

DRB CASE ACTION LOG (PREL/FINAL)

REVISED 10/08/07

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

DRB	Application No.: 08DRB-70003 Project # 1006004 / 1005355
Proje	ct Name: BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II
Agen	t: BOHANNAN HUSTON INC. Phone No.: 名23-10分
follov	request was approved on ፫፫- ዕዛ-ዕ <u>ዓ</u> by the DRB with delegation of signature(s) to the ving departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION:
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	PARKS / CIP:
	PLANNING (Last to sign):
	1/10 - aminded 1777
	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 TreasurerRecording 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 Eile approval required. Copy of recorded plat for Planning.

MICHAEL BANGS LANDIN

MEQUEST FOR DEFERRAN OF MOJEET # 1005355 70

DE HEARY 2/4/09. OGDRB 70003

PE: ELEVATED PESEPHOLD-MESA DEZ SOL IMMOVATION PAPIL II

JACIL CLOUD PLAZA DEC SOL PLAZA DEC SOL PLAZA DEC SOL DOO ZIO SITURET NW, 87102



DRB CASE ACTION LOG (PREL/FINAL)

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

DRB	Application No.: 08DRB-70003 Project # 1006004 / 1005355
Proje	ect Name: BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II
Ager	nt: BOHANNAN HUSTON INC. Phone No.: 323-100
follov	request was approved on [02-04-09] by the DRB with delegation of signature(s) to the wing departments. STANDING SIGNATURES COMMENTS TO BE ADDRESSED
	TRANSPORTATION:
	UTILITIES:
	CITY ENGINEER / AMAFCA:
	DADKS / CID:
	PARKS / CIP:
	PLANNING (Last to sign):AMAJECA
	- Amanden DDP
	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.

5355

DXF Electronic Approval Form

	1005355	
Subdivision Name:	MESA DEL SOL INNO	VATION PARK II TRACTS Q1 Q2 & Q3
Surveyor:	ROBERT GROMATZK	Υ
Contact Person:	MARY COLE .	· · · · · · · · · · · · · · · · · · ·
Contact Information:	798-7826	
DXF Received:	3/16/2009	Hard Copy Received: 3/14/2009
Coordinate System:	Ground rotated to NMS	SP Grid
2 Summa		03.16.2009
J. J	Approved	<u>03.16.2009</u> Date
	•	
	•	Date

AGIS Use Only

Copied fc 5355

to agiscov on 3/16/2009

Contact person notified on 3/16/2009

7500 Jefferson St. NE Albuquerque, NM 87109-4335

喇点

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

January 27, 2009

Mr. Jack Cloud, DRB Chair Development Review Board City of Albuquerque 600 Second Street, NW Albuquerque, NM 87102

Re:

Preliminary Final Plat Approval

Replat of Tract Q, Mesa Del Sol Innovation Park II

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the final plat
- Certificate of No Effect
- Zone Atlas Map R-16 showing the location of the property
- Letter justifying and describing request

The tract is located adjacent to Eastman Ave. This request is to replat one (1) existing lot into three (3) lots for the purpose of conveying proposed Tracts Q-1, Q-2 and Q-3.

There was a hearing for this project on January 14th which also included the replat of the adjacent Open Space Tract OS-7. Mesa del Sol has decided to concentrate these replating efforts to Tract Q only.

Currently there is only a private access easement dedicated to both PNM and the ABCWUA from Eastman Ave. to Tract Q. We plan on addressing access specifically to Tract Q via a paper document private access easement to be submitted simultaneously with this submittal. It is my hope to be heard at DRB to receive comments and or staff approval while delegating planning approval based on the recordation of the easement.

Please place this item on the DRB Agenda to be heard on February 4th, 2009. If you have any questions or require additional information, please contact me.

Sincerely,

Mike J. Balaskovits, PE

Project Engineer

Community Development and Planning Group

MJB/cc Enclosures

ENGINEERING A

SPATIAL DATA

Jack Cloud 014# 1006004 New# 1005355



City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

IVEREE CIER OF CARREST V.	25 May of Interpretation, 1711 Color
Interoffice Memo	orandum
April 14, 2008	
Subject: Albu	querque Archaeological Ordinance—Compliance Documentation
Project Number(s):	
Case Number(s):	
Agent:	
Applicant:	Forest City Covington
Legal Description:	SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)
Acreage:	416 acres
Zone Atlas Page:	Q-16/R-16/S-16
CERTIFICATE OF	FAPPROVAL: Yes _X_ No
CERTIFICATE OF	F NO EFFECT: Yes No
Proposed Innovatio	III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the n Park and First Neighborhood Developments on Mesa del Sol, alillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown
CERTIFICATE OF sites in project area)	NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)— no significant
SUBMITTED: Matthew Schmader, Superintendent, Open Acting City Archaeo	n Space Division

12. Project#-1005355-(-1006004)
09DRB-70003 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II, zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) [Deferred from 1/14/09] THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AMENDED SITE PLAN, AMAFCA SIGNATURE AND AGIS DXF FILE.

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

13. Project# 1004732 09DRB-70038 SKETCH PLAT REVIEW AND COMMENT ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2, & A-3-A, LANDS OF DAVID MACIEL (TBKA MONTOYA STREET TOWNHOMES) zoned R-LT, located on MONTOYA ST NW BETWEEN FLORAL RD NW AND SARITA AVE NW containing approximately 0.9751 acre(s). (H-12)THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

14. Project# 1007640
09DRB-70040 SKETCH PLAT REVIEW
AND COMMENT

DEAN & DEBBY CATHAGAN request(s) the above action(s) for all or a portion of VALLEY HAVEN SUBD, zoned RA-2, located on RIO GRANDE NW BLVD BETWEEN HEADINGLY AV NW AND LUKE NW containing approximately 0.5479 acre(s). (G-13) THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.

15. Other Matters: None

ADJOURNED: 11:00

DRB 2/4/09

08DRB-70297 VACATION OF PUBLIC EASEMENT
08DRB-70300 SIDEWALK WAIVER
08DRB-70301 MINOR - TEMP DEFR
SWDK CONST
08DRB-70302 MAJOR - SDP FOR
SUBDIVISION
08DRB-70303 MAJOR - PRELIMINARY
PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for JUAN TABO HILLS, LLC request(s) the above action(s) for all or a portion of Tract(s) 2-A, A-C, JUAN TABO HILLS, UNIT 1, zoned AD, SU-1, located on JUAN TABO BLVD BETWEEN VIA POSADA RD AND JULFSTREAM DR Intaining approximately 41.0242 acre(s). (M-22) [Deferred from 7/30/08, 8/20/08 8/27/08, 9/3/08, 9/17/08, 10/1/08, 10/22/08, 11/5/08, 11/26/08, 12/3/08] DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.

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

4. Project# 1003565

08DRB-70534 EPC APPROVED SDP
FOR BUILD PERMIT

JOSH SKARSGARD agent(s) for ART GARDENSWARTZ request(s) the above action(s) for all or a portion of Lot(s) 1 & 2, Block(s) 8, MIRAMONTES PARK Unit(s) 1, zoned C-1, SU-1 C-2 USES AND WAREHOUSE, located on SAN MATEO BLVD NE BETWEEN CLAREMONT AVE NE AND PHOENIX AVE NE (H-1) [Deferred from 1/7/09] DEFERRED TO 1/21/09 AT THE AGENT'S REQUEST.

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

5. Project#1006004/1005355
09DRB-70003 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) Q & OS-7, BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK II zoned PC, located on EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR containing approximately 18.4444 acre(s). (R-16) DEFERRED TO 2/11/09 AT THE AGENT'S REQUEST.

6. Project# 1007474/1004732
08DRB-70519 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
09DRB-70001 SIDEWALK WAIVER
09DRB-70002 MINOR - TEMP DEFR
SWDK CONST

ISAACSON AND ARFMAN PA agent(s) for EVERGREEN HOMES LTD CO request(s) the above action(s) for all or a portion of Tract(s) A-1, A-2 & A-3 - A, A-1, LANDS OF DAVID MACIEL, FLORAL MEADOWS (TO BE KNOWN AS MONTOYA STREET TOWNHOMES) zoned R-LT, located on MONTOYA RD NW BETWEEN FLORAL NW AND SARITA NW containing approximately 1.85 acre(s). (H-12) INDEFENITELY DEFERRED AT THE AGENT'S REQUEST.

7. Other Matters: None.

ADJOURNED: 10:30

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT January 14, 2009 DRB Comments

ITEM #5

PROJECT # 1006004

APPLICATION # 09-700003

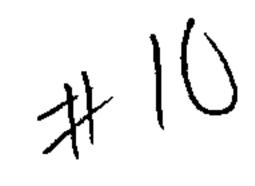
RE: Tracts Q & OS-7, Mesa del Sol Innovation Park II

Refer to comments from ABCWUA; there appears to be an undefined easement connecting the southern end of proposed Tract Q-1 to Tract OS-7 (across proposed Tract Q-2).

Status of adjoining/ accessing infrastructure needs to be addressed; if not financially guaranteed, a Bulk Land Variance may be required.

Jack Cloud AICP, DRB Chairman

924-3880/ jcloud@cabq.gov





DRB CASE ACTION LOG (SITE PLAN BLDG PERMIT)

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.: 07DRB-70119 (SBP)	Project # 1005355
Project Name: MESA DEL SOL Agent: Mesa del Sol, LLC	Phone No: 400-3021
Your request for (SDP for SUB), (SDP for BP), (approved on 7/8/2) by the DRB with de OUTSTANDING SIGNATURES COMMENTS TO TRANSPORTATION:	FINAL PLATS), (MASTER DEVELOP. PLAN), was elegation of signature(s) to the following departments.
UTILITIES:	
CITY ENGINEER / AMAFCA:	
D PLANNING (Last to sign): The Company of the Compa	is pread of the face from
Tax printout from the County Astropies of the approved site processing and the County Treasurer's signature with the County Clerk.	Treasurer. to the County Clerk). RECORDED DATE: ssessor. plan: Include all pages. must be obtained prior to the recording of the plat ture must be obtained prior to Planning Department's ed.



DRB CASE ACTION LOG (SITE PLAN BLDG PERMIT) REVISED 9/28/05

	neet must accompany your plat or site planted te plan/plat once comments are addressed	to obtain delegated signatures. Return sheet .
	pplication No.: 07DRB-70119 (SBP)	Project # 1005355
	Name: MESA DEL SOL	Dhone Not 400 2024
Agent:	Mesa del Sol, LLC	Phone No: 400-3021
	equest for (SDP for SUB), (SDP for BP), (FINed on 2//2012) by the DRB with delegand and SIGNATURES COMMENTS TO BE	AL PLATS), (MASTER DEVELOP. PLAN), was ation of signature(s) to the following departments. E ADDRESSED
	TRANSPORTATION: - PAUD ACC	535 MONE -75THAN
	- ACL555 W/	BONGFILIALIES & MANT. ON
	BULK LAND	PLit 7.
	UTILITIES:	
		2/2
	-, -, , , , , , , , , , , , , , , , , ,	
4		
	CITY ENGINEER / AMAFCA:	
		······································
	PARKS / CIP:	<u>, , , , , , , , , , , , , , , , , , , </u>
f)	PLANNING (Last to sign):	-1/87
	selet 15 de 2	Read.
Q.	Copy for mille	Jiles
12	LEO HOUSE	<u> </u>
	Planning must record this plat. Please -The original plat and a mylar copy	
	-Tax certificate from the County Tre	
	· · · · · · · · · · · · · · · · · · ·	he County Clerk). RECORDED DATE:
	Tax printout from the County Assest copies of the approved site plan	SSOF.
	County Treasurer's signature mus	et be obtained prior to the recording of the plat
	with the County Clerk.	
		must be obtained prior to Planning Department's
	signature. □ AGIS DXF File approval required.	
	□ Copy of recorded plat for Planning	

CITY OF ALBUQUERQUE PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE:

July 16, 2007

TO:

Sheran Matson, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1005355, Mesa del Sol Water Tower

On March 15th, 2007, the Environmental Planning Commission (EPC) approved a Site Development Plan for Building Permit with Conditions for all or a portion of Tract 4A, Mesa del Sol. Staff met with the agents, Paul Wymer of Bohannon Huston and Lawrence Kline of Denish+Kline Associates, on April 9th, 2007 to discuss compliance with the EPC's Conditions of Approval.

The Site Development Plan for Building Permit (as modified April 12, 2007) satisfactorily meets the EPC conditions as elaborated in the associated Official Notification of Decision, except for the following:

Condition #3: It is Staff's understanding that the bulk land plan has not completed the DRB process. To fulfill Condition #3, the subject site must be platted prior to final DRB sign-off. The site development plan for building permit cannot meet this condition as long as the bulk land plat remains pending. Staff recommends that this submittal not move forward until completion of the pending bulk land plat.

Condition #4A: Staff requests that the phrase "internal to the perimeter wall" be removed from the design standards. No internal walls are included in the submittal.

The intention is that the design and materials of *all* walls and fences coordinate with the future buildings, in order to demonstrate compliance with the Employment Center Phase I design standards. Staff believes that the beige stucco perimeter (screen) wall is likely to coordinate with the buildings, but clarification is needed to ensure this in case of future changes.

Condition #5b: On the lighting design standards, after the "25 feet", the phrase "from top to grade" needs to be added.

Condition #8e: Staff does not find a note on Sheet 2 about the method for preparing subgrade under the seed mix.

<u>In general:</u> In preparing for the EPC hearing in March, the applicant was unable to choose the material for the water tower because financial and/or coordination issues had not been worked out, but were going to be soon. The current submittal still shows both options, one steel and one concrete. Staff suggests that, prior to final sign-off at the DRB, the applicant choose which option will be pursued.

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



4

DEVELOPMENT REVIEW BOARD Action Sheet

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

July 18, 2007

9:00 A.M.

MEMBERS:

Sheran Matson, AICP, DRB Chair Sandra Handley, Administrative Assistant

Wilfred Gallegos, Transportation Development Brad Bingham, Alternate City Engineer

Roger Green, ABCWUA Christina Sandoval, Parks & Recreation

NOTE: UNLESS ANNOUNCED DURING THE MEETING, THE DEVELOPMENT REVIEW BOARD WILL NOT TAKE A LUNCH BREAK.

NOTE: INDIVIDUALS WITH DISABILITIES WHO NEED SPECIAL ASSISTANCE TO PARTICIPATE AT THIS MEETING SHOULD CONTACT CLAIRE SENOVA, PLANNING DEPARTMENT, AT 924-3946. HEARING IMPAIRED USERS MAY CONTACT HER VIA THE NEW MEXICO RELAY NETWORK BY CALLING TOLL-FREE:1-800-659-8331.

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON.

- A. Call to Order: 9:00 A.M. Adjourned:
- 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# 1002858 07DRB-70068 MAJOR - 2YR SUBD IMP AGMT (2YR SIA) MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel A-1 & I-1, MESA @ ANDERSON HILLS, UNIT 2, zoned SU-1, C-1 & R-2, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and GRACE VIGIL RD SW containing approximately 35.43 acre(s). (P-9) THE TWO YEAR SIA EXTENSION WAS APPROVED.

2. Project# 1002856 07DRB-70069 MAJOR - 2YR SUBD IMP AGMT (2YR SIA) MARK GOODWIN & ASSOCIATES agent(s) for ANDERSON HILLS LLC request(s) the above action(s) for all or a portion of Parcel 1, THE MEADOWS @ ANDERSON HILLS, zoned RLT, located on DENNIS CHAVEZ BLVD SW between UNSER BLVD SW and 98TH SW containing approximately 48.0729 acre(s). (P-9) THE TWO YEAR SIA EXTENSION WAS APPROVED.

3. Project # 1000945 07DRB-00621 Major-Two Year SIA ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for EAGLE ROCK PROPERTIES LLC request(s) the above action(s) for all or any portion of Lot(s) 22, Block(s) 26, Tract(s) A, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2 IP located on EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE containing approximately 1 acre(s). [REF:06DRB-00710] [Deferred from 6/13/07] (C-18) TWO-YEAR SIA EXTENSION WAS WITHDRAWN AT THE AGENT'S REQUEST.

