

#10



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

COMP. 1/3/06 KS.

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-01790(SBP)

Project # 1004097

Project Name: MESA DEL SOL, EMPLOY CTR

Agent: Denish & Kline Associates

Phone No.: 842-6461

Your request for (SDP for SUB), (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 12-14-05 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 3 Copies

* ROAD TURNING EXPLANATION +

- COPY of COUNTY LETTER +

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 Copies

- 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.

Project Number

1004097

#10



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REVISED 9/28/05

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-01790(SBP)
Project Name: MESA DEL SOL, EMPLOY CTR
Agent: Denish & Kline Associates

Project # 1004097
Phone No.: 842-6461

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OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: 3 Copies
* Road TRAINING EXERCISING roadie business
- COPY of COUNTY LOTTERY templates

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): 3 Copies

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

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- Tax certificate from the County Treasurer.
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- 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.

Project Number

1004097



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 14, 2005 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: 11:25 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 # 1004360**
05DRB-01736 Major-SiteDev Plan
Subd
05DRB-01737 Major-Preliminary Plat
Approval
RIO GRANDE ENGINEERING agent(s) for WASHINGTON INVESTORS request(s) the above action(s) for all or a portion of Lot(s) 313-A-2-A, ACRES ADDITION (to be known as **ENTRADA DEL BOSQUE SUBDIVISION**) zoned RA-2 residential and agricultural zone, located on MOUNTAIN RD NW, between GABALDON NW and LULAC AVE NW containing approximately 3 acre(s). [REF: 05DRB01245] [Deferred from 12/14/05] (J-12) **DEFERRED AT THE BOARD'S REQUEST TO 12/21/05.**

2. **Project # 1003132**
05DRB-01754 Major- Vacation of Public Easements
05DRB-01753 Major- Vacation of Public Easements

ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for MWS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A & 9-B, **BROADWAY INDUSTRIAL CENTER, UNIT 3**, zoned SU-2 - HM located on KARSTEN COURT SE, between SAN JOSE SE and GIBSON AVE SE containing approximately 4 acre(s). [REF: 03DRB020703, DRB-97-271] (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. A CONDITION OF FINAL PLAT: THE EXISTING LOTS WILL BE CONSOLIDATED INTO A SINGLE LOT.**

3. **Project # 1001594**
05DRB-01761 Major-Vacation of Public Easements

WILSON & COMPANY agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR/QUATRO/JSJ/ HANNETT, (to be known as **ARROWWOOD HILLS, UNIT 1**, zoned R-LT residential zone, located on AMOLE MESA SW, between MESA ARENOSO DR SW and MESSINA DR SW containing approximately 1 acre(s). [REF: 02DRB01621, 01622,, 04DRB00137, 00261, 00262,00263] (N-8/N-9) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.**

4. **Project # 1003921**
05DRB-01758 Major-Vacation of Pub Right-of-Way
05DRB-01759 Major-Vacation of Public Easements
05DRB-01760 Minor-Sketch Plat or Plan

JEFF MORTENSEN & ASSOCIATES agent(s) for AMAFCA & CITY OF ALBUQUERQUE, MUNICIPAL DEVELOPMENT DIVISION, request(s) the above action(s) for all or a portion of Lot(s) 1-32, Block(s) 7 and Lot(s) 1-32, Block(s) 8, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-1, R-D, R-T, located on CORONA AVE NE, between LOUISIANA BLVD NE and WYOMING AVE NE containing approximately 10 acre(s). (C-19) **VACATIONS WERE APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE GIVEN.**

5. **Project # 1004387**
05DRB-01332 Major-Vacation of Pub
Right-of-Way

MARK HARENBERG agent(s) for SPRUCE PARK LLC request(s) the above action(s) for tract northeast of Lot(s) 35, Block(s) 12, **COUNTRY CLUB ADDITION**, located on the northeast corner of ENCINO PLACE NE and LOS LOMAS RD NE and containing approximately 1 acre(s). [Deferred from 9/14/05 & 10/5/05 & 11/9/05 & 12/14/05] (J-15) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

6. **Project # 1004462**
05DRB-01525 Major-Vacation of Public
Easements
05DRB-01524 Major-Preliminary Plat
Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK

BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] [Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05 & 12/14/05] (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

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 # 1004343**
05DRB-01213 Minor-SiteDev Plan
BldPermit

BOHANNAN HUSTON INC. agent(s) for CITY OF ALBUQUERQUE request(s) the above action(s) for all or a portion of Lot(s) 22-27, **ALAMEDA BUSINESS PARK**, zoned SU-2 IP-EP, located on EDITH BLVD NW, between ALAMEDA PARK DR NW and the AMAFCA DIVERSION CHANNEL containing approximately 12 acre(s). [REF: DRB-98-223] [Deferred from 8/3/05 & 8/10/05 & INDEF DEFERRED ON 9/7/05] (C-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR SIDEWALK DIMENSIONING AND SIDEWALK DETAIL AND 3 COPIES OF THE SITE PLAN.**

8. ~~Project # 1004097~~
05DRB-01790 Minor-SiteDev Plan
BldPermit/EPC

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1**, zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). [Catalina Lehner, EPC Case Planner] [Deferred from 12/7/05] (Q-16/R-16) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII TURNING TEMPLATES, A COPY OF COUNTY LETTER AND 3 COPIES OF THE SITE PLAN.**

05DRB-01826 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 all or a portion of Tract(s) 9-A & 9-B, **MESA DEL SOL, EMPLOYMENT CENTER PHASE 1**, zoned SU-2 PLANNED COMMUNITY, located on BOBBY FOSTER SE, between UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). Q-16, R-15/R-16, S-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF FINAL PLAT: A 17-FOOT RIGHT-OF-WAY EXCHANGE WITH THE COUNTY SHALL BE REVISITED PRIOR TO FINAL PLAT. ~~THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.~~**

9. ~~Project # 1002346~~
~~05DRB-01794 Minor-SiteDev Plan~~
~~BldPermit/ERC~~
~~05DRB-01792 Minor-Prelim&Final Plat~~
~~Approval~~

~~GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) C, VENTANA RANCH, (to be known as VENTANA SQUARE @ VENTANA RANCH) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] [Carmen Marrone, EPC Case Planner] [Deferred from 12/7/05] (B-10) **SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR COORDINATION AND APPROVAL WITH AMAFCA OF MAINTENANCE ROAD**~~

ACCESS AND PLANNING FOR 3 COPIES OF THE SITE PLAN. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/14/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITIONS OF FINAL PLAT: AMAFCAS SIGNATURE ON FINAL PLAT. MAINTENANCE NOTES FOR CROSS ACCESS EASEMENTS ARE ADDED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.

05DRB-01830 Minor-SiteDev Plan
Subd/EPC

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner] (B-10) SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER TO CLARIFY TRACT BOUNDARY AND PLANNING FOR 3 COPIES OF SITE PLAN.**

10. **Project # 1000871**
05DRB-01839 Minor-SiteDev Plan
Subd/EPC
05DRB-01840 Minor-SiteDev Plan
BldPermit/EPC

DESIGN GROUP agent(s) for JIM JEPPSON request(s) the above action(s) for all or a portion of Lot(s) B-5-B-1, B-5-C-1, **ACADEMY ACRES SUBDIVISION**, zoned SU-1, located on HARPER AVE NE, between I-25 FRONTAGE RD NE and BARNHART ST NE containing approximately 8 acre(s). [REF: 05-EPC-01257, 05-EPC-01261, 05-DRB-01458,05DRB-01715,05DRB-01706] **[David Stallworth, EPC Case Planner] [Deferred from 12/14/05] (E-17, E-18) DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

05DRB-01837 Minor-Prelim&Final Plat
Approval

TERRAMETRICS OF NEW MEXICO agent(s) for PRESBYTERIAN HEALTHCARE SERVICES request(s) the above action(s) for Tract(s) B-5-B-1 and B-5-C-1, **ACADEMY ACRES SUBDIVISION, UNIT 5**, zoned SU-1, located on HARPER DR NE, between INTERSTATE 25 NE and SAN PEDRO DR NE containing approximately 8 acre(s). *[Deferred from 12/14/05]* (E-17/E-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

- 11. Project # 1002739**
05DRB-01835 Minor-Amnd SiteDev Plan
Subd
05DRB-01832 Minor-Amnd Prelim Plat
Approval
05DRB-01834 Major-Final Plat Approval

MARK GOODWIN & ASSOCIATES agent(s) for K B HOME NEW MEXICO INC request(s) the above action(s) for, ANDERSON HEIGHTS, UNIT 1 (to be known as **ANDERSON HEIGHTS, UNIT 5**) zoned RD/RLT, located on 118TH STREET SW, between DENNIS CHAVEZ BLVD SW and GIBSON BLVD SW containing approximately 57 acre(s). [REF: 05DRB00681, 05DRB00683, 05DRB00684, 05DRB00685, 05DRB00686, 05DRB00639] (N-8/P-8) **THE AMENDED SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT. THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO RECORD THE PLAT.**

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

- 12. Project # 1003886**
05DRB-01831 Minor-Amnd Prelim Plat
Approval

MARK GOODWIN & ASSOCIATES agent(s) for EVERGREEN DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) C & 42, MESA VILLAGE SUBDIVISION, (to be known as **SILVER LEAF SUBDIVISION**) zoned R-3, located on LOMAS BLVD NE, between SELLARS DR NE and EASTERDAY DR NE containing approximately 6 acre(s). [REF: 05DRB-00908, 05DRB-01572] (J-20) **WITH THE SIGNING OF THE AMENDED INFRASTRUCTURE LIST DATED 12/14/05 AND APPROVAL OF THE AMENDED GRADING PLAN DATED 11/9/05 THE AMENDED PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT: REVISED PERIMETER WALL LOCATION MAP. P-1 LOT DESIGNATIONS ARE REQUIRED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

13. **Project # 1001770**
05DRB-01232 Minor-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] *[Final Plat Indef Deferred for S/A]* (E-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR REMOVAL OF EASEMENT 24 AND EASEMENT 22 SHOULD BE PRIVATE AND PLANNING FOR AGIS DXF FILE AND TO RECORD.**

14. **Project # 1003655**
05DRB-01833 Minor-Final Plat Approval

ADIL RIZVI request(s) the above action(s) for all or a portion of Lot(s) 8, 15, 16 & 17, Block(s) 1, Tract(s) 2, NORTH ALBUQUERQUE ACRES, UNIT 3, (to be known as **LA VISTA AT DESERT RIDGE TRAILS**) zoned RD, located on WYOMING BLVD NE, between EAGLE ROCK AVE NE and MODESTO AVE NE containing approximately 3 acre(s). [REF: 04DRB01373] *[Deferred from 12/14/05]* (C-19) **DEFERRED AT THE AGENT'S REQUEST TO 1/11/06.**

15. **Project # 1003594**
05DRB-01827 Minor-Prelim&Final Plat Approval

BOHANNAN HUSTON agent(s) for D. R. HORTON HOMES request(s) the above action(s) for all or a portion of Lot(s) 109-A-1 thru 113-A-1 and Tract(s) N-1, **VENTANA MESA SUBDIVISION, UNIT 1, @ VENTANA RANCH WEST**, zoned R-LT, located on PASEO DEL NORTE NW, between CARSON MESA DR NW and VENTANA WEST PARKWAY NW containing approximately 1 acre(s). [REF: 04-DRB-01199] (B-9) **PRELIMINARY AND FINAL PLAT WERE APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR NMU INC SIGNATURE.**

16. **Project # 1002330**
05DRB-01838 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for JIM HAKEEM request(s) the above action(s) for all or a portion of Tract(s) G-2-A, **MONTGOMERY COMPLEX**, zoned SU-1 for C-2, located near the AMAFCA NORTH DIVERSION CHANNEL NE, between MONTGOMERY BLVD NE and CARLISLE BLVD NE containing approximately 3 acre(s). [REF: 04DRB-01985, 03DRB-00401, 03DRB-00402, 03DRB-00347] (F-16) **PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR AMAFCAS SIGNATURE AND TRANSPORTATION DEVELOPMENT FOR MEDIAN MODIFICATION ON MONTGOMERY, 15-FOOT RADIUS AND 20-FOOT WATER LINE EASEMENT.**

17. **Project # 1004570**
05DRB-01828 Minor-Prelim&Final Plat
Approval

PRECISION SURVEYS agent(s) for BRUCE & KATHERINE BESSER request(s) the above action(s) for all or a portion of Lot(s) 6A1 & 6A2, Block(s) 14, Tract(s) A, **UNIT B, NORTH ALBUQUERQUE ACRES**, zoned SU-2 M-1, located between WILSHIRE AVE NE and INTERSTATE 25, containing approximately 3 acre(s). [Deferred from 12/14/05] (C-18) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**

18. **Project # 1000922**
05DRB-01829 Minor-Extension of
Preliminary Plat

WILSON & COMPANY INC agent(s) for LEGACY SUSTAINABLE DEVELOPMENT request(s) the above action(s) for all or a portion of Tract(s) A, **LA CUENTISTA SUBDIVISION**, zoned R-1, located on KIMMICK DR NW, between URRACA ST NW and CAMINO DE PAZ NW containing approximately 50 acre(s). [REF: 04-DRB-01880, 04DRB-01881] (C-10/C-11/D-10/D-11) **AN EXTENSION OF PRELIMINARY PLAT WAS APPROVED TO APRIL 30, 2006. THE CONDITIONS OF FINAL PLAT STILL APPLY.**

- 19. Project # 1001085**
05DRB-01836 Minor-Prelim&Final Plat
Approval

ANTHONY DECK request(s) the above action(s) for all or a portion of Lot(s) 16 & 17, Block(s) B, **ROSEWOOD SUBDIVISION, UNIT 1**, zoned R-D, located on BLOSSOMWOOD PL NW, between HANOVER RD NW and I-40 NW containing approximately 10 acre(s). [REF: 05-DRB-00133, 05DRB00402] (J-10) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

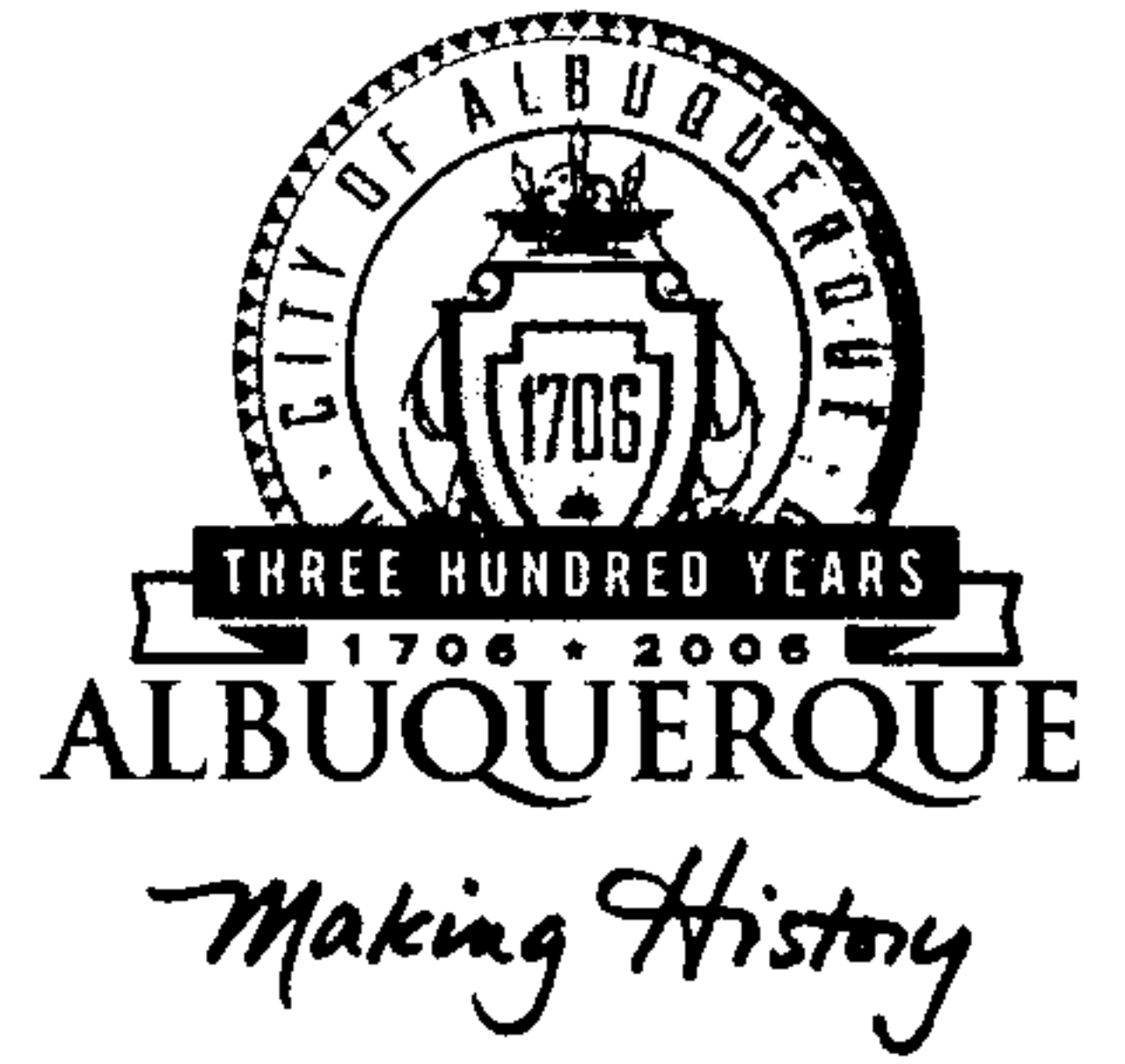
NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

THERE ARE NO SKETCH PLATS THIS WEEK . . .

- 20. Approval of the Development Review Board Minutes for November 30, 2005. THE DEVELOPMENT REVIEW BOARD MINUTES FOR NOVEMBER 30, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:25 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004097

AGENDA ITEM NO: 8

SUBJECT:

Site Plan for BP
Final Plat
Preliminary Plat

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

P.O. Box 1293

ENGINEERING COMMENTS:

Albuquerque

No adverse comments on Site Plan.
An approved infrastructure list is required for Preliminary Plat approval.
An executed Subdivision Improvements Agreement with financial guarantees is required for Final Plat sign-off.

New Mexico 87103

RESOLUTION:

www.cabq.gov

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: December 14, 2005

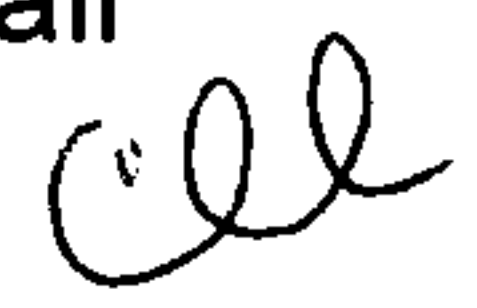


CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE: December 6, 2005

TO: Sheran Matson, DRB Chair

FROM: Catalina Lehner, Planner 

RE: Project #1004097, Mesa del Sol Employment Center Phase I,
Site Development Plan for Building Permit

On November 17th, 2005, the Environmental Planning Commission (EPC) approved a Site Development Plan for Building Permit with Conditions for unplatted land within Sections 15, 16, 21 and 22, T9N, R3E, NMPM, a portion of the Mesa del Sol Employment Center Phase I. Staff met with the agents, Lawrence Kline of Denish+Kline Associates and Will Gleason of Dekker/Perich/Sabatini, on November 29th, 2005 to discuss compliance with the EPC's Conditions of Approval.

The Site Development Plan for Building Permit (sheets dated December 2, 2005) satisfactorily meets the EPC conditions as elaborated in the associated Official Notification of Decision.

If you have any questions regarding this case, please call me at 924-3935.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

December 7, 2005

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: 10:50 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

- Project # 1002819**
05DRB-01729 Major-Bulk Land Variance
05DRB-01730 Minor-Prelim&Final Plat
Approval

ALDRICH LAND SURVEYING INC. agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH, UNIT 3**, zoned SU-1, R-2 & RT, located on 98TH ST SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB01183, 03DRB01180] (N-9) **BULK LAND VARIANCE APPROVED. PRELIMINARY AND FINAL PLAT APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, 15-DAY APPEAL PERIOD AND RECORDING OF PLAT.**

2. **Project # 1004161**
05DRB-01724 Major-Preliminary Plat
Approval
05DRB-01728 Minor-SiteDev Plan
Subd/EPC
05DRB-01725 Minor-Subd Design (DPM)
Variance
05DRB-01726 Minor-Sidewalk Waiver
05DRB-01727 Minor-Temp Defer SDWK

JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM & BENITA BRENNAN request(s) the above action(s) for all or a portion of Lot(s) 4 & 5, RIVERSIDE PLAZA (to be known as **PLAZA ESCONDIDO**) zoned SU-1 for PRD special use zone, located on WINTER HAVEN RD NW, between LA ORILLA RD NW and MONTANO PLAZA DR NW containing approximately 4 acre(s). (E-12) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 8/30/05 THE PRELIMINARY PLAT WAS APPROVED. THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE. 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 # 1001370**
05DRB-01731 Major-Vacation of Public
Easements

MARK GOODWIN & ASSOCIATES PA agent(s) for JTH LLC request(s) the above action(s) for all or a portion of Tract(s) 5, **JUAN TABO HILLS, UNIT 1**, zoned R-D residential and related uses zone, developing area, located on JUAN TABO BLVD SE, between EUBANK BLVD SE and FOUR HILLS RD SE containing approximately 102 acre(s). [REF: S-98-30, DRB-98-20, AX-80-10] (M-21/M-22) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B(2) IN THE PLANNING FILE.**

4. **Project # 1004543**
05DRB-01722 Major-Vacation of Pub
Right-of-Way

JUDITH KATONA GARCIA request(s) the above action(s) for all or a portion of Tract(s) C, **LAND OF ROY YATES** zoned SU-2 IP, located on CENTRAL AVE NW, between 94TH ST NW and 98TH ST NW containing approximately 0 acre(s). (K-9) **VACATION WAS DENIED.**

5. **Project # 1004404**
05DRB-01364 Major-Bulk Land Variance
05DRB-01365 Major-Vacation of Public Easements
05DRB-01367 Minor-Prelim&Final Plat Approval
- SURV-TEK INC agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) H-2, THE TRAILS, UNIT 1, and unplatted lands (to be known as **THE TRAILS, UNIT 3**) zoned R-D residential and related uses zone, developing area, located on PASEO DEL NORTE NW west of RAINBOW ST NW and containing approximately 165 acre(s). *[Deferred from 9/21/05 & 10/5/05 & 10/26/05 & 12/7/05]* (C-8/C-9) **DEFERRED AT THE AGENT'S REQUEST TO 1/18/06.**
6. **Project # 1004341**
05DRB-01634 Major-Preliminary Plat Approval
05DRB-01635 Minor-Temp Defer SDWK
- RIO GRANDE ENGINEERING agent(s) for DAVID & JENNIFER SOULE request(s) the above action(s) for all or a portion of Tract(s) 180, AIRPORT UNIT, LANDS OF ATRISCO GRANT (to be known as **MESA DEL RIO SUBDIVISION**) zoned R-2 residential zone, located on 76TH STREET NW, between FORTUNA RD NW and GLEN RIO RD NW containing approximately 6 acre(s). *[Deferred from 11/16/05 & 11/30/05]* (J-10) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 AND APPROVAL OF THE GRADING PLAN ENGINEER STAMP DATED 11/28/05 THE PRELIMINARY PLAT WAS APPROVED WITH CONDITIONS OF FINAL PLAT. THE PERIMETER WALLS WERE APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT C IN THE PLANNING FILE.**
7. **Project # 1004462**
05DRB-01525 Major-Vacation of Public Easements
05DRB-01524 Major-Preliminary Plat Approval
05DRB-01526 Minor-Sidewalk Waiver
05DRB-01527 Minor-Temp Defer SDWK
- BOHANNAN HUSTON INC agent(s) for ANDALUCIA DEVELOPMENT CO INC request(s) the above action(s) for REPLAT OF Tract(s) A, ANDALUCIA AT LA LUZ, (to be known as **ANDALUCIA @ LA LUZ, UNIT 3**) zoned SU-1, located on COORS BLVD NW, between NAMASTE RD NW and LA BIENVENIDA PL NW containing approximately 13 acre(s). [REF: 05EPC-01115, 05EPC-01117] *[Deferred from 10/26/06 & 11/2/05 & 11/9/05 & 11/16/05 & 11/23/05 & 11/30/05 & 12/7/05]* (F-11) **DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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 # 1001523**
05DRB-01797 Minor-SiteDev Plan
BldPermit
- DEKKER/PERICH/SABATINI agent(s) for ALLAN FRENKEL request(s) the above action(s) for all or a portion of Lot(s) 15 & 16, LADERA INDUSTRIAL CENTER (to be known as **THE SHOPS @ LA MORADA**) zoned SU-1 LIGHT INDUSTRIAL, located on UNSER NW, between LA MORADA NW and VISTA ORIENTE NW containing approximately 3 acre(s). [REF: DRB-98-118, 01-EPC-01405, 04-DRB-01490] [*Deferred from 12/7/05*] (H-9) **DEFERRED AT THE AGENT'S REQUEST TO 12/21/05.**
9. **Project # 1003364**
05DRB-01788 Minor-SiteDev Plan
Subd/EPC
05DRB-01789 Minor-Prelim&Final Plat
Approval
- TIERRA WEST LLC agent(s) for DOUBLE CHEESE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) 1-A-1, **NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3**, zoned SU-2 MIXED USES, located on LOUISIANA BLVD NE, between PASEO DEL NORTE NE and HOLLY AVE NE containing approximately 3 acre(s). [REF: 04DRB-01409, 05EPC-00939] [**David Stallworth, EPC Case Planner**] (C-19) **SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR 3 COPIES OF THE SITE PLAN AND EPC CASE PLANNER'S INITIALS. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR NORTH-SOUTH 20-FOOT EASEMENT IS INSUFFICIENT.**

10. ~~Project # 1004097~~
~~05DRB-01790 Minor-SiteDev Plan~~
~~BldPermit/EPC~~

DENISH & KLINE ASSOCIATES agent(s) for FOREST CITY COVINGTON LLC request(s) the above action(s) for all or a portion of Tract(s) 4-1, **MESA DEL SOL EMPLOYMENT CENTER, PHASE 1**, zoned SU-1 FOR IP USES, located at the intersection of BOBBY FOSTER SE and UNIVERSITY BLVD SE Extension, containing approximately 7 acre(s). **[Catalina Lehner, EPC Case Planner] [Deferred from 12/7/05] (Q-16/R-16) DEFERRED AT THE BOARD'S REQUEST TO 12/14/05.**

11. ~~Project # 1002346~~
~~05DRB-01794 Minor-SiteDev Plan~~
~~BldPermit/EPC~~
~~05DRB-01792 Minor-Prelim&Final Plat~~
~~Approval~~

GEORGE RAINHART ARCHITECT & ASSOCIATES agent(s) for GRADY RENTALS LLC request(s) the above action(s) for all or a portion of Tract(s) G, VENTANA RANCH, (to be known as **VENTANA SQUARE @ VENTANA RANCH**) zoned C-2 community commercial zone, located on UNIVERSE BLVD NW, between PARADISE BLVD NW and VENTANA RD NW containing approximately 10 acre(s). [REF: 05EPC-01264, 05EPC-01263, 02DRB-01735, 03DRB-00070, 03DRB-00171] **[Carmen Marrone, EPC Case Planner] [Deferred from 12/7/05] (B-10) DEFERRED AT THE AGENT'S REQUEST TO 12/14/05.**

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

12. ~~Project # 1001778~~
~~05DRB-01793 Major-Final Plat Approval~~

THOMPSON ENGINEERING CONSULTANTS agent(s) for DRAGONFLY DEVELOPMENT INC request(s) the above action(s) for all or a portion of Tract(s) A-2-B, **BRENTWOOD HILLS**, zoned R-T, located on WOODLAND AVE NE, between TRAMWAY BLVD NE and MARIE PARK DR NE containing approximately 2 acre(s). [REF: 05DRB-00392, 05DRB-00950, 05DRB-00951, 05DRB-00952, 05DRB-00961] (H-22) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT TO ADD A 20-FOOT WATER LINE EASEMENT AT THE CUL-DE-SAC AND PLANNING TO RECORD.**

13. **Project # 1004267**
05DRB-01092 Minor- Final Plat Approval

GARY MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 1, **LANDS OF MANUEL & CATHY GONZALES**, zoned RA-2, located West of MONTROYA RD NW and North of MOUNTAIN RD NW containing approximately 2 acre(s). [REF: DRB-97-247; DRB-97-290, 05DRB-01019] *[Final Plat was indef deferred 7/13/05]* (J-12) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR MAINTENANCE AND BENEFICIARIES OF CORTO MIRABAL AND UTILITIES DEVELOPMENT TO CHANGE NOTE TO READ: PUBLIC WATER AND SANITARY-SEWER-LINE-EASEMENT GRANTED BY THIS PLAT TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA).**

14. **Project # 1004228**
05DRB-01765 Minor-Prelim&Final Plat Approval

TERRAMETRICS OF NEW MEXICO agent(s) for HEADSTART ENTERPRISES request(s) the above action(s) for all or a portion of Lot(s) 11-17, SUNRISE HEIGHTS SUBDIVISION and Tract(s) 89-A-2, 89-B-2, 89-B-3, 89-C-3, 89-C-4, M.R.G.C.D. Map 32 (to be known as **GUTHRIE COMMERCE PARK, TRACT A**) zoned M-1 light manufacturing zone, located on MONTANO RD NE, between EDITH BLVD NE and MONTBEL NE containing approximately 5 acre(s). [REF: 05DRB00888, 05DRB01394] *[Deferred from 11/30/05]* (F-15) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 12/7/05 THE PRELIMINARY PLAT WAS APPROVED WITH THE FOLLOWING CONDITIONS OF FINAL PLAT: 5.5 PUBLIC ROADWAY EASEMENT SHALL BE GRANTED WITH THIS PLAT. THE 32-FOOT ACCESS EASEMENT NEEDS MAINTENANCE AND BENEFICIARIES. PNM MUST SIGN THE PLAT. THE FINAL PLAT WAS INDEFINITELY DEFERRED TO ADDRESS COMMENTS.**

15. **Project # 1004468**
05DRB-01553 Minor- Final Plat Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] *[Deferred from 10/12/05, 10/19/05 the Final plat indef deferred for the SIA]* (J-14) **FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

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

16. **Project # 1004555**
05DRB-01780 Minor-Sketch Plat or Plan

SURVEYS SOUTHWEST agent(s) for BENTE SPANN request(s) the above action(s) for all or a portion of Lot(s) 3, Block(s) 31, **HUNINGS HIGHLAND ADDITION**, zoned SU-2, LCR, located on WALTER ST SE, between COAL AVE SE and IRON AVE SE containing approximately 1 acre(s). (K-14) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

17. **Project # 1004480**
05DRB-01791 Minor-Sketch Plat or Plan

PHIL MIRABAL request(s) the above action(s) for all or a portion of Tract(s) 126A, **M.R.G.C.D. MAP 39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 1 acre(s). [REF: Z-85-31,Z-79-4, Z566] *[Shown under Project #1004560 now void]* (J-12, K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

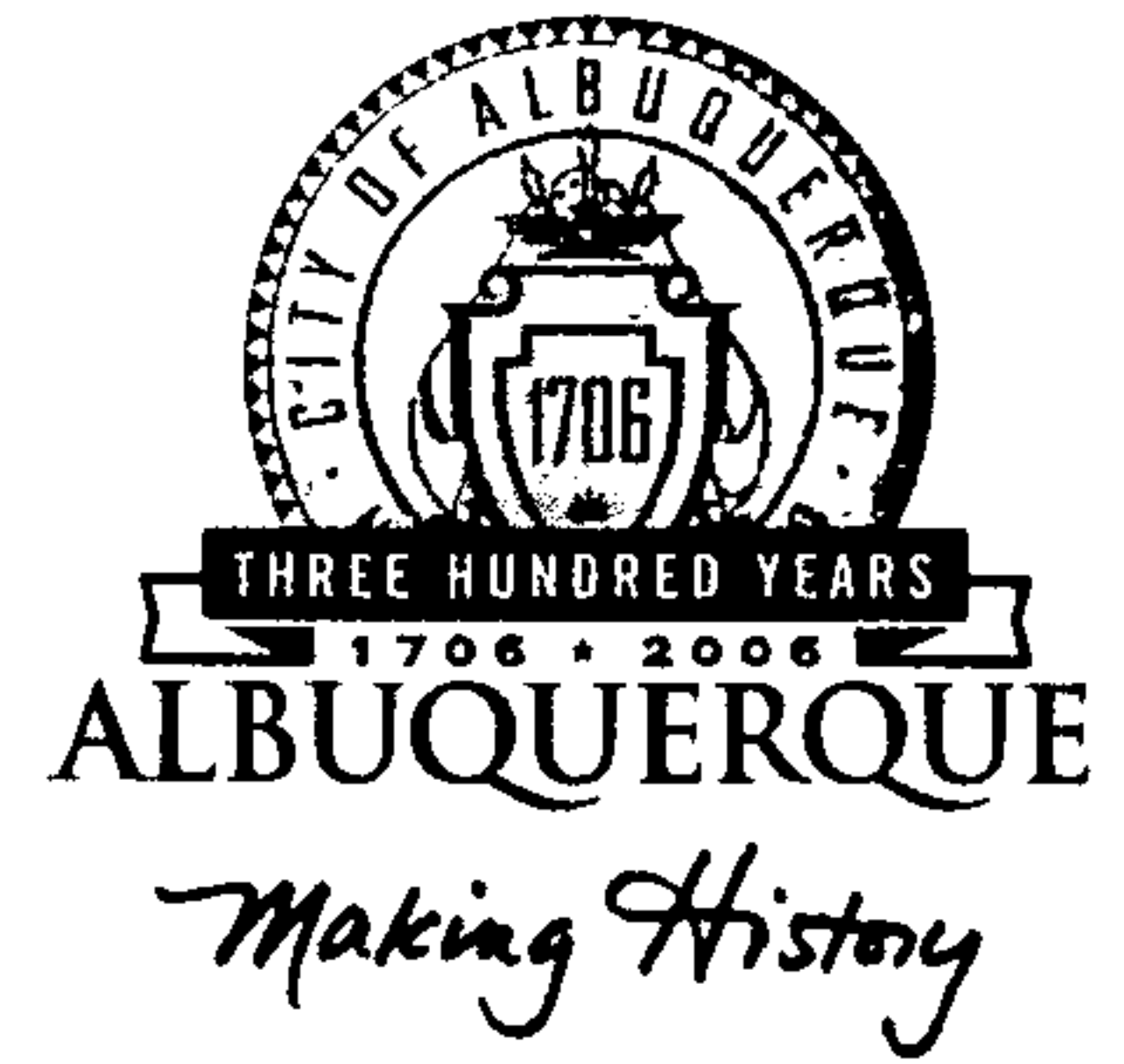
18. **Project # 1004561**
05DRB-01795 Minor-Sketch Plat or Plan

ADVANCED ENGINEERING & CONSULTING agent(s) for RICH BOB DEN LLC request(s) the above action(s) for all or a portion of Lot(s) 1,2,3,4,5 & 6A, Block(s) 13, **TIMOTEO CHAVEZ ADDITION**, zoned C-2, located on SIERRA DR NE, between PROSPECT AVE NE and MENAUL BLVD NE containing approximately 1 acre(s). (H-17) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**

19. Approval of the Development Review Board Minutes November 23, 2005. **THE DRB MINUTES FOR NOVEMBER 23, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 10:50 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004097

AGENDA ITEM NO: 10

SUBJECT:

Site Plan for BP

ACTION REQUESTED:

REV/CMT:() APP:(x) SIGN-OFF:() EXTN:() AMEND:()

ENGINEERING COMMENTS:

An approved infrastructure list is required for Site Plan approval.
An approved Subdivision Improvements Agreement with financial guarantees is required for Site Development Plan sign-off.

RESOLUTION:

12-14-05

APPROVED ____; DENIED ____; DEFERRED 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

DATE: December 7, 2005

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov



COMPLETED 06/26/06 SH
DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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-01590 (SBP)
Project Name: MESA DEL SOL
Agent: Myers, Oliver & Price PC

Project # 1004097
Phone No.: 247-9080

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 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): Staff Planners initials
final Plat approved at DRB

- 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.

Project Number

1004097

7



DRB CASE ACTION LOG (SITE PLAN B.P.)

REVISED 9/28/05

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.: <u>05DRB-01590 (SBP)</u>	Project # <u>1004097</u>
Project Name: <u>MESA DEL SOL</u>	
Agent: <u>Myers, Oliver & Price PC</u>	Phone No.: <u>247-9080</u>

Your request for (SDP for SUB) (SDP for BP), (FINAL PLATS), (MASTER DEVELOP. PLAN), was approved on 10/19/05 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): Staff Planners initials
- final Plat approved at DRB
- _____
- _____

Project Number 1004097

- 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.



**DEVELOPMENT REVIEW BOARD
ACTION SHEET**

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

October 19, 2005

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: 11:36 A.M.

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

1. **Project # 1003238**
05DRB-01489 Major-Preliminary Plat
Approval
TIERRA WEST LLC agent(s) for EVERGREEN DURANES LTD CO LLC, request(s) the above action(s) for , Lot(s) 42-P1 and 44-P1 through 57-P1, **FLORAL MEADOWS**, zoned R-LT residential zone, located on MONTROYA ST NW, between FLORAL NW and INTERSTATE 40, containing approximately 2 acre(s). [REF: Z-71-118, 04EPC-00156,04EPC-00157, 04DRB-00661, 04DRB-01227] (H-12/13) **PRELIMINARY PLAT WAS APPROVED.**

2. **Project # 1000788**
05DRB-01491 Major-Vacation of Pub
Right-of-Way

RICHARD EVANS & KELLY CONABOY, request(s) the above action(s) for all or a portion of Block(s) P & R, **PARADISE SKIES, UNIT 9**, zoned R-T, located on SKY WATCHER ST NW, between CELESTIAL AVE NW and MCMAHON BLVD NW. [REF: 05DRB-00508] (A-11) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE WITH AN ADDITIONAL CONDITION.**

3. **Project # 1004454**
05DRB-01499 Major-Vacation of Pub
Right-of-Way

PRECISION SURVEYS agent(s) for TIMOTHY & LORIE DROPPS request(s) the above action(s) for all or a portion of Lot(s) 7, Block(s) B **SOUTH BROADWAY ACRES, UNIT 1**, zoned SU-2 MR, located on JOHN ST SE, between BETHEL SE AND WOODWARD ST SE and containing approximately 1 acre(s). (M-14) **VACATION WAS APPROVED AS SHOWN ON EXHIBIT B 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.

4. **Project # 1004478**
05DRB-01581 Minor-SiteDev Plan
BldPermit

SANDERS & ASSOCIATES ARCHITECTS agent(s) for JON MITOVICH request(s) the above action(s) for all or a portion of Tract(s) 59, **ALAMEDA BUSINESS PARK**, zoned SU-2, IP-EP, located on CALLE ALAMEDA NE, between PASSEO ALAMEDA NE and VISTA ALAMEDA NE containing approximately 1 acre(s). [REF: DRB-98-223] (C-16) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

5. **Project # 1001831**
05DRB-01588 Minor-SiteDev Plan
BldPermit

CLAUDIO VIGIL ARCHITECTS agent(s) for WRANGLER PROPERTIES request(s) the above action(s) for all or a portion of Block(s) 000, Tract(s) G-1A-2C, **SEVEN BAR RANCH**, zoned SU-1 FOR C-2 USES, located on COTTONWOOD PARK NW, between ELLISON DR NW and SEVEN BAR LOOP NW containing approximately 2 acre(s). [REF: 02DRB-00879] (A-14) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR RADII, SMALL CAR STALLS AND CROSS ACCESS AND TO PLANNING FOR REPLACEMENT OF TAM JUNIPER WITH ALTERNATE GROUND COVER & 3 COPIES OF THE SITE PLAN.**

6. **Project # 1004364**
05DRB-01585 Minor-SiteDev Plan
Subd/EPC
05DRB-01586 Minor-SiteDev Plan
BldPermit/EPC
05DRB-01587 Minor-Prelim&Final Plat
Approval

BRASHER & LORENZ INC agent(s) for VALUE PLACE LLC request(s) the above action(s) for all or a portion of Tract(s) E-1 & E-2, CANYON ACRES SUBDIVISION, (to be known as **VALUE PLACE HOTEL**) zoned C-2 (SC), located on CENTRAL NE, between DORADO NE and TRAMWAY NE containing approximately 4 acre(s). [REF: 05EPC-01252, 05EPC-01253] [David Stallworth, EPC Case Planner] (L-22) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR DAVID STALLWORTH'S INITIALS. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR DAVID STALLWORTH'S INITIALS AND 3 COPIES OF THE SITE PLAN. THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND A COPY OF THE RECORDED PLAT.**

7. **Project # 1004097**
05DRB-01590 Minor-SiteDev Plan
Subd/EPC

MYERS, OLIVER & PRICE PC agent(s) for FOREST CITY COVINGTON NM, LLC and THE REGENTS OF UNM request(s) the above action(s) for Section(s) 15, 16, 21 and 22, **MESA DEL SOL**, zoned SU-1 FOR IP, located on UNIVERSITY BLVD SE, between LA SEMILLA WAY SE and LOS PICAROS RD SE containing approximately 208 acre(s). [REF: 05EPC-00576, 05EPC-00579] [Russell Brito, EPC Case Planner] (R-16/Q-16) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR EPC STAFF COMMENTS, FOR A PLAT TO COME BEFORE DRB AND 3 COPIES OF THE SITE PLAN.**

8. **Project # 1001685**
05DRB01349 Minor-SiteDev Plan
Subd/EPC
05DRB01350 Minor-SiteDev Plan
BldPermit/EPC

GREAT BASIN ENGINEERING agent(s) for SMITH'S FOOD & DRUG CENTERS request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKET PLACE**) zoned SU-1 for IP, located on GOLF COURSE RD NW and MCMAHON RD NW containing approximately 23.4 acre(s). [REF: Z-85-19, 04EPC-01348, 04EPC-01349, 04EPC-01590] [Carmen Marrone, EPC Case Planner] [Was Indef deferred 8/31/05 for platting action] (A-12) **THE SITE PLAN FOR SUBDIVISION WAS APPROVED AND SIGNED OFF BY THE BOARD. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/95 THE SITE PLAN FOR SUBDIVISION WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR SIA AND PLANNING FOR 3 COPIES OF THE SITE PLAN.**

05DRB-01582 Minor-Prelim&Final Plat
Approval

WILSON & COMPANY agent(s) for CITY OF ALBUQUERQUE, ANNETTE MONTOYA and GOLF COURSE & MCMAHON LLC request(s) the above action(s) for all or a portion of Tract(s) 1B, PARADISE NORTH (to be known as **GOLF COURSE MARKETPLACE**) zoned SU-1 FOR IP, located on GOLF COURSE RD NW, between MCMAHON BLVD NW and IRVING BLVD NW containing approximately 23.4acre(s).[REF:04DRB-01566,04DRB-01741](A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR CROSS LOT DRAINAGE EASEMENT 1B-2 THRU 1B-5, AMAFCA'S SIGNATURE, STORM**

**DRAIN EASEMENT (1B-1) AND RECORDING
INFORMATION FOR CROSS ACCESS AGREEMENT
AND TO PLANNING TO RECORD.**

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

9. **Project # 1003828**
05DRB-01583 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES INC agent(s) for WILLIAM T CANIGLIA request(s) the above action(s) for Tract(s) 70A, 71A,113 & 114A (to be known as **CANDELARIA VILLAGE**) zoned R-1 residential zone, located on CANDELARIA RD NW, between 12TH ST NW and RIO GRANDE BLVD NW containing approximately 7 acre(s). [REF: 05DRB-00687, 00688, 00689, 00690] (G-13) **FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**
10. **Project # 1004162**
05DRB-01584 Minor-Final Plat Approval
- JEFF MORTENSEN & ASSOCIATES agent(s) for HOECH REAL ESTATE CORPORATION request(s) the above action(s) for all or a portion of Tract(s) L-2, VISTA DEL NORTE and Lot(s) 1-P1 THRU Lot 31-P1, (to be known as **AGAVE SUBDIVISION**) zoned SU-1 special use zone PRD, located on VISTA DEL NORTE DR NE, between OSUNA RD NE and CALLE DEL CAMPO NE containing approximately 6 acre(s). [REF: 05EPC-00742, 05DRB-01139, 05DRB-01140, 05DRB-01193, 05DRB-01195, 05DRB-01197, 05DRB-01198, 05DRB-01275] (E-16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF AND TO RECORD.**

11. **Project # 1003610**
05DRB-01570 Minor-Extension of
Preliminary Plat

WILSON & COMPANY, INC agent(s) for CURB, INC. request(s) the above action(s) for all or a portion of Tract(s) 29A, LANDS OF SALAZAR, QUATRO, JS HANNETT (to be known as **ARROWWOOD HILLS, UNIT 1**) zoned R-LT, located on 98TH ST SW, between RIO BRAVO SW and BLAKE SW containing approximately 29 acre(s). [REF: 02DRB-01621, 02DRB-01622, 04DRB-00261, 04DRB-00262, 04DRB-00263] (N-9) **A ONE-YEAR EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**

12. **Project # 1000469**
05DRB-01556 Minor-Prelim&Final Plat
Approval

ABQ ENGINEERING INC agent(s) for UNSER WEST TENANCY request(s) the above action(s) for all or a portion of Tract(s) L-1-C, **ATRISCO BUSINESS PARK**, zoned IP, located on UNSER BLVD NW, between BLUEWATER RD . NW and LOS VOLCANES NW containing approximately 2 acre(s). [REF: 02DRB-01443, 01DRB-01787, 01DRB-01786, 01DRB-01325, 01DRB-00338, 01DRB-00336, 00DRB-01399, 00DRB-00532, 00DRB-01480] (K-10) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**

13. **Project # 1002819**
05DRB-01506 Minor-Prelim&Final Plat
Approval

TIM ALDRICH agent(s) for CURB INC request(s) the above action(s) for all or a portion of Tract(s) E-6-A, **ALBUQUERQUE SOUTH UNIT 3**, zoned SU-1, R-2, R-T, located on 98TH STREET SW, between GIBSON BLVD SW and BLAKE RD SW containing approximately 31 acre(s). [REF: 03DRB-01183, 03DRB-01180] [*Deferred from 10/5/05 & 10/12/05 & 10/19/05*] (N-9) **DEFERRED AT THE AGENT'S REQUEST TO 10/26/05.**

14. **Project # 1002567**
05DRB-01575 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST 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 the MENAUL EXTENSION and LA POBLANA NW containing approximately 1 acre(s). [REF: 1002279, 02DRB-01535, DRB-98-264] (H-13) **PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

15. **Project # 1003759**
05DRB-00294 Minor-Prelim&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*] (G-13) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA AND THE LICENSE AGREEMENT.**

16. **Project # 1004468**
05DRB-01553 Minor-Prelim&Final Plat
Approval

SURVEYS SOUTHWEST agent(s) for SEAN GILLIGAN request(s) the above action(s) for all or a portion of Lot(s) 77 & 78, Block(s) 7, TOGETHER WITH EAST 0.5 OF Lot(s) 76, **PERFECTO ARMIJO & BROTHERS ADDITION**, zoned SU-2, located on ROMA AVE NW, between 8TH ST NW and MARQUETTE AVE NW containing approximately 1 acre(s). [REF: ZA-92-175, Z-1601] [*Deferred from 10/12/05*] (J-14) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 10/19/05 THE PRELIMINARY PLAT WAS APPROVED. THE FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

17. **Project # 1002321**
05DRB-01549 Minor-Prelim&Final Plat
Approval

BOHANNAN HUSTON INC agent(s) for MASTHEAD ROAD LAND PARTNERS LLC request(s) the above action(s) for all or a portion of Lot(s) 11A & 11B, **JOURNAL CENTER, PHASE 2, UNIT 2**, zoned IP industrial park zone, located on RUTLEDGE RD NE, between MASTHEAD ST NE and WASHINGTON ST NE containing approximately 11 acre(s). [*Deferred from 10/12/05*] (D-17) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO UTILITIES DEVELOPMENT FOR A PRIVATE SANITARY SEWER SERVICE EASEMENT.**

18. **Project # 1002584**
05DRB-01554 Minor-Prelim&Final Plat
Approval

WILSON & CO agent(s) for LOVELACE SANDIA DBA WEST MESA MEDICAL CENTER request(s) the above action(s) for all or a portion of Tract(s) 1A1 & 1A3 PARADISE HEIGHTS, UNIT 1, **ST JOSEPH WEST MESA HOSPITAL**, zoned SU-1 special use zone, located on GOLF COURSE RD NW between GOLF COURSE RD NW AND MCMAHON BLVD NW containing approximately 6 acre(s). [REF: 05DRB-00168] [*Deferred from 10/12/05*] (A-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED AND SIGNED OFF BY THE BOARD.**

19. **Project # 1004479**
05DRB-01591 Minor-Prelim&Final Plat
Approval

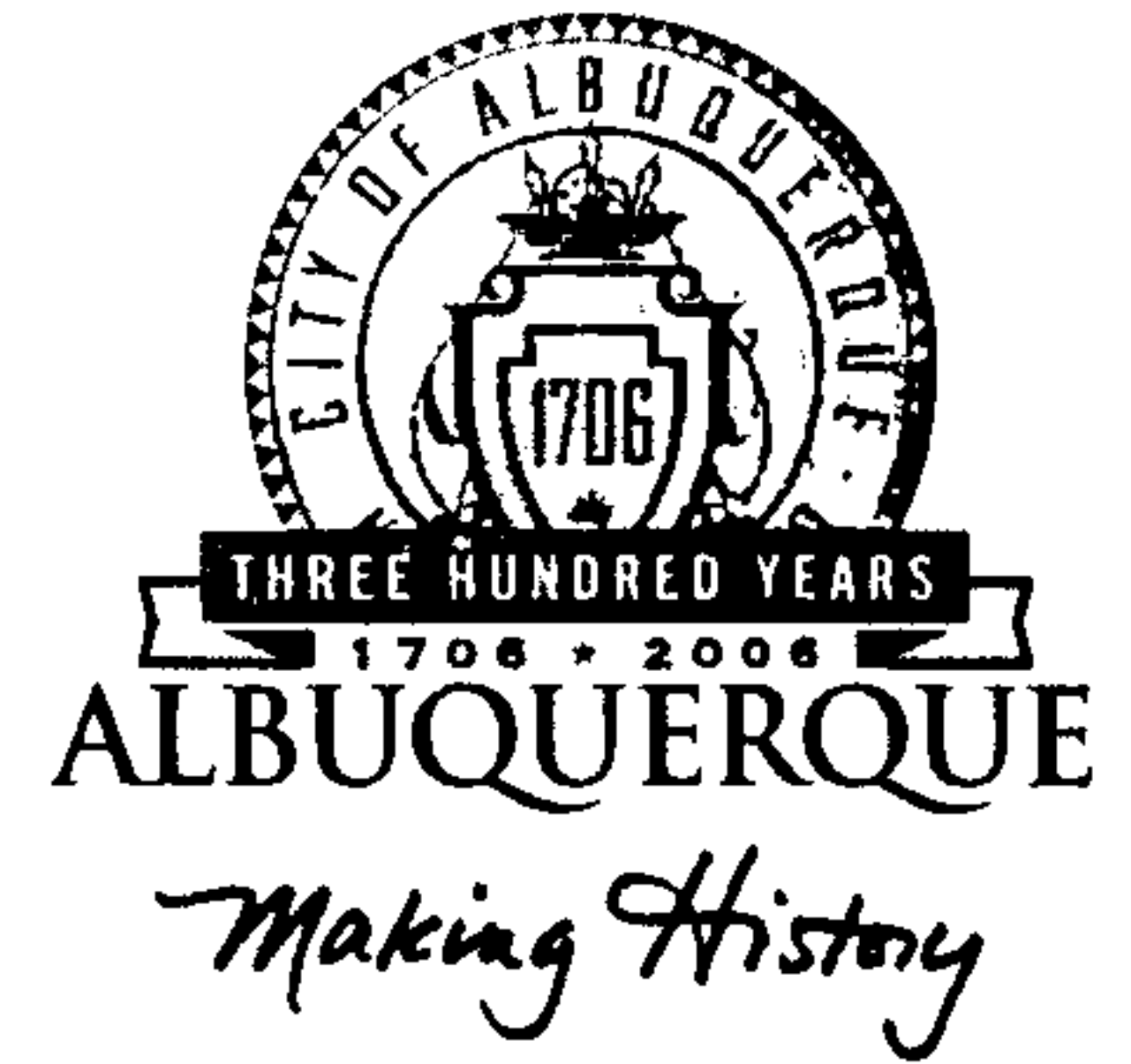
LAND DEVELOPMENT CONSULTANTS, LLC agent(s) for REGINA AVILA & MARY LUCERO request(s) the above action(s) for Tract(s) 133B1A1A & 133A2A1A, **M.R.G.C.D. MAP #39**, zoned R-1, located on 47TH ST NW, between BLUEWATER NW and RINCON RD NW containing approximately 1 acre(s). (J-12) **THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL PLAT SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR CONSTRUCTION OF A SIDEWALK AND A GAS LINE EASEMENT.**

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

20. **Project # 1004480**
05DRB-01592 Minor-Sketch Plat or Plan
- PHIL MIRABAL request(s) the above action(s) for all or a portion of Lot(s) 125A,126A-1, **M.R.G.C.D. MAP #39**, zoned R-1 residential zone, located on 47TH ST NW, between RINCON RD NW and GLENDALE PL NW containing approximately 2 acre(s). (K-12) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
21. **Project # 1004475**
05DRB-01576 Minor-Sketch Plat or Plan
- SHIRLEY SALVI request(s) the above action(s) for all or a portion of Lot(s) 8, **INDIAN FARMS ESTATES**, zoned RA-2 residential and agricultural zone, located on INDIAN FARMS LN NW, between CANDELARIA RD NW and GRIEGOS DRAIN containing approximately 1 acre(s). (G-13) **THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.**
22. Approval of the Development Review Board Minutes for October 5, 2005. **THE DEVELOPMENT REVIEW BOARD MINUTES FOR OCTOBER 5, 2005 WERE APPROVED BY THE BOARD.**

ADJOURNED: 11:36 A.M.

