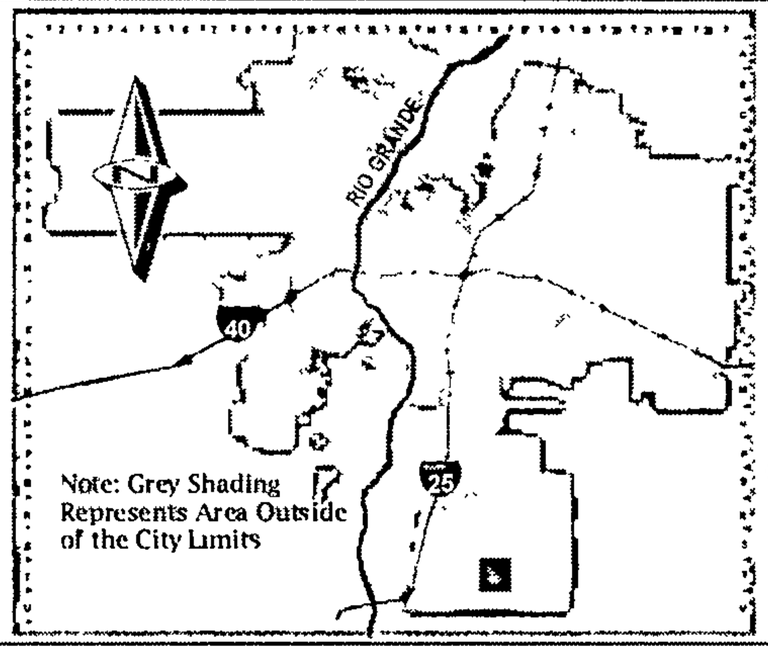
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit. http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through. 5/1/2006



Zone Atlas Page:

T-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

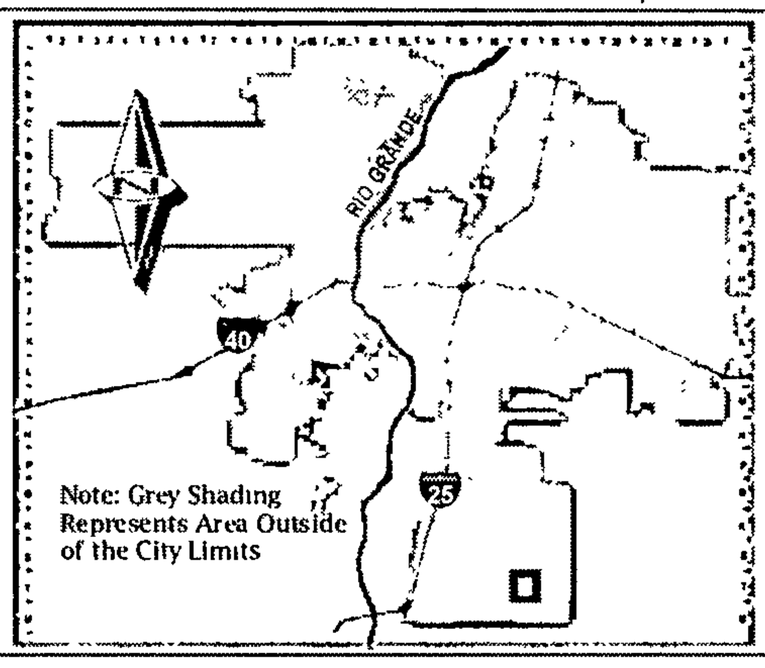
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

T-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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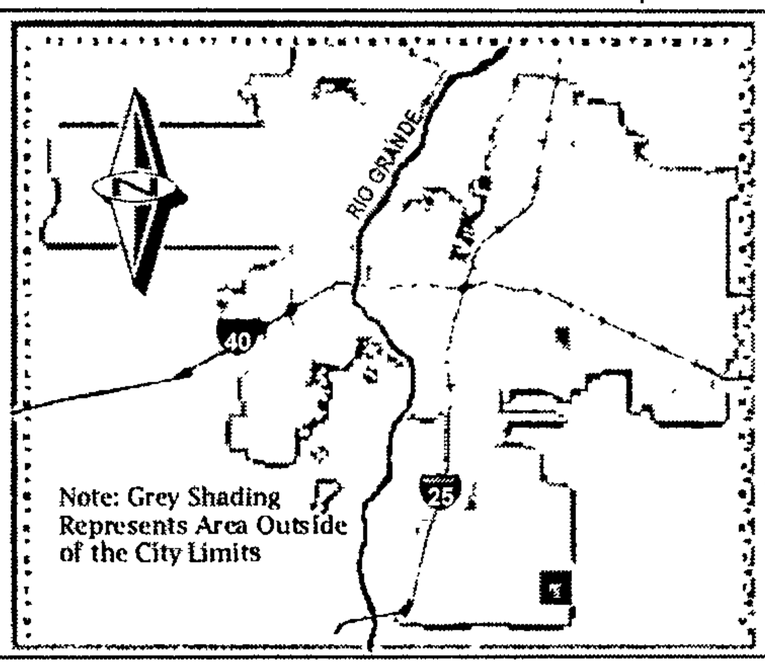
Albuquerque Geographic Information System

Map amended through: 5/1/2006



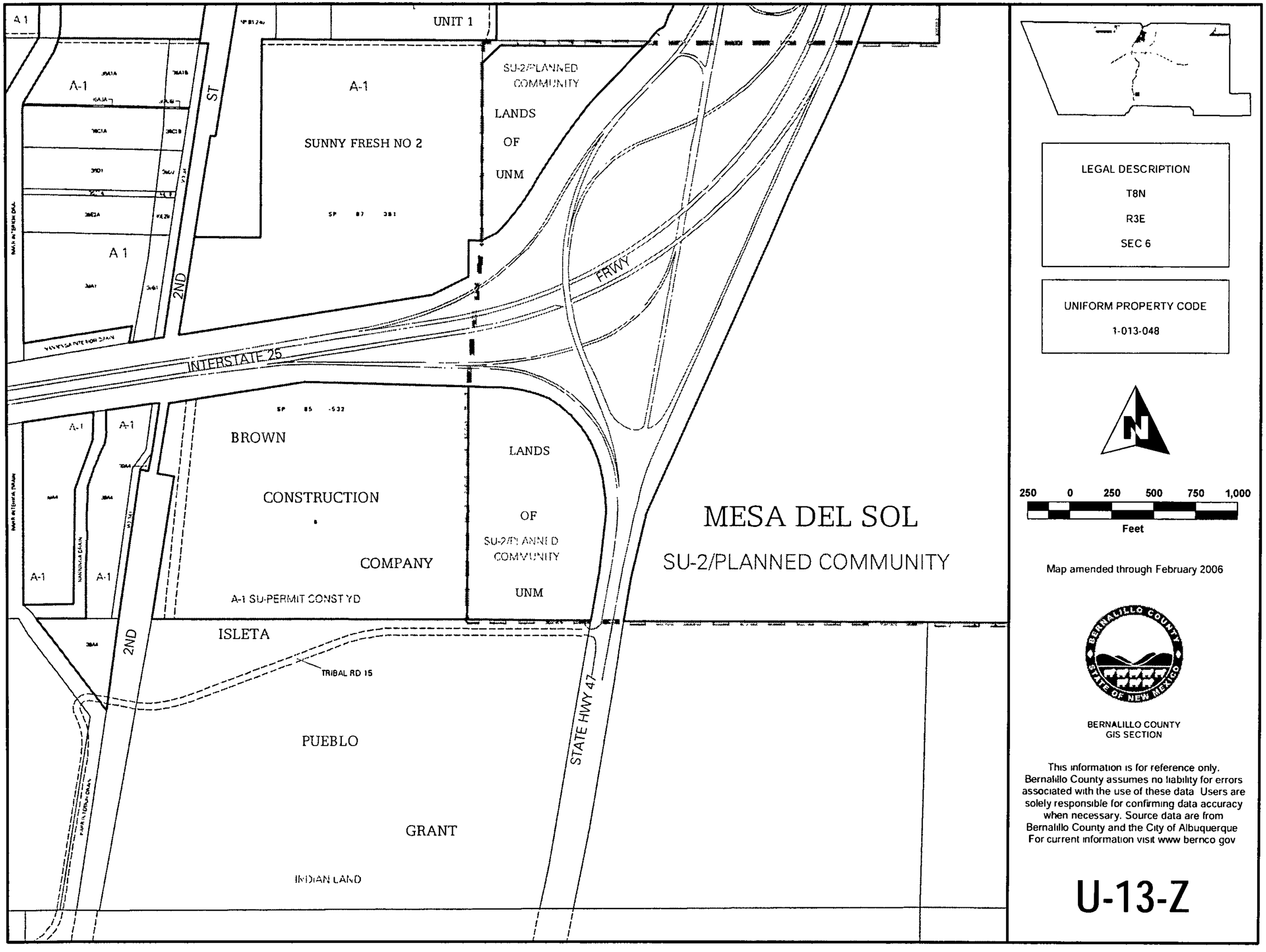
Zone Atlas Page:

T-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



LEGAL DESCRIPTION

T8N

R3E

SEC 6

UNIFORM PROPERTY CODE

1-013-048

250 0 250 500 750 1,000

Feet

Map amended through February 2006

BERNALILLO COUNTY
GIS SECTION

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U-13-Z

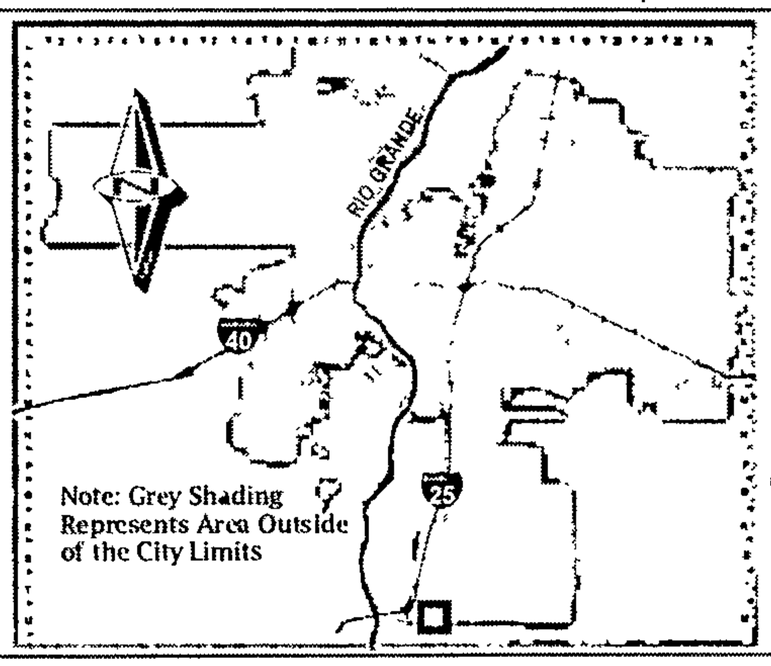
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

U-14-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

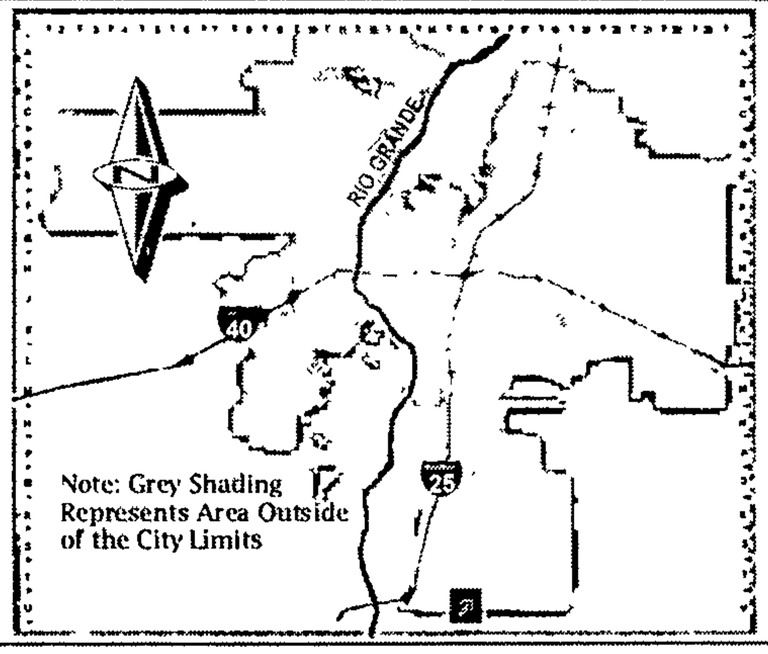
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http //www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

U-15-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1 500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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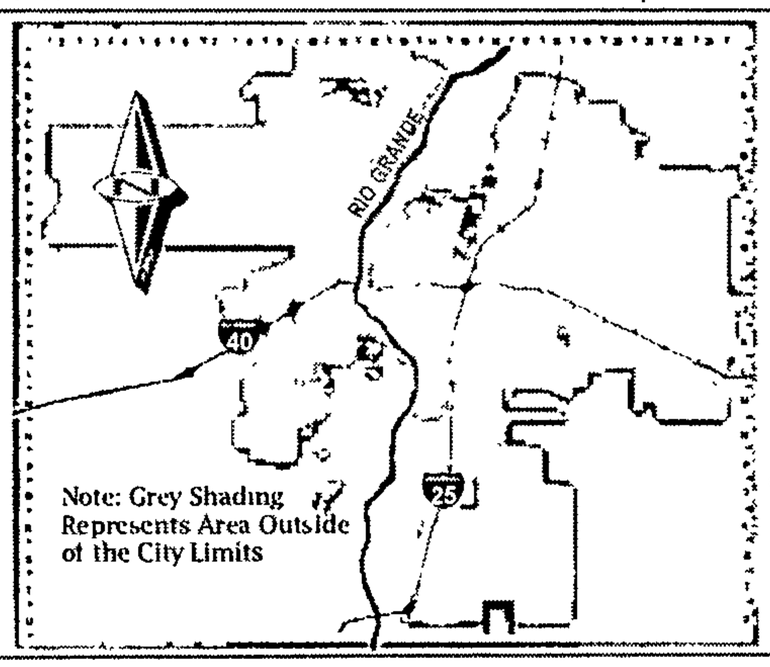
Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

U-16-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

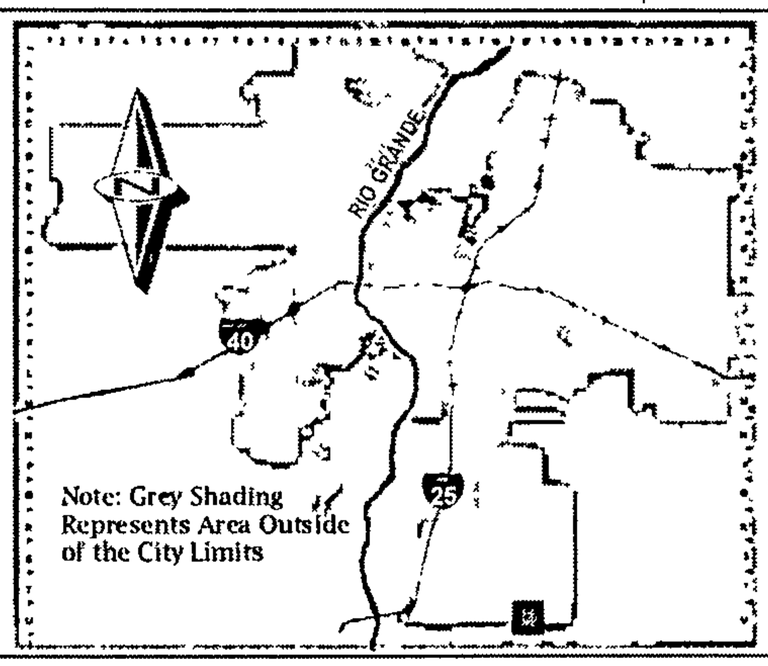
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

U-17-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

0 750 1 500

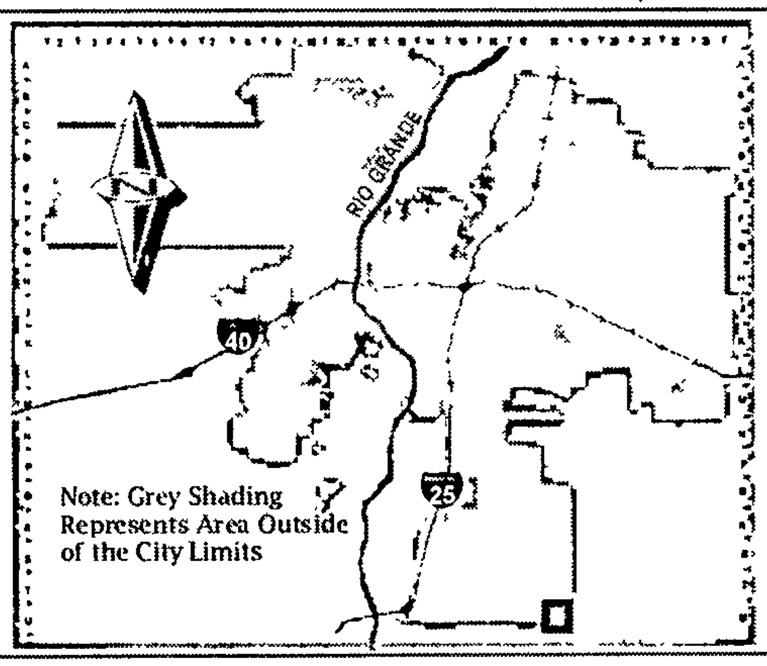
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

U-18-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME _____

AGENT BOHANNAN HUSTON INC//

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # MESA DEL SOL TR. 1-15

PROJECT NAME 1004075/06DRB00716

$ 20.00 **441032/3424000 Conflict Management Fee**

$ 50.00 **441006/4983000 DRB Actions**

$ _____ **441006/4971000 EPC/AA/LUCC Actions & All Appeals**

$ _____ **441018/4971000 Public Notification**

$ _____ **441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY*****
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 70.00 **TOTAL AMOUNT DUE**

*****_NOTE_: *If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an* additional charge.**

5/23/2006 9:48AM LOC: ANNX
RECEIPT# 00058201 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000
Trans Amt $20.00
J24 Misc

5/23/2006 9:48AM LOC: ANNX
RECEIPT# 00058201 WS# 008 TRANS# 0025
Account 441006 Fund 0110
Activity 4983000
Trans Amt $50.00
J24 Misc

DUPLICATE
City Of Albuquerque
Treasury Division

5/23/2006 9:48AM LOC: ANNX
RECEIPT# 00058202 WS# 008 TRANS# 0025
Account 441006 Fund 0110
Activity 4983000 TRSLUS
Trans Amt $70.00
J24 Misc

$50.00
CI $70.00
CHANGE $0.00

Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

5/23/2006 9:48AM LOC: ANNX
RECEIPT# 00058201 WS# 008 TRANS# 0025
Account 441032 Fund 0110
Activity 3424000
Trans Amt $20.00
J24 Misc

$70.00
CHECK $70.00
CHANGE $0.00

Thank You

215491SD LandAmerica Albq Title DT

QUITCLAIM DEED

ORIGINAL

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, for consideration paid, hereby quitclaims to **MESA DEL SOL, LLC**, a New Mexico limited liability company, whose address is 801 University Boulevard SE, Suite 200, Albuquerque, New Mexico 87106, all of its rights, title, and interest in and to the following described real estate located in Bernalillo County, New Mexico:

Tracts 4, 6, 7, 8, 9, and 14 of that certain Bulk Land Plat of Mesa del Sol Tracts 1-15, Albuquerque, Bernalillo County, New Mexico, dated May, 2006, filed in the records of the County Clerk of Bernalillo County, New Mexico, on June 21st, 2006 in Book 2006C Page 195, Document No. 2006091343 containing 3,002 acres, more or less.

effective as of date of recordation.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico

By: _____
David W. Harris
Acting President
University of New Mexico

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 15th day of JUNE, 2006, by David W. Harris, Acting President, University of New Mexico, on behalf of The Regents of the University of New Mexico.

_____
Notary Public

My commission expires:
February 18, 2008

June 9, 2006 (4 p.m.)
RDSAR 612518_3.DOC

2006091343
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Page: 1 of 1
06/21/2006 09:33A
Bk-A119 Pg-1084
Mary Herrera Bern. Co. QCD R 9.00

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of the 21st day of June, 2006, by the State of New Mexico, acting by and through its Commissioner of Public Lands ("SLO"), joined by Forest City Covington, NM, L.L.C., a New Mexico limited liability company ("FCC"), and the University of New Mexico, a constitutionally created institution of the State of New Mexico ("UNM"). The SLO and UNM are sometimes jointly referred to herein as the Grantors.

RECITALS:

A. SLO is the owner in fee simple, in trust, of all of the land (the "SLO Land") except for the UNM Land, as hereinafter defined, as shown and described on the unrecorded Mesa del Sol Bulk Plat, a copy of which is attached hereto as **Exhibit "A"** (the "Plat");

B. The Plat creates fifteen (15) parcels of property (the "Parcels");

C. FCC is the lessee of all of the SLO Land except for Tracts 11, 12, 13 and 15 shown on the Plat (the "FCC Lease Land"), pursuant to the First Amended and Restated Business Ground Lease entered into by and between FCC and the SLO dated September 4, 2002, as amended by the First Amendment to First Amended and Restated Business Ground Lease dated February 25, 2003 (the "FCC Lease");

D. UNM is the owner of the portion of the Property shown on the Plat described on **Exhibit "B"** (the "UNM Land"). The SLO Land and the UNM Land are jointly referred to herein as the Grantors' Land;

E. Third parties are the owners of the five (5) 40 acre parcels identified on the Plat as Patent #3948, Patent #3944, Patent #3957, Patent #3943 and Patent #3972 and shown as NOT PART OF THIS PLAT (the "Out-Parcels");

F. The Grantors have made application to the City of Albuquerque (the "City") for approval of the Plat, which approval requires that each of the Parcels and the Out-Parcels have legal access to the public street system and utility easements providing for access to public and private utilities ("Utilities") located, or to be located, in or adjacent to, the public street system;

G. Once created by the Plat, Parcels 4, 6, 7, 8, 9, 10, 12, and 13 will have access to the public street system and to Utilities (the "Accessed Parcels") and Parcels 1, 2, 3, 5, 11, 12, 14 and 15 and the Out-Parcels will not have access to the public street system nor the Utilities (the "Non-Accessed Parcels");

H. Immediately upon the filing of the Plat, as a result of certain conveyances which are conditioned upon the filing of the Plat, the SLO will own Parcels 1, 3, 10, 11,

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Page: 1 of 8
06/21/2006 08:54A
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Mary Herrera Bern. Co. EASE R 23.00

12, 13, 14 and 15 (the "SLO Parcels"), UNM will own Parcels 2 and 5 (the "UNM Parcels") and FCC will own Parcels 4, 6, 7, 8 and 9 (the "FCC Parcels");

I. It is premature to locate and dedicate public street rights-of-way and utility easements until the Parcels are further developed, however to satisfy the City's requirement for approval of the Plat the Grantors agree to grant the Easements defined herein pursuant to the terms hereof.

NOW, THEREFORE, for good and valuable consideration the Grantors agree as follows:

1. Grants of Easements. The Grantors grant to the owners of the Non-Accessed Parcels easements for ingress and egress and for the installation, maintenance, and operation of Utilities over, under and across the Grantor's Land (the "Easements") subject to the following terms:

1.1. The Easements shall be "floating", that is they are not currently located, but will be located pursuant to the terms hereof.

1.2. Upon further subdivision of each of the Parcels (the "Specific Parcels"), public rights-of-way shall be dedicated exclusively to the City within the Specific Parcels which will locate specific rights-of-way eventually providing access to all of the Non-Accessed Parcels at which time this floating easement shall terminate to the extent that it encumbers any of the Specific Parcels, or portions thereof, which have had rights-of-way dedicated through them, subject to the determination of the City that additional fixed easements are not required across the Specific Parcels to serve other Parcels. The termination of the floating easement shall be noted on the plat which dedicates the specific rights-of-way. .

1.3. In the event that the owner of any of the Non-Accessed Parcels (the "Developing Owner") desires to develop or put its parcel to use, prior to rights-of-way having been dedicated from the public street system to the Developing Owner's parcel (the "Developing Parcel"), the Developing Owner shall give written notice to the owner(s) (the "Crossed Owner") of the Grantors' Parcel(s) (the "Crossed Parcel") located between the Developing Parcel and the public street system (the "Access Notice"). The Crossed Owner shall have sixty (60) days following the Access Notice to dedicate a reasonably non-circuitous right-of-way from the public road system to the Developing Parcel which right-of-way shall be of a width and location acceptable to the City (the "Fixed ROW"). The Crossed Owner shall have no obligation to improve the Fixed ROW with roadway or utility improvements. Upon dedication of the Fixed ROW, the floating easement shall terminate to the extent that it encumbers the Crossed Parcel(s) through which the Fixed ROW has been dedicated subject to the determination by the City that additional fixed easements are not required to serve other Parcels. In the event that the Crossed Owner has not dedicated the Fixed ROW within the sixty (60) day period the Developing Owner shall have the right to locate the Fixed ROW across the Crossed Parcel(s) having a width and location acceptable to the City.

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Mary Herrera Bern. Co. EASE R 23.00

The Fixed ROW, whether its alignment is fixed by the Crossed Owner or by the Developing Owner, shall be fixed in a location reasonably consistent with any adopted City plans for the Parcels. The dedication of the fixed right-of-way shall be by plat or by a grant of easement in the form as attached as **Exhibit "C"**. Following the location of the Fixed ROW the owner of the Crossed Parcel(s) encumbered with the Fixed ROW shall have the right to relocate the Fixed ROW so long as: (a) the Crossed Owner bears all expense associated with such relocation, including removal of then existing improvements to the Fixed ROW and construction of replacement improvements of at least a comparable quality, (b) the relocated Fixed ROW enters and leaves the Crossed Parcel(s) in the same locations as it did prior to relocation, (c) there is at all times uninterrupted access to the Parcel(s) served by the Fixed ROW, and (d) the relocated ROW is of a width and location acceptable to the City and is reasonably consistent with any adopted City plans for the Parcels. In the event that the Fixed ROW is relocated the Easement in the location of the original Fixed ROW shall automatically terminate, subject to the City's subdivision ordinance requirements.

1.4. This Easement includes the right to enter upon the Grantors' Parcel(s) following establishment of the Fixed ROW at any time that it may become reasonably necessary to construct, maintain and repair the Fixed ROW, together with the right to remove trees, brush, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said rights-of-way.

1.5. Grantors reserve the right to authorize or grant rights-of-way or other easements to third parties, which may be parallel to, cross over or bisect the Fixed ROWs.

1.6. In clearing the Fixed ROWs, the Developing Owner agrees to dispose of brush and other debris so as not to interfere with the movement of livestock of State agriculture lessees or the FCC Lease, and so as not to obstruct or interfere with any development of the SLO adjacent lands.

1.7 FCC shall have the right to dedicate to the City the Fixed ROWs, to the extent permitted by the FCC Lease.

1.8. The Developing Owner hereby agrees to carefully avoid destruction or injury to any improvements or livestock lawfully upon the Parcels, to close all gates immediately upon passing through same, and to pay promptly the reasonable and just damages for any injury or destruction arising from construction or maintenance of these Easements.

1.9. The rights granted herein are subject to valid existing rights.

1.10. SLO reserves the right to execute leases of the Parcels for oil and gas, coal, and minerals of whatsoever kind and for geothermal resources development and operation, the right to sell or dispose of same and the right to grant rights-of-way and easements related to such leasing.