4. Project# 1005464
07DRB-70082 VACATION OF PUBLIC
RIGHT-OF-WAY

THOMPSON ENGINEERING CONSULTANTS INC agent(s) for ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 32, Tract(s) A, NORTH ALBUQUERQUE ACRES, zoned R-LT, located on PALOMAS AVE NE between BARSTOW ST NE and VENTURA ST NE containing approximately 0.73 acre(s). [Deferred from 7/18/07] D-19) DEFERRED AT THE BOARD'S REQUEST TO 08/15/07.

5. Project# 1003445 07DRB-70083 VACATION OF PUBLIC RIGHT-OF-WAY BOHANNAN HUSTON INC agent(s) for FOUNTAIN HILLS PLAZA LLC, request(s) the above action(s) for all or a portion of Tract(s) B-1-A, C-1-A, D-1-A, Lot(s) 10-A-2, Tract(s) B, Block(s) D, ALBUQUERQUE WEST, UNIT 1 and RICHLAND HILLS, UNIT 1, zoned SU-1 / PDA to include C-3 uses, located on NUNZIO AVE NW between PARADISE BLVD NW and PASEO DEL NORTE NW, containing approximately 39.9074 acre(s). [07DRB-00261] (C-12) THE VACATION OF PUBLIC RIGHT-OF-WAY WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

6. Project# 1002962 07DRB-70084 VACATION OF PUBLIC EASEMENT

BOHANNAN HUSTON INC agent(s) for CANTATA @ THE TRAILS INC, request(s) the above action(s) for all or a portion of Tract(s) 4- 0S, THE TRAILS UNIT 2 (to be known as **CANTATA** @ **THE TRAILS**) zoned SU-2 UR, located on OAKLAND RIDGE ST NW and WOODMONT AVE NW containing approximately 5.0749 acre(s). [07DRB-00613] (C-9) THE VACATION OF PUBLIC EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE.

7. Project # 1005031
06DRB-01077 Major-Vacation of Public
Easements

SURV-TEK agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS, UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018] [Deferred from 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.

06DRB-01017 Major-Preliminary Plat Approval 06DRB-01018 Minor-Temp Defer SDWK SURV TEK & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9-A, THE TRAILS UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). (Listed as Project 1004644 in error) [Deferred from 8/9/06, 8/23/06, 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.

06DRB-01282 Minor-Subd Design (DPM) Variance

WILSON AND COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 9A, THE TRAILS UNIT 2 (to be known as SANTA FE 3 @ THE TRAILS, UNIT 2) zoned SU-2-SRSL, located on WOODMONT AVE NW, between RAINBOW BLVD NW and UNIVERSE BLVD NW containing approximately 20 acre(s). [REF: 06DRB-01017, 06DRB-01018, DRB-01077] Deferred from 9/13/06, 9/27/06, 10/4/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 8/01/07.

8. Project # 1005070 06DRB-01154 Major-Preliminary Plat Approval 06DRB-01156 Minor-Sidewalk Waiver 06DRB-01155 Minor-Temp Defer SDWK SURV-TEK INC & WILSON & COMPANY agent(s) for THE TRAILS LLC request(s) the above action(s) for all or a portion of Tract(s) 8, THE TRAILS, UNIT 2 (to be known as TAOS @ THE TRAILS, UNIT 2) zoned SU-2-SRLL, located on WOODMONT AVE NW, between UNIVERSE BLVD NW and RAINBOW BLVD NW containing approximately 9 acre(s). [Deferred from 9/6/06, 9/13/06, 9/27/06, 10/11/06, 10/25/06, 11/29/06, 12/20/06, 1/24/07, 4/18/07, 6/20/07 & 7/18/07] (C-9) DEFERRED AT THE AGENT'S REQUEST TO 8/22/07.

Project# 1000976 8.A 07DRB-70042 MAJOR - PRELIMINARY PLAT APPROVAL 07DRB-70044 MINOR - TEMP DEFR SWDK CONST

ABQ ENGINEERING INC. agent(s) for RIVERSIDE WESTMI LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT CO.,INC., zoned SU-1 FOR PRD, located on ERVIEN LN SW between COORS BLVD SW and UNSER BLVD SW containing approximately 40.85 acre(s).[Deferred from 07/11/07 & 7/18/07] (M-10 & N-10) DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.

07DRB-70107 MINOR - SDP FOR SUBDIVISION

CONSENSUS PLANNING agent(s) for RIVERSIDE WEST LLC request(s) the above action(s) for all or a portion of Tract(s) 1 & 2, LANDS OF WESTLAND DEVELOPMENT, RIVERSIDE WEST SUBDIVISION, zoned SU-1/PRD, located on ERUIEN LANE SW BETWEEN COORS BLVD SW AND AMOLE ARROYO containing approximately 40.85 acre(s). [Deferred from 07/11/07 & 7/18/07] (M-10) DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.

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

NOTE: IF THE APPLICANT/AGENT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

Project# 1002651 07DRB-70125 AMENDED SDP FOR BP ADVANCED ENGINEERING AND CONSULTING LLC agent(s) for DEVALMONT VINEYARDS INC request(s) the above action(s) for all or a portion of Lot(s) 25-A, Tract(s) A, Block(s) 15, NORTH ALBUQUERQUE ACRES, UNIT B, zoned SU-2/IP, located on I-25 NORTH BOUND FRONTAGE RD NE BETWEEN CARMEL AVE NE AND CORONA AVE NE [REF: DRB-93-78] [Deferred from 7/18/07] (C-18) DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.

(Project# 1005355 **10.** 07DRB-70119 EPC APPROVED SDP FOR BUILD PERMIT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) 4A, MESA DEL SOL, zoned PC, located on UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE (R-16) THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT TO PROVIDE ACCESS ALONG EASEMENT ACCESS WITH BENEFICIARIES & MAINTANCE RESPONSIBILITIES DEFINED ON THE BULK LAND PLAT AND TO PLANNING FOR A 15 DAY APPEAL PERIOD, CATALINA LEHNER'S INITIALS AND FOUR COPIES OF THE PLAN, ONE TO BE INCLUDED IN THE MASTER PLAN FILE.

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

11. Project# 1002092 07DRB-70120 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL BOHANNAN HUSTON INC agent(s) for THOMAS M BOHLMAN request(s) the above action(s) for all or a portion of Lot(s) 14P-1 & 25P-1, OXBOW BLUFF SUBDIVISION zoned SU-3, located on SILVERY MINNOW LANE NW BETWEEN WATERWILLOW LANE NW AND OXBOW NW containing approximately 1.2255 acre(s). (F-11) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.

12. Project# 1003087 07DRB-70118 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL PRECISION SURVEYS INC agent(s) for FULLER HOMES INC request(s) the above action(s) for all or a portion of Lot(s) 94 & 95, WATERSHED SUBDIVISION, and zoned SU-2 FOR PDA, located on SANDWATER RD NW BETWEEN WATERSHED DR NW AND MESA RAIN RD NW containing approximately 0.3815 acre(s). (H-9) PRELIMINARY AND FINAL PLAT WAS APPROVED WITH NO DELEGATION.

13. Project# 1004707
07DRB-70123 VACATION OF PRIVATE
EASEMENT
07DRB-70124 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for JOHN LORENTZEN request(s) the above action(s) for all or a portion of Tract(s) 269 & 270 together with 68th St tract, TOWN OF ATRISCO LAND GRANT, zoned C-2, located on HANOVER RD NW BETWEEN 68TH ST NW & I-40 containing approximately 4.0714 acre(s). (J-10) THE VACATION OF PRIVATE EASEMENT WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 07/18/07, THE PRELIMINARY AND FINAL PLAT WAS APPROVED.

14. Project# 1004907 07DRB-70121 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SURVEYS SOUTHWEST LTD agent(s) for RUTH ROSENSTEIN request(s) the above action(s) for all or a portion of Lot(s) 20 & 21, CORONADO PLACE ADDITION, zoned SU-2/ RC, located on FORRESTER ST NW BETWEEN MOUNTAIN RD NW AND 8TH ST NW containing approximately 0.1362 acre(s). (J-14) THE PRELIMINARY AND FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION DEVELOPMENT FOR DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.

15. Project# 1005208 07DRB-70127 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

ROSS HOWARD COMPANY agent(s) for PEDRO & MAGGIE MEJIA request(s) the above action(s) for all or a Tract(s) 27-A-1-C-1 & 27-A-1-C-2-A, portion Map 40, zoned SU-2/R-1, located on CROMWELL AVE SW BETWEEN 8th ST SW AND DRAIN containing RIVERSIDE ALBUQUERQUE approximately 0.1751 acre(s). AND FINAL PLAT WAS APPROVED DELEGATED SIGN OFF FINAL **FOR** DEVELOPMENT TRANSPORTATION DEDICATIONS AND TO PLANNING FOR A COPY OF THE RECORDED PLAT.

15.A Project# 1004919 07DRB-70073 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL WAYJOHN SURVEYING INC agent(s) for DAVID MURPHY request(s) the above action(s) for all or a portion of Tract(s) 127-B, 128-B, 129-B-2, 129-B-1, 131 & 131-A (to be known as **NORTH 2**ND **STREET BUSINESS CENTER**) zoned M-1, located on 2nd ST NW between MONTANO NW and GRIEGOS NW containing approximately 6.1315 acre(s). [Deferred from 06/27/07, 07/11/07 & 7/18/07] [REF: 06DRB-00747] (F-15) **DEFERRED AT THE AGENT'S REQUEST TO 07/25/07.**

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

16. Project# 1006618
07DRB-70122 SKETCH PLAT REVIEW
AND COMMENT

KEITH MACDUFFEE agent(s) for RICHARD FOX request(s) the above action(s) for all or a portion of Lot(s) 12, Block(s) 5, TRACTION PARK & CITY ELECTRIC ADDITION, zoned R-LT, located on NEW YORK AVE SW BETWEEN CENTRAL AVE SW AND RIO GRANDE BLVD NW containing approximately 0.14 acre(s). (J-13) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

17. Project# 1006626 07DRB-70126 SKETCH PLAT REVIEW AND COMMENT ADRIAN PEDROZA request(s) the above action(s) for all or a portion of Tract(s) 23,24 & 139, ATRISCO GRANT, UNIT 6, zoned R-1, located on GONZALES SW AND CHURCHILL SW containing approximately 2.4 acre(s). (K-12) THE ABOVE REQUEST WAS REVIEWED AND COMMENTS WERE GIVEN.

18. ADJOURNED: 10:35 AM

CITY OF ALBUQUERQUE



PLANNING DEPARTMENT DEVELOPMENT AND BUILDING SERVICES HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO/PROJECT NO: 1005355	AGENDA ITEM NO: 10

SUBJECT:

Site Plan for Building Permit –

ACTION REQUESTED:

REV/CMT: () APPROVAL: (X) SIGN-OFF: () **EXTN: ()** AMEND: ()

ENGINEERING COMMENTS:

A maintenance agreement for the road must be provided prior to City Engineer sign off. An approved conceptual grading and drainage plan must be on file prior to site plan approval.

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN

DELEGATED: (SEC-PLN) (SP-SUB) (SP-BP) (FP) TO: (UD) (CE) (TRANS) (PRKS) (PLNG)

SIGNED: Bradley L. Bingham City Engineer / AMAFCA Designee

DATE: JULY 18, 2007

(R-16/D096)

505-924-3986

DEVELOPMENT REVIEW BOARD TRANSPORTATION DEVELOPMENT Standard Comment Sheet

DRB-	1005355	Item No.	10	Zone Atla	as R-	16
DATE	ON AGENDA 7-18	-07				
INFRA	STRUCTURE REQU	ERED (X) YE	es () No			
CROSS	REFERENCE:					
TYPE	OF APPROVAL RE	QUESTED:				
() SK	ETCH PLAT () P	RELIMINARY	PLAT () FINAL E	PLAT	
()SI	TE PLAN REVIEW	AND COMME	ENT ()S	ITE PLAN	FOR	SUBDIVISION
(X)SI	TE PLAN FOR BU	ILDING PEF	TIMS			

o. Comment

- 1) A copy of the plat is needed that shows Eastman has been dedicated. Has the road been built? (Is there a SIA?)
- 2) How does Tract 20 (2?) exist without access?
- 3) Why is the access road in the drainage pond? Does PNM have rights to this access road? Is this shown on a plat? Who benefits and maintains the road?
- 4) Are the "future" improvements coming back as Phase II for DRB sign-off? Future access aisles are not dimensioned.
- 5) Sheet 1 of 5 needs to be the signature page for C.O. purposes.

If you have any questions or comments please call Wilfred Gallegos at 924-3991. Meeting notes:

SHEET 50 OF 5: SITE GRADING/DRAINAGE PLAN & UTILITY PLAN $\frac{2}{2}$ SHEET 56 OF 5: SITE GRADING/DRAINAGE PLAN & UTILITY PLAN

ELEVATED RESERVOIR

Albuquerque, NM

EPC Submittal: Site development plan for building permit

February 1, 2007



File # 0944-100/20 Project # 10 05355 Minor subdivision.