CITY OF ALBUQUERQUE



**PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
HYDROLOGY DEVELOPMENT SECTION**

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1004097

AGENDA ITEM NO: 7

SUBJECT:

Site Plan for Subd

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

DATE: October 19, 2005

MEMO

Date: 17 October 2005
To: Sheran Matson, DRB Chair
From: Russell Brito, Senior Planner 
RE: Project # 1004097: 05DRB-01590 (05EPC-00576 / 00579)

#9

The submitted site development plan for subdivision meets and addressed all of the EPC conditions of approval except for the following:

7. Fire hydrant placement shall be every 300 feet and/or as approved by the Fire Marshall.

The site development plan needs to reflect this condition as a note.

8. Transit Department Conditions:

- a. Design standards language addressing locations and intervals of transit shelters shall be added as coordinated with and approved by the Transit Department.
- b. Design standards language addressing the creation of a network of pedestrian pathways between proposed lots and connecting to surrounding streets, particularly to break long block lengths into smaller segments to facilitate pedestrian access within the plan area and to future transit service along an Enhanced Transit Corridor for non-warehouse, employment uses, shall be added as coordinated with and approved by the Transit Department.

Need some indication from the Transit Department that the language added to the site development plan for subdivision was "coordinated with and approved by" them.

10. The subject site shall be platted to conform to the approved zone boundary lines in conjunction with final sign-off of the site development plan for subdivision by the DRB.

The submittal must be accompanied by a platting action to create lot lines that delineate and correspond to the City Council approved zone boundary lines.

Please ensure that all the elements of Condition 5 are adequately addressed by the submittal.

7



Andrew F. de Garmo/Transit/CABQ
10/18/2005 12:43 PM

It takes care of 1 of Russell's (EPC) conditions

To Russell D. Brito/PLN/CABQ@COA
cc "Will Gleason" <WillG@dpsabq.com>@PUBCABQ, Sheran A. Matson/PLN/CABQ@COA, BSlauson@cabq.gov@COA
bcc

These add

Subject Re: Transit conditions for Mesa del Sol Employment Center

Hello Russell,

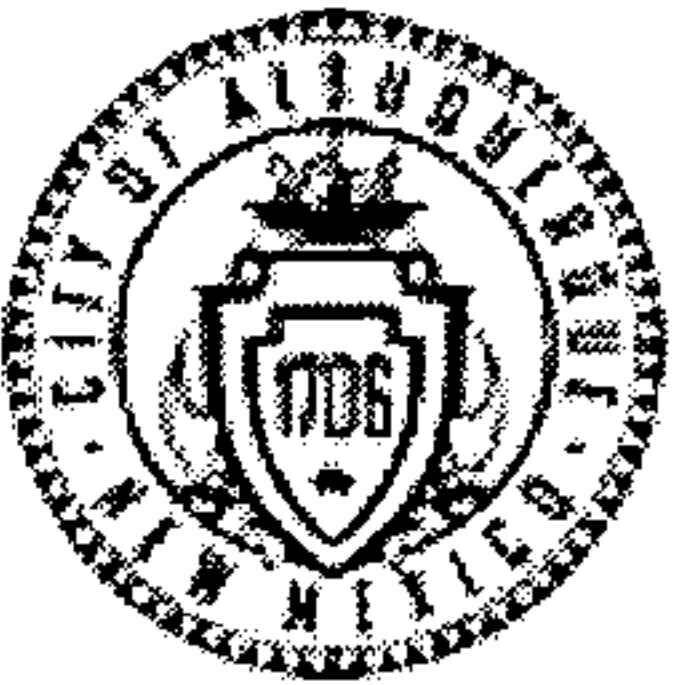
The Transit conditions are fine. Just for clarification, Will and I agreed that "major intersections" covered the intersections where Streets C, D, and E intersect Boulevard A. I would also note that "major transit corridors" does not refer to corridors designated "Major Transit Corridors" in the Comp Plan (there are none in Mesa Del Sol) but refers to Mesa Del Sol boulevards designed for substantial transit service.

2 more however to be addressed

Andrew

Andrew de Garmo
Planner
ABQ RIDE
City of Albuquerque Transit Dept.
505-724-3109

"Will Gleason" <WillG@dpsabq.com>



"Will Gleason"
<WillG@dpsabq.com>
10/18/2005 10:46 AM

To <adegarmo@cabq.gov>

cc

Subject Transit conditions for Mesa del Sol Employment Center

Andrew, here is the letter submitted to DRB addressing the conditions. Russell wanted some feedback from you on Conditions 8A and 8B. I will drop off the set of drawings later this morning.

<<L-DRB emplctr 2005-10-06wg rev 1 with edits.doc>>

Will Gleason, AICP
Urban Planner
Dekker/Perich/Sabatini
505.923.3579



L-DRB emplctr 2005-10-06wg rev 1 with edits.doc



DRB CASE ACTION LOG (██████████ FINAL)
 REVISED 9/28/05

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-01826 ██████████	Project # 1004097
Project Name: MESA DEL SOL, EMPLOY CTR	
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 _____ 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.**

Project Number 1004097

#8 ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT "A"
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST
 MESA DEL SOL - EMPLOYMENT CENTER, PHASE 1, BUILDING 1
 TRACT 9A MESA DEL SOL

DRB Project No. 1004097
 DRB APP.# 05DRB-01826

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		<i>37'</i> 1800' APPROX.	<i>FF-F</i> EAST HALF OF BLVD A, INCLUDING PAVING, STRIPING, CURB & GUTTER, AND ST. LIGHTS PER THE DPM	BLVD A	END OF COA UNIVERSITY BLVD PROJECT	SOUTH END OF TRACT 9A	/	/	/
		12' WIDE	<i>W/sidewalk 6'</i> (DOT# OUTSIDE & MEDIAN CURBS) SB LEFT TURN LANES, 100' PLUS TRANSITION	BLVD A	TWO SITE DRIVEWAYS, PLUS STREET AT NORTH PROPERTY LINE OF TRACT 9-A		/	/	/
PUBLIC SANITARY SEWER IMPROVEMENTS									
		24" DIA	SANITARY SEWER LINE, AS REQ'D	BLVD A	END OF COA UNIVERSITY BLVD PROJECT	SOUTH END OF TRACT 9A	/	/	/
		12" DIA	SANITARY SEWER LINE, AS REQ'D	PUBLIC EASEMENT (STREET D)	BLVD A	EAST END OF TRACT 9A	/	/	/
PUBLIC WATERLINE IMPROVEMENTS									
		24" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BLVD A	END OF COA UNIVERSITY BLVD PROJECT	SOUTH END OF TRACT 9A	/	/	/
		<i>12 1/4"</i> 10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENT (STREET D)	BLVD A	EAST END OF TRACT 9A	/	/	/
		<i>10 1/4"</i> 8" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PUBLIC EASEMENTS INTERNAL TO SITE (PRIVATE DRIVES)	STREET D	SOUTH END OF TRACT 9A	/	/	/
			<i>JUST</i> 12/14/05				/	/	/

Jan T. 12/14/05

AS-RECORD RELOCATE EX. RETENTION POND BLVD A
END OF GOV. UNIVERSITY SOUTH END OF TRACT 9A
BLVD PROJECT

AGENT/OWNER

DESIGN REVIEW BOARD MEMBER APPROVALS

JAMES TOPMILLER
PREPARED BY: PRINT NAME
DATE 12/5/2005

[Signature]
DRB CHAIR

12/14/05
DATE

Christina Jendoral
PARKS & GENERAL SERVICES

12/14/05
DATE

BOHANNAN HUSTON INC.
FIRM:

[Signature]
TRANSPORTATION DEVELOPMENT
UTILITY DEVELOPMENT

12-14-05
DATE

AMAFCA

DATE

[Signature]
SIGNATURE

William G. Bardsley
UTILITY DEVELOPMENT

12/14/05
DATE

Bardsley & Birmingham
CITY ENGINEER

12/14/05
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT
IMPROVEMENTS WITHOUT A DRB EXTENSION

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Jan T. 12/14/05

* Developer must have an approved
Water Authority development agreement
prior to final plat approval and prior to service.

City of Albuquerque



DEVELOPMENT PLAN REVIEW APPLICATION

SUBDIVISION <input type="checkbox"/> Major Subdivision action <input checked="" type="checkbox"/> Minor Subdivision action <input type="checkbox"/> Vacation <input type="checkbox"/> Variance (Non-Zoning)	Supplemental form S	Supplemental form ZONING & PLANNING	Z
SITE DEVELOPMENT PLAN <input type="checkbox"/> ...for Subdivision Purposes <input type="checkbox"/> ...for Building Permit <input type="checkbox"/> IP Master Development Plan <input type="checkbox"/> Cert. of Appropriateness (LUCC)	V P L	<input type="checkbox"/> Annexation <input type="checkbox"/> County Submittal <input type="checkbox"/> EPC Submittal <input type="checkbox"/> Zone Map Amendment (Establish or Change Zoning) <input type="checkbox"/> Sector Plan (Phase I, II, III) <input type="checkbox"/> Amendment to Sector, Area, Facility or Comprehensive Plan <input type="checkbox"/> Text Amendment	
		APPEAL / PROTEST of... <input type="checkbox"/> Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals	A

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: SWALTON@BHINC.COM

DESCRIPTION OF REQUEST: 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. TRACTS 9-A & 9-B Block: _____ Unit: _____
 Subdiv. / Addn. MESA DEL SOL Employment Center Phase 1
 Current Zoning: SU-2/ PLANNED COMMUNITY Proposed zoning: _____
 Zone Atlas page(s): Q16, R15, R16, S16 No. of existing lots: 1 No. of proposed lots: 2
 Total area of site (acres): 206.1736 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. 101605228121040150 MULTIPLE MRGCD Map No. _____
 LOCATION OF PROPERTY BY STREETS: On or Near: 425 Bobby Foster SE
 Between: BROADWAY BLVD SW UNIVERSITY BLVD SE 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 [Signature] DATE 12/6/2005
 (Print) JAMES TOPMILLER Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 10/03

<input checked="" type="checkbox"/> INTERNAL ROUTING <input type="checkbox"/> All checklists are complete <input type="checkbox"/> All fees have been collected <input type="checkbox"/> All case #s are assigned <input type="checkbox"/> AGIS copy has been sent <input type="checkbox"/> Case history #s are listed <input checked="" type="checkbox"/> Site is within 1000ft of a landfill <input checked="" type="checkbox"/> F.H.D.P. density bonus <input checked="" type="checkbox"/> F.H.D.P. fee rebate	Application case numbers <u>05DRB - 01826</u> _____ _____ _____ _____ _____ _____ _____ _____ _____ Hearing date <u>12/14/05</u>	Action <u>PEF</u> <u>cmf.</u> _____ _____ _____ _____ _____ _____ _____ _____	S.F. <u>5(3)</u> _____ _____ _____ _____ _____ _____ _____ _____ _____	Fees <u>\$ 285.00</u> <u>\$ 20.00</u> _____ _____ _____ _____ _____ _____ _____ _____ Total <u>\$ 305.00</u>
---	---	---	--	--

[Signature] 12/6/05
 Planner signature / date

Project # 1004097

Mesa Del Sol

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.** **4**
 - 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)
Stephanie Walton 12/6/05 Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
55DRB-01826

Form revised 8/04, 1/05 & 10/05
Ke 5.5 12/6/05
 Planner signature / date
Project # 1004097

MESA DEL SOL

OWNERS:

REGENTS OF THE UNIVERSITY OF NEW MEXICO,
A CONSTITUTIONALLY CREATED EDUCATIONAL
INSTITUTION IN THE STATE OF NEW MEXICO
SCHOLLES 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-16, R-15, R-16, & S-16

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

December 5, 2005

Sheran Matson, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Preliminary/Final Plat Approval
Replat of Tract 9, Mesa Del Sol- Tracts 9-A & 9-B Mesa Del Sol

Dear Sheran:

Enclosed for review and approval by the Development Review Board (DRB) are copies of the following information:

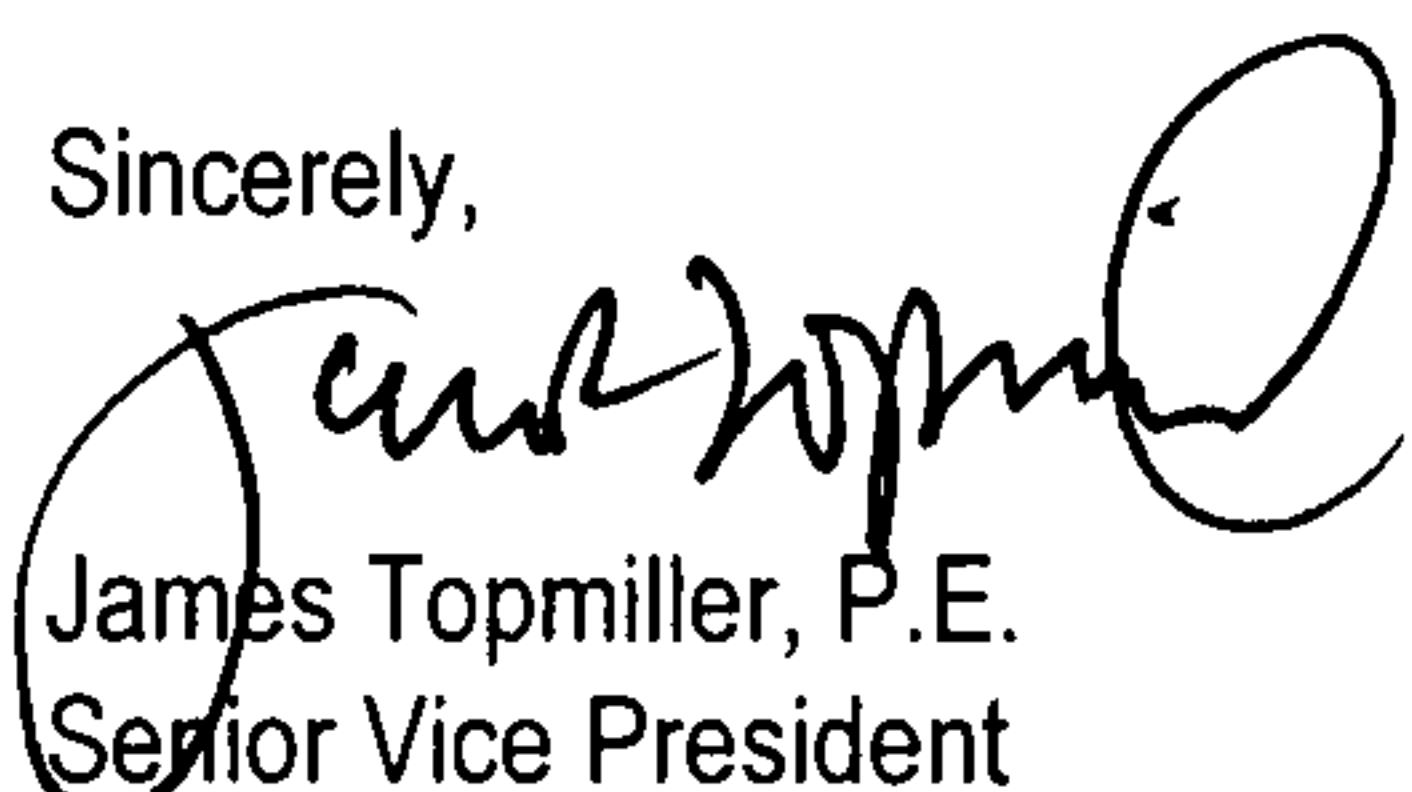
- Development Review Applications
- Fee on the amount of \$ 305.00
- Six (6) copies of the Preliminary/Final Plat, and
- Zone Atlas Map showing the location of the property
- Infrastructure List

This plat submittal complies with the Site Plan for Subdivision action requirement for a plat of the zoned 210-acre master plan area. In addition, the plat supports the DRB action for Site Plan for Building Permit heard on Wednesday, December 7 by creating the tract for the proposed Advent Solar building. Related DRP/EPC project numbers include:

DRB#100497/EPC-00579 (Site Plan for Subdivision action, delegated from DRB some time ago)
DRB#1004097/05DRB-01790 (Site Plan for Bldg Permit action at DRB on December 7, 2005)

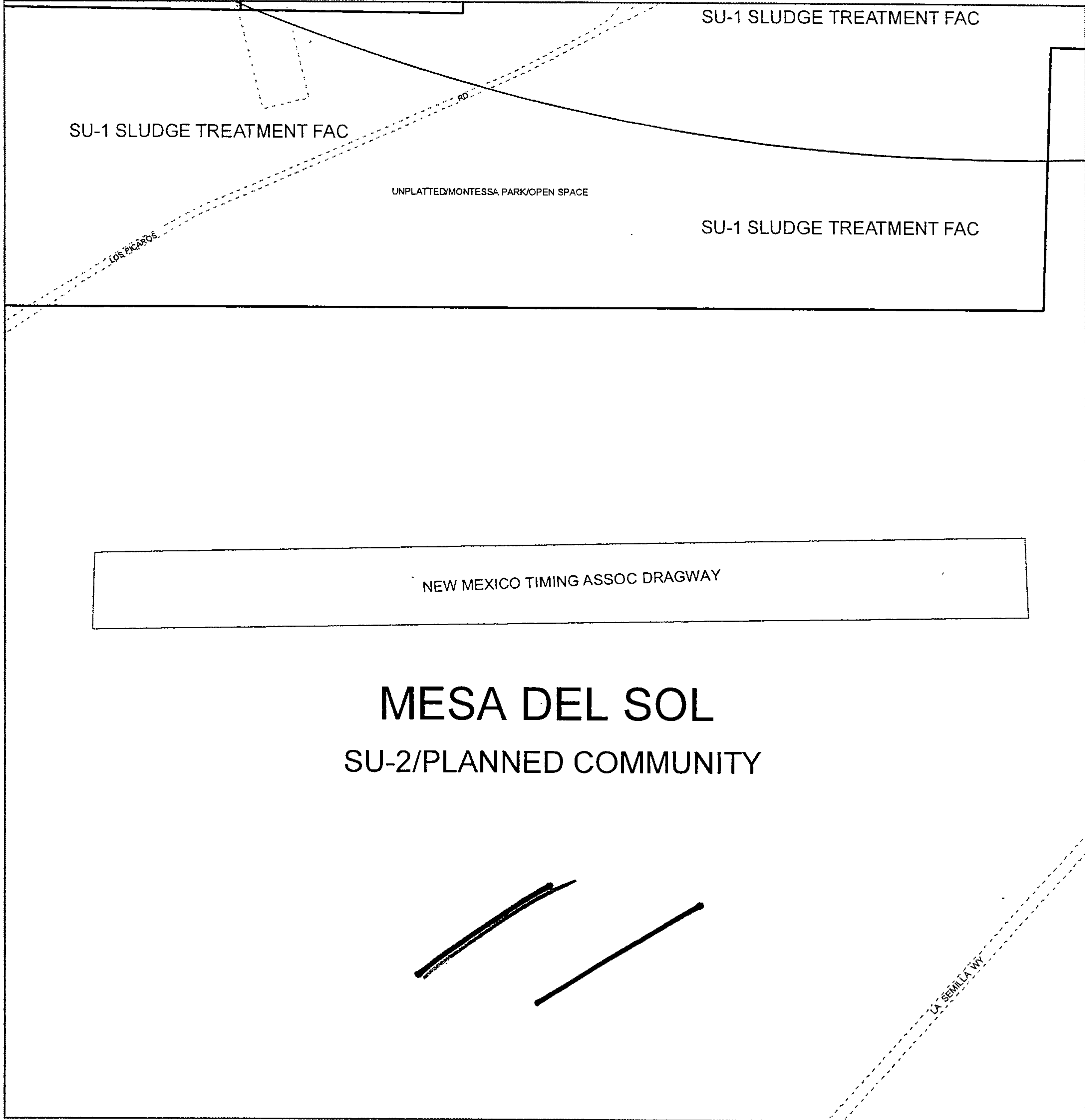
The infrastructure list enclosed can be tied to the plat or the site plan for building permit at the DRB's convenience. Please place this item on the DRB Agenda to be heard on December 14, 2005. If you have any questions or require additional information, please contact me.

Sincerely,

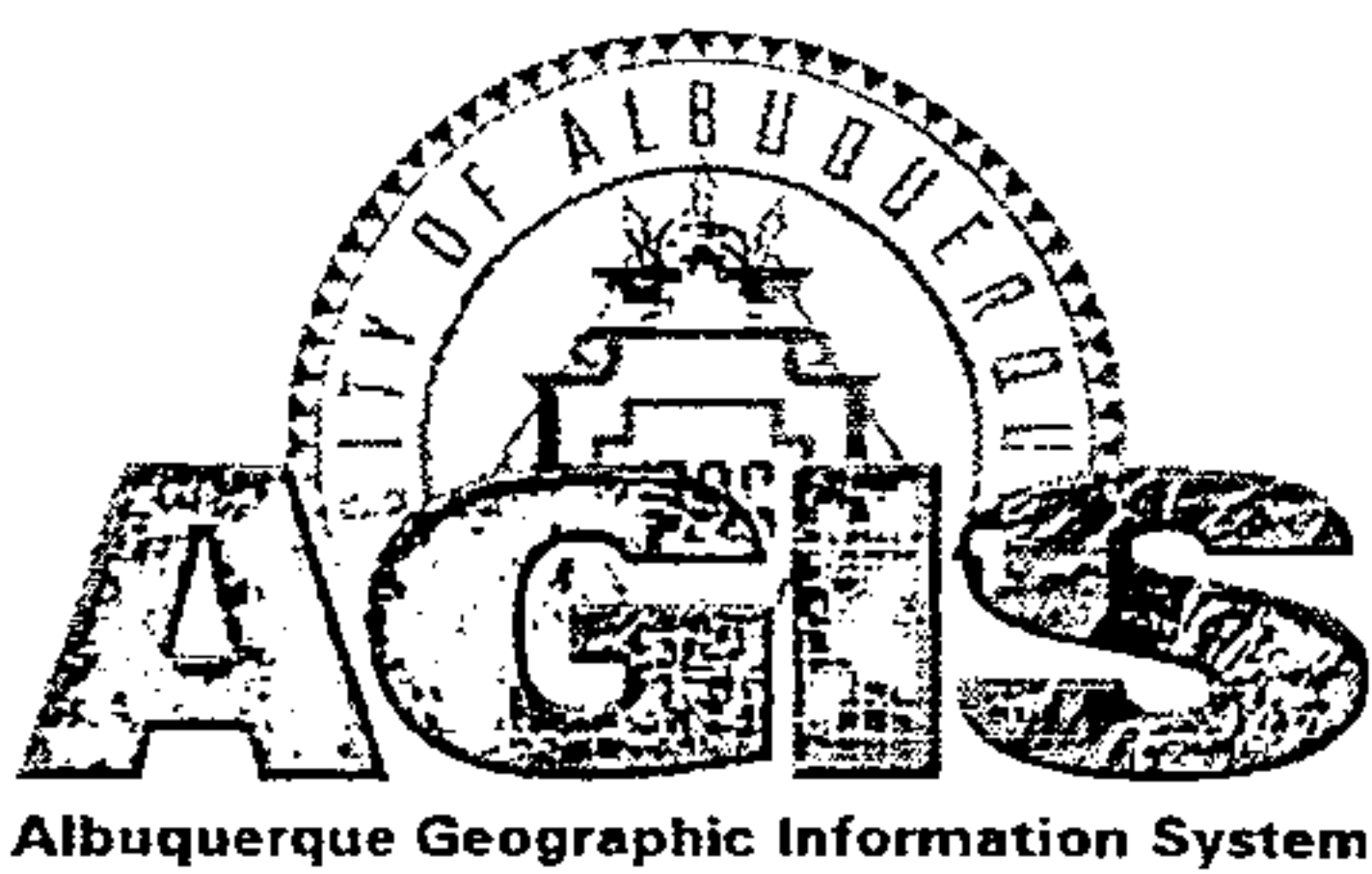


James Topmiller, P.E.
Senior Vice President
Community Development and Planning Group

SW
Cc: Harry Relkin, John Myers
Enclosure

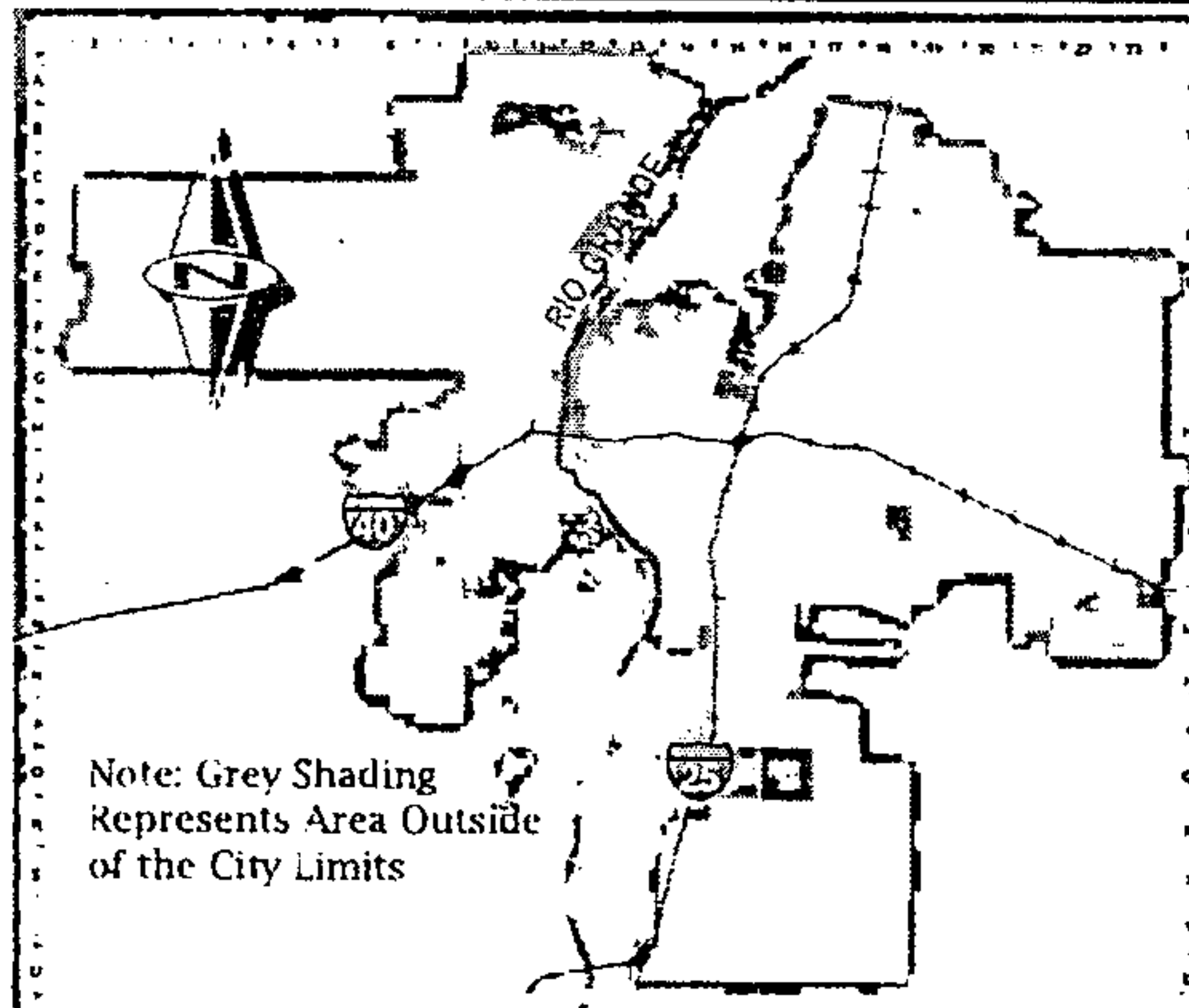


For more current information and more details visit: <http://www.cabq.gov/gis>



Albuquerque Geographic Information System

Map amended through: 11/2/2005

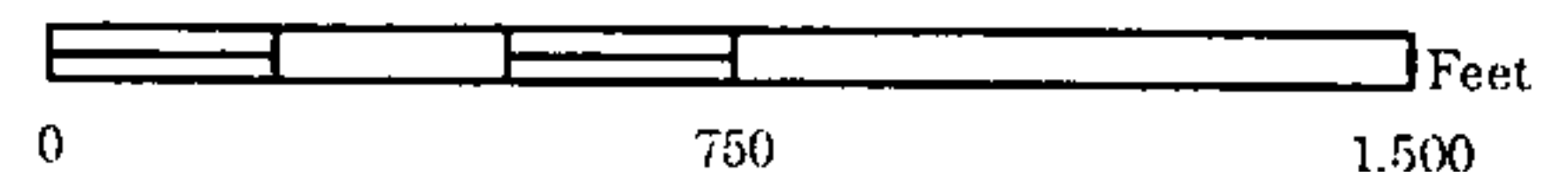


Zone Atlas Page:

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



Mesa del Sol Regional
Recreation Complex Phase 1B

JOURNAL PAVILION

Mesa del Sol Regional
Recreation Complex Phase 1A

Mesa del Sol Regional
Recreation Complex

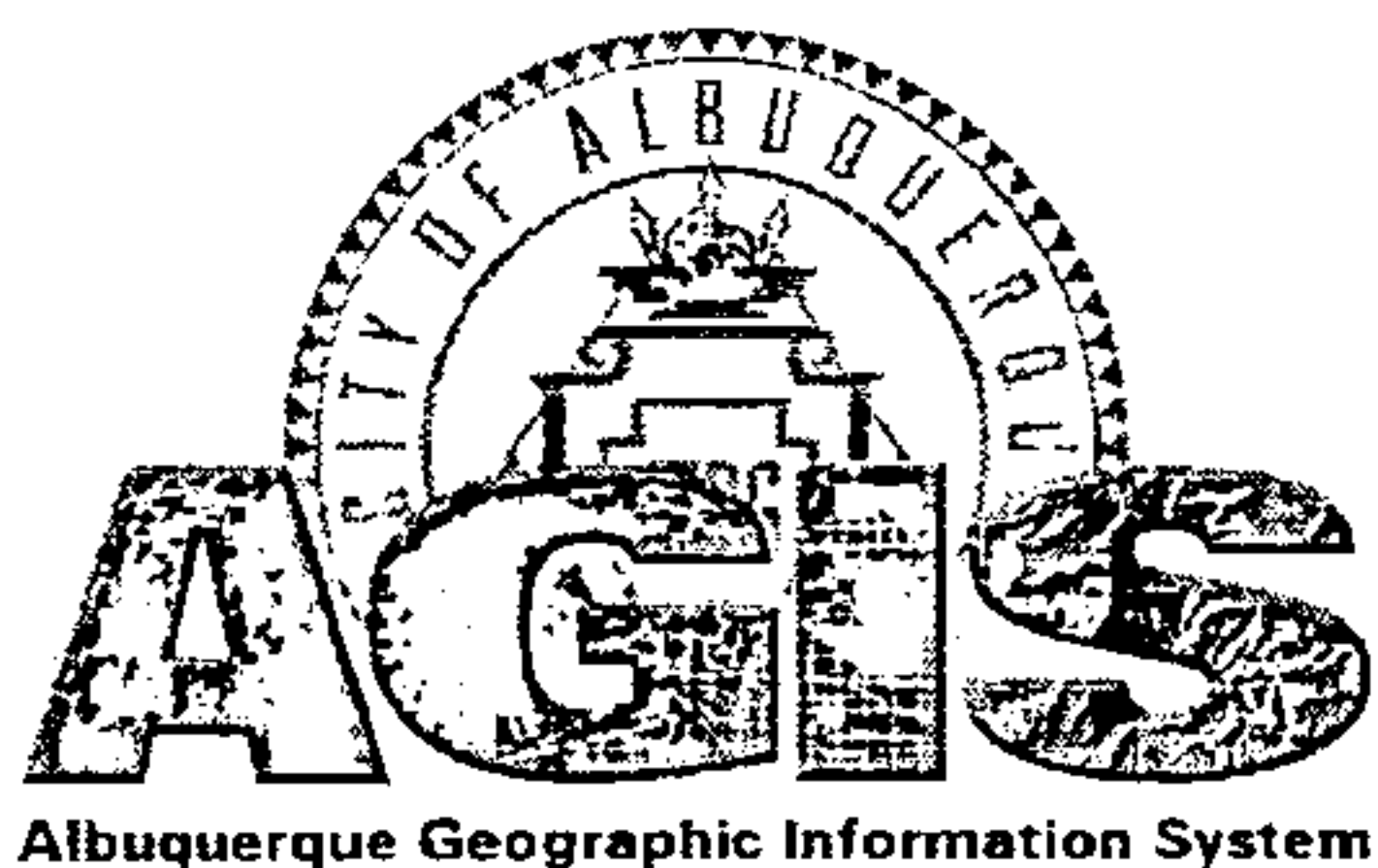
SU-1/URBAN REGIONAL PARK

MESA DEL SOL

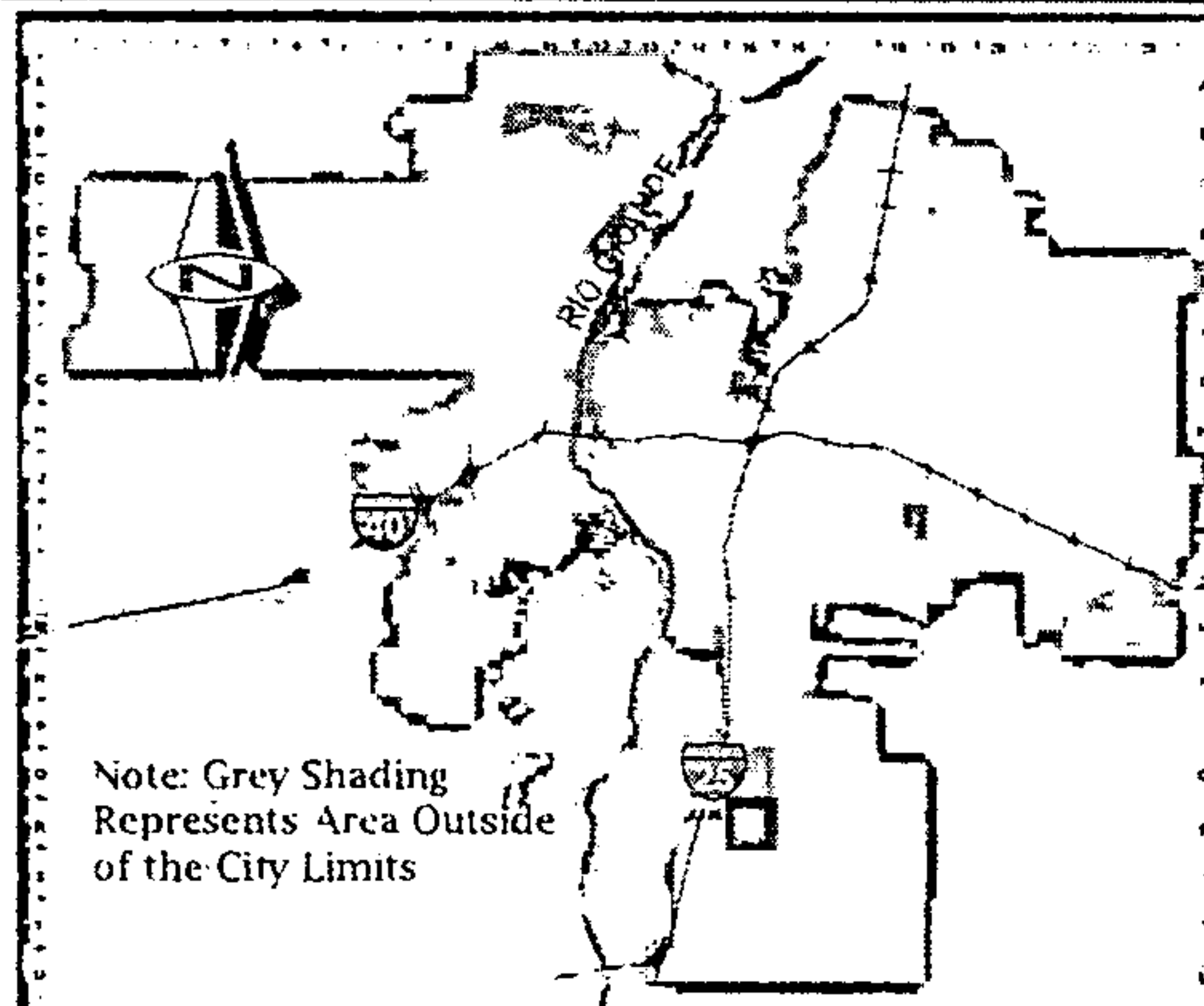
SU-1/URBAN REGIONAL PARK

SU-2/PLANNED COMMUNITY

For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 11/2/2005

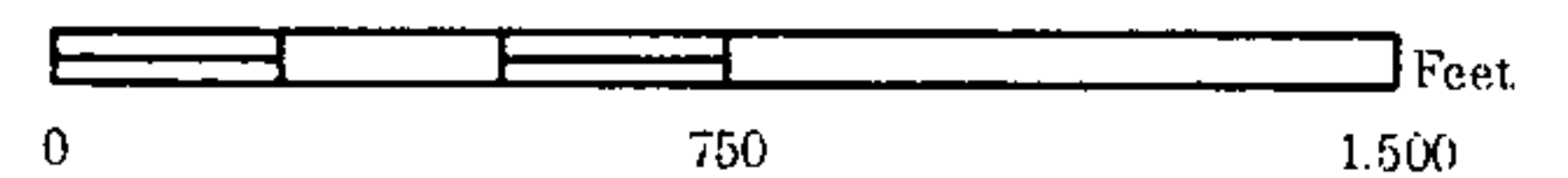


Zone Atlas Page:

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



11

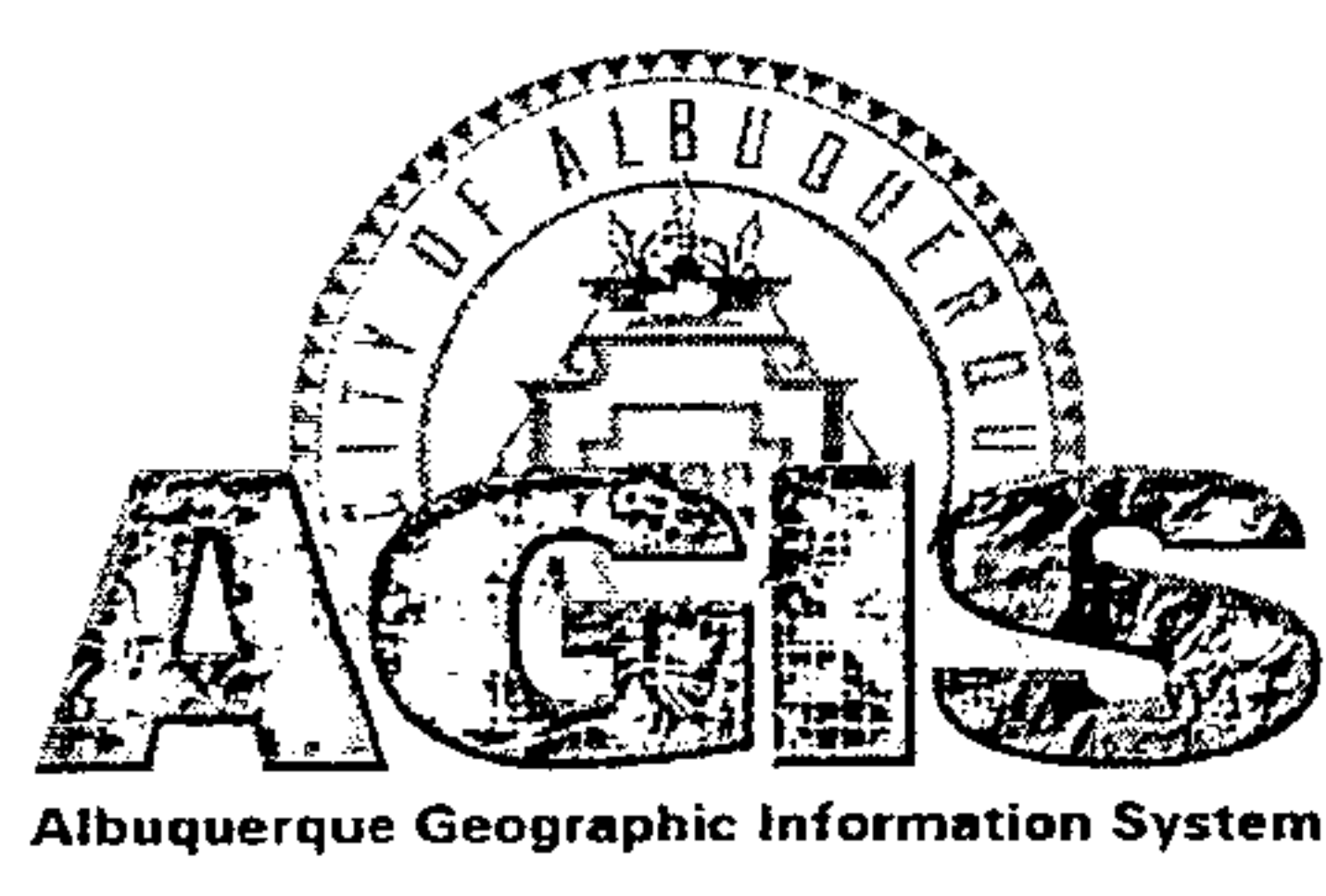
MESA DEL SOL

SU-2/PLANNED COMMUNITY

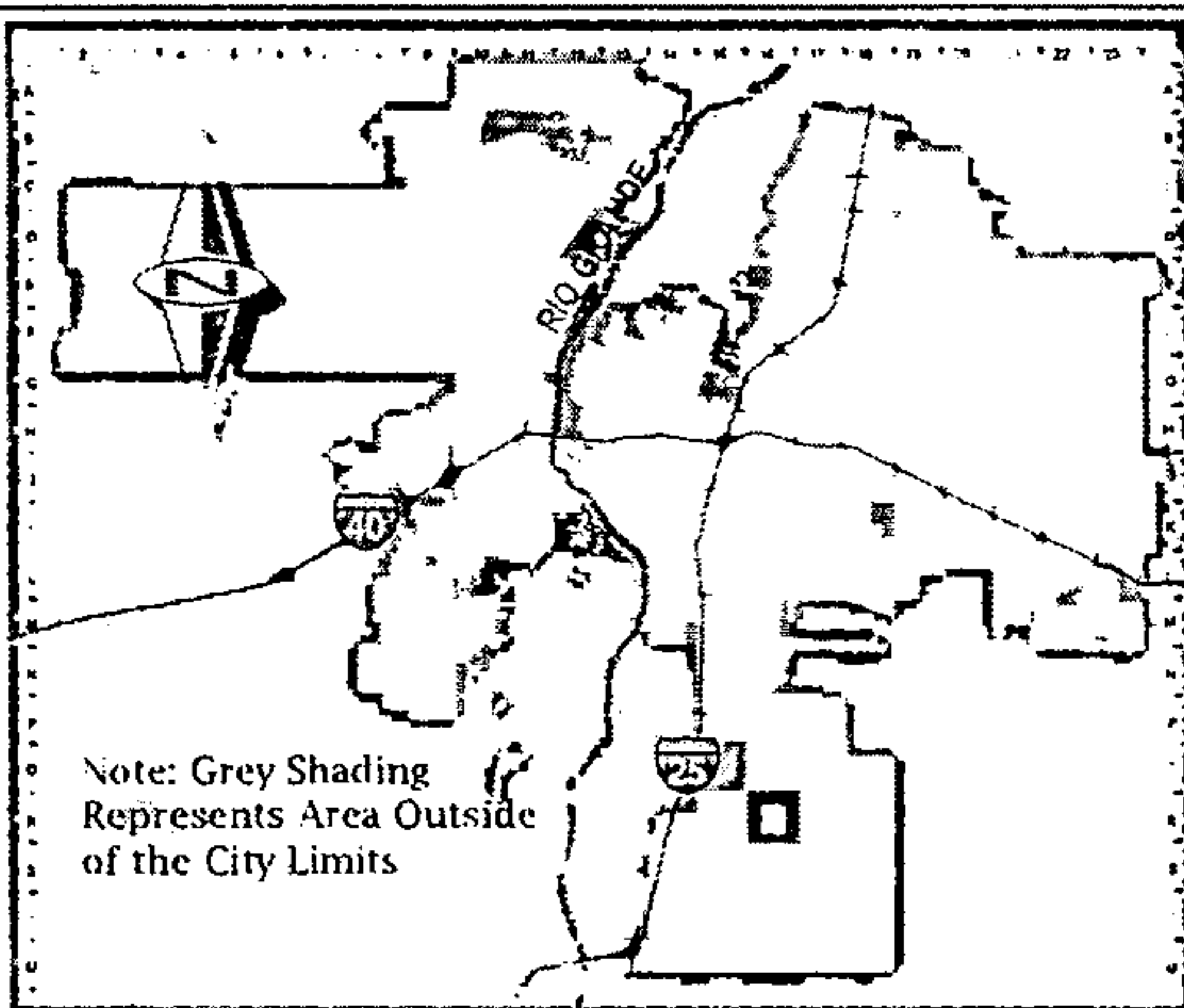
LA SEMILLA, W.