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Mary Herrera Bern. Co. EASE R 23.00 Bk-A119 Pg-1052

1.11. In all matter affecting the Parcels or operations thereon, the beneficiaries of the Easements (the "Grantees"), their employees, agents and contractors shall, at their own expense, fully comply with all laws, regulations, rules, ordinances, and requirements of any governmental authority or agency, which may be enacted or promulgated, including, but not limited to, requirements or enactment's pertaining to conservation, sanitation, aesthetics, pollution, cultural properties, fire, or ecology, including those provisions of the New Mexico Cultural Properties Act, §§18-6-1 through 17, NMSA 1978, that attach criminal penalties to the appropriation, excavation, injury or destruction of any site or object of historical, archaeological, architectural, or scientific value located on state lands. In addition, Grantees, their employees, agents and contractors must comply with the provisions of the Pipeline Safety Act, §§ 70-3-11 through 20, NMSA 1978, and rules enacted pursuant to the Act, and agree to provide the Public Regulation Commission access to records of compliance.

1.12. Each Grantee, agrees to save and hold harmless, defend and indemnify the State of New Mexico, the Commissioner of Public Lands, and his agents or employees, in their official and individual capacities, of and from any and all liability, claims, losses, or damages arising out of or alleged to arise out of or indirectly arising from the negligence or wrongful intentional acts of their employees, agents, or contractors hereunder.

1.13. Each Grantee agrees to preserve and protect the natural environmental conditions of the land encompassed in this Easement, and to take those reclamation or corrective actions that are accepted soil and water conservation practices and that are deemed necessary by the SLO to protect the land from pollution, erosion, or other environmental degradation.

1.14. Each Grantee agrees to reclaim by grading, leveling, or terracing all areas disturbed by the construction or maintenance of the rights-of-way or operations thereon and to landscape such areas at its own cost and expense. Landscaping shall include the planting of native grasses, shrubs, or other vegetation so as to return disturbed areas to their natural state and prevent water and wind erosion.

1.15. These Easements shall become effective upon its execution by Grantors and filing in the Bernalillo County, New Mexico real estate records.

2. FCC Consent. FCC, as lessee of the FCC Lease Property pursuant to the FCC lease, consents to the terms of this Easement.

3. Expenses. Under no circumstances shall the terms of this Agreement obligate the State of New Mexico or the New Mexico Commissioner of Public Lands to construct any roadway or utility to improvements or to encumber its property except as expressly set out herein. In the event that pursuant to applicable law the Grantor is obligated to receive compensation for any rights-of-way granted pursuant to the terms

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Mary Herrera Bern. Co. EASE R 23.00

hereof, it shall be the obligation of the owner of the Non-Accessed Parcel requiring such right-of-way to pay such compensation.

4. Appurtenant. All rights and obligations contained in this Agreement shall run with, be appurtenant to, benefit and burden the Parcels described herein.

5. Subject to. This Agreement is subject to all matters of record and subject to the lease entered into by and between the SLO and the U.S. Department of Energy dated November 1, 2001.

6. Third Party Beneficiary. It is the intent of the parties that the City is a third party beneficiary of this Agreement. This Agreement may not be amended without the consent of the City.

7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

_____
Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By:_____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

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Mary Herrera Bern. Co. EASE R 23.00 Bk-A119 Pg-1052

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7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

Pat Lyons

Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By: _____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

APPROVED:

City Engineer

6-20-06
Date

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Mary Herrera Bern. Co. EASE R 23.00

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before on _____, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on June 18th, 2006, by David W. Harris, Acting President, University of New Mexico, on behalf of The Regents of the University of New Mexico.

Emily Y. Ponzas
Notary Public

My Commission Expires:
February 18, 2008

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Page: 7 of 8
06/21/2006 08:54A
Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before on June 15th, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/4/08

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on _____, 2006, by David W. Harris, Acting President, University of New Mexico , on behalf of The Regents of the University of New Mexico.

Notary Public

My Commission Expires:
_____

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Page: 8 of 8
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Mary Herrera Bern. Co. EASE R 23.00

215491SD LandAmerica Albq Title DT

QUITCLAIM DEED

ORIGINAL

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico, for consideration paid, hereby quitclaims to **MESA DEL SOL, LLC**, a New Mexico limited liability company, whose address is 801 University Boulevard SE, Suite 200, Albuquerque, New Mexico 87106, all of its rights, title, and interest in and to the following described real estate located in Bernalillo County, New Mexico:

Tracts 4, 6, 7, 8, 9, and 14 of that certain Bulk Land Plat of Mesa del Sol Tracts 1-15, Albuquerque, Bernalillo County, New Mexico, dated May, 2006, filed in the records of the County Clerk of Bernalillo County, New Mexico, on June 21st, 2006 in Book 2006C Page 195, Document No. 2006091343 containing 3,002 acres, more or less.

effective as of date of recordation.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a constitutionally created educational institution of the State of New Mexico

By: _____
David W. Harris
Acting President
University of New Mexico

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me this 15th day of JUNE, 2006, by David W. Harris, Acting President, University of New Mexico, on behalf of The Regents of the University of New Mexico.

_____
Notary Public

My commission expires:
February 18, 2008

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Page: 1 of 1
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Mary Herrera Bern. Co. QCD R 9.00

June 9, 2006 (4 p.m.)
RDSAR 612518_3.DOC

215491SD LandAmerica Albq Title DT

EASEMENT AGREEMENT

This Easement Agreement ("Agreement") is made as of the 21st day of June, 2006, by the State of New Mexico, acting by and through its Commissioner of Public Lands ("SLO"), joined by Forest City Covington, NM, L.L.C., a New Mexico limited liability company ("FCC"), and the University of New Mexico, a constitutionally created institution of the State of New Mexico ("UNM"). The SLO and UNM are sometimes jointly referred to herein as the Grantors.

RECITALS:

A. SLO is the owner in fee simple, in trust, of all of the land (the "SLO Land") except for the UNM Land, as hereinafter defined, as shown and described on the unrecorded Mesa del Sol Bulk Plat, a copy of which is attached hereto as **Exhibit "A"** (the "Plat");

B. The Plat creates fifteen (15) parcels of property (the "Parcels");

C. FCC is the lessee of all of the SLO Land except for Tracts 11, 12, 13 and 15 shown on the Plat (the "FCC Lease Land"), pursuant to the First Amended and Restated Business Ground Lease entered into by and between FCC and the SLO dated September 4, 2002, as amended by the First Amendment to First Amended and Restated Business Ground Lease dated February 25, 2003 (the "FCC Lease");

D. UNM is the owner of the portion of the Property shown on the Plat described on **Exhibit "B"** (the "UNM Land"). The SLO Land and the UNM Land are jointly referred to herein as the Grantors' Land;

E. Third parties are the owners of the five (5) 40 acre parcels identified on the Plat as Patent #3948, Patent #3944, Patent #3957, Patent #3943 and Patent #3972 and shown as NOT PART OF THIS PLAT (the "Out-Parcels");

F. The Grantors have made application to the City of Albuquerque (the "City") for approval of the Plat, which approval requires that each of the Parcels and the Out-Parcels have legal access to the public street system and utility easements providing for access to public and private utilities ("Utilities") located, or to be located, in or adjacent to, the public street system;

G. Once created by the Plat, Parcels 4, 6, 7, 8, 9, 10, 12, and 13 will have access to the public street system and to Utilities (the "Accessed Parcels") and Parcels 1, 2, 3, 5, 11, 12, 14 and 15 and the Out-Parcels will not have access to the public street system nor the Utilities (the "Non-Accessed Parcels");

H. Immediately upon the filing of the Plat, as a result of certain conveyances which are conditioned upon the filing of the Plat, the SLO will own Parcels 1, 3, 10, 11,

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Mary Herrera Bern. Co. EASE R 23.00

12, 13, 14 and 15 (the "SLO Parcels"), UNM will own Parcels 2 and 5 (the "UNM Parcels") and FCC will own Parcels 4, 6, 7, 8 and 9 (the "FCC Parcels");

I. It is premature to locate and dedicate public street rights-of-way and utility easements until the Parcels are further developed, however to satisfy the City's requirement for approval of the Plat the Grantors agree to grant the Easements defined herein pursuant to the terms hereof.

NOW, THEREFORE, for good and valuable consideration the Grantors agree as follows:

1. Grants of Easements. The Grantors grant to the owners of the Non-Accessed Parcels easements for ingress and egress and for the installation, maintenance, and operation of Utilities over, under and across the Grantor's Land (the "Easements") subject to the following terms:

1.1. The Easements shall be "floating", that is they are not currently located, but will be located pursuant to the terms hereof.

1.2. Upon further subdivision of each of the Parcels (the "Specific Parcels"), public rights-of-way shall be dedicated exclusively to the City within the Specific Parcels which will locate specific rights-of-way eventually providing access to all of the Non-Accessed Parcels at which time this floating easement shall terminate to the extent that it encumbers any of the Specific Parcels, or portions thereof, which have had rights-of-way dedicated through them, subject to the determination of the City that additional fixed easements are not required across the Specific Parcels to serve other Parcels. The termination of the floating easement shall be noted on the plat which dedicates the specific rights-of-way. .

1.3. In the event that the owner of any of the Non-Accessed Parcels (the "Developing Owner") desires to develop or put its parcel to use, prior to rights-of-way having been dedicated from the public street system to the Developing Owner's parcel (the "Developing Parcel"), the Developing Owner shall give written notice to the owner(s) (the "Crossed Owner") of the Grantors' Parcel(s) (the "Crossed Parcel") located between the Developing Parcel and the public street system (the "Access Notice"). The Crossed Owner shall have sixty (60) days following the Access Notice to dedicate a reasonably non-circuitous right-of-way from the public road system to the Developing Parcel which right-of-way shall be of a width and location acceptable to the City (the "Fixed ROW"). The Crossed Owner shall have no obligation to improve the Fixed ROW with roadway or utility improvements. Upon dedication of the Fixed ROW, the floating easement shall terminate to the extent that it encumbers the Crossed Parcel(s) through which the Fixed ROW has been dedicated subject to the determination by the City that additional fixed easements are not required to serve other Parcels. In the event that the Crossed Owner has not dedicated the Fixed ROW within the sixty (60) day period the Developing Owner shall have the right to locate the Fixed ROW across the Crossed Parcel(s) having a width and location acceptable to the City.

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Mary Herrera Bern. Co. EASE R 23.00

The Fixed ROW, whether its alignment is fixed by the Crossed Owner or by the Developing Owner, shall be fixed in a location reasonably consistent with any adopted City plans for the Parcels. The dedication of the fixed right-of-way shall be by plat or by a grant of easement in the form as attached as **Exhibit "C"**. Following the location of the Fixed ROW the owner of the Crossed Parcel(s) encumbered with the Fixed ROW shall have the right to relocate the Fixed ROW so long as: (a) the Crossed Owner bears all expense associated with such relocation, including removal of then existing improvements to the Fixed ROW and construction of replacement improvements of at least a comparable quality, (b) the relocated Fixed ROW enters and leaves the Crossed Parcel(s) in the same locations as it did prior to relocation, (c) there is at all times uninterrupted access to the Parcel(s) served by the Fixed ROW, and (d) the relocated ROW is of a width and location acceptable to the City and is reasonably consistent with any adopted City plans for the Parcels. In the event that the Fixed ROW is relocated the Easement in the location of the original Fixed ROW shall automatically terminate, subject to the City's subdivision ordinance requirements.

1.4. This Easement includes the right to enter upon the Grantors' Parcel(s) following establishment of the Fixed ROW at any time that it may become reasonably necessary to construct, maintain and repair the Fixed ROW, together with the right to remove trees, brush, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said rights-of-way.

1.5. Grantors reserve the right to authorize or grant rights-of-way or other easements to third parties, which may be parallel to, cross over or bisect the Fixed ROWs.

1.6. In clearing the Fixed ROWs, the Developing Owner agrees to dispose of brush and other debris so as not to interfere with the movement of livestock of State agriculture lessees or the FCC Lease, and so as not to obstruct or interfere with any development of the SLO adjacent lands.

1.7 FCC shall have the right to dedicate to the City the Fixed ROWs, to the extent permitted by the FCC Lease.

1.8. The Developing Owner hereby agrees to carefully avoid destruction or injury to any improvements or livestock lawfully upon the Parcels, to close all gates immediately upon passing through same, and to pay promptly the reasonable and just damages for any injury or destruction arising from construction or maintenance of these Easements.

1.9. The rights granted herein are subject to valid existing rights.

1.10. SLO reserves the right to execute leases of the Parcels for oil and gas, coal, and minerals of whatsoever kind and for geothermal resources development and operation, the right to sell or dispose of same and the right to grant rights-of-way and easements related to such leasing.

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Mary Herrera Bern. Co. EASE R 23.00 Bk-A119 Pg-1052

1.11. In all matter affecting the Parcels or operations thereon, the beneficiaries of the Easements (the "Grantees"), their employees, agents and contractors shall, at their own expense, fully comply with all laws, regulations, rules, ordinances, and requirements of any governmental authority or agency, which may be enacted or promulgated, including, but not limited to, requirements or enactment's pertaining to conservation, sanitation, aesthetics, pollution, cultural properties, fire, or ecology, including those provisions of the New Mexico Cultural Properties Act, §§18-6-1 through 17, NMSA 1978, that attach criminal penalties to the appropriation, excavation, injury or destruction of any site or object of historical, archaeological, architectural, or scientific value located on state lands. In addition, Grantees, their employees, agents and contractors must comply with the provisions of the Pipeline Safety Act, §§ 70-3-11 through 20, NMSA 1978, and rules enacted pursuant to the Act, and agree to provide the Public Regulation Commission access to records of compliance.

1.12. Each Grantee, agrees to save and hold harmless, defend and indemnify the State of New Mexico, the Commissioner of Public Lands, and his agents or employees, in their official and individual capacities, of and from any and all liability, claims, losses, or damages arising out of or alleged to arise out of or indirectly arising from the negligence or wrongful intentional acts of their employees, agents, or contractors hereunder.

1.13. Each Grantee agrees to preserve and protect the natural environmental conditions of the land encompassed in this Easement, and to take those reclamation or corrective actions that are accepted soil and water conservation practices and that are deemed necessary by the SLO to protect the land from pollution, erosion, or other environmental degradation.

1.14. Each Grantee agrees to reclaim by grading, leveling, or terracing all areas disturbed by the construction or maintenance of the rights-of-way or operations thereon and to landscape such areas at its own cost and expense. Landscaping shall include the planting of native grasses, shrubs, or other vegetation so as to return disturbed areas to their natural state and prevent water and wind erosion.

1.15. These Easements shall become effective upon its execution by Grantors and filing in the Bernalillo County, New Mexico real estate records.

2. FCC Consent. FCC, as lessee of the FCC Lease Property pursuant to the FCC lease, consents to the terms of this Easement.

3. Expenses. Under no circumstances shall the terms of this Agreement obligate the State of New Mexico or the New Mexico Commissioner of Public Lands to construct any roadway or utility to improvements or to encumber its property except as expressly set out herein. In the event that pursuant to applicable law the Grantor is obligated to receive compensation for any rights-of-way granted pursuant to the terms

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Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

hereof, it shall be the obligation of the owner of the Non-Accessed Parcel requiring such right-of-way to pay such compensation.

4. Appurtenant. All rights and obligations contained in this Agreement shall run with, be appurtenant to, benefit and burden the Parcels described herein.

5. Subject to. This Agreement is subject to all matters of record and subject to the lease entered into by and between the SLO and the U.S. Department of Energy dated November 1, 2001.

6. Third Party Beneficiary. It is the intent of the parties that the City is a third party beneficiary of this Agreement. This Agreement may not be amended without the consent of the City.

7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

_____

Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By:_____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

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Page: 5 of 8
06/21/2006 08:54A
Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

hereof, it shall be the obligation of the owner of the Non-Accessed Parcel requiring such right-of-way to pay such compensation.

4. Appurtenant. All rights and obligations contained in this Agreement shall run with, be appurtenant to, benefit and burden the Parcels described herein.

5. Subject to. This Agreement is subject to all matters of record and subject to the lease entered into by and between the SLO and the U.S. Department of Energy dated November 1, 2001.

6. Third Party Beneficiary. It is the intent of the parties that the City is a third party beneficiary of this Agreement. This Agreement may not be amended without the consent of the City.

7. Counterparts. This Agreement may be executed in counterparts.

Executed as of the day and year first set out above.

Pat Lyons

Pat Lyons, Commissioner Of Public Lands Of
The State Of New Mexico

FOREST CITY COVINGTON NM, LLC, a
New Mexico limited liability company

By: _____
Michael Daly, Chief Operating Officer

THE REGENTS OF THE UNIVERSITY
OF NEW MEXICO, a constitutionally created
educational institution of the State of New Mexico

By: _____
David W. Harris, Acting President
University of New Mexico

APPROVED:

City Engineer

6-20-06
Date

6/20/06

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Page: 6 of 8
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Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before on _____, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on June 18th, 2006, by David W. Harris, Acting President, University of New Mexico, on behalf of The Regents of the University of New Mexico.

Emily M. Ponzar
Notary Public

My Commission Expires:
February 16, 2008

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Page: 7 of 8
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Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before on June 15th, 2006, by Michael D. Daly, Chief Operating Officer of Forest City Covington NM, LLC, a New Mexico limited liability company.

Notary Public

My Commission Expires:
5/4/08

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me on _____, 2006, by David W. Harris, Acting President, University of New Mexico , on behalf of The Regents of the University of New Mexico.

Notary Public

My Commission Expires:

_____

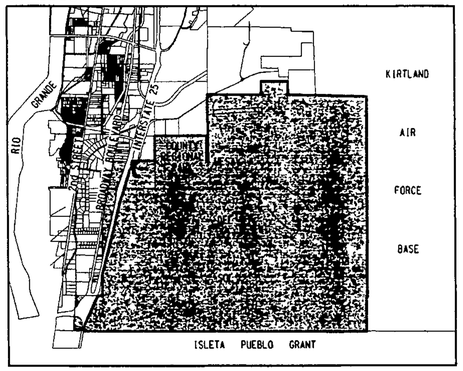
2006091310
6478873
Page: 8 of 8
06/21/2006 08:54A
Bk-A119 Pg-1052
Mary Herrera Bern. Co. EASE R 23.00

Original Bulk Plat

CHANGES NOTED

Title Updated 5/31/06 P.H.

SP-2005291687



LOCATION MAP

ZONE ATLAS INDEX MAPS

Q-15, Q-16, Q-17, Q18, R-14, R-15, R-16, R-17, R-18, S-14, S-15, S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14, U-15, U-16, U-17, U-18

NOT TO SCALE

NOTES

1. Bearings shown hereon are New Mexico State Plane Grid Bearing NAD 83).
2. Distances are ground distances.
3. Project Ground to Grid Factor = 0.999656215
4. The Gross Area of this Tract is 12,917.9282 Acres.
5. Bearings and distances along the Bernalillo County Regional Park. Business Lease BL-1394, have been adjusted to be consistent with the field evidence.
6. The location of pipeline, powerline, and communication line easements and/or right-of-ways shown hereon were plotted from the granting documents in conjunction with field ties of existing infrastructure.
7. Access to all tracts is provided as detailed in note 36 on sheet 3 of 8.
8. All easements shown hereon were provided by Fidelity National Title or the State Land Office as detailed on sheet 3 or 8.

Area Adjusted

DISCLOSURE STATEMENT

The purpose of this plat is for the assemblage and subdivision of the Mesa Del Sol and La Semilla Lease areas, Albuquerque, New Mexico in conjunction with previously patented properties as shown on the plat.

LANDFILL DISCLOSURE STATEMENT

The subject property is located on a former landfill. Due to the subject property being on 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 City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.

Any improvements encroaching into existing PNM transmission easements and rights of way must comply with the National Electrical Safety Code (NESC), and shall not interfere or inhibit PNM's ability to operate and maintain its facilities. The City of Albuquerque and/or owner-developer shall pay for all PNM utility relocations or modifications caused by such easement encroachments which violate the NESC.

SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	TRACT BOUNDARIES & ACREAGES
3	EXISTING EASEMENTS
4	DETAIL SHEET
5	DETAIL SHEET
6	DETAIL SHEET
7	DETAIL SHEET
8	DETAIL SHEET

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are for the common joint use of:

A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.

B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.

D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

Moved to Page 1A

TRACT ACREAGE

TRACT 1	1,202.0400 Ac.
TRACT 2	437.6972 Ac.
TRACT 3 (NET)	4,234.7195 Ac.
TRACT 4 (NET)	1,744.4968 Ac.
TRACT 5	40.0000 Ac.
TRACT 6	200.8912 Ac.
TRACT 7	13.7525 Ac.
TRACT 8	23.5768 Ac.
TRACT 9	205.1156 Ac.
TRACT 10	267.9006 Ac.
TRACT 11 (NET)	2,165.5516 Ac.
TRACT 12	210.3515 Ac.
TRACT 13	629.7659 Ac.
TRACT 14 (NET)	550.5574 Ac.
TRACT 15	41.4855 Ac.
TRACT 16	153.7835 Ac.
TOTAL ACREAGE	12,674.6594 Ac.

FREE CONSENT AND DEDICATION

The foregoing plat of land hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Bulk Plat is their free act and deed and said owner(s) and/or proprietor(s) do hereby dedicate any streets and public rights-of-way as may be shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: Any access, Utility, and Drainage Easements hereon, inspect, and maintain facilities therein; and any Public Utility easements as may be shown hereon for the common and joint use of gas, Electrical Power and Communication Services for buried and/or overhead distribution lines, conduits, pipes for underground and/or overhead Utilities as may be shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The city has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If work effects any Improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements or Encroachments. If in the opinion of the City, the work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or Encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

REGENTS OF THE UNIVERSITY OF NEW MEXICO,
A CONSTITUTIONALLY CREATED EDUCATIONAL
INSTITUTION OF THE STATE OF NEW MEXICO

By: _____
David W. Harris
Executive Vice President for Administration
University of New Mexico

State of New Mexico)
SS
County of Bernalillo)

OFFICIAL SEAL
Ivan A. Parama
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 6/24/07

This instrument was acknowledged before me on 26 day of July 2005, by David W. Harris, Executive Vice President for Administration, University of New Mexico.

My Commission Expires: June 24, 2007 _____
Notary Public

COMMISSIONER OF PUBLIC LANDS
OF THE STATE OF NEW MEXICO, Trustee
for the Enabling Act Trust, Act of June 29, 1910,
36 stat. 557, ch. 310

By: _____ Date: 7-22-05
Patrick H. Lyons, Commissioner

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, 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, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque subdivision ordinance, and is true and accurate to the best of my knowledge and belief.

ALAN R. BENHAM
NEW MEXICO
15700
LICENSED PROFESSIONAL SURVEYOR

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109
(505)823-1000

_____
Alan R. Benham
New Mexico Professional Surveyor 15700
Date: 07-22-05

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

_____

PROPERTY OWNER OF RECORD _____

_____ _____
BERNALILLO COUNTY TREASURER'S OFFICE DATE

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16

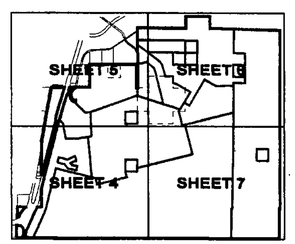
SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 6 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

PROJECT NUMBER 1004095
APPLICATION NUMBER 05DRB-01228

PLAT APPROVAL

UTILITY APPROVALS:	
QWEST	DATE 8-9-05
COMCAST CABLE	DATE 8-09-05
PNM ELECTRIC SERVICES	DATE 8-09-05
PNM GAS SERVICES	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE 7-27-05
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE 8-24-05
UTILITIES DEVELOPMENT	DATE 8/24/05
PARKS & RECREATION DEPARTMENT	DATE 8-23-05
A.M.A.F.C.A.	DATE 8-24-05
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE 8/24/05
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE Aug. 15, 2005

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



SHEET 1 OF 8

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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21-JUL-2005 - 18:33
tkimball