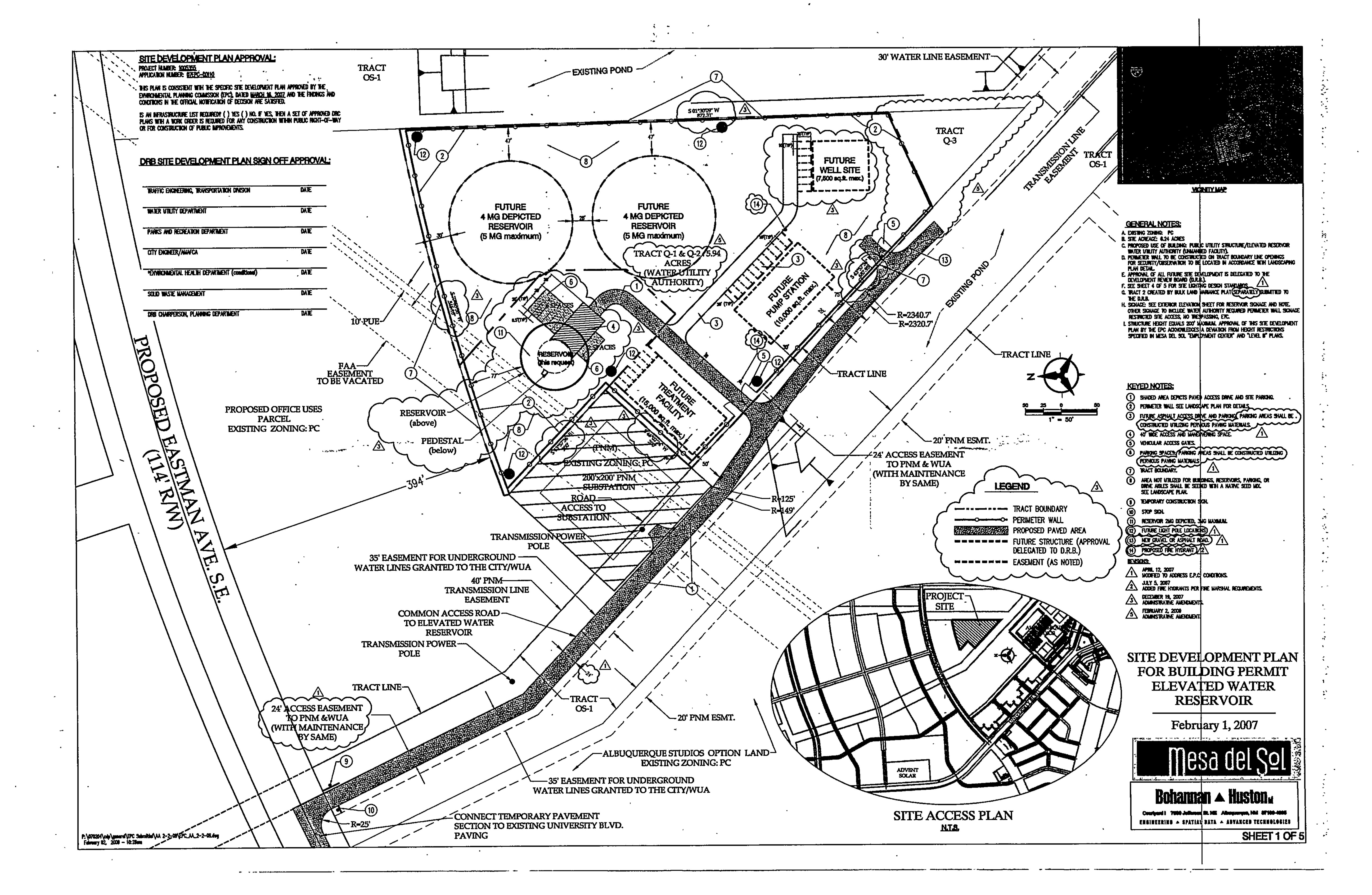
April 12, 2007

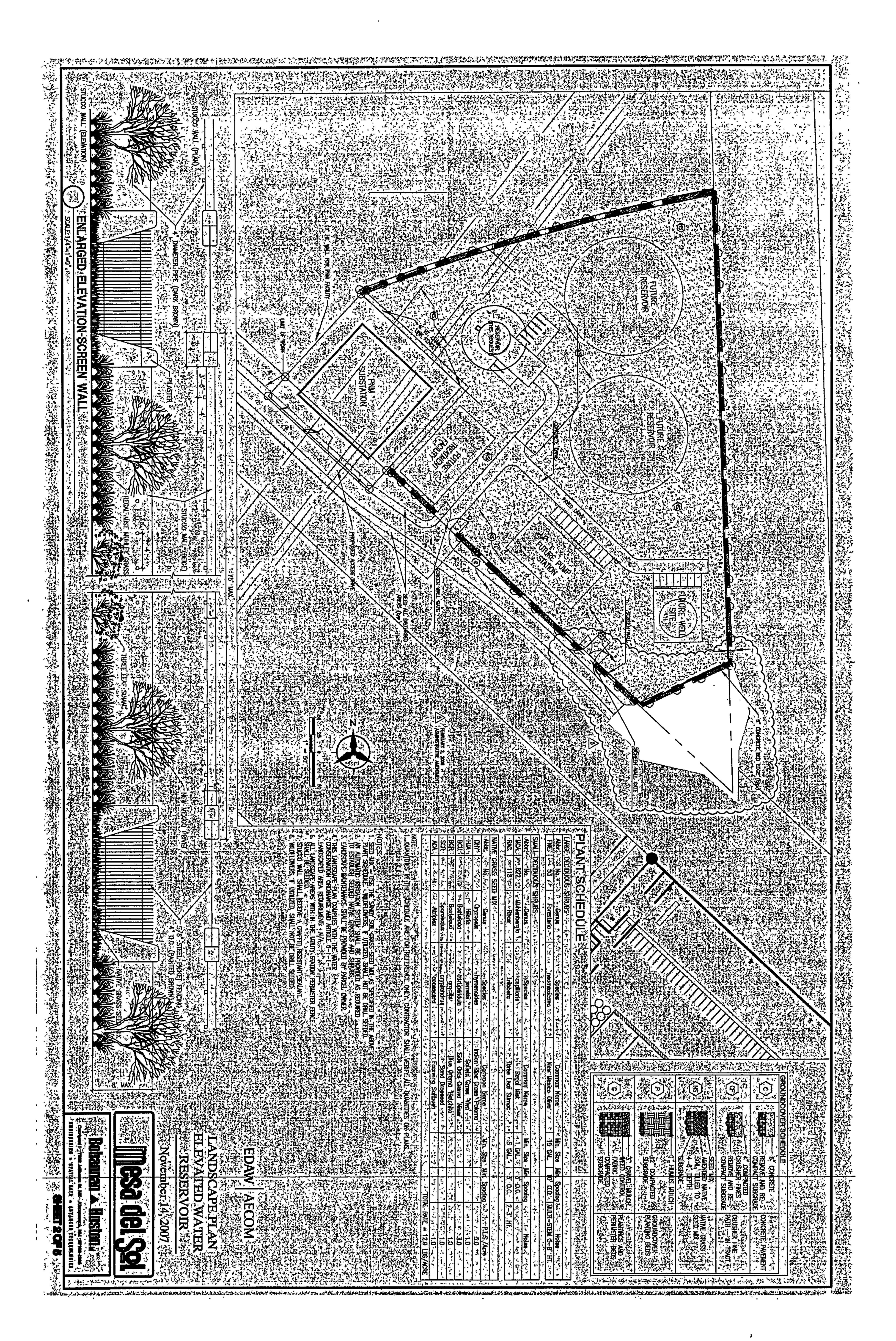
Modified to address E.P.C. conditions

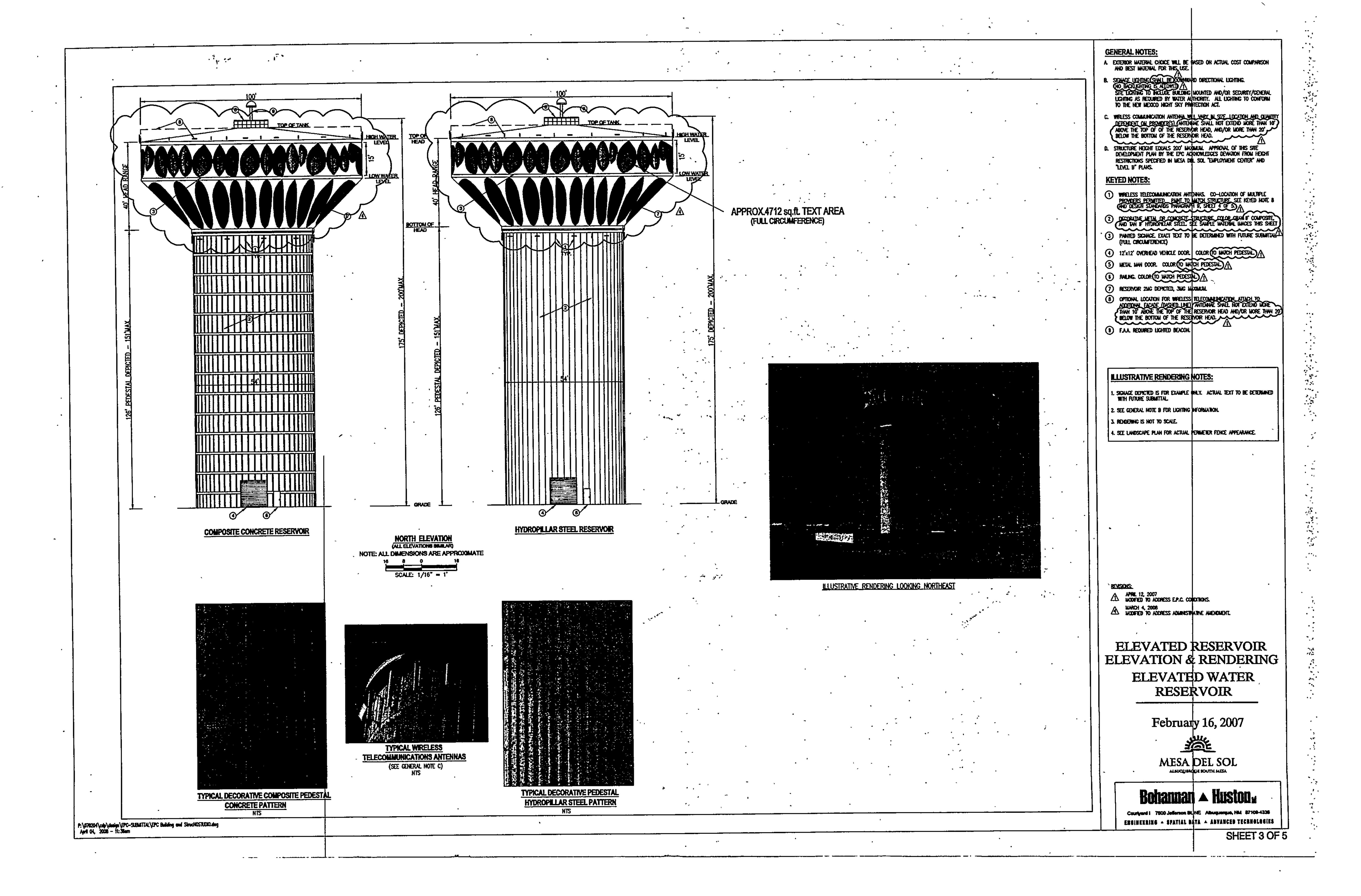
 $2 \ July 9, 2007$

December 19, 2007

March 4, 2008 Modified to address administrative







TURE STRUCTURE DESIGN STANDARDS

Site Development Plan for Subdivision, Master Development Plan approved by the Environmental Planning Commission. on September 21st, 2006. Deviations are specific to the requirements and characteristics of a Utility facility of this nature.

- . Use; Public Utility Structure and related facilities.
- Allowable coverage for all structures = .50 maximum.
- Building Setbacks shall be:
- a. North Property Line: 10' b. East Property Lines: 10'
- c. West Property Lines: 15'
- Architectural Standards:
- a. Buildings shall incorporate one or more of the following elements:
- Shifts in building massing
- II. Variation in height (parapet and mechanical equipment screening height acceptable)
- ii. Variation in roof form or profile
- b. Long expanses of wall (75' or greater in length) designed at a single height or in a single plane shall be avoided.
- . Recessed or projected areas of the façade appropriate for the function of the
- d. Where windows are utilized, diversify their size and shape relative to the 🕐 interior function. Glass shall be transparent.)/1
- . Where large building forms are designed, break up the wall surfaces by utilizing different materials, material modules, joints, surface relief, color, or
- Rooftop mechanical equipment shall be screened from view of areas outside of the perimeter wall.
- Building materials shall:
- match the elevated reservoir in color and texture.
- ii. be durable, economically maintained, and of a quality that will retain their appearance over time.
- Lighting Standards:
- . All fixtures shall comply with the New Mexico Night Sky Protection Act, the City of Albuquerque Zoning Code Section 14-16-3-9, Area Lighting Regulations, and the Mesa Del Sol Level B plan, (Technica Appendix.) 🗥 Exceptions include lighting required by the F.A.A. and elevated reservoir signage as discussed in 5b, below.
- All fixtures except those mounted to the elevated and future reservoirs shall not exceed a maximum height of 25' from top to grade. All site lighting shall be uniform in design.
- c. Security and service area lighting designed to benefit the enclosed site shall be confined within the perimeter walls. No spillover shall occur outside of the perimeter wall from this lighting. Security or service lighting located outside of the perimeter wall shall conform to 5a and 5b above.
- Lighting associated with the elevated reservoir signage shall be downward. directional. Backlighting is not allowed.

Landscape Standards:

- a. Landscaping will be installed as a part of the Elevated Reservoir project. b: No landscaping shall be required inside the perimeter wall except for native seed-mix re-vegetation of disturbed future development areas. Landscape:
- standards apply to landscaping outside of the perimeter wall. Landscaping design shall establish an aesthetic that is considerate of the high desert grassland context.
- Water conservation and a well maintained appearance shall be a part of the landscape requirements.
- e. All landscaping shall conform to the City's water conservation landscaping and waste water ordinance, poilen ordinance, and City of Albuquerque Zoning ode Section 14-16-3-10 landscaping regulations applicable to non-residential development.
- . Xeriscape principles shall be applied to all landscape designs including the use of drought tolerant plant materials, native plant seed mixes, soil amendments, mulches and water harvesting areas where practical.
- g. All plant materials shall meet minimum standards established by the American Association of Nurserymen, or in the case of native plant materials, shall meet regional standards for nursery stock as established by a consensus of local growers, La Mesilla, and Mesa Del Sol representatives.
- h. The existing site is a high desert grassland in varying conditions of density and establishment. The site has strong visual connections to near and distant mountains as well as the valley. The landscape design shall feature native and drought tolerant grasses to reinforce the sense of place and reduce demands for soil amendment and irrigation.
- All plant materials shall be maintained by the owner in a living attractive
- Significant plant materials existing on the site may be salvaged for use elsewhere on the site. 🕆
- Plants shall be selected from the approved plant palette listed in the Mesa Del Sol level B plan

Modified to address E.P.C. conditions

. An automatic irrigation system shall be provided as required to establish all

- Signage:
- . Signage shall be of a simple, clean design and constructed of durable materials which are consistent and compatible with the building architecture.
- . Signage installed on the elevated reservoir surface shall be maintained in an attractive condition. Changes to this signage shall be approved by the Planning Director, or His/Her designee.
- Proposed ground, building, and wall mounted signage plans, temporary and permanent, including details of design materials, lettering, location, mounting size, color and lighting, are to be submitted to the Planning Director or His/Her designee for approval.

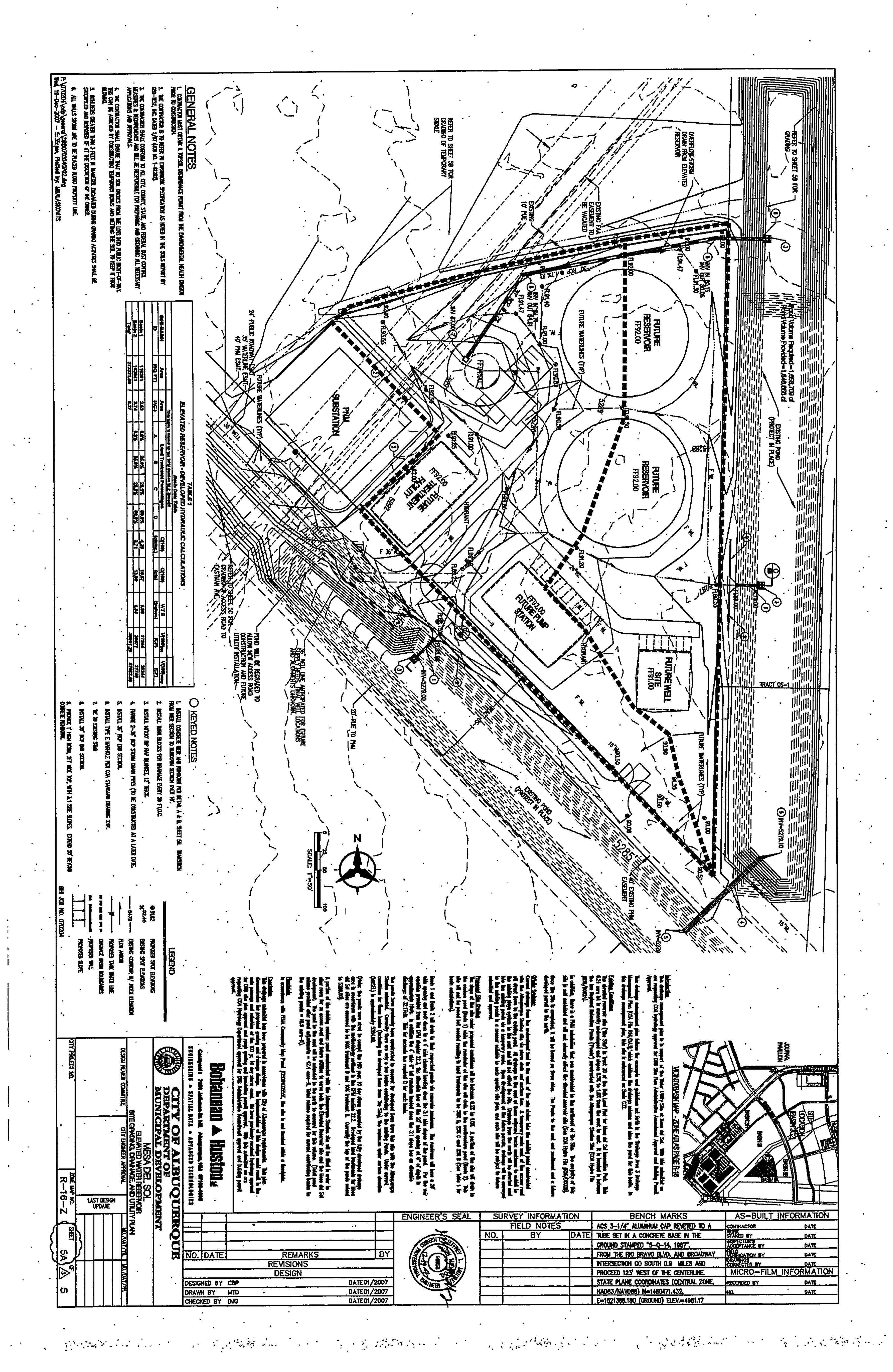
 Walls and Fences:
- A perimeter wall and access gate will be constructed as a part of the Elevated Reservoir project.
- b. The perimeter wall design shall conform to the City of Albuquerque Zoning ... Code, Chapter 14-16-3-19 and to the requirements of the Mesa Del Sol Level
- c. Permitted wall height shall not exceed 8'-0".
- d. Chain jink fencing shall not be utilized in any location.
- e. Walls, including the perimeter wall shall be maintained in an attractive condition by the owner.
- f. Openings in the perimeter wall shall be permitted as necessary for security and aesthetic purposes.
- g. Design and materials of walls and fences shall be coordinated with the design and materials of buildings on the site.