TY

For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 11/2/2005

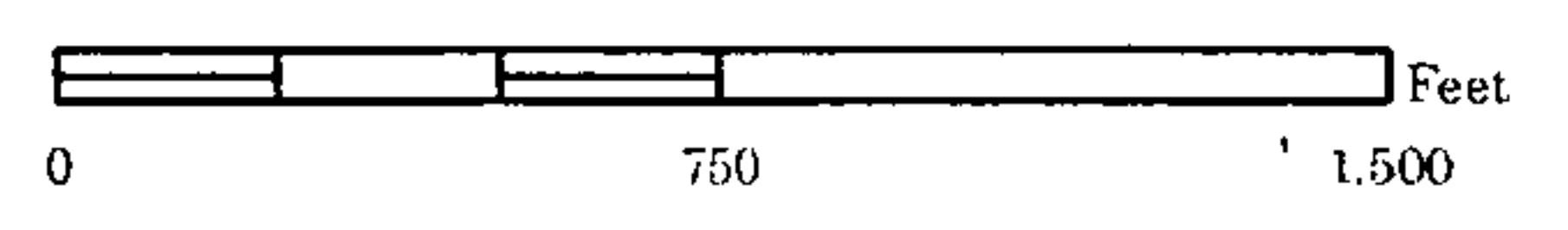


Zone Atlas Page:

R-16-Z

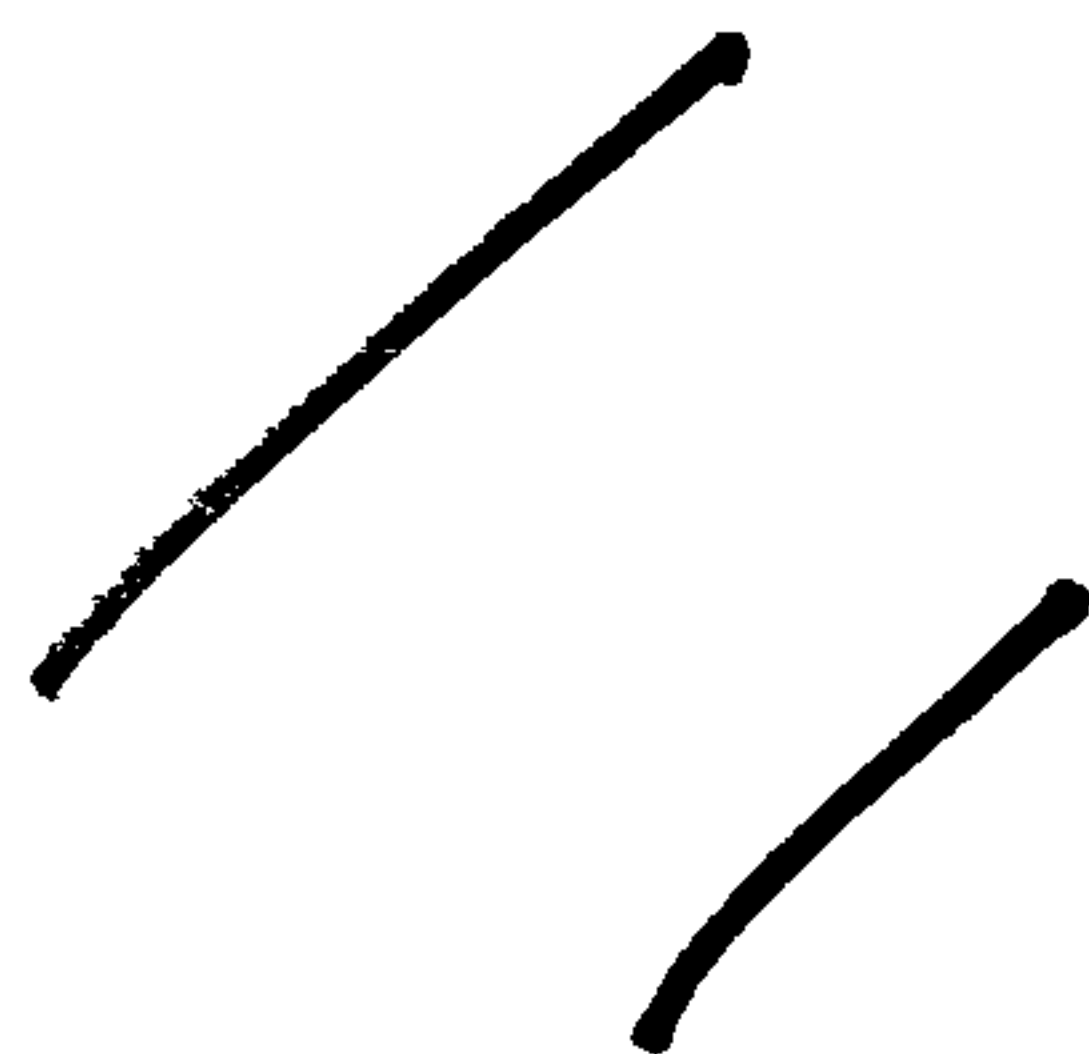
Selected Symbols

- 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

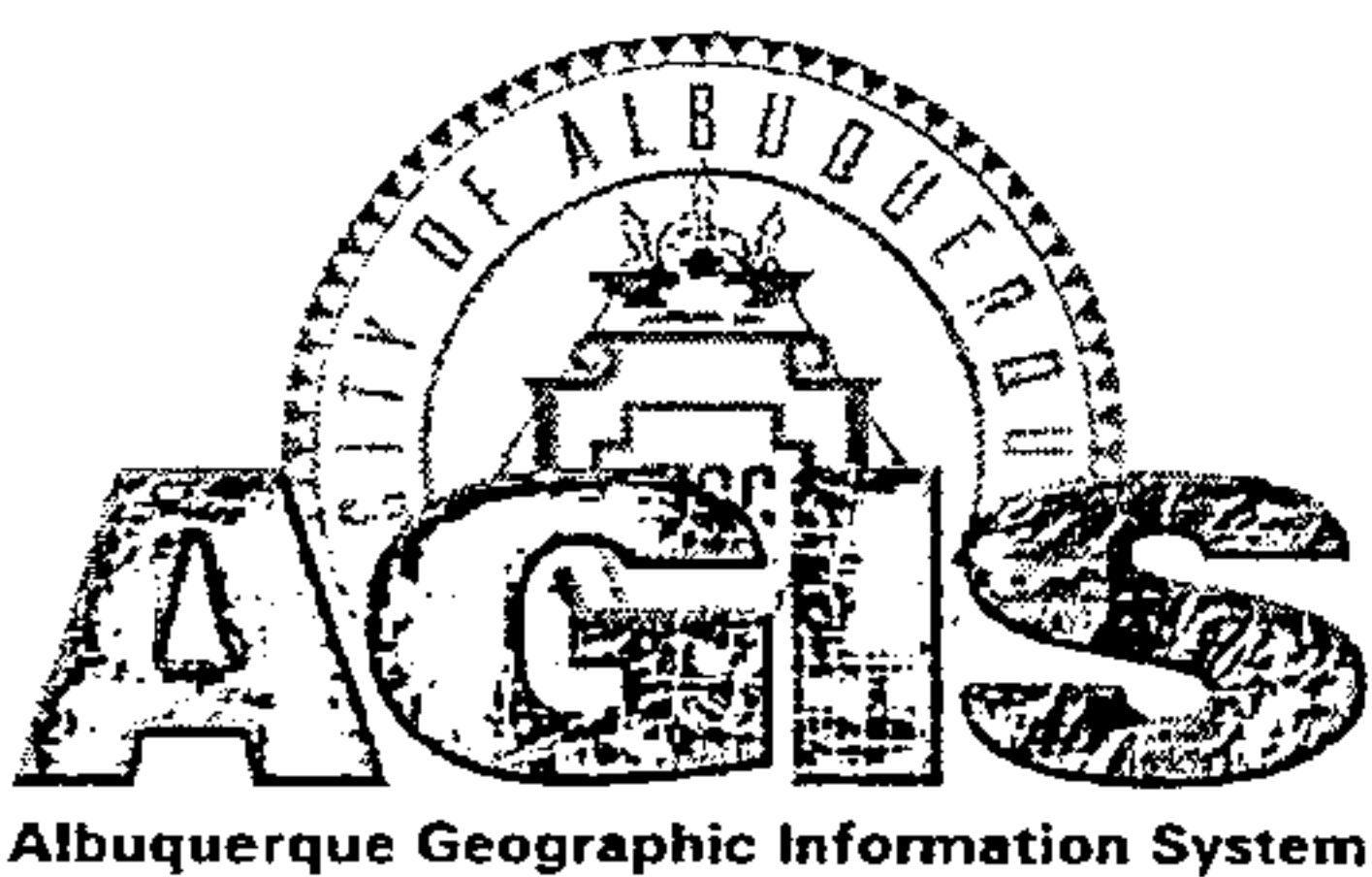


MESA DEL SOL

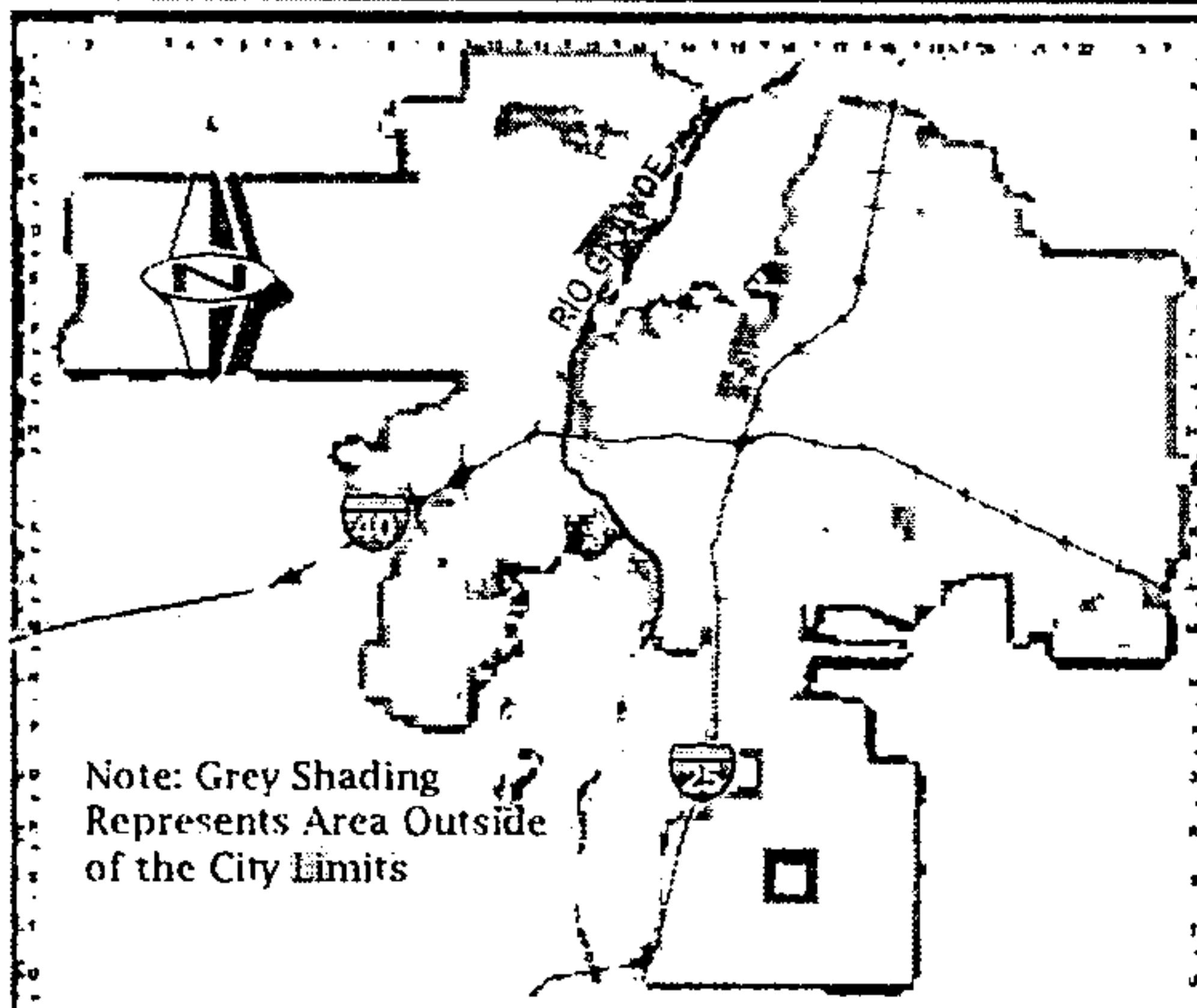
SU-2/PLANNED COMMUNITY



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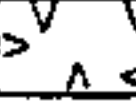


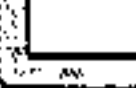




Map amended through: 11/2/2005

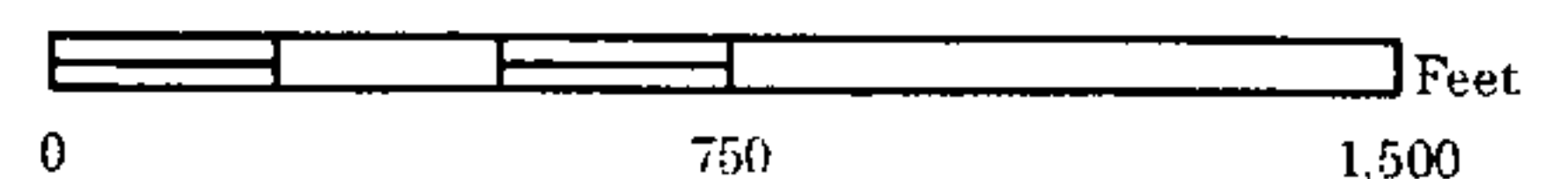


Zone Atlas Page:

S-16-Z

Selected Symbols

- | | |
|--|--|
|  SECTOR PLANS |  Escarpment |
|  Design Overlay Zones |  2 Mile Airport Zone |
|  City Historic Zones |  Airport Noise Contours |
|  H-1 Buffer Zone |  Wall Overlay Zone |
|  Petroglyph Mon. | |



ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME REGENTS OF THE UNIVERSITY OF NEW MEXICO
AGENT Bohannon & Huston
ADDRESS 7500 JEFFERSON
PROJECT & APP # 1004097 / 01824
PROJECT NAME MESA DEL SOL EMP. CENTER

\$ 20.⁰⁰ 441032/3424000 Conflict Management Fee
\$ 285.⁰⁰ 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
\$ 305.⁵⁰ TOTAL AMOUNT DUE

***NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

Bohannon & Huston Inc.

COURTYARD I, 7500 JEFFERSON STREET NE
ALBUQUERQUE, NM 87109-4335
505.823.1000

BANK OF AMERICA
ALBUQUERQUE, NEW MEXICO

136200

95-32 / 1070

10/31/2005

NO. 136200

PAY *****305

DOLLARS & *****00

CENTS \$ *****305.00

BOHANNAN-HUSTON INC.

TO THE ORDER OF City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102 US

[Signature]
AUTHORIZED SIGNATURE
[Signature]
AUTHORIZED SIGNATURE

⑈ 136200 ⑈ ⑆ 107000327⑆ 002865399404 ⑈

DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 9:40AM LOC: ANNX
RECEIPT# 00054181 WSH 007 TRANSH 0020
Account 441032 Fund 0110
Activity 3424000 TRSKAL
Trans Amt \$305.00
J24 Misc

\$20.00
Thank You

DUPLICATE
City Of Albuquerque
Treasury Division

12/6/2005 9:41AM LOC: ANNX
RECEIPT# 00054182 WSH 007 TRANSH 0020
Account 441006 Fund.0110
Activity 4983000 TRSKAL
Trans Amt \$305.00
J24 Misc

\$285.00
CK
CHANGE \$305.00
\$0.00

Mesa del Sol Employment Center - Phase 1 Building #1 Albuquerque, NM

EPC Submittal: Site Plan for Building Permit Revised

12/02/05 TO DRB

DRAWING INDEX

SHEET 1 OF 7	COVER
SHEET 2 OF 7	ULTIMATE SITE PLAN
SHEET 3 OF 7	INTERIM SITE PLAN
SHEET 4 OF 7	LANDSCAPING PLAN
SHEET 5 OF 7	PRELIMINARY GRADING PLAN
SHEET 6 OF 7	BUILDING AND STRUCTURE ELEVATIONS
SHEET 7 OF 7	CONCEPTUAL UTILITY PLAN

PROJECT TEAM

OWNER

FOREST CITY COVINGTON NM, LLC
800 BRADBURY SE
ALBUQUERQUE, NM 87106
(505) 242-0763
(505) 242-2978

AGENT

DENISH + KLINE ASSOCIATES
500 MARQUETTE NW STE 350
ALBUQUERQUE, NM 87103
(505) 842-6461
(505) 842-6471

LANDSCAPE ARCHITECT

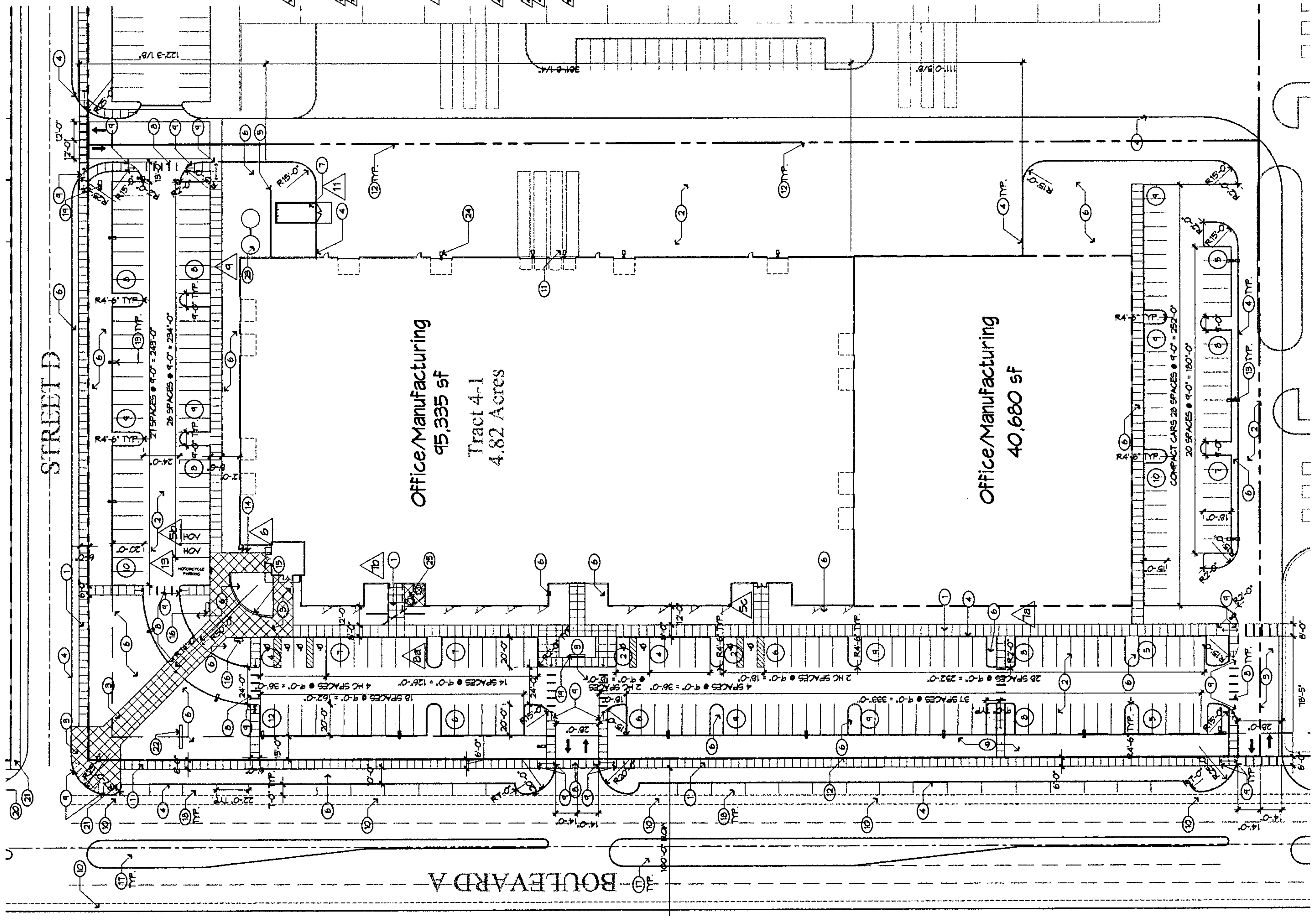
DEKKER/PERICH/SABATINI, LTD.
6801 JEFFERSON ST., N.E. SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

ARCHITECT/PLANNER

DEKKER/PERICH/SABATINI, LTD.
6801 JEFFERSON ST., N.E. SUITE 100
ALBUQUERQUE, NM 87109
(505) 761-9700
FAX: (505) 761-4222

CIVIL ENGINEER

BOHANNAN HUSTON
7500 JEFFERSON NE
ALBUQUERQUE, NM 87109
(505) 823-1000
FAX: (505) 798-7980



ENLARGED SITE PLAN
ULTIMATE BUILDOUT
SCALE: 1" = 40'-0"

SITE INFORMATION
ZONING: S1P-FOR-P
GROSS BUILDING AREA (GBA): 136,075 SF
BUILDING FLOOR FLOOR: 136,194 SF
TOTAL GBA: 136,389 SF
TOTAL SITE AREA: 306,526 SF = 7.021 ACRES
GROSS F.A.R. (GBA/Net Area) = 0.21
GROSS BUILDING AREA WITH EXPANSION (GBA+): 136,075 SF
BUILDING FLOOR FLOOR: 136,194 SF
TOTAL GBA+ : 136,389 SF
TOTAL SITE AREA: 306,526 SF = 7.021 ACRES
GROSS F.A.R. (GBA+/Net Area) = 0.44

KEYED NOTES
1. SIDEWALK, CONCRETE
2. PAVING, ASPHALT
3. CURB, 6" HIGH CONCRETE PAVING
4. CURB, 6" HIGH CONCRETE PAVING
5. 6' SCREEN WALL, MATERIALS TO MATCH BUILDING
6. LANDSCAPE AREA TYP. L201
7. COMPACTOR ENCLOSURE SEE A1/A001
8. DECORATIVE CONCRETE PAVING AT PERESTRAN ACCESS RAMP
9. PERESTRAN ACCESS RAMP
10. BIKE LANE
11. TRUCK LOADING AREA
12. PROPERTY LINE
13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
14. BIKE RACKS, 4 BIKES EACH, STORAGE FOR ONE BIKE EACH, TO BE PROVIDED INSIDE THE BUILDING.
15. LOW SEAT WALL
16. BENCH
17. LANDSCAPED MEDIAN
18. ON-STREET PARALLEL PARKING
19. TENANT SIGN A
20. TENANT SIGN B
21. STAFF SIGN
22. STAFF SIGN
23. TENANT SIGN B
24. SITE LIGHTING, BUILDING MOUNTED LIGHT TO MATCH POLE LIGHTS
25. SEATING AREA

PARKING INFORMATION
OFFICE, NET RENTABLE 97,200 (157' FU AND 300' (2ND, FU) INDUSTRIAL, NET RENTABLE 97,000
REQUIRED:
ULTIMATE BUILDOUT:
1ST FLOOR: 9,541 SF/200 = 48
2ND FLOOR: 9,541 SF/200 = 48
INDUSTRIAL: 70,295 SF/1,000 = 70
TOTAL: 147 PARKING SPACES
ULTIMATE BUILDOUT PLUS POTENTIAL EXPANSION:
1ST FLOOR: 9,541 SF/200 = 48
2ND FLOOR: 9,541 SF/200 = 48
INDUSTRIAL: 70,295 SF/1,000 = 70
(FUTURE): 40,680 SF/1,000 = 41
TOTAL: 197 PARKING SPACES
HANDICAP PARKING STALLS REQUIRED:
101-300 PARKING STALLS: 9 HC STALLS REQUIRED
(3 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED (MAX) (1200 MUTOS): 4 PROVIDED:
MOTORCYCLE PARKING REQUIRED PER EPC CONDITIONS: 3 PROVIDED:

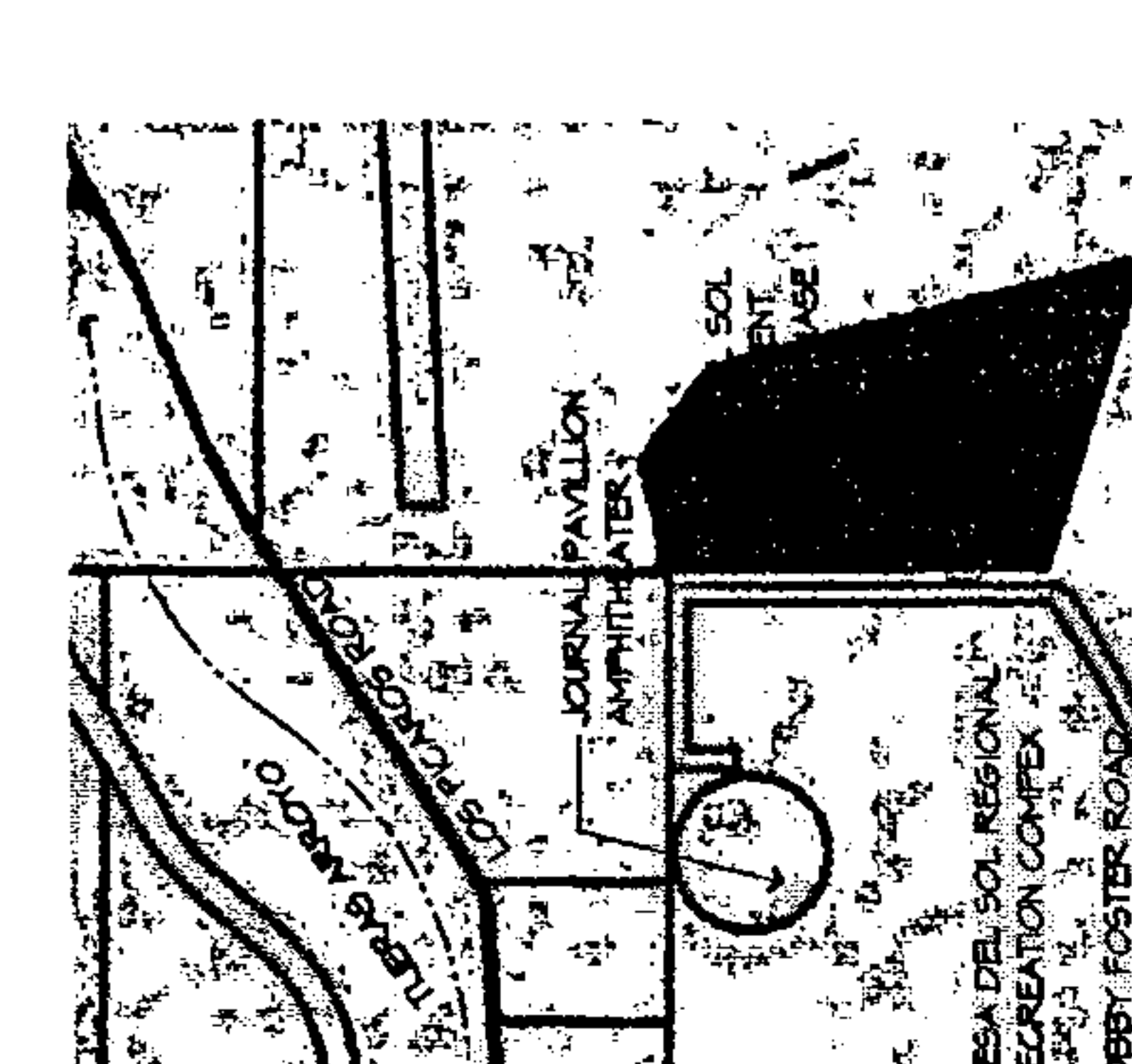
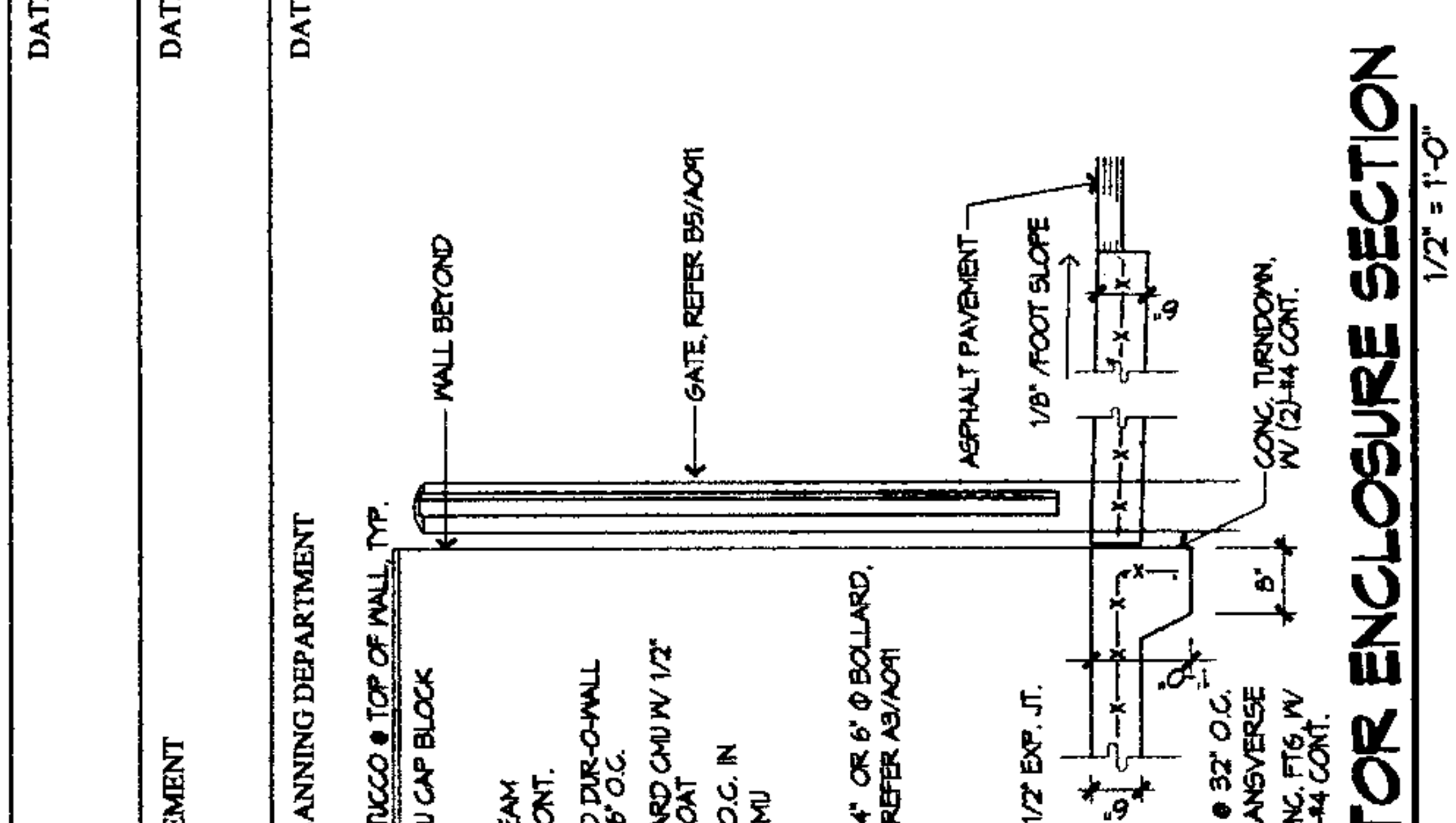
LEGEND
PARKING SPACE COUNT
TRAFFIC ARROW
PAINT WHITE
LIGHT POLE
BUILDING MOUNTED LIGHT
EPC CONDITION NUMBER
ALIGN ACCESS POINTS WHERE POSSIBLE

GENERAL NOTES
A. PARKING AREA SHALL BE DESIGNED 1 BUILT TO CURRENT DPM STANDARDS.
B. PERMISSION TO USE 40 SCALE FOR THIS SITE PLAN HAS BEEN APPROVED BY STAFF.
C. THERE ARE NO STRUCTURES WITHIN 20 FEET OF THE SITE.
D. GROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPLAN.
E. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE IF INDUSTRIAL PARK ZONE.
F. TRACT REFERENCES ARE TO THE TRACTS AS COMPARED AND ALIGNED WITH THE SITE DEVELOPMENT INFORMATION. TRACTS ARE TO BE ADJUSTED/ADDED WITH REQUIRED REPLAN.
G. BOULEVARD A TO HAVE ONE BIKE LANE AND TWO TRAVEL LANES ON EACH SIDE AT ULTIMATE BUILDOUT.
H. SEE CONCEPTUAL UTILITY PLAN FOR BASEMENT INFORMATION.
I. CISTERN WATER TO BE USED FOR IRRIGATION.

PROJECT NUMBER: 186487
APPLICATION NUMBER: EPC Site Development Plan-Building Permit
Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.
DRB SITE DEVELOPMENT PLAN APPROVAL:
TRAFFIC ENGINEER, TRANSPORTATION DIVISION
UTILITIES DIVISION
PARKS AND RECREATION DEPARTMENT
CITY ENGINEER
SOLID WASTE MANAGEMENT
DRB CHAIRPERSON, PLANNING DEPARTMENT

J. A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF BOULEVARD A, JUST NORTH OF STREET D. THERE ARE NO TRAILS PLANNED DIRECTLY ADJACENT TO THE PROPERTY.
K. THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF BOULEVARD A, OUTSIDE OF THE RIGHT-OF-WAY.
L. SIGNS: SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDINGS. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY.
M. TENANT SIGN A: LOCATED AT THE CORNER AND SOUTH CENTRAL ENTRANCE. 8' WIDE X 8' LONG (MAX). LIGHTING: INTERNAL OR BACKLIT/SILOUETTE MATERIALS: SEE TENANT SIGNAGE A DETAIL ON SHEET A301.
N. TENANT SIGN B: LOCATED AT THE NW CORNER. SIZE: BASE: 5' WIDE X 15' LONG. HEIGHT: 15' MAX. LIGHTING: INTERNAL OR BACKLIT/SILOUETTE MATERIALS: SEE TENANT SIGNAGE B DETAIL ON SHEET A301.

NOT FOR CONSTRUCTION 65% SUBMITTAL
ENGINEER
ARCHITECT



VICINITY MAP
G-16 AND G-17
SCALE: 1" = 200'-0"

GENERAL NOTES

- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS.
- B. USE OF 40 SCALE FOR THIS SITE PLAN HAD BEEN APPROVED BY STAFF.
- C. THERE ARE NO STRUCTURES WITHIN 20 FEET OF THE SITE.
- D. INTERIM SITE PLAN INCLUDES RE-STRIPING OF THE EXISTING PAVEMENT OF BOULEVARD A (THE JOURNAL PAVILION ACCESS ROAD), FROM THE END OF THE CITY'S UNIVERSITY BOULEVARD PROJECT SOUTH TO THE INTERSECTION OF BOULEVARD A AND STREET D.

KEYED NOTES

- 1. SIDEWALK, CONCRETE
- 2. PAVING, ASPHALT
- 3. DECORATIVE CONCRETE PAVING
- 4. CURB, 6" HIGH
- 5. SCREEN WALL
- 6. LANDSCAPE AREA TYP. L001
- 7. COMPACTOR ENCLOSURE SEE A1/A001
- 8. DECORATIVE PAVING AT PEDESTRIAN CROSSING
- 9. PEDESTRIAN ACCESS RAMP
- 10. BIKE LANE
- 11. TRUCK LOADING AREA
- 12. PROPERTY LINE
- 13. SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
- 14. BIKE RACK: 4 BIKES EACH. STORAGE FOR ONE BIKE WILL BE PROVIDED INSIDE THE BUILDING
- 15. LOW SEAT WALL
- 16. BENCH
- 17. LIMITS OF EXISTING PAVING
- 18. TENANT SIGN B
- 19. TENANT SIGN A
- 20. CISTERN
- 21. SEATING AREA
- 22. BLUE GRAMA LAWN AREA
- 23. NATIVE GRASS BLEND AREA

LEGEND

- (XX) PARKING SPACE COUNT
- ↑ TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- BUILDING MOUNTED LIGHT

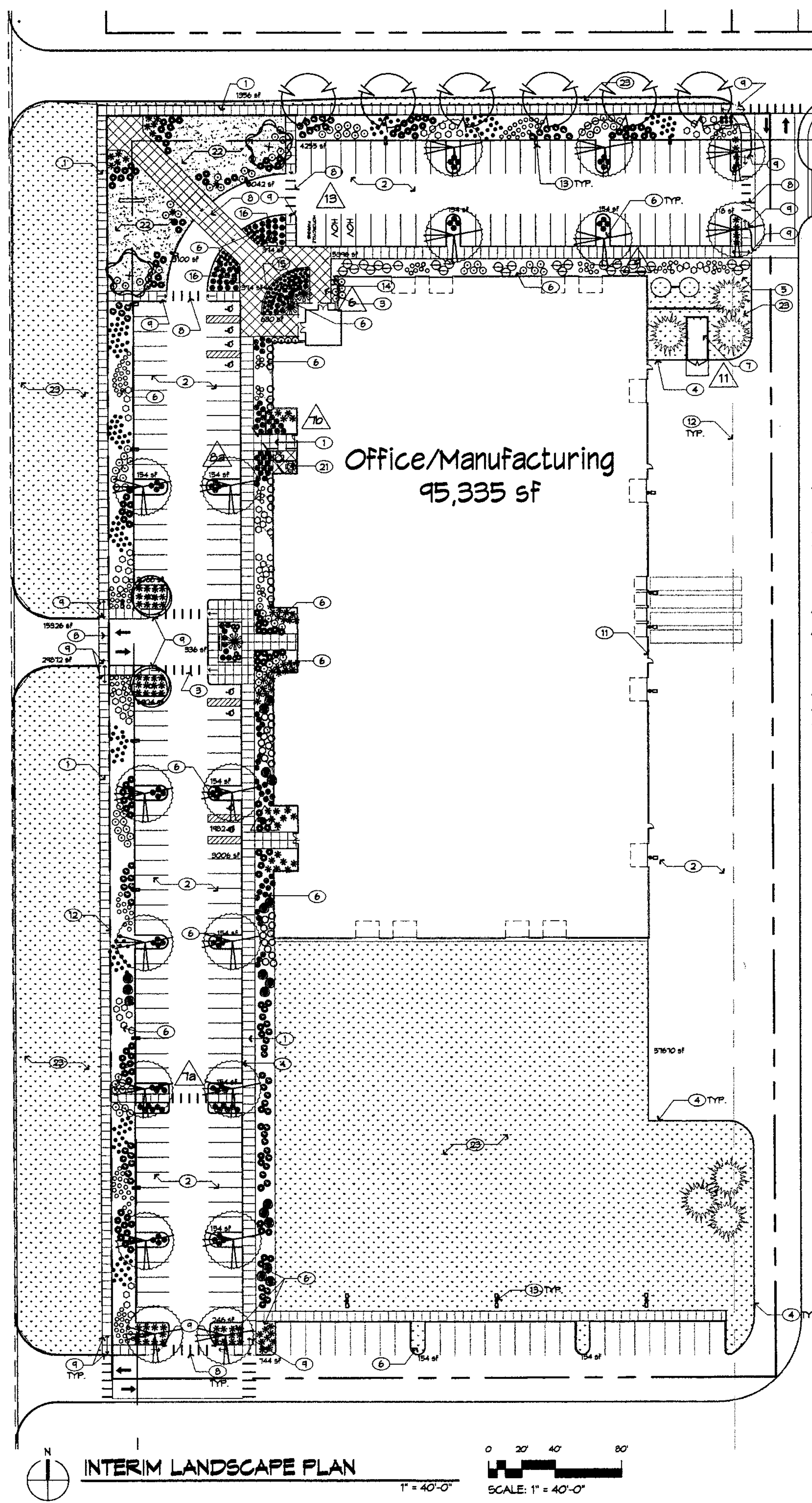
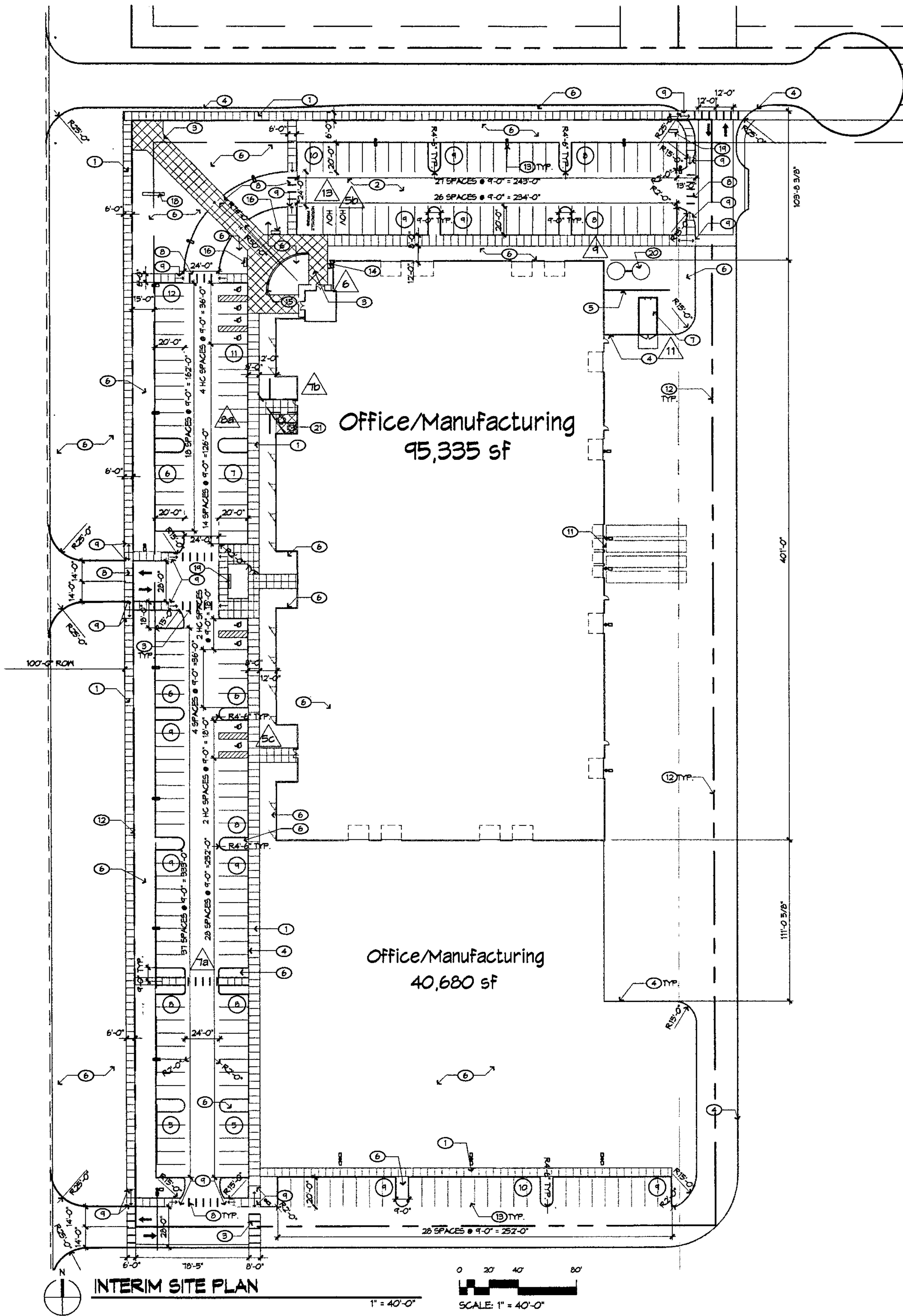
LANDSCAPE CALCULATIONS

CALCULATIONS WITHOUT FUTURE PHASE BUILT
SITE AREA: 306,525 SF
BUILDING FOOTPRINT: 86,754 SF
NET SITE AREA: 219,771 SF

REQUIRED LANDSCAPE AREA: 32,954 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 49,335 SF

CALCULATIONS WITH FUTURE PHASE BUILT
SITE AREA: 306,525 SF
BUILDING FOOTPRINT: 121,474 SF
NET SITE AREA: 175,051 SF

REQUIRED LANDSCAPE AREA: 26,851 SF
(15% OF NET SITE AREA)
PROVIDED LANDSCAPE AREA: 44,967 SF



PLANTING LEGEND

Trees	Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water Requirements
		6	12' High	Algar pine	<i>Pinus alberta</i>	40.00	20.00	Medium
		25	24' Box multi-trunk	Desert willow	<i>Chilopsis linearis</i>	30.00	28.00	Low
		6	2 1/2' cal.	Chinese pistache	<i>Pistacia chinensis</i>	40.00	35.00	Medium
		2	24' Box multi-trunk	Cascade tree	<i>Viburnum acerifolium</i>	20.00	28.00	Medium
		14	2'	Rayonout Ash	<i>Fraxinus oxycarpa 'Rayonout'</i>	30.00	35.00	Medium

Shrubs	Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water Requirements
		188	1.6dL	Thompson broom	<i>Baccharis thompsonii</i>	4.00	9.00	Low
		40	1.6dL	Blue mist spirea	<i>Conospermum cladonemoides 'Dark Knight'</i>	4.00	4.00	Medium
		21	5.6dL	Fernbush	<i>Chamaecrista maritima</i>	6.00	6.00	Low
		64	1.6dL	Apache plume	<i>Fraxago parviflora</i>	4.00	4.00	Low
		176	1.6dL	Cherry sage	<i>Salvia Greggii</i>	9.00	9.00	Medium

Accents/Seeds	Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water Requirements
		31	5.6dL	Santa Rita prickly pear	<i>Opuntia verticillata</i>	4.00	6.00	Low
		250	1.6dL	Agave	<i>Agave parryi</i>	3.00	3.00	Low
		158	5.6dL	Red yucca	<i>Hesperaloe parviflora</i>	4.00	4.00	Medium
		4	5.6dL	Blue yucca	<i>Yucca rigida</i>	10.00	8.00	Low
		200	1.6dL	Regal holly; holly erica	<i>Juniperus capitata 'Regal Holly'</i>	3.00	3.00	Medium
		68	1.6dL	Beardgrass	<i>Nolina lucasae</i>	3.00	3.00	Low
		40	1.6dL	Great searocket	<i>Sporobolus virginicus</i>	4.00	4.00	Medium

Seeding	Symbol	Quantity	Size	Common Name	Scientific Name	Height	Width	Water Requirements
		6142 SF		Blue Grama Lawn				
		54,191 SF (w/ov: Future phase)		Native Grass Blend				
		19,604 SF (w/ Future phase build)						

PLANTING NOTES

- LANDSCAPE DESCRIPTION: THE LANDSCAPE DESIGN UTILIZES HIGHLY VISIBLE AREAS OF NATIVE GRASSES TO REINFORCE THE SPECIAL LOCATION OF THE MESA NATIVE SHRUBS, TREES AND ACCENTS. ADD SEASONAL COLOR AND SCALE TO THE PROJECT, AND ESTABLISH WILDLIFE HABITAT.
- EXISTING PLANT MATERIAL: PLANT MATERIAL ON THE SITE IS TO BE MAINTAINED AND THE EXISTING VEGETATION IS TO BE COMPLEMENTED BY SOME SHRUBS AT LOW DENSITIES.
- INSTALLATION AND MAINTENANCE OF LANDSCAPING AND IRRIGATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE LANDSCAPE DESIGN SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO: ALBUQUERQUE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.
- THE USE OF HIGH WATER USE PLANT MATERIALS SHALL BE LIMITED TO AREAS WHERE HIGH WATER USE TURF IS USED ON THIS PROJECT.
- MINIMUM INSTALLATION SIZES FOR PLANT MATERIAL VARY BY SPECIES. SEE PLANT LEGEND.
- LANDSCAPE AREAS (EXCEPT FOR SEEDING AREAS) SHALL BE COVERED WITH 2" DEPTH OF CRUSHER FINE GRAVEL MULCH. COLOR: TAN OR BROWN.
- IRRIGATION: IRRIGATION SHALL BE PROVIDED TO ALL CONTAINER PLANTS AND POTENTIALLY TO SEEDING AREAS. THE IRRIGATION SYSTEM DESIGN SHALL BE FULLY AUTOMATED.
- WATER HARVESTING: WATER HARVESTING, SUCH AS HARVESTING OF STORMWATER SURFACE RUNOFF AND ROOF RUNOFF, SHALL BE UTILIZED WHERE FEASIBLE.
- WATER USE DESCRIPTION: THE IRRIGATION SYSTEM DESIGN SHALL ACCOMMODATE NON-POTABLE WATER PLANT MATERIALS HAVE BEEN CHOSEN FOR THEIR XERIC QUALITIES IN ADDITION TO THEIR AESTHETIC AND HABITAT VALUES.
- PONDING AREA IS LOCATED OFFSITE. SEE CONCEPTUAL GRADING AND DRAINAGE PLAN.