JOB NO. 050140 019

Original Bulk Plat

Original Bulk Plat

Description Updated

Title Updated

DESCRIPTION

A certain tract of land being a portion of Sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a BLM brass cap marking the southwest corner of said Section 32, thence along the west boundary line of said Section 32,
N00°07'12"E a distance of 2057.31 feet to a point on the easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N14°02'20"E a distance of 1461.00 feet; thence,
N20°20'04"E a distance of 733.77 feet to a point of curvature (non-tangent); thence,
963.81 feet along the arc of a curve to the right having a radius of 22,688.32 feet and a chord bearing N15°14'03"E a distance of 963.74 feet; thence,
N16°27'00"E a distance of 1595.93 feet; thence,
N30°29'10"E a distance of 371.08 feet; thence,
N04°48'59"E a distance of 347.13 feet; thence,
N16°34'35"E a distance of 235.84 feet; thence leaving said easterly right-of-way line of Interstate 25,
N89°29'36"E a distance of 529.29 feet to a point of curvature (non-tangent) on the westerly right-of-way line the Sanitary Landfill Road; thence along said westerly right-of-way line,
150.11 feet along the arc of a curve to the right having a radius of 1070.92 feet and a chord bearing S42°50'51"W a distance of 149.98 feet to a point of tangency; thence,
S46°51'47"W a distance of 187.88 feet to a point of curvature; thence,
925.21 feet along the arc of a curve to the left having a radius of 791.20 feet and a chord bearing S13°21'47"W a distance of 873.39 feet to a point of tangency; thence,
S20°08'13"E a distance of 256.70 feet to a point of curvature; thence,
590.11 feet along the arc of a curve to the left having a radius of 433.10 feet and a chord bearing S59°10'13"E a distance of 545.51 feet to a point of tangency; thence,
N81°47'47"E a distance of 100.00 feet; thence leaving said westerly right-of-way line,
N08°12'13"W a distance of 150.00 feet to a point on the easterly right-of-way line of said Sanitary Landfill Road, thence along said easterly right-of-way line,
S81°47'47"W a distance of 100.00 feet to a point of curvature; thence,
385.73 feet along the arc of a curve to the right having a radius of 283.10 feet and a chord bearing N59°10'13"W a distance of 356.58 feet to a point of tangency; thence,
N20°08'13"W a distance of 256.70 feet to a point of curvature; thence,
749.80 feet along the arc of a curve to the right having a radius of 641.20 feet and a chord bearing N13°21'47"E a distance of 707.80 feet to a point of tangency; thence,
N46°51'47"E a distance of 187.88 feet to a point of curvature; thence,
289.56 feet along the arc of a curve to the left having a radius of 1220.92 feet and a chord bearing N40°04'08"E a distance of 288.88 feet; thence leaving said easterly right-of-way line,
N89°29'36"E a distance of 1521.45 feet to a 2 inch iron pipe on the west boundary line of said Section 21; thence along the west boundary line of said Section 21,
N00°18'58"E a distance of 2524.22 feet to a 2 inch iron pipe being the corner common to said Section 17, Sections 16, 20 and 21; thence along the north boundary line of said Section 21,
N89°57'52"E a distance of 5190.46 feet to a point on the westerly right-of-way line of University Boulevard SE; thence along the westerly right-of-way line of said University Boulevard SE,
S00°07'15"E a distance of 2630.19 feet to a point on the southerly right-of-way line of said University Boulevard, said point also being the southwest corner of said University Boulevard SE; thence along the southerly right-of-way line of said University Boulevard SE,
S88°52'11"E a distance of 78.02 feet to a point on the west boundary line of said Section 22; thence,
S89°47'27"E a distance of 78.00 feet to a point on the easterly right-of-way line of said University Boulevard SE, said point also being the southeast corner of said University Boulevard SE; thence along the easterly right-of-way line of said University Boulevard SE,
N00°07'15"W a distance of 2631.35 feet to a point on the northerly boundary line of said Section 22; thence,
N00°59'25"E a distance of 1033.16 feet to a point of curvature; thence,
446.94 feet along the arc of a curve to the left having a radius of 1078.00 feet and a chord bearing N10°53'13"W a distance of 443.74 feet to a point on the westerly boundary line of said Section 15, thence along the westerly boundary line of said Section 15,
N00°27'38"E a distance of 2587.05 feet; thence along the northerly boundary line of the tract herein described,
S89°22'09"E a distance of 5350.40 feet to a point on the west boundary line of said Section 14; thence along the west boundary line of said Section 14,
N01°17'42"E a distance of 1347.77 feet to a 3 1/4" City of Albuquerque Brass Cap stamped "1-P17 - MON. NO. 14 COR. NO. 4" being the corner common to Sections 10 and 11, said Sections 14 and 15; thence along the north boundary line of said Section 14,
S89°20'11"E a distance of 2681.44 feet; thence,
S01°15'25"W a distance of 1338.55 feet; thence,
S89°30'07"E a distance of 2682.47 feet to a point on the west boundary line of said Section 13; thence,
S88°24'41"E a distance of 5150.64 feet to a 3 inch brass cap stamped "1950 BOUNDARY LINE SANDIA BASE" on the east boundary line of said Section 13, also being a point on the range line of Township 9 North, Range 3 East and Township 9 North, Range 4 East; thence along the east boundary line of said Section 13,
S00°19'39"W a distance of 1316.33 feet to a 3 1/2" brass cap being the east quarter-corner of said Section 13; thence continuing along the east boundary line of said Section 13,
S00°19'23"W a distance of 2636.22 feet to a 3 inch brass cap stamped "1950 S13 S18 S24 S19 SANDIA BASE" being the corner common to said Sections 13 and 24, Township 9 North, Range 3 East , Sections 18 and 19, Township 9 North, Range 4 East; thence along the east boundary line of said Section 24,
S00°03'11"E a distance of 5288.08 feet to a 3 inch brass cap stamped "1950 S24 S19 S25 S30 SANDIA BASE" being the corner common to said Sections 24 and 25, Township 9 North, Range 3 East , Sections 19 and 30, Township 9 North, Range 4 East; thence along the east boundary line of said Section 25,
S00°02'08"E a distance of 2630.74 feet to a 5/8" rebar being the east quarter-corner of said Section 25; thence continuing along the east boundary line of said Section 25,
S00°20'09"W a distance of 2631.18 feet to a 3 inch brass cap stamped "1950 S25 S36 S30 S31 SANDIA BASE" being the corner common to said Sections 25 and 36, Township 9 North, Range 3 East , Sections 30 and 31, Township 9 North, Range 4 East; thence along the east boundary line of said Section 36,
S00°06'49"W a distance of 2655.81 feet to a 3 1/2" brass cap being the east quarter-corner of said Section 36; thence continuing along the east boundary line of said Section 36,
S00°06'51"W a distance of 2655.82 feet to a 3 1/2" inch USGLO brass cap stamped "SC T9N R3E R4E S36 S31 S1 T9NR3E 1934" being the closing corner common to said Sections 36, Township 9 North, Range 3 East, Section 31, Township 9 North, Range 4 East; thence along the south boundary line of said Section 36,
S89°29'06"W a distance of 82.75 feet to a 3 1/2" inch USGLO brass cap stamped "T9NR3E S31 S1 S6 R3E R4E T8N CC 1934" being the closing corner of said Section 1, Township 8 North, Range 3 East , Section 6, Township 8 North, Range 4 East; thence along the east boundary line of said Section 1,
S00°19'04"W a distance of 3411.90 feet to a 3 1/2" inch USGLO brass cap stamped "T8N R3E R4E S1 S6 IPG 1934" being the corner common to said Section 1, Township 8 North, Range 3 East, Section 6, Township 8 North, Range 4 East, also being a point on the north boundary line of Isleta Pueblo Grant; thence along the north boundary line of said Isleta Pueblo Grant,
N89°55'39"W a distance of 111.63 feet to a 3 1/2" inch USGLO brass cap stamped "PL IPG 7M 1915" being the 7 mile marker of said Isleta Pueblo Grant Boundary; thence,
N89°52'43"W a distance of 2648.33 feet to a 2 1/2" inch USGLO brass cap stamped "T8NR3E S1 IPG 1915" being the south quarter-corner of said Section 1; thence,
N89°52'06"W a distance of 2647.36 feet to a 3 1/2" inch USGLO brass cap stamped "T8NR3E S2 IPG 6M 1915" being the 6 mile marker of said Isleta Pueblo Grant Boundary; thence,
N89°51'28"W a distance of 5293.95 feet to a 3 1/2" inch USGLO brass cap stamped "T8NR3E S3 IPG 5M 1915" being the 5 mile marker of said Isleta Pueblo Grant Boundary; thence,
N89°50'13"W a distance of 5294.81 feet to a 3 1/2" inch USGLO brass cap stamped "T8NR3E S4 IPG 4M 1915" being the 4 mile marker of said Isleta Pueblo Grant Boundary; thence,
N89°50'40"W a distance of 2647.05 feet to a 2 1/2" inch USGLO brass cap stamped "T8NR3E S4 IPG 1/2 M 1915" being the south quarter-corner of said Section 4; thence,
N89°50'17"W a distance of 2647.07 feet to a 3 1/2" inch USGLO brass cap stamped "T8NR3E S5 IPG 3M 1915" being the 3 mile marker of said Isleta Pueblo Grant Boundary; thence,
N89°50'15"W a distance of 5295.78 feet to a 3 1/2" inch USGLO brass cap stamped "T8NR3E S6 IPG 2M 1915" being the 2 mile maker of said Isleta Pueblo Grant Boundary; thence,
N89°46'54"W a distance of 1348.79 feet to a point on the easterly boundary of Parcel 24-2 as the said is shown on Sheet 24 of the New Mexico State Highway Project I-025-4(39)200; thence
along the boundary of said Parcel 24-2,
48.84 feet along the arc of a curve to the left having a radius of 326.48 feet and a chord bearing N37°01'08"E a distance of 48.79 feet; thence,
N57°16'00"W a distance of 80.00 feet; thence,
120.46 feet along the arc of a curve to the right having a radius of 246.48 feet and a chord bearing S46°44'03"W a distance of 119.26 feet to a point on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 160.35 feet to a point on the said easterly right-of-way line of Interstate 25; thence along said easterly right-of-way line,
N10°13'50"E a distance of 374.55 feet; thence
N15°09'17"E a distance of 268.67 feet; thence,
N24°01'51"E a distance of 1148.32 feet; thence,
N24°01'44"E a distance of 1254.13 feet; thence,
N25°09'52"E a distance of 459.17 feet; thence,
N20°59'34"E a distance of 241.27 feet to a point on the southerly boundary line of Section 34, Township 9 North, Range 3 East; thence along the said southerly boundary line, S89°36'12"E a distance of 491.59 feet to the point and place of beginning.

EXCEPTING Patent #3943, the northwest one-quarter of the northwest one-quarter of said Section 24, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a found stone set in ground at the northwest corner of said Section 24 whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N44°18'22"W a distance of 7515.48 feet, thence along the north boundary line of said Section 24,
N88°47'40"W a distance of 1303.05 feet to the northeast corner of said Patent, thence,
S00°14'31"E a distance of 1330.04 feet to the southeast corner of said Patent; thence,
N88°54'38"W a distance of 1301.08 feet to a point on the west boundary line of said Section 24 and the southwest corner of said Patent; thence along the said west boundary line,
N00°19'26"W a distance of 1332.73 feet to the point and place of beginning of this exception.

This EXCEPTION contains 39.7843 acres more or less.

And EXCEPTING Patent #3944, the southeast one-quarter of the southeast one-quarter of said Section 15, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a 3" dia. Alum. survey cap stamped "PS 8656" at the southeast corner of said Section 15 whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N01°17'40"E a distance of 5393.01 feet, thence along the south boundary line of said Section 15,
N89°28'45"W a distance of 1322.88 feet to the southwest corner of said Patent, thence,
N01°05'02"E a distance of 1349.46 feet to the northwest corner of said Patent, thence,
S89°26'45"E a distance of 1327.82 feet to a point on the east boundary line of said Section 15 and the northeast corner of said Patent, thence along the said east boundary line,
S01°17'38"W a distance of 1348.74 feet to the point and place of beginning of this exception.

This EXCEPTION contains 41.0447 acres more or less.

And EXCEPTING Patent #3945, the northeast one-quarter of the northeast one-quarter of said Section 28, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a No. 5 rebar with a 1-1/2" al. survey cap stamped "6540" and a brass survey washer stamped "13983" at the northeast corner of said Section 28 whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N26°59'21"E a distance of 11903.44 feet, thence along the east boundary line of said Section 28, S00°08'56"W a distance of 1334.88 feet to the southeast corner of said Patent, thence,
S89°05'13"W a distance of 1326.06 feet to the southwest corner of said Patent; thence,
N00°04'43"E a distance of 1330.72 feet to a point on the north boundary line of said Section 28 and the northwest corner of said Patent, thence along the said north boundary line,
N88°54'32"E a distance of 1327.78 feet to the point and place of beginning of this exception.

This EXCEPTION contains 40.5920 acres more or less.

And EXCEPTING Patent #3948, the northeast one-quarter of the northeast one-quarter of said Section 33, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a No. 4 rebar with an obliterated survey cap at the northeast corner of said Section 33 whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N18°45'32"E a distance of 16841.19 feet, thence along the east boundary line of said Section 33,
S00°09'29"W a distance of 1334.79 feet to the southeast corner of said Patent, thence,
S89°48'13"W a distance of 1320.50 feet to the southwest corner of said Patent; thence,
N00°08'18"E a distance of 1330.66 feet to a point on the north boundary line of said Section 33 and the northwest corner of said Patent, thence along the said north boundary line,
N89°37'28"E a distance of 1320.98 feet to the point and place of beginning of this exception.

This EXCEPTION contains 40.4069 acres more or less.

And EXCEPTING Patent #3957, the northwest one-quarter of the southwest one-quarter of said Section 14, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the southwest corner of said Patent whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N01°17'41"E a distance of 4044.27 feet, thence along the west boundary line of said Section 14,
N01°17'38"E a distance of 1348.74 feet to the northwest corner of said Patent, thence,
S89°43'47"E a distance of 1341.75 feet to the northeast corner of said Patent, thence,
S01°16'31"W a distance of 1343.89 feet to the southeast corner of said Patent, thence,
N89°56'12"W a distance of 1342.29 feet to a point on the west boundary line of said Section 14 and the point and place of beginning of this exception.

This EXCEPTION contains 41.4700 acres more or less.

And EXCEPTING Patent #3972, the southwest one-quarter of the southeast one-quarter of said Section 25, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the southeast corner of said Patent whence a 3" brass survey cap stamped "COA 1-P17 MON. NO. 14 COR. NO. 4" bears N29°39'25"E a distance of 18469.44 feet, thence along the south boundary line of said Section 25,
S89°28'02"W a distance of 1312.96 feet to the southwest corner of said Patent, thence,
N00°28'25"E a distance of 1330.00 feet to the northwest corner of said Patent, thence,
N89°46'50"E a distance of 1312.68 feet to the northeast corner of said Patent, thence,
S00°27'57"W a distance of 1322.81 feet to a point on the south boundary line of said Section 25 and the point and place of beginning of this exception.

This EXCEPTION contains 39.9709 acres more or less.

The net area of this tract is 12,436.4389 acres more or less.

TRACT 6 DESCRIPTION

A certain tract of land situate between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at the BLM brass cap marking the corner common to said Section 29, Sections 30 and 31, and said Section 32, thence along the west boundary of said Section 29,
N00°30'38"E a distance of 1881.54 to a point on the east right-of-way line of said Broadway Boulevard, thence along said east right-of-way line,
N10°09'49"E a distance of 6203.76 feet to the northwest corner of the tract herein described, thence along the north boundary line of the south one-half of said Section 20,
N89°29'36"E a distance of 1423.68 feet to the northeast corner of the tract herein described and a point on the west right-of-way line of said Interstate 25, thence along the said west right-of-way line,
S16°21'00"W a distance of 2382.21 feet; thence,
983.08 feet along the arc of a curve to the left having a radius of 23,158.32 feet and a chord bearing S15°14'07"W a distance of 982.93 feet; thence,
S08°39'49"W a distance of 733.24 feet; thence,
S14°02'20"W a distance of 4800.00 feet; thence,
S15°28'16"W a distance of 200.06 feet; thence,
S14°02'20"W a distance of 1149.61 feet to a point on the west boundary line of said Section 32 and the most southerly corner of the tract herein described, thence along said west boundary line,
N00°07'12"E a distance of 1922.34 feet to the point and place of beginning of the tract herein described.

This tract contains 200.8912 acres, more or less.

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16

SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N M P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, M.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

TRACT 7 DESCRIPTION

A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a No. 4 rebar with a survey cap stamped "LS 2300" at the northwest corner of said Lot 2, thence along the northerly boundary line of said Section 6,
S89°31'33"E a distance of 984.52 feet to a point on curve (non-tangent) on the westerly right-of-way of the Interstate 25 frontage road, thence along said right-of-way line,
77.01 feet along the arc of a curve to the right having a radius of 1245.48 feet and a chord bearing S42°07'09"W a distance of 76.99 feet; thence,
S43°51'08"W a distance of 241.16 feet; thence,
712.52 feet along the arc of a curve to the left having a radius of 2721.87 feet and a chord bearing S36°47'27"W a distance of 710.55 feet to a t-rail; thence,
S29°13'39"W a distance of 206.99 feet to a t-rail; thence,
215.19 feet along the arc of a curve to the right having a radius of 779.90 feet and a chord bearing S37°52'58"W a distance of 214.51 feet; thence,
S68°03'39"W a distance of 124.30 feet to a t-rail on the westerly boundary line of said Lot 2; thence along said westerly boundary line,
N00°22'25"E a distance of 1202.88 feet to the point and place of beginning.

This tract contains 13.7525 acres, more or less.

TRACT 8 DESCRIPTION

A certain tract of land being a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico. Said tract being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 83) and ground distances as follows:

BEGINNING at a Bureau of Land Management (BLM) brass cap marking the closing corner on the north boundary line of the Isleta Pueblo Grant and the line common to Lot 6 and said Lot 7 of said Section 6, Said point being the southwest corner of the tract herein described, thence along the westerly boundary line of said Lot 7,
N00°20'05"E a distance of 1382.81 feet to a point on the southerly right-of-way line of the ramp to State Road 47; thence along said ramp right-of-way line,
S68°16'35"E a distance of 356.36 feet to a t-rail; thence along a transition curve, 788.58 feet along the arc of a curve to the right having a radius of 663.94 feet and a chord bearing S36°51'15"E a distance of 743.04 feet to a t-rail; thence along the now westerly right-of-way line,
S01°53'44"E a distance of 304.32 feet; thence,
S10°13'50"W a distance of 494.01 feet to a point on the said north boundary line of the Isleta Pueblo Grant; thence along said Grant boundary line,
N89°46'54"W a distance of 732.33 to the point and place of beginning.

This tract contains 23.5768 acres, more or less.

ALAN R. BENHAM
NEW MEXICO
15700
07-22-05
REGISTERED PROFESSIONAL SURVEYOR

SHEET 1A OF 8

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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JOB NO 050140 019

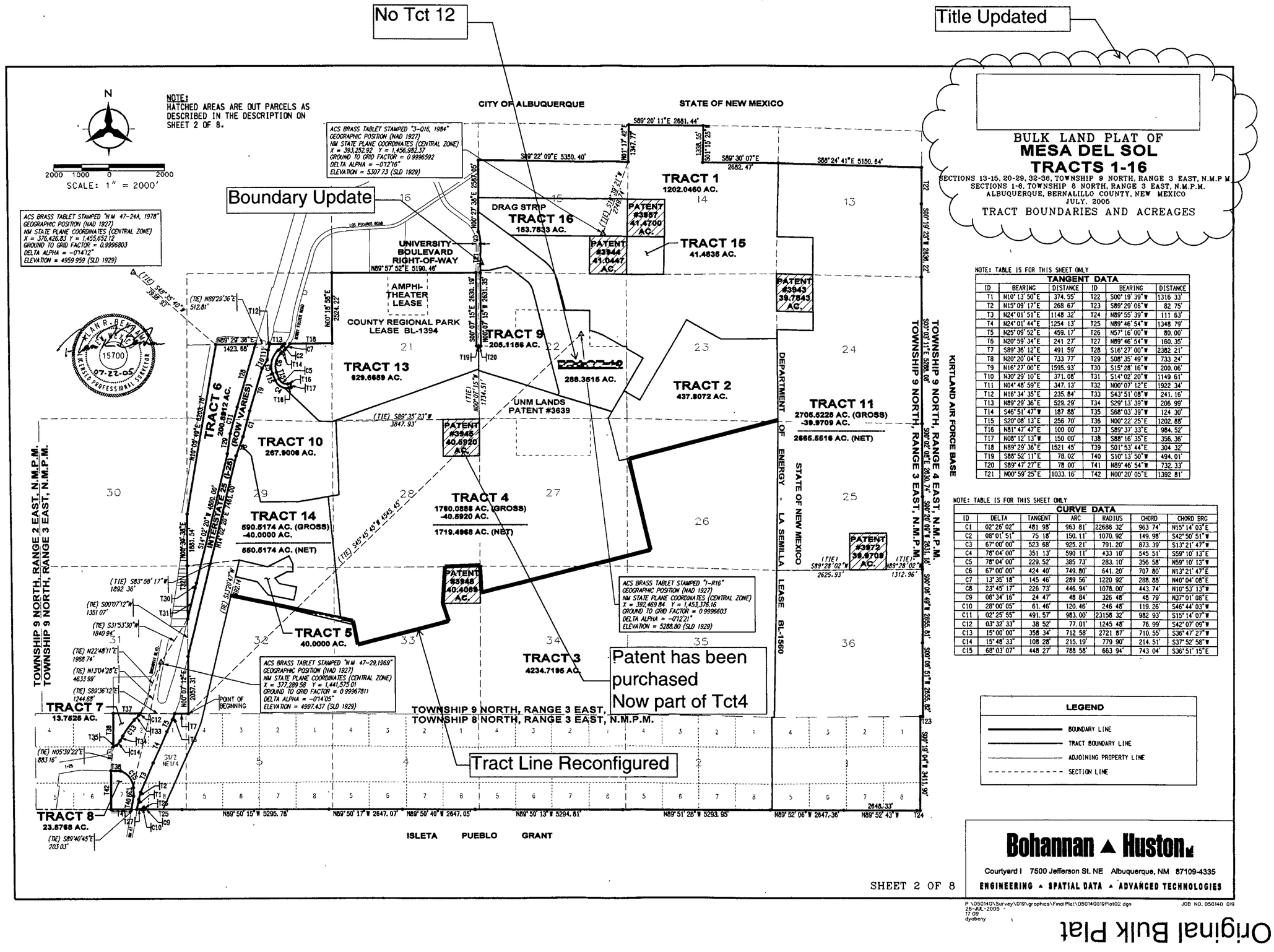
Original Bulk Plat

Original Bulk Plat

No Tct 12

Title Updated

Boundary Update



Original Bulk Plat

Original Bulk Plat

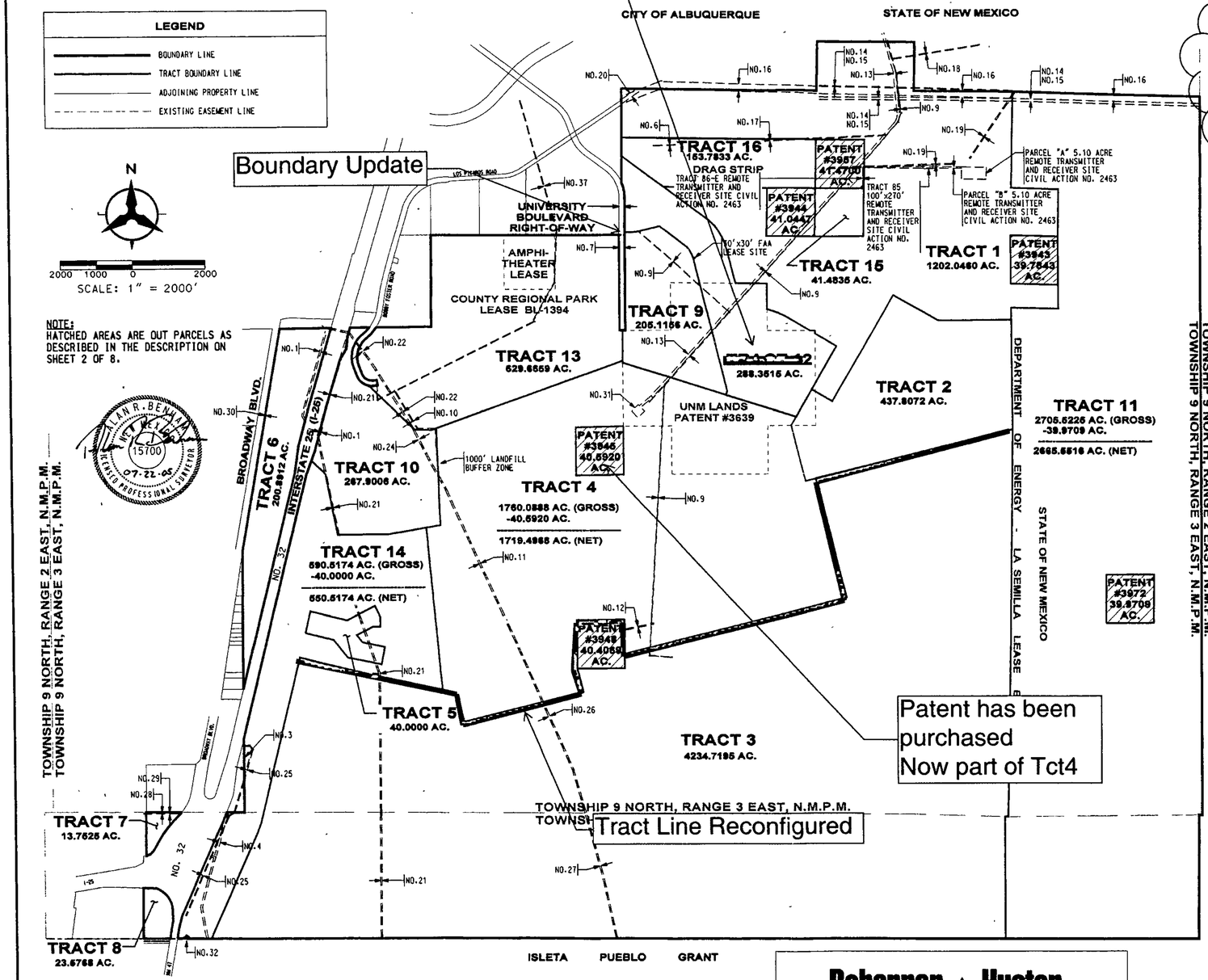
No Tct 12

Title Updated

Boundary Update

Patent has been purchased
Now part of Tct4

Tract Line Reconfigured



BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16

SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

EASEMENTS/RIGHTS-OF-WAY

TO THE FURTHEST EXTENT POSSIBLE ALL EASEMENTS AS MAY BE SHOWN HEREON WERE PLOTTED BASED ON FIDELITY NATIONAL TITLE, COMMITMENT NO. 03-1033983-B-RAD OR WERE PROVIDED BY THE STATE LAND OFFICE AS UNRECORDED DOCUMENTS.

The following documents describing right-of ways and/or easements were included in SCHEDULE B II of the COMMITMENT FOR TITLE INSURANCE prepared by Fidelity National Title, Commitment No. 03-1033983-B-RAD, effective date: July 17, 2003, at 08:00 A.M.:

1. A 40 foot wide Permit for Right-of-Way and Easement granted to Chevron Pipe Line Company filed April 10, 1972 in Book Misc. 255, page 773, as Document No. 80309. (Item 13 in Commitment)
2. Item 14 in Commitment does not apply to these parcels (A 30 foot wide... Grant of Right-of-Way granted to the New Mexico State Highway Commission filed January 31, 1973 in Book Misc. 296, page 573 as Document No. 32717)
3. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751. (Item 15 in Commitment)
4. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266. (Item 18 in Commitment)
5. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001. (Item 20 in Commitment)
6. A 10 foot wide easement granted to PNM and AGTAT filed August 16, 1988 in Misc. Book 654A, page 966, Document No. 88 74453. (Item 21 in Commitment)
7. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037 (Items 24 and 25 in Commitment)
8. NOT USED
9. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709. (Item 27 in Commitment)
10. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982. (No filing information provided) (Item 30 in Commitment)
11. A 40 foot wide Permit for Right-far-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958. (No filing information provided) (Item 31 in Commitment)
12. A 30 foot wide Permit for Right-of-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969. (No filing information provided) (Item 32 in Commitment)
13. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1939. (No filing information provided) (Item 34 in Commitment)

The following documents were made available by the New Mexico State Land Office:

14. Right-of-Way (25' and 75') Easement No. 18904 for electrical power lines granted to PNM dated November 14 1979.
15. Right-of-Way (25' and 75') Easement No. 25413 granted to PNM dated August 18, 1994.
16. Right-of-Way (200') Easement No. 25413 granted to PNM dated August 18, 1994.
17. A 20' wide Permit for Right-of-Way Easement No. RW 17636 granted to PNM dated February 3, 1971.
18. A 20' foot Wide for Right-of-Way Easement No. RW 17816 granted to PNM dated October 20, 1971.
19. A 33 foot wide Permit for Right-of-Way Easement No. RW-18811 granted to the Department of the Air Force dated November 19, 1975.
20. A 106 foot wide Permit for Right-of-Way Easement No. RW-14603 granted to the City of Albuquerque dated May 26, 1959 for the construction of Los Picaros Road, S.E.
21. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. W-7423 dated September 10, 1954.
22. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
23. A 20 foot wide Permit for Right-of-Way and Easement No. RW-16149 granted to PNM dated January 27, 1965.
24. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14312 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
25. A 30 foot wide Permit for Right-of-Way Easement No. RW-17969 granted to MST&T dated June 21, 1972.
26. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14311 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
27. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14314 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
28. A 30 foot Assignment of Right-of-Way and Easement No. 14570 dated April 26, 1990.
29. A 30 foot Permit for Right-of-Way and Easement Permit No. RW-14879 granted to PNM dated March 2, 1960.
30. Grant of Right-of-Way Easement No. 23807, granted to AT&T dated June 7, 1990.
31. 2.0134 acre Non-Directional Beacon Site leased to Federal Aviation Administration recorded October 5, 2001, Document No. 2001117807.
32. District Court Civil Action No. 7-72-04137.
33. Potent 3619
34. Potent 2287
35. District Court Civil Action No. 2463

Additional Documents

36. Access and utility easements serving Tracts 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15 and 16 and the Out-Parcels are granted by the Easement Agreement filed in the Bernalillo County, New Mexico real estate records in Book_____ Page_____.
37. A 20 foot wide Permit for Right-of-Way and Easement No. RW-16134 granted to PNM dated January 14, 1965.