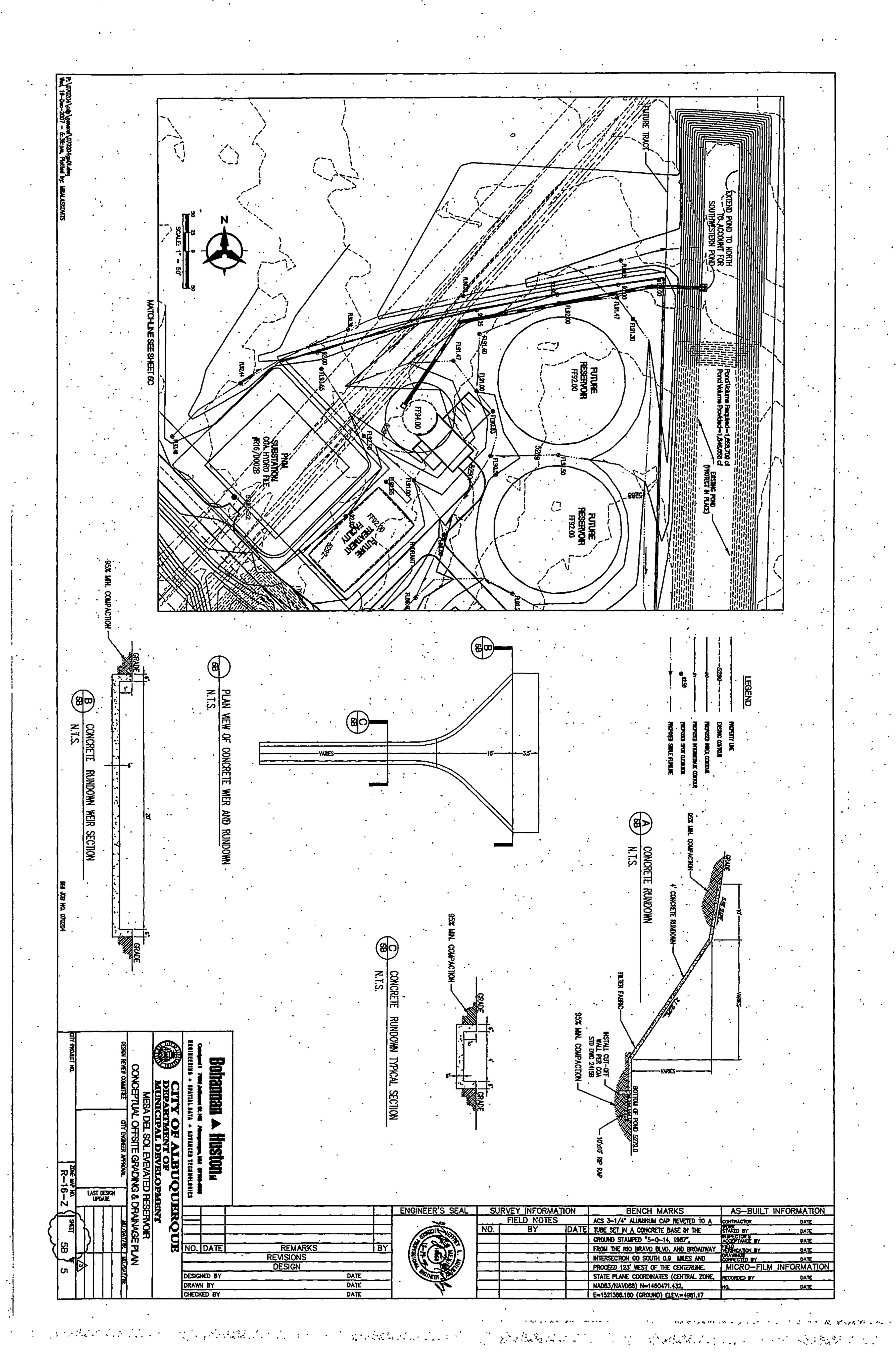
 Wireless Telecommunication
- a. Wireless telecommunication antennae will be installed on this facility. It shall 1 be(panel style and) painted to match the color of the structure resulting in concealment to the maximum degree possible. (Maximum permitted antennae)
- Vireless telecommunication antennae shall not extend more than 10' above the top of the reservoir head, and/or more than 20' below the bottom of the reservoir head. Authoriting the servoir head.

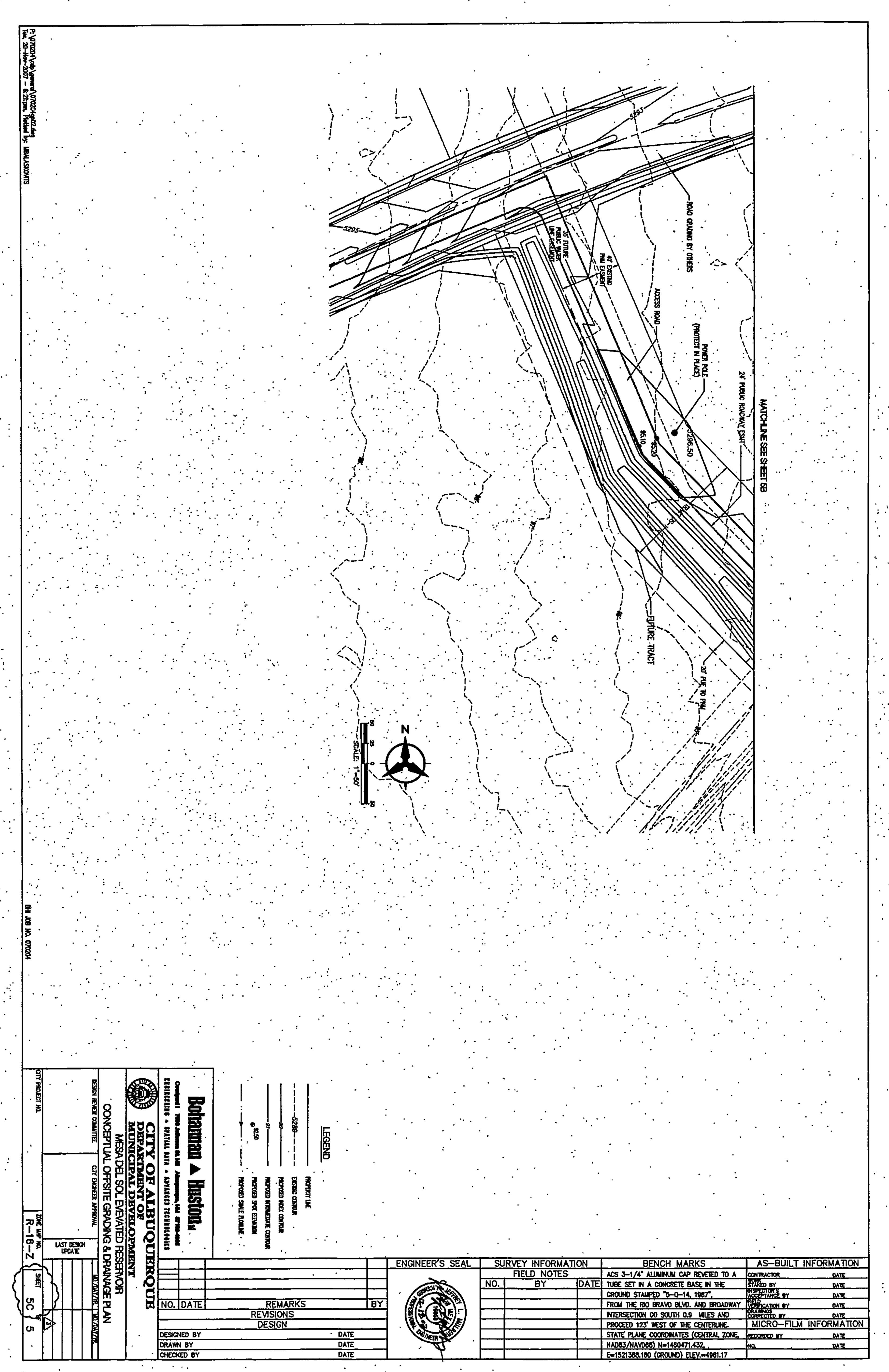
FUTURE STRUCTURE DESIGN STANDARDS ELEVATED WATER RESERVOIR

February 1, 2007









en en programment i la completa de la co

City & Albuquerque Planning Apartment

One Stop Shop - Development and Building Services

02/04/2009 Issued By: E08375

Permit Number:

2009 070 003

Category Code 910

Application Number:

09DRB-70003, Minor - Preliminary/Final Plat Approval

Address:

Location Description:

EASTMAN AVE BETWEEN EASTMAN AVE AND HAWKING DR

Project Number:

1005355

Applicant

Mesa Del Sol, Llc

801 University Blvd Se Suite 200

Albuquerque NM 87106

400-3021

Agent / Contact

Bohannan Huston Inc

Kevin Patton

7500 Jefferson Ne

Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

 441018/4971000
 Public Notification

 441032/3424000
 Conflict Mgmt Fee

 441006/4983000
 DRB Actions Deferral
 \$50.00

TOTAL:

\$50.00

City Of Aller cost was Transity Division.

2/4/100/ 11/02AN LOTE ANNY
100 003 TRANCY 0011
NECEIPTH 0010100000 TROCYG
FLRHITH 2007170000 TROCYG
Trans And 150.00
DRU Atellin 150.00
VI 150.00

Thank You

A City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

	Si	ipplemental form			
	SUBDIVISION		Z ZONING	& PLANNING	
	Major Subdivision adX_ Minor Subdivision ad			Annexation County Submit	tal
	Vacation	V		EPC Submitta	
	Variance (Non-Zonin	g)		Zone Map Amendmen Zoning)	t (Establish or Change
	SITE DEVELOPMENT PLAN	P		Sector Plan (Phase I,	•
	for Subdivision			Amendment to Sector, Comprehensive Plan	, Area, Facility or
	for Building Permit Administrative Amen	dment (AA)		Text Amendment (Zor	ning Code/Sub Regs)
	IP Master Developm	, ,		Street Name Change (-
	Cert. of Appropriater	•	A APPEA	L / PROTEST of Decision by: DRB, EP	C 111CC
	STORM DRAINAGE (Form D) Storm Drainage Cost A			Planning Director or Soning Board of Appea	taff, ZHE,
Р	RINT OR TYPE IN BLACK INK ONL lanning Department Development Serme of application. Refer to supplement	vices Center, 600 2 ^r	nd Street NW, Albu	querque, NM 87102. Fe	*
Α	PPLICATION INFORMATION:				
	Professional/Agent (if any): Bohanna	n Huston, Inc. Attn	: Mike Balaskovits	PHONE: <u>(505</u>	5) 823-1000
	ADDRESS: <u>7500 Jefferson NE</u>			FAX(505) 89	8-7988 .
	CITY: <u>Albuquerque</u>	STATE <u>NM</u>	ZIP <u>87109</u>	E-MAIL: mbala	skovits@bhinc.com
	APPLICANT: Mesa Del Sol, LLC			PHONE:0	021
	ADDRESS: 801 University Blvd., SE ST	E 200	<u> </u>	FAX: <u>242-2</u>	978 .
	CITY: <u>Albuquerque</u>	STATE _	NM ZIP 871	06 E-MAIL:	•
	Proprietary interest in site: Owner		List a	ll owners:	•
D	ESCRIPTION OF REQUEST: Preliminary	Final Plat Approval			
	Is the applicant seeking incentives pursuar		Development Program	m2 Vac Y Na	
Q:	TE INFORMATION: ACCURACY OF THE L		•		MECESSARV
3			ORUCIAL! ATTAC		
	Lot or Tract No. Tract Q & Tract			Block:	Unit:
	Subdiv/Addn/TBKA: Bulk Land Plat for I	Mesa Del Sol Innovation	Park II		
	Existing Zoning: <u>PC</u>	Proposed zoni	ing:	MRGCD	Map No
	Zone Atlas page(s): R-16-Z	UPC Code:	101605123528	021221	
C	ASE HISTORY: List any current or prior case number that in the control of the con		application (Proj., App	o., DRB-, AX_,Z_, V_, S_, etc	c.):
C	ASE INFORMATION:				
	Within city limits? X Yes	Vithin 1000FT of a landfil	ll? <u>No</u>		
	No. of existing lots: 2	No. of proposed lots: _	3	Total area of site (acres):	18.4444
	LOCATION PROPERTY BY STREETS:	On or Near:Eastr	man Ave.		<u>.</u>
	Between: <u>Eastman Ave.</u>		and <u>Hawking Dr</u>	•	
	Check-off if project was previously reviewe	d by Sketch Plat/Plan □	, or Pre-application R	eview Team □. Date of revi	iew:
	SIGNATURE S. Sware	- Cus for	· · · · · · · · · · · · · · · · · · ·	DATE <u>01/</u>	<u>'06/2009</u>
	(Print) <u>Mike Balaskovits, P.E.</u>	<u> </u>		Applicant	X Agent
FOI	R OFFICIAL USE ONLY			Form revised 9/01	, 3/03, 7/03, 10/03, 04/04
NA-	INTERNAL ROUTING	Application case r	numbers	Action S.F.	Fees
, M	All checklists are complete	09DRB -	- 7 <u>00</u> 03	_ 1	\$ 355.00
∑.	All fees have been collected		-	CMF	\$ 20.00
	All case #s are assigned	-	-		\$
	AGIS copy has been sent Case history #s are listed	-			\$
•	Site is within 1000ft of a landfill	 -	<u></u>		\$
\square AN	F.H.D.P. density bonus	P	^	^^ -	Total
□ 477	F.H.D.P. fee rebate	Hearing date	muany 14 8	<u>DO</u> 8	\$ 375.00