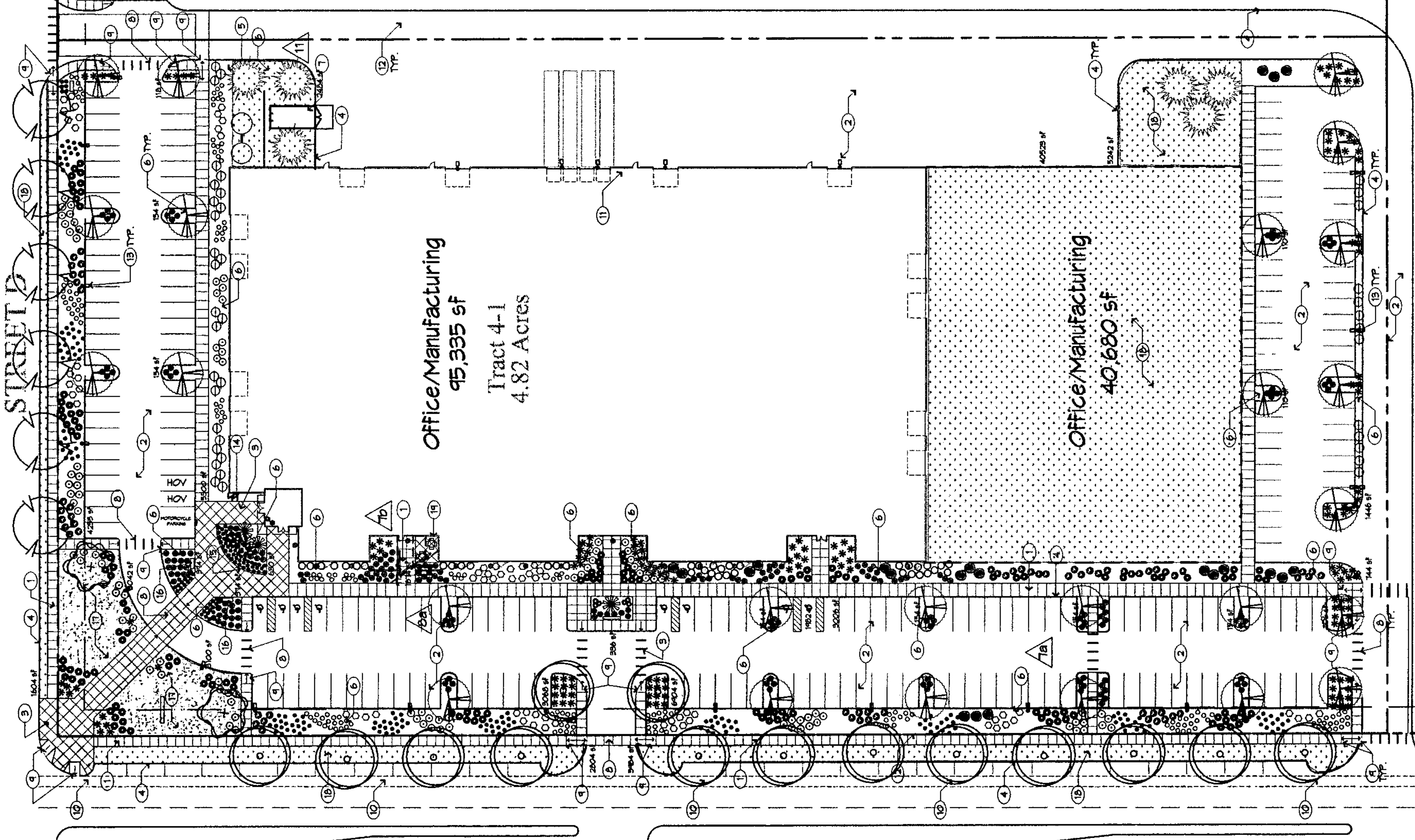
LANDSCAPE CALCULATIONS

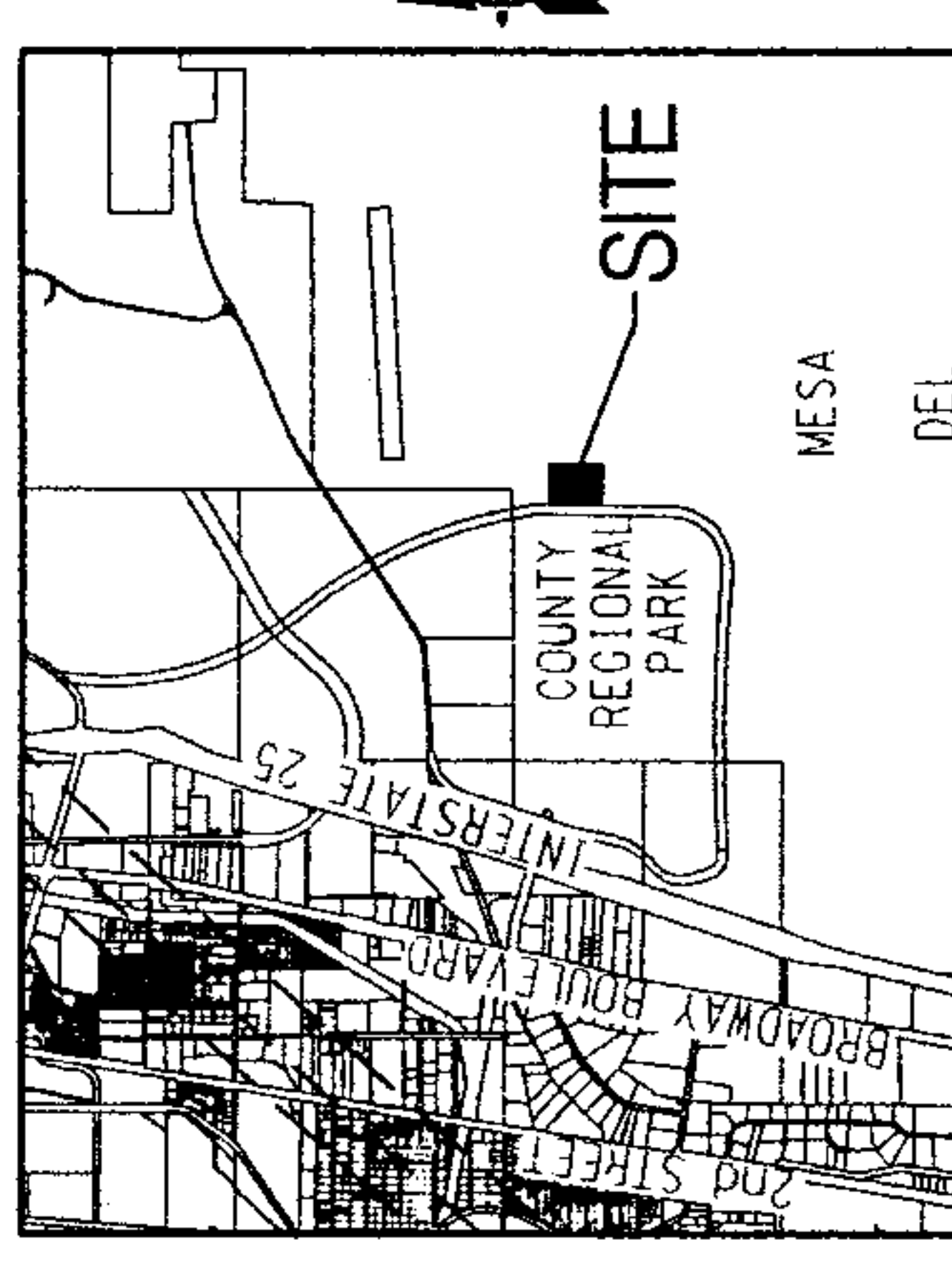
CALCULATIONS WITHOUT POTENTIAL PHASE BUILD
 SITE AREA: 307,616 SF
 BUILDING FOOTPRINT: 86,794 SF
 NET SITE AREA: 219,781 SF
 REQUIRED LANDSCAPE AREA: 92,954 SF
 19% OF NET SITE AREA
 PROVIDED LANDSCAPE AREA: 85,066 SF

CALCULATIONS WITH POTENTIAL PHASE BUILD
 SITE AREA: 307,616 SF
 BUILDING FOOTPRINT: 127,474 SF
 NET SITE AREA: 179,051 SF
 REQUIRED LANDSCAPE AREA: 26,697 SF
 15% OF NET SITE AREA
 PROVIDED LANDSCAPE AREA: 44,528 SF

KEYED NOTES

- SPERMALK CONCRETE
- PAVING ASPHALT
- DECORATIVE CONCRETE PAVING
- CURB, 6" HIGH
- 5' SCREEN WALL
- LANDSCAPE AREA
- CONFACTOR ENCLOSURE. SEE A1/A001
- PERMANENT CONCRETE PAVING AT PEDESTRIAN ACCESS RAMP
- PEDESTRIAN ACCESS RAMP
- BIKE LANE
- TRUCK LOADING AREA
- PROPERTY LINE
- SITE LIGHTING: POLE LIGHT WITH SHIELD, HEIGHT: 30'
- BIKE RACK, 4 BIKES EACH. STORAGE FOR ON BIKE WILL BE PROVIDED INSIDE THE BUILDING
- LOW SEAT WALL
- BENCH
- BLUE GRAMA LAWN AREA
- NATIVE GRASS BLEND AREA
- SEATING AREA

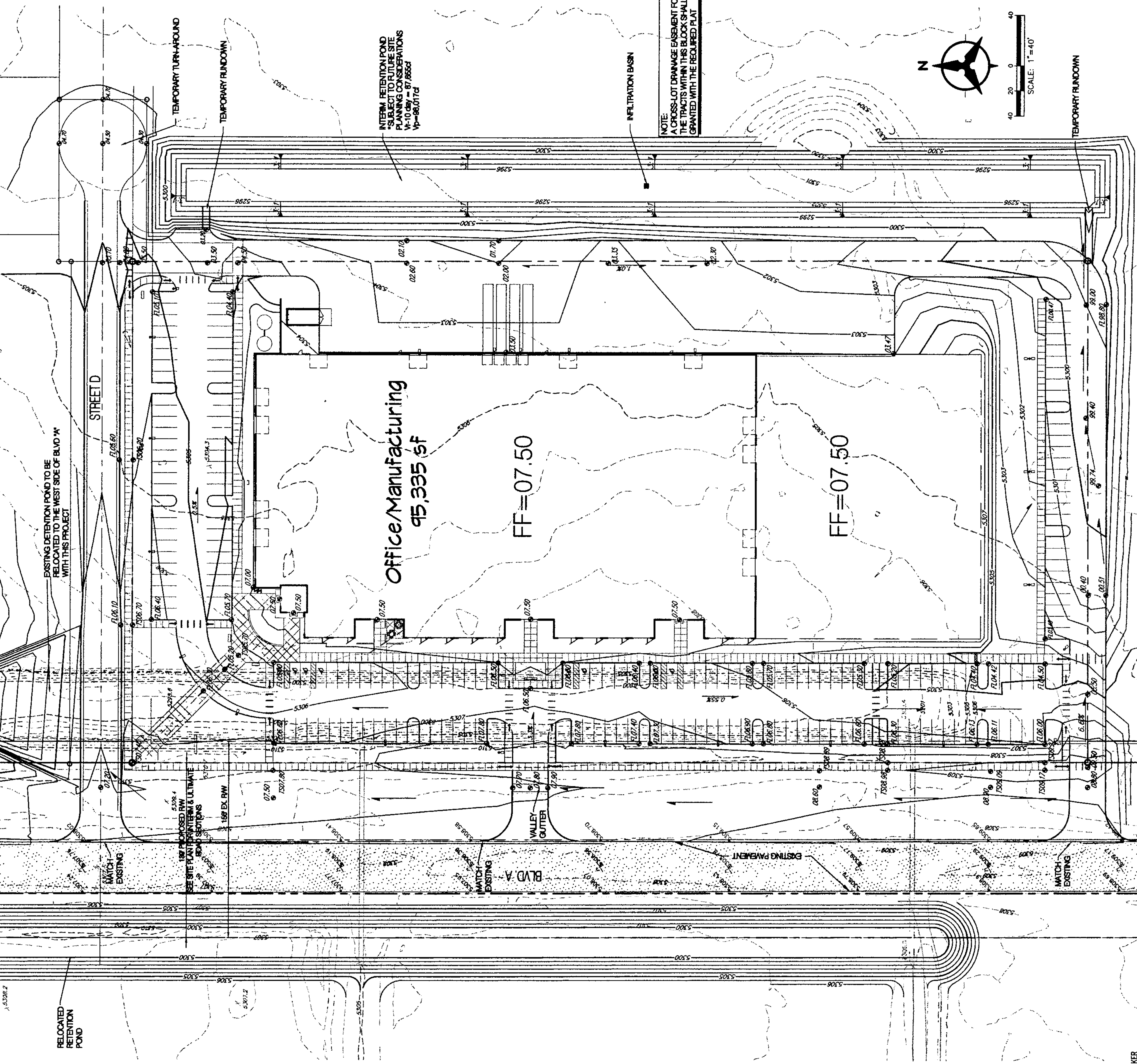




LOCATION MAP
ZONE ATLAS INDEX MAP R-16
NOT TO SCALE

PROPOSED LEGAL DESCRIPTION

TRACT 9-A AS SHOWN ON THE PLAT OF TRACTS 9-A AND 9-B OF MESA DEL SOL

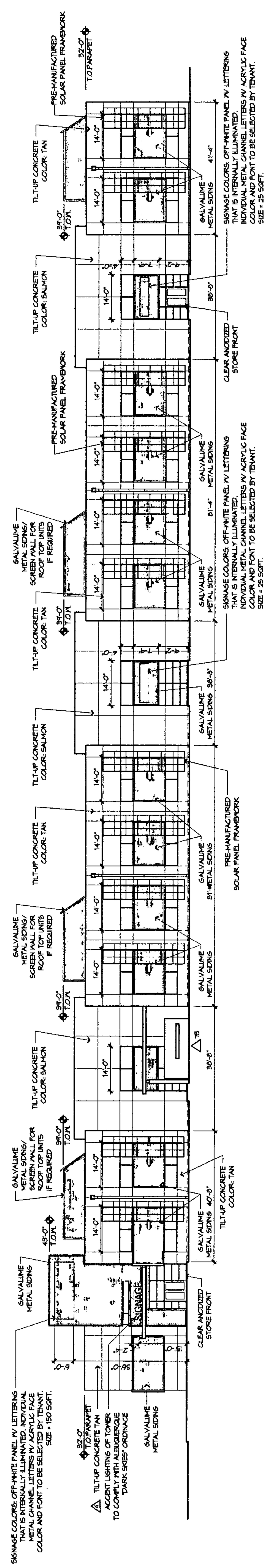


NOTE:
A CROSS-LOT DRAINAGE EASEMENT FOR ALL THE TRACTS WITHIN THIS BLOCK SHALL BE GRANTED WITH THE REQUIRED PLAT

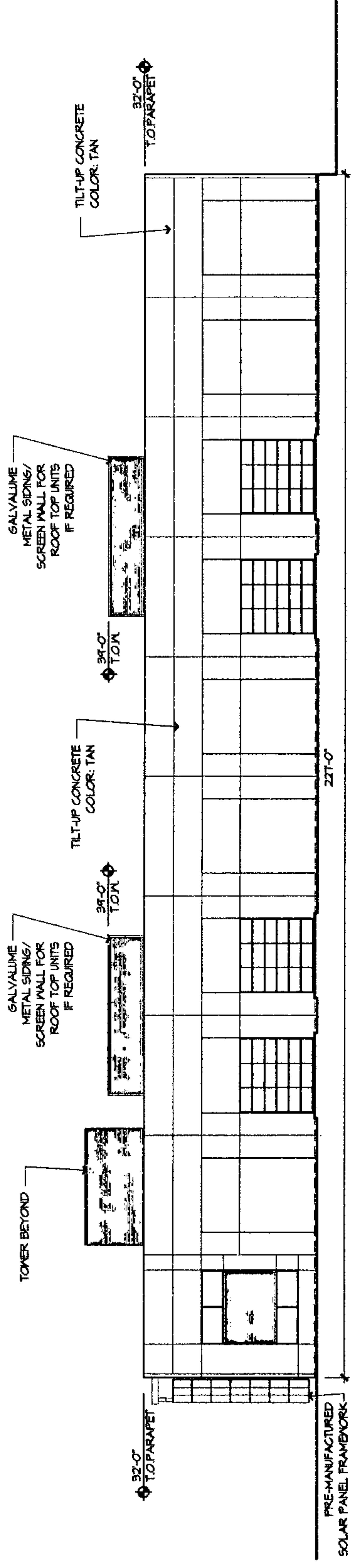
GRADING NOTES

- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION," AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT, (FIRST PRIORITY) SPECIFICATIONS, AND/OR THE CITY OF ALBUQUERQUE (COA) STANDARD SPECIFICATIONS FOR PUBLIC WORKS (SECOND PRIORITY).
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC PROPERTY UNLESS THE CONTRACTOR PROVIDES PROPER BARRIERS OR SILT FENCE AT THE PROPERTY LINES AND SETTING THE SOIL TO PROTECT IT FROM WIND EROSION.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAIL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- PAVING AND ROADWAY GRADES SHALL BE +/- 0.1' FROM PLAN ELEVATIONS. PAD ELEVATION SHALL BE +/- 0.05' FROM BUILDING PLAN ELEVATION.
- ALL PROPOSED CONTOURS REFLECT TOP OF PAVEMENT ELEVATIONS IN THE PARKING AREA AND MUST BE ADJUSTED FOR MEDIANS AND ISLANDS.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.

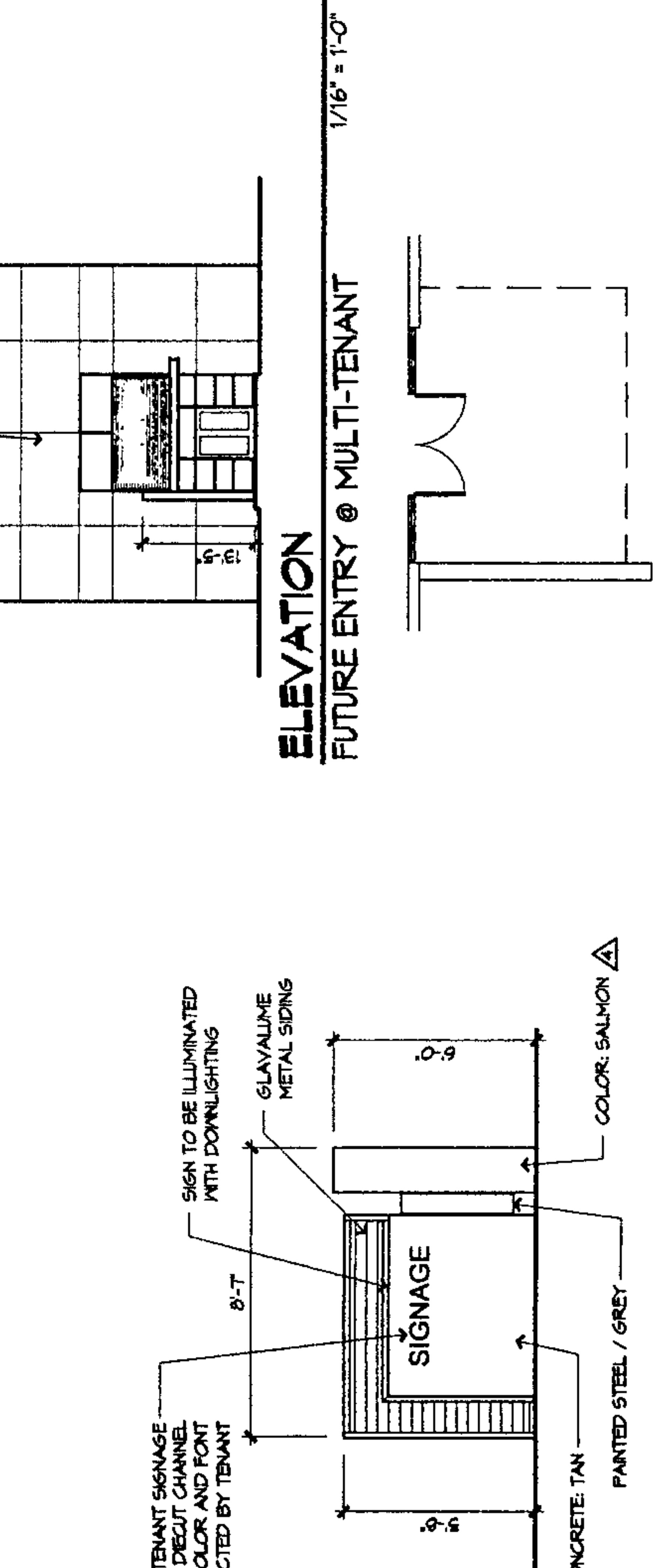




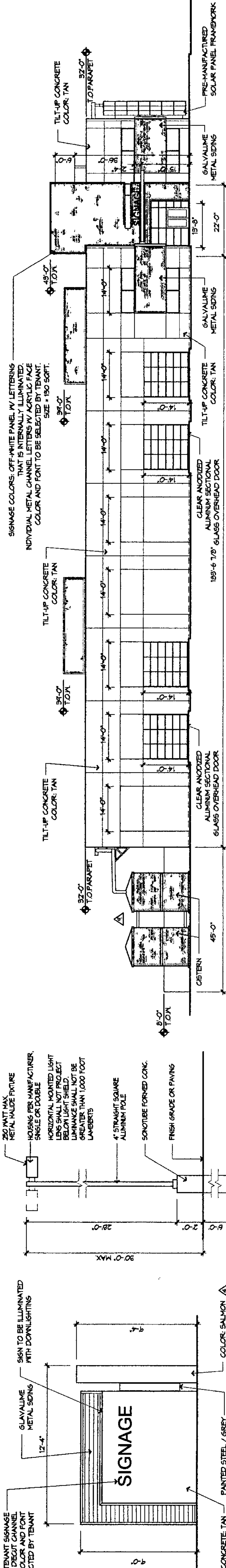
WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



NORTH ELEVATION
1/16" = 1'-0"



TENANT SIGNAGE A
BUILDING ENTRY SIGN
1/4" = 1'-0"



TENANT SIGNAGE B
MONUMENT SIGN
1/4" = 1'-0"

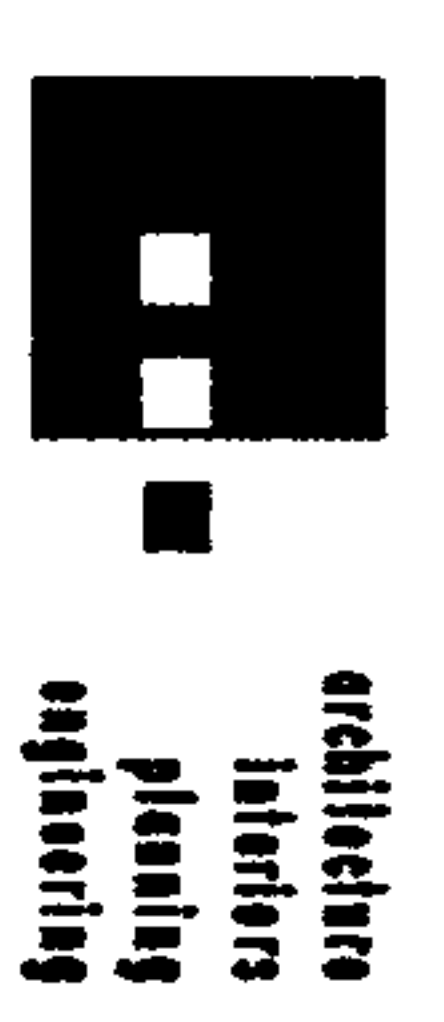


PARKING LOT LIGHT POLE
DETAIL
1/4" = 1'-0"

TENANT SIGNAGE A
BUILDING ENTRY SIGN
1/4" = 1'-0"

TENANT SIGNAGE B
MONUMENT SIGN
1/4" = 1'-0"

PARKING LOT LIGHT POLE
DETAIL
1/4" = 1'-0"



Dekker Perich Sabatini
 8801 Jefferson NE
 Suite 100
 Albuquerque, NM 87109
 Tel: 505-761-4333
 Fax: 505-761-4332
 info@dpshk.com

ARCHITECT
DRS
 SUBMITTAL

ENGINEER
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

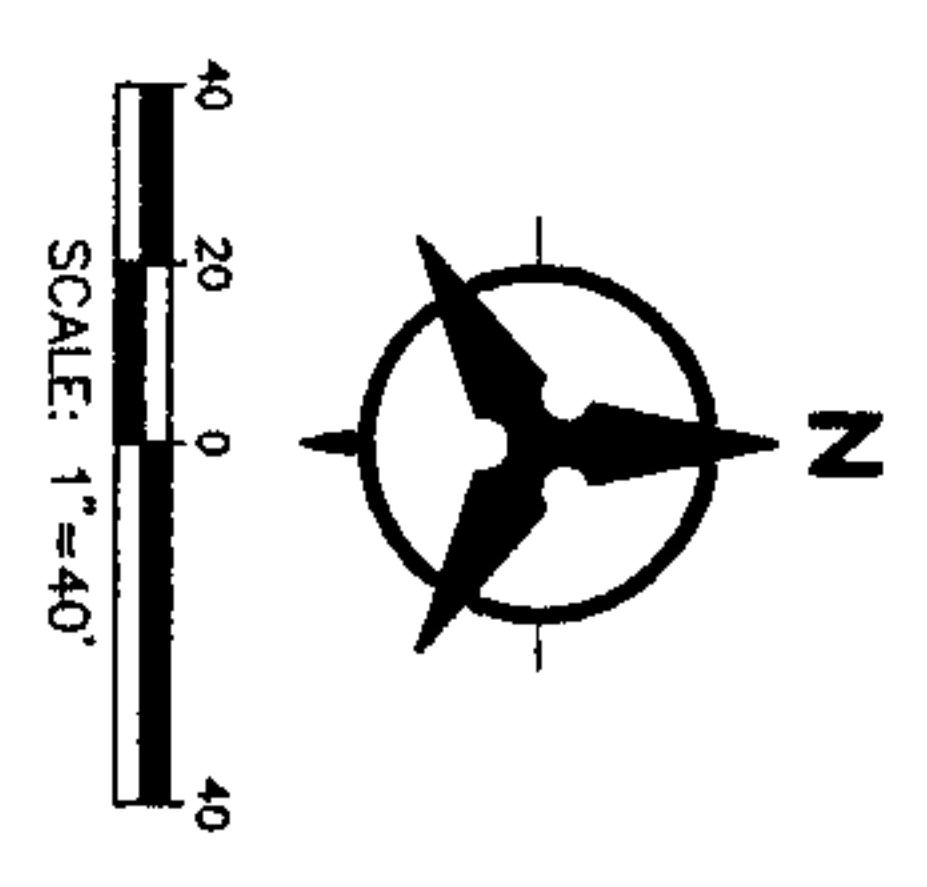
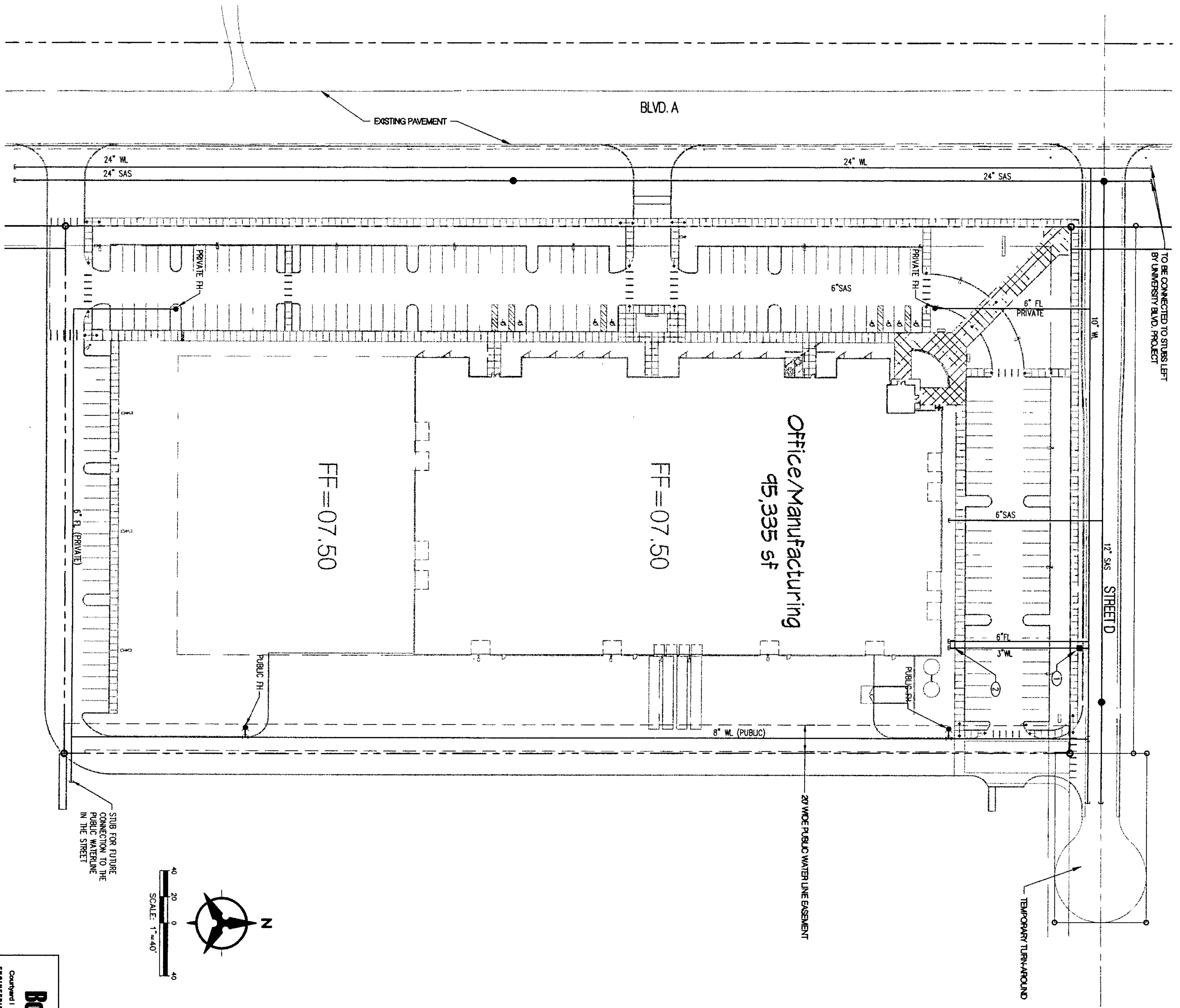
PROJECT
**Mesa Del Sol
 Employment Center - Phase One
 BUILDING #1
 Albuquerque, New Mexico**

REVISIONS
 Number 11, 2005
 12/20/05 - CWS Submitted

DRAWN BY: **RWS**
 REVIEWED BY: **LLM**
 DATE: **12/01/05**
 PROJECT NO.: **0602201**
 DRAWING NAME:
**CONCEPTUAL
 UTILITY PLAN
 FOR
 SITE PLAN FOR
 BLDG PERMIT**

SHEET NO. **C200**
 7 OF 7

Bohannon & Huston
 Consulting Engineers & Architects
 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

<p>SUBDIVISION</p> <p>___ Major Subdivision action</p> <p>___ Minor Subdivision action</p> <p>___ Vacation</p> <p>___ Variance (Non-Zoning)</p> <p>SITE DEVELOPMENT PLAN</p> <p>___ for Subdivision Purposes</p> <p><u>X</u> for Building Permit</p> <p>___ IP Master Development Plan</p> <p>___ Cert. of Appropriateness (LUCC)</p> <p>STORM DRAINAGE</p> <p>___ Storm Drainage Cost Allocation Plan</p>	<p>S Z</p> <p>V</p> <p>P</p> <p>L A</p> <p>D</p>	<p>ZONING & PLANNING</p> <p>___ Annexation</p> <p>___ County Submittal</p> <p>___ EPC Submittal</p> <p>___ Zone Map Amendment (Establish or Change Zoning)</p> <p>___ Sector Plan (Phase I, II, III)</p> <p>___ Amendment to Sector, Area, Facility or Comprehensive Plan</p> <p>___ Text Amendment (Zoning Code/Sub Regs)</p> <p>___ Street Name Change (Local & Collector)</p> <p>APPEAL / PROTEST of...</p> <p>___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals</p>
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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 LLC PHONE: 400-3021
 ADDRESS: 801 UNIVERSITY BLVD SE SUITE 200 FAX: 242 2978
 CITY: ABQ STATE NM ZIP 87106 E-MAIL: mdaly@fcmids.com
 Proprietary interest in site: CONTRACT TO PURCHASE List all owners: NM STATE LAND OFFICE
 AGENT (if any): DENISH + KLINE ASSOCIATES PHONE: 842 6461
 ADDRESS: PO BOX 2001 FAX: 842 6471
 CITY: ABQ STATE NM ZIP 87103 E-MAIL: LSK@denishkline.com

DESCRIPTION OF REQUEST: SITE PLAN FOR BUILDING PERMIT FOR 75,000 SF OFFICE WAREHOUSE ON 7 ACRE TRACT

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. TRACT (4-1) 7 Block: ___ Unit: ___
 Subdiv. / Addn. MESA DEL SOL EMPLOYMENT CENTER PHASE I
 Current Zoning: SU-1 FOR IP USES Proposed zoning: SAME
 Zone Atlas page(s): Q-16 & R-16 No. of existing lots: 1 No. of proposed lots: 1
 Total area of site (acres): 7.03 Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? X Yes. No ___ but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. 1016 057 271 271 101 38 MRGCD Map No. N/A
1016 052 281 210 401 50

LOCATION OF PROPERTY BY STREETS: On or Near: ___
 Between: Intersection of Bobby and university blvd extension

CASE HISTORY: Talalexa Foster Epc Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App, DRB, AX, Z, V, S, etc.):

PROJ. # 1004097

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

SIGNATURE [Signature] DATE 11/29/05
 (Print) LAWRENCE KLINE ___ Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 4/04

<p><input checked="" type="checkbox"/> INTERNAL ROUTING</p> <p><input type="checkbox"/> All checklists are complete</p> <p><input type="checkbox"/> All fees have been collected</p> <p><input type="checkbox"/> All case #s are assigned</p> <p><input type="checkbox"/> AGIS copy has been sent</p> <p><input type="checkbox"/> Case history #s are listed</p> <p><input type="checkbox"/> Site is within 1000ft of a landfill</p> <p><input checked="" type="checkbox"/> F.H.D.P. density bonus</p> <p><input checked="" type="checkbox"/> F.H.D.P. fee rebate</p>	<p>Application case numbers</p> <p><u>05DRB - 01790</u></p> <p>___</p> <p>___</p> <p>___</p> <p>___</p> <p>Hearing date <u>12/07/05</u></p>	<p>Action</p> <p><u>SBP</u></p> <p><u>CMF</u></p> <p>___</p> <p>___</p> <p>___</p>	<p>S.F.</p> <p><u>7(3)</u></p> <p>___</p> <p>___</p> <p>___</p>	<p>Fees</p> <p>\$ <u>0</u></p> <p>\$ <u>20.00</u></p> <p>\$</p> <p>\$</p> <p>\$</p> <p>Total</p> <p>\$ <u>20.00</u></p>
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Va Sis 11/29/05 Project # 1004097

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- 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) Copies as needed above
 - 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
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- 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 (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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 KLIME
 Applicant name (print)
 _____ 11/29/05
 Applicant signature / date



Form revised JUNE 2005

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 05DRB - _____ - 01790
 _____ - _____ - _____
 _____ - _____ - _____

 Planner signature / date
Project # 1004097



DENISH + KLINE ASSOCIATES

11-29-05

Sheran Matson, Chair
Development Review Board
PO Box 1293 ABQ NM 87103

Re: Project # 1004097

Dear Ms. Matson,

This is a request for final sign-off of a Site Development Plan for Building Permit for 95,335 square feet of office and warehouse space, located in a single multi-use building, on 7.037 acres in Mesa del Sol.

The Environmental Planning Commission approved this site plan on November 17, 2005 with 13 conditions. This letter is intended to satisfy condition #1. Conditions 2 through 13 are addressed below:

Conditions:

2. The agent for the applicant and the applicant's architects met with Catalina Lehner, the staff planner for this project, on November 29, 2005 to discuss the modifications to the original site plan to meet the conditions of approval.
3. The plat will be separately submitted by Bohannon Houston Inc.
4. The tenant and directional signs have been identified in the site plan. Their locations and elevations are included.
5. a. Tentative access points to adjoining properties have been added to the site plan.
b/c. Preferential carpool/vanpool/hybrid parking has been added near the building's main entrance. Two handicap parking spaces have been relocated south of the main entrance.
6. Bicycle racks are indicated on the site plan and indoor bicycle storage, which the applicant has committed to, will be indicated in the building program.
7. a. An additional pedestrian connection has been added to connect the future building to Boulevard A.

b. Two additional benches have been added on the West side of the building, and shade structures have been added to the building itself.

c/d. "Special paving" used in walkways and crosswalks will be concrete of as yet unspecified color and texture that is clearly distinguishable from the asphalt paving. The location of this has been identified in the site plan.

8. a. A landscape island has been added to the north end of the parking lot abutting Boulevard A.

b. The landscaping plan now specifies the location and types of turf.

c. Modifications to the mix and species of street trees have been made and worked out with the staff planner.

9. Two cisterns have been added to the site plan that will capture runoff from the roof of the building and redistribute it to the landscaping.

10. The applicant is negotiating with APD to locate additional police services in the nearby Open Space Administrative Facility. If this is not satisfactory for APD, then the applicant is still committed to providing up to 250 square feet of space for APD, which will be identified in the building program.

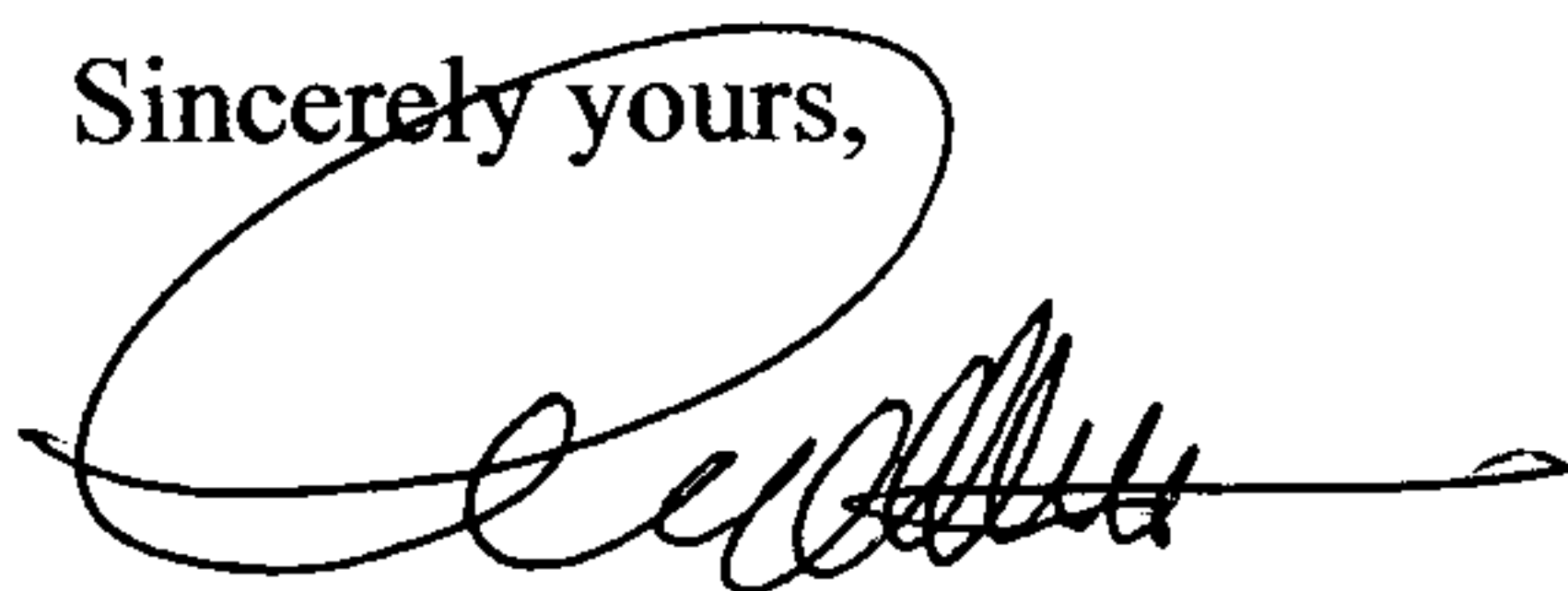
11. Solid Waste Management has reviewed the site plan and signed off on it. Their comments are included in the submittal package.

12. c. A queuing analysis has been started.

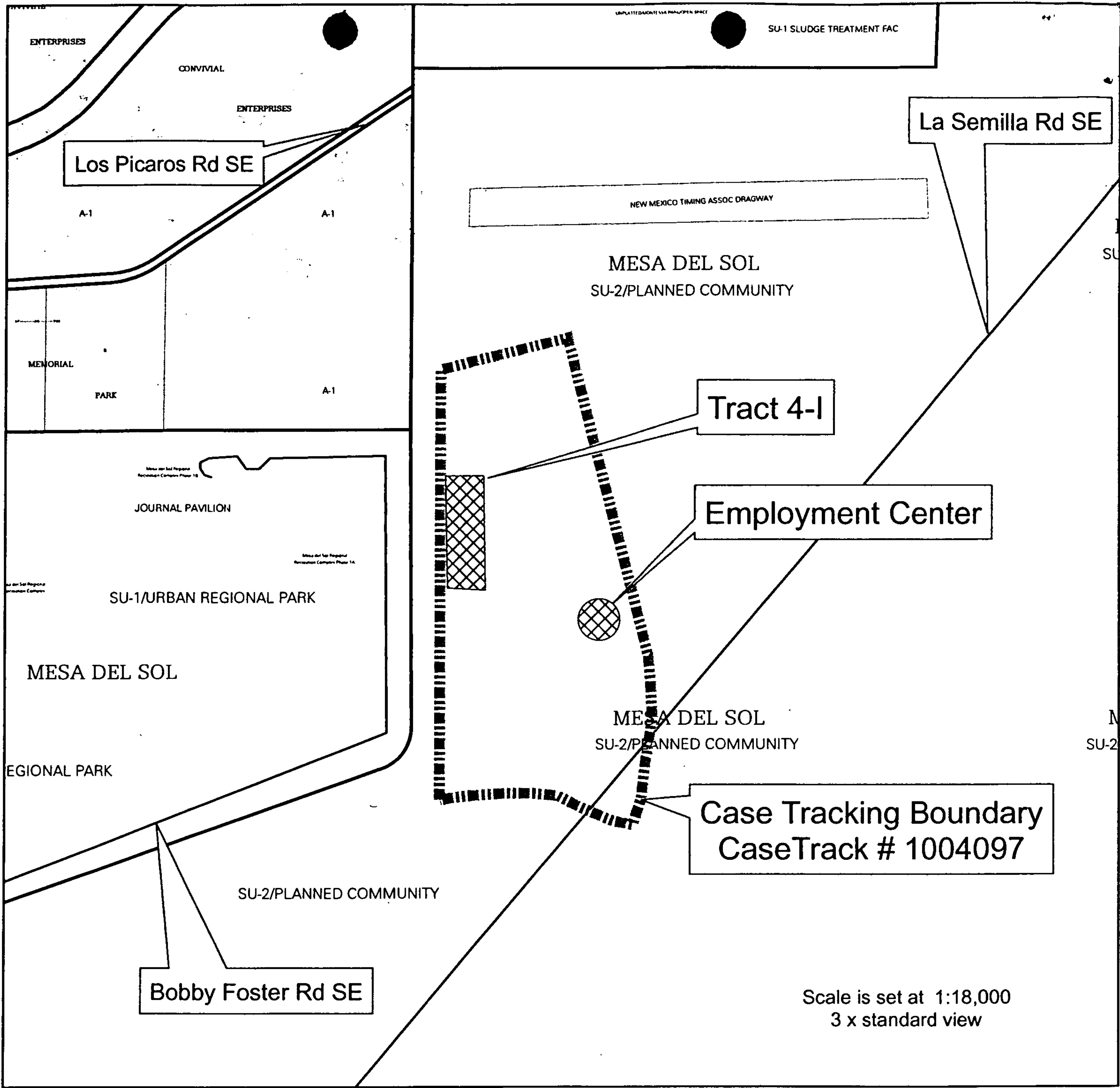
13. Three motorcycle parking spaces have been added near the building's entrance.

We respectfully request the Board's approval.

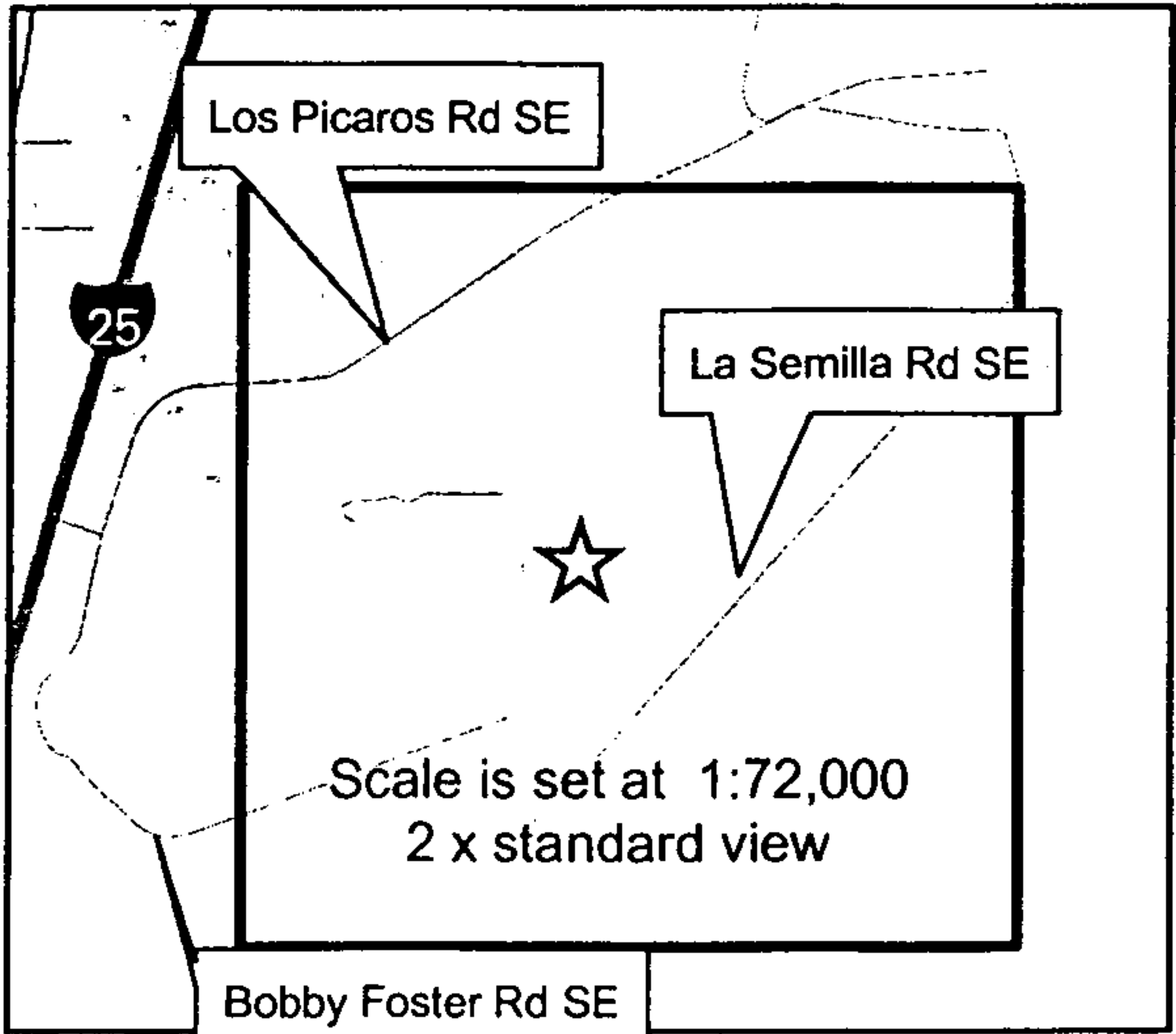
Sincerely yours,

A handwritten signature in black ink, appearing to read "Lawrence Kline", with a large, stylized flourish above it.

Lawrence Kline FAICP



Scale is set at 1:18,000
3 x standard view

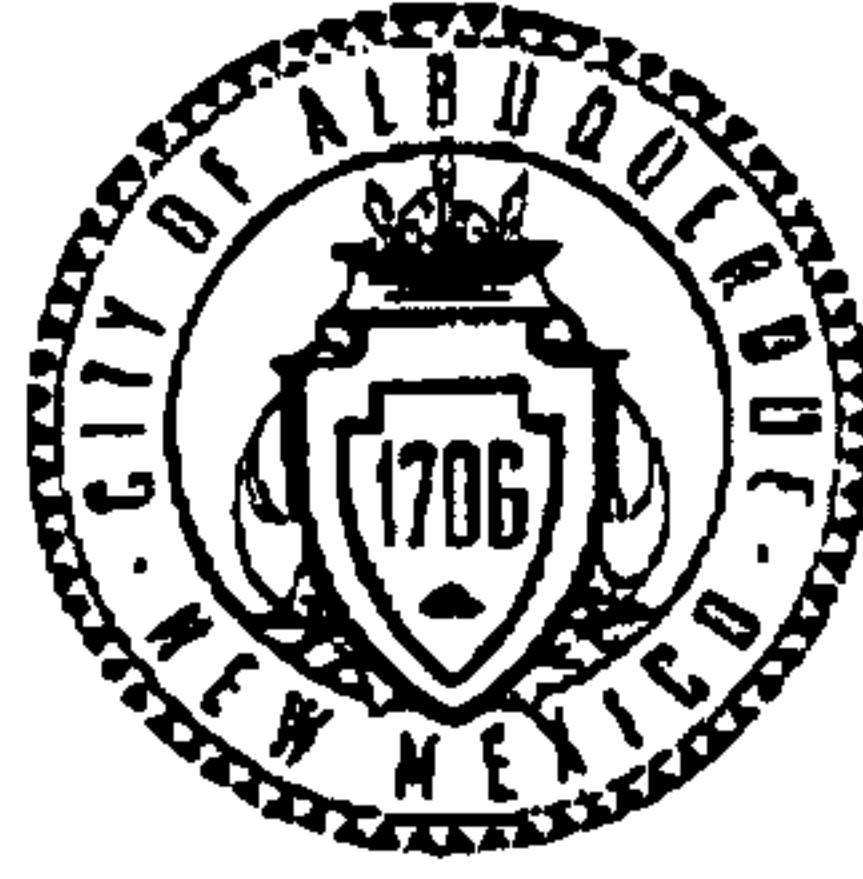


ZONING MAP

Note: Grey shading indicates County.



1 inch equals 1,500 feet
Project Number:
1004097
Hearing Date:
~~11/17/05~~
Zone Map Page:
Q-19 & R-16
Additional Case Numbers:



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

Date: November 18, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004097*
05EPC-01565 EPC Site Development Plan-
Building Permit

Forest City Covington NM LLC
801 University Blvd. SE, Suite 200
Albuquerque, NM 87106

LEGAL DESCRIPTION: for all or a portion of Tracts 4-1 and 4-2, Mesa del Sol Employment Center Phase I, zoned SU-1 for IP Uses, located on UNIVERSITY BLVD., between Los Picares Road SE and La Semilla Road SE, containing approximately 8 acres. (Q-16) Catalina Lehner, Staff Planner

On November 17, 2005 the Environmental Planning Commission voted to approve Project #1004097/05EPC 01565, a request for a Site Development Plan for Building Permit for unplatted land within Sections 15, 16, 21 and 22, T9N, R3E, NMPM, zoned SU-1 for IP, based on the following Findings, and subject to the following Conditions:

FINDINGS:

1. This request is for approval of a site development plan for building permit for unplatted land within Sections 15, 16, 21 and 22, T9N, R3E, NMPM, approximately 7.04 acres (the "subject site"). The subject site is Tract 4-1 and a portion of Tract 4-2 of Phase 1 of the Mesa del Sol Employment Center. The applicant proposes to construct a 95,335 square foot office/manufacturing building. A 40,680 square foot office/manufacturing building is planned for a future phase.
2. The proposal furthers the intent of Reserve Area Policy II.B.2.a, which states that new growth should be accommodated in planned communities that meet guidelines for self-sufficiency.
3. The Level A Mesa del Sol Masterplan and the Level C Employment Center Phase I Plan govern the subject site. The proposal requests approval of a site development plan for building permit prior to approval of the Level C plan and the Level A plan.