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 3 OF 8

JOB NO 050140 019

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Original Bulk Plat

Original Bulk Plat

Acreage Update

Title Updated

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16
SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

SCALE: 1" = 1000'

Tract Reconfiguration

SEE SHEET 5 OF 8
SEE SHEET 7 OF 8

ACS BRASS TABLET STAMPED "1-R16"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 392,469.84 Y = 1,453,376.16
GROUND TO GRID FACTOR = 0.9996603
DELTA ALPHA = -0°12'21"
ELEVATION = 5288.80 (SLD 1929)

ACS BRASS TABLET STAMPED "N.M. 47-28,1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,289.58 Y = 1,441,575.01
GROUND TO GRID FACTOR = 0.9996781
DELTA ALPHA = -0°14'05"
ELEVATION = 4997.437 (SLD 1929)

TRACT 10 267.9048 AC.
TRACT 14 680.8174 AC. (GROSS) -40.0000 AC. 680.8174 AC. (NET)
TRACT 5 40.0000 AC.
TRACT 6 200.4912 AC.
TRACT 7 13.7626 AC.
TRACT 8 23.6788 AC.
TRACT 4 1780.0888 AC. (GROSS) -40.6920 AC. 1719.4988 AC. (NET)
TRACT 3 4234.7196 AC.
PATENT #3945 40.4069 AC. NOT A PART OF THIS PLAT

TRACT C MRGCD MAP NO. 66
TRACTS C-1, C-2 & C-3 LANDS OF PETER T. MOCHO FILED: SEPTEMBER 27, 2001 (BK. 2001C PG. 268)
LOTS 1A1 & 1A2 BELL'S ACRES FILED: JUNE 15, 1987 (BK. C33 PG. 190)
LOT 1 OF BELL'S ACRES FILED: JUNE 21, 1983 (BK. C21 PG. 116)
REPLAT OF LOT 2 BELL'S ACRES FILED: OCTOBER 9, 1981 (BK. A8 PG. 105)
BELL'S ACRES FILED: FEBRUARY 12, 1975 (BK. D6 PG. 122)
TRACTS A-1 & A-2 BROADCOMM-PEP REDIVISION FILED: JUNE 23, 1988 (BK. C36 PG. 175)
PLAT OF TRACTS A-2A & A-2B BROADCOMM-PEP REDIVISION FILED: NOVEMBER 26, 1991 (BK. 91C PG. 261)
TRACT "B" LANDS OF BROWN CONSTRUCTION CO. FILED: DECEMBER 16, 1985 (BK. C29 PG. 26)
TRACT 23 MRGCD MAP NO. 68
TRACT 15 MRGCD MAP NO. 69

BROADWAY BLVD. (ROW = 200')
INTERSTATE 25 (I-25) (ROW VARIES)
NM 47 (ROW VARIES)
BROADWAY BLVD. (ROW VARIES)

EXISTING 5' WIDE GRANT OF RIGHT-OF-WAY EASEMENT NO. 23807, GRANTED TO AT&T DATED JUNE 7, 1990.
EXISTING 40' WIDE ASSIGNMENT OF RIGHT-OF-WAY DATED APRIL 9, 1979. THIS DOCUMENT INCLUDES PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. M-7423 DATED SEPTEMBER 10, 1954.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-14313 GRANTED TO WEST EMERALD PIPELINE CORP. DATED AUGUST 11, 1958.
EXISTING 10' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FILED JULY 22, 1954 IN BK. D285, PG. 517 AS DOC. NO. 28421, MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED FEBRUARY 8, 1955 IN BK. D305, PG. 307 AS DOC. NO. 48709.
EXISTING 30' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT FOR A PRIMARY DISTRIBUTION LINE GRANTED TO PNM DATED APRIL 28, 1969.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-14311 GRANTED TO WEST EMERALD PIPELINE CORP. DATED AUGUST 11, 1958.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-14314 GRANTED TO WEST EMERALD PIPELINE CORP. DATED AUGUST 11, 1958.
EXISTING 25'x35' PERMIT OF RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FILED OCTOBER 22, 1972 IN BK. MISC. 392, PG. 65 AS DOC. NO. 34751.
EXISTING 30' WIDE PERMIT FOR RIGHT-OF-WAY EASEMENT NO. RW-17969 GRANTED TO WST&T DATED JUNE 21, 1972.
EXISTING 30' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT PERMIT NO. RW-14879 GRANTED TO PNM DATED MARCH 2, 1960.
EXISTING 30' WIDE ASSIGNMENT OF RIGHT-OF-WAY AND EASEMENT NO. 14570 DATED APRIL 26, 1990.
EXISTING 50' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FILED MARCH 5, 1974 IN BK. MISC. 356, PG. 724 AS DOC. NO. 97266.
EXISTING 50' WIDE PERMIT FOR RIGHT-OF-WAY EASEMENT NO. M-4500 GRANTED TO PNM PER DWG. NO. A-626-D DATED OCTOBER 6, 1953.
1000' LANDFILL BUFFER ZONE
ACCESS TO TRACT 7 EXISTS ALONG THE SOUTHEASTERLY BOUNDARY (FRONTAGE ROAD) AS SHOWN ON NMDOT RIGHT-OF-WAY MAP I-025-4(39)200
ACCESS TO TRACT 8 EXISTS ALONG THE SOUTHERLY BOUNDARY (ISLETA LAKES RD) AS SHOWN ON NMDOT RIGHT-OF-WAY MAP I-025-4(39)200.

TOWNSHIP 9 NORTH RANGE 3 EAST N.M.P.M.
TOWNSHIP 8 NORTH RANGE 3 EAST N.M.P.M.
POINT OF BEGINNING
NORTH BOUNDARY ISLETA PUEBLO GRANT
ISLETA PUEBLO GRANT

U.S. GENERAL LAND OFFICE SURVEY — T9N R3E S5 S4 C C T8N — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — 1/4 S32 — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T9N R3E S1C S32 S33 — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — 1/4 S33 — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T9N R3E S33 S4 S3 C C T8N — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T9N R3E S1C S33 S34 — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T8N R3E S5 IPG 3M — 1915 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T8N R3E S1C S5 S4 IPG — 1934 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T8N R3E S4 IPG 1/2M — 1915 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T8N R3E S4 IPG 4M — 1915 — FOUND BRASS CAP
U.S. GENERAL LAND OFFICE SURVEY — T8N R3E S4 S3 C C IPG — 1934 — FOUND BRASS CAP

FOUND NO.4 REBAR STAMPED "5256"
FOUND NO.4 REBAR CAP OBLITERATED

ALAN R. BENHAM — NEW MEXICO — 15700 — 07-22-05 — LICENSED PROFESSIONAL SURVEYOR

SHEET 5 | SHEET 6 | SHEET 7

SEE SHEET 5 OF 8 FOR LEGEND
SEE SHEET 5 OF 8 FOR CURVE TABLE
SEE SHEET 5 OF 8 FOR TANGENT TABLE

Add Access Note

Acreage Update

SHEET 4 OF 8

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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JOB NO 050140 019

Original Bulk Plat

Original Bulk Plat

Title Updated

Boundary Update

Acreage Update

Patent is now part of Tct 4

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	02° 26' 02"	481.98'	963.81'	22688.32'	963.74'	N15° 14' 03"E
C2	08° 01' 51"	75.18'	150.11'	1070.92'	149.98'	S42° 50' 51"W
C3	67° 00' 00"	523.68'	925.21'	791.20'	873.39'	S13° 21' 47"W
C4	78° 04' 00"	351.13'	590.11'	433.10'	545.51'	S59° 10' 13"E
C5	78° 04' 00"	229.52'	385.73'	283.10'	356.58'	N59° 10' 13"W
C6	67° 00' 00"	424.40'	749.80'	641.20'	707.80'	N13° 21' 47"E
C7	13° 35' 18"	145.46'	289.56'	1220.92'	288.88'	N40° 04' 08"E
C8	23° 45' 17"	226.73'	446.94'	1078.00'	443.74'	N10° 53' 13"W
C9	08° 34' 16"	24.47'	48.84'	326.48'	48.79'	N37° 01' 08"E
C10	28° 00' 05"	61.46'	120.46'	246.48'	119.26'	S46° 44' 03"W
C11	02° 25' 55"	491.57'	983.00'	23158.32'	982.93'	S15° 14' 07"W
C12	03° 32' 33"	38.52'	77.01'	1245.48'	76.99'	S42° 07' 09"W
C13	15° 00' 00"	358.34'	712.58'	2721.87'	710.55'	S36° 47' 27"W
C14	15° 48' 33"	108.28'	215.19'	779.90'	214.51'	S37° 52' 58"W
C15	68° 03' 07"	448.27'	788.58'	663.94'	743.04'	S36° 51' 15"E
C16	15° 07' 15"	320.29'	636.86'	2413.20'	635.02'	N67° 23' 06"W
C17	38° 50' 02"	535.78'	1030.23'	1520.00'	1010.62'	N33° 28' 54"W
C18	18° 29' 17"	42.15'	83.57'	259.00'	83.21'	S78° 25' 04"E
C19	03° 21' 02"	19.16'	38.30'	655.00'	38.30'	S70° 50' 56"E
C20	14° 02' 09"	57.12'	113.67'	464.00'	113.38'	N82° 57' 11"E
C21	38° 50' 02"	199.16'	382.95'	565.00'	375.66'	S33° 28' 54"E
C22	49° 45' 16"	200.83'	376.09'	433.10'	364.39'	S45° 00' 51"E
C23	23° 46' 48"	84.22'	166.02'	400.00'	164.83'	S58° 00' 05"E
C24	28° 18' 44"	109.24'	214.01'	433.10'	211.84'	S84° 02' 51"E

TANGENT DATA					
ID	BEARING	DISTANCE	ID	BEARING	DISTANCE
T1	N10° 13' 50"E	374.55'	T35	S00° 19' 26"E	329.86'
T2	N15° 09' 17"E	268.67'	T36	N59° 49' 29"W	659.90'
T3	N25° 09' 52"E	459.17'	T37	N59° 49' 29"W	680.37'
T4	N20° 59' 34"E	241.27'	T38	N00° 00' 22"W	78.25'
T5	S89° 36' 12"E	491.59'	T39	N89° 47' 27"W	135.42'
T6	N20° 20' 04"E	733.77'	T40	N59° 49' 29"W	694.35'
T7	N30° 29' 10"E	371.08'	T41	N75° 56' 04"E	17.45'
T8	N04° 48' 59"E	347.13'	T42	N20° 59' 53"E	342.51'
T9	N16° 34' 35"E	235.84'	T43	N14° 03' 53"W	657.75'
T10	N89° 29' 36"E	529.29'	T44	N88° 24' 49"W	83.01'
T11	S46° 51' 47"W	187.88'	T45	N89° 52' 06"W	71.63'
T12	S20° 08' 13"E	256.70'	T46	S00° 07' 15"E	65.49'
T13	N81° 47' 47"E	100.00'	T47	S30° 10' 31"W	251.18'
T14	N08° 12' 13"W	150.00'	T48	N75° 58' 58"E	300.04'
T15	S88° 52' 11"E	78.02'	T49	N14° 02' 20"E	610.46'
T16	S89° 47' 27"E	78.00'	T50	S25° 40' 10"E	339.96'
T17	N00° 59' 25"E	1033.16'	T51	S00° 11' 33"E	261.30'
T18	S89° 29' 06"W	82.75'	T52	N90° 00' 00"W	210.86'
T19	N89° 55' 39"W	111.63'	T53	S62° 37' 24"W	502.95'
T20	N57° 16' 00"W	80.00'	T54	S38° 19' 08"E	259.17'
T21	N89° 46' 54"W	160.35'	T55	S78° 45' 44"E	629.15'
T22	S08° 35' 49"W	733.24'	T56	S11° 18' 56"W	483.45'
T23	S15° 28' 16"W	200.06'	T57	N38° 18' 46"W	618.36'
T24	S14° 02' 20"W	1149.61'	T58	N00° 59' 25"E	79.75'
T25	S43° 51' 08"W	241.16'	T59	N89° 58' 16"E	259.64'
T26	S29° 13' 39"W	206.99'	T60	N75° 56' 07"E	595.93'
T27	S68° 03' 39"W	124.30'	T61	S17° 28' 32"W	110.00'
T28	N00° 22' 25"E	1202.88'	T62	N20° 20' 04"E	312.92'
T29	S89° 37' 33"E	984.52'	T63	S88° 18' 20"E	467.68'
T30	S88° 16' 35"E	356.36'	T64	N70° 17' 19"E	143.18'
T31	S01° 53' 44"E	304.32'	T65	N37° 53' 08"W	123.77'
T32	S10° 13' 50"W	494.01'	T66	N46° 49' 09"W	435.91'
T33	N89° 46' 54"W	732.33'	T67	N20° 20' 04"E	420.85'
T34	S00° 14' 31"E	665.02'			

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16

SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

SCALE: 1" = 1000'

LEGEND

- BOUNDARY LINE
- EXCEPTION BOUNDARY LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- SECTION LINE
- FOUND IRON PIPE AS NOTED
- FOUND NMSHTD T-RAIL MARKER
- FOUND STONE AS NOTED
- FOUND REBAR AS NOTED
- FOUND CAPPED REBAR AS NOTED
- FOUND BRASS CAP AS NOTED
- FOUND 5/8" REBAR W/RED PLASTIC CAP STAMPED "LS 5978"
- SET 5/8" REBAR W/ORANGE PLASTIC CAP STAMPED "BENHAM LS 15700"

TRACT 1 — 1202.0460 AC.
TRACT 16 — 183.7833 AC.
TRACT 12 — 288.3616 AC.
TRACT 9 — 208.1166 AC.
TRACT 13 — 623.6669 AC.
TRACT 10 — 287.9066 AC.
TRACT 6 — 260.9913 Acres
TRACT 4 — 1760.0888 AC. (GROSS) -40.6920 AC. 1719.4968 AC. (NET)
PATENT #3945 — 40.5920 AC. NOT A PART OF THIS PLAT

UNIVERSITY BOULEVARD RIGHT-OF-WAY
LOS PICAROS ROAD
BOBBY FOSTER ROAD
BROADWAY BLVD. (ROW = 200')
INTERSTATE 25 (I-25) (ROW VARIES)
COUNTY REGIONAL PARK LEASE BL-1394
UNM LANDS PATENT #3638
TRACT A & B SUNSET MEMORIAL PARK FILED: NOVEMBER 16, 1982 (BK. C26 PG. 87)
TRACT B-1 R.C.A. INDUSTRIAL PARK FILED: JULY 27, 1982 (C19-197)
TRACT B-10 R.C.A. INDUSTRIAL PARK FILED: JULY 27, 1982 (C19-197)
TRACT A A.P.S VACANT PROPERTY NO.9 FILED: SEPTEMBER 23, 1988 (C37-101)
LOTS 1, 2, & 3 K & R LIMITED FILED: APRIL 12, 1985 (BK. C26 PG. 193)
SUMMARY PLAT OF VALLEY VIEW INDUSTRIAL PARK FILED: APRIL 14, 1980 (BK. C16 PG. 138)
A PORTION OF SECTION 21 AND A PORTION OF THE EAST HALF OF SECTION 20 PLATTED BY SURV-TEX, INC. REVIEWED AND APPROVED BY NEW MEXICO STATE LAND OFFICE MAPPING BUREAU DATED MARCH 2, 2000
SUREFIRE LAND DEVELOPMENT CO. (FILING DATA NOT FOUND)
AMPHITHEATER LEASE FILED: APRIL 18, 2002 (BK. A34, PG. 9583) DOC. NO. 2002045922
HORNE-STEWART, LLC WARRANTY DEED 1/2 UNDIVIDED INTEREST FILED: MAY 30, 1997 (BK. 97-14 PG. 8178-8180) DOC. NO. 97055255 1/2 UNDIVIDED INTEREST FILED: MAY 30, 1997 (BK. 97-14 PG. 8781-8783) DOC. NO. 97055256

EXISTING 200' RIGHT-OF-WAY EASEMENT NO. 25413 GRANTED TO PNM DATED AUGUST 18, 1994
EXISTING 106' WIDE PERMIT FOR RIGHT-OF-WAY EASEMENT NO. RW-14603 GRANTED TO THE CITY OF ALBUQUERQUE DATED MAY 26, 1959 FOR CONSTRUCTION OF LOS PICAROS ROAD, S.E.
A 20' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-16134 GRANTED TO PNM DATED JANUARY 14, 1965.
UNIVERSITY BOULEVARD IS SUBJECT TO THE TERMS AND CONDITIONS OF THE STIPULATED PARTIAL JUDGEMENT FILED APRIL 7, 1998 IN BK. 9808, PG. 518. DOC. NO. 1998 042037.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO CHEVRON PIPELINE CO. FILED APRIL 10, 1972 IN BK. MISC. 255, PG. 773 AS DOC. NO. 80309.
EXISTING 5' WIDE GRANT OF RIGHT-OF-WAY EASEMENT NO. 23807, GRANTED TO AT&T DATED JUNE 7, 1990.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-14310 GRANTED TO WEST EMERALD PIPELINE CORP. DATED AUGUST 11, 1958.
EXISTING 20' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-16149 GRANTED TO PNM DATED JANUARY 27, 1965.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO CHEVRON PIPELINE CO. FILED APRIL 10, 1972 IN BK. MISC. 255, PG. 773 AS DOC. NO. 80309.
EXISTING 40' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. RW-14312 GRANTED TO WEST EMERALD PIPELINE CORP. DATED AUGUST 11, 1958.
EXISTING 40' WIDE ASSIGNMENT OF RIGHT-OF-WAY DATED APRIL 9, 1979. THIS DOCUMENT INCLUDES PERMIT FOR RIGHT-OF-WAY AND EASEMENT NO. M-7423 DATED SEPTEMBER 10, 1954.
EXISTING 30' WIDE RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FOR A ELECTRICAL DISTRIBUTION LINE DATED SEPTEMBER 14, 1982.
2.0134 ACRE NON-DIRECTIONAL BEACON SITE LEASED TO FEDERAL AVIATION ADMINISTRATION RECORDED OCTOBER 5, 2000, DOC. NO. 2001117807.

ACS BRASS TABLET STAMPED "NM 47-24A, 1978" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X = 376,426.83 Y = 1,455,652.12 GROUND TO GRID FACTOR = 0.9996803 DELTA ALPHA = -0°14'12" ELEVATION = 4959.959 (SLD 1929)

FOUND NO.4 REBAR W/ 1" DIA. CAP STAMPED "LS 7002"
WEST 1/4 CORNER SECTION 20
FOUND 2" DIA. IRON PIPE W/60D NAIL
FOUND 2" DIA. IRON PIPE
FOUND 2" DIA. IRON PIPE W/60D NAIL AND BRASS WASHER STAMPED "13083"
FOUND STONE SET IN CONCRETE, SHOT HIGHEST POINT
FOUND NO.5 REBAR W/1-1/2" DIA. ALUM. CAP STAMPED "5540" AND BRASS WASHER STAMPED "13983"

N89° 57' 52"E 5190.46'
N89° 29' 36"E 1423.68'
N89° 29' 36"E 1521.45'
(TIE) N89°29'36"E 512.81'
(TIE) S89° 35' 23"W 3847.93'
S70° 17' 19"W 5636.65'
5493.47'
N88° 54' 32"E 1327.78'
S89° 05' 13"W 1326.06'
S89° 22' 09"E 5350.40'
N89° 24' 45"W 5330.77'
N72° 31' 28"W 4918.66'
N62° 53' 55"E 1426.40'
S16° 27' 00"E 1595.63'
N16° 27' 00"W 2282.21'
N10° 09' 40"E 2030.76'
S14° 02' 20"W 7461.00'
S17° 02' 20"W 4800.00'
N11° 55' 24"W 3829.42'
N16° 08' 04"W 1658.04'
N00° 18' 36"E 2324.22'
S00° 07' 15"E 2830.19'
N00° 07' 15"W 2631.35'
N00° 07' 15"W 831.77'
(TIE) N00° 07' 15"W 1734.57'
N00° 27' 38"E 2587.05'
S00° 27' 38"W 732.42'
N00° 04' 43"E 1330.72'
S00° 05' 13"W 1334.86'
S61° 31' 54"E 141.90'
106.80' S89° 29' 36"W
130.89'
58.56'
21.01'
(TIE) S46° 32' 40"E 3828.93'

SEE SHEET 6 OF 8
SEE SHEET 4 OF 8
SEE SHEET 5 OF 8
SEE DETAIL

SHEET 5
SHEET 6
SHEET 4
SHEET 7

JEAN R. BENHAM NEW MEXICO 15700 07-22-05 REGISTERED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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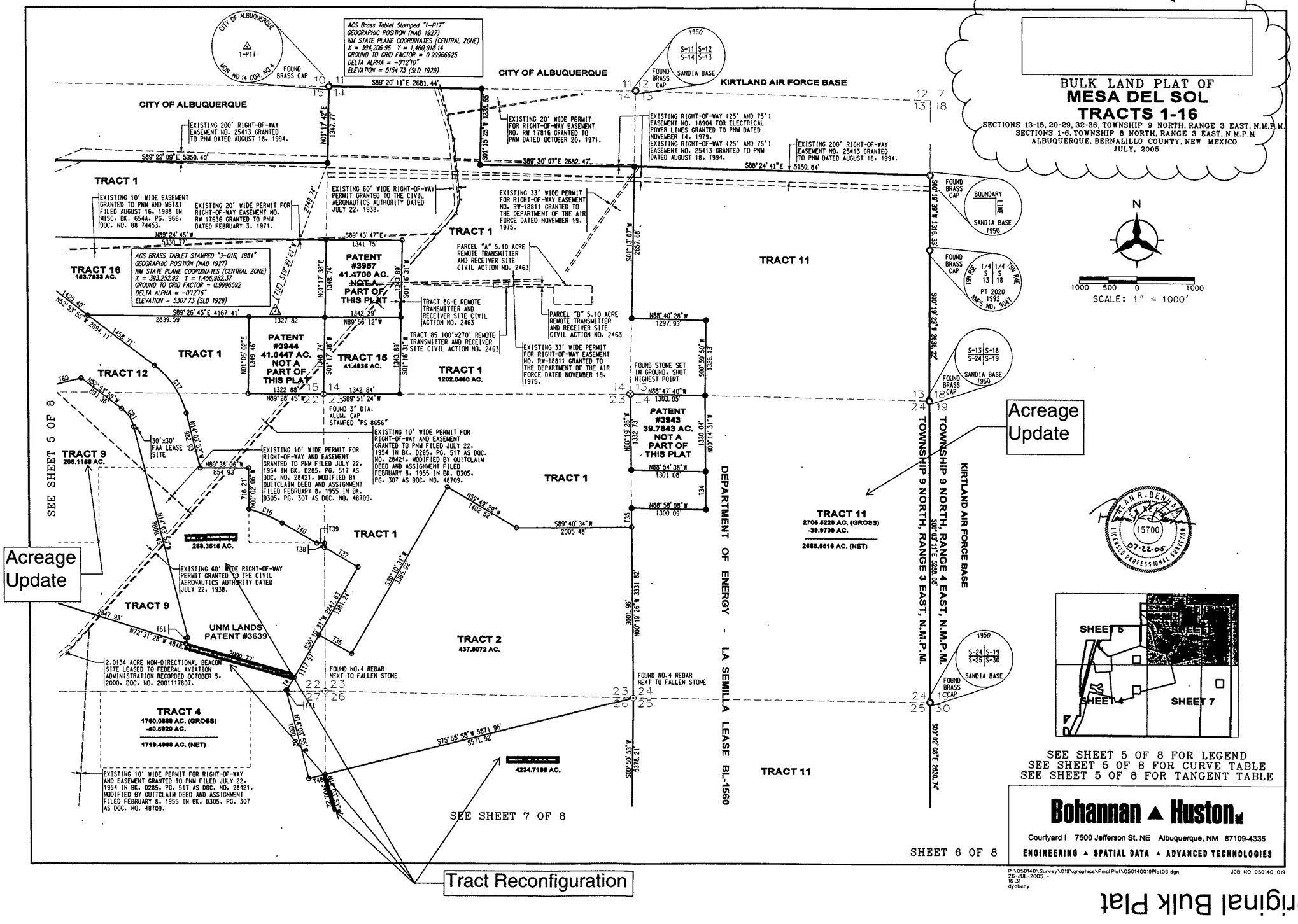
JOB NO 050140 019

Original Bulk Plat

Original Bulk Plat

Title Updated

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16
SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005



Acreage Update

Acreage Update

Tract Reconfiguration

Original Bulk Plat

Original Bulk Plat

Tract Reconfiguration

Title Updated

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16
SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

SEE SHEET 6 OF 8

Acreage Update

TRACT 4

TRACT 3

TRACT 11

EXISTING 10' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FILED JULY 22, 1954 IN BK. D285, PG. 517 AS DOC. NO. 28421, MODIFIED BY QUITCLAIM DEED AND ASSIGNMENT FILED FEBRUARY 8, 1955 IN BK. D305, PG. 307 AS DOC. NO. 48709.

TRACT 4
1760.0888 AC. (GROSS)
-40.6920 AC.
1719.4968 AC. (NET)

N14°03'55"E 1600.02'
S75°56'58"W 5871.96'
5571.92'
N14°03'55"E 1600.02'
S75°56'07"W 6307.57'

FOUND NO.5 REBAR STAMPED "2455" NEXT TO FALLEN STONE

FOUND NO.5 REBAR STAMPED "2455" NEXT TO FALLEN STONE

(TIE) S89°28'02"W 2625.93'

N89°46'50"E 1312.68'
PATENT #3972
39.9709 AC.
NOT A PART OF THIS PLAT
S89°28'02"W 1312.96'
N00°28'25"E 1300.00'
S00°27'57"W 1322.81'
(TIE) S89°28'02"W 1312.99'

DEPARTMENT OF ENERGY - LA SEMILLIA LEASE BL-1560

S00°50'53"W 5378.21'

TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.

TOWNSHIP 9 NORTH, RANGE 4 EAST, N.M.P.M.

S00°02'08"E 2630.74'
S00°20'09"W 2631.18'
S00°06'49"W 2655.81'
S00°06'51"W 2655.82'
S00°06'49"W 3411.96'

1950
S-25 | S-30
S-36 | S-31
SANDIA BASE
FOUND BRASS CAP

N
1000 500 0 1000
SCALE: 1" = 1000'

Acreage Update

TRACT 11
2706.6225 AC. (GROSS)
-39.9709 AC.
2666.6516 AC. (NET)

Acreage Update

TRACT 3
4234.7196 AC.

SEE SHEET 4 OF 8

TRACT 3

U.S. GENERAL LAND OFFICE SURVEY
T9N R3E S34 S3|S2 C|C T8N 1934
T9N R3E S34|S35 S|C 1934
SC 1/4 S34 1934
FOUND BRASS CAP

U.S. GENERAL LAND OFFICE SURVEY
T9N R3E S35 S2|S1 C|C T8N 1934
T9N R3E S35|S36 S|C 1934
1/4 S35 1934
FOUND BRASS CAP

U.S. GENERAL LAND OFFICE SURVEY
T9N R4E S31 S1|S6 C|C R3E|R4E T8N 1934
S-C T9N R3E|R4E S36|S31 S1 T8N R3E 1934
FOUND BRASS CAP

FOUND BRASS CAP
T9N R3E 1/4 S 36 S 31 PT 2015 1992 NMPS NO. 9041

TOWNSHIP 9 NORTH
TOWNSHIP 8 NORTH

RANGE 3 EAST, N.M.P.M.
RANGE 3 EAST, N.M.P.M.