Project #

6.09

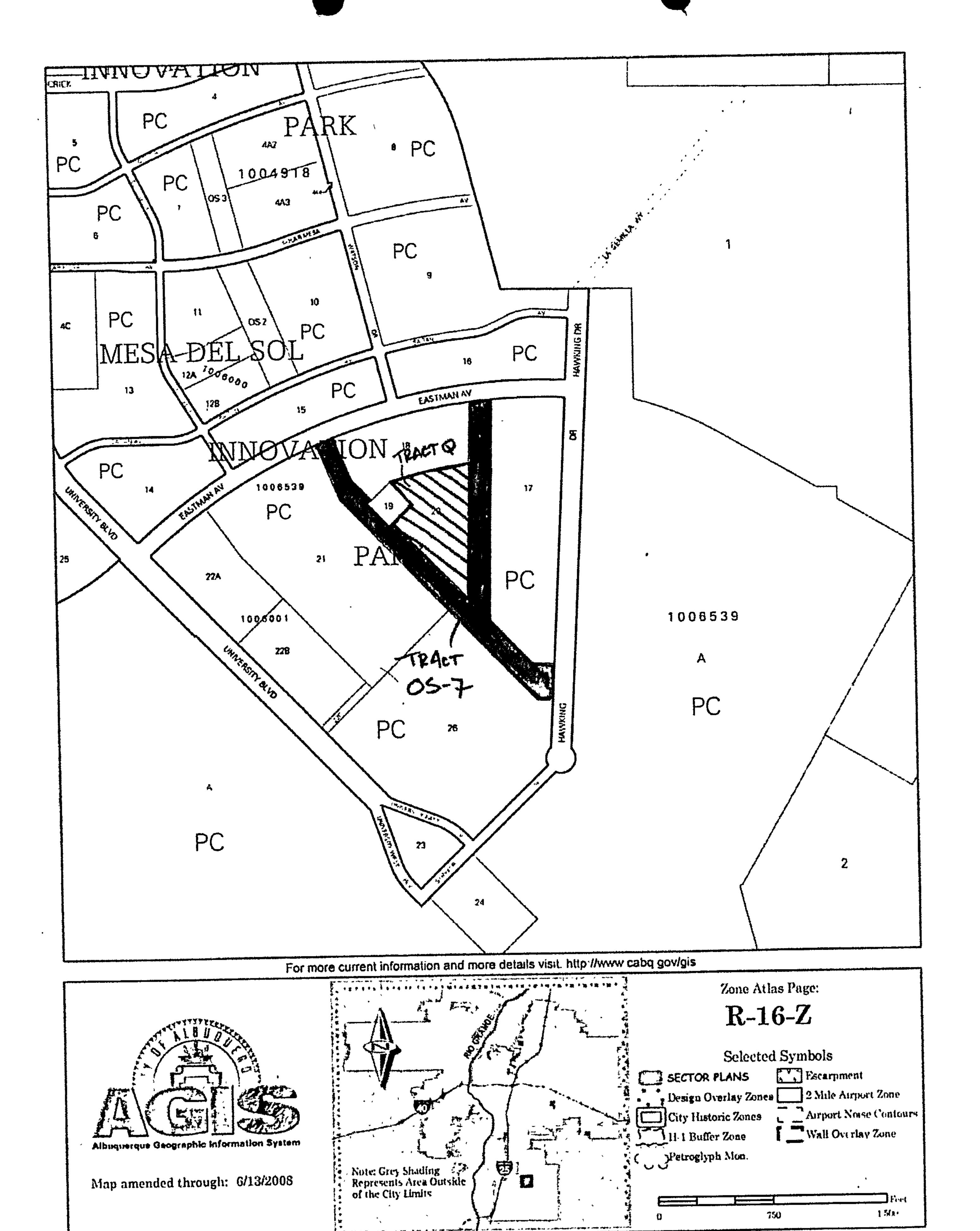
Planner signature / date

PROJECT #
1005355/1006004/
Original
(SEE ACTION SHEET)

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

	Site sketch with measu	oposed subdivision plat (for rements showing structure ere is any existing land use e entire property(ies) clear , explaining, and justifying related file numbers on the	Ided to fit into s, parking, Bld (folded to fit ly outlined the request	g. setbacks, adja into an 8.5" by 14	cent rights-of-way and street	
	EXTENSION OF MAJOR required. Preliminary Plat reduce	R PRELIMINARY PLAT	(DRE		Your attendance is	
	Zone Atlas map with the Letter briefly describing Copy of DRB approved Copy of the LATEST OF the LAT	e entire property(ies) clear , explaining, and justifying infrastructure list fficial DRB Notice of appro	the request val for Prelimin	_	on request	
	List any original and/or Extension of preliminary	related file numbers on the plat approval expires after		tion		
		FINAL PLAT APPROVA ded to fit into an 8.5" by 14 al Pre-Development Faciliti	4" pocket) 6 co	_	Your attendance is required.	
	Design elevations & crozenations & crozenations Zone Atlas map with the	oss sections of perimeter we e entire property(ies) clear	valis 3 copi ly outlined	es	r's signatures are on the plat	
	Copy of recorded SIA Landfill disclosure and I	EHD signature line on the related file numbers on the	Mylar if proper	ty is within a land		
√	DXF file and hard copy	of final plat data for AGIS	is required.			
	Signed & recorded Final Design elevations and of Site sketch with measure improvements, if the	cate of No Effect or Approversional Plat (folded to fit into a Pre-Development Facilities ross sections of perimeter rements showing structure are is any existing land use	an 8.5" by 14" es Fee Agreen walls (11" by s, parking, Bld	pocket) 6 copie nent for <u>Resident</u> 17" maximum) 3 d g. setbacks, adjad	cent rights-of-way and street	
	Fee (see schedule) List any original and/or MA Infrastructure list if requ	explaining, and justifying lat to meeting, ensure property and signature line on the lated file numbers on the lired (verify with DRB Engineer)	the request perty owner's a Mylar if property cover applications in eer)	ty is within a land	's signatures are on the plat fill buffer	
end	DXF file and hard copy	of final plat data for AGIS i	s required.			
	AMENDMENT TO PREL PLEASE NOTE: There are amendments. Significant ch Proposed Amended Pre pocket) 6 copies	no clear distinctions between anges are those deemed	en significant by the DRB to	and minor change require public no		
	Zone Atlas map with the Letter briefly describing. Bring original Mylar of p	entire property(ies) clearly explaining, and justifying lat to meeting, ensure properties elated file numbers on the	y outlined the request perty owner's a cover applicat	nd City Surveyor	an 8.5" by 14" pocket) 6 copies	
info with	he applicant, acknowledge ormation required but not so this application will likely erral of actions.	ubmitted	1 Mike S. Sal	Applicant	ant name (print) Signature / date ALSUQUERQUE NEW MEXICO	
好囡囡妈	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers ONDRR700			October 2007 1. 6. 09 Planner signature / date OO 6004	- 3



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

January 6, 2009

Jack Cloud, DRB Chair Development Review Board City of Albuquerque 600 Second Street, NW Albuquerque, NM 87102

Re:

Preliminary Final Plat Approval

Replat of Tract Q and Tract OS-7, Mesa Del Sol Innovation Park II

Dear Mr. Cloud:

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

- Development Review Application
- Six (6) copies of the final plat
- Six (6) copies of the site sketch
- Certificate of No Effect
- Zone Atlas Map R-16 showing the location of the property
- Letter justifying and describing request
- DRB fee

The tracts are located between Eastman Ave. and Hawking Dr. This request is to replat two (2) existing lots into three (3) lots for the purpose of conveying proposed Tracts Q-1, Q-2 and OS-7A.

Please place this item on the DRB Agenda to be heard on January 14, 2009. If you have any questions or require additional information, please contact me.

Sincerely,

Mike Balaskovits, PE

Project Engineer

Community Development and Planning Group

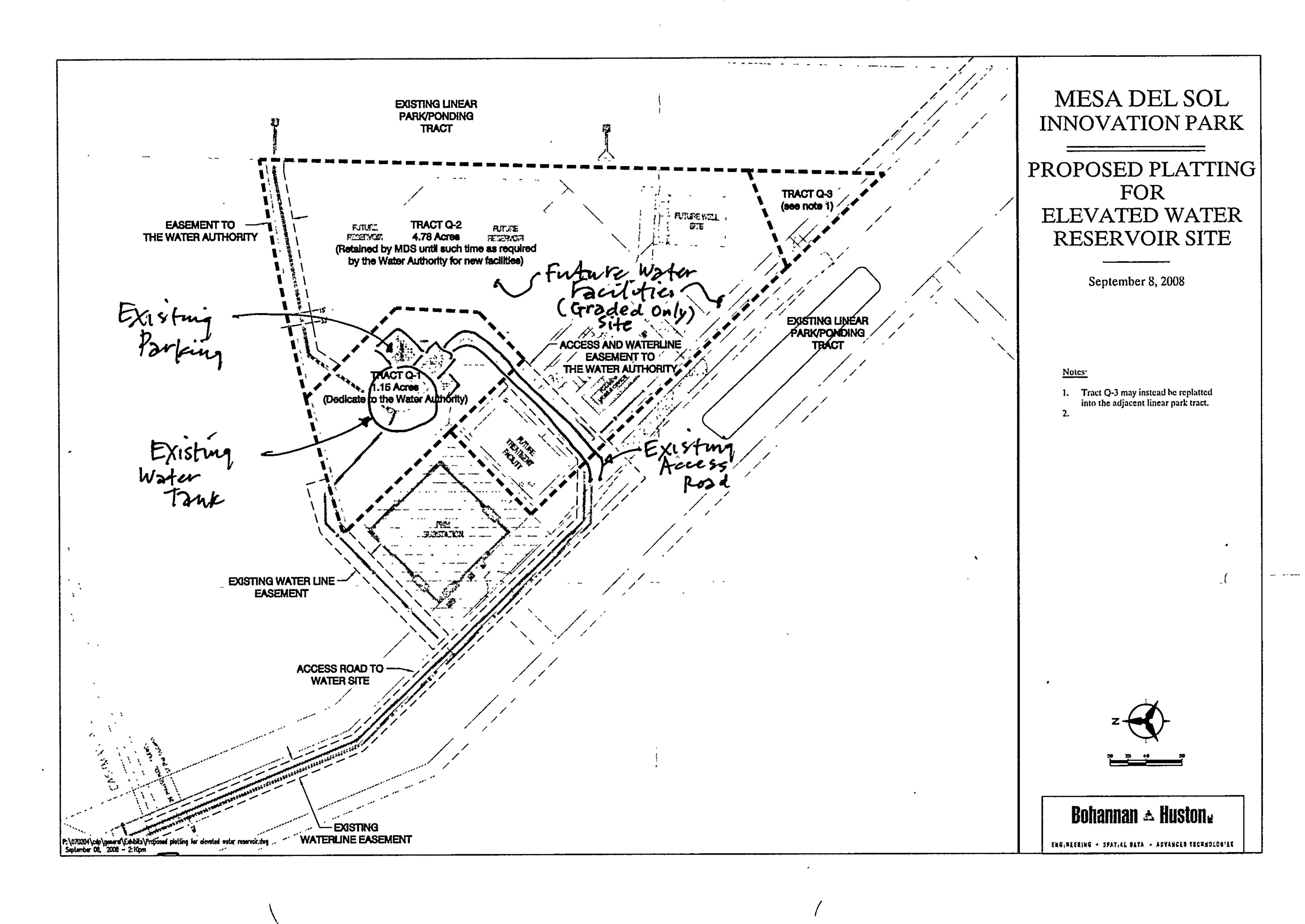
Silvign-Caso for



City of Albuquerque P.O. Box 1293 Albuquerque, New Mexico 87103

Planning Department

Martin J. Chavez, Mayor Richard Dineen		
Interoffice Memo	orandum ·	
April 14, 2008		
Subject: Albu	querque Archaeological Ordinance—Compliance Documentation	
Project Number(s):		
Case Number(s):		
Agent:	Transact C'A- Ca	
Applicant: Legal Description:	Forest City Covington SW ¼ of Section 15; NW ¼ and NE ¼ and SW ¼ and SE ¼ of	
Legal Description.	Section 22; NW ¼ of Section 27, Township 9 North, Range 3 East (NMPM)	
Acreage:	416 acres	
Zone Atlas Page:	Q-16/R-16/S-16	
CERTIFICATE OI	F APPROVAL: YesX_ No	
CERTIFICATE OI	F NO EFFECT: Yes No	
SUPPORTING DO	CUMENTATION:	
A Class I and Class	III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the	
•	n Park and First Neighborhood Developments on Mesa del Sol,	
·	alillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown	
PhD, P.I.) NMCRI	5#1U9/4/.	
CERTIFICATE OF	NO EFFECT IS ISSUED (ref 0-07-72 Section 4B(1)- no significant	
sites in project area)		
SUBMITTED:	•	
Matthew Schmader,	PhD .	
Superintendent, Ope		
Acting City Archaeo		



City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/20/2007 Issued By: PLNSDH

Permit Number:

2007 010 133

Category Code 940

Application Number:

07AA-10133, Amndt Site Development Plan - Bld Prmt

Address:

Location Description:

UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE

Project Number:

1005355

Applicant

Mesa Del Sol Lic

801 University Blvd, Ste 200 Albuquerque NM 87109

823-1000

Agent / Contact

Bohannan Huston Inc

Kevin Patton

7500 Jefferson Ne

Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4971000 Public Notification

441032/3424000 Conflict Mgmt Fee

441006/4971000 AA Actions \$45.00

TOTAL:

\$45.00

City Of Albuquerque Treasury Division

12/20/2007 10:33AM LCC: ANNX WSH 000 TRANSH 0015 ALCEIPTH 00085571-00085571 TRSING FERMITH 2007010133 TRSING 445.00 445.00 445.00

Thank You -

\$0.00

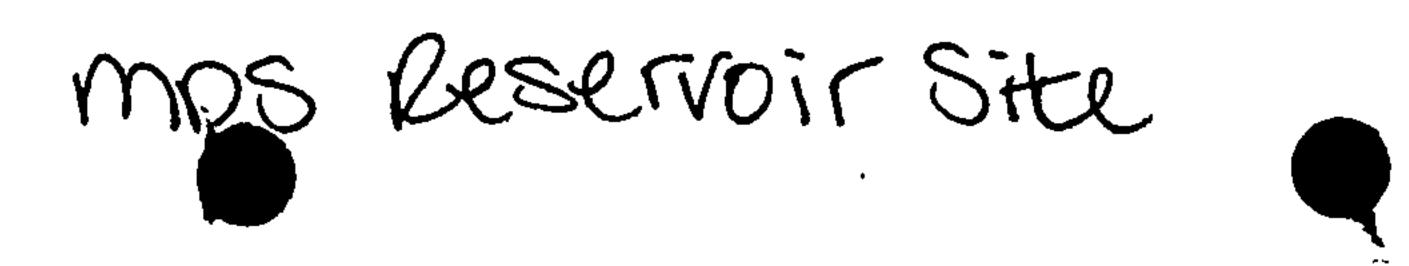
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Acity of Albuquerque