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
PROJECT #1004097
PAGE 2 OF 5

4. Because neither the Level A plan for Mesa del Sol or the Level C plan for the Employment Center Phase I has been approved as of this writing, the proposal conflicts with Reserve Area Policy II.B.2.c which states that development shall take place in accordance with an approved planned community master plan. 6. The proposal partially furthers Activity Center Policy g, which says that activity center locations shall be developed in accordance with sub-area planning efforts.
5. The proposal furthers Activity Center Policies a, c and f. The jobs will contribute to sustainability and mixed use activity concentrations, and larger buildings shall be located only in Major Activity Centers such as Mesa del Sol, which provides for buffering of relatively intense commercial uses from future residential uses.
6. The proposal fulfills the intent of three applicable economic development policies. Policy II.D.6a is furthered because the use will bring new employment opportunities. Economic development will be managed at a master planned level, which furthers Policy II.D.6f. Policy II.D.6g is also furthered. Employment will be concentrated in the Mesa del Sol activity center and jobs and housing will be balanced.
7. The proposal meets the intent of the Planned Communities Criteria (PCC) with respect to employment centers. Establishing employment before the residential uses is a way of ensuring mixed-use development, and the Employment Center will be connected to major roadways and the surrounding community.
8. The submitted site development plan for building permit is deficient in its compliance with the design regulations of the site development plan for subdivision (setbacks, architecture #3, lighting, parking, ingress/egress #2). Changes are necessary to bring the proposal into compliance.
9. There is no known neighborhood or other opposition to this proposal.
10. The function and nature of the proposed industrial building and its use preclude strict adherence to the setback standards of the site development plan for subdivision. The proposed design is appropriate.

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.

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
PROJECT #1004097
PAGE 3 OF 5

2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are thoroughly addressed.
3. The boundaries of the Mesa del Sol Employment Center Phase 1, which includes the subject site, shall be platted to correspond to the approved zone boundary lines prior to issuance of a certificate of zoning.
4. **Lighting & Signage:** Tenant signs and directional signs must be distinguished on the site plan.
5. **Access & Circulation:**
 - a. Show access and circulation to other neighboring properties.
 - b. Preferential carpool/vanpool parking shall be provided near the building's main entrance.
 - c. Two of the handicap parking spaces shall be relocated south of the main building entry.
6. **Alternative Transportation Modes:** Bicycle racks shall be indicated on the site plan and bicycle storage shall be provided for 10% of the bicycle parking spaces.
7. **Pedestrian Connections & Features:**
 - a. A pedestrian connection shall be provided from Boulevard A to the sidewalk in front of the future building.
 - b. Two additional benches and two shade structures shall be added to the outdoor seating area.
 - c. Define "special paving". The material used for the walkway shall match the material used for the sidewalk *CROSSWALK*
 - d. Crosswalks shall be made of a material other than asphalt and shall not consist of striping.
8. **Landscaping:**
 - a. A landscape island shall be added to the parking lot, approximately across from the building's northern entrance.
 - b. The landscaping plan shall specify what kind of turf will be used and where it will be used.
 - c. The mix and species of street trees shall be worked out with staff prior to DRB submittal.
9. Water harvesting methods, or other sustainable methods that utilize storm water runoff, shall be incorporated into the site plan.
10. Some space in the building shall be made available for use by the Albuquerque Police Department (APD).
11. The applicant shall coordinate with the Solid Waste Management Division (SWMD) regarding its comment that a complex of this size requires a compactor.
12. **RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:**

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
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PAGE 4 OF 5

- Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for building permit. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Provide queuing analysis to determine if deceleration lanes are required.
 - d. Site plan shall comply and be designed per DPM Standards. In the case of conflict with standards in Level A, Level B and Level C Mesa del Sol Plans, the standards in the Mesa del Sol Plan shall govern.

13. Three motorcycle parking spaces shall be provided close to the building's entrance.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY DECEMBER 2, 2005 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. IT IS 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.


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.

OFFICIAL NOTICE OF DECISION
NOVEMBER 17, 2005
PROJECT #1004097
PAGE 5 OF 5

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,


for Richard Dineen
Planning Director

RD/CL/ac

cc: Denish + Kline Associates, P.O. Box 2001, Albuquerque, NM 87103

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME FOREST CITY COVINGTON LLC
AGENT DENISH & KLINE ASSOC.
ADDRESS P.O. BOX 2001
PROJECT & APP # 100 4097 / 05DRB - 01790
PROJECT NAME MESA DEL SOL EMPLOYMENT CENTER

\$ 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.

City Of Albuquerque
Treasury Division

11/29/2005 10:43AM LOC: ANN
X
RECEIPT# 00048938 WSH 008 TRANSH 0015
Account 441032 Fund 0110
Activity 3424000 TRSCCS
Trans Amt \$20.00
J24 Misc
\$20.00
CA \$20.00
CHANGE \$0.00

A 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**
- STORM DRAINAGE**
- Storm Drainage Cost Allocation Plan **D**

- 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 (Zoning Code/Sub Regs)
- APPEAL / PROTEST of...** **A**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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, and The Regents of UNM (See Attached) PHONE: 505-242-0763
 ADDRESS: 800 Bradbury, SE, Suite 203 FAX: 505-242-2978
 CITY: Albuquerque STATE NM ZIIP: 87106 E-MAIL: jchrisman@stapletondenver.com
 Proprietary interest in site: See attached List all owners: New Mexico State Land Office and Regents UNM
 AGENT (if any): Myers, Oliver & Price, P.C. (John Myers) and (See Attached) PHONE: (505) 247-9080
 ADDRESS: 1401 Central Ave. NW FAX: (505) 247-9109
 CITY: Albuquerque STATE: NM ZIP: 87104 E-MAIL: jmyers@moplaw.com

DESCRIPTION OF REQUEST: Final sign-off submittal for EPC approved IP development plan for subdivision.

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: See Attached Legal Description Block: _____ Unit: _____
 Subdiv. / Addn: Within an area commonly referred to as "Mesa Del Sol"
 Current Zoning: SU-1 for IP Uses Proposed zoning: _____
 Zone Atlas page(s): R-16 & Q-16 No. of existing lots: 1 No. of proposed lots: 30
 Total area of site (acres): ±208- Density if applicable: dwellings per gross acre: N/A dwellings per net acre: N/A
 Within city limits? Yes. No , but site is within 5 miles of the city limits.) Within 1000FT of a landfill? NO
 UPC No. Map R = 1016 051 271 271 101 38 /Map Q = 1016 052 281 210 401 50 MRGCD Map No.: N/A
 LOCATION OF PROPERTY BY STREETS: On or Near: East of Journal Pavillion

Between _____ and _____
CASE HISTORY: Russell Britts EPC Case Planner
 List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): EPC 05EPC00576/00579; this site was annexed into the City of Albuquerque in January 1993. Unable to locate annexation file.

Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____
SIGNATURE _____ DATE Oct. 11, 2005
 (Print): John Myers Applicant _____ Agent:

FOR OFFICIAL USE ONLY

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>05DEB - 01590</u>	<u>SPS</u>	<u>P(3)</u>	<u>\$ 0.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input checked="" type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>10/19/05</u>	_____	_____	<u>\$ 20.00</u>

Sandy Jaudley 10/11/05
 Planner signature / date

Project # 1004097

Attachment to Development/Plan Review Application

Applicant: Forest City Covington NM, LLC
800 Bradbury, SE, Suite 203
Albuquerque, New Mexico 87106
Telephone: 505-242-0763
Telefax: 505-242-2978
E-Mail: jchrisman@stapletondenver.com

Applicant: The Regents of the University of New Mexico
c/o John Salazar, Esq.
Rodey, Dickason, Sloan, Akin & Robb, P.A.
P.O. Box 1888
Albuquerque, New Mexico 87103
Telephone: 505-768-7220
Telefax: 505-768-7395
E-Mail: jsalazar@rodey.com

Proprietary Interest in Site: Forest City Covington NM, LLC is the owner of a leasehold interest in a portion the property, the subject of this IP Master Development Plan.

The Regents of the University of New Mexico is the fee owner of a portion of the property the subject of this IP Master Development Plan

Agent for Forest City: John A. Myers, Esq.
Myers, Oliver & Price, P.C.
1401 Central Avenue, NW
Albuquerque, New Mexico 87104
Telephone: (505)247-9080
Telefax: (505)247-9109
E-Mail: jmyers@moplav.com

Agent for UNM: John Salazar, Esq.
Rodey, Dickason, Sloan, Akin & Robb, P.A.
P.O. Box 1888
Albuquerque, New Mexico 87103
Telephone: 505-768-7220
Telefax: 505-768-7395
E-Mail: jsalazar@rodey.com

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

SKETCH PLAN REVIEW AND COMMENT

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

SITE DEVELOPMENT PLAN FOR SUBDIVISION

- ___ 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ 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) precisely and clearly outlined and crosshatched (to be photocopied)
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

- ___ 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) Copies as needed above
 - ___ 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
 - ___ 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)
 - ___ Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. Your attendance is required.**

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for SUBDIVISION

D.R.B. FINAL SIGN-OFF FOR E.P.C. APPROVED S.D.P. for BUILDING PERMIT

- 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 (not required for SDP for Subdivision)
 - Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - 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)
 - Any original and/or related file numbers are listed on the cover application
- Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original Mylar to the meeting for sign-off. 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.

 Applicant name (print)

 Applicant signature / date
 Form revised JUNE 2005



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 OSDRB - 01590

 Planner signature / date
 Project # 1004097

PROJECT NUMBER: 1004097

Application Number:

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division
Date

Utilities Development
Date

Parks and Recreation Department
Date

City Engineer
Date

DRB Chairperson, Planning Department
Date

DRAWING INDEX

SHEET 1 OF 12	COVER
SHEET 2 OF 12	VICINITY AND AREA MAPS
SHEET 3 OF 12	LEGAL DESCRIPTION
SHEET 4 OF 12	SITE PLAN FOR SUBDIVISION AND MASTER DEVELOPMENT PLAN
SHEET 5 OF 12	STREET DESIGN AND SECTIONS- MASTER DEVELOPMENT PLAN
SHEET 6 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 7 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 8 OF 12	ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEVELOPMENT PLAN
SHEET 9 OF 12	CONCEPTUAL GRADING & DRAINAGE PLAN
SHEET 10 OF 12	CONCEPTUAL UTILITY PLAN
SHEET 11 OF 12	DESIGN STANDARDS- MASTER DEVELOPMENT PLAN
SHEET 12 OF 12	DESIGN STANDARDS- MASTER DEVELOPMENT PLAN

Mesa del Sol

Employment Center - Phase 1

Albuquerque, NM

EPC Submittal for Master Development Plan

REVISED

10/10/05 TO DRB

PROJECT TEAM

OWNER

FOREST CITY COVINGTON NM, LLC
 800 BRADBURY SE
 ALBUQUERQUE, NM 87106
 (505) 242-0763
 (505) 242-2978

OWNER

REGENTS OF UNIV. OF NEW MEXICO
 c/o JOHN SALAZAR, ESQ.
 PO BOX 1888, ABQ, NM 87103
 (505) 768-7220
 (505) 768-7395

AGENT

MYERS, OLIVER, & PRICE PC
 1401 CENTRAL AVE. NW
 ALBUQUERQUE, NM 87104
 (505) 247-4080
 FAX: (505) 247-9109

ARCHITECT/PLANNER

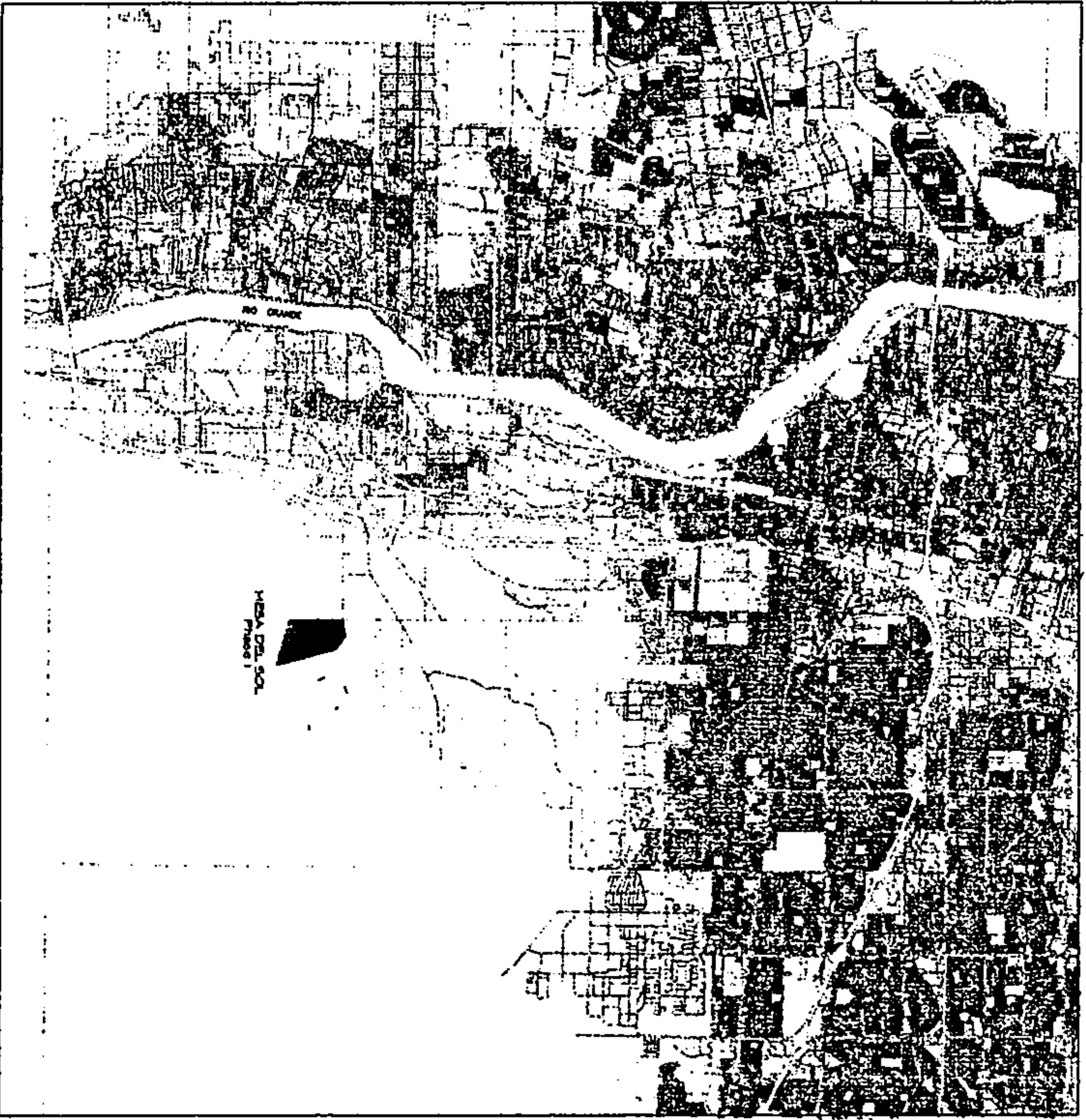
DEKKER/PERICH/SABATINI, LTD.
 6801 JEFFERSON ST., N.E. SUITE 100
 ALBUQUERQUE, NM 87109
 (505) 761-9100
 FAX: (505) 761-4222

CIVIL ENGINEER

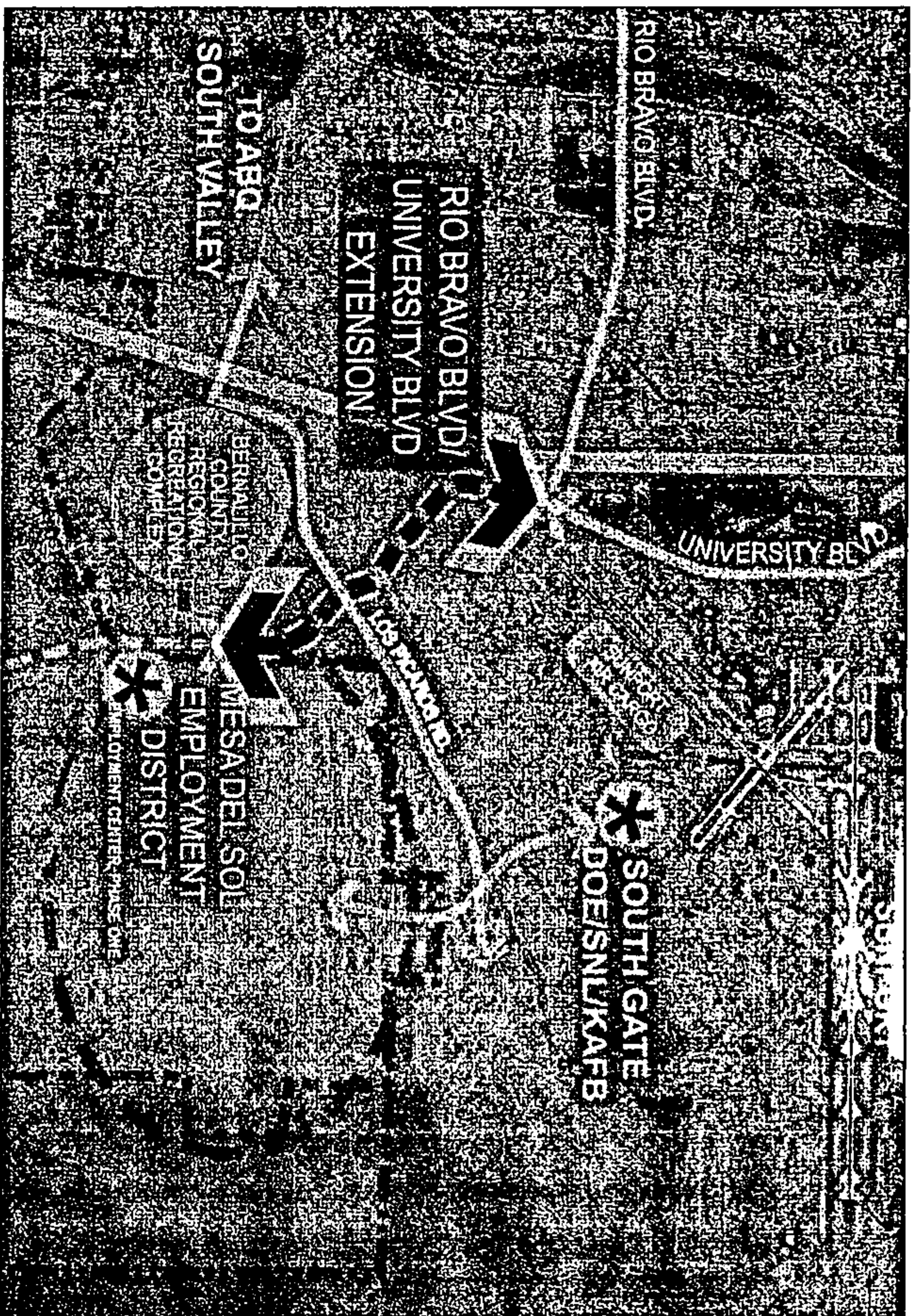
BOHANNAN HUSTON
 7500 JEFFERSON NE
 ALBUQUERQUE, NM 87109
 (505) 823-1000
 FAX: (505) 798-7980

PLANNER

CALTHORPE ASSOCIATES
 2095 ROSE ST.
 BERKELEY, CA 94709
 (510) 548-6800
 FAX: (548) 548-6848



VICINITY MAP
N.T.S.



AREA MAP
N.T.S.



**Dekker
Perich
Sabatini**

4401 Jefferson St.
Suite 100
Albuquerque, NM 87109
505 751-9282
Fax 505 751-8222
ps@pspk.com

ARCHITECT

EPC
SUBMITTAL

DRAWN

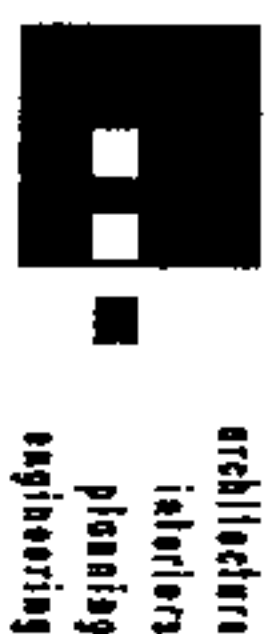
PROJECT

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

- REVISIONS
- △ 4-26-05 BY: SHERIDAN, NEWBORN
PROJECT NO. 1004097
- △ 4-26-05 BY: SHERIDAN, NEWBORN
PROJECT NO. 1004097
- △ 4-26-05 BY: SHERIDAN, NEWBORN
PROJECT NO. 1004097

DRAWN BY: ECL, HEB, CHM
CHECKED BY: DMS
DATE: OCTOBER 10, 2005
PROJECT NO.: 080044
DRAWING NAME: VICINITY AND AREA MAPS

SHEET NO.



**Dekker
Perich
Sabatini**

881 Jefferson St.
Suite 100
Albuquerque, NM 87105
505.761-4718
fax 505-471-1222
www.dpsnbc.com

PROJECT

NUMBER

PROJECT

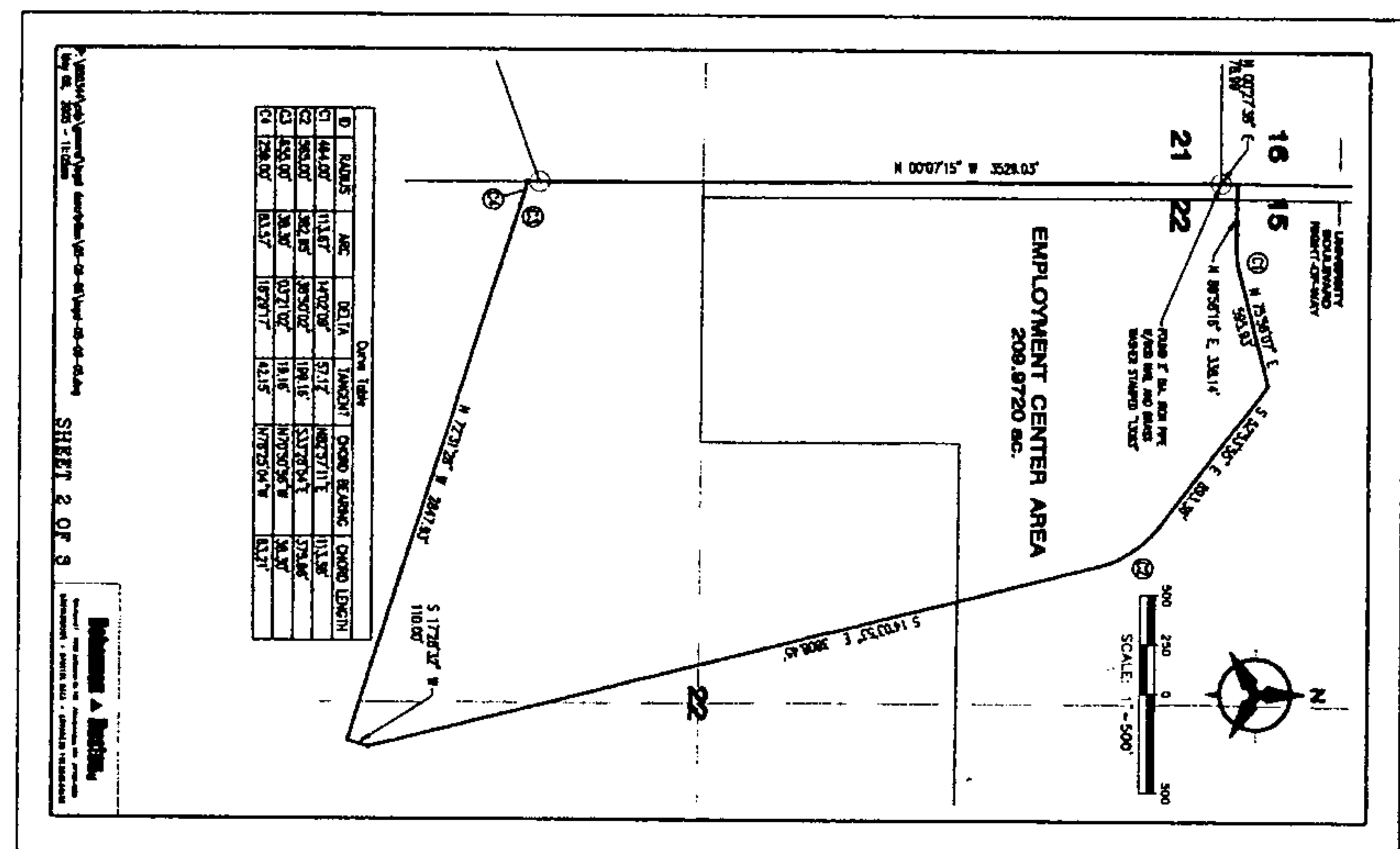
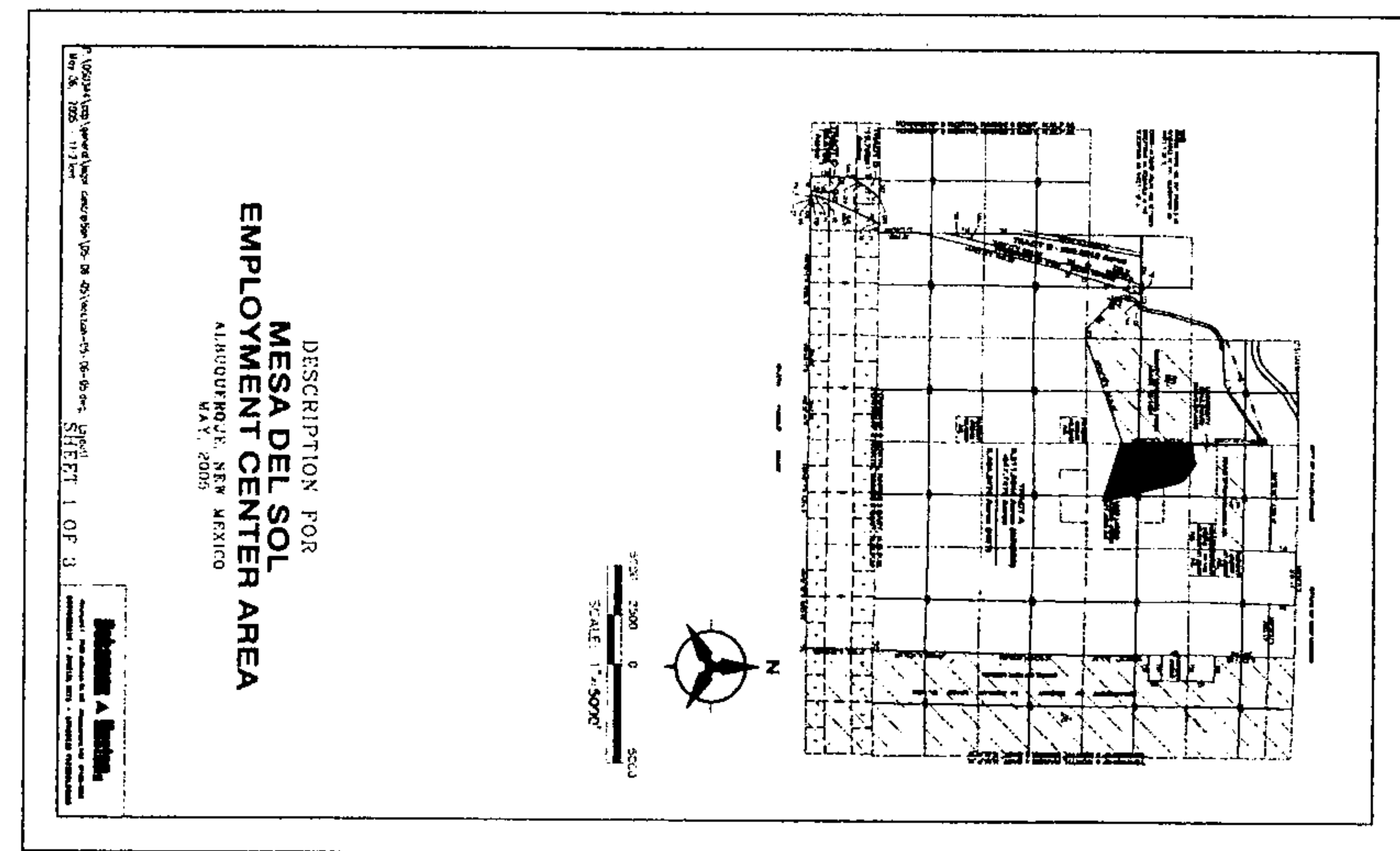
MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

- REVISIONS
- 1-4-05 PRELIMINARY REVISIONS
- 3-4-05 PRELIMINARY REVISIONS
- 0-0-05 PRELIMINARY

DRAWN BY: RMB
 CHECKED BY: LJM
 DATE: OCTOBER 10, 2005
 PROJECT NO.: 020094
 DRAWING NAME:
 LEGAL DESCRIPTION

SHEET NO. 3 OF 12

Bohannon & Huston
 Company: 7300 Johnson St. NE, Albuquerque, NM 87109-4335
 ENGINEERING - SURVEYING - ARCHITECTURAL TECHNOLOGIES



DESCRIPTION

Commencing at the common corner of Sections 15, 16, 21, and 22 (a 2" dia. iron pipe w/ 600 not. and brass washer stamped "13083" found in place) said corner also being the point of BEGINNING; Thence N 02°27'38" W, 78.99 feet to the Northwest corner of the parcel herein described;

Thence N 83°58'18" E, 338.14 feet to a point of curvature;

Thence 113.67 feet on the arc of a curve to the left (said curve having a radius of 464.00 feet, a central angle of 14°02'09" and a chord which bears N 82°57'11" E, 113.38 feet) to a point of tangency;

Thence N 75°58'07" E, 595.93';

Thence S 52°53'55" E, 883.36 feet to a point of curvature;

Thence 382.95 feet on the arc of a curve to the right (said curve having a radius of 565.00 feet, a central angle of 38°50'02" and a chord which bears S 33°28'54" E, 373.58 feet) to a point of tangency;

Thence S 14°03'53" E, 3808.45 feet;

Thence S 17°28'32" W, 110.00 feet;

Thence N 72°31'28" W, 2847.83 feet to a point of curvature;

Thence 38.30 feet on the arc of a curve to the right (said curve having a radius of 655.00 feet, a central angle of 03°21'02" and a chord which bears N 70°50'56" W, 38.30 feet) to a point of reverse curvature;

Thence 83.57 feet on the arc of a curve to the left (said curve having a radius of 259.00 feet, a central angle of 18°29'17" and a chord which bears N 78°25'04" W, 83.21 feet);

Thence N 00°07'15" W, 3529.03 feet along a line common to Sections 21 and 22 to the common corner of Sections 15, 16, 21, 22 and the point of beginning of the parcel herein described.

Said parcel contains 209.9720 acres, more or less.



**Dekker
Perich
Sabatini**
1801 Jefferson NE
Suite 100
Albuquerque, NM 87109
505.261.5788
505.261.5722
www.dps-engineers.com

**EPC
SUBMITTAL**

REVISIONS

NO.	DATE	DESCRIPTION
4	10-20-09	REVISED PER CITY COMMENTS
3	10-20-09	REVISED PER CITY COMMENTS
2	10-20-09	REVISED PER CITY COMMENTS
1	10-20-09	REVISED PER CITY COMMENTS

MESA DEL SOL Employment Center - Phase One

Albuquerque, New Mexico
City Project #1004097

PROJECT
SITE PLAN FOR SUBDIVISION AND MASTER DEVELOPMENT PLAN

DESIGNED BY: SZ, MS, CMH
DRAWN BY: DPM
DATE: OCTOBER 10, 2009
PROJECT NO: 09064
DRAWING NAME: SITE PLAN FOR SUBDIVISION AND MASTER DEVELOPMENT PLAN
SHEET NO: 4 OF 12

SITE PLAN FOR SUBDIVISION MASTER DEVELOPMENT PLAN

LEGAL DESCRIPTION:
SEE LEGAL DESCRIPTION SHEETS

ZONING:
SU-1 FOR IP USES

SECTOR PLAN:
THERE IS NO SECTOR PLAN FOR THIS AREA. HOWEVER, THE OWNER WILL INCLUDE THIS PROPERTY IN UPCOMING PLANNING SUBMISSIONS, PER THE PLANNED COMMUNITIES CENTER, FOR MESA DEL SOL.

SUBDIVISION CONCEPT:
THE PLAN FOR THE 16450 NET ACRE SITE SUBDIVIDES THE SITE INTO 30 TRACTS. THE PLAN ALSO INCLUDES A HIERARCHY OF PUBLIC RIGHT-OF-WAYS, SIDEWALKS AND PUBLIC ACCESS EASEMENTS THAT WILL INCREASE CONNECTIVITY THROUGHOUT THE EMPLOYMENT CENTER.

LAND UTILIZATION CONCEPT:
THIS PROPERTY IS INTENDED TO BE DEVELOPED AS THE FIRST PHASE OF A LARGE EMPLOYMENT CENTER THAT WILL PROVIDE UNIQUE BUSINESS AND JOB-CREATING OPPORTUNITIES IN THE REGION BY VIRTUE OF ITS SIZE, INFRASTRUCTURE AND PROXIMITY TO THE ALBUQUERQUE AIRPORT, SANDIA NATIONAL LABORATORY AND KIRTLAND AIR FORCE BASE. THE EMPLOYMENT CENTER WILL BE COMPRISED PRIMARILY OF OFFICE, INDUSTRIAL AND MANUFACTURING USES.

PROPOSED USES:
PERMISSIVE USES SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE.

APPROVAL PROCESS:
IN ACCORDANCE WITH CONSIDERATION OF THE MESA DEL SOL EMPLOYMENT CENTER AS A "CERTIFIED SITE" AND WITH THE PROVISION OF THE DESIGN STANDARDS INCLUDED IN THIS SITE PLAN FOR SUBDIVISION, APPROVALS FOR DEVELOPMENT WITHIN THE EMPLOYMENT CENTER SHALL BE AS FOLLOWS:

50
1. THE FIRST SITE DEVELOPMENT PLAN FOR BUILDING PERMIT ON THE SUBJECT SITE SHALL BE REVIEWED AND APPROVED BY THE EPC, AND AT THAT TIME, THE EPC WILL MAKE THE DETERMINATION AS TO WHETHER OR NOT TO DELEGATE FURTHER SITE PLANS TO DRB. THE SUBMITTAL PACKAGE FOR ALL SITE DEVELOPMENT PLANS FOR BUILDING PERMIT SHALL REQUIRE A LETTER OF APPROVAL FROM THE PRIVATE ARCHITECTURAL REVIEW COMMITTEE (PARC) FOLLOWING NOTIFICATION OF ADJOINING PROPERTY OWNERS.

52
2. A PRIVATE ARCHITECTURE REVIEW COMMITTEE (PARC) WILL ENSURE ADHERENCE TO THE DESIGN INTENT AS STATED IN THE PROJECT DESIGN STANDARDS. SITE DEVELOPMENT PLANS FOR BUILDING PERMIT WITHIN THIS SITE PLAN FOR SUBDIVISION AREA MUST BE APPROVED BY THE PARC PRIOR TO BEING SUBMITTED FOR EPC OR DRB REVIEW.

VARIATION FROM IP ZONE:

DEVELOPMENT AT THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE SHALL COMPLY WITH AND MEET THE INTENT AND REQUIREMENTS OF THE IP - INDUSTRIAL PARK ZONE, WITH THE EXCEPTION OF BUILDING HEIGHT AND SETBACKS (SEE BELOW), IN A CHANGE FROM THE STANDARD IP ZONE. BUILDING HEIGHT LIMITS ARE NOT DIRECTLY RELATED TO THE SETBACK DISTANCE.

1. MAXIMUM BUILDING HEIGHT:
a. A STRUCTURE SHALL NOT EXCEED A HEIGHT OF 120'.

2. MINIMUM SETBACKS:
a. FRONT-YARD SETBACK: 15 FEET.
b. SIDE-YARD SETBACK: 10 FEET.
c. REAR-YARD SETBACK: 10 FEET.

INGRESS AND EGRESS:

1. VEHICULAR ACCESS (SEE STREET SECTIONS, SHEET 5 OF 12).
2. ACCESS TO THE SITE WILL BE GAINED FROM BOBBY FOSTER ROAD TO BOULEVARD A AND BOULEVARD B. IN THE NEAR FUTURE, VEHICULAR ACCESS TO THE SITE WILL ALSO BE AVAILABLE FROM NORTH OF THE PROPERTY (THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION). BOULEVARD A WILL BEGIN AT THE SOUTHERN END OF THE UNIVERSITY/ RIO BRAVO BOULEVARD EXTENSION.

b. IT IS ANTICIPATED THAT NEW ROAD CLASSIFICATIONS WILL BE UTILIZED AT MESA DEL SOL. THESE CLASSIFICATIONS REFLECT AN INNOVATIVE TRANSPORTATION MODEL THAT INCREASES THE FREQUENCY OF MEDIUM TRAFFIC-VOLUME STREETS IN A GRID-LIKE CONFIGURATION IN ORDER TO DISPERSE VEHICULAR TRAFFIC, AND CREATE OPPORTUNITIES TO GENERATE MULTI-MODAL CIRCULATION CORRIDORS. THE ROAD SECTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE INCLUDE BOULEVARDS, CONNECTOR STREETS AND LOCAL-INDUSTRIAL STREETS (SEE DESIGN GUIDELINES FOR STREET SECTIONS AND DESCRIPTIONS).

2. **PEDESTRIAN ACCESS:**
a. DIRECT PEDESTRIAN ACCESS TO THE PHASE ONE EMPLOYMENT CENTER WILL BE PROVIDED ALONG BOULEVARDS A AND B, ALONG BOTH SIDES OF THE STREETS THAT RUN INTO THE PROPERTY AND ALONG INTERNAL LOCAL STREETS.
b. INTERNAL PEDESTRIAN CIRCULATION BETWEEN BLOCKS MAY ALSO BE PROVIDED IN ACCESS EASEMENTS THAT ARE CREATED WITHIN DRAINAGE EASEMENTS AT THE BACK OF EACH TRACT.

3. **BICYCLE ACCESS:**
a. BICYCLE LANES ARE NOT PROVIDED ON THE STREET SECTIONS TO BE BUILT AS PART OF THIS SITE PLAN FOR SUBDIVISION.
b. IT IS OUR INTENT TO PROVIDE BICYCLE LANES IN FUTURE PHASES WITHIN THE MAJOR NORTH/SOUTH STREET SECTIONS, INCLUDING THE NEXT MAJOR NORTH/SOUTH STREET EAST OF THE PHASE ONE EMPLOYMENT CENTER. USE OF BICYCLES ON TRAILS, CONNECTOR AND LOCAL STREETS AND WITHIN THE INTERIOR BLOCK ACCESS EASEMENTS WILL BE ALLOWED AND ENCOURAGED.

4. **TRANSIT:**

a. TRANSIT WILL BE ACCOMMODATED WITHIN THE PROJECT STREET SECTIONS THROUGH THE USE OF SEWAGE AND STERLING.
b. IT IS OUR INTENT TO ALSO ACCOMMODATE TRANSIT WITHIN THE CENTER MEDIAN OF THE NEXT MAJOR NORTH/SOUTH STREET SECTION, TO BE LOCATED EAST OF THE PHASE ONE EMPLOYMENT CENTER.
c. TO ACCOMMODATE LOCATIONS OF POTENTIAL TRANSIT SHELTERS, 200 SQUARE FEET (10' X 20') SHALL BE RESERVED FOR TRANSIT SHELTERS ABUTTING THE RIGHT-OF-WAY ALONG DESIGNATED MAJOR TRANSIT CORRIDORS. THE RESERVED AREA SHALL BE ON THE FAR SIDE OF MAJOR INTERSECTIONS 75 FEET FROM THE CURB RADII AT THE INTERSECTION, AND 12 FEET FROM THE BACK OF THE CURB TO THE BACK OF THE TRANSIT SHELTER.
d. FUTURE EMPLOYERS IN THE PLAN AREA WILL PARTICIPATE IN THE CITY'S TRANSIT DEMAND MANAGEMENT PROGRAM.

6a

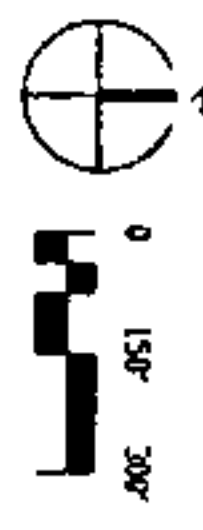
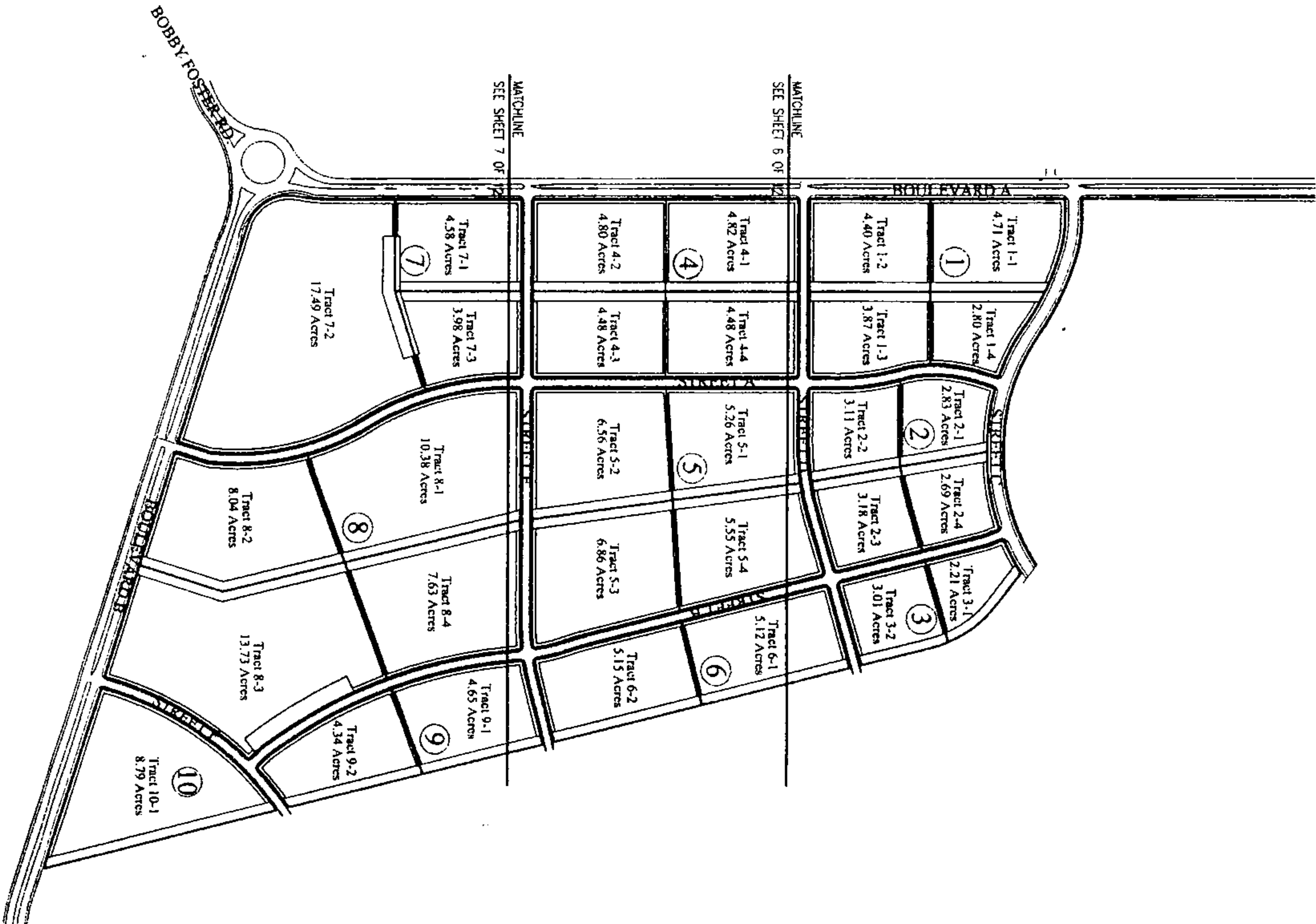
LOT SIZE:
1. MINIMUM LOT SIZE SHALL BE PURSUANT TO CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19 INDUSTRIAL PARK ZONE. THIS INCLUDES:
a. A MINIMUM LOT AREA OF ONE-HALF ACRE.
b. A MINIMUM LOT WIDTH OF 100 FEET; AND
c. REQUIREMENT THAT NO MORE THAN 50% OF THE SURFACE OF ANY LOT OR SITE SHALL BE COVERED WITH BUILDINGS.

6b

MAXIMUM FAR:
1. THE MAXIMUM FLOOR AREA RATIO FOR THE ENTIRE EMPLOYMENT CENTER IS 50.
2. THE MAXIMUM FLOOR AREA RATIO FOR INDIVIDUAL TRACTS IS 50.

GENERAL NOTES

1. PHASING OF INFRASTRUCTURE AND PLANTING IS ANTICIPATED.
2. LOTS SHOWN ON THE PLAN ARE ILLUSTRATIVE.
3. THE ADDITION OF ROAD ROW AND UTILITY EASEMENTS SHALL BE CONSIDERED A MINOR MODIFICATION TO THE SITE PLAN. PROVIDED THAT THE REVISIONS ARE CONSISTENT WITH THIS SITE PLAN FOR SUBDIVISION AND DESIGN STANDARDS.
4. DRIVEWAY ACCESS CUTS FROM PUBLIC ROWS ARE TO BE DETERMINED DURING INDIVIDUAL SITE DEVELOPMENT DESIGN.
5. FUTURE SIDEWALKS ARE TO BE DESIGNED AND CONSTRUCTED DURING INDIVIDUAL LOT SITE DEVELOPMENT.



SITE PLAN FOR SUBDIVISION - MASTER DEVELOPMENT PLAN

1" = 300'



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 Suite 100
 Albuquerque, NM 87109
 505 261-9789
 fax: 505-422-1222
 info@psshabi.com

PROJECT
 ARCHITECT
 EPC
 SUBMITTAL

DESIGNER

MESA DEL SOL

Employment Center - Phase One

Albuquerque, New Mexico
City Project #1004097

REVISIONS
 1. PRELIMINARY REVISIONS
 2. PRELIMINARY REVISIONS
 3. PRELIMINARY REVISIONS
 4. PRELIMINARY REVISIONS

DRAWN BY: S.C. CHAM
 REVIEWED BY: DFB
 DATE: OCTOBER 10, 2005
 PROJECT NO.: 09004
 DRAWING NAME: STREET DESIGN AND SECTIONS - MASTER DEVELOPMENT PLAN
 SHEET NO.:

STREET DESIGN

INTENT

1. TO ORGANIZE AN ADAPTABLE AND INTERCONNECTED TRANSPORTATION SYSTEM WHICH PROVIDES SUPERIOR ACCESS TO ALL BUILDINGS, SIDEWALKS, TRAILS AND TRANSIT MODES AND WHICH SEEKS TO MINIMIZE NEGATIVE IMPACTS ON AIR POLLUTION AND RELIANCE ON THE AUTOMOBILE.

2. TO PROVIDE A BALANCED SYSTEM OF THROUGH STREETS, TRANSIT CORRIDORS, SIDEWALKS AND TRAILS IN A PATTERN THAT FACILITATES DISPERSED TRAFFIC AND MULTIPLE ACCESS ROUTES TO ALL SITES.