KIRTLAND AIR FORCE BASE

TRACT 11

TRACT 3

TRACT 3

U.S. GENERAL LAND OFFICE SURVEY
T8N R3E S IPG 5M 1915
T8N R3E C|C S3|S2 IPG 1934
T8N R3E S2 IPG 6M 1915
T8N R3E C|C S2|S1 IPG 1934
T8N R3E S1 IPG 1915
PL IPG 7M 1915
T8N C C R3E|R4E S1|S6 IPG 1934
FOUND BRASS CAP

S01°11'24"W 5312.02'
S00°00'03"W 3356.02'

N89°50'13"W 5294.81'
N89°51'28"W 5293.95'
N89°52'06"W 2575.72'
N89°52'06"W 2647.36'
N89°52'43"W 2648.33'

NORTH BOUNDARY ISLETA PUEBLO GRANT

ISLETA PUEBLO GRANT

JEAN R. BENHAM
15700
07-22-05
LICENSED PROFESSIONAL SURVEYOR

SHEET 5 SHEET 6 SHEET 4

SEE SHEET 5 OF 8 FOR LEGEND
SEE SHEET 5 OF 8 FOR CURVE TABLE
SEE SHEET 5 OF 8 FOR TANGENT TABLE

SHEET 7 OF 8

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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JOB NO 050140 019

Original Bulk Plat

Original Bulk Plat

Title Updated

BULK LAND PLAT OF
MESA DEL SOL
TRACTS 1-16

SECTIONS 13-15, 20-29, 32-36, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M.
SECTIONS 1-6, TOWNSHIP 8 NORTH, RANGE 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2005

ACS BRASS TABLET STAMPED "N.M. 47-29,1969"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X = 377,289.58 Y = 1,441,575.01
GROUND TO GRID FACTOR = 0.99967811
DELTA ALPHA = -0°14'05"
ELEVATION = 4997.437 (SLD 1929)

(TIE) N22°48'11"E 1988.74'
(TIE) N17°04'28"E 4633.99'

FOUND #4 rebar with survey cap stamped LS 2300

FOUND BRASS CAP

EXISTING 30' WIDE ASSIGNMENT OF RIGHT-OF-WAY AND EASEMENT NO. 14570 DATED APRIL 26, 1990.

EXISTING 30' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT PERMIT NO. RW-14879 GRANTED TO PNM DATED MARCH 2, 1960.

S89°37'33"E 984.52'

T9N, R3E, N.M.P.M.
T8N, R3E, N.M.P.M.

EXISTING 50' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT GRANTED TO PNM FILED MARCH 5, 1974 IN BK. MISC. 356, PG. 724 AS DOC. NO. 97266.

(TIE) S89°36'12"E 1244.68'

TRACT 7
13.7525 Acres

N00°22'25"E 1202.88'

INTERSTATE 25 (I-25)

EXISTING 30' WIDE PERMIT FOR RIGHT-OF-WAY EASEMENT NO. RW-17969 GRANTED TO MST&T DATED JUNE 21, 1972.

EXISTING 50' WIDE PERMIT FOR RIGHT-OF-WAY EASEMENT NO. M-4500 GRANTED TO PNM PER DWG. NO. A-626-D DATED OCTOBER 6, 1953.

(TIE) N05°39'22"E 883.16'

N24°01'44"E 1254.13'

TRACT 14
590.5174 Acres (GROSS)
40.4000 Acres
550.5174 Acres (NET)

S24°02'00"W 1624.32'

S24°28'18"W 1803.31'

N24°01'51"E 1148.32'

TRACT 8
23.5768 Acres

N00°20'05"E 1392.81'

494.01'

S10°13'50"W

732.33'

N89°46'54"W

(TIE) S89°40'45"E 203.03'

661.27'

687.53'

N89°46'54"W 1348.79'

N89°50'15"W 5295.78'

N89°50'17"W 2647.07'

N89°50'40"W 2647.05'

N89°50'13"W 5294.81'

N89°51'28"W 5293.95'

N89°52'06"W 2647.36'

N89°52'43"W 2648.33'

S00°19'04"W 3411.90'

S00°06'51"W 2655.82'

ISLETA PUEBLO GRANT

ISLETA

PUEBLO

GRANT

Acreage Update

TRACT 3
4,234.7195 Acres

Acreage Update

TRACT 11
2705.5225 Acres (GROSS)
39.9709 Acres
2,665.5516 Acres (NET)

DEPARTMENT OF ENERGY
LA SEMILLA LEASE BL-4560

T9N, R3E, NMPM
T8N, R3E, NMPM

T9N, R4E, NMPM
T8N, R4E, NMPM

CURVE DATA						
NO.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	08°34'16"	24.47	48.84	326.48	48.79	N37°01'08"E
C2	28°00'05"	61.46	120.46	246.48	119.26	S46°44'03"W
C3	03°32'33"	38.52	77.01	1245.48	76.99	S42°07'09"W
C4	15°00'00"	358.34	712.58	2721.87	710.55	S36°47'27"W
C5	15°48'33"	108.26	215.19	779.90	214.51	S37°52'58"W
C6	68°03'07"	448.27	788.58	663.94	743.04	S36°51'15"E

TANGENT DATA					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
T1	N10°13'50"E	374.55	T8	N57°16'00"W	80.00
T2	N15°09'17"E	268.67	T9	N89°46'54"W	160.35
T3	N25°09'52"E	459.17	T10	S43°51'08"W	241.16
T4	N20°59'34"E	241.27	T11	S29°13'39"W	206.99
T5	S89°36'12"E	491.59	T12	S68°03'39"W	124.30
T6	N88°24'49"W	83.01	T13	S88°16'35"E	356.36
T7	N89°52'06"W	71.63	T14	S01°53'44"E	304.32

N

500 250 0 500

SCALE: 1" = 500'

LEGEND

- BOUNDARY LINE
- EXISTING EASEMENT LINE
- SECTION LINE
- FOUND NMSHTO T-RAIL MARKER
- FOUND ALUMINUM CAP AS NOTED
- FOUND CAPPED REBAR AS NOTED
- FOUND USGLO BRASS CAP AS NOTED
- SET 5/8" REBAR W/RED PLASTIC CAP STAMPED "LS 5978"

ALAN R. BENNETT
NEW MEXICO
15700
07-22-05
REGISTERED PROFESSIONAL SURVEYOR

SHEET 8 OF 8

Bohannan ▲ Huston
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\050140\Survey\019\graphics\FinalPlat\050140019Plat08.dgn
21-JUL-2005 - 19:30
tkimbell

JOB NO 050140 019

Original Bulk Plat

Intera Incorporated
One Park Square
6501 Americas Parkway NE
Suite 820
Albuquerque, NM 87110
Telephone: 505 246 1600
Fax: 505 246 2600

MEMORANDUM

DATE: April 5, 2005

TO: Sheran Matson, Planning Department (DRB)

COPY: Marcia A. Pincus, Environmental Health Department
Kevin Curran, Legal Department
James Topmiller, Bohannan Huston

FROM: Jim Joseph P.E., INTERA Inc.

SUBJECT: Project No. 1004075, 05DRB-00525 Minor-Sketch Plat or Plan, **Mesa Del Sol**, 12,000 acres zoned SU-2 Planned Community (DRB Agenda for April 6, 2005)

There is the potential for above named project to be impacted by the presence of landfill gas generated by a former City owned/operated landfill (South Broadway Landfill) and possibly several landfills on the Kirtland Air Force Base. It is acknowledged that this agenda item is for a Minor-Sketch Plat or Plan; however, if development/redevelopment does occur, the developers of this site are required to follow the most current version of the "City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones." A review and approval of the Site Plan(s), the proposed construction, design drawings, and a certification of construction will be required by the Environmental Health Department, Environmental Services Division, Groundwater and Landfill Section.

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☒ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: SEE ATTACHED FOR OWNER INFORMATION — PHONE: ____
ADDRESS: ____ — FAX: ____
CITY: ____ STATE ____ ZIP____ — E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. — PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE — FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 — E-MAIL: SSTRATTON@BHINC.COM

DESCRIPTION OF REQUEST: BULK LAND VARIANCE & PRELIMINARY/FINAL PLAT APPROVAL
Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. ____ Block: ____ Unit: ____

Subdiv. / Addn. MESA DEL SOL

Current Zoning: SU-2/ PLANNED COMMUNITY Proposed zoning: ____

Zone Atlas page(s): SEE ATTACHED No. of **existing** lots: 4 No. of **proposed** lots: ~~16~~ 15

Total area of site (acres): 12,917.928 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? YES

UPC No. 101605228121040150 MULTIPLE MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: I-25
Between: BROADWAY BLVD. SW and LOS PICAROS RD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): DRB#1004075-05DRB-00525

Check-off if project was previously reviewed by Sketch Plat/Plan ☒, or Pre-application Review Team ☐. Date of review: 4/6/2005

SIGNATURE _____ DATE 7/28/05

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - ____ - 01227	BLY	V	$ 145.00
☑ All fees have been collected	____ - ____ - ____	ADV	____	$ 75.00
☑ All case #s are assigned	____ - ____ - ____	CMF	____	$ 20.00
NA ☑ AGIS copy has been sent	05DRB - ____ - 01228	P&F	S(3)	$ 1195.00
☑ Case history #s are listed	____ - ____ - ____	____	____	$ ____
☑ Site is within 1000ft of a landfill				Total
NA ☑ F.H.D.P. density bonus	Hearing date 08/24/05			$ 1435.00
NA ☑ F.H.D.P. fee rebate				

Sandy Handley 07/28/05
Planner signature / date

Project # 1004075

Mesa Del Sol

FORM V: SUBDIVISION VARIANCES & VACATIONS

☒ BULK LAND VARIANCE (PUBLIC HEARING CASE)

✓ __ Application for subdivision (Plat) on FORM S-3, including those submittal requirements. **24 copies** of the plat are required. The Variance and subdivision should be applied for simultaneously.
✓ __ Letter briefly describing and explaining: the request, compliance with criteria in the Development Process Manual, and any improvements to be waived.
✓ __ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
✓ __ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
✓ __ Fee (see schedule) Fee is for Variance. Plat fee is listed on FORM-S.
✓ __ Any original and/or related file numbers are listed on the cover application

DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

❑ VACATION OF PUBLIC RIGHT-OF-WAY
❑ VACATION OF PUBLIC EASEMENT

__ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24** copies. (Not required for dedicated and City owned public right-of-way.)
__ Drawing showing the easement or right-of-way to be vacated, its relation to existing streets, etc. (not to exceed 8.5" by 14") **24** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
__ Sign Posting Agreement
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately ONE MONTH after the filing deadline. <u>Your attendance is required.</u>

❑ SUBDIVISION DESIGN VARIANCE (VARIANCE FROM MINIMUM STANDARDS OF THE DEVELOPMENT PROCESS MANUAL)
❑ SIDEWALK DESIGN VARIANCE
❑ SIDEWALK WAIVER

__ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the variance or waiver
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION
❑ EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

__ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the deferral or extension
__ Any original and/or related file numbers are listed on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

❑ VACATION OF PRIVATE EASEMENT

__ The complete document which created the private easement (not to exceed 8.5" by 14") **6** copies for unadvertised meetings. These actions are not approved through internal routing.
__ Scale drawing showing the easement to be vacated, its relation to existing streets, etc.(not to exceed 8.5" by 14") **6** copies
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the vacation
__ Letter of authorization from the grantors and the beneficiaries
__ Fee (see schedule)
__ Any original and/or related file numbers are listed on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. <u>Your attendance is required.</u>

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Topmiller
Applicant name (print)

7/28/05
Applicant signature / date

Form revised 4/03, 10/03 and **JUNE 2005**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB-_____-01227
_____-_____-_____
_____-_____-_____

Sandy Handley 07/27/05
Planner signature / date

Project # 1004675

Mesa Del 801

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

❑ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Copy of previous D.R.B. approved infrastructure list
__ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
__ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing
__ SIA financial guaranty verification
__ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
__ Any original and/or related file numbers are listed on the cover application
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

☒ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

✓ __ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
N/A __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
✓ __ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
✓ __ Letter briefly describing, explaining, and justifying the request
✓ __ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
✓ __ Property owner's and City Surveyor's signatures on the Mylar drawing
✓ __ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
N/A __ **Signed** Pre-Annexation Agreement if Annexation required.
✓ __ Fee (see schedule)
✓ __ Any original and/or related file numbers are listed on the cover application
N/A __ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
__ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
__ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
__ Letter briefly describing, explaining, and justifying the request
__ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
__ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
__ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Topmiller
Applicant name (print)

7/28/05
Applicant signature / date

Form revised **11/04**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
05DRB - ____ - 01228
____ - ____ - ____
____ - ____ - ____

Sandy Handley 07/28/05
Planner signature / date

Project # 1004075

MESA DEL SOL

OWNERS:

REGENTS OF THE UNIVERSITY OF NEW MEXICO,
A CONSTITUTIONALLY CREATED EDUCATIONAL
INSTITUTION IN THE STATE OF NEW MEXICO
SCHOLES HALL, ROOM 252
ALBUQUERQUE, NM 87131

PHONE: 505-277-4620
FAX: 505-277-6290

COMMISSIONER OF PUBLIC LANDS
OF THE STATE OF NEW MEXICO, TRUSTEE
FOR THE ENABLING ACT TRUST, ACT OF JUNE 29, 1910,
36 STAT, 557, CH. 310
PO BOX 1148
SANTA FE, NM 87504-1148

PHONE: 505-827-5866
FAX: 505-827-5766

ZONE ATLAS PAGES:

Q-15, Q-16, Q-17, Q-18, R-14, R-15, R-16, R-17, R-18, S-14, S-15,
S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14,
U-15, U-16, U-17, U-18

Bohannan Huston Inc.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

July 29, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Bulk Land Variance and Preliminary/Final Plat Approval
Mesa Del Sol (DRB Project # 1004075)

Dear Sheran:

On behalf of the State Land Commissioner and the University of New Mexico, we are pleased to submit this "bulk land plat" for the lands of Mesa del Sol. This submittal follows up on a recent sketch plat review at DRB for the same lands, under the DRB Project identified above.

The current submittal differs from the sketch plat in several minor respects that I want to bring to your attention:

1. The plat area is enlarged to include the County Recreational Center and the La Semilla, in order to incorporate all of the contiguous land owned by the State.
2. There has been some re-tracting of the land area, and an increase in the number of tracts.
3. We have added the 1000' buffer line to the plat.

Accordingly, enclosed for Development Review Board review and approval are copies of the following information:

- Application for Development Review
- Twenty-Four (24) copies of the Bulk Land Plat
- Fee in the amount of $1435.00
- Letter from the Office of Neighborhood Coordination and related data, and
- Zone Atlas Map showing the location of the property.

Please place this item on the Development Review Board Agenda to be heard on August 24, 2005. If you have any questions or require further information, please contact me.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

P.\050140\cdp\corres\BULK LANDPLAT doc

SU-1 SLUDGE TREATMENT FAC

SU-1 SLUDGE TREATMENT FAC

UNPLATTED/MONTESSA PARK/OPEN SPACE

SU-1 SLUDGE TREATMENT FAC

LOS PICAROS

NEW MEXICO TIMING ASSOC DRAGWAY

MESA DEL SOL

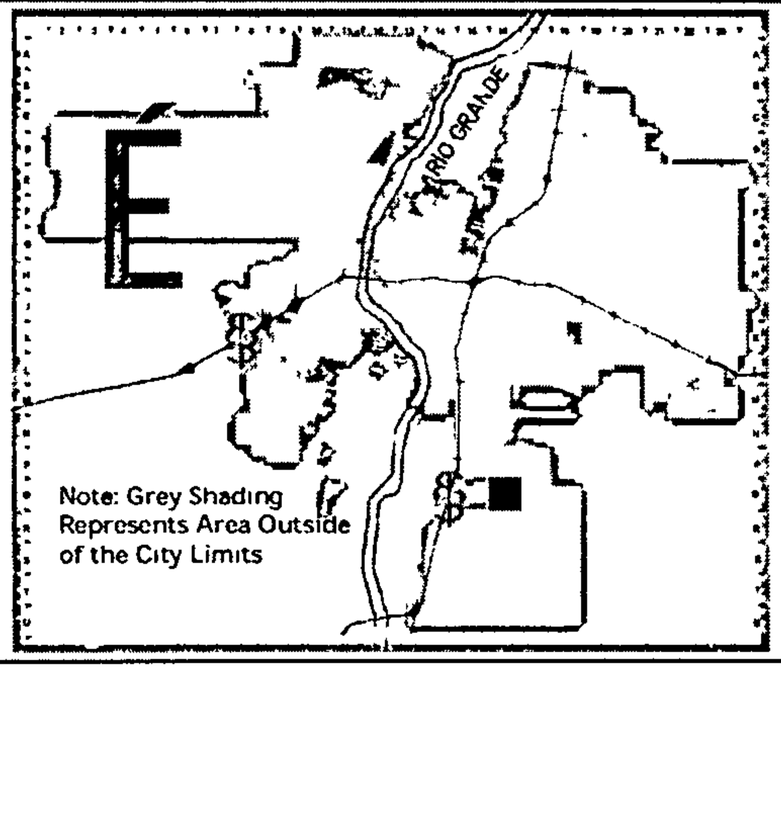
SU-2/PLANNED COMMUNITY

LA SEMILLA WY

For more current information and more details visit: http://www cabq gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

Q-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

M-2

LA SEMILLA WY

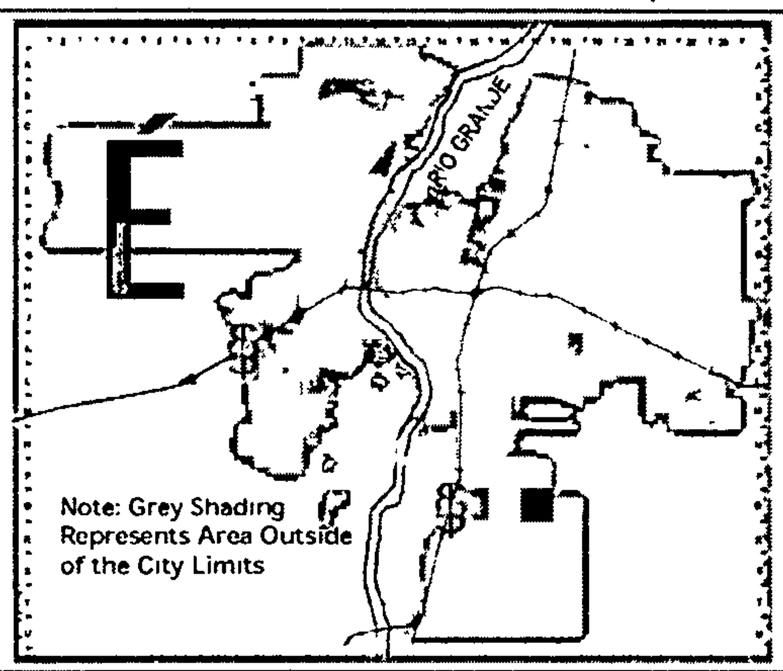
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: Apr 22, 2005



Zone Atlas Page:

Q-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

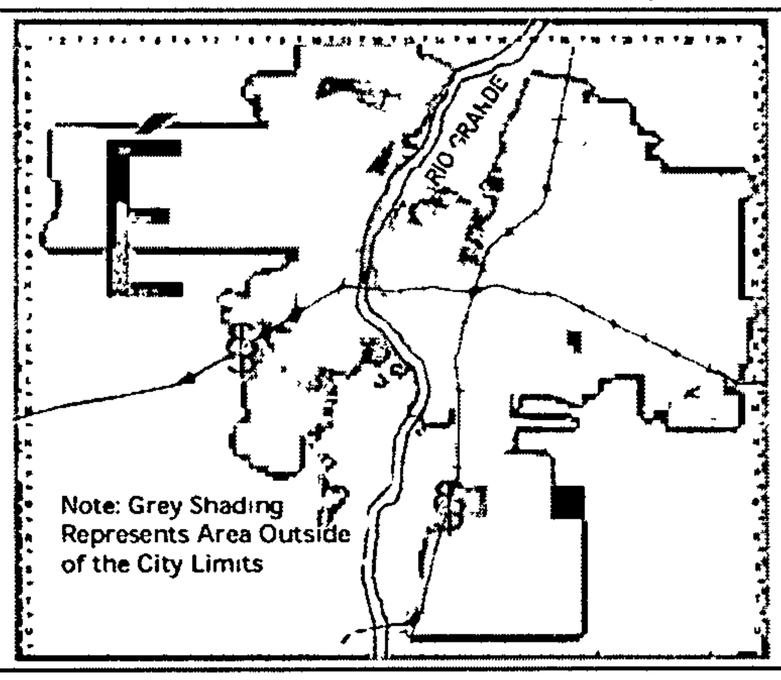
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

Q-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

MCCULLOCH--RONALD H & KATHLEEN

UNPLATTED

M-1

INVESTMENT

CARROLL--
JOHN M
& LOVETA R

M-1

BOBBY FOSTER RD

OWEN & OWEN

M-1 SU-PERMIT FEED LOT

RUBEN & RUTH I SAAVEDRA

M-1

SANROD INDUSTRIAL PARK

M-1
SU PERMIT TO INCLUDE A
TRANSMITTER ANTENNA

SANFORD RD

SANROD INDUSTRIAL PARK

K & R
LIMITED

M-1

M-1

SUREFIRE
LAND
DEVELOPMENT
CO

M-1

VALLEY

INDUSTRIAL

VIEW

PARK

M-1

R C A
TRIAL PARK

M-1

BLVD

WY

L PARK

M-1

APS VACANT
PROPERTY NO 9

DESERT RD

GAN

M-1

BROADWAY

MESA DEL SOL

SU-2/PLANNED COMMUNITY

INTERSTATE 25

FRWY

BOBBY FOSTER

Mesa del Sol Regional
Recreation Complex

For more current information and more details visit. http //www cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**

Note: Grey Shading
Represents Area Outside
of the City Limits

Zone Atlas Page:

R-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

Mesa del Sol Regional
Recreation Complex Phase 1B

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex Phase 1A

Mesa del Sol Regional
Recreation Complex

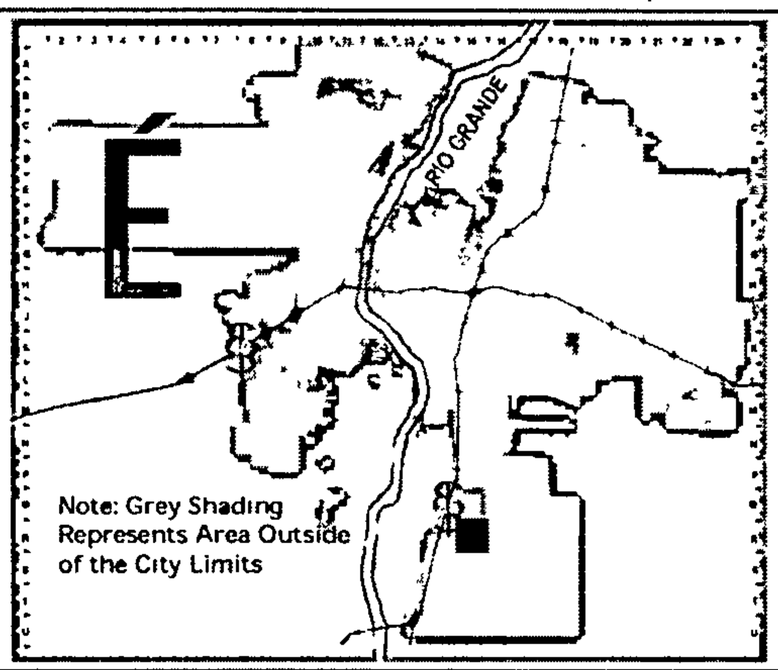
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

R-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

LA SEMILLA WY

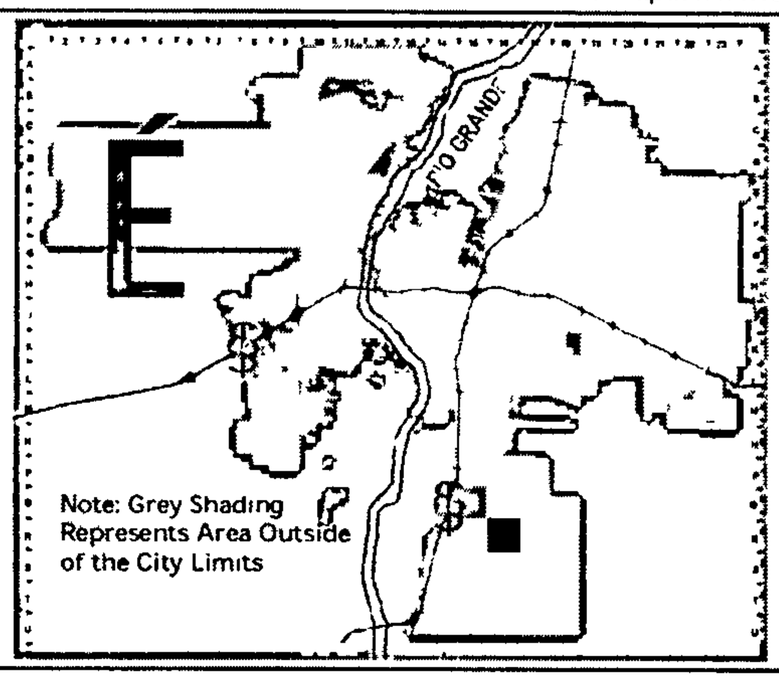
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

R-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

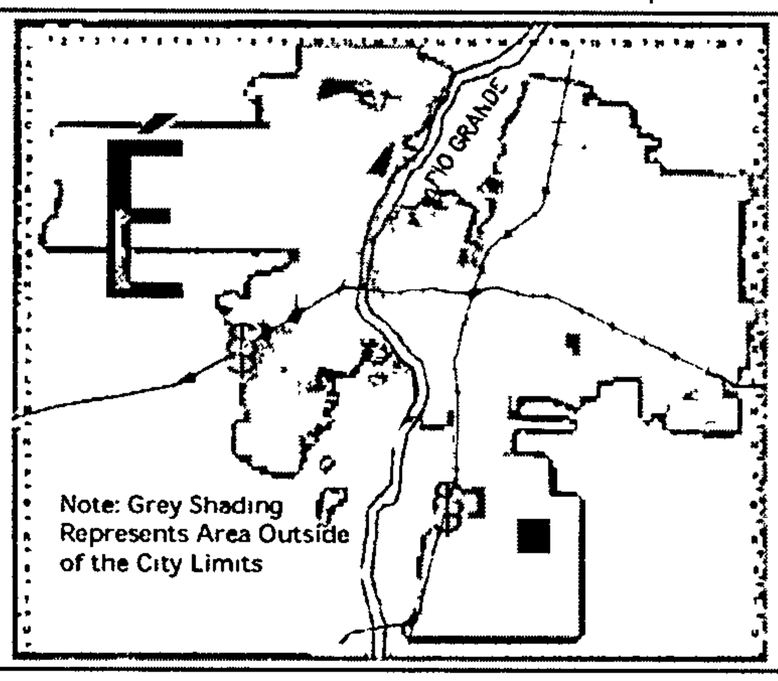
MESA DEL SOL

SU-2/PLANNED COMMUNITY

For more current information and more details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: **Apr 22, 2005**



Zone Atlas Page:

R-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

Feet

0 750 1,500

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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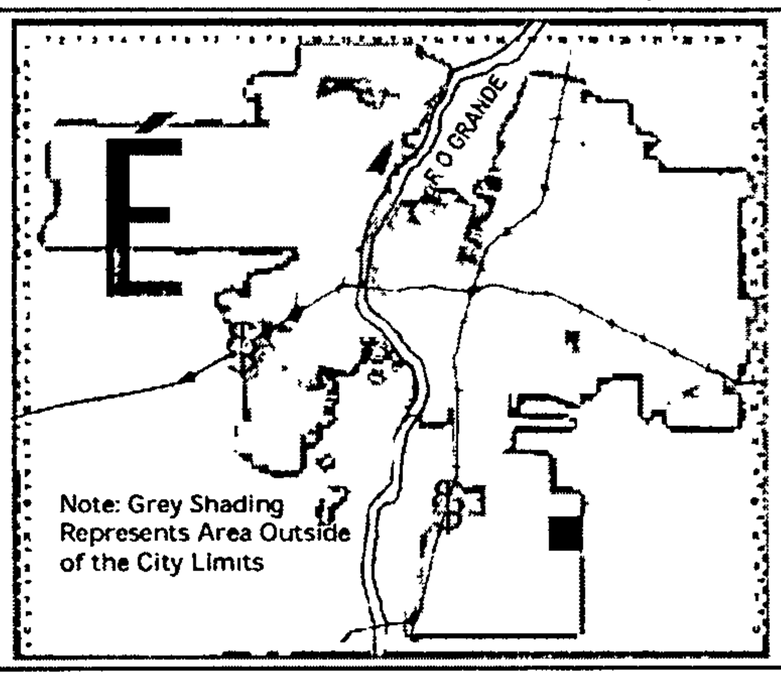