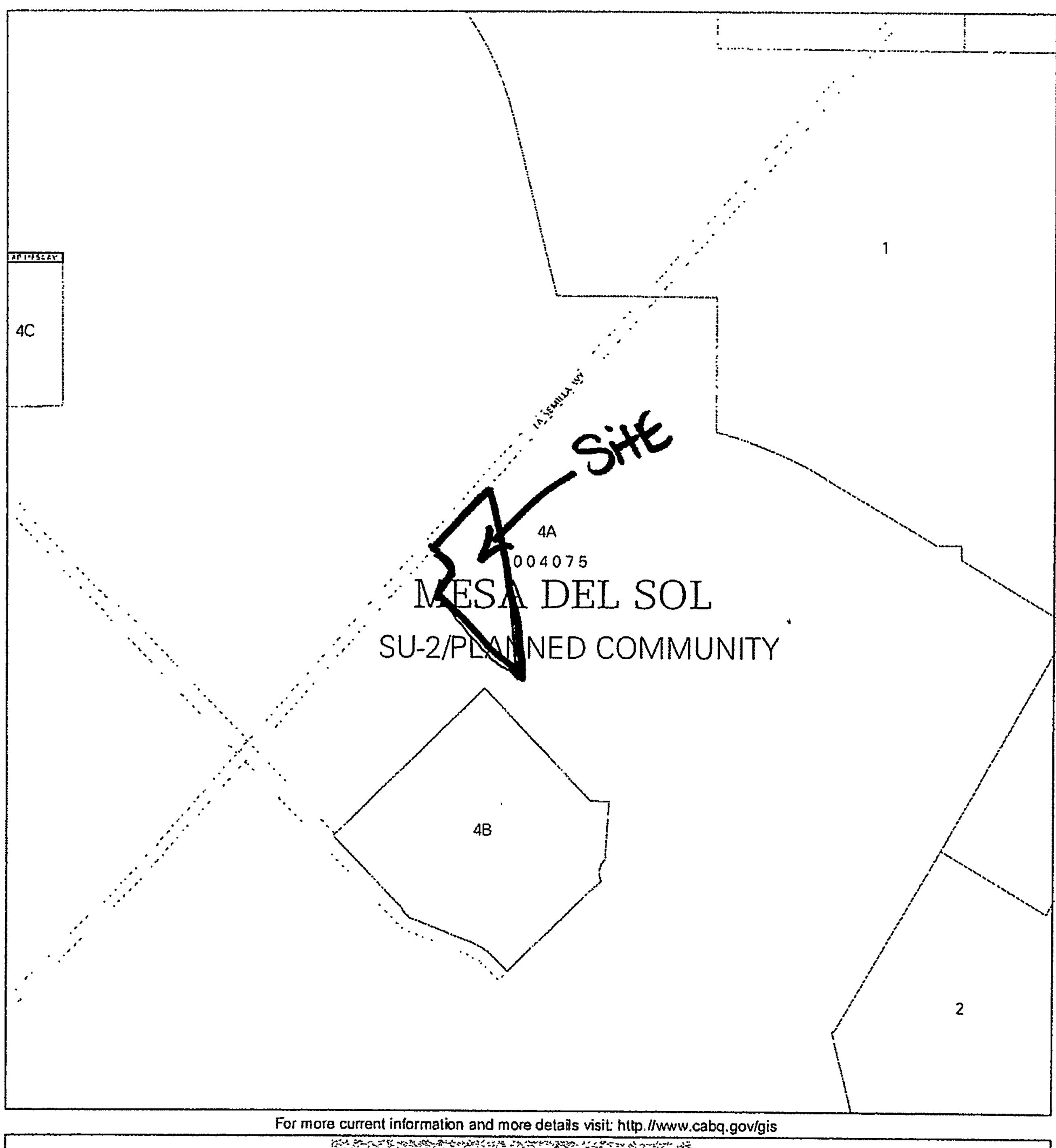
DEVELOPMENT/ PLAN REVIEW APPLICATION

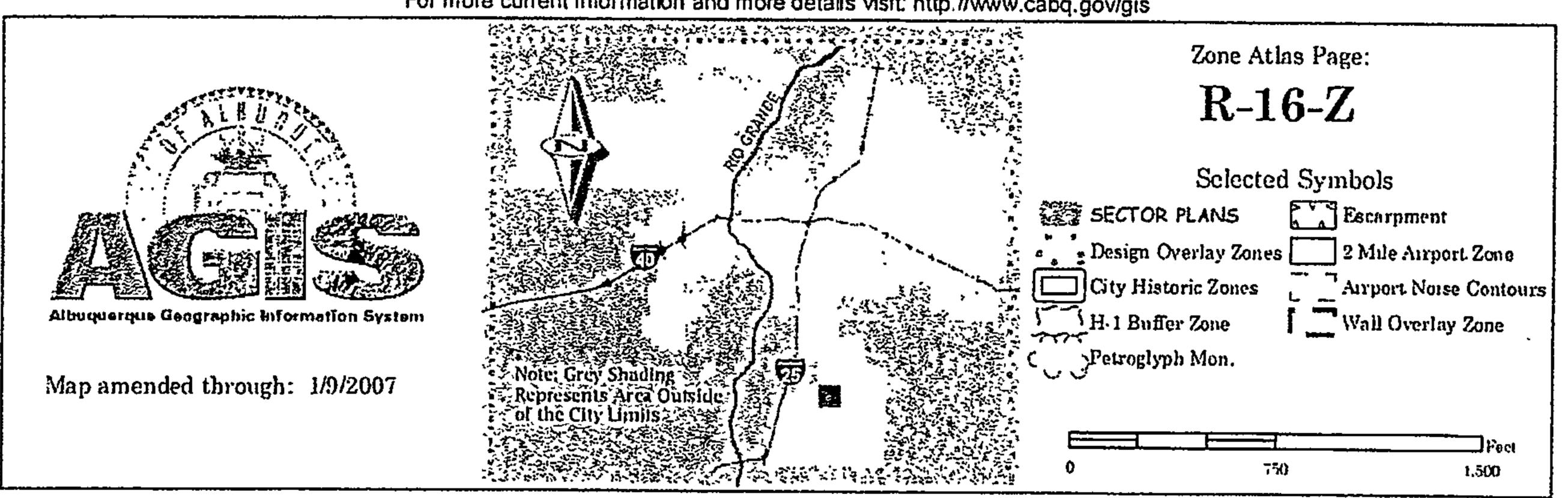
	Supplemental form		
SUBDIVISION	S Z ZOI	NING & PLANNING	
Major Subdivision action Minor Subdivision action		_ Annexation County Su	hmittal
Vacation	V	EPC Subn	
Variance (Non-Zoning)		Zone Map Amendm Zoning)	nent (Establish or Change
SITE DEVELOPMENT PLAN	Р	_ Sector Plan (Phase	•
for Subdivision			tor, Area, Facility or
for Building Permit Administrative Amendment (AA)		Comprehensive Pla Text Amendment (2	Coning Code/Sub Regs)
IP Master Development Plan	D	-	ge (Local & Collector)
Cert. of Appropriateness (LUCC)	L A API	PEAL / PROTEST of	
STORM DRAINAGE (Form D) Storm Drainage Cost Allocation Plan	-	_ Decision by: DRB, EPC ZHE, Zoning Board of A	, LUCC, Planning Director or Staff, oppeals
PRINT OR TYPE IN BLACK INK ONLY. The a Planning Department Development Services Certime of application. Refer to supplemental forms	nter, 600 2 nd Street NW, A	Ibuquerque, NM 8710	• •
APPLICATION INFORMATION:	10. 1	•	8232-1FM
Professional/Agent (if any): Phonocology	MADN TING.	P	HONE: 505 - 838-100
ADDRESS: 4500 JOHNSON ST	-M-		AX: 505-798-7989
CITY: <u>1480</u>	STATELIM ZIP 87	100/E-MAIL:	
APPLICANT: MOSOL OQ 1 SO 1, LLC		DHONE	400-3021
APPLICANI. I HADINA RECOVITATION ON THE PROPERTY OF THE PROPER	5,100000	PHUNE	742-2978 242-2978
ADDRESS: 801 University Blud	· OUTE OLU		<u> </u>
CITY: A 1 BUGULLOGUE	STATE M ZIP 8	7-106 E-MAIL:	
Proprietary interest in site:	List all owners:		
DESCRIPTION OF REQUEST: FINAL SIGN-C	AF FOCERC HO	10000000000000000000000000000000000000	E C
Is the applicant seeking incentives pursuant to the Far	nily Housing Dovelonment Pro	aram2 Vac V. No	
SITE INFORMATION: ACCURACY OF THE EXISTING LI		CIAL! ATTACH A SEPAR	ATE SHEET IF NECESSARY.
Lot or Tract No. 40 Him G TOCH	\}	Block:	Unit:
Subdiv/Addn/TBKA: MSOx No. 1301			
Existing Zoning: QC	Proposed zoning:_\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\		MRGCD Map No
Zone Atlas page(s): گسالک	UPC_Code: <u>\\O\\0</u>	751011F61F61	5
CASE HISTORY:			
List any current or prior case number that may be rele		App., DRB-, AX_,Z_, V_, S	s_, etc.):
048# 1005355 DHF	-MC-60110		
CASE INFORMATION: Within city limits? Yes Within 1000	FT of a landfill? <u>NO</u>		
			\
<u>-</u>	osed lots: Total a	· · · · · · · · · · · · · · · · · · ·	<u>. 1</u>
LOCATION OF PROPERTY BY STREETS: On or Ne	ar: Milling Sitty T	MO G	
Between: Sda/NaSa Ove SE	and VOI	POHOS F	<u> </u>
Check-off if project was previously reviewed by Sketch	i Plat/Plan □. or Pre-applicatio	n Review Team □. Date d	of review:
Check-off if project was previously reviewed by Sketch			
SIGNATURED BOOKING COUR		DAT	E 4-10-07
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SIGNATURED BOOKING COUR		DAT	E 4-10-07
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FOR OFFICIAL USE ONLY INTERNAL ROUTING All checklists are complete All fees have been collected All case #s are assigned AGIS copy has been sent Case history #s are listed Site is within 1000ft of a landfill	on case numbers 70119	DATAppli	E 1-10-07 cant: Agent: 1



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

	Scaled site sketch and adjacent rights-of-value adjacent rights-of-value zone Atlas map with the Letter briefly describing List any original and/or Meetings are approximately SITE DEVELOPMENT F	W AND COMMENT (DRB22) I related drawings showing proposed I way and street improvements, etc. (folione entire property(ies) clearly outlined g, explaining, and justifying the request related file numbers on the cover apply 8 DAYS after the Tuesday noon filing the PLAN FOR SUBDIVISION (DRB1) elated drawings (folded to fit into an 8.5)	Ided to fit into an 8.5' stolication g deadline. Your at 8)	by 14" pocket) 6 copies. tendance is required. Maximum Size: 24" x 36"
	Zone Atlas map with the Letter briefly describing Letter of authorization Copy of the document Completed Site Plan for Infrastructure List, if reference (see schedule) List any original and/or	ne entire property(ies) clearly outlined g, explaining, and justifying the request from the property owner if application delegating approval authority to the D or Subdivision Checklist levant to the site plan related file numbers on the cover apply 8 DAYS after the Tuesday noon filing	is submitted by an agolication	gent
	 x 36" Site plan and related d Site Plan for Subdivision Solid Waste Managem Zone Atlas map with the Letter briefly describing Letter of authorization Copy of the document Infrastructure List, if relation Completed Site Plan for Copy of Site Plan with Fee (see schedule) List any original and/or 	or Building Permit Checklist Fire Marshal's stamp related file numbers on the cover app y 8 DAYS after the Tuesday noon filin	or simultaneously sult is submitted by an ago RB	gent
-	AMENDED SITE DEVEL Proposed amended Site DRB signed Site Plan is Zone Atlas map with the Letter briefly describing Letter of authorization is Infrastructure List, if rel Completed Site Plan for Fee (see schedule) List any original and/or	r Building Permit Checklist (not require related file numbers on the cover apply 8 DAYS after the Tuesday noon filing	Pi pocket) 6 copies 5" by 14" pocket) 6 copies to the submitted by an acceptance of the submitted by a	Maximum Size: 24" x 36" copies gent f SDP for Subdivision)
I, t and sul	Site plan and related do Approved Grading and Solid Waste Managemer Zone Atlas map with the Letter carefully explaining Infrastructure List, if related Copy of Site Plan with List any original and/or	Fire Marshal's stamp (not required for related file numbers on the cover apply 8 DAYS after the Tuesday noon filing red. dge that but not ation will	DIVISION (DRB06 4" pocket) 6 copies 5" by 14" pocket) 6 con for Building Permit a met and a copy of the SDP for Subdivision of the SDP for SDP for Subdivision of the SDP for SD	opies בי האא האכור ו אל he EPC Notification of Decision)
	Checklists complete Fees collected Case #s assigned Related #s listed	Application case numbers	Project #	Planner signature / date





CITY OF ALBUQUERQUE PLANNING DEPARTMENT

INTER-OFFICE MEMO

DATE:

July 16, 2007

TO:

Sheran Matson, DRB Chair

FROM:

Catalina Lehner, Senior Planner

RE:

Project #1005355, Mesa del Sol Water Tower

On March 15th, 2007, the Environmental Planning Commission (EPC) approved a Site Development Plan for Building Permit with Conditions for all or a portion of Tract 4A, Mesa del Sol. Staff met with the agents, Paul Wymer of Bohannon Huston and Lawrence Kline of Denish+Kline Associates, on April 9th, 2007 to discuss compliance with the EPC's Conditions of Approval.

The Site Development Plan for Building Permit (as modified April 12, 2007) satisfactorily meets the EPC conditions as elaborated in the associated Official Notification of Decision, except for the following:

9/

Condition #3: It is Staff's understanding that the bulk land plan has not completed the DRB process. To fulfill Condition #3, the subject site must be platted prior to final DRB sign-off. The site development plan for building permit cannot meet this condition as long as the bulk land plat remains pending. Staff recommends that this submittal not move forward until completion of the pending bulk land plat.

Condition #4A: Staff requests that the phrase "internal to the perimeter wall" be removed from the design standards. No internal walls are included in the submittal.

The intention is that the design and materials of *all* walls and fences coordinate with the future buildings, in order to demonstrate compliance with the Employment Center Phase I design standards. Staff believes that the beige stucco perimeter (screen) wall is likely to coordinate with the buildings, but clarification is needed to ensure this in case of future changes.

Condition #5b: On the lighting design standards, after the "25 feet", the phrase "from top to grade" needs to be added.

Condition #8e: Staff does not find a note on Sheet 2 about the method for preparing subgrade under the seed mix.

<u>In general:</u> In preparing for the EPC hearing in March, the applicant was unable to choose the material for the water tower because financial and/or coordination issues had not been worked out, but were going to be soon. The current submittal still shows both options, one steel and one concrete. Staff suggests that, prior to final sign-off at the DRB, the applicant choose which option will be pursued.

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

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

July 9, 2007

Ms. Catalina Lehner City of Albuquerque Planning Department 600 2nd Street NW - 3rd Floor Albuquerque, NM 87102

Re: Project Number 1005355: Mesa Del Sol Elevated Reservoir

Dear Ms. Lehner:

The purpose of this letter is to provide you with an explanation of modifications made to the subject EPC Site Plan for Building Permit submittal. These modifications have been made to address the conditions of approval outlined in the Official Notification of Decision dated March 16, 2007. The following numerical list corresponds to the same numbered items in the notification.

- 1. This letter has been prepared to satisfy this condition.
- A meeting was held with you on Monday, April 9, 2007 where the conditions and plan changes were discussed.
- 3. A Bulk Land Plat has been prepared and was submitted to the Development Review Board on Friday, June 9, 2007. We request that the Site Development Plan for Building Permit be processed thru the D.R.B. with its approval conditioned on the Bulk Land Plat being filed.
- 4. A. General Note 8g has been added to Sheet 4 of 5 to address this condition.
 - B. Dimensions on Sheet 2 of 5 have been modified. Note 8c on Sheet 4 of 5 also addresses this condition.
- 5. Keyed Notes 3 and 6 on Sheet 1 of 5 have been modified to address this condition.
- 6. A. Keyed Note 12 has been added to Sheet 1 of 5. Additionally, 6 light pole locations have been added to the Site Plan.
 - B. Note 5b on Sheet 4 of 5 has been modified to address this condition.
 - C. Note 5a on Sheet 4 of 5 has been modified to address this condition.
- 7. A. Section 5 and 7 on Sheet 4 of 5 address this condition.
 - B. Notes 7b and 7c on Sheet 4 of 5 have been modified to address this condition.
 - C. General Note B on Sheet 3 of 5 has been modified to address this condition.
 - D. Note 5d on Sheet 4 of 5 has also been added.