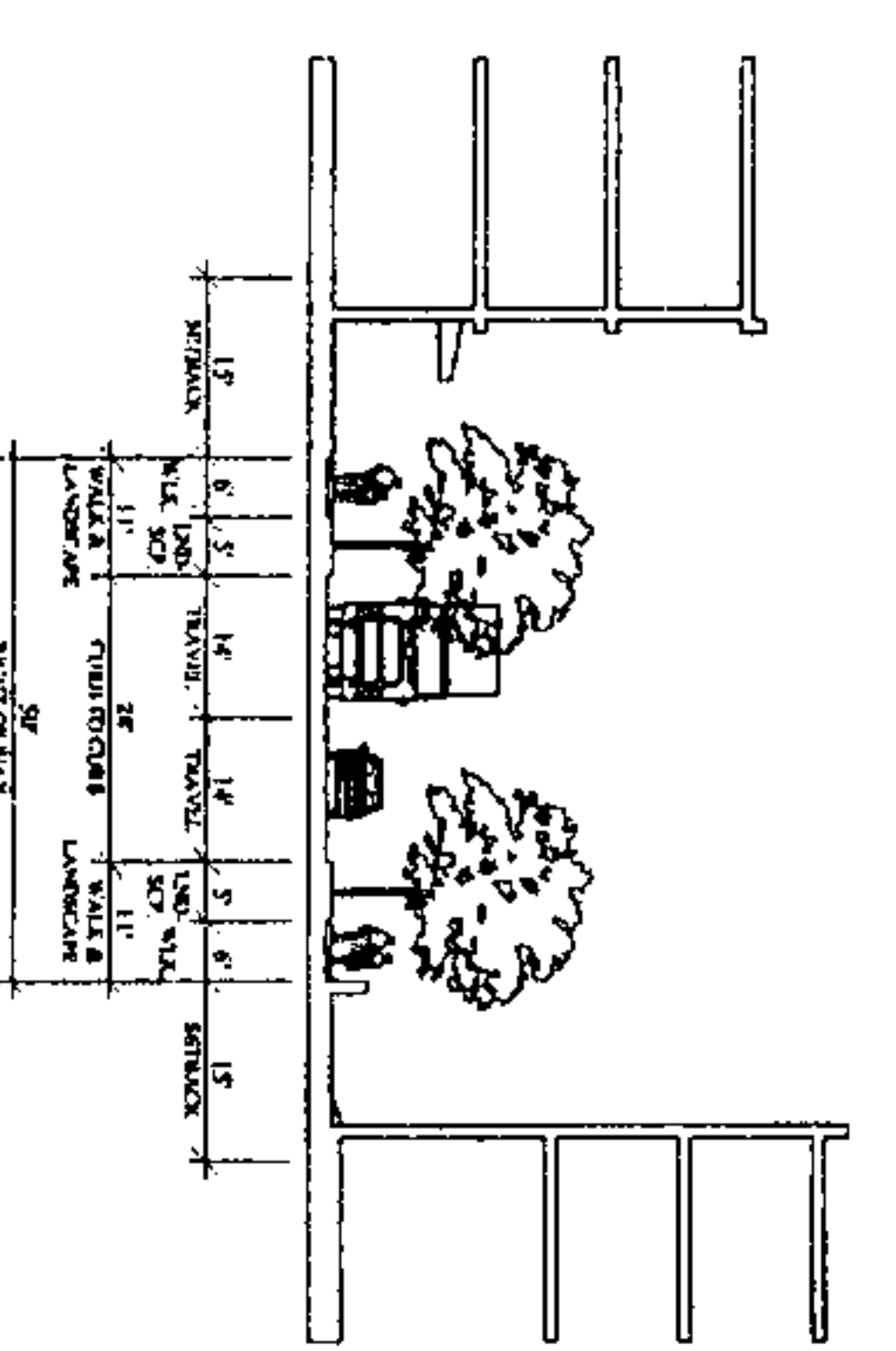
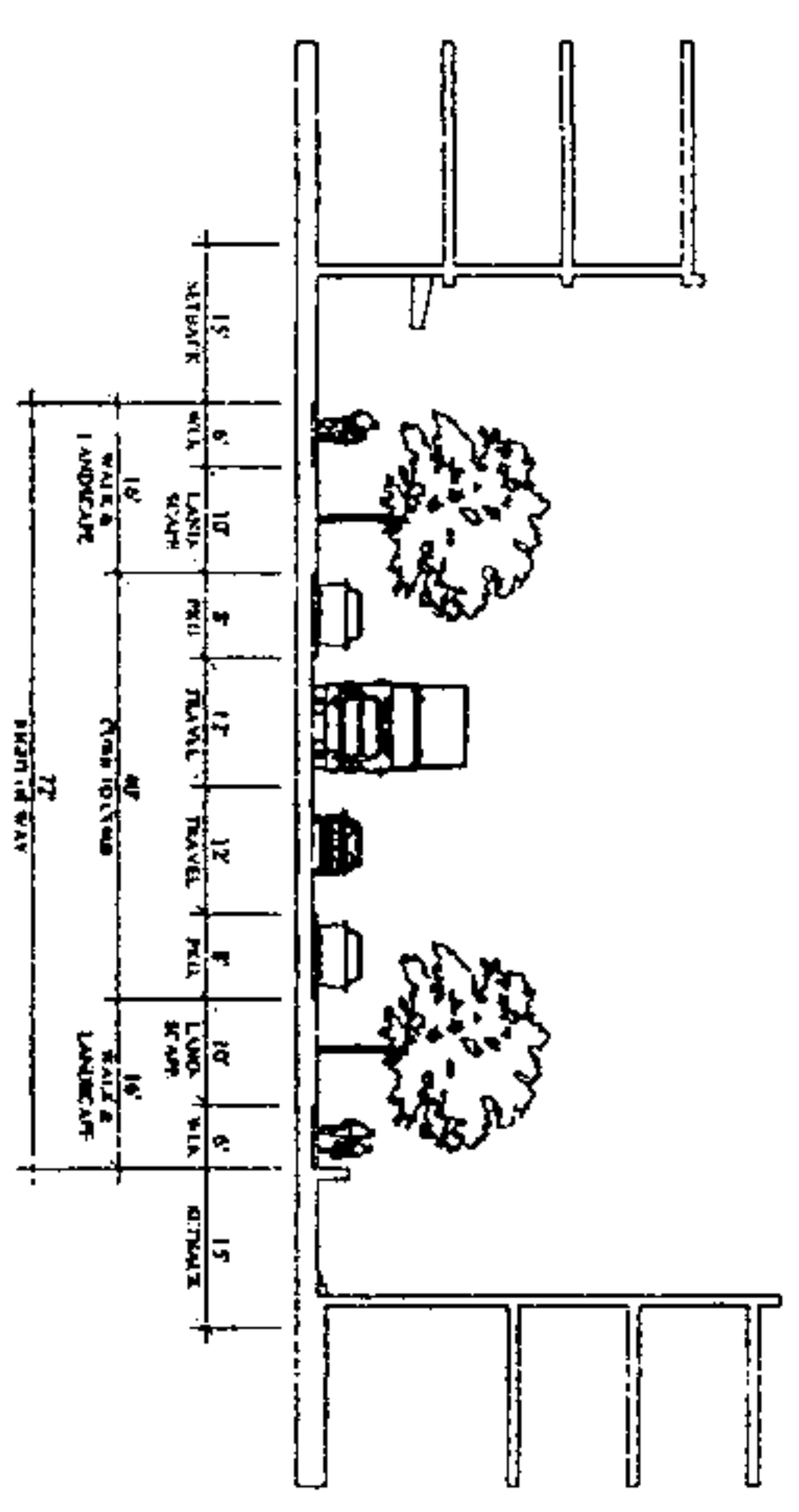
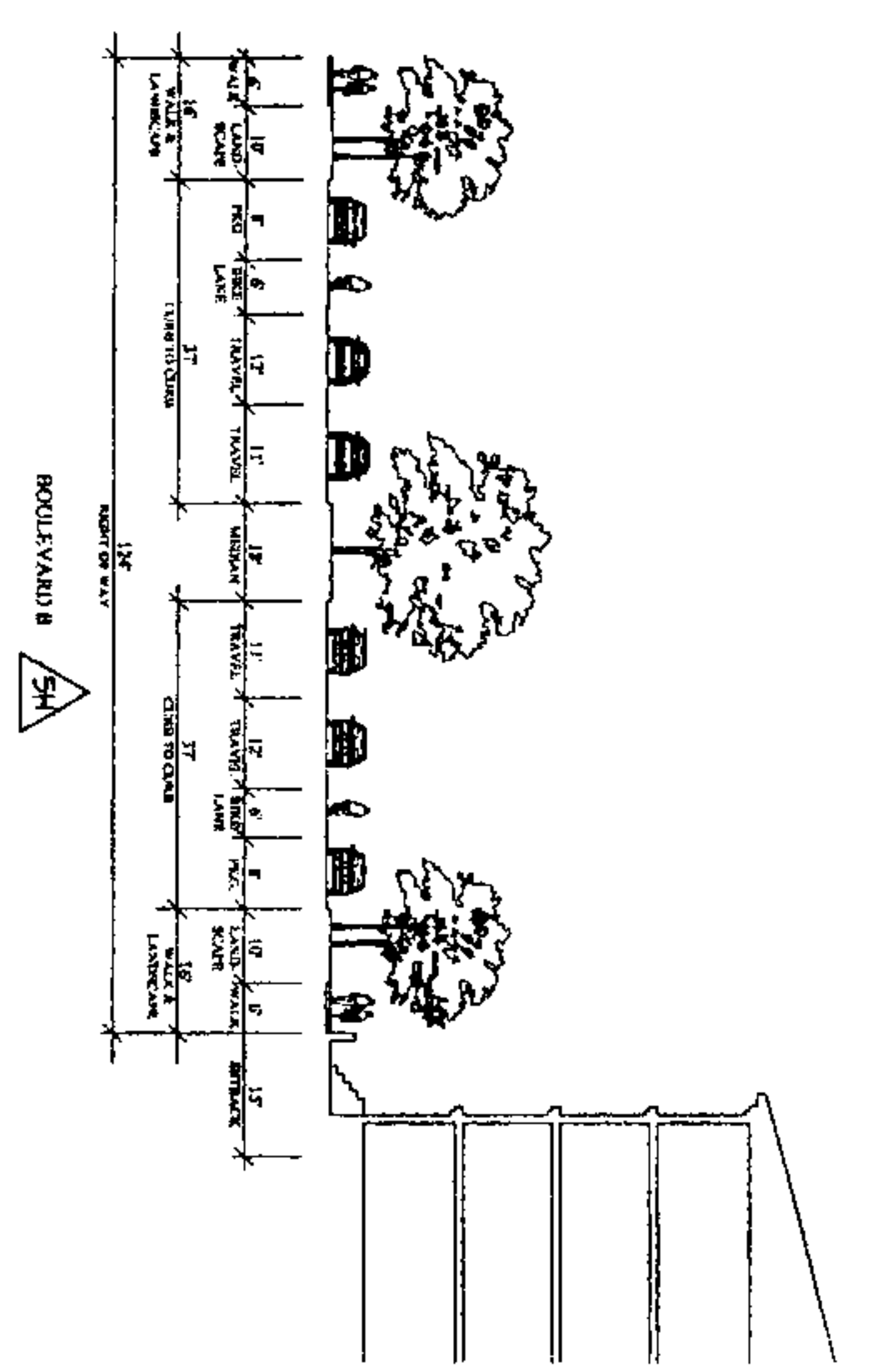
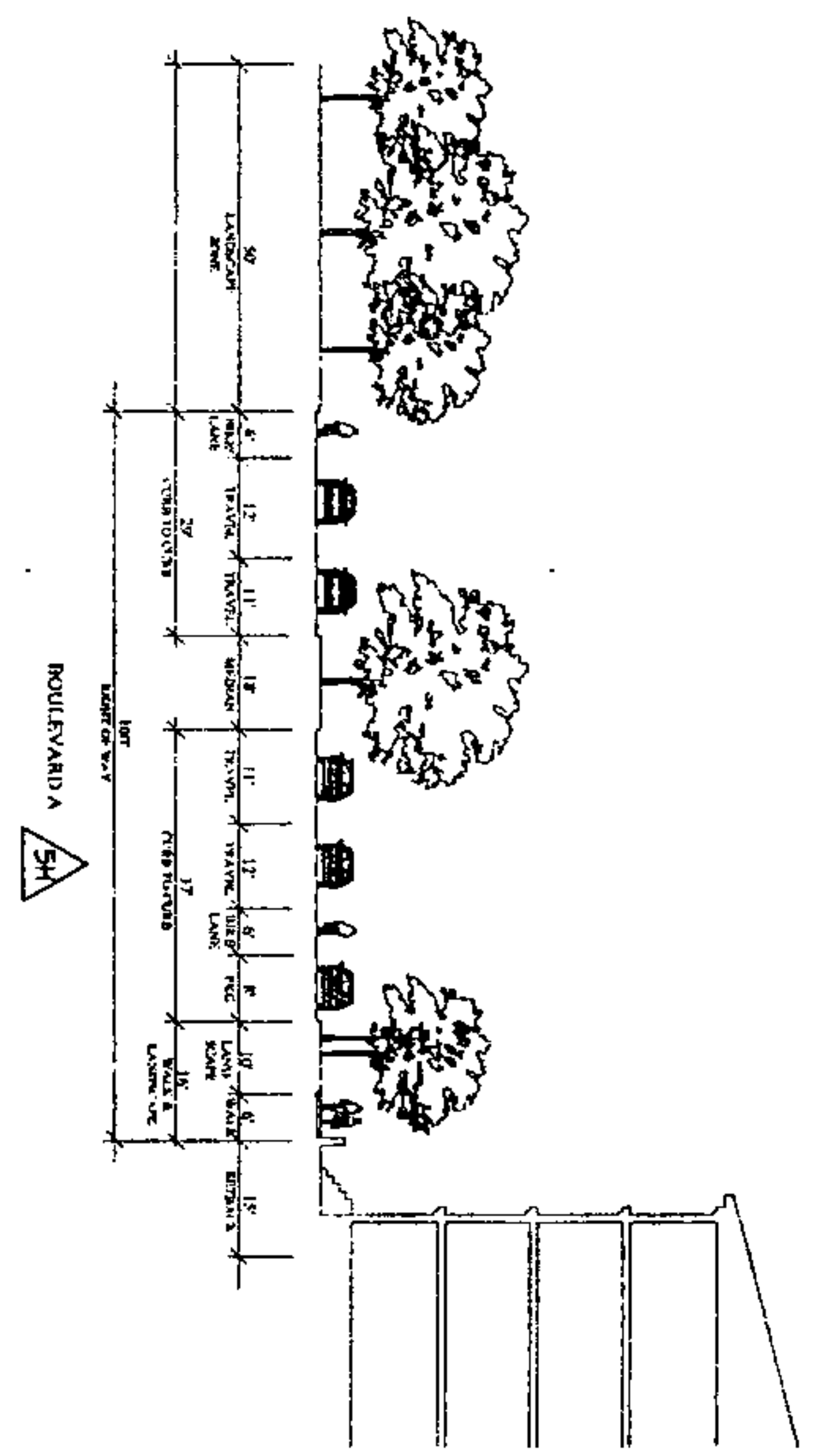
STANDARDS

1. UTILIZE NEW ROAD CLASSIFICATIONS SPECIFIC TO MESA DEL SOL. THIS HIERARCHY OF STREETS.
2. REFLECT AN INNOVATIVE TRANSPORTATION MODEL THAT INCREASES THE FREQUENCY OF MEDIUM TRAFFIC-VOLUME STREETS IN A GRID-LIKE CONFIGURATION.
3. DISPERSES VEHICULAR TRAFFIC, AND
4. CREATES OPPORTUNITIES FOR THE DEVELOPMENT OF MULTI-MODAL CIRCULATION CORRIDORS.

2. THE ROAD SECTIONS FOR THE MESA DEL SOL EMPLOYMENT CENTER, PHASE ONE INCLUDE BOULEVARD A, INDUSTRIAL CONNECTOR AND INDUSTRIAL LOCAL STREETS (SEE STREET SECTION ILLUSTRATIONS).

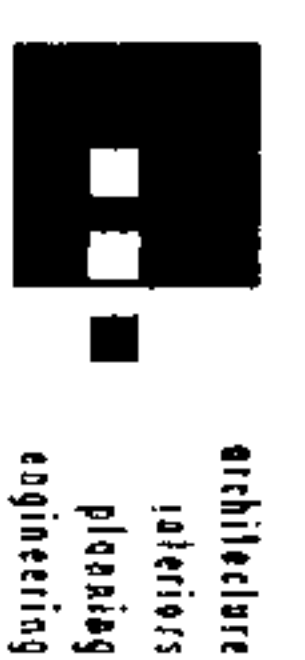
BOULEVARD A

- I. BOULEVARD A RUNS ALONG THE WEST SIDE OF THE EMPLOYMENT CENTER, AND HAS A 100-FOOT RIGHT-OF-WAY COMPRISED OF A 64-FOOT, FOUR-LANE, MEDIAN-DIVIDED, PUBLIC STREET, WITH ON-STREET PARKING LOCATED ON ONE SIDE OF THE STREET - THE SIDE ADJACENT TO THE EMPLOYMENT CENTER.
- II. BOULEVARD B RUNS ALONG THE SOUTH SIDE OF THE EMPLOYMENT CENTER, AND HAS A 124-FOOT RIGHT-OF-WAY COMPRISED OF A 92-FOOT, FOUR LANE, MEDIAN-DIVIDED, PUBLIC STREET, WITH ON-STREET PARKING LOCATED ON BOTH SIDES OF THE STREET.



SECTIONS

NOT TO SCALE



Dekker Perich Sabatini
 5801 Hillcrest NE
 Suite 100
 Albuquerque, NM 87109
 505.761-9708
 fax: 761-4222
 dps@dpssabi.com

ARCHITECT
 EPC
 SUBMITTAL

OWNER

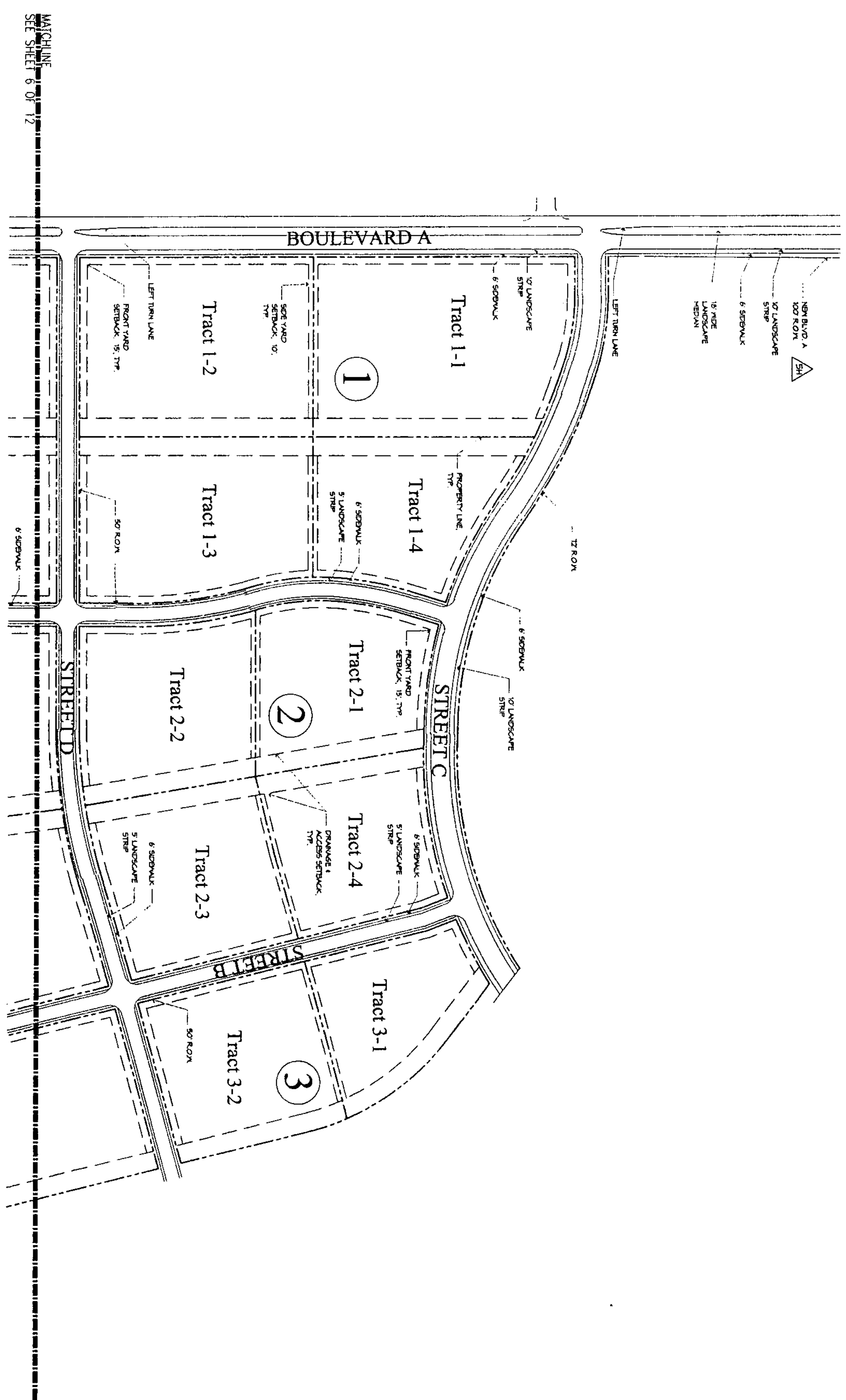
MESA DEL SOL
 Employment Center - Phase One
 Albuquerque, New Mexico
 City Project #1004097

REVISIONS

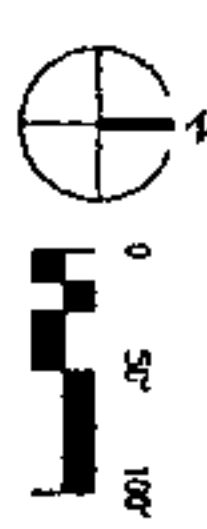
4-3-05	SP. SUBMITTAL, 2005
5-4-05	PC. CORRECTIVE ACTION
5-10-05	PC. SUBMITTAL, REVISIONS
5-10-05	OND SUBMITTAL

DRAWN BY: **SL CHM**
 CHECKED BY: **DPS**
 DATE: **OCTOBER 10, 2005**
 PROJECT NO: **0904K**
 DRAWING NAME: **ENLARGED SITE PLAN FOR SUBDIVISION FOR MASTER DEV. PLAN**

SHEET NO.



ENLARGED SITE PLAN



1" = 100'

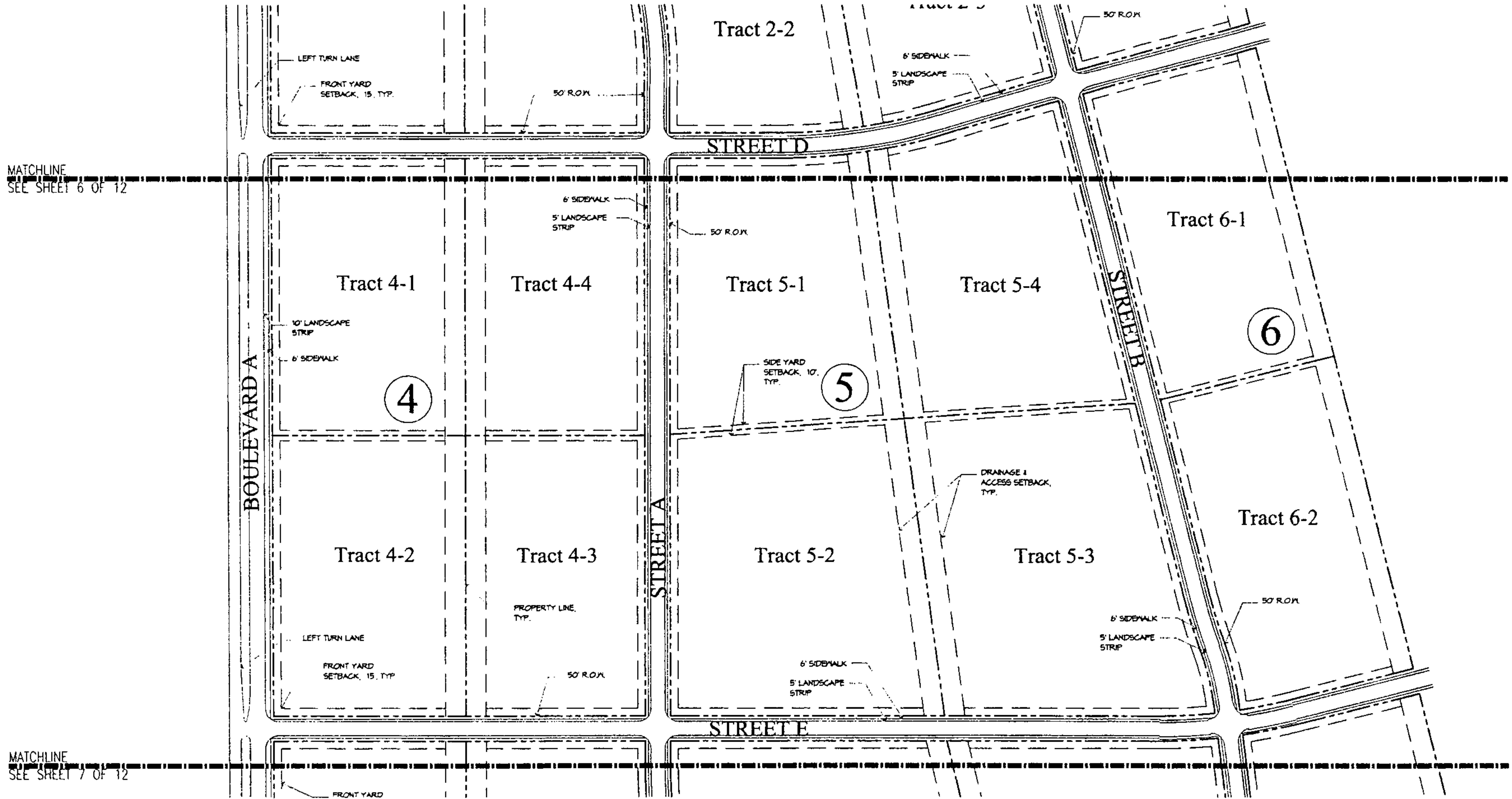
MATCHLINE
 SEE SHEET 6 OF 12

REVISIONS	
△ 4-26-09	EPC SUBMITTAL REVISION
△ 8-4-09	EPC SUBMITTAL REVISION
△ 10-10-09	DPS SUBMITTAL
△	

DRAWN BY:	SZ CMW
REVIEWED BY:	DPE
DATE:	OCTOBER 10, 2009
PROJECT NO.:	09064
DRAWING NAME:	

ENLARGED SITE
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN

SHEET NO.



ENLARGED SITE PLAN



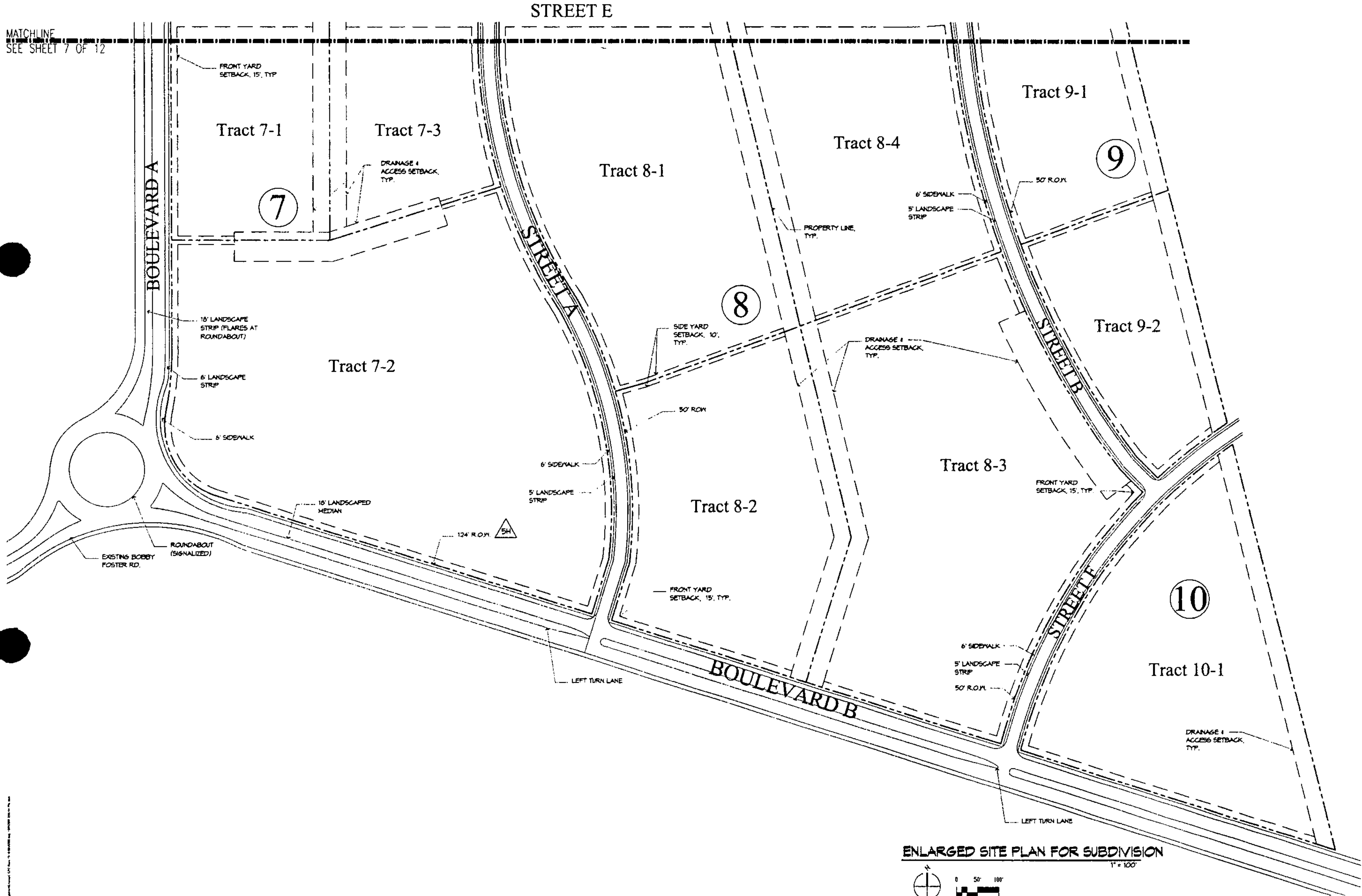
1" = 100'

REVISIONS	DATE	DESCRIPTION
△	4-26-09	EPC SUBMITTAL REVISIONS
△	5-4-09	EPC + DRWG CORRECTIONS
△	10-10-08	DRB SUBMITTAL
△		

DRAWN BY	SZ, MB, CMM
REVIEWED BY	DPS
DATE	OCTOBER 10, 2008
PROJECT NO.	08064
DRAWING NAME	

ENLARGED SITE
PLAN FOR
SUBDIVISION FOR
MASTER DEV. PLAN

SHEET NO.



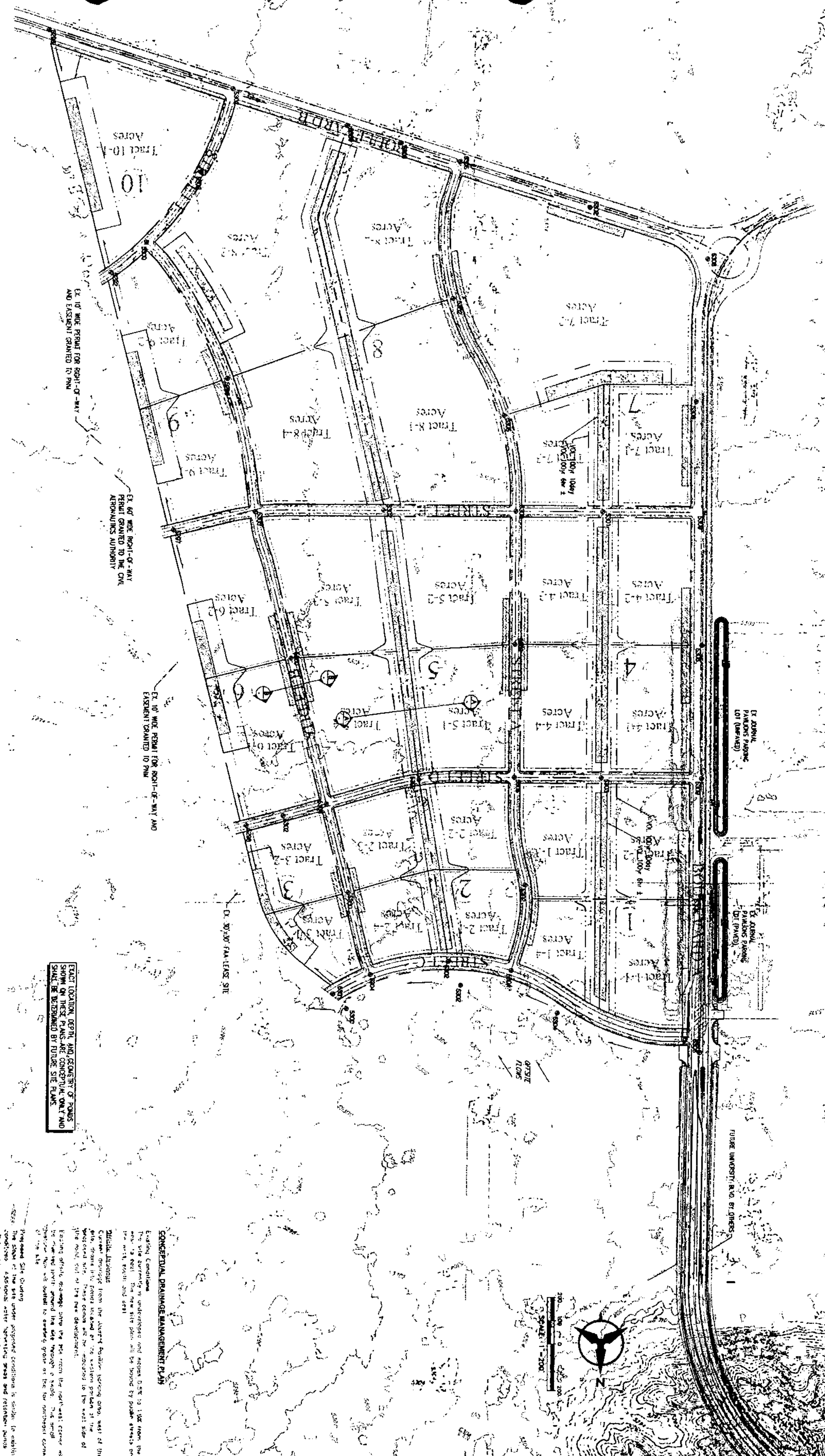
MATCHLINE
SEE SHEET 7 OF 12

ENLARGED SITE PLAN FOR SUBDIVISION
1" = 100'

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

- REVISIONS
- ▲ 4-4-05 PLS. SPATIAL, REVISIONS
 - ▲ 4-4-05 PLS. SPATIAL, REVISIONS
 - ▲ 4-4-05 PLS. SPATIAL, REVISIONS
 - ▲ 4-4-05 PLS. SPATIAL, REVISIONS

DRAWN BY: NPS
REVIEWED BY: JLM
DATE: OCTOBER 10, 2005
PROJECT NO: 050044
DRAWING NO: CONCEPTUAL GRADING & DRAINAGE PLAN

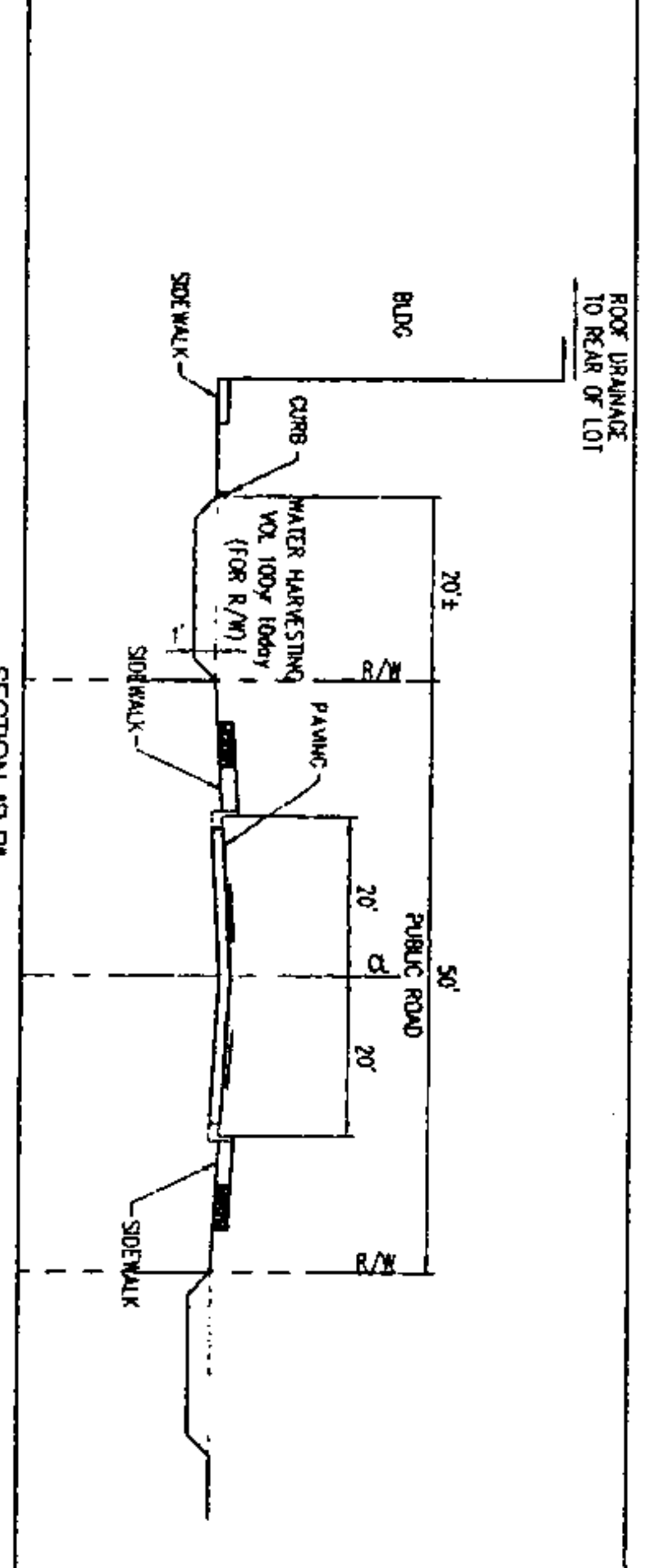
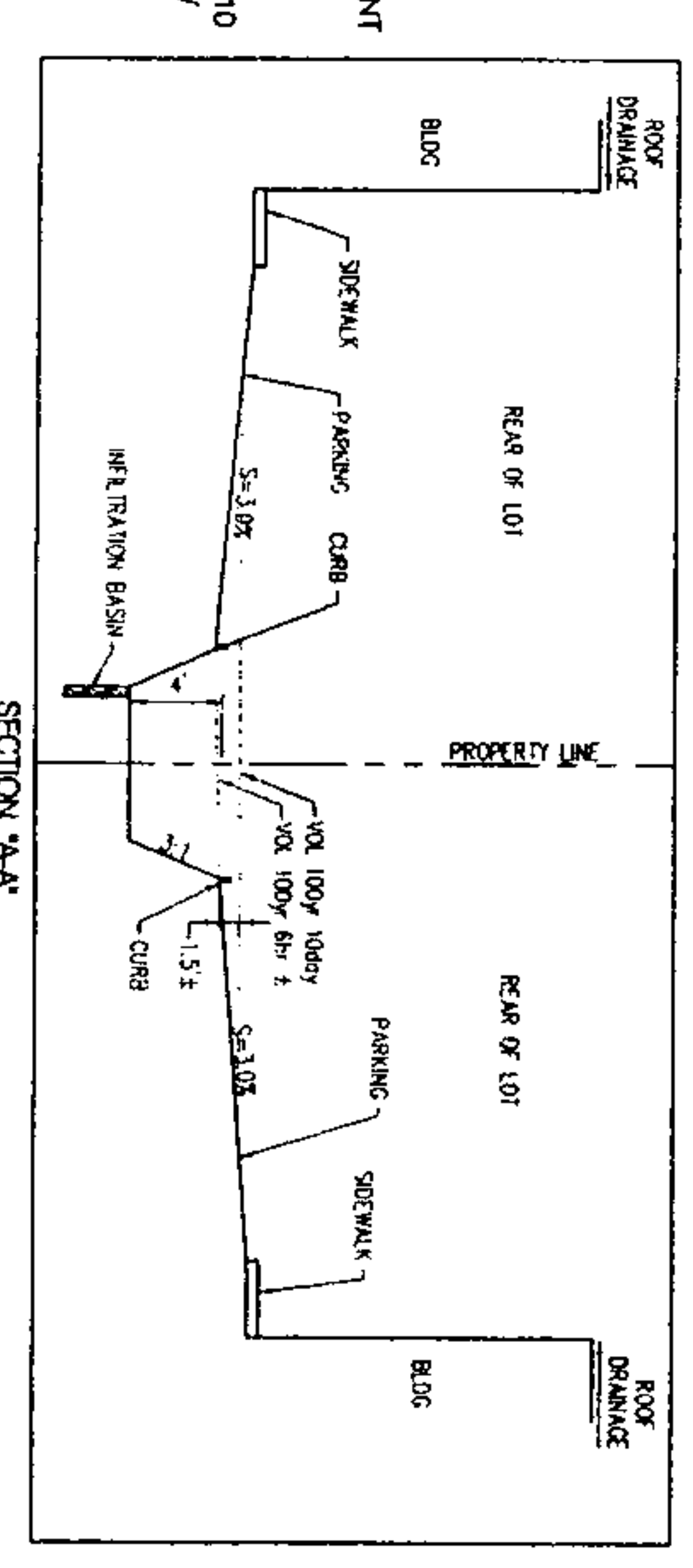


EXACT LOCATION, DEPTH, AND QUANTITY OF POUNDS SHOWN ON THESE PLANS ARE CONCEPTUAL ONLY AND SHALL BE DETERMINED BY FUTURE SITE PLANS.

EX. 10' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT CHAINED TO PNM

EX. 6' WIDE PERMIT FOR RIGHT-OF-WAY PERMIT CHAINED TO THE CIVIL AIRBORNS AUTHORITY

EX. 10' WIDE PERMIT FOR RIGHT-OF-WAY AND EASEMENT CHAINED TO PNM

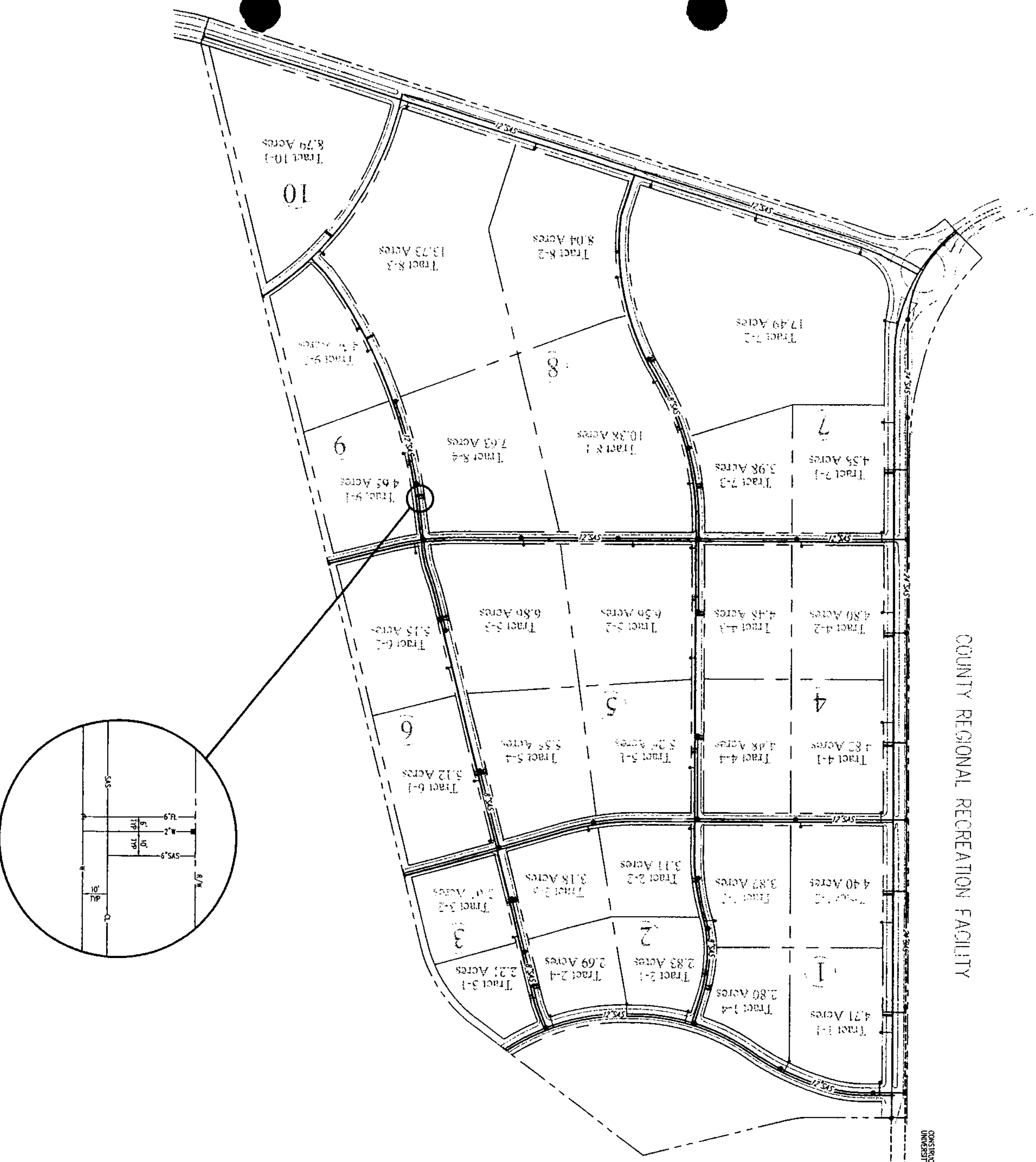


- LEGEND**
- 4' DEEP POND FOR 100YR 6-HR STORM ±
 - HIGH WATER LINE ON PAVEMENT OF 100YR 10 DAY STORM
 - WATER HARVESTING OF 100YR 10 DAY STORM FROM PUBLIC RW

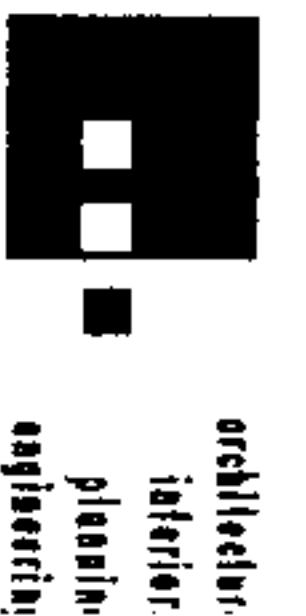
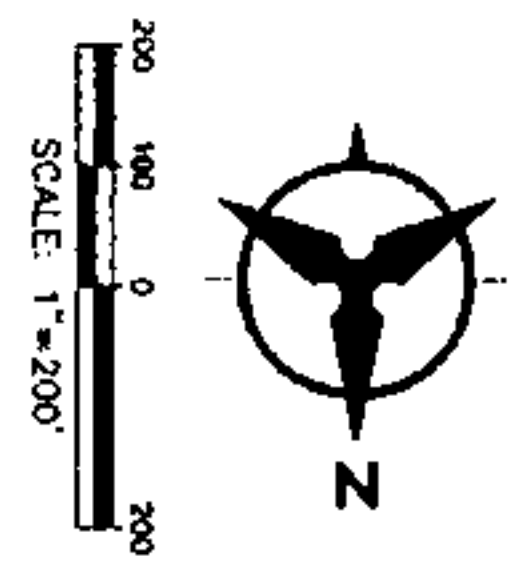
P:\1004097\05\plan\05-10-05\water development\Perich_24 x 36 October 10, 2005 - 1:53pm

Botman & Huston
Conceptual, Spatial Data & Advanced Technologies
3800 Johnson Dr. NE, Albuquerque, NM 87106-4355
505.261.2211

COUNTY REGIONAL RECREATION FACILITY



CONSTRUCTED WITH CITY UNIVERSITY BLVD PROJECT



Dekker Perich Sabatini
 8801 Jefferson St
 Albuquerque, NM 87116
 505 261-4722
 505 261-4723
 info@psasab.com

MESA DEL SOL
 Employment Center - Phase One
 Albuquerque, New Mexico
 City Project #1004097

REVISIONS
 4-4-05 BY: [Signature] FOR: [Signature]
 5-4-05 BY: [Signature] FOR: [Signature]
 6-15-05 BY: [Signature] FOR: [Signature]

CONCEPTUAL UTILITY PLAN

Bohannon & Huston
 7700 Jefferson Blvd. NE, Albuquerque, NM 87110-1505
 ENGINEERING • SURVEILLING • ARCHITECTURE • ADVANCED TECHNOLOGIES

MASTER DEVELOPMENT PLAN DESIGN STANDARDS

INTRODUCTION

THE OVERALL GOAL OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE IS TO ESTABLISH A PREMIER, SUSTAINABLE EMPLOYMENT CAMPUS THAT WILL DREAM AND ACCOMMODATE A WIDE VARIETY OF JOB-CREATING BUSINESSES TO THE AREA.

THESE DESIGN GUIDELINES ARE WRITTEN AS INTENT STATEMENTS WITH DESIGN STANDARDS, AND ARE TO BE OBSERVED ACCORDINGLY.

PERMISSIVE USES

THIS ZONE PROVIDES SUITABLE SITES FOR A WIDE RANGE OF INDUSTRIAL, OFFICE AND COMMERCIAL USES. PERMISSIVE USES IN THE S.U.I. FOR IP ZONE INCLUDE ALL OF THE PERMISSIVE AND CONDITIONAL USES LISTED IN THE CITY OF ALBUQUERQUE ZONING CODE SECTION 14-16-2-19, INDUSTRIAL PARK ZONE.

DESIGN STANDARDS - GENERAL INTENT

THE GENERAL INTENT OF THE MESA DEL SOL EMPLOYMENT CENTER PHASE ONE DESIGN GUIDELINES IS TO:

1. ESTABLISH A PRACTICAL, INTERCONNECTED SYSTEM OF STREETS AND OPEN SPACES THAT ALLOW EASY ORIENTATION AND CONVENIENT ACCESS FOR ALL MODES OF TRANSPORTATION.
2. ACCOMMODATE A BROAD MIX OF DEVELOPMENT TYPES.
3. PROVIDE COMMON USABLE OPEN SPACE THAT IS OF MUTUAL BENEFIT TO SURROUNDING PROPERTY OWNERS, BUSINESS EMPLOYEES AND VISITORS.
4. CONSTRUCT THE EARLY PHASES OF DEVELOPMENT IN A MANNER THAT ESTABLISHES A PATTERN, CHARACTER AND IDENTITY FOR THE LONG-TERM EVOLUTION OF THE EMPLOYMENT CENTER AND THE ENTIRE MESA DEL SOL COMMUNITY.
5. CREATE A BUILT ENVIRONMENT THAT IS IN SCALE AND CHARACTER WITH PEDESTRIAN-ORIENTED ACTIVITIES.
6. PROVIDE A FRAMEWORK FOR DEVELOPMENT THAT ENCOURAGES THE USE OF SUSTAINABLE PLANNING AND DESIGN PRACTICES.

PROJECT IDENTITY

1. ESTABLISH AN IMAGE FOR A STATE-OF-THE-ART EMPLOYMENT CENTER THAT LOOKS APPROPRIATE AND TIMELESS IN THE HIGH DESERT SETTINGS.
2. CREATE INDUSTRIAL AND COMMERCIAL ARCHITECTURE THAT EMPHASIZES THE UNIQUE CHARACTERISTICS OF ARCHITECTURAL STYLES PRESENT IN NEW MEXICO.

1. SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE DESIGN ARE TO BE COORDINATED IN ORDER TO REINFORCE THE PROJECT IDENTITY.
2. FOCAL AREAS FOR PROJECT IDENTITY DESIGN SHALL BE THE PRIMARY ROAD CORRIDORS, ENTRIES TO THE PROPERTY, PUBLIC BUILDING ENTRANCES, INTERNAL CIRCULATION AREAS, AND PRIVATE RECREATION AND GATHERING SPACES.

3. FOR ADDITIONAL INFORMATION, SEE DESIGN STANDARDS FOR SITE PLANNING, ARCHITECTURE, LANDSCAPE, LIGHTING AND SIGNAGE.

SITE PLANNING

1. PROVIDE FOR COMPATIBILITY OF USE, ACCESS AND CIRCULATION BETWEEN ADJOINING PROPERTIES.
2. ENSURE THAT STREETS ARE TREATED AS DEVELOPMENT FRONTAGE.
3. SET STANDARDS OF QUALITY THAT WILL ENSURE LONG-TERM VALUE AND MAINTAINABILITY OF PROPERTIES.
4. ENSURE THAT BUILDING PLACEMENT AND ORIENTATION IS CONSISTENT WITH PEDESTRIAN-ORIENTED DEVELOPMENT.
5. MINIMIZE NEGATIVE VISUAL IMPACTS OF SERVICE AREAS AND DISCOURAGE ANY DEVELOPMENT FROM ORIENTING POOR QUALITY BUILDING FACADES OR SERVICE AREAS TOWARD A PUBLIC STREET.
6. PROVIDE FOR THE COORDINATION OF DESIGN AND LOCATION OF WALLS AND FENCES TO MAXIMIZE THE POSITIVE INTERRELATIONSHIP OF BUILDINGS, PUBLIC STREETS AND OPEN SPACE.
7. PROVIDE AREA(S) WITHIN EACH TRACT WHERE STORM WATER RUNOFF CAN BE DIRECTED AND USED TO SUPPLEMENT AUTOMATED IRRIGATION.