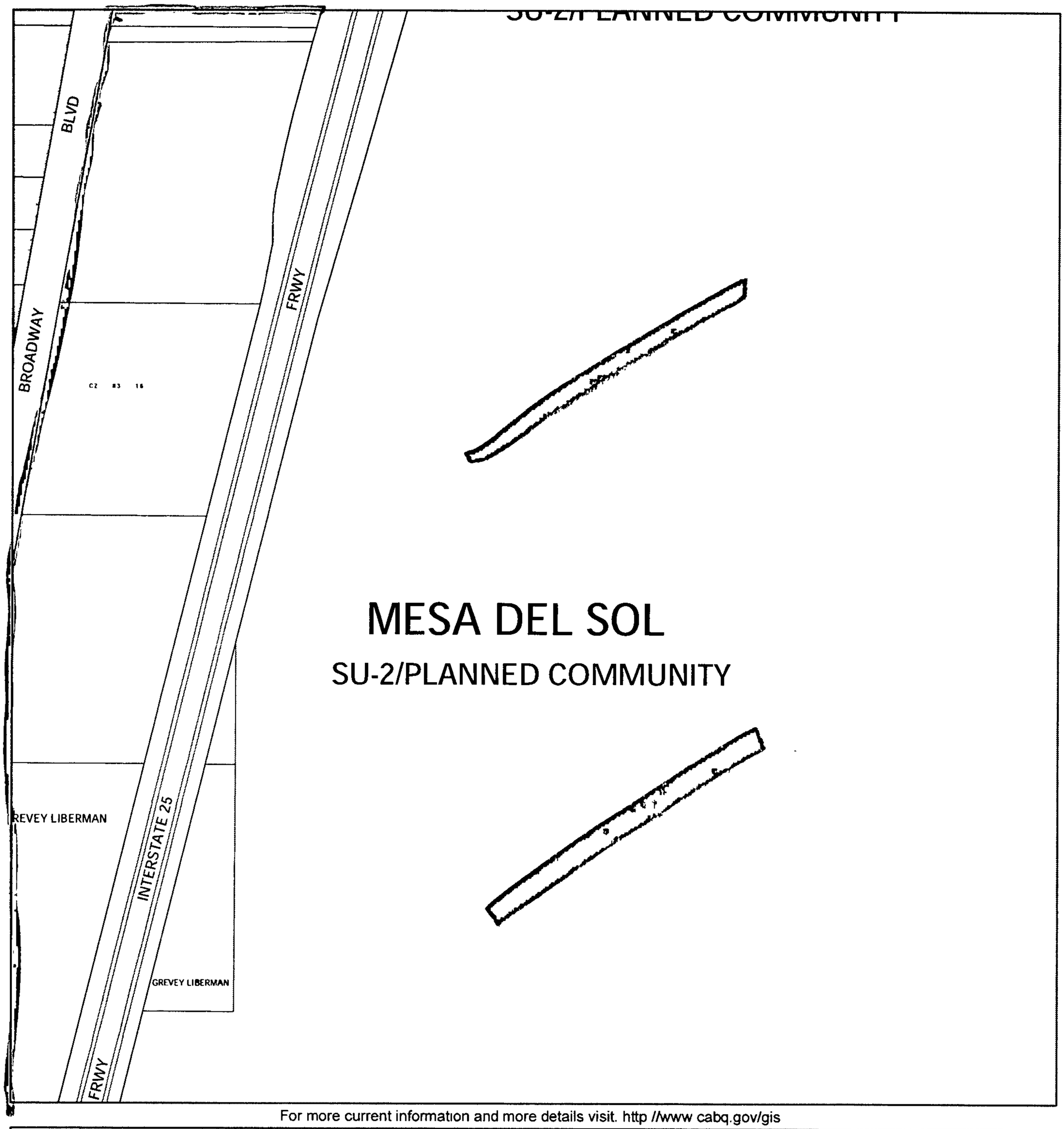
Zone Atlas Page:

R-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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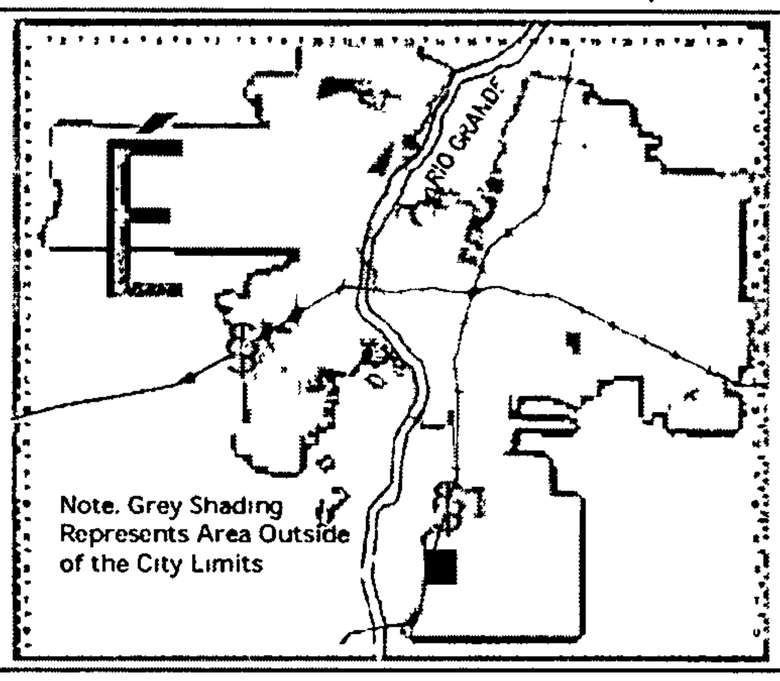

Zone Atlas Page:

S-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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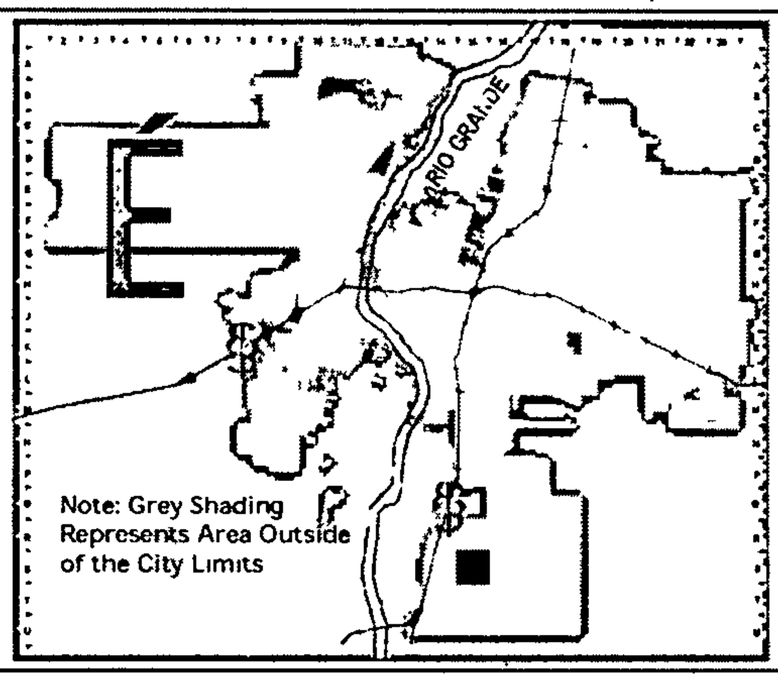

Zone Atlas Page:

S-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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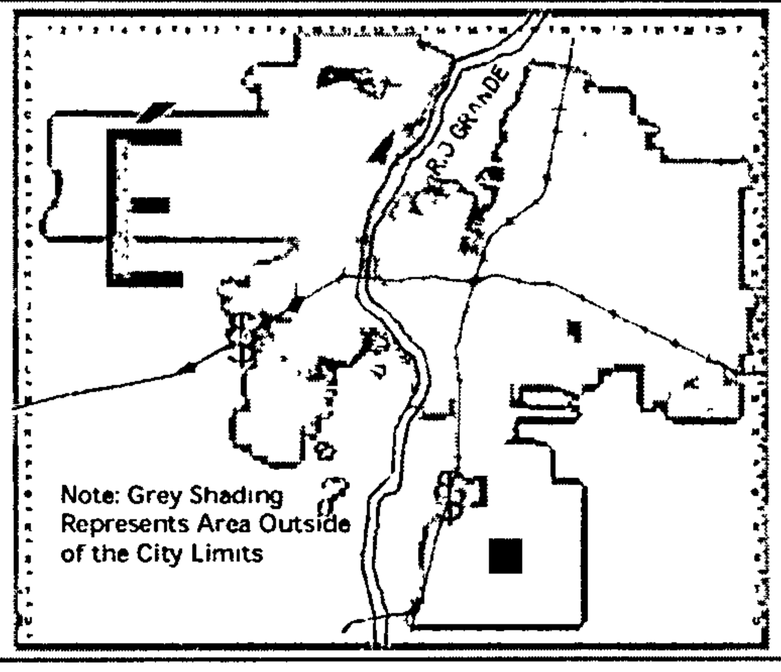

Zone Atlas Page:

S-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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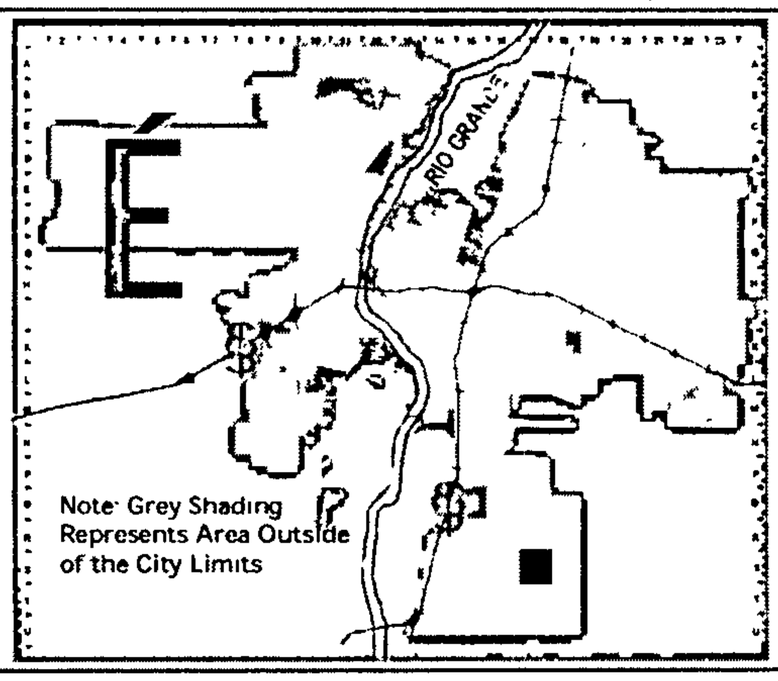


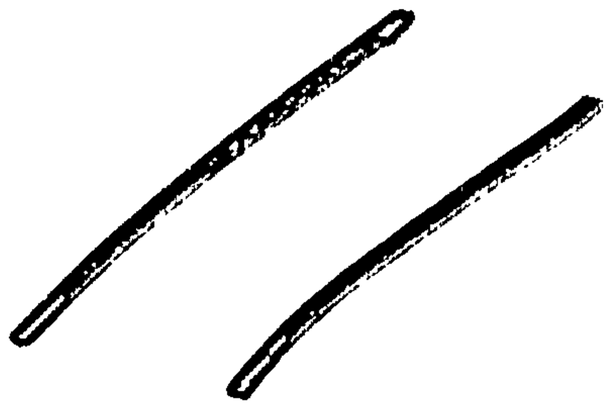
Zone Atlas Page:

S-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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CITY OF ALBUQUERQUE
AGIS
Albuquerque Geographic Information System

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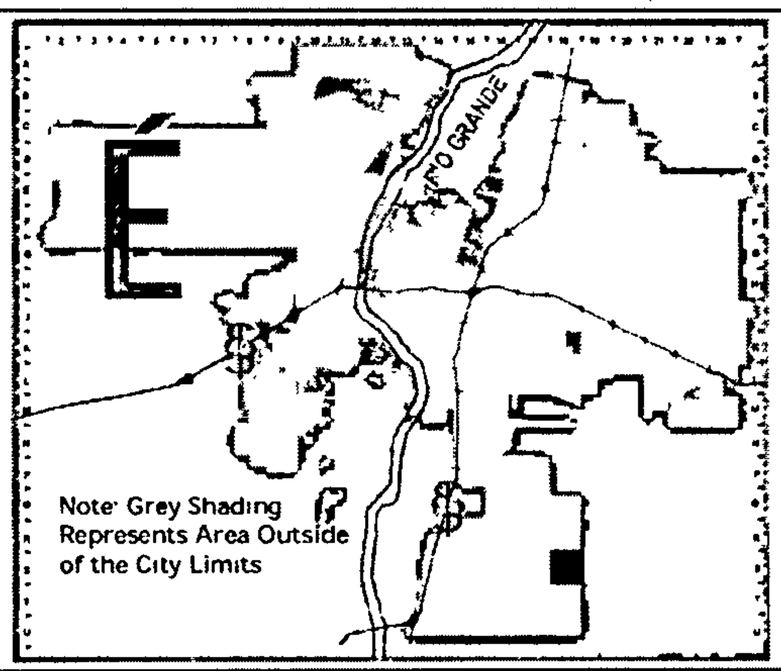


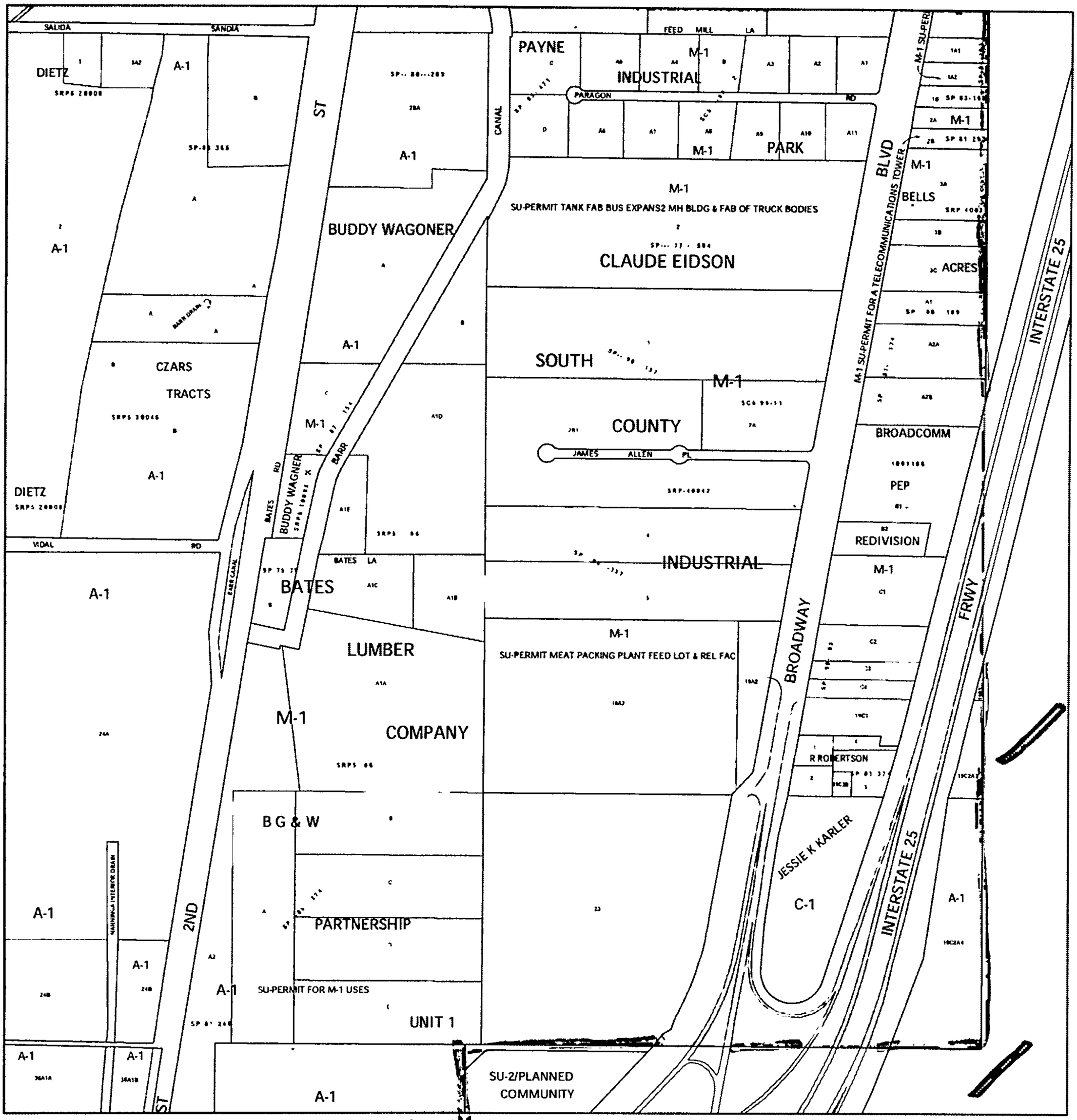
Zone Atlas Page:

S-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



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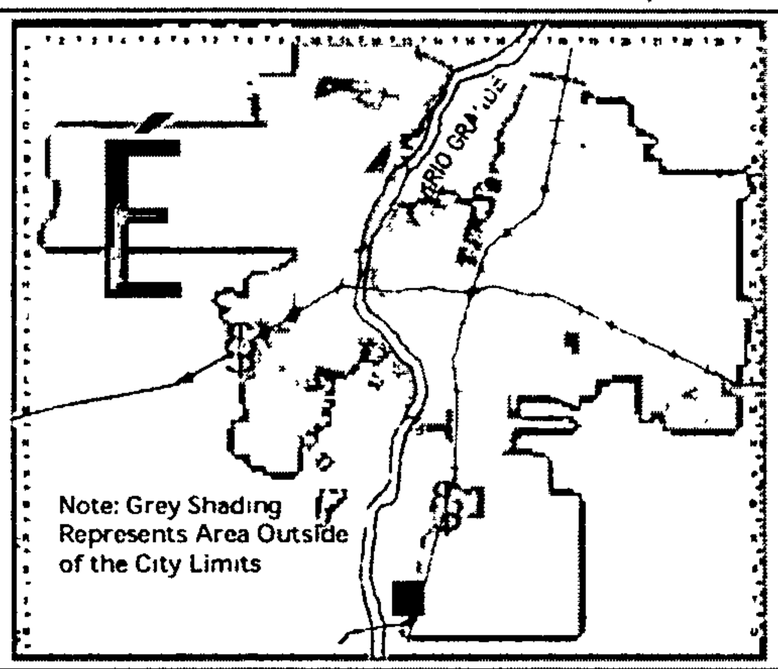


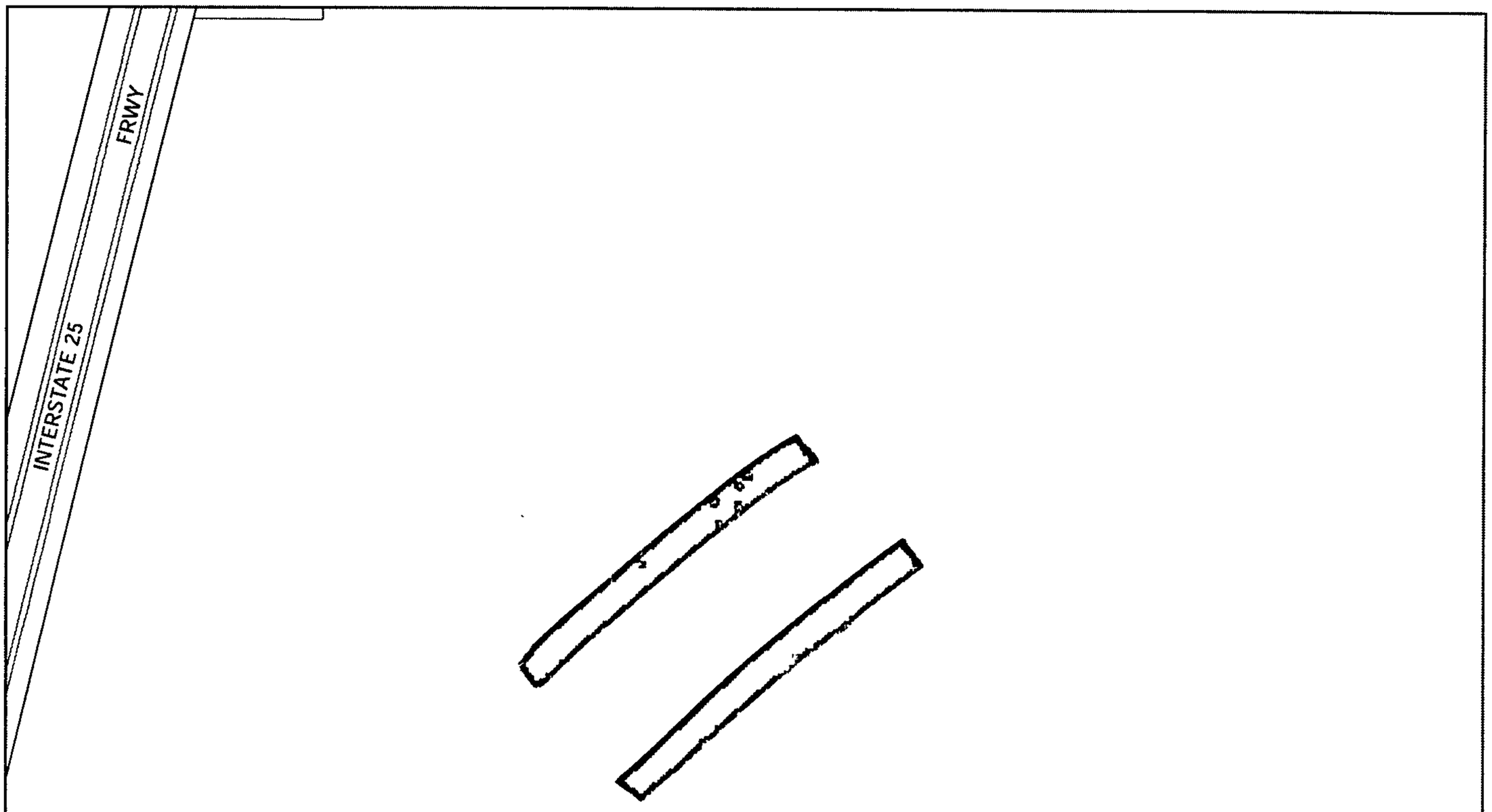
Zone Atlas Page:

T-13-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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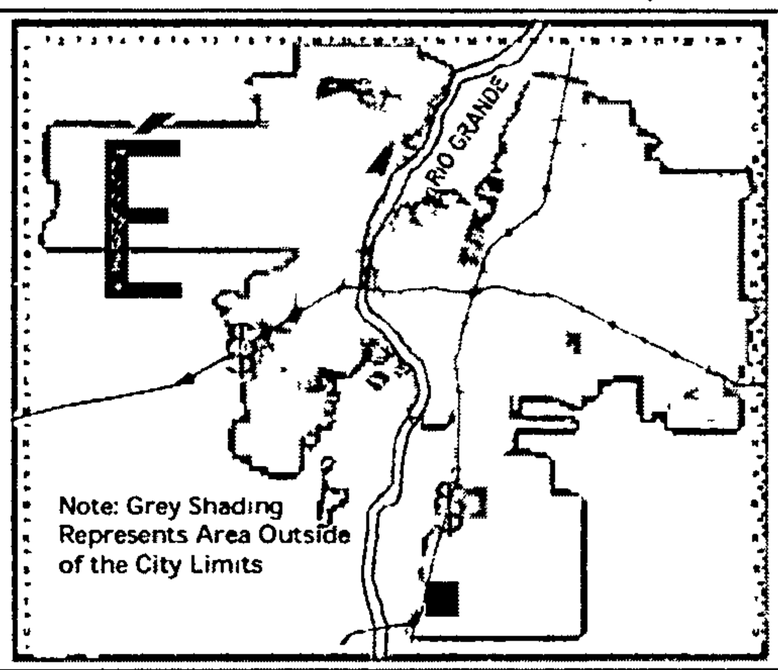


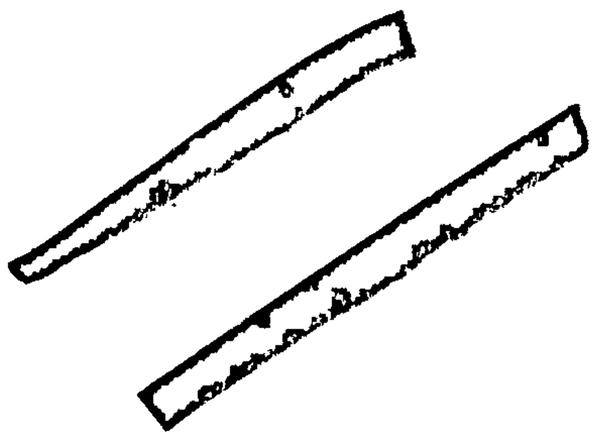
Zone Atlas Page:

T-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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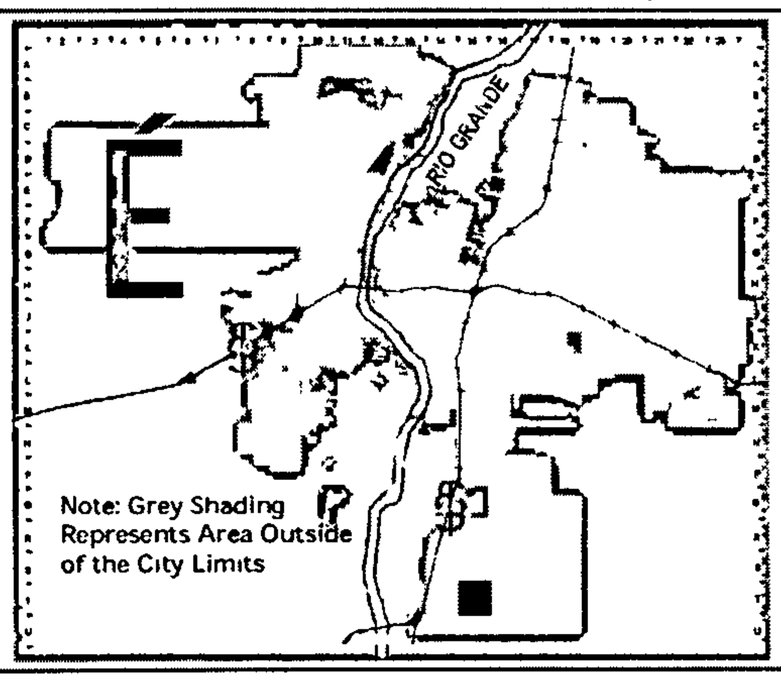

Zone Atlas Page:

T-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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Albuquerque Geographic Information System