ENGINEERING A

SPATIAL DATA

Ms. Catalina Lehner City of Albuquerque Planning Department July 9, 2007 Page 2 of 3

- 8. A. Note 2 on Sheet 2 of 5 has been modified to address this condition. Additionally, Note 6I has been added to Sheet 4 of 5.
 - B. Sheet 2 of 5 has been modified to include a plant schedule and notations of plant types on the perimeter wall elevation.
 - C. Plant material has been added to all areas in front of the perimeter walls as shown on sheet 2 of5.
 - D. Sheet 2 of 5 has been modified to include a native grass seed mix schedule (included in the plant schedule).
 - E. Notes describing sub grade prep for seed mix have been added to sheet 2 of 5.
 - F. All reference to "Drill-seeding" has been removed from sheet 2 of 5.
- 9. A. Keyed Note 2 on Sheet 3 of 5 has been modified to address this condition.
 - B. Keyed Notes 4, 5, and 6 on Sheet 3 of 5 have been modified to address this condition.
 - C. Note 4b on Sheet 4 of 5 has been modified to address this condition.
 - D. Note 4c on Sheet 4 of 5 addresses this condition.
 - E. Note 4d on Sheet 4 of 5 has been modified to address this condition.
- 10. A. Note 9a on Sheet 4 of 5 has been modified to address this condition.
 - B. Note 9a on Sheet 4 of 5 addresses this issue.
 - C. Note 9a on Sheet 4 of 5 has been modified to address this condition.
 - D. Note 9b has been added to Sheet 4 of 5 to address this condition. Additionally, keyed Notes 1 and 8 and General Note C on Sheet 3 of 5 have been modified.
- 11. A. General Note Ja. has been added to Sheet 1 of 5 to address this condition.
 - B. Access roadway width designations have been modified on the Site Plan to address this condition.
 - C. The Bulk Land Plat will grant a public access easement for this roadway.
 - D. General Note Jb. has been added to Sheet 1 of 5 to address this condition.



Ms. Catalina Lehner City of Albuquerque Planning Department July 9, 2007 Page 3 of 3

12. A new access gate and roadway has been added to the Site Plan and Landscape Plan on Sheets 1 of 5 and 2 of 5 to satisfy this condition.

Additionally, you requested information relative to the F.A.A. Easement that crosses the southwest corner of the site. Attached is a letter dated May 16, 2007 from Matt Myers to Sheran Matson discussing this issue.

Finally, we have made changes to Sheet 5 of 5, the grading, drainage, and utility plan to reflect modifications made to accommodate revisions discussed in this letter. Additional detail has also been added to provide hydrology staff with adequate information to review and approve the plan. These changes have resulted in the addition of 2 new sheets, 5b, and 5c.

With these modifications, we believe all of the E.P.C. conditions have been satisfied. If you concur, please inform the Development Review Board so that we can proceed with a submittal for E.P.C. final sign-off.

Sincerely,

Paul M. Wymer, A/A, AICP

Project Manager

Community Development and Planning

PMW/sw

cc: Michael Castillo, Mesa del Sol

Amy Coburn, Mesa del Sol

Lawrence Kline, Denish Kline Associates

Jill Reisz, Denish Kline Associates

James Topmiller, BHI

MYERS, OLIVER & PRICE, P.C.

LAWYERS 1401 CENTRAL AVENUE, N.W. ALBUQUERQUE, NEW MEXICO 87104

JOHN A. MYERS SCOTT OLIVER* CHARLES P. PRICE III KEVIN J. McCREADY HOPE MEAD WYNN J. MATT MYERS

TELEPHONE (505)247-9080

FACSIMILE

(505)247-9109

May 16, 2007

*ALSO LICENSED IN TEXAS

e-mail:mmyers@moplaw.com

Hand Delivered

Sheran Matson, AICP DRB Chair 600 2nd St. NW Albuquerque, NM

Re: Mesa del Sol Project

Dear Madam Chair:

Enclosed please find the most recent draft of the Memorandum of Agreement ("MOA") between Mesa del Sol, LLC ("Mesa") and the Federal Aviation Administration ("FAA").

Once the MOA is executed, Mesa will give the FAA an "Advance Payment" to cover the costs of relocating the Non-Directional Beacon/CPME facility and the MTI Reflector facility. Mesa has committed to have the money to the FAA within 10 days of execution of the MOA. The FAA will have 90 days from receipt of the Advance Payment in which to relocate both the MTI Reflector and NDB/CPME facilities to a location acceptable to Mesa.

The FAA's 60' easement is used to access the aforementioned facilities, so once the facilities are relocated the FAA will no longer be using the 60' easement. By its terms, the 60' easement is terminated if it goes unused for 90 days. Therefore, at the latest, the 60' easement shall expire within 180 days of execution of the MOA.

Thanks for your consideration in this matter.

Very truly yours,

JMM/mw

enc.

cc:

Lawrence Kline

Manny Barrera

H:\forestcity\JMM\FAA interests\Matson Sheron 5 16 07 Letter.doc

SW-548

MEMORANDUM OF AGREEMENT BETWEEN THE FEDERAL AVIATION ADMINISTRATION AND MESA DEL SOL, LLC.

ARTICLE 1. PARTIES

The parties to this Memorandum of Agreement (Agreement) are the Federal Aviation Administration (FAA) and MESA DEL SOL, LLC (Mesa). Mesa and its affiliate, Forest City Covington, NM, LLC. (FCC) are collectively referred to herein as the Developers.

ARTICLE 2. SCOPE

A. Purpose:

Mesa del Sol was originally a large stretch of land just south of the City of Albuquerque, New Mexico, in an area referred to as the South Mesa. In 1993, the City of Albuquerque annexed the land. Since that time, the New Mexico State Land Office (NMSLO) has held the land in trust for the University of New Mexico. When the decision to actively develop the land was made, the NMSLO issued a request for proposals to find a suitable developer. FCC was awarded the contract and is now tasked with bringing Mesa del Sol to life. The NMSLO entered into a lease with FCC whereby FCC was obligated to develop Mesa del Sol. Mesa has acquired approximately 3,043 acres of Mesa del Sol in fee simple (Mesa's Property). FCC remains the lessee on the remaining approximately 6,000 acres (FCC's Property). Mesa has started to development its property as the first phase of Mesa del Sol. The FAA has several facilities located on both Mesa's Property and FCC's Property. The following FAA facilities located on Mesa's Property are the focus of this Agreement:

- 1. Isleta (ILT) Non-Directional Beacon related equipment (Beacon Facility). The location of the Beacon Facility is shown on Exhibit "B" and identified as such.
- 2. MTI Reflector (Reflector Facility). The location of the Reflector Facility is shown on Exhibit "B" and identified as such.
- 3. Calibration Performance Monitoring Equipment for the Mode S Beacon (Calibration Facility). The location of the Calibration Facility is shown on Exhibit "B" and identified as such.

The current locations of the identified FAA facilities are inconsistent with the Developers' plans for Mesa del Sol. Therefore, the purpose of this Agreement is to provide for:

- 1. The relocation of the Calibration Facility and the Reflector Facility (Relocated Facilities).
- 2. The abandonment of the Beacon Facility (Abandoned Facilities).

B. Specific Goals and Objectives to be Accomplished:

The specific goal of this Agreement is to implement the abandonment and/or relocation of the FAA facilities designated in Article 2.A. Any of the identified FAA facilities which the FAA does not remove and/or relocate shall be abandoned in place and the Developers shall be responsible for any and all demolition and/or site restoration necessary for the development of Mesa del Sol. Any and all abandoned FAA facility(ies) shall be defined to encompass the entire FAA facility or any building, component, system, and/or equipment (e.g., including the building, fencing, poles, towers, utilities, etc.)

This Agreement shall fund both the initial engineering cost associated with the Agreement and the actual cost for decommissioning and/or relocating the affected FAA facilities.

C. Management of the Project:

The Developers have the responsibility for all the actual project cost incurred by the FAA in furnishing the services described under this Agreement. The FAA will manage the integration, checkout, and acceptance testing of FAA equipment relocated and the disposal of any FAA facility and/or building, component, system, and/or equipment that is not abandoned in place. In order to keep the Developers' overall project expenses to a minimum, the Developers may, at the FAA's option and in accordance with FAA rules, regulations, orders, and/or specifications, be allowed to provide some construction assistance, such as relocation of antenna poles.

D. Roles and Responsibilities of the Parties:

1. The FAA, at the Developers' expense, has the following responsibilities:

- a) Perform any and all site survey(s) to determine the new location(s) for the Relocated Facilities.
- b) Develop the design, plans, and specifications for the relocation of the Relocated Facilities.
- c) Relocate the Relocated Facilities to their new location(s) and provide any and all integration, checkout, and acceptance testing.
- d) Decommission the Beacon Facility and abandon it in place.
- e) Provide transfer agreement for the property abandoned in place ("Transfer Agreements"), and the date the Developers will assume ownership.

SW-548 2 of 11 2/12/07

- f) Relocate the Calibration Facility that is currently co-located with the Beacon Facility.
- g) Relocate the Reflector Facility.
- h) Remove any component, system, equipment, cables, ducts, etc. from any FAA facility site that it wishes to reuse or excess.

2. The Developers, at their expense, have the following responsibilities:

- a) Assume ownership, disposal, and remediation responsibilities for any and all FAA facility(ies), buildings, components, systems, equipment, property, and/or improvements abandoned in place.
- b) If the FAA is unable to relocate any or all of the Relocated Facilities to the Albuquerque air traffic control tower (ATCT), the Developers shall arrange for a lease in accordance with Article 2.H. of the Agreement to accommodate any and all of relocated FAA facilities at a mutually agreed upon location. Alternatively, at the sole discretion of the FAA, the FAA may relocate the Relocated Facilities to the Remote Transmitter/Receiver (RTR) site as shown on Exhibit "B."
- c) Provide the FAA access to the Beacon Facility site during the duration of this Agreement using University Boulevard in accordance with the "New FAA Access Route" set forth on Exhibit "B."

E. Points of Contact

1. The FAA hereby identifies the Central Service Area, Engineering Services, Surveillance as assigned responsibility for accomplishment of the Agreement.

Reimbursable Agreement Coordination

Miguel Negrete
Planning and Requirements
Federal Aviation Administration
Southwest Regional Headquarters Building
2601 Meacham Boulevard
Fort Worth, TX 76137

Phone: 505-856-4403 Fax: 505-856-4325

Email: miguel.negrete@faa.gov

2. The FAA hereby identifies the FAA Logistics Service Area, Acquisition Management Branch, Central Service Area (ASW-55), Fort Worth, Texas, for all contractual inquiries for this Agreement.

SW-548 3 of 11 2/12/07

Contracting Officer

Jeffrey Adkins Logistics Service Area, ASW-55 Federal Aviation Administration Southwest Regional Headquarters Building 2601 Meacham Boulevard Fort Worth, TX 76137

Phone: 817-222-4349

Email: jeffrey.adkins@faa.gov

The Developers hereby identify the office with which the FAA will correspond on all actions associated with the project and render bills for the actual project cost incurred as follows:

The Developer

Mesa Del Sol, LLC

Attn: Michael Castillo

801 University Boulevard SE, Suite 200

Albuquerque, New Mexico 87106 Phone: 505-400-3021

Fax: 505-242-2978

Email: mcastillo@fcmds.com

With Copy To:

J. Matt Myers

Myers, Oliver & Price, P.C. 1401 Central Avenue NW

Albuquerque, New Mexico 87104

Phone: 505-247-9080 Fàx: 505-247-9109

Email: mmyers@moplaw.com

F. Contribution of the Parties.

- Parties are bound by a duty of good faith and best effort in achieving the goals of the Agreement.
- The Developers will reimburse the FAA for all actual project costs incurred by the FAA in furnishing the services and material under this Agreement. The cost is estimated at \$43,136.50.

G. As-Built Drawings.

Not required under this Agreement.

H. Real Estate and Land Management.

No real estate and/or land management issues are expected as the pre-engineering activities suggest that the Relocated Facilities can be relocated to either the Albuquerque ATCT or to another FAA lease site on FCC's Property. However, if these sites prove to be unsuitable, the Developers shall arrange for a lease of land owned or leased by the Developers that is suitable to the FAA and the Developers.

In the event it becomes necessary to arrange for a new lease of property, either owned or leased by the Developers, to accommodate the Relocated Facilities, the Developers shall provide land rights and enter into a low-cost lease(s) with the FAA for the new or relocated facility(ies) for a 20-year term. The site shall be mutually agreeable to both parties. This includes the new site(s) and any access roads, cable routes and/or restricted critical areas. The land rights contained in the lease document will incorporate the legal descriptions and drawings provided by the Developers.

The Developers agree to provide the legal description of the new facility's location, including any required restricted areas and easements for access and utilities as required (including e.g., water, power, gas, communications, etc.). The Developers shall provide three (3) sets of D-sized drawings (24" x 36") of the "Metes and Bounds" legal descriptions and one set in electronic file using the Microstation format.

The Developers understand and hereby agrees that any relocation, replacement, or modification of any existing or future FAA facility(ies) covered by this Agreement during its term or any renewal thereof made necessary by the Developers' improvements or changes which in the FAA's opinion interfere with the technical and/or operations characteristics of the FAA facility(ies) will be at the expense of the Developers, except when such improvements or changes are made at the written request of the FAA. In the event such relocations, replacements, or modifications are necessitated due to causes not attributable to either the Developers or the FAA, the FAA shall determine funding responsibility.

I. Transfer Agreement.

Prior to contract award involving the dismantling, demolition, and/or removal of Government-owned facility(ies), the Developers shall enter into a Transfer Agreement with the FAA providing a line item listing of all real and personal property to convey ownership of the excess property to the Developers. The Transfer Agreement shall convey ownership of all real and personal property on a date before the Performance Date, as that term is defined below. The FAA shall provide the property listing and prepare a Transfer Agreement for execution by both the Developers and the FAA.

ARTICLE 3. TYPE OF AGREEMENT

SW-548 5 of 11 2/12/07

This Agreement is an "other transaction." It is not intended to be, nor shall it be construed as, a partnership, corporation, or other business organization.

ARTICLE 4. ESTIMATED COST

The FAA reserves the right to move funds among its various internal project work codes, WB4020 and WB4060. The FAA estimates its costs associated with this project as follows:

Description of Reimbursable Item	# People	Estimated Hours	Estimated Rate/Hr.	Estimated Cost
WB4020 Engineering	1	104	\$ 100.00	\$ 10,400.00
WB4060 Installation of Systems	1	80	\$ 100.00	\$ 8,000.00
WB4060 Installation Systems Check out/Acceptance	2	16	\$ 100.00	\$ 3,200.00
WB4020, WB4060 General supply materials and services (Tools, supplies, connectors, cables, Precision Survey, etc)				\$ 5,000.00
WB4020/4060 Travel				\$ 7,500.00
Subtotal	•	7 1534		\$ 34,100.00
Administrative Overhead 26.5%	3			\$ 9,036.50
Total Estimated Costs				\$ 43,136.50

Note that this cost estimate includes the relocation of the Calibration Facility and Reflector Facility and the decommissioning and abandoning of the Beacon Facility.

ARTICLE 5, PERIOD OF AGREEMENT AND EFFECTIVE DATE

The parties agree that each shall perform its respective duties as outlined in Article 2(D)(1) and Article 2(D)(2) within 90 days of the FAA receiving the Advance Payment (the "Performance Date"), as that term is defined in Article 7(B).

This Agreement shall be effective on the date of the last signature below, but under no circumstances shall this Agreement extend five years beyond its effective date.

ARTICLE 6. LEGAL AUTHORITY

This Agreement is entered into under the authority of 49 U.S.C. 106(1) and (m) which authorizes the Administrator of the FAA to enter into and perform such contracts, leases, cooperative agreements, and other transactions as may be necessary to carry out the functions of the Administrator and the Administration.

ARTICLE 7. REIMBURSEMENT AND ACCOUNTING ARRANGEMENTS

SW-548 6 of 11 2/12/07

A. The Developers are responsible for all the actual expenses incurred on the project that are estimated at \$43,136.50. The FAA will contribute no funds to the cost of performance under this Agreement.

Fiscal	Period	F&E Appropriation	Estimated	, , , , , , , , , , , , , , , , , , ,	Year Total
FY07	5/07-8/07		\$34,100.00	\$9,036.50	\$43,136.50
Agreemen	t Total				\$43,136.50

B. The Developers must pay the FAA in advance when the agency is required to obligate funds to comply with this Agreement. The Developers will send a copy of the executed Agreement to the Accounting Division with an advance payment in the amount of \$43,136.50 (the "Advance Payment"). Such Advance Payment by the Developers is a condition precedent for any obligation of the FAA to perform under this Agreement. The Advance Payment will be held as a non-interest bearing deposit. If reconciliation is necessary after the Agreement expires or is terminated, the FAA will send a final bill or a refund without interest, as appropriate, to the Developers.