8. PROVIDE OPPORTUNITIES FOR MID-BLOCK PEDESTRIAN CIRCULATION.
9. RE-ESTABLISH DESERT GRASSLAND, NEEM WILDLIFE AND PLANT HABITAT CORRIDORS WITHIN THE EMPLOYMENT CENTER.

STANDARDS

1. LOTS SHALL BE DESIGNED TO MINIMIZE CONFLICTS BETWEEN AUTOMOBILES, TRUCKS, BIKES, AND PEDESTRIANS, AS WELL AS TO CREATE AN ORGANIZED SYSTEM OF ENTRANCES, DRIVEWAYS, PARKING LOTS AND DELIVERY AREAS.
2. NO DEVELOPMENT SHALL BE PERMITTED TO PLACE OR ORIENT BUILDINGS, PARKING, CIRCULATION, OR SERVICE FACILITIES ON A LOT IN SUCH A WAY AS TO TREAT PRIMARY STREET FRONTAGES AS A REAR LOT LINE.
3. ALL BUILDING FRONTAGES VISIBLE FROM A STREET SHALL HAVE THE EQUIVALENT TREATMENT OF THE PRIMARY BUILDING FACADE AND COMPLETELY SCREEN ALL SERVICE AND LOADING FACILITIES.
4. LARGE BUILDINGS OVER 30,000 SQUARE FEET SHALL BE LOCATED TO MINIMIZE THE IMPACT OF WINDOWLESS WALLS AND SERVICE AREAS ON PUBLIC STREETS.
5. WALLS AND FENCES:
 - a. IF PROVIDED, WALLS AND FENCES SHALL COMPLY WITH THE INTENT OF THE CITY'S DESIGN MANUAL FOR SUBDIVISION ACCESS AND PERIMETER WALLS. CHAIN LINK FENCING IS NOT ALLOWED.
 - b. WALLS AND FENCES EXCEEDING FOUR FEET IN HEIGHT THAT ARE LOCATED WITHIN THE SETBACK AREA ADJOINING A PUBLIC STREET SHALL PROVIDE VARIETY AND ARTICULATION AT INTERVALS NOT EXCEEDING 100 FEET THROUGHOUT NOT LESS THAN TWO OF THE FOLLOWING METHODS:
 - i. CHANGES IN PLANE OF NOT LESS THAN TWO FEET.
 - ii. EXPRESSION OF STRUCTURE, SUCH AS POST, COLUMN, OR PLAGSTER NOT LESS THAN ONE FOOT IN WIDTH.
 - iii. VARIATION OF MATERIAL, AND/OR
 - iv. VARIATION OF FORM, SUCH AS FROM SOLID TO OPEN RACKETS.
 - v. THE DESIGN AND MATERIALS FOR WALLS AND FENCES SHALL BE COORDINATED WITH THE DESIGN AND MATERIALS OF THE PRINCIPAL BUILDINGS IN TERMS OF COLOR, QUALITY, SCALE AND DETAIL.
6. STORAGE AREAS MUST BE SCREENED.
7. ACCESSIBLE ROUTES SHALL BE PROVIDED BETWEEN BUILDINGS, AND BETWEEN BUILDINGS AND ACCESSIBLE PARKING.
8. IN ORDER TO FACILITATE PEDESTRIAN ACCESS FROM NON-PARKING AREAS, PEDESTRIAN USE AREAS TO FUTURE TRANSIT SERVICE ALONG BUNCHED TRANSIT CORRIDORS, THE CREATION OF A NETWORK OF PEDESTRIAN PATHS BETWEEN PROPOSED LOTS WILL BE ENCOURAGED AND ALLOWED. ADDITIONALLY, THE CONCEPTUAL SITE PLAN ON SHEET 11 OF 12 ILLUSTRATES THE APPLICANT'S INTENTION TO RECREATE PEDESTRIAN ACCESS WITHIN THE LARGER BLOCKS THAT ARE DESIGNATED FOR NON-INDUSTRIAL, PRIMARILY OFFICE BUILDINGS.
9. ACCESS AND DRAINAGE EASEMENTS SHALL BE PROVIDED ALONG THE REAR TRACT LINES, IN THE MIDDLE OF THE BLOCKS.
10. SERVICE AND BEVERAGE SERVICE LINES SHALL BE DESIGNED AS PART OF THE SITE CIRCULATION AND SHALL NOT BE USE DEDICATED LINES THAT ADD INTERFERENCES SURFACE.
11. SERVICE AREAS AND STORAGE AREAS SHALL NOT FRONT ONTO STREETS AND OPEN SPACES.
12. REUSE STORAGE AND PICK-UP AREAS SHALL BE COMBINED WITH OTHER SERVICE AND LOADING AREAS TO THE EXTENT PRACTICABLE, UNLESS NOTED OTHERWISE. ALL DEVELOPMENT SHALL COMPLY WITH THE SMOG ORDINANCES AND REQUIREMENTS.
13. WHERE POSSIBLE, UTILITY EQUIPMENT SHALL BE LOCATED TO FACILITATE ACCESS AND CONNECTION TO MULTIPLE PROPERTIES.
14. UTILITY APPEARANCES WITHIN THE RIGHT-OF-WAY SHALL BE LOCATED BEHIND THE SIDEWALK AND OUT OF THE LANDSCAPE ZONE BETWEEN THE CURB AND SIDEWALK. IF THEY MUST BE LOCATED NEAR THE CURB, EQUIPMENT SHALL BE CENTERED IN THE LANDSCAPE SPACE.
15. SUSTAINABLE SITE PLANNING, BUILDING DESIGN AND CONSTRUCTION AS OUTLINED BELOW IS REQUIRED.
 - a. SITE PLANS MUST INCLUDE INTEGRATED GRADING AND DRAINAGE ARCHITECTURE AND LANDSCAPE DESIGN, AND SHALL BE DESIGNED TO ACHIEVE OPTIMUM SUSTAINABILITY.
 - b. SUSTAINABLE DESIGN PRINCIPLES, ENVIRONMENTALLY RESPONSIBLE BUILDING CONCEPTS, AND EARTH-FRIENDLY PRODUCTS SHALL GUIDE DESIGN AND DEVELOPMENT OF FUTURE SITE DEVELOPMENT PLANS.
 - c. SITE PLANS FOR BUILDING PERMIT THAT ARE ADJACENT TO UNIVERSITY BLVD. (BLVD. "A" IN THE SUBMITTAL) SHALL SHOW PEDESTRIAN CONNECTIONS TO THE STREET AND PROVIDE ENTRANCES THAT ARE ORIENTED TOWARDS UNIVERSITY BOULEVARD (BOULEVARD "A").

2. CREATE A CLEARLY ORGANIZED SYSTEM OF ENTRANCES, DRIVEWAYS, PARKING AREAS, AND PEDESTRIAN CIRCULATION.
3. MITIGATE HEAT/GLAZE THROUGH THE PROVISION OF LANDSCAPING.
4. MINIMIZE THE VISUAL IMPACT OF PARKING AREAS ON STREETS, AND ADJOINING DEVELOPMENT, GENERALLY LOCATE PARKING LOTS TO THE SIDE OR REAR OF BUILDINGS, MAINTAIN THE POSITIVE CHARACTER OF STREETS AND BUILDINGS THROUGH CONTINUITY OF BUILDINGS AND LANDSCAPE FRONTAGE.
5. UTILIZE STORM WATER SURFACE RUNOFF TO SUPPLEMENT AUTOMATED LANDSCAPE IRRIGATION.

STANDARDS

1. PARKING SPACE QUANTITY AND DIMENSION REQUIREMENTS SHALL BE PER THE CITY OF ALBUQUERQUE'S COMPREHENSIVE ZONING CODE AND DEVELOPMENT PROCESS MANUAL.
2. CITY AREA REQUIREMENTS FOR PARKING LOT LANDSCAPING SHALL APPLY.
3. PARKING AREAS SHALL BE SUBDIVIDED INTO SUB AREAS WITH LANDSCAPING AND PEDESTRIAN CIRCULATION CORRIDORS SO THAT NO SUB AREA CONSISTS OF MORE THAN 150 PARKING SPACES.
4. CLEAR PEDESTRIAN CONNECTIONS SHALL BE PROVIDED THROUGH PARKING AREAS.
5. ADA-COMPLIANT PARKING SHALL BE LOCATED ADJACENT TO MAIN BUILDING ENTRIES.
6. PARKING AND VEHICULAR CIRCULATION BETWEEN STREETS AND BUILDINGS SHALL BE LIMITED SHARED PARKING AND CIRCULATION IS ENCOURAGED WHEREVER PRACTICAL.
7. NO TRUCK PARKING OR DOCKS ARE PERMITTED FACING ANY BOULEVARD OR CONNECTOR STREET.
8. WATER HARVESTING, WATER COLLECTION, POROUS PAVING AND OTHER SUSTAINABLE SITE DEVELOPMENT METHODS MAY BE APPLIED IN THE PARKING LOTS TO REDUCE DEPENDENCE ON IRRIGATION AND REDUCE SURFACE STORMWATER RUN-OFF.
9. PARKING SHALL BE SCREENED FROM CONTIGUOUS PUBLIC STREETS. SCREENING MAY INCLUDE EARTH BERMS, LANDSCAPING, PERIMETER OR RETAINING FENCES OR WALLS. IF FENCES OR WALLS ARE USED, THEY SHALL BE DESIGNED TO INTEGRATE WITH THE MATERIALS AND DESIGN OF ADJACENT BUILDINGS AND THE EMPLOYMENT CENTER AS A WHOLE.
10. CARVANPOOL PREFERRED PARKING SHALL BE PROVIDED NEAR BUILDING ENTRANCES AND SHALL BE CLEARLY DEMARKATED.

BICYCLE FACILITIES

1. DESIGN A SAFE, CONVENIENT AND INTERCONNECTED SYSTEM OF BICYCLE FRIENDLY STREETS, PATHS AND ROUTES.
2. ACCOMMODATE BICYCLE ACCESS BY PROVIDING DEFINED ROUTES TO PRIMARY BUILDING ENTRIES.
3. SUPPORT ALTERNATIVE MODES OF TRANSPORTATION IN AND AROUND THE MESA DEL SOL PHASE ONE EMPLOYMENT CENTER.

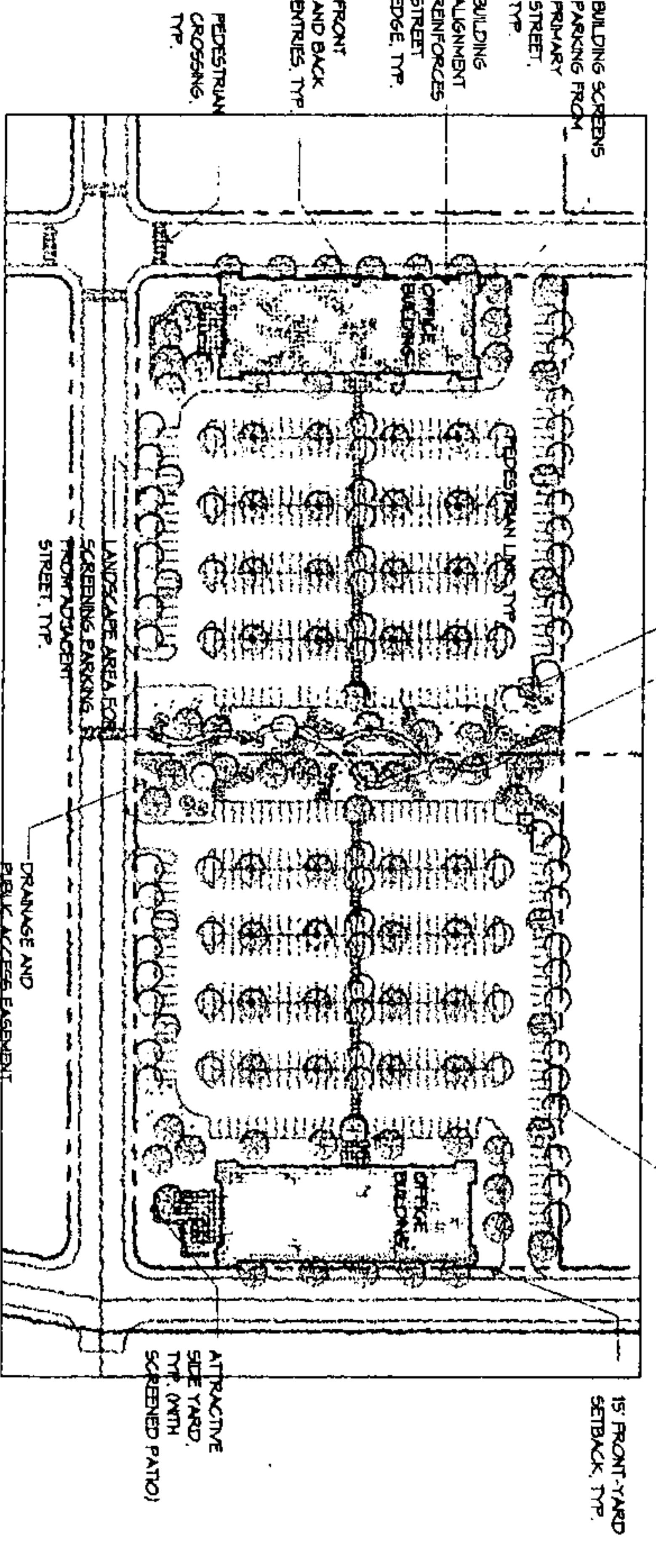
1. BICYCLE PARKING FOR EMPLOYEES SHALL BE PROVIDED TO PROMOTE ALTERNATIVE VEHICLE USE. ONE BICYCLE WACK SPACE PER 50 PARKING SPACES IS REQUIRED, AND SHALL BE CONVENIENTLY LOCATED NEAR BUILDINGS.
2. COVERED AND SECURED BICYCLE STORAGE FOR 10 PERCENT OF THE REQUIRED BICYCLE PARKING SHALL BE PROVIDED.
3. A CONVENIENT SHOWER FACILITY SHALL BE AVAILABLE TO BICYCLISTS AND OTHER EMPLOYEES.
4. BICYCLE ACCESS SHALL BE PROVIDED BETWEEN BICYCLE LANES OR TRAILS AND ON-SITE BICYCLE PARKING AREAS.

SETBACKS

1. ENCOURAGE THE PLACEMENT OF BUILDINGS TO DEFINE ORDERLY STREET SPACES AND URBAN CHARACTER IN A CONSISTENT MANNER. THE DEVELOPER SHALL CREATE ONE OR MORE STREET CORRIDORS IN WHICH THE BUILDINGS FRAME BOTH SIDES OF THE STREET. IT IS RECOMMENDED THAT THESE BE LOCATED ON THE BOULEVARD WHICH ESTABLISH THE CHARACTER FOR THE EMPLOYMENT CENTER AND/OR SELECTED AREAS INTERNAL TO THE EMPLOYMENT CENTER.
2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.

ARCHITECTURE

1. ENCOURAGE BUILDING FORMS THAT WILL DEFINE HIGH QUALITY, ORDERLY AND REGULAR STREET SPACES, COMPATIBLE RELATIONSHIPS TO ADJOINING SITES, AND URBAN CHARACTER.
2. CREATE BUILDINGS THAT PROVIDE HUMAN SCALE, INTEREST AND VARIATION IN THEIR OVERALL FORM.
3. USE ARCHITECTURAL STYLES AND MATERIALS THAT REFLECT THOSE FOUND IN REGIONAL ARCHITECTURE.
4. PROVIDE HUMAN SCALE AND VISIBLE ACTIVITY WITHIN THOSE PORTIONS OF BUILDINGS THAT FACE STREETS.
5. PROVIDE MATERIALS OF QUALITY, DURABILITY, AND SCALE APPROPRIATE TO PEDESTRIAN ACTIVITY AND CONTACT IN AREAS WHERE THIS MAY OCCUR.
6. ENCOURAGE BUILDING FORMS AND ARCHITECTURE THAT WILL SERVE AS MODELS OF SUSTAINABILITY IN THE REGION.



CONCEPTUAL SITE PLAN NOT TO SCALE



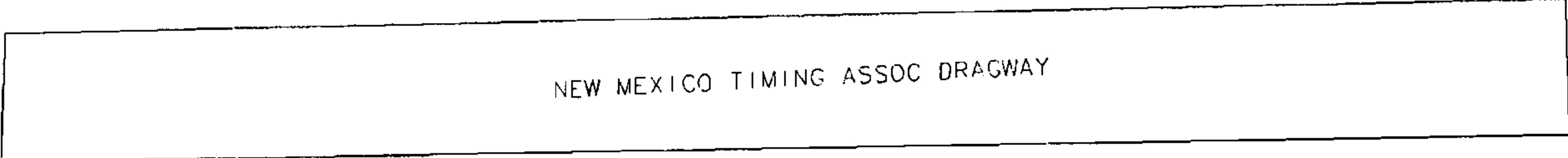
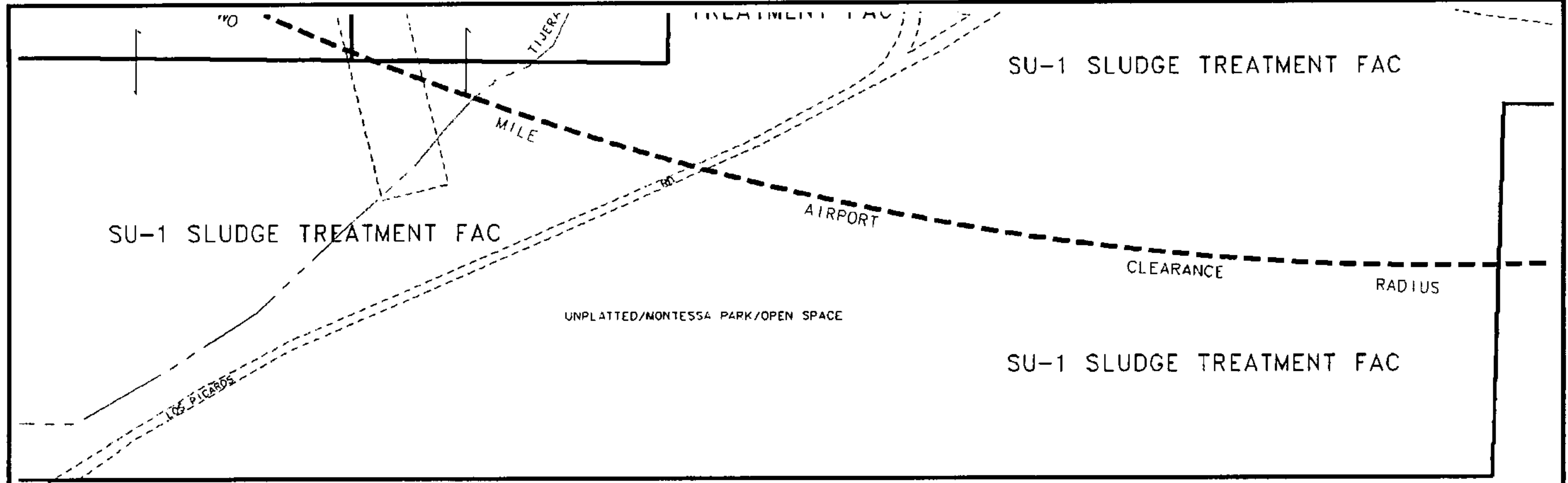
Dekker Perich Sabatini
Architects
1801 Jefferson St.
Suite 100
Albuquerque, NM 87102
505.261.4200
505.261.4212
dps@dspsabi.com

EPIC SUBMITTAL

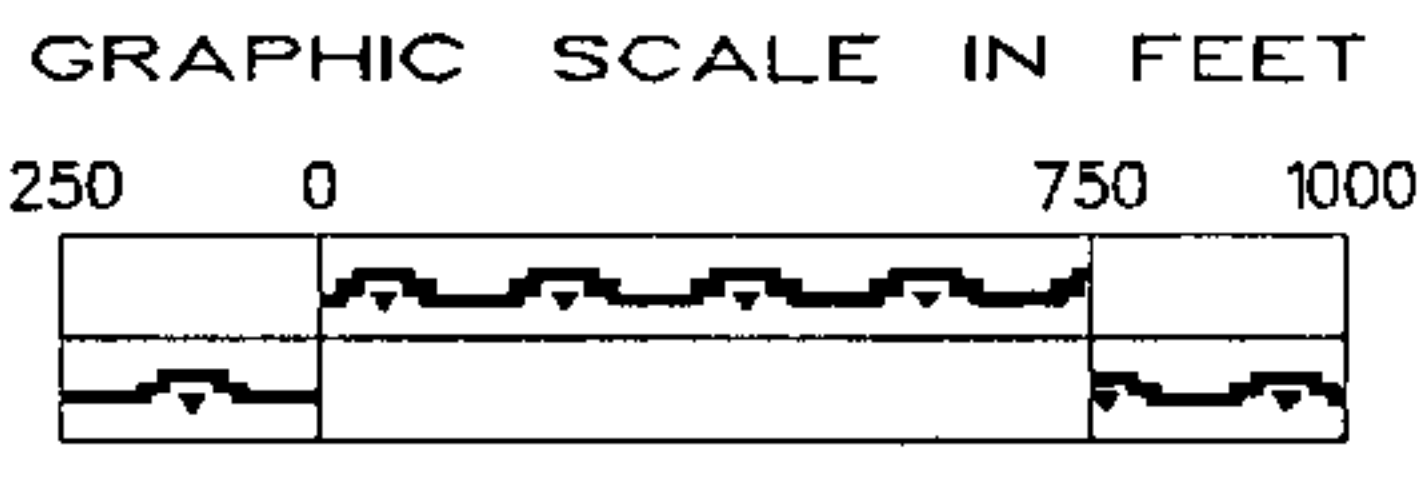
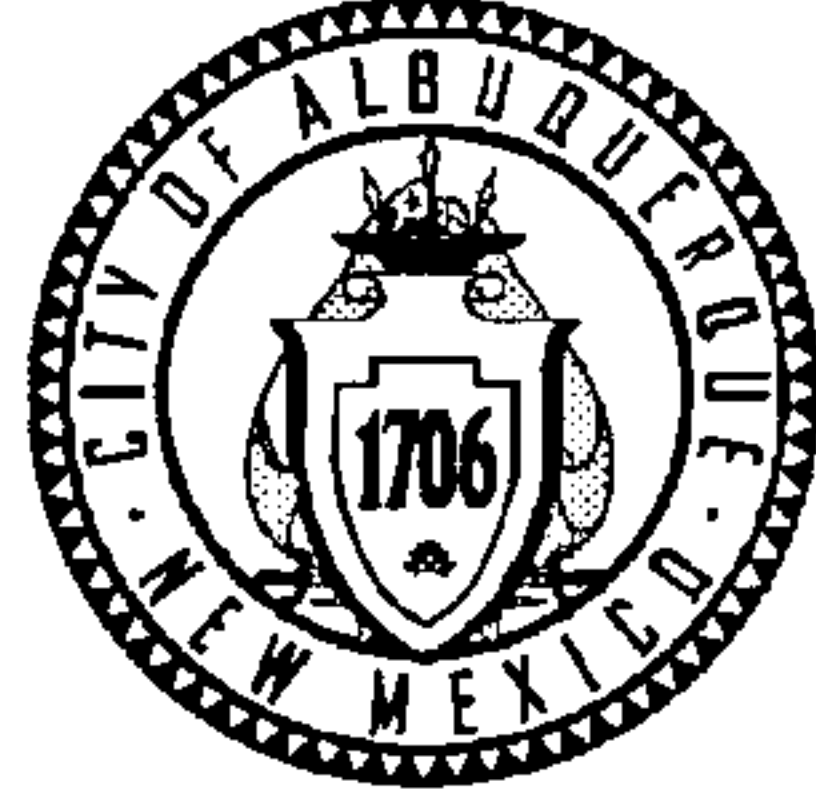
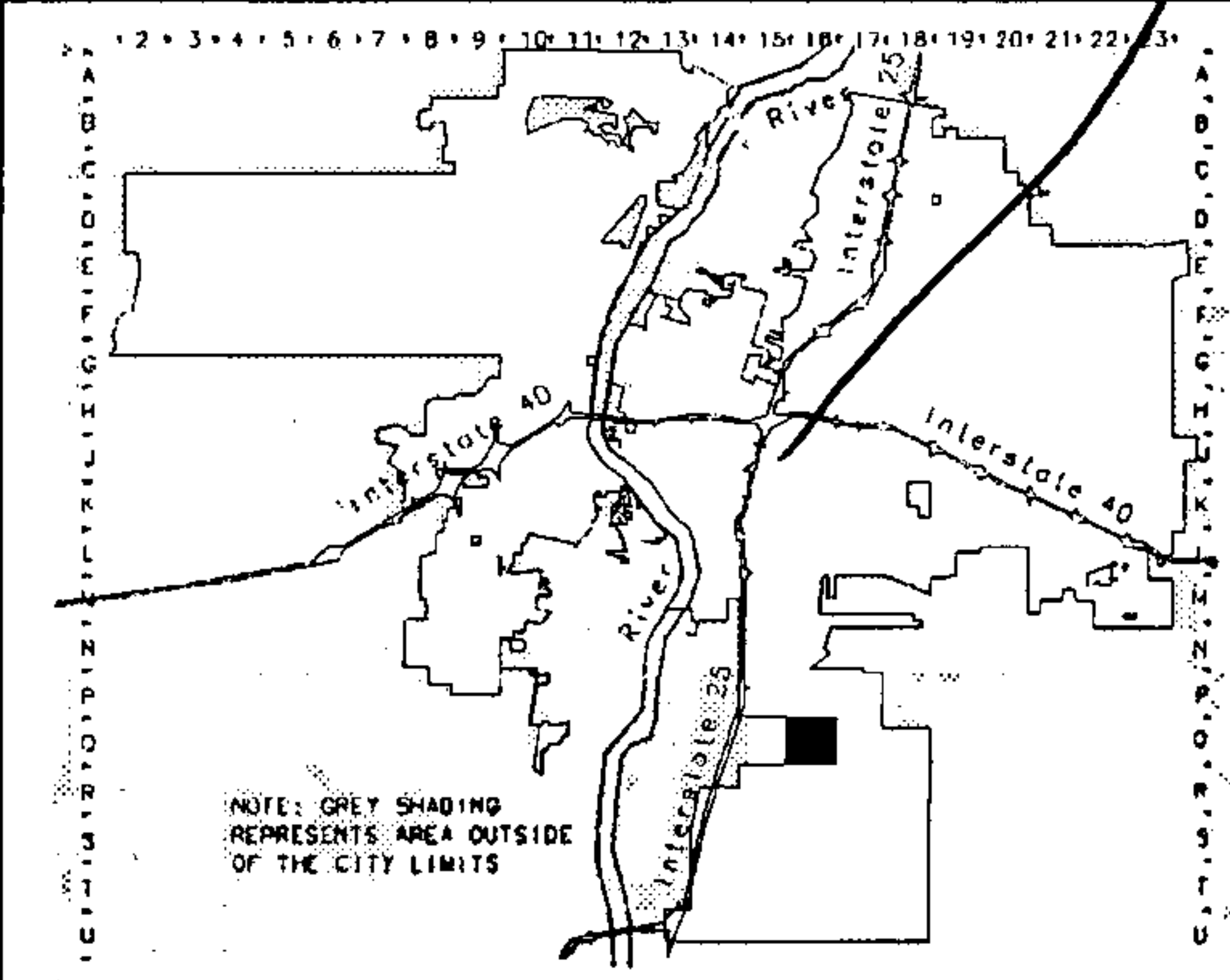
PROJECT

MESA DEL SOL
Employment Center - Phase One
Albuquerque, New Mexico
City Project #1004097

REVISION	BY	DATE
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MESA DEL SOL
SU-2/PLANNED COMMUNITY



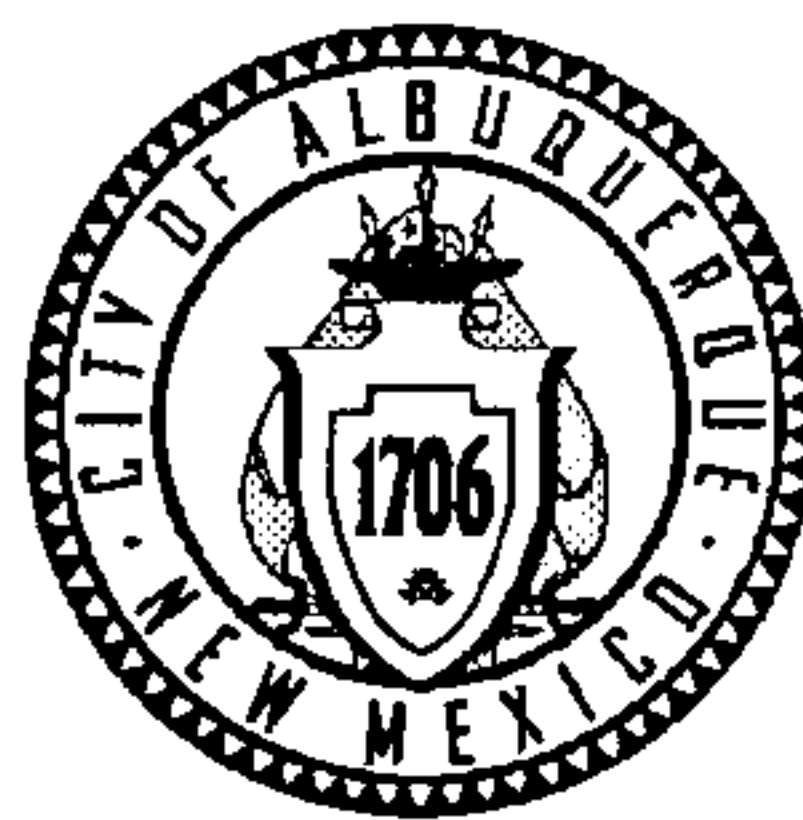
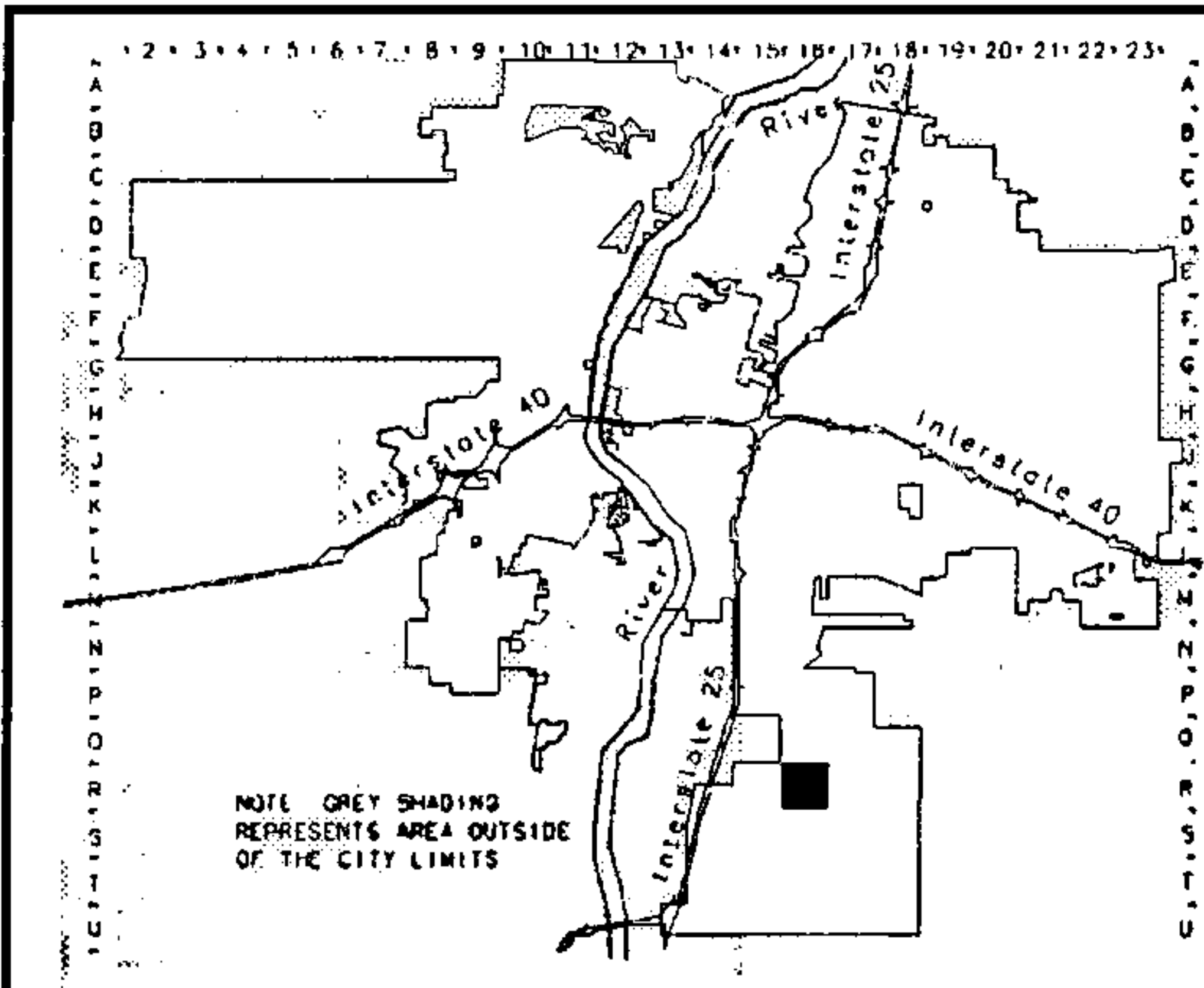
Albuquerque Geographic Information Systems
PLANNING DEPARTMENT
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Zone Atlas Page
Q-16-Z
Map Amended through October 05, 2004

SEE ZONE ATLAS PAGE Q-16-Z FOR CONTINUATION

MESA DEL SOL
Employment Center - Phase One

MESA DEL SOL
SU-2/PLANNED COMMUNITY



Abuque**G**eographic **I**nformation **S**ystem
PLANNING DEPARTMENT

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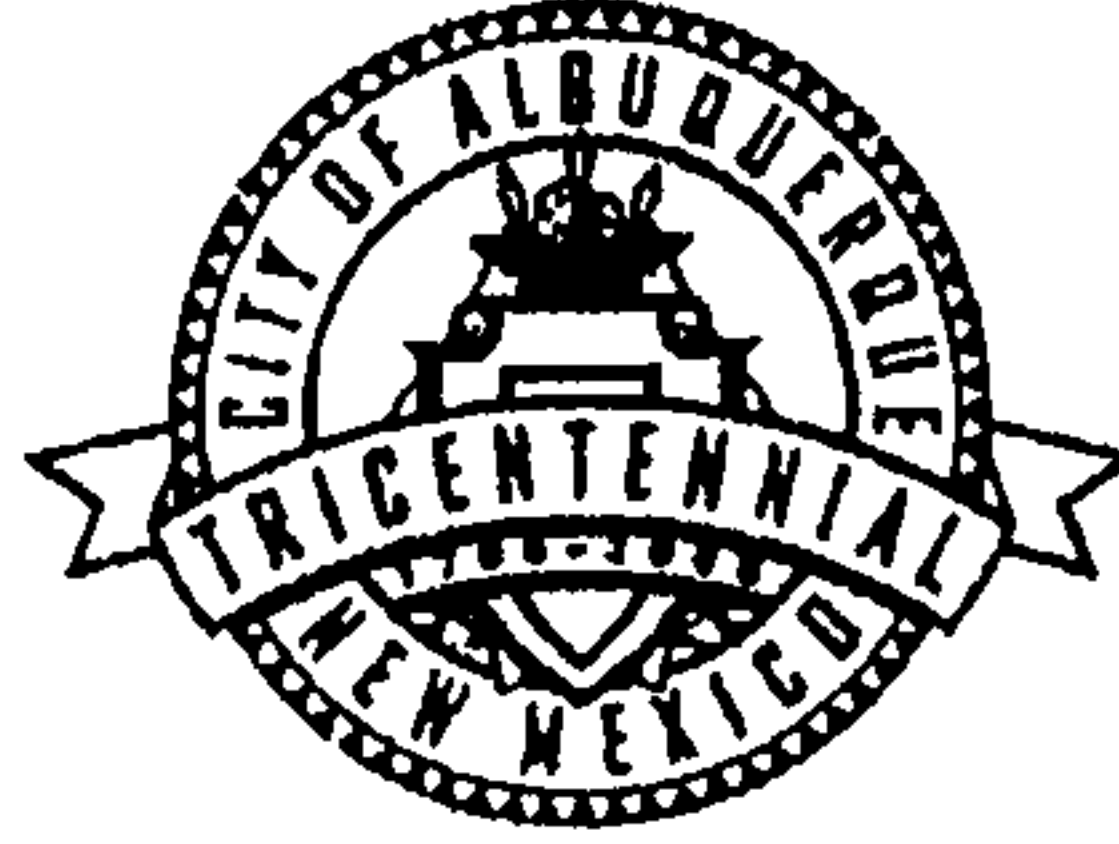
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Zone Atlas Page

R-16-Z

Map Amended through October 05, 2004



MAY 25 2005

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

Date: May 20, 2005

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1004097
05EPC-00576 Zone Map Amendment
05EPC-00579 Master Development Plan
approval

Forest City Covington NM, LLC
800 Bradbury Dr., SE Suite 203
Albuq. NM 87106

LEGAL DESCRIPTION: for approximately 210 acres of Unplatted land within Sections 15, 16, 21 and 22, T9N, R3E, NMPM, a zone map amendment from SU-2 for Planned Community to SU-1 for IP, located east of University Blvd., west of La Semilla Way, and south and east of Los Picaros Road, containing approximately 210 acres. (R-16) Russell Brito, Staff Planner

On May 19, 2005 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1004097/ 05EPC 00576, a zone map amendment from SU-2 Planned Community to SU-1 for IP, for approximately 210 acres of unplatted land within Sections 15,16, 21 and 22, T9N, R3E, NMPM, based on the following Findings and subject to the following Condition:

FINDINGS:

1. This is a two-part, 210-acre site request for: 1) a zone map amendment from SU-2 for Planned Community to SU-1 for IP; and 2) a related and required site development plan for subdivision. The two parts of the request are intricately linked because of the nature of SU-1 zoning and its site development plan requirement.
 2. The subject cases are, in effect, requests for approval of a Level C plan before a Level A plan and a Level B plan are approved and adopted for this planned community area. The applicant argues that the subject request is necessary "to 'jump start' the employment element of the Mesa del Sol project." (10 May 2005 letter from applicant)
-

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MAY 19, 2005

PROJECT #1004097

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3. The applicant accurately and correctly cites a Goal and several policies of the *Comprehensive Plan* that are furthered by the request:
 - a. The Goal for **Economic Development** is furthered because the zone map amendment and accompanying site development plan for building permit will allow for steady and diversified economic development balanced with other goals. The requested zoning will promote a concentration of employment in a proposed Major Activity Center in an effort to balance jobs with housing and population (Economic Development, Policy g).
 - b. The proposed zoning will allow for self sufficiency in provision of employment, goods and public services with adequate jobs to balance future housing (Reserve Area, Policy a). Since the request deviates from the familiar planned communities process of conforming to an approved community master plan, the request must be in accordance with the standards applicable to Rural Areas (Reserve Area, Policy c).
 - c. The subject request will allow for higher density development in this appropriate location for employment uses that is controlled by site development plan, is located well away from other such employment areas, and where the developer has committed to provide all public infrastructure needed to primarily serve the area (Rural Area, Policy a). The subject request will allow for development that will be compatible with natural resource capacities, help achieve the regional goal of economic development, and create connections to a future trail system (Rural Area, Policy b). The subject request will allow for development in a location that will not infringe upon floodplains, valley areas or other sensitive locations (Rural Area, Policy c).

4. There is a preponderance of additional *Comprehensive Plan* Goals and policies applicable to the subject request that the applicant has failed to address or acknowledge:
 - a. The **Reserve Area** Goal is furthered by this request because it will "jump start" future development of a high quality, mixed-use, largely self-sufficient planned community. The subject request will create the necessary impetus for an appropriate mix of land uses that will be outlined in forthcoming Level A and B plans for a planned community (Reserve Area, Policy b).
 - b. The **Rural Area** Goal is furthered by the request because it will maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with the area's open character and natural resources by way of the proposed SU-1 zoning and the required site plan control. The requested zoning and the accompanying site development plan will allow for potential industrial and commercial development that can include desirable local industries and where noise and pollution levels can be regulated (Rural Area, Policy g).
 - c. The subject site is a proposed Major Activity Center. The **Activity Centers** Goal is furthered because the subject request will allow for concentrations of moderate and high-density mixed land use and social/economic activities which will help to reduce urban sprawl, auto travel needs, and service costs while enhancing the identity of Albuquerque and its communities. The requested zoning and the accompanying site development plan will ensure that this proposed Major Activity Center provides the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs (Activity Centers, Policy a).

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- d. The proposed zoning and site development plan will allow for structures whose height, mass or volume will be significantly larger than any others in surrounding areas to be located in this proposed Major Activity Center (Activity Centers, Policy c). The subject request will ensure that the most intense uses in the Activity Center will be located away from low-density residential development with adequate buffering and transition areas (Activity Centers, Policy f).
 - e. The requested zoning and the accompanying site development plan provide for specific sub-area planning for the Activity Center and its potential uses (Activity Centers, Policy g). The subject request allows the City to structure capital expenditures and land use regulations in support of creating a multi-use Activity Center and will promote ongoing public/private cooperation (Activity Centers, Policy j).
 - f. The requested zoning and accompanying site development plan will allow for creation of new employment opportunities which can accommodate a wide range of occupational skills and salary levels and promote new jobs located convenient to areas of most need, such as the south valley (Economic Development, Policy a). The subject request will aid in the development of local business enterprises as well as the recruitment of outside firms to the subject site (Economic Development, Policy b).
 - g. The requested and accompanying site development plan will provide opportunities for improvement in occupational skills and advancement (Economic Development, Policy c). Approval of the subject request will remove an obstacle to sound growth management and economic development (Economic Development, Policy f).
5. The applicant cites the relationship of employment and housing that is of key importance in the Planned Communities Criteria (PCC) document (page 20). The current pattern in the metropolitan area is that rapidly growing population centers generally do not coincide with major employment centers. The requested zoning and the accompanying site development plan will help overcome the difficulty of achieving a desirable balance between jobs and housing by giving a head start to creating jobs at Mesa del Sol.
 6. The subject request furthers the PCC employment center purpose by providing for mixed-use areas predominantly devoted to employment which can be places of work for residents of the surrounding planned community with convenient access by all modes of transportation (PCC, page 28). The allowed uses, access and service area proposed by the requested zoning and accompanying site development plan correspond to those listed in the PCC employment center criteria (PCC, page 28).
 7. The *Mesa del Sol Sector Development Plan* (Interim) did not establish the site's existing zoning; the zone map amendment does not require an amendment to the Plan's general land use map. However, the City Council, after receiving the recommendation of the Environmental Planning Commission, has the sole authority to amend the zone map eliminating SU-2 zoning (Zoning Code Section 14-16-4-1(C)(9)(b) and Section 14-16-2-23(B)(2)(a)).
-

8. The applicant correctly states that the requested zoning and accompanying site development plan will further Goals contained in the governing, interim *Mesa del Sol Sector Development Plan* (MDSSDP):
- a. The subject request will help the area develop as a self-contained community, while keeping it socially and politically linked to the City of Albuquerque (MDSSDP, Land Use Goal 2). The proposed SU-1 zone and the site development plan will allow development to be staged to control infrastructure investments and protect open space (MDSSDP, Land Use Goal 6).
 - b. The subject requests will be a stimulus to create new employment growth in Mesa del Sol for Albuquerque and the State of New Mexico (MDSSDP, Economics Goal 1). Environmental Protection Goals 1 and 5 are furthered because the subject site is not located on or near unique natural features, such as steep slopes and drainageways and the proposed site development pattern will help to minimize energy consumption, air pollution, and noise impacts.
 - c. The applicant has worked closely with the State and the Governor's Office to procure funding for the southern extension of University Boulevard, which will link the site to the airport, the rest of the City and to Interstate 25 (Public Facilities and Services, Goal 1). The subject site sits on the plateau above the Tijeras Arroyo and drainage will be directed to this facility (Public Facilities and Services, Goal 3).
9. There are other *MDSSDP* Goals applicable to the subject request that have not been addressed by the applicant:
- a. The subject request will allow Mesa del Sol to continue to be developed as a mixed use community, supporting commercial, industrial, residential, institutional, and recreational uses (MDSSDP, Land Use Goal 1). The proposed SU-1 zone and the site development plan will strictly control development and maintain a high quality living and working environment (MDSSDP, Land Use Goal 5).
 - b. The subject request will allow for the creation of a mix of employment opportunities in a variety of fields and industries (MDSSDP, Economics Goal 2). The development entity, Forest City and the Regents of UNM, will continue with a strategy to attract industry to Mesa del Sol and should be financially capable and flexible to create the incentives needed for initial development (MDSSDP, Economics Goal 3).
 - c. Because of the site's location close to the airport, away from proposed residential areas, views of the Manzanita Mountains and the Rio Grande Valley can be preserved through creative site development (MDSSDP, Environmental Protection Goal 1).
 - d. According to comments from the Water Authority, "Mesa Del Sol is located outside of the current service area and, at present, is not serviceable. Approval by the Water Authority and an amendment to the service area will be necessary. A development agreement must also be in place. Assuming that these requirements are met, extensive capital improvements will be required in order to provide service to the area." ~~Water and sewer service from the City of Albuquerque is a definite possibility and is not precluded by the~~ Water Authority (MDSSDP, Public Facilities and Services Goal 2).

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- e. The subject submittal and the forthcoming Level A master plan complies with MDSSDP section 4.6, Project Implementation Schedule by requesting City of Albuquerque approval of a zone map amendment and a site development plan.
 - f. The location of the subject site, a proposed employment center, corresponds to areas designated as "Business Park," "Research Campus," "Mesa Center" and "Fairgrounds (or Business Park)" on the Land Use Map (MDSSDP, Figure 1).
10. The request for a zone map amendment from SU-2 for Planned Community to SU-1 for IP is adequately justified as per the criteria and policies of *R-270-1980*:
- a. Section 1.A. The request for the industrial park zoning is consistent with the health, safety, morals and general welfare of the City in that it will foster economic development for the City, in a location suitable for employment uses and within an area that has been planned for an employment center and will continue to be planned for an employment center pursuant to a Level A Planned Community Master Plan.
 - b. Section 1.B. Zoning this property for an industrial park does not destabilize the zoning pattern for this area of the City. The property is currently zoned SU-2 for a Planned Community. This zoning is essentially an "empty box" to be filled by the zoning created by the Planned Community Master Plan. The existing, controlling, interim Sector Development Plan earmarks this area for employment and the forthcoming Level A Master Plan will reflect this area as an employment center.
 - c. Section 1.C. As noted on the previous pages, the requested change in zoning is not in significant conflict with adopted elements of the Comprehensive Plan or the MDSSDP; the preponderance of Goals and policies support the request. The request for approvals of a zone map amendment and a site development plan for subdivision is a variation of the usual process for planned communities, but it does reflect the criteria for an employment center. Given that submittal and approval of a Level A Master Plan is imminent, approval of the subject request only helps to ensure a viable employment and housing balance for the Mesa del Sol area.
 - d. Section 1.D. The applicant has shown that the existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, the Planned Communities Criteria and the Mesa del Sol Sector Development Plan (MDSSDP).
 - e. Section 1.E. No permissive within the proposed zone will be harmful to adjacent property, the neighborhood or the community. The design guidelines of the site development plan for subdivision ensure that the employment area will be compatible with future development in Mesa del Sol.
 - f. Section 1.F. Utilization of the land use entitlements associated with the proposed zoning will not require major or unprogrammed capital expenditures by the City. The subject site, as well as the entire Mesa del Sol project, will develop pursuant to the requirement that it be at "no net expense" to the City. A finalized development agreement may be necessary to ensure that the City is not held liable or responsible for any capital expenditures associated with future development.
 - g. Section 1.G. The cost of land or other economic considerations pertaining to the applicant are not determining factors for the requested zone map amendment.

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- h. Section 1. H. The subject request is not based on location on a collector or major street.
 - i. Section 1.I. The requested zone map amendment is a justified "spot zone" like all SU-1 zones because the site development plan review requirement of this zone ensures clear realization of the Comprehensive Plan, the Planned Communities Criteria (PCC) and the MDSSDP.
11. The accompanying site development plan for subdivision is akin to an IP Master Plan in that it includes design requirements and proposes an expedited review process for future site development plans for building permit.
 12. The boundaries of the subject site should be platted to correspond to the approved zone boundary lines prior to issuance of a certificate of zoning.
 13. There is no known opposition of any kind to the subject request.

CONDITION:

1. The boundaries of the subject site shall be platted to correspond to the approved zone boundary lines prior to issuance of a certificate of zoning.

On May 19, 2005 the Environmental Planning Commission voted to recommend approval to the City Council of Project 1004097/ 05EPC 00579, a site development plan for subdivision, for approximately 210 acres of unplatted land within Sections 15,16, 21 and 22, T9N, R3E, NMPM, based on the following Findings and subject to the following Conditions:

FINDINGS:

1. This is a request for approval of a site development plan for subdivision for an approximately 210-acre site located east of University Blvd., west of La Semilla Way, and south and east of Los Picaros Road in the Mesa del Sol planned community area. The subject request accompanies a zone map amendment request from SU-2 Planned Community to SU-1 for IP.
 2. The submitted site development plan proposes to create 30 tracts/lots/parcels arranged in a grid pattern of public rights-of-way.
-

3. The subject cases are, in effect, requests for approval of a Level C plan before a Level A plan and a Level B plan are approved and adopted for this planned community area. The applicant argues that the subject request is necessary "to 'jump start' the employment element of the Mesa del Sol project." (10 May 2005 letter from applicant)
4. The applicant accurately and correctly cites a Goal and several policies of the *Comprehensive Plan* that are furthered by the request:
 - a. The Goal for **Economic Development** is furthered because the zone map amendment and accompanying site development plan for building permit will allow for steady and diversified economic development balanced with other goals. The requested zoning will promote a concentration of employment in a proposed Major Activity Center in an effort to balance jobs with housing and population (Economic Development, Policy g).
 - b. The proposed zoning will allow for self sufficiency in provision of employment, goods and public services with adequate jobs to balance future housing (Reserve Area, Policy a). Since the request deviates from the familiar planned communities process of conforming to an approved community master plan, the request must be in accordance with the standards applicable to Rural Areas (Reserve Area, Policy c).
 - c. The subject request will allow for higher density development in this appropriate location for employment uses that is controlled by site development plan, is located well away from other such employment areas, and where the developer has committed to provide all public infrastructure needed to primarily serve the area (Rural Area, Policy a). The subject request will allow for development that will be compatible with natural resource capacities, help achieve the regional goal of economic development, and create connections to a future trail system (Rural Area, Policy b). The subject request will allow for development in a location that will not infringe upon floodplains, valley areas or other sensitive locations (Rural Area, Policy c).
5. There is a preponderance of additional *Comprehensive Plan* Goals and policies applicable to the subject request that the applicant has failed to address or acknowledge:
 - a. The **Reserve Area** Goal is furthered by this request because it will "jump start" future development of a high quality, mixed-use, largely self-sufficient planned community. The subject request will create the necessary impetus for an appropriate mix of land uses that will be outlined in forthcoming Level A and B plans for a planned community (Reserve Area, Policy b).
 - b. The **Rural Area** Goal is furthered by the request because it will maintain the separate identity of Rural Areas as alternatives to urbanization by guiding development compatible with the area's open character and natural resources by way of the proposed SU-1 zoning and the required site plan control. The requested zoning and the accompanying site development plan will allow for potential industrial and commercial development that can include desirable local industries and where noise and pollution levels can be regulated (Rural Area, Policy g).