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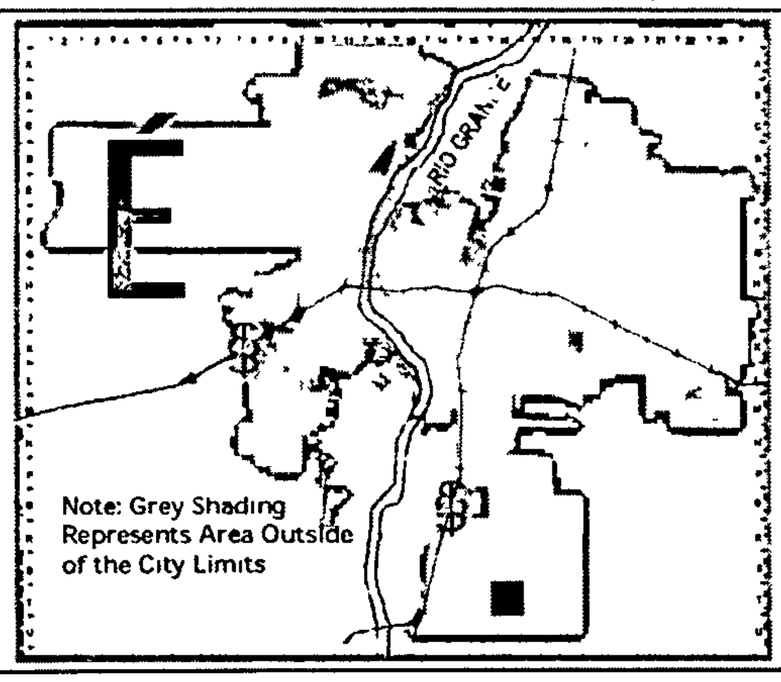


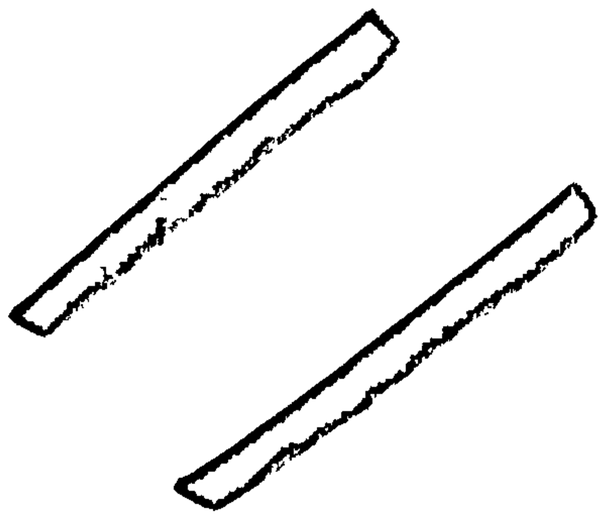
Zone Atlas Page:

T-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

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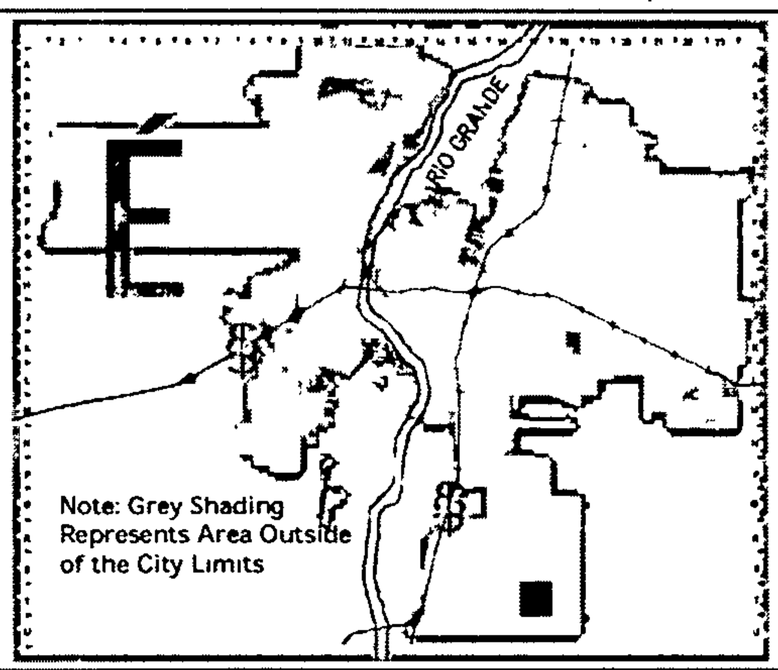


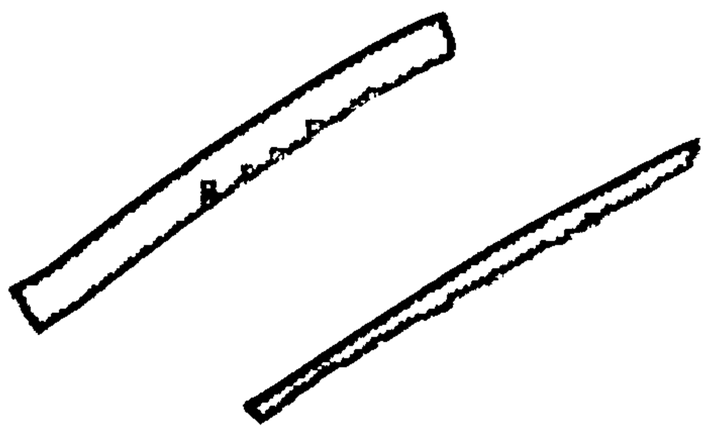
Zone Atlas Page:

T-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

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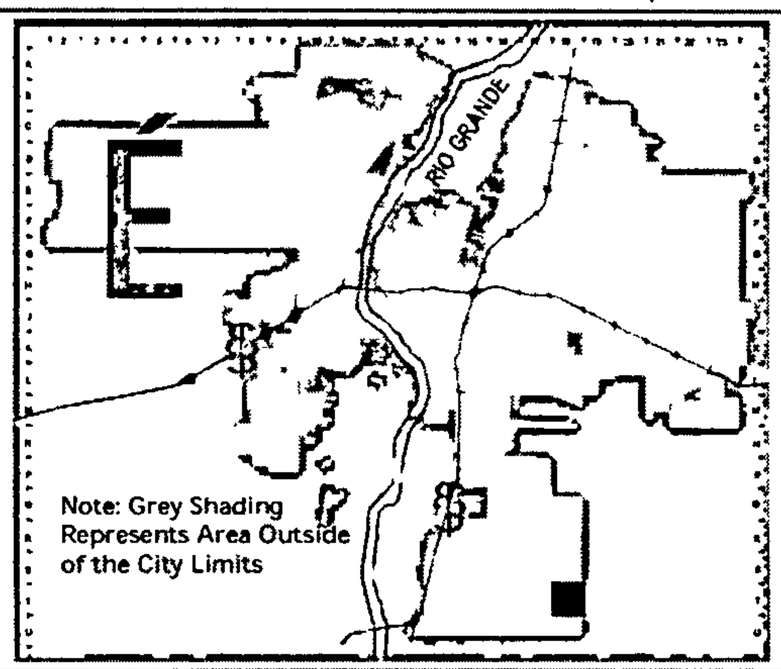


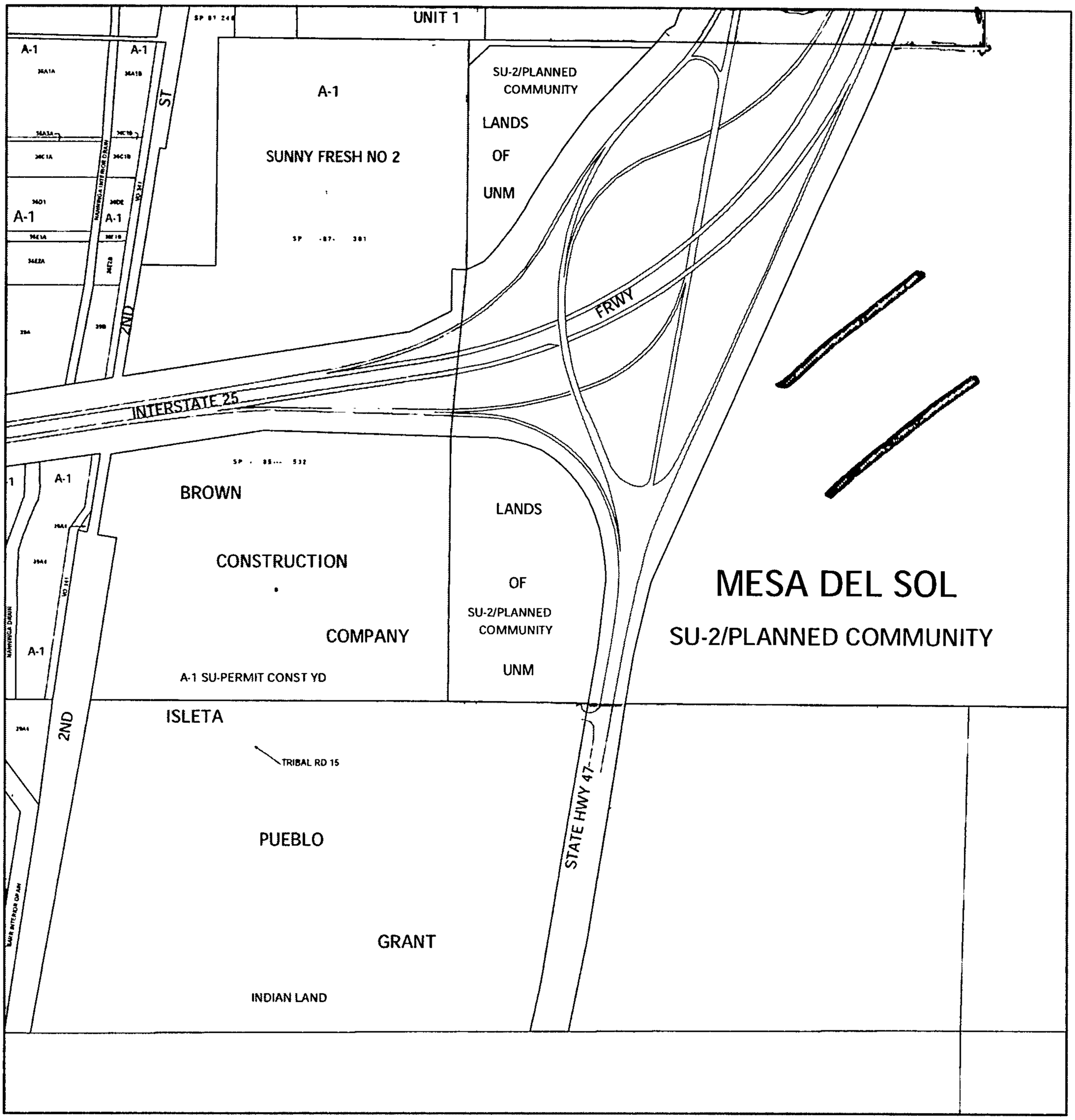
Zone Atlas Page:

T-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



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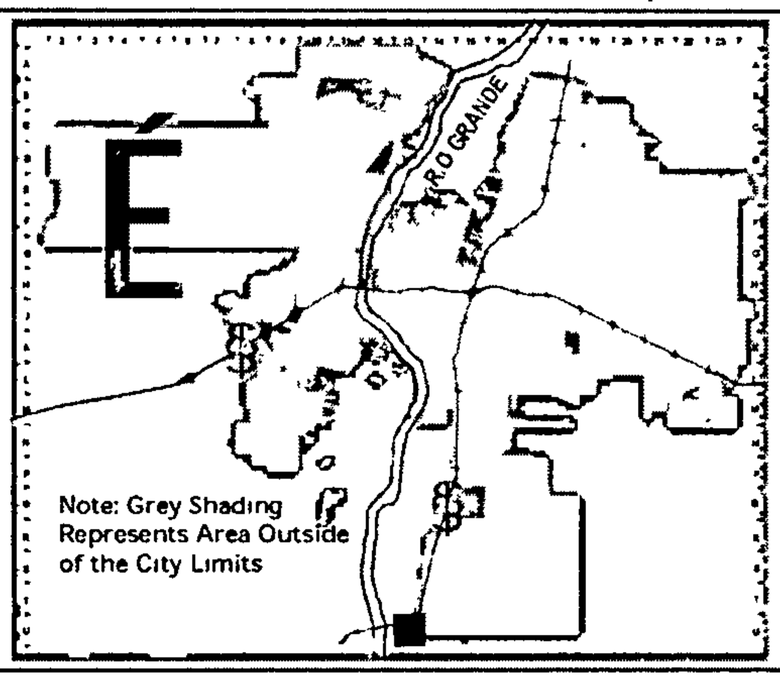


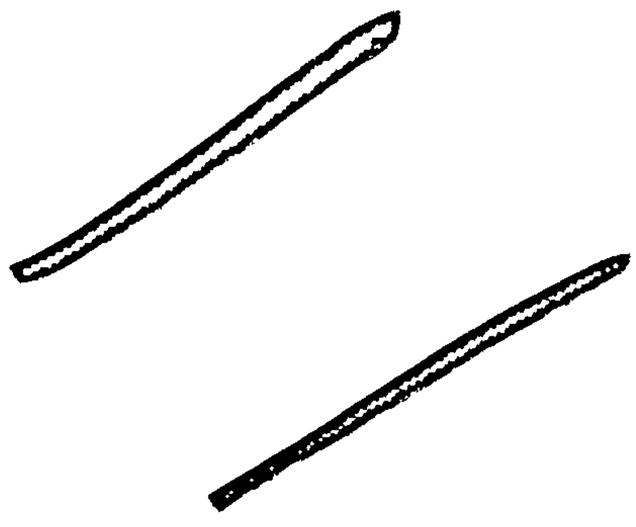
Zone Atlas Page:

U-13-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet



MESA DEL SOL

SU-2/PLANNED COMMUNITY

INDIAN LAND

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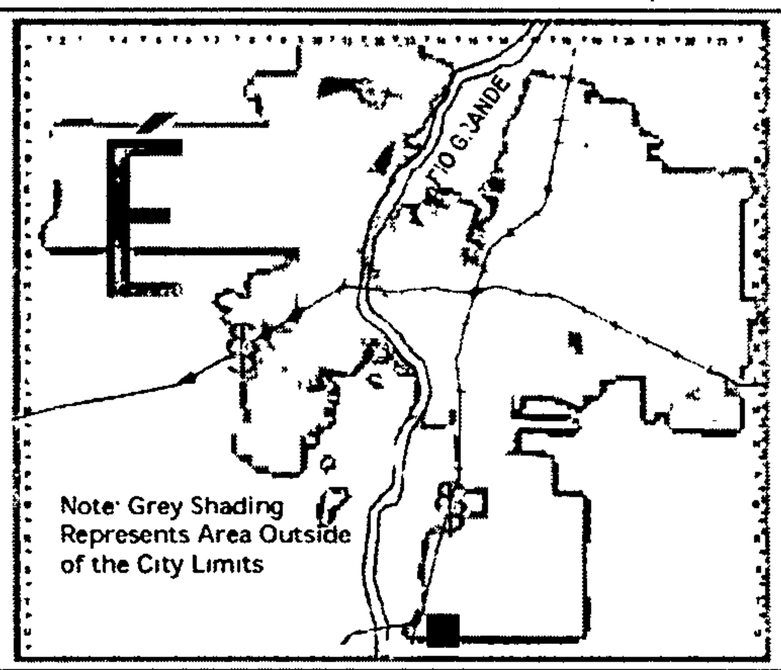

Zone Atlas Page:

U-14-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- K K K H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL
SU-2/PLANNED COMMUNITY

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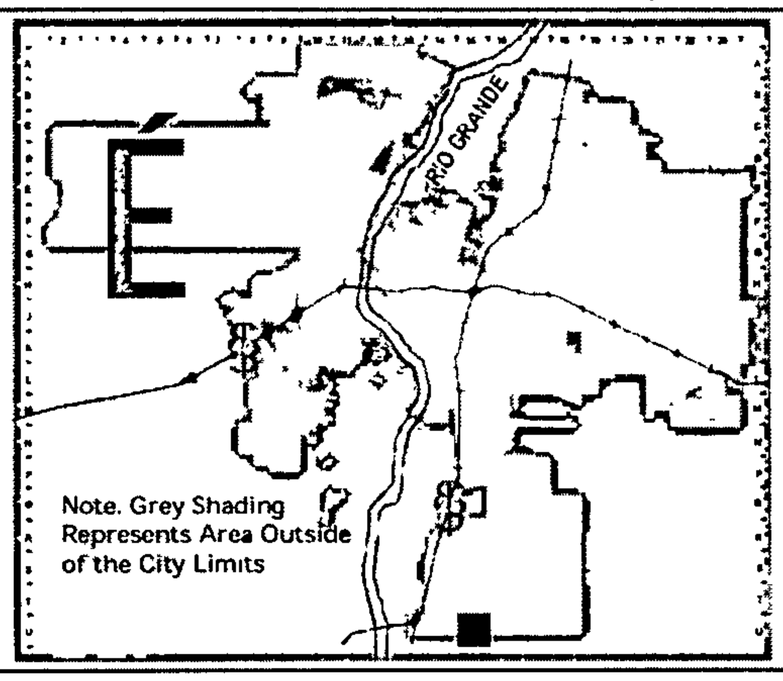

Zone Atlas Page:

U-15-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

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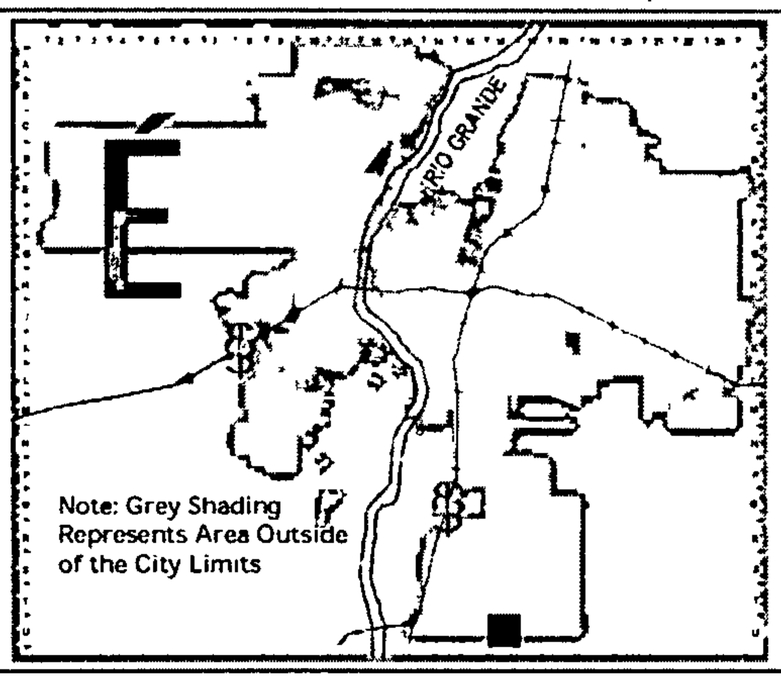

Zone Atlas Page:

U-16-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- H-1 Buffer Zone
- Petroglyph Mon
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

MESA DEL SOL

SU-2/PLANNED COMMUNITY

INDIAN LAND

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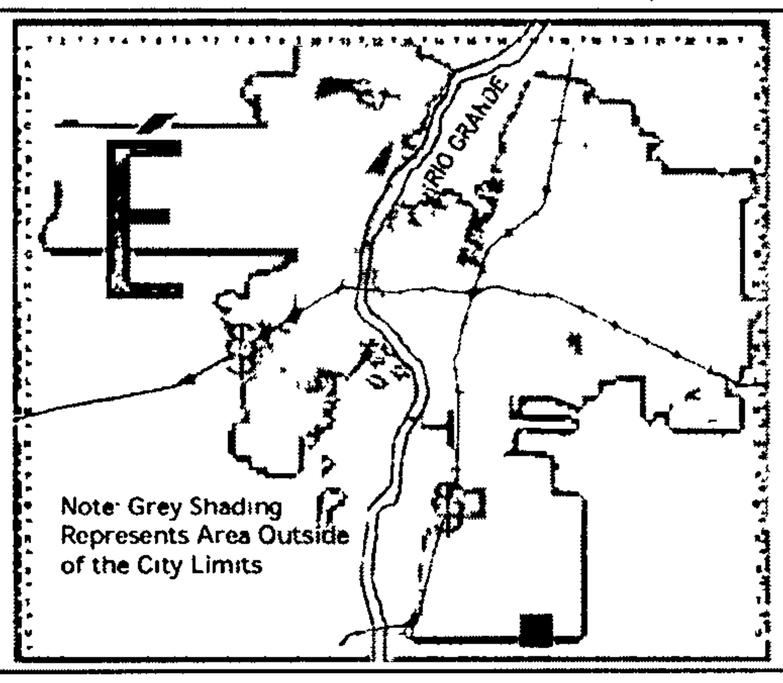

Zone Atlas Page:

U-17-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
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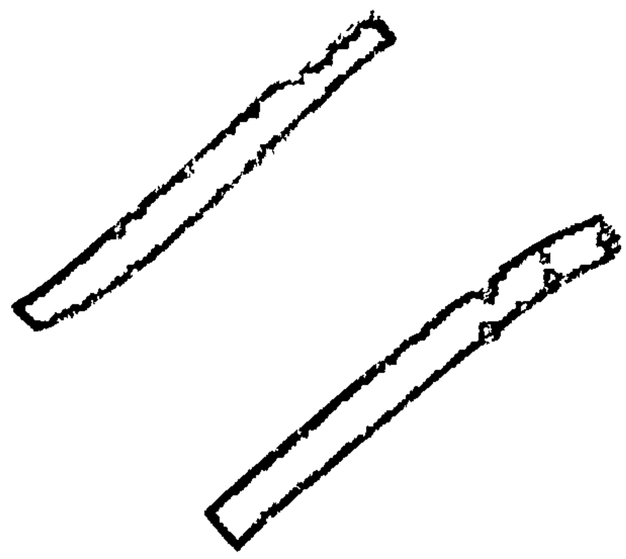
0 750 1,500 Feet



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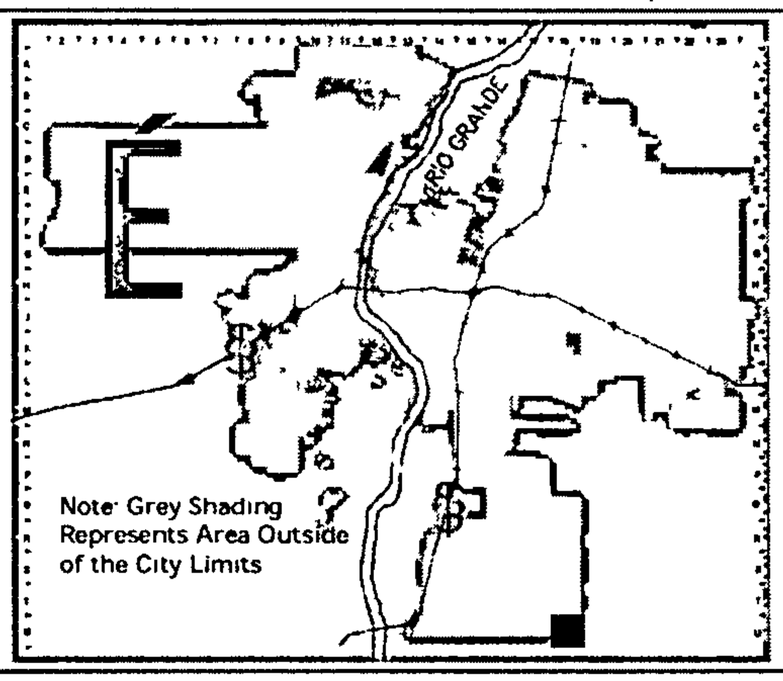

Zone Atlas Page:

U-18-Z

Selected Symbols

- Outside City Limits
- Sector Plans
- Design Overlay Zones
- City Historic Zone
- KKK H-1 Buffer Zone
- Ø Ø Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 19, 2005

Ms. Patty Grice
206 Fentiman Place SE
Albuquerque, New Mexico 87105

RE: Bulk Land Variance & Preliminary Final Plat Approval
Mesa Del Sol

Dear Ms. Grice:

We have been informed by the City of Albuquerque's Office of Neighborhood Coordination that you are a representative of the Mountain View Neighborhood Association.

This letter is to advise you that Bohannan Huston, Inc., agent for University of New Mexico and New Mexico State Land Office is seeking approval of a Bulk Land Variance and Preliminary/Final Plat Approval from the City of Albuquerque's Development Review Board (DRB).

Enclosed for your review and information is a copy of the exhibit showing the site that was submitted to the DRB. Please feel free to contact me if you have any questions regarding this matter or need information as to the date and time of the public hearing.

Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

P \050140\cdp\corres\Neighborhood approval letter(1) doc

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

CERTIFIED MAIL/RETURN RECEIPT REQUESTED

July 19, 2005

Mr. Ric Watson
225 Sunny Slope SE
Albuquerque, New Mexico 87105

RE: Bulk Land Variance & Preliminary Final Plat Approval
Mesa Del Sol

Dear Mr. Watson:

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Sincerely,

for Stephanie Stratton

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SS
Enclosure

P:\050140\cdp\corres\Neighborhood approval letter(2).doc

"Attachment A"

Date of Request: July 18 2005
Name: Stephanie Stratton
Phone: 823-1000 Fax: 798-7988
Zone Map: Q-16, Q-17, Q-18, R-14, R-15, R-16, R-17, R-18, S-14, S-15, S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14, U-15, U-16, U-17, U-18.

MOUNTAIN VIEW N.A. (MNV) "R"
***Patty Grice**
206 Fentiman Pl. SE/87105 452-9159 (h)
Ric Watson
225 Sunny Slope SE/87105 452-0585 (h)

ALTHOUGH YOU ARE NOT "OFFICIALLY REQUIRED" BY O-92,
you are most welcomed to notify the following *"Unrecognized"* neighborhood associations of this project.

LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NEIGHBORHOOD ASSOCIATION.

NOTICE TO APPLICANTS

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
5. The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

* * * \

Information from the Office of Neighborhood Coordination (ONC)

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant **and** "Attachment A" *(if there are associations)*. A copy must be submitted with application packet **-OR-**

[ ] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

Stephani Winklepleck
Neighborhood Program Coordinator
COA/Planning/ONC

ALBUQUERQUE
Making History

City of Albuquerque

PLEASE NOTE: The Neighborhood Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

July 18, 2005

Stephanie Stratton
Bohannan, Houston Inc.
7500 Jefferson St. NE / 87109
Phone: 823-1000 /Fax: 798-7988

Dear Stephanie:

Thank you for your inquiry of **July 18, 2005** requesting the names of Recognized Neighborhood Associations who would be affected under the provisions of O-92 by your proposed project at **MESA DEL SOL** zone map **Q-16, Q-17, Q-18, R-14, R-15, R-16, R-17, R-18, S-14, S-15, S-16, S-17, S-18, T-13, T-14, T-15, T-16, T-17, T-18, U-13, U-14, U-15, U-16, U-17, U-18.**

Our records indicate that the Recognized Neighborhood Association(s) affected by this proposal and the contact names are as follows:

SEE "ATTACHMENT A" FOR NEIGHBORHOOD INFORMATION.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact our office at (505) 924-3914 or by fax at 924-3913.

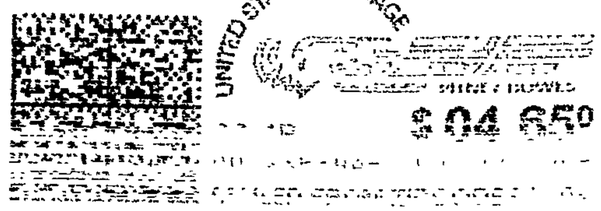
Sincerely,

OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

planning.recognized.na.form(10/14/04)

-HUSTON, INC.
FERSON NE
UE, NM 87109

91 7108 2133 3931 1991 3020



SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

RIC WATSON
225 Sunny Slope SE
Albuquerque, NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3020

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

CERTIFIED MAIL

91 7108 2133 3931 1991 3501

UNITED STATES POSTAGE

$04.65

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Patty Grice
206 Fentiman Pl. SE
Albuquerque, NM 87105

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail ☐ Express Mail
☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 91 7108 2133 3931 1991 3501

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-P-4081

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME UNM & STATE OF N.M.

AGENT BOHANNAN HUSTON INC.

ADDRESS 7500 JEFFERSON NE

PROJECT & APP # 1004075/05DRB01227/05DRB01228

PROJECT NAME MESA DEL SOL - TRACTS 1-16

$ 20.00 441032/3424000 **Conflict Management Fee**

$ 1340.00 441006/4983000 **DRB Actions**

$ _____ 441006/4971000 **EPC/AA/LUCC Actions & All Appeals**

$ 75.00 441018/4971000 **Public Notification**

$ _____ 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY***
( )Major/Minor Subdivision ( )Site Development Plan ( )Bldg Permit
( ) Letter of Map Revision ( )Conditional Letter of Map Revision
( ) Traffic Impact Study

$ 1435.00 **TOTAL AMOUNT DUE**

****NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.*

Bohannan Δ Huston Inc.

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO
95-32 / 1070

134962

7/13/2005

NO. 134962

PAY **********1,435 DOLLARS & **********00 CENTS $ **********1,435.00

BOHANNAN-HUSTON INC.

TO THE ORDER OF
CITY OF ALBUQUERQUE
PO Box 1293
Albuquerque, NM 87103 US

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

⑈134962⑈ ⑆107000327⑆ 00286539960⑈

DUPLICATE
City Of Albuquerque
Treasury Division

7/28/2005 1:46PM LOC: ANNX
RECEIPT# 00046860 WS# 007 TRANS# 0032
Account 441032 Fund 0000
Activity 3424000 TRSKAL
Trans Amt $1,435.00
J24 Misc

$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

7/28/2005 1:46Pm LOC: ANNX
RECEIPT# 00046861 WS# 007 TRANS# 0032
Account 441003 Fund 0000
Activity 4983000 TRSKAL
Trans Amt $1,435.00
J24 Misc

$1,340.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

7/28/2005 1:46PM LOC: ANNX
RECEIPT# 00046862 WS# 007 TRANS# 0032
Account 441018 Fund 0000
Activity 4971000 TRSKAL
Trans Amt $1,435.00
J24 Misc

$75.00
CK $1,435.00
CHANGE $0.00
Thank You

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from AUGUST 09, 2005 To AUGUST 24, 2005

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Stephanie Stratton — (Applicant or Agent)

7-28-05 — (Date)

I issued 3 signs for this application, 07/29/05 (Date), Sandy Handley (Staff Member)

DRB PROJECT NUMBER: 1004075

Rev. 1/11/05

City of Albuquerque

DEVELOPMENT PLAN REVIEW APPLICATION

	Supplemental form		Supplemental form
SUBDIVISION	**S**	**ZONING & PLANNING**	**Z**
☐ Major Subdivision action		☐ Annexation	
☒ Minor Subdivision action		☐ County Submittal	
☐ Vacation	**V**	☐ EPC Submittal	
☐ Variance (Non-Zoning)		☐ Zone Map Amendment (Establish or Change Zoning	
SITE DEVELOPMENT PLAN	**P**	☐ Sector Plan (Phase I, II, III)	
☐ ...for Subdivision Purposes		☐ Amendment to Sector, Area, Facility or Comprehensive Plan	
☐ ...for Building Permit		☐ Text Amendment	
☐ IP Master Development Plan			
☐ Cert. of Appropriateness (LUCC)	**L**	**APPEAL / PROTEST of...**	**A**
		☐ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICANT INFORMATION:

NAME: SEE ATTACHED FOR OWNER INFORMATION PHONE: ____
ADDRESS: ____ FAX: ____
CITY: ____ STATE ____ ZIP____ E-MAIL: ____
Proprietary interest in site: OWNER
AGENT (if any): BOHANNAN HUSTON INC. PHONE: 823-1000
ADDRESS: 7500 JEFFERSON NE FAX: 798-7988
CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: ____

DESCRIPTION OF REQUEST: SKETCH PLAT SUBMITTAL

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☒ No.

SITE INFORMATION: ACCURACY OF THE LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. ____ Block: ____ Unit: ____

Subdiv. / Addn. MESA DEL SOL

Current Zoning: SU-2 Planned Community Proposed zoning: ____

Zone Atlas page(s): ~~MULTIPLE~~ P-21 and P-22 S-14 S-22 N-21, N-22 S-12 and T-12 Q 15 :: Q 22 T 14 T-22 No. of **existing** lots: ____ No. of **proposed** lots: ____

Total area of site (acres): 12,000 R-14 :: R-22 4-14-14-23 Density if applicable: dwellings per gross acre: ____ dwellings per net acre: ____

Within city limits? ☒ Yes. No ☐, but site is within 5 miles of the city limits (DRB jurisdiction.) Within 1000FT of a landfill? NO

UPC No. ____ MRGCD Map No. ____

LOCATION OF PROPERTY BY STREETS: On or Near: I-25
Between: BROADWAY BLVD. SW and LOS PICAROS RD SW

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: ____

SIGNATURE ____ DATE 3/29/2005

(Print) JAMES TOPMILLER ☐ Applicant ☒ Agent

FOR OFFICIAL USE ONLY Form revised 10/03

☐ **INTERNAL ROUTING**

	Application case numbers	Action	S.F.	Fees
☑ All checklists are complete	05DRB - 00525	SK	S(3)	$ 0
☑ All fees have been collected	- -			$
☑ All case #s are assigned	- -			$
N/A AGIS copy has been sent	- -			$
☑ Case history #s are listed	- -			$
N/A Site is within 1000ft of a landfill	- -			$
N/A F.H.D.P. density bonus				Total
N/A F.H.D.P. fee rebate	Hearing date 4-6-05			$ 0

3-29-05
Planner signature / date

Project # 1004075

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

☒ **SKETCH PLAT REVIEW AND COMMENT** **YOUR ATTENDANCE IS REQUIRED.**

- ✓ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings. Sketches are not reviewed through internal routing.
- ✓ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ✓ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Any original and/or related file numbers are listed on the cover application

❑ **MAJOR SUBDIVISION EXTENSION OF PRELIMINARY PLAT** **Your attendance is required.**

- ___ Preliminary Plat reduced to 8.5" x 11"
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Copy of previous D.R.B. approved infrastructure list
- ___ Copy of the LATEST Official D.R.B. Notice of approval for Preliminary Plat Extension request
- ___ Any original and/or related file numbers are listed on the cover application

Extensions are not reviewed through internal routing.
Extension of preliminary plat approval expires after one year.

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL** **Your attendance is required.**

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Any original and/or related file numbers are listed on the cover application
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **MINOR SUBDIVISION PRELIMINARY / FINAL PLAT APPROVAL** **Your attendance is required.**

- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings, **4** copies for internal routing.
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etcetera, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6** copies.
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing
- ___ Landfill disclosure and EHD signature line on the Mylar drawing if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ Any original and/or related file numbers are listed on the cover application
- ___ Infrastructure list if required **(verify with DRB Engineer)** **NO INTERNAL ROUTING**
- ___ **DXF FILE AND HARD COPY OF FINAL PLAT DATA FOR AGIS IS REQUIRED.**

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes)** **Your attendance is required.**
❑ **AMENDMENT TO INFRASTRUCTURE LIST (with minor changes)**
❑ **AMENDMENT TO GRADING PLAN (with minor changes)**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings.
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6** copies for unadvertised meetings
- ___ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Original Mylar drawing of the proposed amended plat for internal routing only. Otherwise, bring Mylar to meeting.
- ___ Property owner's and City Surveyor's signatures on the Mylar drawing, if the plat is being amended
- ___ Any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year

.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Topmiller
Applicant name (print)

3-29-2005
Applicant signature / date

Form revised 8/04 & 1/05

☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
05DRB-____-00525
____-____-____
____-____-____

3-29-05
Planner signature / date

Project # 1004075

Bohannan Huston INC.

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 28, 2005

Sheran Matson, DRB Chair
Development Review Board
City of Albuquerque
Albuquerque, New Mexico 87103

Re: Sketch Plat Review and Comment for Proposed Mesa Del Sol Bulk Land Plat

Dear Sheran:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Applications
- Exhibit- Six (6) copies each of the Sketch Plat and Current MdS Survey
- Zone Atlas Map

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment on the proposed twelve (12) tract layout of the bulk land plat. The bulk land plat will subdivide the over 12,000 acres of Mesa del Sol to create subdivided parcels to conform to current ownerships and to conform to proposed land ownerships following the consummation of pending land transactions among the State Land Office, UNM and Forest City Covington, and will thus facilitate the necessary prerequisite actions to the continued development of Mesa del Sol.

Please place this item on the DRB Agenda to be heard on April 6, 2005. If you need or have any further questions, please call me at 823-1000.

Sincerely,

James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

Enclosures
SS

CC: John Myers, Myers, Oliver, & Price, P.C.
James D. Chrisman, Forest City Covington
Harry Relkin, FCC
Jim Godwin, FCC
Kim Murphy, UNM Real Estate
Sealy Cavin, Cavin and Ingram
John Salazar, Rodey Law Firm

ENGINEERING ▲
SPATIAL DATA ▲
ADVANCED TECHNOLOGIES ▲

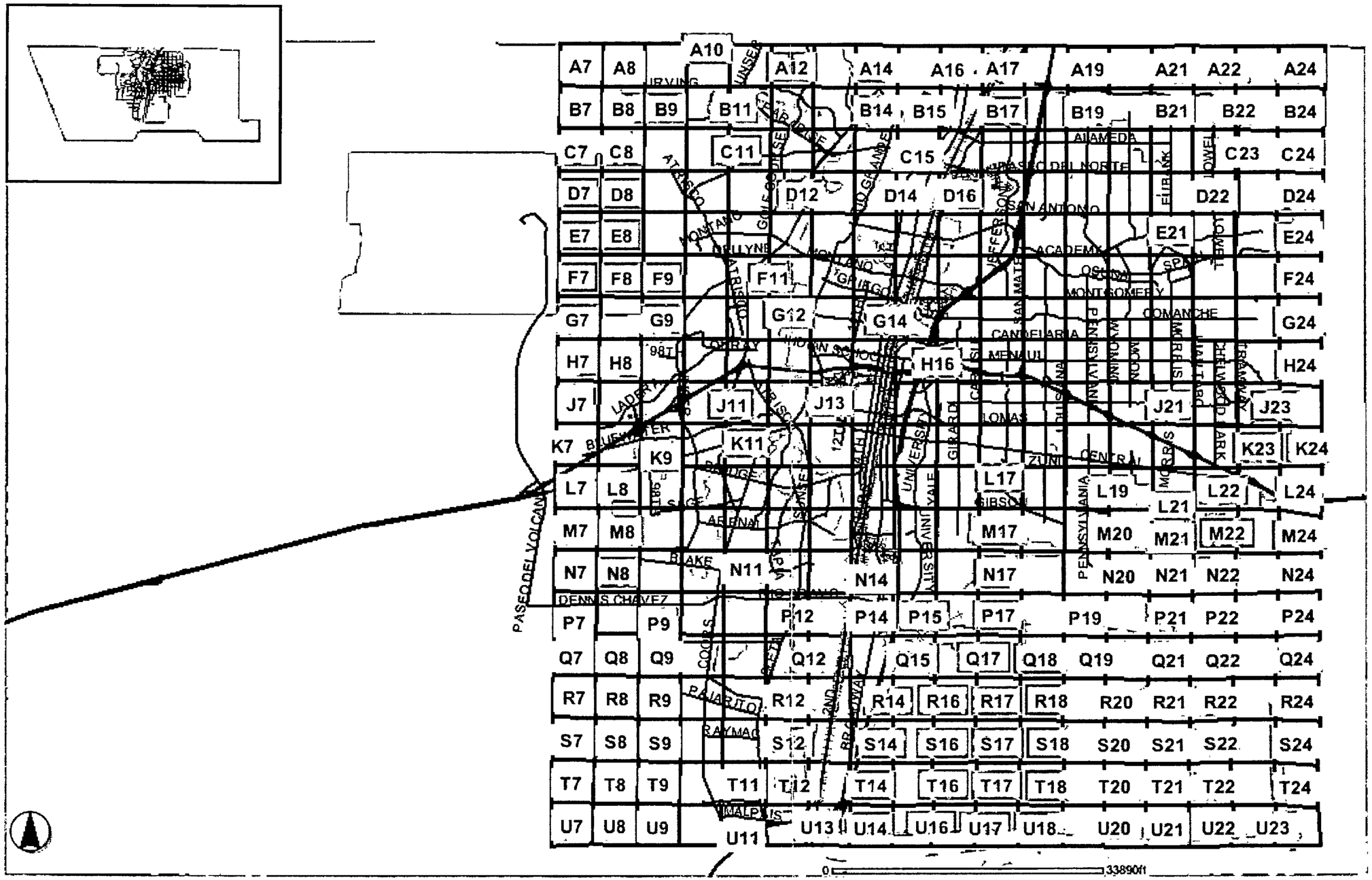
Owners: University of New Mexico
Scholes Hall, Room 252
Albuquerque, NM 87131

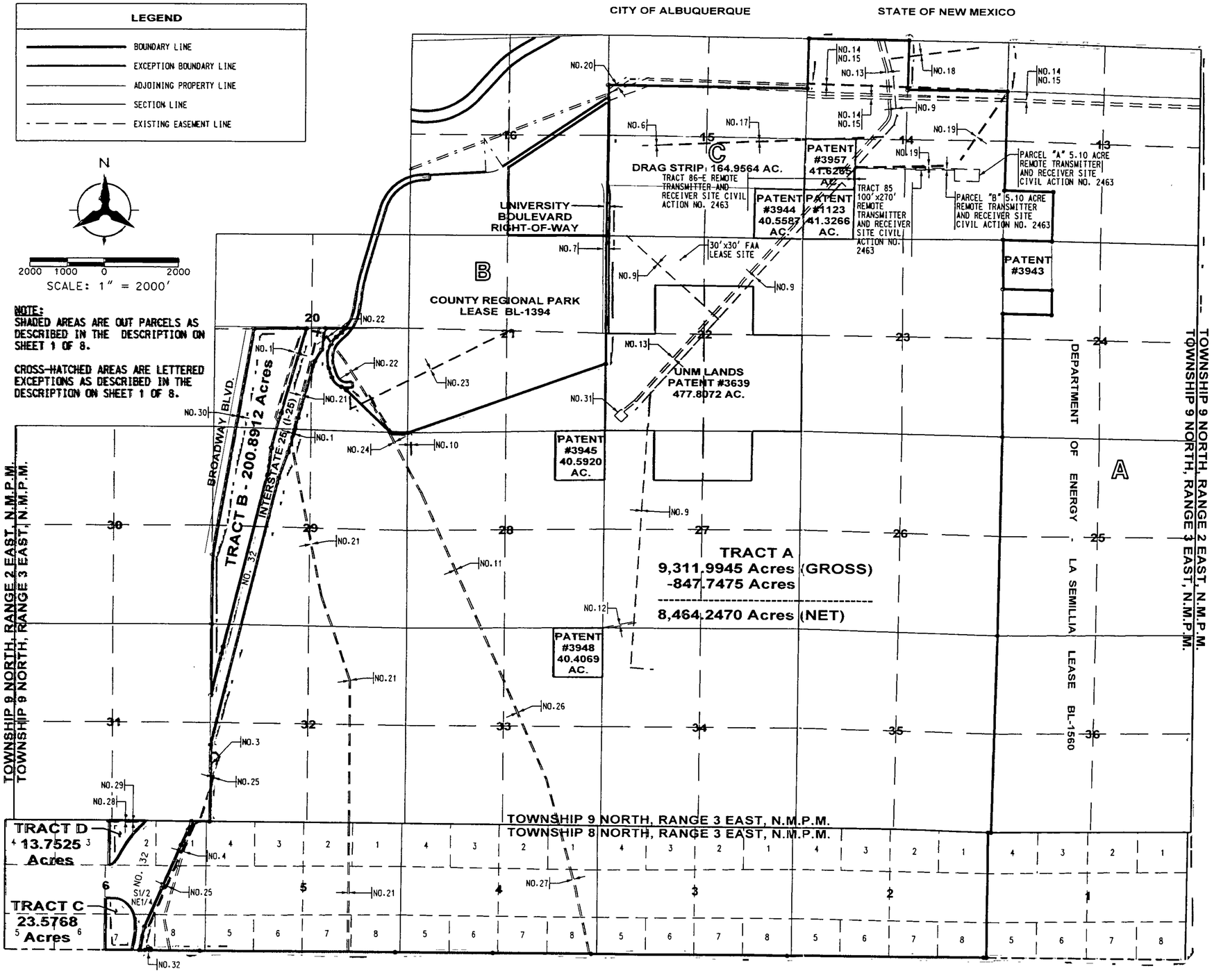
Phone: 277-4620
Fax: 277-6290

New Mexico State Land Office
PO Box 1148
Santa Fe, NM 87504-1148

Phone: 827-5866
Fax: 827-5766

1004075


A7 A8 A10 A12 A14 A16 A17 A19 A21 A22 A24
B7 B8 B9 B11 B14 B15 B17 B19 B21 B22 B24
C7 C8 C11 C15 C23 C24
D7 D8 D12 D14 D16 D22 D24
E7 E8 E21 E24
F7 F8 F9 F11 F24
G7 G9 G12 G14 G24
H7 H8 H16 H24
J7 J11 J13 J21 J23
K7 K9 K11 K23 K24
L7 L8 L17 L19 L21 L22 L24
M7 M8 M17 M20 M21 M22 M24
N7 N8 N11 N14 N17 N20 N21 N22 N24
P7 P9 P12 P14 P15 P17 P19 P21 P22 P24
Q7 Q8 Q9 Q12 Q15 Q17 Q18 Q19 Q21 Q22 Q24
R7 R8 R9 R12 R14 R16 R17 R18 R20 R21 R22 R24
S7 S8 S9 S12 S14 S16 S17 S18 S20 S21 S22 S24
T7 T8 T9 T11 T12 T14 T16 T17 T18 T20 T21 T22 T24
U7 U8 U9 U11 U13 U14 U16 U17 U18 U20 U21 U22 U23
IRVING
ALAMEDA
PASEO DEL NORTE
SAN ANTONIO
ACADEMY
MONTGOMERY
COMANCHE
CANDELARIA
MENAUL
LOMAS
ZUNI
CENTRAL
GIBSON
BLUEWATER
ARENAL
BLAKE
DENNIS CHAVEZ
PASEO DEL VOLCAN
PENNSYLVANIA
UNIVERSITY
YALE
GIRARD
LOUISIANA
MORRIS
LOWELL
TRAMWAY
CHELWOOD PARK
MONTANO
DELLYNE
ATRISCO
GRIEGO
SAN MATEO
JEFFERSON
PENNSYLVANIA
WYOMING
MOON
MORRIS
JAILTARO
0
33890ft



BOUNDARY SURVEY OF
MESA DEL SOL
LEASE AREA

ALBUQUERQUE, NEW MEXICO
AUGUST, 2003

The following documents describing right-of ways and/or easements were included in SCHEDULE B II of the COMMITMENT FOR TITLE INSURANCE prepared by Fidelity National Title, Commitment No. 03-1033983-B-RAD, effective date: July 17, 2003, at 08:00 A.M.:

1. A 40 foot wide Permit for Right-of-Way and Easement granted to Chevron Pipe Line Company filed April 10, 1972 in Book Misc. 255, page 773, as Document No. 80309. (Item 13 in Commitment)
2. Item 14 in Commitment does not apply to these parcels (A 30 foot wide Grant of Right-of-Way granted to the New Mexico State Highway Commission filed January 31, 1973 in Book Misc. 296, page 573 as Document No. 32717)
3. A 25 X 35 foot Permit of Right-of-Way and Easement granted to PNM filed October 22, 1972 in Book Misc. 342, page 65 as Document No. 34751. (Item 15 in Commitment)
4. A 50 foot wide Permit for Right-of-Way and Easement granted to PNM filed March 5, 1974 in Book Misc. 356, page 724 as Document No. 97266. (Item 18 in Commitment)
5. Section 21 is subject to a Water Easement between the State of New Mexico and the City of Albuquerque filed as Document No. 88 46315 as renewed by that Document filed as Document No. 89 14001. (Item 20 in Commitment)
6. A 10 foot wide easement granted to PNM and MST&T filed August 16, 1988 in Misc. Book 654A, page 966, Document No. 88 74453. (Item 21 in Commitment)
7. University Boulevard is subject the terms and conditions of the Stipulated Partial Judgment filed April 7, 1998 in Book 9808, page 518, Document No. 1998 042037 (Items 24 and 25 in Commitment)
8. ~~A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed November 24, 1953 in Book D261, page 247 as Document No. 6356. (Item 26 in Commitment)~~
9. A 10 foot wide Permit for Right-of-Way and Easement granted to PNM filed July 22, 1954 in Book D285, page 517 as Document No. 28421, modified by Quitclaim Deed and Assignment filed February 8, 1955 in Book D305, page 307 as Document No. 48709. (Item 27 in Commitment)
10. A 30 foot wide Right-of-Way and Easement granted to PNM for a electrical distribution line dated September 14, 1982. (Item 30 in Commitment)
11. A 40 foot wide Permit for Right-far-Way and Easement granted to West Emerald Pipe Line Corporation dated August 11, 1958. (Item 31 in Commitment)
12. A 30 foot wide Permit for Right-far-Way and Easement for a primary distribution line granted to PNM dated April 28, 1969. (Item 32 in Commitment)
13. A 60 foot wide Right-of-Way Permit granted to the Civil Aeronautics Authority dated July 22, 1938. (Item 34 in Commitment)

The following documents were made available by the New Mexico State Land Office:

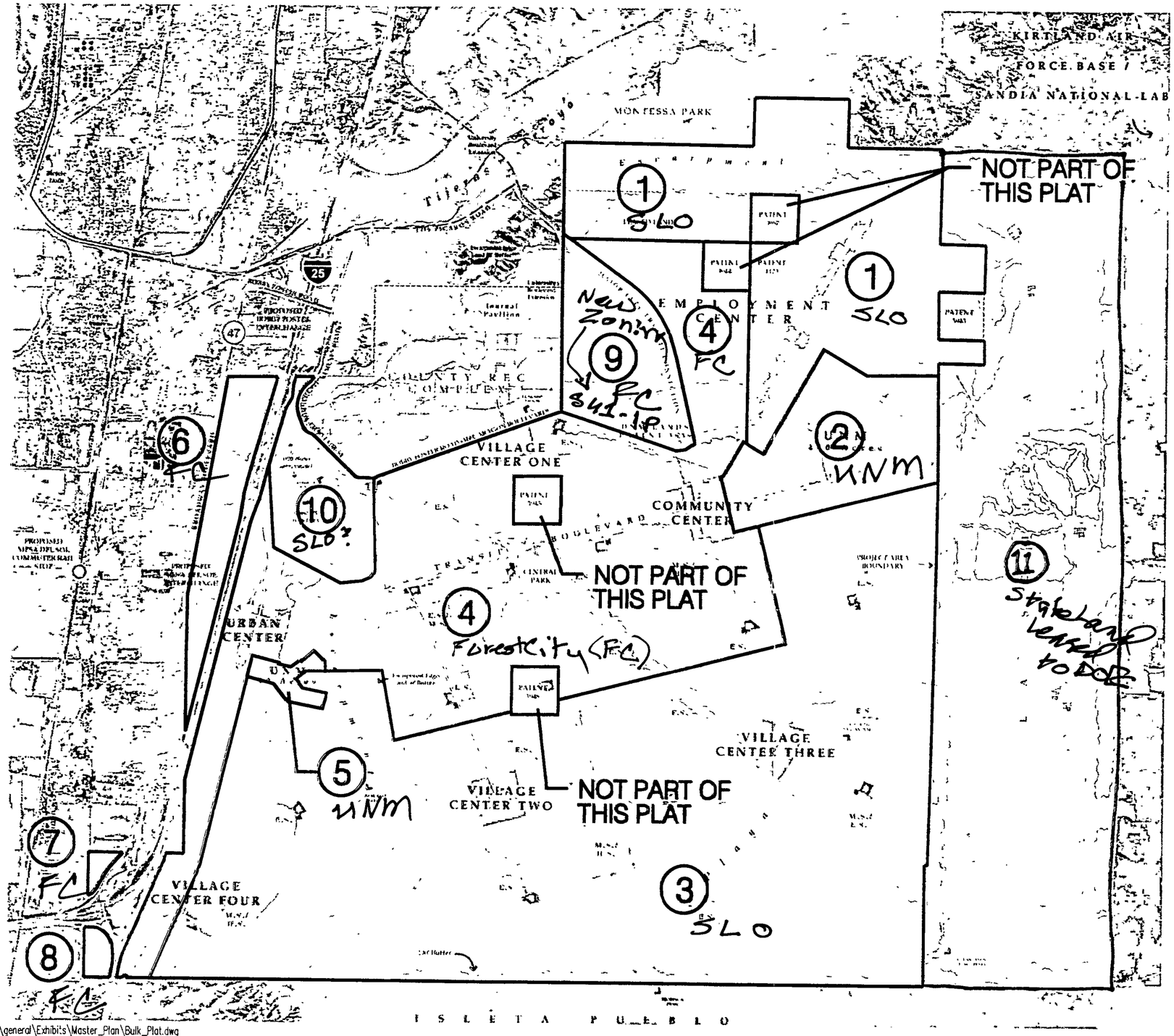
14. Right-of-Way (25' and 75') Easement No. 18904 for electrical power lines granted to PNM dated November 14 1979.
15. Right-of-Way (25' and 75') Easement No. 25413 granted to PNM dated August 18, 1994.
16. ~~A 10 foot wide Permit for Right-of-Way and Easement No. M-4961 granted to PNM dated May 20, 1954.~~
17. A 20' wide Permit for Right-of-Way Easement No. RW 17636 granted to PNM dated February 3, 1971.
18. A 20' foot wide for Right-of-Way Easement No. RW 17816 granted to PNM dated October 20, 1971.
19. A 33 foot wide Permit for Right-of-Way Easement No. RW-18811 granted to the Department of the Air Force dated November 19, 1975.
20. A 106 foot wide Permit for Right-of-Way Easement No. RW-14603 granted to the City of Albuquerque dated May 26, 1959 for the construction of Los Picaros Road, S.E.
21. A 40 foot wide Assignment of Right-of-Way dated April 9, 1979. This document includes Permit for Right-of-Way and Easement No. M-7423 dated September 10, 1954.
22. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14310 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
23. A 20 foot wide Permit for Right-of-Way and Easement No. RW-16149 granted to PNM dated January 27, 1965.
24. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14312 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
25. A 30 foot wide Permit for Right-of-Way Easement No. RW-17969 granted to MST&T dated June 21, 1972.
26. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14311 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
27. A 40 foot wide Permit for Right-of-Way and Easement No. RW-14314 granted to West Emerald Pipe Line Corporation dated August 11, 1958.
28. A 30 foot Assignment of Right-of-Way and Easement No. 14570 dated April 26, 1990.
29. A 30 foot Permit for Right-of-Way and Easement Permit No. RW-14879 granted to PNM dated March 2, 1960.
30. Grant of Right-of-Way Easement No. 23807, granted to AT&T dated June 7, 1990.
31. 2.0134 acre Non-Directional Beacon Site leased to Federal Aviation Administration recorded October 5, 2001, Document No. 2001117807.
32. District Court Civil Action No. 7-72-04137.
33. Patent 3619
34. Patent 2287
35. District Court Civil Action No. 2463

EASEMENTS/RIGHTS-OF-WAY

Bohannan ▲ Huston INC.

Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES



N

3000 1500 0 3000

1" = 3000'

SKETCH ~~BULK~~ PLAT

LEGEND

2 & 5	UNM
1, 3, & 10	STATE LAND OFFICE
4, 6, 7, 8, & 9	FOREST CITY COVINGTON

(1) = Proposed tract designation

Bohannan ▲ Huston

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March 21, 2005 – 11:19am