Any amount due on the final bill will be netted against the Advance Payment and, as appropriate, a refund or final bill will be sent to the Dévelopers. The FAA will require the Developers' tax identification number and "Dun & Bradstreet Number" (DUNS) below the signatures on the last page of this Agreement.

- C. Administrative overhead will be assessed on the total amount at the rate of 26.5 percent. This represents the cost to the FAA of those indirect expenses, which are a part of the cost of agency overhead operations. The overhead rate shall be adjusted automatically and without the necessity for formal amendment of the Agreement upon issuance of revised rates. The FAA will notify the Developers as soon as changes to the Administrative Overhead rate are known.
- D. The amounts set forth in this Agreement are estimates. If, during the course of the Agreement, actual costs are expected to exceed the estimated amount, the FAA will notify the Developers in writing to gain written approval before proceeding with any additional work under the scope of this Agreement.
- E. The FAA hereby assigns the responsibility for the accomplishment of this Agreement to the Central Service Area. The Developers will send a copy of the executed Agreement and the full advance payment to the accounting division identified by the FAA as the billing office for this Agreement. All payments should reference the Agreement number, the Developers' name, and project location so that it may be allocated to the correct account. The level of detail included in the billing/statements will be that normally provided by the FAA and available from FAA accounting records. The Account Receivable mailing address at the Mike Monroney Aeronautical Center is:

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Billing Office:

Mailing Address:

FAA
Mike Monroney Aeronautical Center
Accounts Receivable
AMZ-330-SW
P.O. Box 25082
Oklahoma City, OK 73125
405-954-4719

Overnight Mail:

FAA
Mike Monroney Aeronautical Center
Accounts Receivable
AMZ-330-SW
6500 S. MacArthur Blvd
Oklahoma City, OK 73169
405-954-4719

The Developers hereby identify the office to which the FAA will render bills for the actual project costs incurred as follows:

The Developer:

Mesa del Sol, LLC Attn: Michael Castillo 801 University Boulevard. SE, Suite 200 Albuquerque, New Mexico 87106

Phone: 505-400-3021 Fax: 505-242-2978

Email: mcastillo@fcmds.com

ARTICLE 8. CHANGES/MODIFICATIONS

Changes and/or modifications to this Agreement shall be formalized by an appropriate written amendment that shall outline in detail the exact nature of the change. Any amendment to this Agreement shall be executed in writing and signed by the authorized representative of each party. It is the responsibility of each party to ensure that the parties signing this Agreement or any subsequent amendment to this Agreement have the authority to represent their respective organizations. No oral statement by any person shall be interpreted as modifying or otherwise affecting the terms of this Agreement.

ARTICLE 9. TERMINATION

Either party may terminate this Agreement at any time prior to its expiration date, with or without cause, and without incurring any liability or obligation to the terminated party (other than payment of amounts due and owing and performance of obligations accrued, in each case on or prior to the termination date) by giving the other party at least 30 calendar days prior written notice of termination. Upon receipt of a notice of termination, the receiving party shall take immediate steps to stop the accrual of any additional obligation, with might require payment.

Upon termination, partially completed <u>physical</u> work product shall be returned to the full ownership of the organization that initially furnished, substantially paid for, or otherwise has the

greatest interest in the work product. Partially completed <u>intellectual</u> work product will be fully shared between both organizations.

ARTICLE 10. ORDER OF PRECEDENCE

In the event of any inconsistency between the terms of this Agreement, the inconsistency shall be resolved by giving preference in the following order:

- A. The Agreement,
- B. The Attachments.

ARTICLE 11. CONSTRUCTION OF THE AGREEMENT

This Agreement is an "other transaction" entered into under the authority of 49 U.S.C. 106 (1) and (m) and is not a procurement contract, grant, or cooperative agreement. Nothing in this Agreement shall be construed as incorporating by reference or implication any provision of Federal acquisition law or regulation.

Each party acknowledges that all parties hereto participated equally in the negotiation and drafting of this Agreement and any amendments thereto, and that, accordingly, this Agreement shall not be construed more stringently against one party than against the other.

ARTICLE 12. DISPUTES

Where possible, disputes will be resolved by informal discussion between the parties. If the parties are unable to resolve any disagreement through good faith negotiations, either party may terminate this Agreement as set forth in Article 9. TERMINATION.

ARTICLE 13. WARRANTIES

The FAA makes no express or implied warranties as to any matter arising under this Agreement, or as to the ownership, merchantability, or fitness for a particular purpose of any property, including any equipment, device, or software that may be provided under this Agreement.

ARTICLE 14. INSURÂNCE

The Developers shall arrange by insurance or otherwise for the full protection of the Developers from and against all liability to third parties arising out of, or related to, its performance of this Agreement. The FAA assumes no liability under this Agreement for any losses arising out of any action or inaction by the Developers, its employees, or contractors, or any third party acting on its behalf. The Developers agree to hold the United States harmless against any claim by third persons for injury, death, or property damage arising out of or in connection with the Developers' performance under this Agreement.

ARTICLE 15. LIMITATION OF LIABILITY

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The Developers agree to indemnify and hold the FAA harmless from all claims, losses, expenses, fees, costs, and judgments that may be asserted against it resulting from this project. Liability for injury, disability, and death of workers and/or other persons caused by operating, handling, performance, activities, or lack thereof, performed, accomplished, or otherwise under this Agreement is the obligation of the Developers.

Except for damage to or destruction of FAA property caused by the FAA or any FAA personnel, the Developers agree to reimburse the FAA for any damage to or destruction of FAA property caused by the Developers or their representatives arising out of work under this Agreement to the extent permitted by law.

ARTICLE 16. CIVIL RIGHTS ACT

The Developers shall comply with Title VI of the Civil Rights Act of 1964 relating to nondiscrimination in federally assisted programs.

ARTICLE 17. OFFICIALS NOT TO BENEFIT

This Agreement incorporates FAA Acquisition Management System clause 3.2.5-1, "Officials Not to Benefit" (April 1996), and clause 3.2.5-7, "Disclosure Regarding Payments to Influence Certain Federal Transactions" (June 1999), by reference with the same force and effect as if they were given in full text.

ARTICLE 18. PROTECTION OF INFORMATION

The parties agree that they shall take appropriate measures to protect proprietary, privileged, or otherwise confidential information that may come into their possession as a result of this Agreement.

ARTICLE 19. SECURITY

Not required under this Agreement

ARTICLE 20. ENTIRE AGREEMENT

This document is the entire agreement of the parties who accept the terms of this Agreement as shown by their signatures below. In the event the parties duly execute any amendment to this Agreement, the terms of such amendment shall supersede the terms of this Agreement to the extent of any inconsistency.

AGREED:

Mesa Del Sol, LLC.	Federal Aviation Administration
BY:	BY:
TITLE:	TITLE:

DATE: _______ DATE: ______

TAX ID #______

DUNS #______

Forest City Covington, NM, LLC.

BY: ______

TITLE: ______

DATE: ______

DUNS #_



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

Mesa del Sol LLC 801 University Blvd. Suite 200 Albuq.NM 87105 Date: March 16, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: Project # 1005355*
07EPC-00110 EPC Site Development Plan-Building Permit

LEGAL DESCRIPTION: for all or a portion of Tract 4A, Mesa del Sol, zoned PC, located on UNIVERSITY BLVD. SE, between SOLAR MESA AVE. SE and BOBBY FOSTER SE, containing approximately 8 acres. (R-16) Catalina Lehner, Staff Planner

On March 15, 2007 the Environmental Planning Commission voted to approve Project 1005355/ APPROVAL of 07EPC 00110, a request for a Site Development Plan for Building Permit for a portion of Tract 4A of Mesa del Sol, approximately 8 acres, zoned PC (Planned Community), based on the following Findings and subject to the following Conditions:

FINDINGS:

- 1. This request is for a site development plan for building permit for a triangular-shaped portion of Tract 4A of Mesa del Sol, approximately 8 acres, in Phase I of the Employment Center just north of the main Community Center. The subject site will be the primary location of utilities in Mesa del Sol.
- The applicant proposes to construct an elevated water reservoir. Future structures include two atgrade water reservoirs, a well, a pump station and a treatment facility. Design standards are proposed. The future PNM electric substation outside the subject site's boundaries is not part of this request.
- 3. Applicable plans include the Comprehensive Plan, the Mesa del Sol Level A Community Master Plan and the Mesa del Sol Level B Community Master Plan. This request for a site development plan for building permit is being considered prior to approval of an updated Level B plan for Mesa del Sol.

OFFICIAL NOTICE OF DECISION PROJECT #1005355 MARCH 15, 2007 PAGE 2 OF 5

- 4. The request furthers the intent of Comprehensive Plan Policy II.B.2.c (Reserve Area) because development in Mesa del Sol is taking place generally in accordance with applicable Plans.
- The request furthers the Comprehensive Plan Water Quality Goal because the reservoir and associated facilities will provide a dependable, quality water supply for Mesa del Sol. Water Quality Policies II.C.2.d and II.C.2.e are also furthered. The Mesa del Sol water planning effort, which and emphasizes a "total systems approach" to water management (II.C.2.e), is being coordinated with relevant entities to ensure adequate water quantity and quality (II.C.2.d).
- 6. The intent of the following Comprehensive Plan Goals is furthered:
 - A. Service Provision: Mesa del Sol is being developed in accordance with a preponderance of relevant land use planning policies.
 - B. Water Management: Efficient water management and use will be achieved through implementation of the Mesa del Sol Stormwater Master Plan and Water Master Plan.
 - C. Public Safety: The wall has see-through breaks and anti-graffiti coating, but the elevated reservoir will call attention to this public utility site.
- With respect to the Mesa del Sol Level A Community Master Plan, the request furthers and partially furthers the following community building principles:
 - A. Economic Development: Well-planned infrastructure must be available to facilitate economic development, which will create the economic base needed to build a mixed-use community.
 - B. Ecological Sustainability, Conservation and Restoration: Water resource management in accordance with Mesa del Sol Water Plans will ensure sustainable water use. Specific sustainability-promoting measures could be used on the subject site.
- 8. The request has been reviewed using applicable development and design standards in the Level B Plan. The proposed utility facilities will be in place for years after the Level B Plan is finalized; it is logical that they comply with standards applicable to the Employment Center. The request generally complies.
- 9. Overall the request furthers the intent of applicable Plans and design standards. Minor conditions will improve the request and ensure that it complies with applicable design standards for the Employment Center.
- Approval authority for future phases of the site development plan is delegated to the Development Review Board (DRB) with guidance provided by the submittal's design standards.
- 11. There is no known neighborhood or other opposition.
- 12. The applicant has obtained an FAA permit for the height and location of the tower.

° OFFICIAL NOTICE OF DECISION PROJECT #1005355 MARCH 15, 2007 PAGE 3 OF 5

CONDITIONS:

- 1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
- 2. Prior to DRB sign off, the applicant must meet with the staff planner to ensure that conditions of approval are met.
- 3. The subject site shall be platted prior to final sign-off by the Development Review Board (DRB).
- 4. Walls/Fences:
 - A. Design and materials of walls and fences shall be coordinated with the design and materials of buildings on the site.
 - B. The height of the perimeter wall shall not exceed 8 feet.
- 5. Sustainability: Pervious paving materials shall be used for the parking areas.
- 6. Lighting:
 - A. The location of future light poles shall be indicated on the site plan.
 - B. Light poles shall not exceed 25 ft. from top to grade, as recommended for lighting zone 3A.
 - C. All lighting shall comply with the Lighting Standards in the Mesa del Sol Level B Plan Technical Appendix.
- 7. Signage:
 - A. Signage lighting shall be specified in the design standards.
 - B. Ground and building-mounted signage and signage changes shall be approved by the Planning Director or his designee.
 - C. Signage applied to the reservoir surface shall be down lit. Backlighting is not allowed
- 8. Landscaping:
 - A. The irrigation system shall be used to establish the native shrubs.
 - B. The type of native shrub(s) shall be specified.
 - C. Each perimeter wall sections shall have shrubs planted in front of it.
 - D. The species in the seed mix and/or the number of species shall be specified.
 - E. The method for preparing subgrade under the seed mix shall be specified.
 - F. Wildflowers shall not be drill-seeded.

OFFICIAL NOTICE OF DECISION PROJECT #1005355 MARCH 15, 2007 PAGE 4 OF 5

9. Architecture & Design:

- A. The elevated reservoir pedestal and head shall be painted tan if made of steel and left grey if made of concrete.
- B. The color of the railing and the door will match the color of the elevated reservoir.
- C. In the phrase "long expanses of wall", long shall be defined as 75 ft.
- D. Recessed or projected areas of the façade shall be appropriate for the function of the structure.
- E. Glass shall be transparent.

10. Wireless Telecommunications Facilities (WTFs):

- A. Wireless telecommunication antenna shall be panel antenna.
- B. Antennas shall be painted to blend in with the structure to the greatest degree possible.
- C. Panel antenna shall not exceed 6 ft. in length.
- D. Panel antenna shall not extend more than 10 ft. above the top of the head and/or more than 20 ft. below the bottom of the head.

11. <u>RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:</u>

Conditions of approval for the proposed Site Development Plan for Building Permit shall include:

- a. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan. 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).
- b. Common access road should be 24' wide. Provide connection to Eastman Avenue that meets DPM requirements.
- c. Provide cross access agreements.
- d. Site plan shall comply and be designed using the standards in the Level A and Level B plans.
- 12. The applicant shall provide a secondary access point near the southern end of the property.

IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY MARCH 30, 2007 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 I S NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

OFFICIAL NOTICE OF DECISION PROJECT #1005355 MARCH 15, 2007 PAGE 5 OF 5

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

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

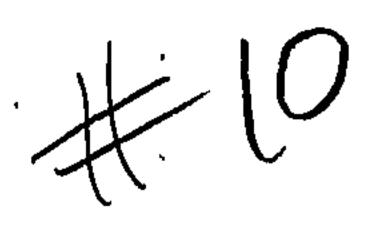
Successful applicants should be aware of the termination provisions for Site Development Plans specified in Section 14-16-3-11 of the Comprehensive Zoning Code. Generally plan approval is terminated 7 years after approval by the EPC

Sincerely,

Richard Dineen
Planning Director

RD/CL/ac

cc: Bohannan Huston Inc., 7500 Jefferson NE, Albuq. NM 87109
Patty Carice, Mountain View NA, 206 Fentiman Pl. SE, Albuq. NM 87105
Marla Pointer, Mountain View NA, 506 Valley High St. SE, Albuq. NM 87106
Tim Cynova, 5501 Pino Yards, Albuq. NM 8710



City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

07/10/2007 Issued By: PLNABG

Permit Number:

2007 070 119

Category Code 0910

Application Number:

07DRB-70119, Epc Approved Sdp For Build Permit

Address:

Location Description:

UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE

Project Number:

1005355

Applicant

Mesa Del Sol Lic

801 University Blvd Ste 200 Albuquerque, NM 87106 400-3021 Agent / Contact

Bohannan Huston Inc

Kevin Patton

7500 Jefferson Ne

Albuquerque, NM 87109

kpatton@bhinc.com

Application Fees

 441018/4971000
 Public Notification

 441032/3424000
 Conflict Mgmt Fee
 \$20.00

 441006/4983000
 DRB Actions

TOTAL:

\$20.00

City Of Albuquarque Treasury, Division

7/10/2007 11:08AM LOC: ANNX WS# 006 TRANS# 0004 RECEIPT# 00079325-00079325 FERMITH 2007070119 TRECCS Trans Ant \$20.00 Conflict Hanag. Fee \$20.00 VI \$20,00 CHANGE \$0.00

Thank You