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- c. The subject site is a proposed Major Activity Center. The Activity Centers Goal is furthered because the subject request will allow for concentrations of moderate and high-density mixed land use and social/economic activities which will help to reduce urban sprawl, auto travel needs, and service costs while enhancing the identity of Albuquerque and its communities. The requested zoning and the accompanying site development plan will ensure that this proposed Major Activity Center provides the most highly concentrated locations of commercial, service and employment uses in conjunction with area-wide needs (Activity Centers, Policy a).
 - d. The proposed zoning and site development plan will allow for structures whose height, mass or volume will be significantly larger than any others in surrounding areas to be located in this proposed Major Activity Center (Activity Centers, Policy c). The subject request will ensure that the most intense uses in the Activity Center will be located away from low-density residential development with adequate buffering and transition areas (Activity Centers, Policy f).
 - e. The requested zoning and the accompanying site development plan provide for specific sub-area planning for the Activity Center and its potential uses (Activity Centers, Policy g). The subject request allows the City to structure capital expenditures and land use regulations in support of creating a multi-use Activity Center and will promote ongoing public/private cooperation (Activity Centers, Policy j).
 - f. The requested zoning and accompanying site development plan will allow for creation of new employment opportunities which can accommodate a wide range of occupational skills and salary levels and promote new jobs located convenient to areas of most need, such as the south valley (Economic Development, Policy a). The subject request will aid in the development of local business enterprises as well as the recruitment of outside firms to the subject site (Economic Development, Policy b).
 - g. The requested and accompanying site development plan will provide opportunities for improvement in occupational skills and advancement (Economic Development, Policy c). Approval of the subject request will remove an obstacle to sound growth management and economic development (Economic Development, Policy f).
6. The applicant cites the relationship of employment and housing that is of key importance in the Planned Communities Criteria (PCC) document (page 20). The current pattern in the metropolitan area is that rapidly growing population centers generally do not coincide with major employment centers. The requested zoning and the accompanying site development plan will help overcome the difficulty of achieving a desirable balance between jobs and housing by giving a head start to creating jobs at Mesa del Sol.
 7. The subject request furthers the PCC employment center purpose by providing for mixed-use areas predominantly devoted to employment which can be places of work for residents of the surrounding planned community with convenient access by all modes of transportation (PCC, page 28). The allowed uses, access and service area proposed by the requested zoning and accompanying site development plan correspond to those listed in the PCC employment center criteria (PCC, page 28).

8. The applicant correctly states that the requested zoning and accompanying site development plan will further Goals contained in the governing, interim *Mesa del Sol Sector Development Plan* (MDSSDP):
- a. The subject request will help the area develop as a self-contained community, while keeping it socially and politically linked to the City of Albuquerque (MDSSDP, Land Use Goal 2). The proposed SU-1 zone and the site development plan will allow development to be staged to control infrastructure investments and protect open space (MDSSDP, Land Use Goal 6).
 - b. The subject requests will be a stimulus to create new employment growth in Mesa del Sol for Albuquerque and the State of New Mexico (MDSSDP, Economics Goal 1). Environmental Protection Goals 1 and 5 are furthered because the subject site is not located on or near unique natural features, such as steep slopes and drainageways and the proposed site development pattern will help to minimize energy consumption, air pollution, and noise impacts.
 - c. The applicant has worked closely with the State and the Governor's Office to procure funding for the southern extension of University Boulevard, which will link the site to the airport, the rest of the City and to Interstate 25 (Public Facilities and Services, Goal 1). The subject site sits on the plateau above the Tijeras Arroyo and drainage will be directed to this facility (Public Facilities and Services, Goal 3).
9. There are other *MDSSDP* Goals applicable to the subject request that have not been addressed by the applicant:
- a. The subject request will allow Mesa del Sol to continue to be developed as a mixed use community, supporting commercial, industrial, residential, institutional, and recreational uses (MDSSDP, Land Use Goal 1). The proposed SU-1 zone and the site development plan will strictly control development and maintain a high quality living and working environment (MDSSDP, Land Use Goal 5).
 - b. The subject request will allow for the creation of a mix of employment opportunities in a variety of fields and industries (MDSSDP, Economics Goal 2). The development entity, Forest City and the Regents of UNM, will continue with a strategy to attract industry to Mesa del Sol and should be financially capable and flexible to create the incentives needed for initial development (MDSSDP, Economics Goal 3).
 - c. Because of the site's location close to the airport, away from proposed residential areas, views of the Manzanita Mountains and the Rio Grande Valley can be preserved through creative site development (MDSSDP, Environmental Protection Goal 1).
 - d. According to comments from the Water Authority, "Mesa Del Sol is located outside of the current service area and, at present, is not serviceable. Approval by the Water Authority and an amendment to the service area will be necessary. A development agreement must also be in place. Assuming that these requirements are met, extensive capital improvements will be required in order to provide service to the area." Water and sewer service from the City of Albuquerque is a definite possibility and is not precluded by the Water Authority (MDSSDP, Public Facilities and Services Goal 2).

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- e. The subject submittal and the forthcoming Level A master plan complies with MDSSDP section 4.6, Project Implementation Schedule by requesting City of Albuquerque approval of a zone map amendment and a site development plan.
 - f. The location of the subject site, a proposed employment center, corresponds to areas designated as "Business Park," "Research Campus," "Mesa Center" and "Fairgrounds (or Business Park)" on the Land Use Map (MDSSDP, Figure 1).
- 10. The submittal provides the information required by the *Zoning Code* for a site development plan for subdivision.
 - 11. The submitted site development plan for subdivision is akin to an IP Master Plan in that it includes design requirements and proposes an expedited review process for future site development plans for building permit.
 - 12. The proposed design requirements will guide future site development plans for building permit and will be adequate with some minor changes and additions.
 - 13. There is no known opposition of any kind to the subject request.

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. Standard 14 on Sheet 11 shall be changed to read "Sustainable site planning, building design and construction as outlined below is required."
- 3. Architecture standards shall require compliance with Zoning Code Section 14-16-3-18 General Building and Site Design Regulation for Non-Residential Uses.
- 4. The Landscape standards shall require compliance with Zoning Code Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development.
- 5. Conditions of approval for the proposed Zone Map Amendment and Master Development Plan from the City Engineer, Municipal Development, Water Authority and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.

- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. A 100,000 square foot building may be constructed without a Traffic Impact Study. Further development shall require traffic analysis as determined by Transportation Development.
 - d. Replace note 2 on the Overall Site Plan Master Development Plan (sheet 3 of 10) with the following language: "The first site development plan for building permit on the subject site shall be reviewed and approved by the EPC, and at that time we will make the determination as to whether not to delegate further site plans to DRB. The submittal package for all site development plans for building permit shall require a letter of approval from the private architectural review committee (ARC) following notification of adjoining property owners."
 - e. Replace note 3 on the Overall Site Plan Master Development Plan (sheet 3 of 10) with the following language: "A private architectural review committee (ARC) will ensure adherence to the design intent as stated in the project design standards. Site development plans for building permit within this site plan for subdivision area must be approved by the ARC prior to being submitted for EPC or DRB review."
 - f. Site plan shall comply and be designed per DPM Standards, except to the extent otherwise approved by Transportation Development.
 - g. The Master Developer for Mesa Del Sol is fully responsible for transportation infrastructure costs that would have been required from the subject 200 plus acres site had the proper sequence of development occurred as required by the Planned Communities Criteria: Policy Element (this condition will be explicitly discussed and evaluated in the forthcoming Level A and subsequent plans).
 - h. Boulevards "A" and "B" shall require 6' bike lanes.
6. Design standards language shall be added that states all development shall comply with all SWMD ordinances and requirements.
 7. Fire hydrant placement shall be every 300 feet and/or as approved by the Fire Marshall.
 8. Transit Department Conditions:
 - a. Design standards language addressing locations and intervals of transit shelters shall be added as coordinated with and approved by the Transit Department.
 - b. Design standards language addressing the creation of a network of pedestrian pathways between proposed lots and connecting to surrounding streets, particularly to break long block lengths into smaller segments to facilitate pedestrian access within the plan area and to future transit service along an Enhanced Transit Corridor for non-warehouse, employment uses, shall be added as coordinated with and approved by the Transit Department.
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- c. The design standards shall be revised to require that buildings constructed adjacent to an Enhanced Transit Corridor provide entrances facing University and pedestrian connections to the street.
 - d. The maximum F.A.R. for the entire employment center shall be raised to 0.5.
 - e. The design standards shall include language that requires future employers in the plan area to participate in Transit's TDM program.
9. Final DRB sign-off of this site development plan for subdivision is dependant on City Council approval of the accompanying zone map amendment (05EPC 00576).
10. The subject site shall be platted to conform to the approved zone boundary lines in conjunction with final sign-off of the site development plan for subdivision by the DRB.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JUNE 3, 2005 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. IT IS 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.


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).

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PROJECT #1004097
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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,


For Richard Dineen
Planning Director

RD/RB/ac

cc:

The Regents of UNM, Real Estate Office, 1712 Las Lomas NE, MSC01 1030, 1 University of
New Mexico, Albuquerque, NM 87131-0001
John Myers, 1401 Central Ave. NW, Albuquerque, NM 87104

ONE STOP SHOP
CITY OF ALBUQUERQUE PLANNING DEPARTMENT
Development & Building Services

PAID RECEIPT

APPLICANT NAME FOREST CITY & UNM
AGENT JOHN MYERS
ADDRESS 1401 CENTRAL AVE NW
PROJECT & APP # 1004097/05 DRB 01590
PROJECT NAME MESA DEL SOL EMPLOYMENT CENTER

\$ 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.

City Of Albuquerque
Treasury Division

10/11/2005 11:32AM LOC: ANN

X

RECEIPT# 00047165 WSH# 008 TRANSH# 0013

Account 441032 Fund 0110

Activity 3424000 TRSCCS

Trans Amt \$20.00

J24 Misc

\$20.00

CK

\$20.00

CHANGE

\$0.00

Thank You

October 10, 2005



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Sheran Matson
Chair, Design Review Board
City of Albuquerque
Plaza del Sol
600 2nd St. NW
Albuquerque, NM 87103

Sheran Matson:

This letter addresses the conditions that the Environmental Planning Commission (EPC) required the applicant to address on the EPC submittal for the 210-acre Employment Center at Mesa del Sol (EPC# 05EPC00576/00579 – Notice of Decision dated May 20, 2005). Following is a brief, bulleted summary of the submittal to date:

- On April 6th, the applicant submitted the first set of plans requesting approval for a zone change and a site plan for subdivision.
- On May 9th, the applicant submitted a revised set of plans to the City. The revision showed a slightly different configuration of the parcel of land described for zoning and subdivision.
- On May 19th, the EPC recommended approval of the request for zone map amendment and a site development plan for subdivision.
- On May 20th, in the Notice of Decision, the EPC delegated final approval of the zoning and subdivisions requests to the Design Review Board (DRB).
- On September 19, 2005, the City Council voted to approve the zoning amendment and the site plan for subdivision with two additional conditions (see # 9 and 10 below).

In response to the City Council and EPC conditions, the applicant is submitting a revised set of plans that contain new language in the design standards and some minor changes in the plans. Listed below are the conditions and the applicant's responses. Revisions to the plans have been identified on the plans with a triangle and reference number matching the condition numbers noted below.

05EPC-00576 Zone Map Amendment

1. **CONDITION:** The boundaries of the subject site shall be platted to correspond to the approved boundary lines prior to issuance of the certificate of zoning.

RESPONSE: Will comply.

05EPC-00579 Master Development Plan Approval

1. **CONDITION:** 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.

RESPONSE: This letter shall accompany the modifications to the Site Development Plan for DRB final sign-off specifying how each EPC condition was met.



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2. **CONDITION:** Standard 14 on Sheet 11 shall be changed to read “Sustainable site planning, building design and construction as outlined below is required.”

RESPONSE: Standard 15 (previously 14) on Sheet 11 was changed to read “Sustainable site planning, building design and construction as outlined below is required”.

3. **CONDITION:** Architecture standards shall require compliance with Zoning Code Section 14-16-3-18 General Building and Site Design Regulation for Non-Residential Uses.

RESPONSE: Architectural standard note 1 on Sheet 12 of 12 has been modified to read: “All buildings shall meet or exceed the current IP-Zone Requirements of the City of Albuquerque zoning code except as noted in this document, and City of Albuquerque zoning code Section 14-16-3-18 General Building and Site Design Regulations for Non-residential Uses.”

4. **CONDITION:** The Landscape standards shall require compliance with Zoning Code Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development.

RESPONSE: Landscape standard note 1.b. on Sheet 12 of 12 has been modified to read: “All landscape plans shall comply with the City’s Water Conservation Landscaping and Water Waste Ordinance, Pollen Ordinance and City of Albuquerque zoning code Section 14-16-3-10 Landscaping Regulations Applicable to Apartment and Nonresidential Development.”

5. Conditions of approval for the proposed Zone Map Amendment and Master Development Plan from the City Engineer, Municipal Development, Water Authority and NMDOT:

- a. **CONDITION:** All the requirements of previous actions taken by the EPC and/or the DRB must be completed and/or provided for.

RESPONSE: Will comply.

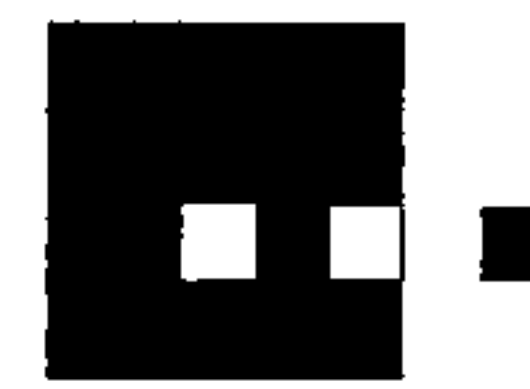
- b. **CONDITION:** The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include, but are not limited to, sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426), and wheelchair ramps (std. dwg. 2441).

RESPONSE: Will comply.

- c. **CONDITION:** A 100,000 square foot building may be constructed without a Traffic Impact Study. Further development shall require traffic analysis as determined by Transportation Development.

RESPONSE: Will comply.

- d. **CONDITION:** Replace Note 2 on the Overall Site Plan Master Development Plan (sheet 3 of 10) with the following language: “The first site development plan for building permit on the subject site shall be reviewed and approved by the EPC, and at that time we will make the determination as to whether not to delegate further site plans to DRB. The submittal package for all site development plans for building permit shall require a letter of approval from the private architectural review committee (ARC) following notification of adjoining property owners.”



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RESPONSE: *Sheet 4 of 12, Note 1 under APPROVAL PROCESS* was revised per Condition 5d to read: "The first site development plan for building permit on the subject site shall be reviewed and approved by the EPC, and at that time, the EPC will make the determination as to whether or not to delegate further site plans to DRB. The submittal package for all site development plans for building permit shall require a letter of approval from the private architectural review committee (ARC) following notification of adjoining property owners."

- e. **CONDITION:** Replace Note 3 on the Overall Site Plan Master Development Plan (sheet 3 of 10) with the following language: "A private architectural review committee (ARC) will ensure adherence to the design intent as stated in the project design standards. Site development plans for building permit within this site plan for subdivision area must be approved by the ARC prior to being submitted for EPC or DRB review."

RESPONSE: On Sheet 4 of 12, Note 2 was revised per condition 5e to read: "A private architectural review committee (ARC) will ensure adherence to the design intent as stated in the project design standards. Site development plans for building permit within this site plan for subdivision area must be approved by the ARC prior to being submitted for EPC or DRB review."

- f. **CONDITION:** Site plan shall comply and be designed per DPM Standards, except to the extent otherwise approved by Transportation Development.

RESPONSE: Will comply.

- g. **CONDITION:** The Master Developer for Mesa Del Sol is fully responsible for transportation infrastructure costs that would have been required from the subject 200 plus acres site had the proper sequence of development occurred as required by the Planned Communities Criteria: Policy Element (this condition will be explicitly discussed and evaluated in the forthcoming Level A and subsequent plans.

RESPONSE: Will Comply.

- h. **CONDITION:** Boulevards "A" and "B" shall require 6' bike lanes.

RESPONSE: Bike lanes six feet in width were added to both sides of Boulevards A and B as shown in the road sections on Sheet 5 of 12. Right-of-Way width notes were changed on sheets 5, 6 and 8.

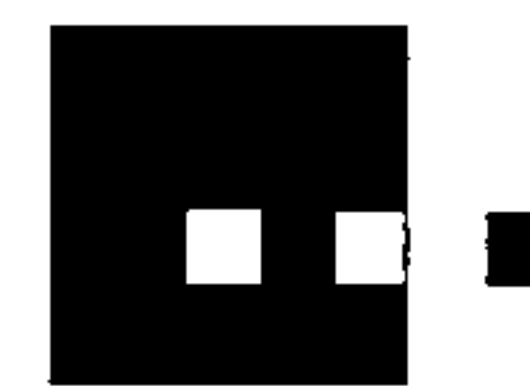
6. **CONDITION:** Design standards language shall be added that states all development shall comply with all SWMD ordinances and requirements.

RESPONSE: On Sheet 11 of 12, the following language was added to Note 12 (previously 11) under Site Planning: Unless noted otherwise, all development shall comply with the SWMD ordinances and requirements.

7. **CONDITION:** Fire hydrant placement shall be every 300 feet and/or as approved by the Fire Marshall.

RESPONSE: Will comply. *Place note on site plan.*

8. Transit Department Conditions:



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- a. **CONDITION:** Design standards language addressing locations and intervals of transit shelters shall be added as coordinated with and approved by the Transit Department.

RESPONSE: Per Condition 8a, the following language was added to the INGRESS AND EGRESS notes on Sheet 4 of 12, Note 4c to address transit shelters: "To accommodate locations of potential transit shelters, 200 square feet (10' x 20') shall be reserved for transit shelters abutting the Right-of-Way along designated major transit corridors. The reserved area shall be on the far side of major intersections 75 feet from the curb radius at the intersection, and 12 feet from the back of the curb to the back of the transit shelter."

- b. **CONDITION:** Design standards language addressing the creation of a network of pedestrian pathways between proposed lots and connecting to surrounding streets, particularly to break long block lengths into smaller segments to facilitate pedestrian access within the plan area and to future transit service along an Enhanced Transit Corridor for non-warehouse, employment uses, shall be added as coordinated with and approved by the Transit Department.

RESPONSE: Per condition 8b, design standard note 8 has been added and reads: "In order to facilitate pedestrian access from non-warehouse/non-industrial use areas to future transit service along Enhanced Transit Corridors, the creation of a network of pedestrian paths between proposed lots will be encouraged and allowed." Additionally, the Conceptual Site Plan on Sheet 11 of 12 illustrates the applicant's intention to create pedestrian access within the larger blocks that are designated for non-industrial, primarily office buildings.

- c. **CONDITION:** The design standards shall be revised to require that buildings constructed adjacent to an Enhanced Transit Corridor provide entrances facing University and pedestrian connections to the street.

RESPONSE: Per Condition 8c, the following language was added to the design standards on Sheet 11 of 12 under SITE PLANNING: "Site plans for building permit that are adjacent to University Blvd. (Blvd. "A" in the submittal) shall show pedestrian connections to the street and provide entrances that are oriented towards University Boulevard (Boulevard A)."

- d. **CONDITION:** The maximum F.A.R. for the entire employment center shall be raised to 0.5.

RESPONSE: Per Condition 8D, the following language was added to the design standards on Sheet 4 of 12 to address the Floor Area Ratio: The Maximum Floor Area ratio for the entire Employment Area is .50.

- e. **CONDITION:** The design standards shall include language that requires future employers in the plan area to participate in Transit's TDM program.

RESPONSE: Per Condition 8e, the following language was added to the INGRESS AND EGRESS notes on Sheet 4 of 12, Note 4c to address Transit's Transportation Demand Management Program: "Future employers in the plan area will participate in the City's Transit Demand Management Program."

9. **CONDITION:** Final DRB sign-off of this site development plan for subdivision is dependant on City Council approval of the accompanying zone map amendment (05EPC 00576).

RESPONSE: Will Comply.

Coordinated & Approved by Transit



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10. **CONDITION:** The subject site shall be platted to conform to the approved zone boundary lines in conjunction with final sign-off of the site development plan for subdivision by the DRB.

RESPONSE: Will Comply.

11. **City Council addition to conditions:** The accompanying site plan for subdivision shall be amended to include following after the sentence "Encourage the placement of buildings to define orderly street spaces and urban character on page (sheet) 11 of 12, under SETBACKS": In a consistent manner, the developer shall create one or more street corridors in which the buildings frame both sides of the street. It is recommended that these be located on the Boulevards which establish the character for the Employment Center and/or selected areas internal to the Employment Center."

0-05-142

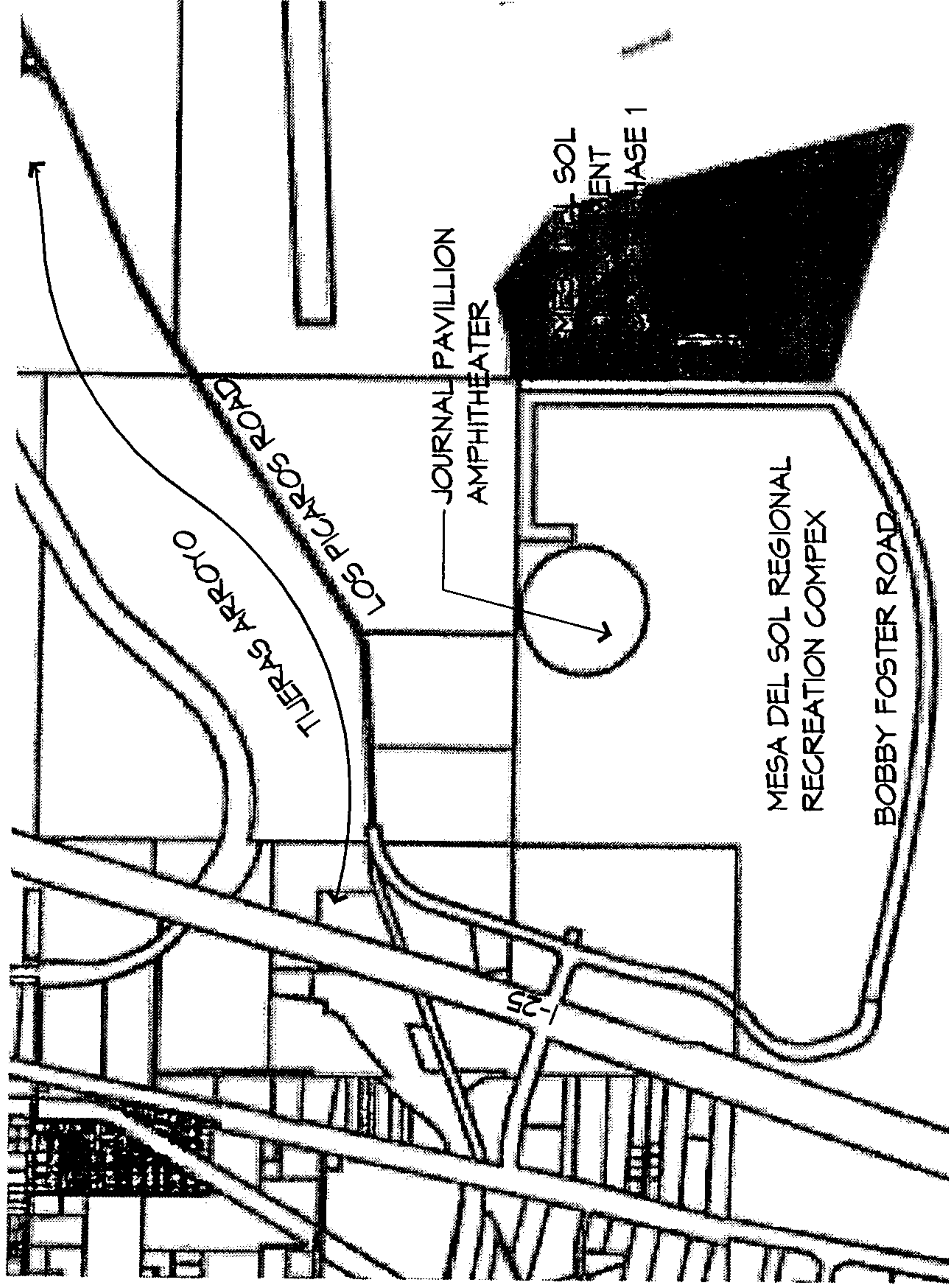
RESPONSE: Per the City Council condition, intent statement 1 under SETBACKS on sheet 11 of 12 has been modified to read: "Encourage the placement of buildings to define orderly street spaces and urban character. In a consistent manner, the developer shall create one or more street corridors in which the buildings frame both sides of the street. It is recommended that these be located on the Boulevards which establish the character for the Employment Center and/or selected areas internal to the Employment Center."

Enact. # 0-2005-062

Very truly yours,

Dekker/Perich/Sabatini Ltd.

Will Gleason, AICP
Urban Planner



ZONE ATLAS MAP

Q-16 AND Q-17

1" = 200'-0"

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

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- B. The uses allowed in this SU-1 zone are limited to major employment uses only, such as office, manufacturing, warehousing, etc.
- C. Retail, hotel and service provision uses are allowed only if ancillary to major employment uses.
- D. Any development beyond the proposed, initial 100,000 square foot building shall require City of Albuquerque review to address fiscal, public safety and other related issues.
- E. All site development plans and subdivisions shall acknowledge and hold the City harmless from sub-standard safety response times, and provide legal notice to future tenants, heirs and successors.
- F. The extension of services to, or within the boundaries of, Mesa Del Sol, shall not be a net expense to the City as determined by the fiscal and economic analysis.
- G. Site plan approvals shall be contingent upon an agreement for service to the site from the Albuquerque Bernalillo County Water Utility Authority.
- H. The 210 acre site will be incorporated into the Level "A" Plan for Mesa del Sol and shall be subject to the "no net expense" provisions of the Planned Community Criteria and Section 14-13-2-3(C)(3) ROA 1994.
- I. The development of structures and supporting public infrastructure shall be sequenced to support the development of surrounding lands zoned for SU-2 Planned Communities.
- J. The 210 acres shall be mixed-use areas predominately devoted to employment that can also be places of work for residents of the surrounding planned community. Eligible uses shall include those allowed under the IP zone and those authorized in the Employment Center category of Chapter 4 of the Planned Communities Criteria.

[+ Bracketed/Underscored Material +] - New
[- Bracketed/Strikethrough Material -] - Deletion

1 K. The site plan for subdivision shall include access to major
2 roadways and transit corridors and safe pedestrian and bicycle
3 connections to surrounding neighborhoods and communities.

4 Section 3. **FINDINGS AND CONDITIONS ACCEPTED.** The Council shall
5 adopt the following zone map amendment findings and conditions
6 recommended by the Environmental Planning Commission on 19 May 2005:

7 1. This is a two-part, 210-acre site request for: 1) a zone map amendment
8 from SU-2 for Planned Community to SU-1 for IP; and 2) a related and
9 required site development plan for subdivision. The two parts of the
10 request are intricately linked because of the nature of SU-1 zoning and
11 its site development plan requirement.

12 2. The subject cases are, in effect, requests for approval of a Level C plan
13 before a Level A plan and a Level B plan are approved and adopted for
14 this planned community area. The applicant argues that the subject
15 request is necessary “to ‘jump start’ the employment element of the
16 Mesa del Sol project.” (10 May 2005 letter from applicant)

17 3. The applicant accurately and correctly cites a Goal and several policies
18 of the *Comprehensive Plan* that are furthered by the request:

19 a. The Goal for Economic Development is furthered because the zone
20 map amendment and accompanying site development plan for
21 building permit will allow for steady and diversified economic
22 development balanced with other goals. The requested zoning will
23 promote a concentration of employment in a proposed Major
24 Activity Center in an effort to balance jobs with housing and
25 population (Economic Development, Policy g).

26 b. The proposed zoning will allow for self sufficiency in provision of
27 employment, goods and public services with adequate jobs to
28 balance future housing (Reserve Area, Policy a). Since the request
29 deviates from the familiar planned communities process of
30 conforming to an approved community master plan, the request
31 must be in accordance with the standards applicable to Rural Areas
32 (Reserve Area, Policy c).

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- 1 c. The subject request will allow for higher density development in
- 2 this appropriate location for employment uses that is controlled by
- 3 site development plan, is located well away from other such
- 4 employment areas, and where the developer has committed to
- 5 provide all public infrastructure needed to primarily serve the area
- 6 (Rural Area, Policy a). The subject request will allow for
- 7 development that will be compatible with natural resource
- 8 capacities, help achieve the regional goal of economic
- 9 development, and create connections to a future trail system (Rural
- 10 Area, Policy b). The subject request will allow for development in a
- 11 location that will not infringe upon floodplains, valley areas or other
- 12 sensitive locations (Rural Area, Policy c).

- 13 4. There is a preponderance of additional *Comprehensive Plan Goals* and
- 14 policies applicable to the subject request that the applicant has failed
- 15 to address or acknowledge:
 - 16 a. The Reserve Area Goal is furthered by this request because it will
 - 17 “jump start” future development of a high quality, mixed-use,
 - 18 largely self-sufficient planned community. The subject request will
 - 19 create the necessary impetus for an appropriate mix of land uses
 - 20 that will be outlined in forthcoming Level A and B plans for a
 - 21 planned community (Reserve Area, Policy b).

 - 22 b. The Rural Area Goal is furthered by the request because it will
 - 23 maintain the separate identity of Rural Areas as alternatives to
 - 24 urbanization by guiding development compatible with the area’s
 - 25 open character and natural resources by way of the proposed SU-1
 - 26 zoning and the required site plan control. The requested zoning
 - 27 and the accompanying site development plan will allow for
 - 28 potential industrial and commercial development that can include
 - 29 desirable local industries and where noise and pollution levels can
 - 30 be regulated (Rural Area, Policy g).

 - 31 c. The subject site is a proposed Major Activity Center. The Activity
 - 32 Centers Goal is furthered because the subject request will allow for
 - 33 concentrations of moderate and high-density mixed land use and

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- 1 social/economic activities which will help to reduce urban sprawl,
2 auto travel needs, and service costs while enhancing the identity of
3 Albuquerque and its communities. The requested zoning and the
4 accompanying site development plan will ensure that this proposed
5 Major Activity Center provides the most highly concentrated
6 locations of commercial, service and employment uses in
7 conjunction with area-wide needs (Activity Centers, Policy a).
- 8 d. The proposed zoning and site development plan will allow for
9 structures whose height, mass or volume will be significantly
10 larger than any others in surrounding areas to be located in this
11 proposed Major Activity Center (Activity Centers, Policy c). The
12 subject request will ensure that the most intense uses in the
13 Activity Center will be located away from low-density residential
14 development with adequate buffering and transition areas (Activity
15 Centers, Policy f).
- 16 e. The requested zoning and the accompanying site development plan
17 provide for specific sub-area planning for the Activity Center and
18 its potential uses (Activity Centers, Policy g). The subject request
19 allows the City to structure capital expenditures and land use
20 regulations in support of creating a multi-use Activity Center and
21 will promote ongoing public/private cooperation (Activity Centers,
22 Policy j).
- 23 f. The requested zoning and accompanying site development plan
24 will allow for creation of new employment opportunities which can
25 accommodate a wide range of occupational skills and salary levels
26 and promote new jobs located convenient to areas of most need,
27 such as the south valley (Economic Development, Policy a). The
28 subject request will aid in the development of local business
29 enterprises as well as the recruitment of outside firms to the
30 subject site (Economic Development, Policy b).
- 31 g. The requested and accompanying site development plan will
32 provide opportunities for improvement in occupational skills and
33 advancement (Economic Development, Policy c). Approval of the

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- 1 subject request will remove an obstacle to sound growth
2 management and economic development (Economic Development,
3 Policy f).
- 4 5. The applicant cites the relationship of employment and housing that is
5 of key importance in the Planned Communities Criteria (PCC)
6 document (page 20). The current pattern in the metropolitan area is
7 that rapidly growing population centers generally do not coincide with
8 major employment centers. The requested zoning and the
9 accompanying site development plan will help overcome the difficulty
10 of achieving a desirable balance between jobs and housing by giving a
11 head start to creating jobs at Mesa del Sol.
- 12 6. The subject request furthers the PCC employment center purpose by
13 providing for mixed-use areas predominantly devoted to employment
14 which can be places of work for residents of the surrounding planned
15 community with convenient access by all modes of transportation
16 (PCC, page 28). The allowed uses, access and service area proposed
17 by the requested zoning and accompanying site development plan
18 correspond to those listed in the PCC employment center criteria (PCC,
19 page 28).
- 20 7. The *Mesa del Sol Sector Development Plan* (Interim) did not establish
21 the site's existing zoning; the zone map amendment does not require
22 an amendment to the Plan's general land use map. However, the City
23 Council, after receiving the recommendation of the Environmental
24 Planning Commission, has the sole authority to amend the zone map
25 eliminating SU-2 zoning (Zoning Code Section 14-16-4-1(C)(9)(b) and
26 Section 14-16-2-23(B)(2)(s)).
- 27 8. The applicant correctly states that the requested zoning and
28 accompanying site development plan will further Goals contained in
29 the governing, interim *Mesa del Sol Sector Development Plan*
30 (MDSSDP):
- 31 a. The subject request will help the area develop as a self-contained
32 community, while keeping it socially and politically linked to the
33 City of Albuquerque (MDSSDP, Land Use Goal 2). The proposed

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- 1 SU-1 zone and the site development plan will allow development to
2 be staged to control infrastructure investments and protect open
3 space (MDSSDP, Land Use Goal 6).
- 4 b. The subject requests will be a stimulus to create new employment
5 growth in Mesa del Sol for Albuquerque and the State of New
6 Mexico (MDSSDP, Economics Goal 1). Environmental Protection
7 Goals 1 and 5 are furthered because the subject site is not located
8 on or near unique natural features, such as steep slopes and
9 drainageways and the proposed site development pattern will help
10 to minimize energy consumption, air pollution, and noise impacts.
- 11 c. The applicant has worked closely with the State and the Governor's
12 Office to procure funding for the southern extension of University
13 Boulevard, which will link the site to the airport, the rest of the City
14 and to Interstate 25 (Public Facilities and Services, Goal 1). The
15 subject site sits on the plateau above the Tijeras Arroyo and
16 drainage will be directed to this facility (Public Facilities and
17 Services, Goal 3).
- 18 9. There are other *MDSSDP* Goals applicable to the subject request that
19 have not been addressed by the applicant:
- 20 a. The subject request will allow Mesa del Sol to continue to be
21 developed as a mixed use community, supporting commercial,
22 industrial, residential, institutional, and recreational uses
23 (MDSSDP, Land Use Goal 1). The proposed SU-1 zone and the site
24 development plan will strictly control development and maintain a
25 high quality living and working environment (MDSSDP, Land Use
26 Goal 5).
- 27 b. The subject request will allow for the creation of a mix of
28 employment opportunities in a variety of fields and industries
29 (MDSSDP, Economics Goal 2). The development entity, Forest City
30 and the Regents of UNM, will continue with a strategy to attract
31 industry to Mesa del Sol and should be financially capable and
32 flexible to create the incentives needed for initial development
33 (MDSSDP, Economics Goal 3).

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- 1 c. Because of the site's location close to the airport, away from
2 proposed residential areas, views of the Manzanita Mountains and
3 the Rio Grande Valley can be preserved through creative site
4 development (MDSSDP, Environmental Protection Goal 1).
- 5 d. According to comments from the Water Authority, "Mesa Del Sol is
6 located outside of the current service area and, at present, is not
7 serviceable. Approval by the Water Authority and an amendment to
8 the service area will be necessary. A development agreement must
9 also be in place. Assuming that these requirements are met,
10 extensive capital improvements will be required in order to provide
11 service to the area." Water and sewer service from the City of
12 Albuquerque is a definite possibility and is not precluded by the
13 Water Authority (MDSSDP, Public Facilities and Services Goal 2).
- 14 e. The subject submittal and the forthcoming Level A master plan
15 complies with MDSSDP section 4.6, Project Implementation
16 Schedule by requesting City of Albuquerque approval of a zone
17 map amendment and a site development plan.
- 18 f. The location of the subject site, a proposed employment center,
19 corresponds to areas designated as "Business Park," "Research
20 Campus," "Mesa Center" and "Fairgrounds (or Business Park)" on
21 the Land Use Map (MDSSDP, Figure 1).
- 22 10. The request for a zone map amendment from SU-2 for Planned
23 Community to SU-1 for IP is adequately justified as per the criteria and
24 policies of *R-270-1980*:
- 25 a. Section 1.A. The request for the industrial park zoning is
26 consistent with the health, safety, morals and general welfare of the
27 City in that it will foster economic development for the City, in a
28 location suitable for employment uses and within an area that has
29 been planned for an employment center and will continue to be
30 planned for an employment center pursuant to a Level A Planned
31 Community Master Plan.
- 32 b. Section 1.B. Zoning this property for an industrial park does not
33 destabilize the zoning pattern for this area of the City. The property

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is currently zoned SU-2 for a Planned Community. This zoning is essentially an “empty box” to be filled by the zoning created by the Planned Community Master Plan. The existing, controlling, interim Sector Development Plan earmarks this area for employment and the forthcoming Level A Master Plan will reflect this area as an employment center.

- c. Section 1.C. As noted on the previous pages, the requested change in zoning is not in significant conflict with adopted elements of the Comprehensive Plan or the MDSSDP; the preponderance of Goals and policies support the request. The request for approvals of a zone map amendment and a site development plan for subdivision is a variation of the usual process for planned communities, but it does reflect the criteria for an employment center. Given that submittal and approval of a Level A Master Plan is imminent, approval of the subject request only helps to ensure a viable employment and housing balance for the Mesa del Sol area.
- d. Section 1.D. The applicant has shown that the existing zoning is inappropriate because a different use category is more advantageous to the community, as articulated by the Comprehensive Plan, the Planned Communities Criteria and the Mesa del Sol Sector Development Plan (MDSSDP).
- e. Section 1.E. No permissive within the proposed zone will be harmful to adjacent property, the neighborhood or the community. The design guidelines of the site development plan for subdivision ensure that the employment area will be compatible with future development in Mesa del Sol.
- f. Section 1.F. Utilization of the land use entitlements associated with the proposed zoning will not require major or unprogrammed capital expenditures by the City. The subject site, as well as the entire Mesa del Sol project, will develop pursuant to the requirement that it be at “no net expense” to the City. A finalized development agreement may be necessary to ensure that the City

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- 1 is not held liable or responsible for any capital expenditures
2 associated with future development.
- 3 g. Section 1.G. The cost of land or other economic considerations
4 pertaining to the applicant are not determining factors for the
5 requested zone map amendment.
- 6 h. Section 1. H. The subject request is not based on location on a
7 collector or major street.
- 8 i. Section 1.I. The requested zone map amendment is a justified
9 “spot zone” like all SU-1 zones because the site development plan
10 review requirement of this zone ensures clear realization of the
11 Comprehensive Plan, the Planned Communities Criteria (PCC) and
12 the MDSSDP.
- 13 j. The requested zone map is justified in that the light industrial
14 zoning promotes economic development in an area planned for
15 such development pursuant to the adoption of the existing Mesa
16 del Sol Sector Development Plan and pending the adoption of the
17 Level A Planned Community Masterplan for Mesa del Sol.
- 18 k. The requested zone map change is justified in that the proposed
19 light industrial zoning will not cause instability of zoning.
- 20 l. The requested zone map change is justified in that the proposed
21 light industrial zoning does not conflict with adopted City
22 Comprehensive or area plans, amendments and/or private master
23 plans.
- 24 m. The requested zone map change is justified in that the proposed
25 use is more advantageous to the community as articulated in the
26 Comprehensive Plan’s Economic and Reserve area goals. It will
27 promote steady, diversified economic development in balance with
28 future housing development and will allow for self -sufficiency in
29 the provision of employment, goods and public services.
- 30 n. The requested zone map change is justified in that the proposed
31 light industrial use is in compliance with the Comprehensive Plan’s
32 requirements that new development occur in accordance with the

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1 approved master plan for the area, the Mesa del Sol Interim Sector
2 Development Plan.

3 11. The accompanying site development plan for subdivision is akin to an
4 IP Master Plan in that it includes design requirements and proposes an
5 expedited review process for future site development plans for building
6 permit.

7 12. The boundaries of the subject site should be platted to correspond to
8 the approved zone boundary lines prior to issuance of a certificate of
9 zoning.

10 13. There is no known opposition of any kind to the subject request.

11 14. The boundaries of the subject site shall be platted to correspond to the
12 approved zone boundary lines prior to issuance of a certificate of
13 zoning.

14 Section 4. COUNCIL FINDINGS AND RECOMMENDATIONS. The Council
15 adopts the following findings and conditions regarding the Mesa Del Sol
16 Employment Center – Phase One:


17 1. The accompanying site development plan for subdivision
18 shall be amended to include the following after the sentence “Encourage the
19 placement of buildings to define orderly street spaces and urban character”
20 on p. 11 of 12, under “SETBACKS”: “In a consistent manner, the developer
21 shall create one or more street corridors in which buildings frame both sides
22 of the street. It is recommended that these be located on the Boulevards
23 which establish the character for the Employment Center and/or in selected
24 areas internal to the Employment Center.

25 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
26 clause, word or phrase of this ordinance is for any reason held to be invalid or
27 unenforceable by any court of competent jurisdiction, such decision shall not
28 affect the validity of the remaining provisions of this ordinance. The Council
29 hereby declares that it would have passed this ordinance and each section,
30 paragraph, sentence, clause, word or phrase thereof irrespective of any
31 provisions being declared unconstitutional or otherwise invalid.

32 Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
33 take effect five days after publication by title and general summary.

1 PASSED AND ADOPTED THIS 19th DAY OF September, 2005
2 BY A VOTE OF: 8 FOR 0 AGAINST.

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4
5 Excused: Mayer

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7 _____

8 Brad Winter, President
9 City Council


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11 APPROVED THIS 28th DAY OF September, 2005
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15 Bill No. O-05-142

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18 Martin J. Chavez, Mayor
19 City of Albuquerque

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22 ATTEST:

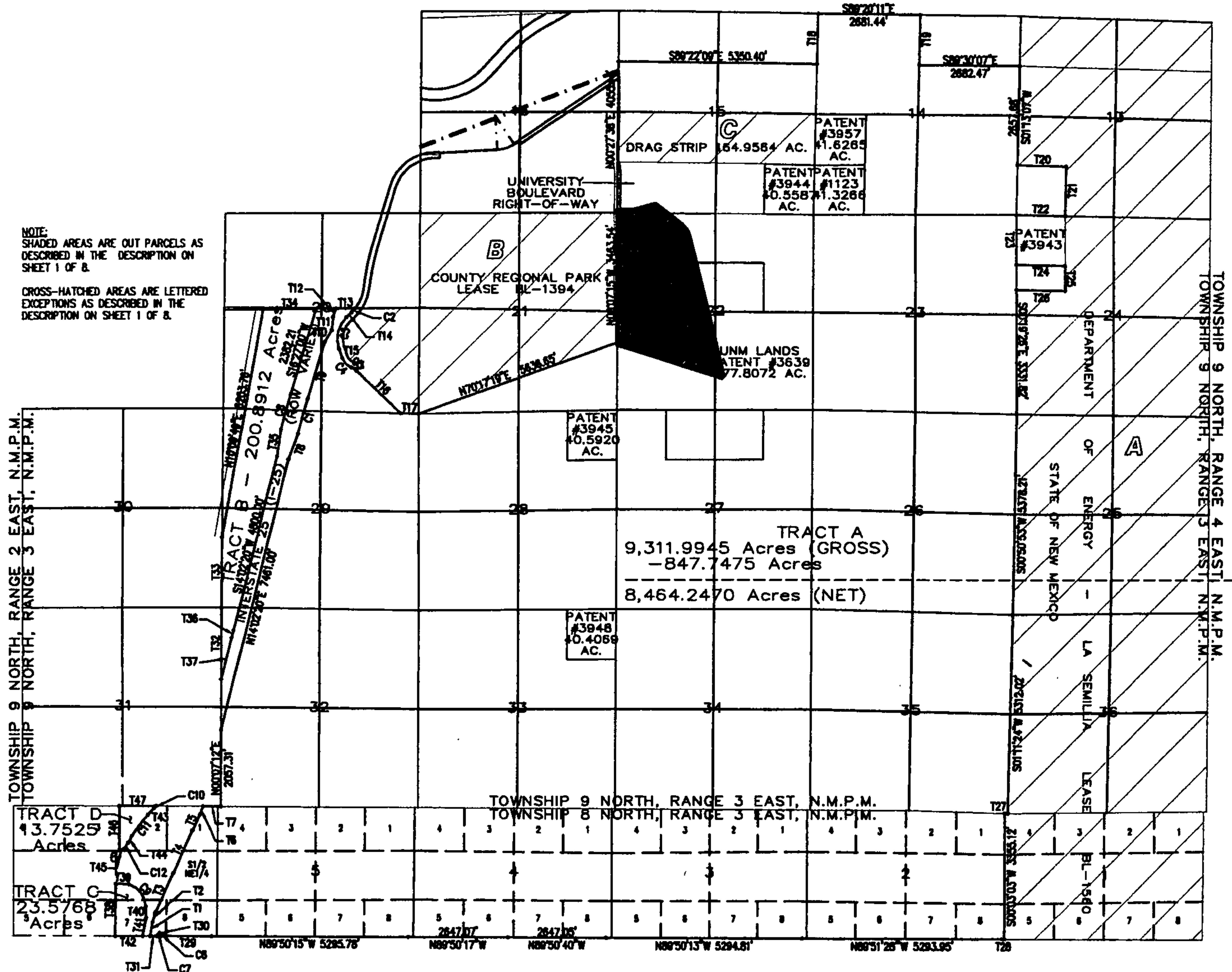
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LOCATION MAP 0-05-142

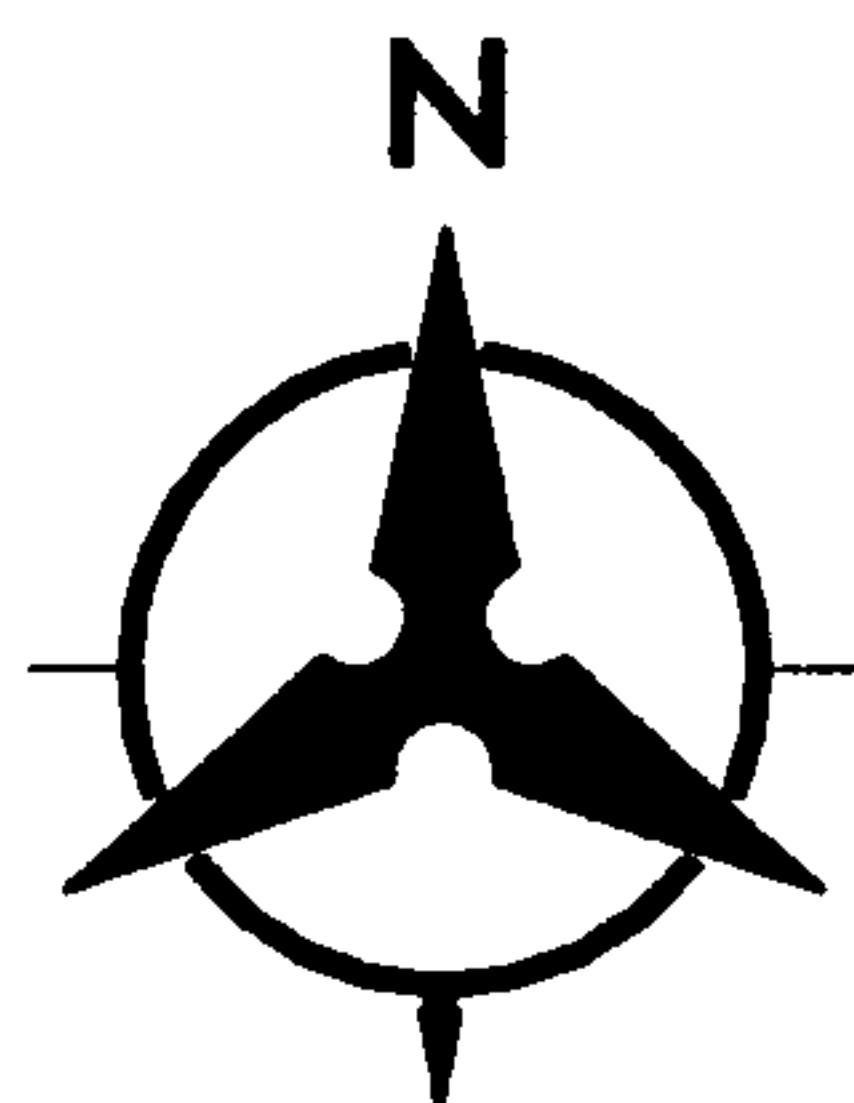
CITY OF ALBUQUERQUE STATE OF NEW MEXICO



NOTE:
 SHADED AREAS ARE OUT PARCELS AS DESCRIBED IN THE DESCRIPTION ON SHEET 1 OF 8.
 CROSS-HATCHED AREAS ARE LETTERED EXCEPTIONS AS DESCRIBED IN THE DESCRIPTION ON SHEET 1 OF 8.

EXHIBIT "A"

MESA DEL SOL EMPLOYMENT CENTER PHASE 1



Bohannon & Huston
 Courtyard | 7800 Jefferson St. NE Albuquerque, NM 87108-4336
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES