

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

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voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 17, 2008

Mr. Jack Cloud, DRB Chair
Development Review Board
City of Albuquerque
P O Box 1293
Albuquerque, NM 87103

Re: DRB # 1006002 - Mesa del Sol Innovation Park Replat of Tract L
Minor Subdivision Final Plat Approval

Dear Jack:

On August 27th Bohannon Huston, Inc. was heard for the replat of Tract L of the Mesa del Sol Innovation Park II Bulk Land Plat. At that hearing, an infrastructure list was approved. After further discussions with the Design Review (DRC)/Construction Services Section, we would like to amend this approved infrastructure list.

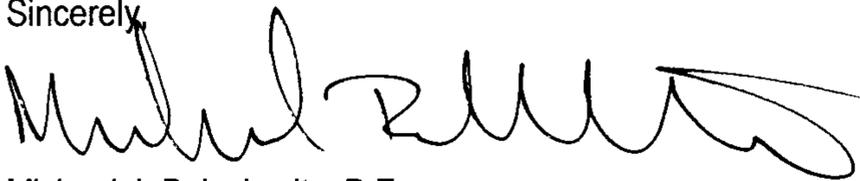
The required infrastructure for this replating effort will not ALL be constructed at once and we would like the infrastructure list to reflect the various stages of construction. Our intention is to have two separate SIA's; one that will address the infrastructure that will support the Fire House (Tract L-1) and the other that will reflect the remainder of the required infrastructure. In order to accomplish this, we need to separate the infrastructure list accordingly. The revised infrastructure list attached shows the public roadway improvements and public sanitary sewer improvements broken up into two sections (PUBLIC ROADWAY IMPROVEMENTS 1 & 2, and PUBLIC SANITARY SEWER IMPROVEMENTS 1 & 2).

(Please note that the same amount of infrastructure is shown on this revision as was noted on the approved infrastructure list dated 8/27/08).

BHI requests that we are placed on the agenda for the September 24, 2008 hearing in order to amend our current infrastructure list.

If you have any questions or require further information, please call me at 823-1000.

Sincerely,



Michael J. Balaskovits, P.E.
Project Engineer
Community Development and Planning Group

MJB/cc

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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-70361 Project # 1006002
 Project Name: MESA DEL SOL INNOVATION PART II
 Agent: BOHANNAN HUSTON Phone No.:

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

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED

TRANSPORTATION: _____

UTILITIES: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): _____

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

Created On:



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

September 24, 2008

Project# 1006002

08DRB-70361 MINOR - PRELIMINARY/ PLAT – AMENDED INFRASTRUCTURE LIST

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) L, **MESA DEL SOL INNOVATION PARK II**, zoned PC, located on SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE containing approximately 10.6 acre(s). (R-16)

The amended infrastructure list dated 9/24/08 was approved. This amendment does not extend the expiration date of the already approved preliminary plat.

Jack Cloud, AICP, DRB Chair

Cc: Bohannan Huston – 7500 Jefferson NE – Albuquerque, NM 87109

Cc: Mesa Del Sol, LLC – 801 University Blvd., SE STE 200 – Albuquerque, NM 87106

11. **Project# 1001770**
08DRB-70389 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- MARK GOODWIN AND ASSOCIATES PA agent(s) for JPS, LLC request(s) the above action(s) for all or a portion of Tract(s) 5-A1-B1, **LANDS OF JOEL P. TAYLOR** zoned C-2, located on MONTANO NW BETWEEN WINTERHAVEN NW AND COORS NW containing approximately 3.9 acre(s). (E-12) *[Deferred from 9/17/08]* **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REVISED UTILITY PLAN AND TO PLANNING FOR SOLAR COLLECTORS NOT AND A COPY OF RECORDED PLAT.**
12. **Project# 1003610**
08DRB-70400 TEMP DEFR SDWK
CONST
- WILSON AND COMPANY INC agent(s) for LONGFORD HOMES request(s) the above action(s) for all or a portion of Tract(s) 29, **LANDS OF SALAZAR, QUATRO, JS HANNETT, ARROWWOOD HILLS Unit(s) 1**, zoned RLT, located on 98TH ST SW BETWEEN RIO BRAVO SW AND BLAKE SW containing approximately 29 acre(s). (N-9) **THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'C' IN THE PLANNING FILE.**
13. **Project# 1006833**
08DRB-70398 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- WEBER CO request(s) the above action(s) for all or a portion of Lot(s) 1-15, **UNSER TOWNE CROSSING**, zoned IP W/ CONDITIONAL USE FOR RETAIL, located on TOWNE CROSSING AVE NW BETWEEN UNSER BLVD NW AND GALLETINI PL NW containing approximately 52.5 acre(s). (J-9/10) **DEFERRED TO 10/1/08 AT THE AGENT'S REQUEST.**
14. ~~Project# 1006002~~
08DRB-70361 MINOR - PRELIMINARY/
PLAT – AMENDED
INFRASTRUCTURE LIST
- BOHANNAN HUSTON INC agent(s) for MESA DEL SOL LLC request(s) the above action(s) for all or a portion of Tract(s) L, **MESA DEL SOL INNOVATION PARK II**, zoned PC, located on SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE containing approximately 10.6 acre(s). (R-16) **THE AMENDED INFRASTRUCTURE LIST DATED 9/24/08 WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

7. **Project# 1007140**
 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 containing approximately 41.0242 acre(s). (M-22) *[Deferred from 7/30/08]* **DEFERRED TO 9/3/08 AT THE AGENT'S REQUEST.**

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

8. **Project#-1006002-3**
 08DRB-70361 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) L, **MESA DEL SOL INNOVATION PARK II** zoned PC, located on SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE containing approximately 10.6 acre(s). (R-16) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE PRELIMINARY PLAT WAS APPROVED WITH THE CONDITION OF AN APPROVED SITE DEVELOPMENT PLAN. FINAL PLAT WAS INDEFINITELY DEFERRED FOR THE SIA.**

9. **Project# 1007005**
 08DRB-70367 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

JACKS HIGH COUNTRY INC agent(s) for AUGUSTINE ROMERO & NANCY LOPEZ request(s) the above action(s) for all or a portion of Tract(s) A, **LAND OF EUFELIAN A GALBALDON** zoned RA-2, located on GABALDON RD NW BETWEEN BEACH NW AND CARLOTTA NW containing approximately 1.4959 acre(s). (H-12) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE AND FOR MAINTENANCE AND BENEFICIARIES OF PRIVATE EASEMENT – SHOW AS SEPARATE EASEMENT.**

10. **Project# 1007266**
08DRB-70368 EPC APPROVED SDP
FOR BUILD PERMIT
08DRB-70366 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

SLAGLE HERR ARCHITECTS agent(s) for JAMES TWOHIG DDS AND MARY ROSE TWHIG DDS request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD BETWEEN WYOMING BLVD AND EAGLE FEATHER DR containing approximately .866 acre(s). (C-19) **THE SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR FIRE HYDRANT RELOCATION AND TO CITY ENGINEER FOR SIA.**

WAYJOHN SURVEYING INC agent(s) for JAMES & KAREN TWOHIG request(s) the above action(s) for all or a portion of Lot(s) 20, Block(s) 3, Tract(s) 2, **NORTH ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 / O-1, located on ALAMEDA BLVD NE BETWEEN WYOMING BLVD NE AND LOUISIANA BLVD NE containing approximately .8865 acre(s). (C-19) **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 8/27/08, THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REVISED EASEMENT FOR MAINTENANCE AND BENEFICIARIES.**

11. **Project# 1007356**
08DRB-70365 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

RIO REAL ESTATE agent(s) for RIO GRANDE CREDIT UNION request(s) the above action(s) for all or a portion of Lot(s) 1-12, Block(s) 5, **ROMERO ADDITION** zoned C-2 S-R, located on 4TH ST NW BETWEEN SUMMER NW AND ROSEMONT NW containing approximately .9 acre(s). (J-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO SHOW ZONE BOUNDARY, 20 FOOT RADIUS DEDICATION, AND AGIS DXF.**

12. Other Matters: None.

ADJOURNED: 10:10

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
August 27, 2008
DRB Comments

ITEM # 8

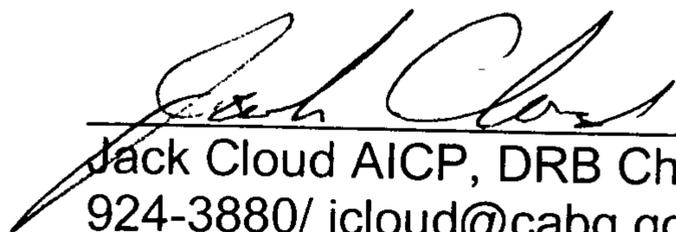
PROJECT # 1006002

APPLICATION # 08-70361

RE: Tract L, Mesa Del Sol Innovation Park

The Development Review Board must determine whether the proposed Infrastructure List is 'significant' per the Subdivision Ordinance (and thus, whether this is a Major Subdivision).

Please provide a site development plan to justify proposed lot lines – it appears reciprocal access and drainage easements may be needed.



Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

CITY OF ALBUQUERQUE



CITY OF ALBUQUERQUE PLANNING DEPARTMENT HYDROLOGY DEVELOPMENT SECTION

DEVELOPMENT REVIEW BOARD--SPEED MEMO

DRB CASE NO/PROJECT NO: 1006002

AGENDA ITEM NO: 8

SUBJECT:

Final Plat
Preliminary Plat

ACTION REQUESTED:

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

PO Box 1293

ENGINEERING COMMENTS:

Albuquerque

Comment on infrastructure list.
Need cross-lot drainage easement on plat.
An executed Subdivision Improvements Agreement with Financial Guarantees is required for Final Plat approval.

NM 87103

RESOLUTION:

www.cabq.gov

APPROVED x; DENIED ____; DEFERRED x; COMMENTS PROVIDED ____; WITHDRAWN

SIGNED-OFF: (SEC-PLN) (SP-SUB) (SP-BP) (FP) BY: (UD) (CE) (TRANS) (PKS) (PLNG)

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

FOR:

SIGNED: Bradley L. Bingham
City Engineer/AMAFCA Designee
924-3986

DATE: August 27, 2008

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

08/12/2008 Issued By: PLNSDH

Permit Number: 2008 070 361 **Category Code 910**

Application Number: 08DRB-70361, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: SAGAN DR SE BETWEEN UNIVERSITY BLVD SE AND HAWKING DR SE

Project Number: 1006002

Applicant
 Mesa Del Sol Llc

 801 University Blvd Se Ste 200
 Albuquerque NM 87106
 400-3021

Agent / Contact
 Bohannon Huston Inc
 Kevin Patton
 7500 Jefferson Ne
 Albuquerque NM 87108

 kpatton@bhinc.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$285.00
	TOTAL:	\$305.00

City Of Albuquerque
 Treasury Division

8/12/2008 11:08AM LOC: ANXX
 WSH 006 TRANS# 0021
 RECEIPT# 00096327-00096327
 PERMITH 2008070361 TRSDMG
 Trans Amt \$305.00
 Conflict Manag. Fee \$20.00
 DRB Actions \$285.00
 VI \$305.00
 CHANGE \$0.00

Thank You



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

Date: June 22, 2007

OFFICIAL NOTIFICATION OF DECISION

FILE: **Project # 1005542**
07EPC-00570 EPC Site Development Plan-
Building Permit

Mesa del Sol LLC
801 University Blvd. SE
Albuq. NM 87106

LEGAL DESCRIPTION: for all or a portion of Tracts 4-A-1 and 4-B, Mesa del Sol, soon to be known as a portion of Tract 10, Bulk Land Plat for Mesa del Sol, Innovation Park, zoned PC (Planned Community), located east of University Blvd., at the SW corner of Fritts Crossing and Watson Loop, containing approximately 2 acres. (R-16) Catalina Lehner, Staff Planner

On June 21, 2007 the Environmental Planning Commission voted to approve Project 1005542/ 07EPC 00570, a request for a Site Development Plan for Building Permit for a portion of Tracts 4-A-1 and 4-B, Mesa del Sol, soon to be known as Tract 10, bulk land plat for Mesa del Sol, Innovation Park, approximately 2 acres (the "subject site"), zoned PC (Planned Community), based on the following Findings and subject to the following Conditions:

1. This request is for a site development plan for building permit for an approximately 12,200 square foot firehouse building and high truck bay to be located on an approximately 2 acre site in Phase 1 of the Mesa del Sol Employment Center, at the southwest corner of Fritts Crossing (formerly Street D) and Watson Loop.
2. The Mesa del Sol Level A Master Plan and the Level C Employment Center Phase I Plan govern the subject site. This request is being considered prior to finalization of the Mesa del Sol Level B Plan. The Level B Plan cannot be finalized until Level B Development Agreements with the City of Albuquerque and the Albuquerque/Bernalillo County Water Utility Authority (WUA) are finalized and fully executed.

OFFICIAL NOTICE OF DECISION
JUNE 21, 2007
PROJECT #1005542
PAGE 2 OF 6

3. Regarding Employment Centers, the Planned Communities Criteria (PCC) envisions employment uses and general “supporting service commercial” uses to specifically support employees. Though not a commercial use, a fire station must be located near the areas it serves and sited to provide efficient response time to ensure public safety.
4. The request *further*s the Comprehensive Plan’s Service Provision Goal. The fire station has been sited in accordance with the Albuquerque Fire Department’s (AFD) planning policies, which will ensure the efficient management of public services and facilities.
5. The request *further*s the intent of applicable Comprehensive Plan land use policies for Reserve Areas. The fire station will support new growth in Mesa del Sol, which will be accommodated in a self-sufficient, planned community that will develop in accordance with approved plans (Policies II.B.2.a and II.B.2.c).
6. The request *further*s the following Comprehensive Plan Goals and Policies with respect to Community Resource Management:
 - A. Energy Management- Alternative and renewable energy sources, such as recycled construction materials and solar power, will be used.
 - B. Public Safety- The fire station would provide a critical public service necessary for developing a safe and secure community in Mesa del Sol.
 - C. Policy II.D.9a (Public Safety)- A fire station use is the first step in starting a fire suppression program for Mesa del Sol and eventually maintaining it.
 - D. Economic Development- The fire station will contribute to diversified, balanced economic development.
7. Regarding the Mesa del Sol Level A Master Plan, the request *further*s the following Community Building Principles:
 - A. Economic Development, because it will support further economic development and provide a service needed to ensure public safety.
 - B. District and Neighborhood Structure, because the fire station will be located in the Employment Center Phase I, which is a distinct place that will accommodate a variety of employment uses and supporting uses.
8. With respect to the Mesa del Sol Level A Master Plan, the request *partially further*s the following Community Building Principles:
 - A. Ecological Sustainability, Conservation and Restoration, because it contains some measures that will contribute to sustainability but “best practices in sustainable urban development” are not incorporated to the extent that they could be.
 - B. Diversity and Balance, because it will provide a support service but the intention to create a place for the community where it is “pleasant, safe and convenient to walk” is not fulfilled.

OFFICIAL NOTICE OF DECISION

JUNE 21, 2007

PROJECT #1005542

PAGE 3 OF 6

9. With respect to the Community Building Principle regarding Human Scale, the fire station can foster some interaction with the street and public as desired in the Level A Plan, but not to the extent that other buildings can and should due to security concerns. However, architectural features can be used to create detail and variation and help bring visual interest closer to pedestrians.
10. The applicant has not yet worked out a development agreement with the Albuquerque/ Bernalillo County Water Utility Authority (WUA) to provide water to the fire station, but will continue to coordinate with the WUA to meet this objective.
11. The request *partially furthers* the overall intent of the Mesa del Sol Employment Center Phase I Plan and generally complies with the design standards contained therein, though some specific design standards are not fully complied with.
12. The Mountain View Neighborhood Association was notified of this request. There is no known neighborhood opposition.
13. The Mesa del Sol Employment Center Phase I plan contains a plant palette (Landscape Standard #6). The Level B Plan, though not fully approved, contains a more extensive plant palette that provides more choices to reinforce the high desert theme of Mesa del Sol. It is acceptable to use plants from the Level B palette that are not included in the Employment Center Phase I palette.

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 the Conditions of Approval are met.
3. The subject site shall be platted to correspond to the bulk land plat for Innovation Park, which is pending at the DRB as of this writing.
4. This site development plan for building permit shall not receive final approval until a development agreement with the Albuquerque/Bernalillo County Water Utility Authority (WUA) is finalized and fully executed. This development agreement must include the subject site.
5. The water budget calculations for this project shall be provided prior to final approval.

OFFICIAL NOTICE OF DECISION
JUNE 21, 2007
PROJECT #1005542
PAGE 4 OF 6

6. Setbacks:

- 7
- A. A minimum 15 ft. wide front yard setback shall be provided along Fritts Crossing (Setback Standard #1).
 - B. A minimum 10 ft. wide setback shall be provided along Watson Loop (Setback Standard #1).
 - C. A minimum 10 ft. wide setback shall be provided between the parking area and Watson Loop to adequately screen parking (Setback Standard #2).

7. Access & Parking:

- V/L
- A. On-street parking shall be provided on Fritts Crossing and Watson Loop (Street Design Standards, large connector) and shall be indicated on the site development plan.
 - B. Two motorcycle spaces shall be provided to comply with the Zoning Code.

8. Sustainability:

- OK
- A. Curbs shall be designed so that runoff from paved areas will irrigate landscape areas and reduce surface run-off (Parking Intent #5 and Parking Standard #8).
 - B. The water-harvesting plan needs to show and explain how the system will work for the non-potable water.

9. Pedestrian Circulation:

- Eng / EDAW
OK
Eng / EDAW
WD
- A. The handicap ramps shall be designed, using AASHTO guidelines, to better serve mobility impaired people.
 - B. A bench shall be provided on the northern side of the building and 2 benches added to the southern side.
 - C. Crosswalks shall be made of scored concrete (Parking Standard #4). Striped asphalt crosswalks are prohibited.
 - D. "Decorative concrete paving" shall be defined as textured, patterned and/or scored concrete.
 - E. The decorative concrete paving shall be a different color than the sidewalk. — Did we agree to that?

10. Lighting:

- Eng / EDAW
- A. Pedestrian level lighting shall be added in the landscape area along Fritts Crossing to help illuminate sidewalk activity (Lighting Standard #4).
 - B. Notes shall be added to the site development plan to acknowledge compliance with the following Lighting Standards:
 - i. Standard #1, Night Sky regulations
 - ii. Standard #3, review by PNM, and
 - iii. Standard #5, turning off lighting after dark.

- DPS
- 11. Signage: The color of the building-mounted signage shall be specified on the elevations.

12. Landscaping:

- DPS
- A. Additional landscape shall be added to the western and southern buffers to meet the requirement for living, vegetative materials over at least 75% of the area pursuant to the Zoning Code.

OFFICIAL NOTICE OF DECISION
JUNE 21, 2007
PROJECT #1005542
PAGE 5 OF 6

- DPS
- B. Additional landscape shall be provided to screen the main parking area from public streets (Parking Standard #9).
 - C. More grasses shall be used in the landscape to reinforce high-desert theme of Mesa del Sol (Landscape Intent #1).
 - D. Two short trees, such as Vitex, shall be added on either side of the subject site's northeastern corner.
 - E. Vitex shall be used to screen the dumpster.
 - F. Pine trees shall be 10 feet high at installation pursuant to the Zoning Code.
13. Employment Center Plant Palette (Landscape Standard #6):
- A. A native grass seed mixture included in the plant palette shall be used for the turf mix.
14. Irrigation:
- A. An irrigation plan shall be provided that shows separate irrigation zones for trees in the public right-of-way, trees on the site and shrubs on the site (Landscape Standard #4).
 - B. The irrigation plan shall show the following emitters: 5 one-gallon emitters per tree and 2 one-gallon emitters per shrub.
 - C. The landscaping plan shall indicate where runoff water will be used to supplement automated irrigation (Parking Intent #5).
15. Architecture & Design:
- A. On the building's northern elevation, windows that are functional shall be indicated as such on the elevations.
 - B. The applicant shall join the private architecture review committee (ARC) and provide input regarding future submittals in the Phase I Employment Center.
16. RECOMMENDED CONDITIONS FROM THE CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
Conditions of approval for the proposed Site Development Plan for Building Permit shall include:
- A. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - B. Where applicable, 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).
 - C. Provide 24' wide openings for two-way access to parking areas.
 - D. Is the 28' site drive on Watson Loop wide enough for fire/rescue vehicles? Suggest 30' in width.
 - E. Site plan shall comply and be designed per DPM Standards and/or Mesa del Sol Level A/B Master Plan.
- NO -
- OK

OFFICIAL NOTICE OF DECISION
JUNE 21, 2007
PROJECT #1005542
PAGE 6 OF 6

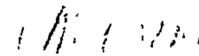
IF YOU WISH TO APPEAL/PROTEST THIS DECISION, YOU MUST DO SO BY JULY 6, 2007 IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED. IT IS NOT POSSIBLE TO APPEAL EPC RECOMMENDATIONS TO CITY COUNCIL; RATHER, A FORMAL PROTEST OF THE EPC'S RECOMMENDATION CAN BE FILED WITHIN THE 15 DAY PERIOD FOLLOWING THE EPC'S DECISION.

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

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

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 Dincen
Planning Director

RD/CL/ac

cc: Denish + Kline Associates, 500 Marquette NW, Suite 350, Albuquerque, NM 87102
Patty Grice, Mountain View NA, 206 Fentiman Pl. SE, Albuquerque, NM 87105
Marla Painter, Mountain View NA, 506 Valley High St. SE, Albuquerque, NM 87106
Rhonda Methvin, COA, Environmental Health
Silvio Dell'Angelo, 11209 Camero SE, Albuquerque, NM 87111

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z

V

P

D

L A

ZONING & PLANNING

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

APPEAL / PROTEST of...

- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeal

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

APPLICATION INFORMATION:

Professional/Agent (if any): Bohannan Huston, Inc.

PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE

FAX: (505) 898-7988

CITY: Albuquerque STATE NM ZIP 87109

E-MAIL: _____

APPLICANT: Mesa Del Sol, LLC

PHONE: 400-3021

ADDRESS: 801 University Blvd., SE STE 200

FAX: 242-2978

CITY: Albuquerque STATE NM ZIP 87106

E-MAIL: _____

Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Replat Tract L

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

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

Lot or Tract No. Tract L Block: _____ Unit: _____

Subdiv/Addn/TBKA: Mesa Del Sol Innovation Park II

Existing Zoning: PC Proposed zoning: _____ MRGCD Map No _____

Zone Atlas page(s): R16 UPC Code: 101605117838420817

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____

1006539

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No

No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): +/- 10.6

LOCATION PROPERTY BY STREETS: On or Near: Sagan Drive, SE

Between: University Blvd., SE and Hawking Drvie, SE

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

SIGNATURE Michael Balakovits, P.E.
(Print) _____

DATE 8/12/2008

Applicant Agent

FOR OFFICIAL USE ONLY

Form revised 9/01, 3/03, 7/03, 10/03, 04/04

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
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

<u>08DRB</u>	-	<u>70361</u>
_____	-	_____
_____	-	_____
_____	-	_____
_____	-	_____

Action

P&F
CMF

S.F.

5(3)

Fees

\$ 285.00
\$ 20.00
\$ _____
\$ _____
\$ _____
Total
\$ 305.00

Hearing date 08/27/08

Sandy Handley 08/12/08
Planner signature / date

Project # 1006002

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.

SKETCH PLAT REVIEW AND COMMENT (DRB22) Your attendance is required.

- Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- List any original and/or related file numbers on the cover application

minor

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08) Your attendance is required.

- Preliminary Plat reduced to 8.5" x 11"
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Copy of DRB approved infrastructure list
- Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12) Your attendance is required.

- Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Copy of recorded SIA
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- List any original and/or related file numbers on the cover application
- DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16) Your attendance is required.

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings
- N/A* Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- N/A* Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A* Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- see note* List any original and/or related file numbers on the cover application *get new correct DRB #*
- pending* Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03) Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

Michael J. Balaskovits
Applicant name (print)
Michael J. Balaskovits 8-12-08
Applicant signature / date

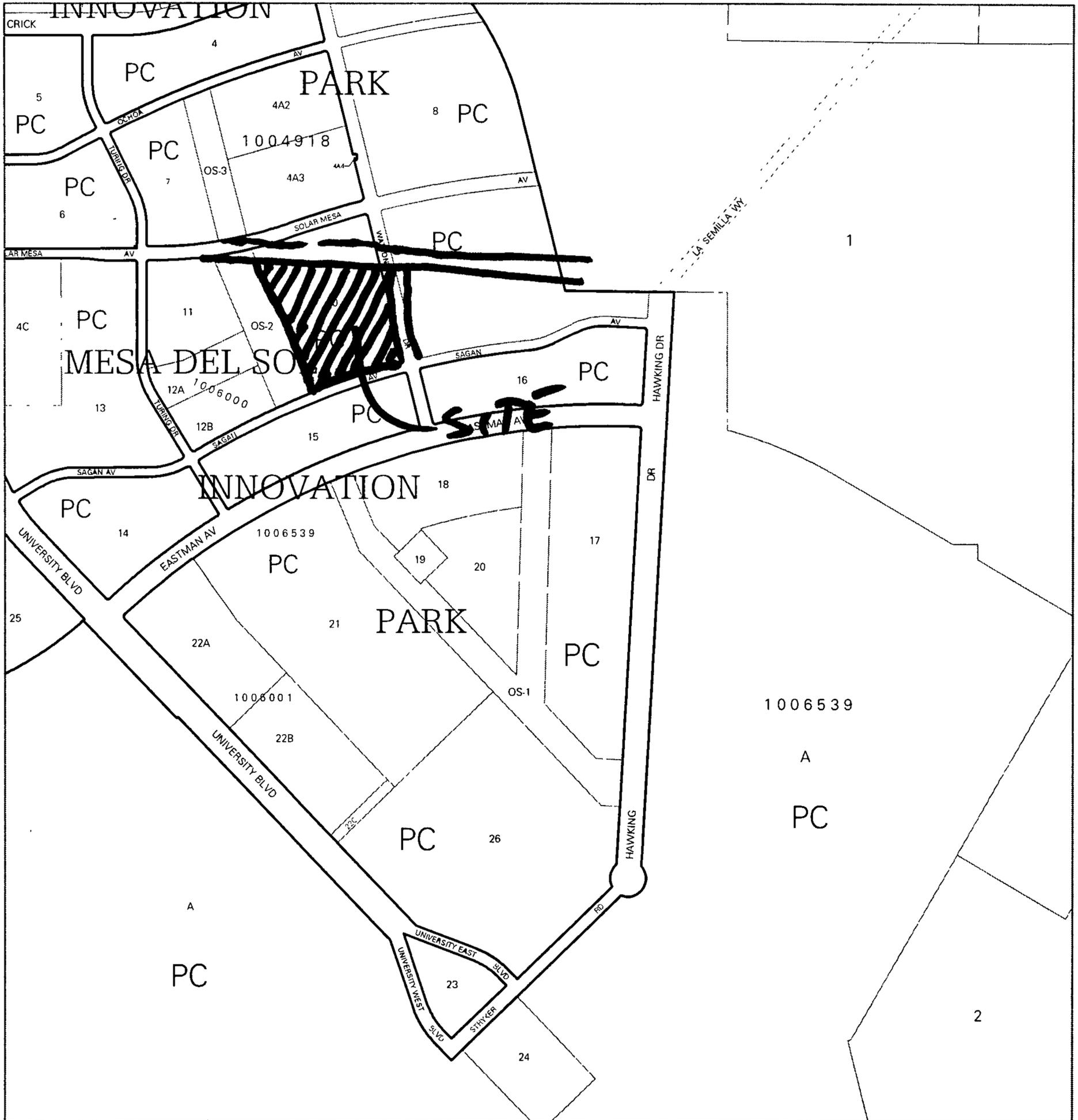


Form revised October 2007

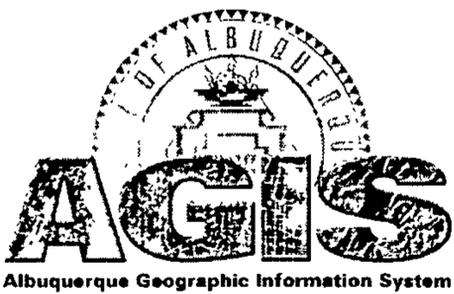
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
08DRB - 70361

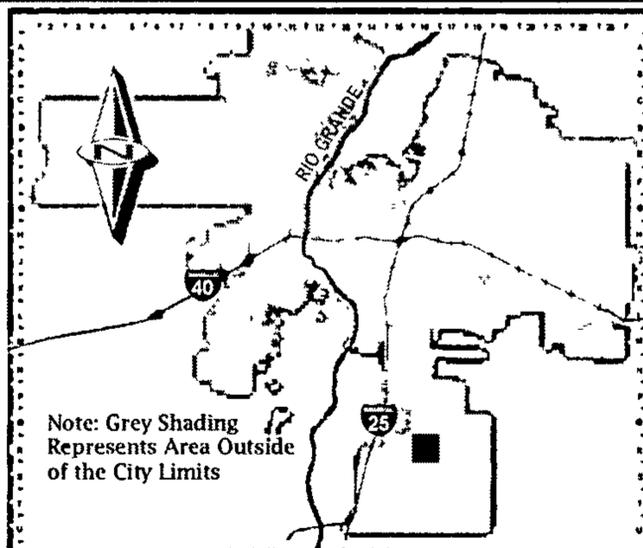
Sandy Handley 08/12/08
Planner signature / date
Project # 1006002



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



Map amended through 6/13/2008

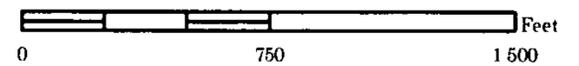


Zone Atlas Page:

R-16-Z

Selected Symbols

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



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

August 12, 2008

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, New Mexico 87102

Re: Tract L Replat
MESA DEL SOL INNOVATION PARK II

Dear Mr. Cloud:

Enclosed for Development Review Board review and approval are copies of the following information:

- Application for Development Review
- Six (6) copies of the Plat
- Certificate of No-Effect
- Zone Atlas Maps showing the location of the property
- DRB fee

The purpose of this is to replat Tract L into two (2) tracts, Tract L-1 and L-2.

Please place this item on the Development Review Board Agenda to be heard on August 27, 2008. If you have any questions or require further information, please contact me.

Sincerely,



Michael Balaskovits, P.E.
Project Engineer
Community Development and Planning

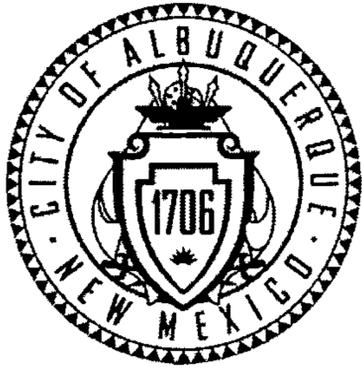
MB/ssc

Cc: Mesa Del Sol, LLC

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



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

Planning Department

Martin J. Chavez, Mayor

Richard Dineen, Director

Interoffice Memorandum

April 14, 2008

Subject: Albuquerque 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 APPROVAL: Yes No

CERTIFICATE OF NO EFFECT: Yes No

SUPPORTING DOCUMENTATION:

A Class I and Class III Cultural Resource Survey of 168.4 Hectares (416 Acres) for the Proposed Innovation Park and First Neighborhood Developments on Mesa del Sol, Albuquerque, Bernalillo County, NM by Quirolo, Brown, and Brown (Kenneth Brown PhD, P.I.) NMCRIS#109747.

CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



Dekker Perich Sabatini
 7601 Jefferson NE Suite 100
 Albuquerque, NM 87109
 505 761-4700
 fax 761-4222
 dps@dpsdesignllp.com

ARCHITECT

ENGINEER

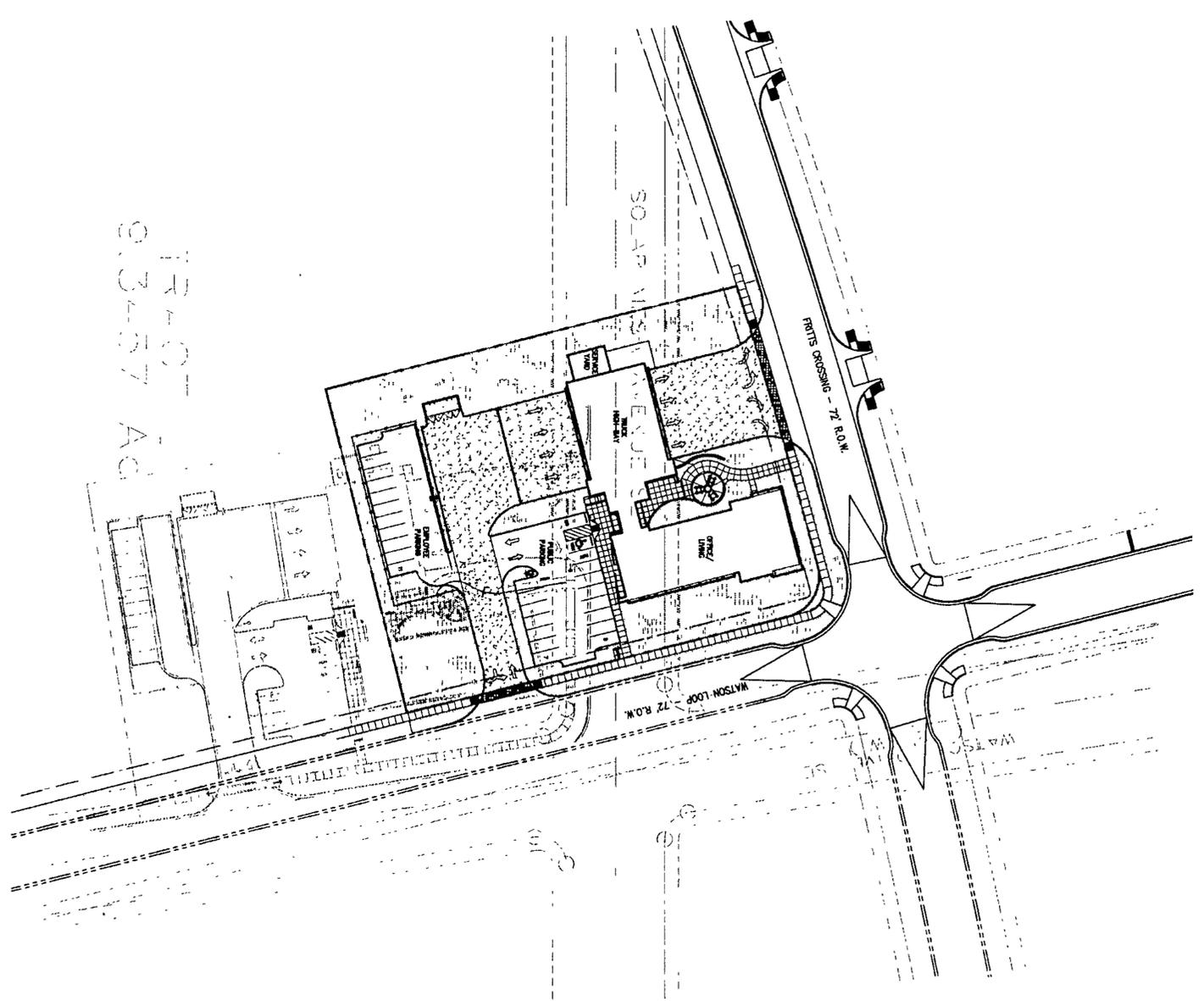
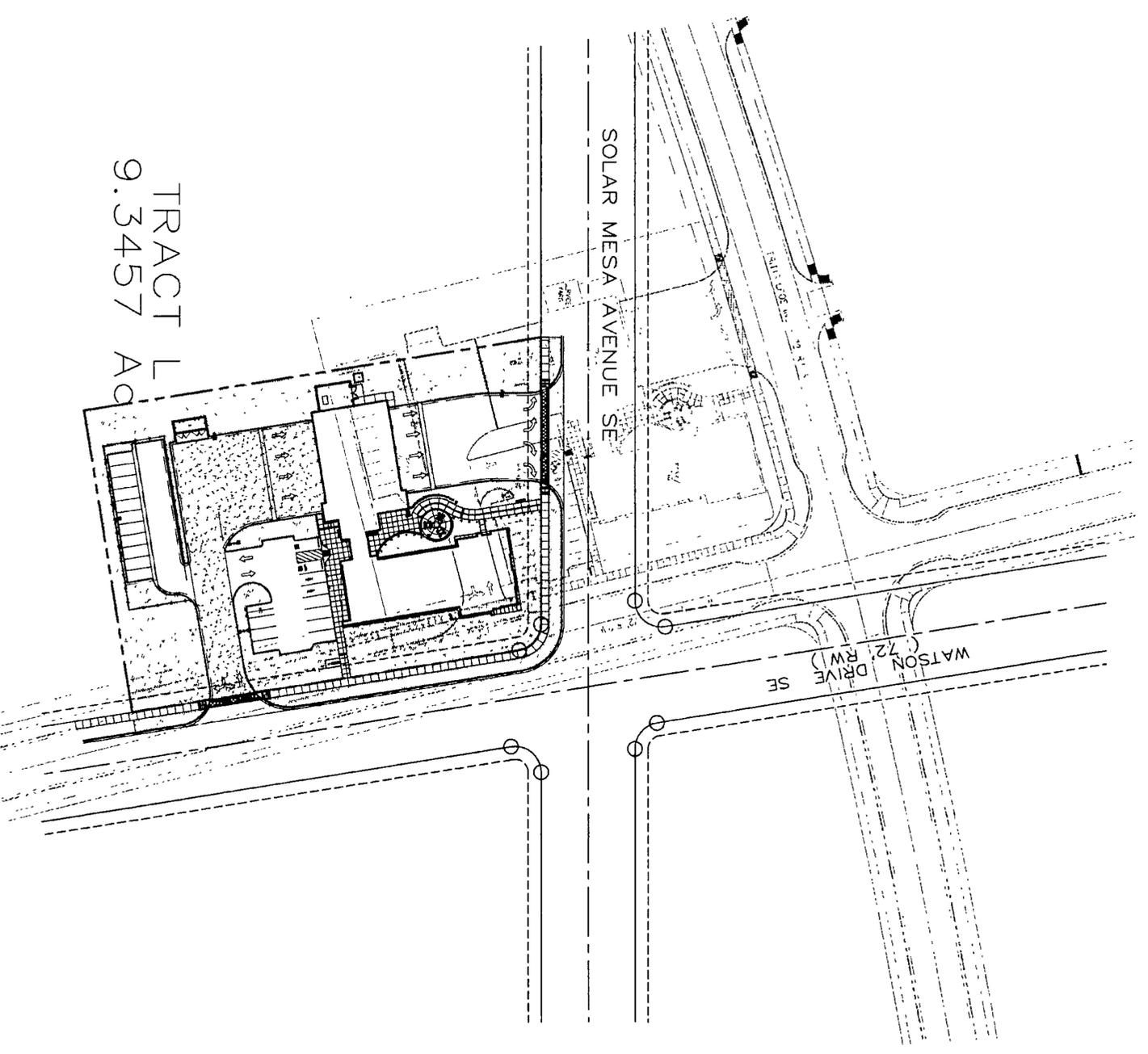
**FIRE HOUSE
 @ MESA DEL SOL**
 ALBUQUERQUE, NEW MEXICO

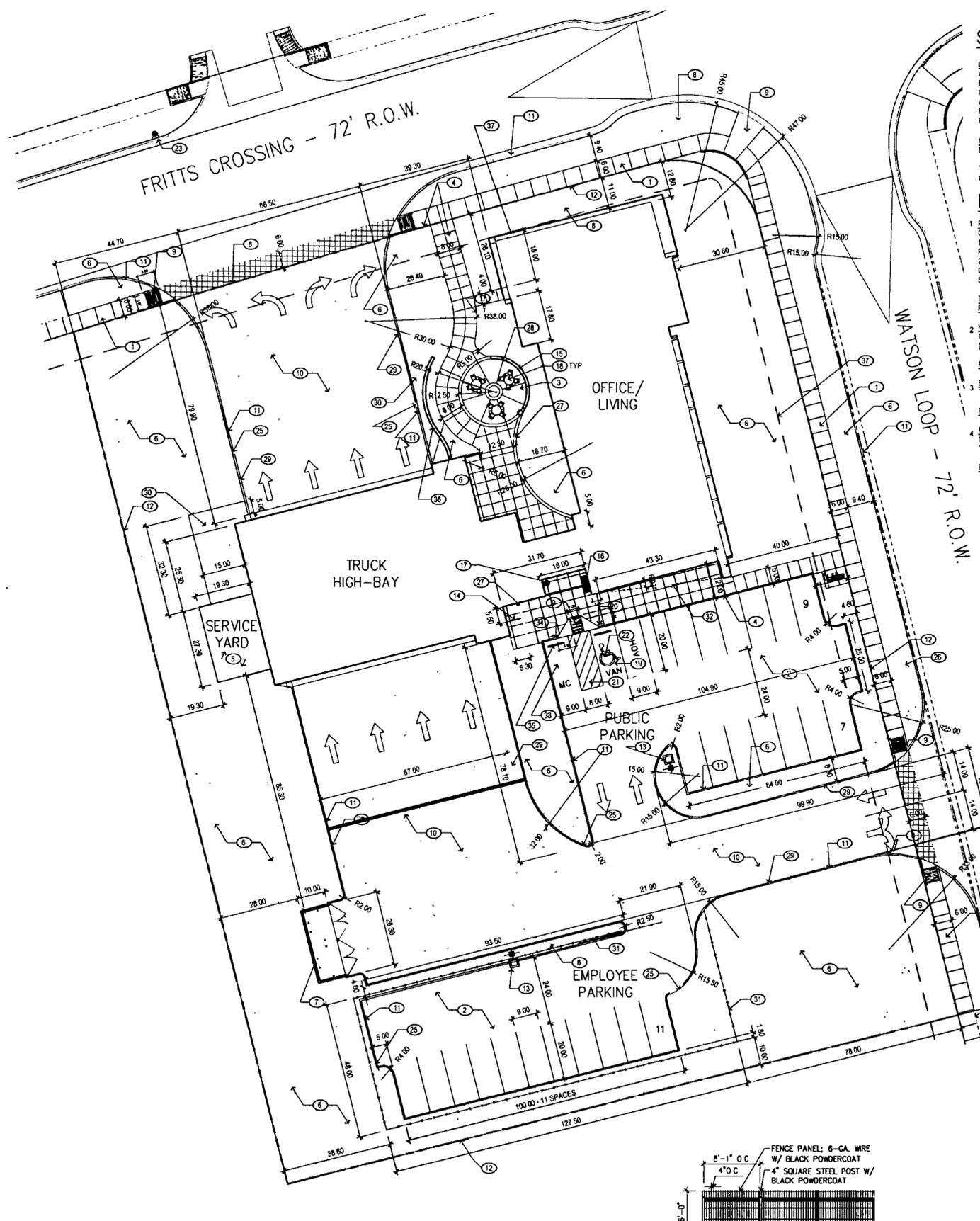
REVISIONS

△	
△	
△	

DRAWN BY	SZ/SY
REVIEWED BY	MB
DATE	July 23, 2006
PROJECT NO.	07025
DRAWING NAME	SITE PLAN

SHEET NO
A001
 OF





SITE INFORMATION

LEGAL DESCRIPTION
A PORTION OF TRACT 10 (NE CORNER)
BULK LAND PLAT FOR MESA DEL SOL
INNOVATION PARK
A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL
RECORDED BOOK _____ PAGE _____
FINAL PLAT PENDING

GROSS BUILDING AREA (GBA)
BUILDING (1 STORY) = 12,200 SF

TOTAL SITE AREA 76,853 SF = 1.76 ACRES
GROSS F.A.R. (GBA/site area) = 0.16

PARKING INFORMATION

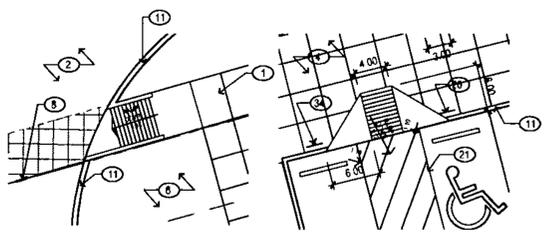
- 1 PARKING REQUIREMENTS FOR FIRE HOUSE**
OCCUPANT LOAD FOR PUBLIC MEETING SPACE
1 SPACE FOR EACH 4 SEATS
PUBLIC ASSEMBLY PLACE PER COA ZONING CODE
20 SEATS = 5 PARKING SPACES
CREW PARKING SPACES = 11 (1 PER PERSON)
SHIFT CHANGE = 11 (1 PER PERSON)
- TOTAL PARKING REQUIRED = 27 PARKING SPACES**
PROVIDED: 28 PARKING SPACES
- 2 HANDICAP PARKING STALLS REQUIRED**
1-25 PARKING STALLS 1 HC STALLS REQUIRED
(1 VAN ACCESSIBLE)
- PROVIDED: 1 HC STALL, VAN ACCESSIBLE**
- 3 BICYCLE PARKING REQUIRED (1.20 AUTOS)**
TOTAL 2 SPACES
- PROVIDED: 2 SPACES**
- 4 MOTORCYCLE PARKING REQUIRED**
1-25 PARKING STALLS 1 MOTORCYCLE SPACE REQUIRED
TOTAL 1 SPACE
- PROVIDED: 1 SPACE**

GENERAL NOTES

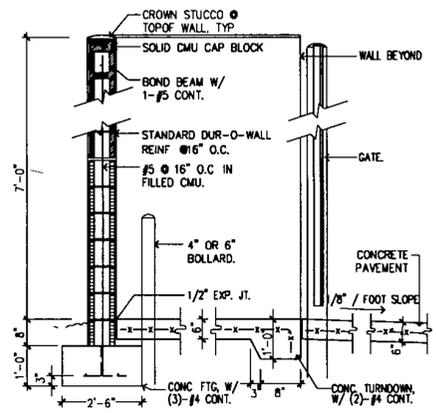
- A. PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS AND COA ZONING CODE.
- B. SEE CONCEPTUAL CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE, AND UTILITY INFORMATION
- C. SIGNS SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING
- D. DIMENSIONS ARE TO FACE OF CURB, OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
- E. PEDESTRIAN ACCESS RAMPS WITHIN THE PUBLIC ROW WILL BE CONSTRUCTED PER COA STD DWG #2426
- F. THE PROJECT WILL BE CONSTRUCTED ALL AT ONCE IT WILL NOT BE PHASED
- G. ALTERNATIVE TRANSPORTATION FACILITIES THE PROJECT INCORPORATES SIDEWALKS AND BIKE RACKS

KEYED NOTES

- CONCRETE SIDEWALK, COA STD DWG #2720
- ASPHALT PAVING
- DECORATIVE CONCRETE PAVING AT PATIO
- CONCRETE WALK WITH CONTROL JOINTS
- SERVICE YARD WITH GENERATOR; CMU SCREEN WALL.
- LANDSCAPE AREA, TYP. SEE L101
- DOUBLE ENCLOSURE (SOLID WASTE/RECYCLE) SEE Z/A001
- DECORATIVE CONCRETE PAVING AT PEDESTRIAN CROSSINGS
- HANDICAP RAMP, SEE 1/A001
- HEAVY DUTY CONCRETE PAVING
- STANDARD CURB AND GUTTER SEE COA STD DWG #2415B
- PROPERTY LINE
- SITE LIGHTING POLE LIGHTS @ 20' HIGH, MAX.
- 6" BIKE RACK
- 18" HIGH CONCRETE SEAT WALL
- 6" BENCH
- LITTER RECEPTACLE
- PICNIC TABLE
- VAN ACCESSIBLE PARKING
- VAN ACCESSIBLE SIGN
- 4" WIDE PAINTED (SAFETY WHITE) STRIPING, TYP
- PAINTED ADA PAVEMENT SIGNAGE
- EXISTING FIRE HYDRANT
- NOT USED
- CURB CUTS
- FIRE HYDRANT
- SIDEWALK CULVERT WITH STEEL PLATE TOP, TYP SEE COA STD DWG #2236.
- BIRD GRILL
- CURB PAINTED RED W/ SAFETY WHITE LETTERING "FIRE LANE - NO PARKING" AT 12'-0" O.C
- COMPACTED CRUSHER FINES WALKWAY.
- SECURE FIREFIGHTER PARKING TO PREVENT THEFT/VANDALIZATION OF VEHICLES 1/8" HIGH STEEL SECURITY FENCE W/ MOTORIZED GATE. SEE DETAIL 3 BELOW
- PHOTOVOLTAIC SOLAR PANEL
- MOTORCYCLE PARKING
- MOTORCYCLE ONLY PARKING SIGN
- 6'-0" WIDE CONCRETE WHEEL STOP
- HYBRID CAR PARKING
- 10' PUE
- CMU SITE WALL, SEE DETAIL 4 BELOW



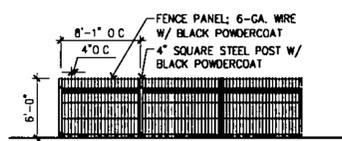
1 TYPICAL HANDICAP RAMP
1" = 10'-0"



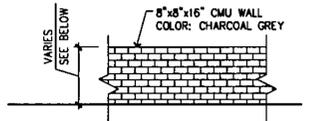
2 ENCLOSURE SECTION
1/2" = 1'-0"

LEGEND

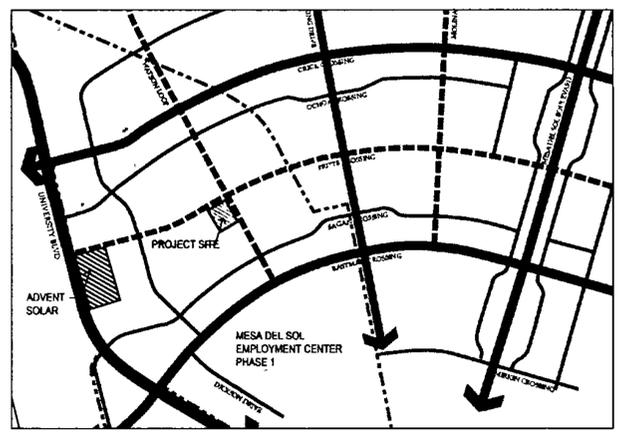
- TRAFFIC ARROW, PAINT WHITE
- LIGHT POLE
- FIRE HYDRANT
- PROPERTY LINE
- LANDSCAPE AREA
- CONCRETE PAVING



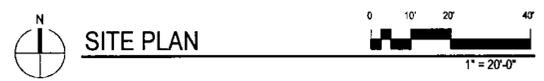
3 SECURITY FENCE ELEVATION
1/8" = 1'-0"



4 CMU SITE WALL ELEVATION
1/8" = 1'-0"



5 VICINITY MAP
SCALE: 1" = 1000'



PROJECT NUMBER: _____

APPLICATION NUMBER: EPC Site Development Plan-Building Permit

Is an Infrastructure List Required? () Yes () No If yes, then a set of approved DRG plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements

DRB SITE DEVELOPMENT PLAN APPROVAL

TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
UTILITIES DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
CITY ENGINEER	DATE
SOLID WASTE MANAGEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**FIRE HOUSE
@ MESA DEL SOL**

ALBUQUERQUE, NEW MEXICO

REVISIONS

△	
△	
△	
△	

DRAWN BY: SZJ/SY
REVIEWED BY: MB
DATE: July 23, 2008
PROJECT NO.: 070225
DRAWING NAME: SITE PLAN

SHEET NO. **A001** OF

REVISIONS

▲	
▲	
▲	

DRAWN BY	SZJ/SY
REVIEWED BY	MB
DATE	July 23, 2008
PROJECT NO	07025
DRAWING NAME	SITE PLAN

SITE INFORMATION

LEGAL DESCRIPTION
A PORTION OF TRACT 10 (NE CORNER)
BULK LAND PLAT FOR MESA DEL SOL
INNOVATION PARK
A REPLAT OF TRACTS 4-A-1 & 4-B, MESA DEL SOL
RECORDED BOOK PAGE
FINAL PLAT PENDING

GROSS BUILDING AREA (GBA)
BUILDING (1 STORY) = 12,200 SF
TOTAL SITE AREA: 76,653 SF = 1.76 ACRES
GROSS F.A.R. (GBA/site area) = 0.16

PARKING INFORMATION

- PARKING REQUIREMENTS FOR FIRE HOUSE OCCUPANT LOAD FOR PUBLIC MEETING SPACE
1 SPACE FOR EACH 4 SEATS
PUBLIC ASSEMBLY PLACE PER COA ZONING CODE
20 SEATS = 5 PARKING SPACES
CREW PARKING SPACES = 11 (1 PER PERSON)
SHIFT CHANGE = 11 (1 PER PERSON)
- TOTAL PARKING REQUIRED = 37 PARKING SPACES
PROVIDED: 37 PARKING SPACES
11 SECURE PARKING
11 PUBLIC PARKING
10 OFF STREET PARKING 2 = 5 PARKING SPACES
HANDICAP PARKING STALLS REQUIRED
1-25 PARKING STALLS 1 HC STALLS REQUIRED (1 VAN ACCESSIBLE)
PROVIDED: 2 HC STALLS (1 VAN ACCESSIBLE)
- BICYCLE PARKING REQUIRED (120 AUTOS)
TOTAL 2 SPACES
PROVIDED: 2 SPACES
- MOTORCYCLE PARKING REQUIRED
1-25 PARKING STALLS 1 MOTORCYCLE SPACE REQUIRED
PROVIDED: 2 SPACES

KEYED NOTES

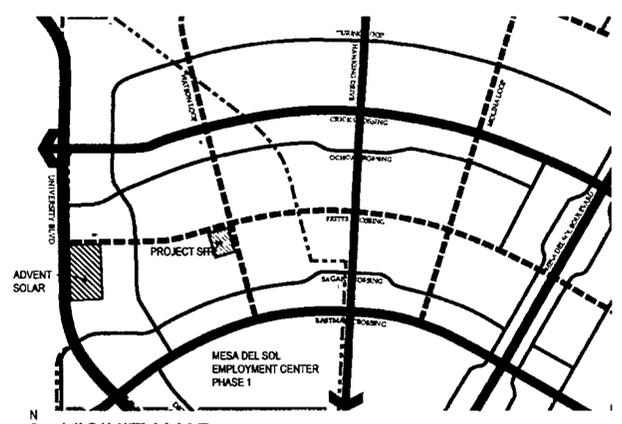
- CONCRETE SIDEWALK COA STD DWG #2720
- ASPHALTIC CONCRETE PAVING SEE A1/A091
- DECORATIVE CONCRETE PAVING AT PATIO SEE A3/A091
- CONCRETE WALK WITH CONTROL JOINTS SEE A1/A091
- SERVICE YARD WITH GENERATOR / CMU SCREEN WALL (6'-6" A.F.F.)
- LANDSCAPE AREA, TYP. SEE L1/01
- DOUBLE ENCLOSURE (SOLID WASTE/RECYCLE) SEE A2/A092
- SCORED CONCRETE PAVING AT PEDESTRIAN CROSSINGS SEE 3/A091
- ACCESSIBLE RAMP SEE 52-55/A091
- HEAVY DUTY ASPHALTIC CONCRETE PAVING RE. A3/A091 & A4/A091
- STANDARD CURB AND GUTTER SEE COA STD DWG # 2415B
- PROPERTY LINE
- SITE LIGHTING SEE ELECTRICAL PLAN
- BIKE RACK SEE D1/A092
- 18" HIGH CONCRETE SEAT WALL, SEE XX/A092
- BENCH SEE B4/A092
- LITTER RECEPTACLE SEE D5/A092
- PICNIC TABLE SEE D2/A092
- VAN ACCESSIBLE PARKING SEE D4/A091
- VAN ACCESSIBLE SIGN SEE A5/A092
- 4" WIDE PAINTED (SAFETY WHITE) STRIPING, TYP
- PAINTED A.D.A. PAVEMENT SIGNAGE SEE C3/A091
- EXISTING FIRE HYDRANT
- VALLEY GUTTER, SEE CIVIL PLAN
- CURB BREAKS SEE CIVIL PLAN
- FIRE HYDRANT SEE CIVIL PLAN
- SIDEWALK CULVERT, TYP. SEE COA STD DWG # 2235
- BBO GRILL, N/C
- CURB PAINTED RED W/ SAFETY WHITE LETTERING "FIRE LANE-NO PARKING" AT 12'-0" O.C. / DASHED LINE INDICATES EXTENTS
- HOT BOX / RE. CIVIL & MECHANICAL
- SECURITY FENCE W/ MOTORIZED GATE SEE C1/A091
- VERTICAL SOLAR PANEL ARRAYS
- MOTORCYCLE PARKING
- MOTORCYCLE ONLY PARKING SIGN SEE A5/A092
- 6" CONCRETE WHEEL STOP SEE XX/A091
- HYBRID CAR PARKING
- HYBRID CAR PARKING SIGN, SEE XX/A091
- CMU SITE WALL, SEE XX/A091
- SMOKING AREA
- FUTURE TENANT SIGN SEE C1/A092
- WATER HARVESTING SEE CIVIL PLAN
- CONCRETE APRON, SEE XX/A091
- ALIGN MOW STRIP W/ FACE OF FINISH OF STUCCO WALL
- FLAGPOLE, SEE XX/A091
- PEDESTRIAN LEVEL LIGHTING, SEE ELECTRICAL
- COLOR CONCRETE STRIPE / ADD ALTERNATE 5
- ARROW INDICATES DIRECTION OF TRAVEL ONLY / NOT TO BE PAINTED
- PRE-MANUFACTURED CARPORT STRUCTURE / ADD ALTERNATE 1 / REFER TO SHEET A112
- PIPE BOLLARD, SEE XX/A091
- ASH URN, SEE XX/A091
- EMERGENCY GENERATOR SEE ELECTRICAL

LEGEND

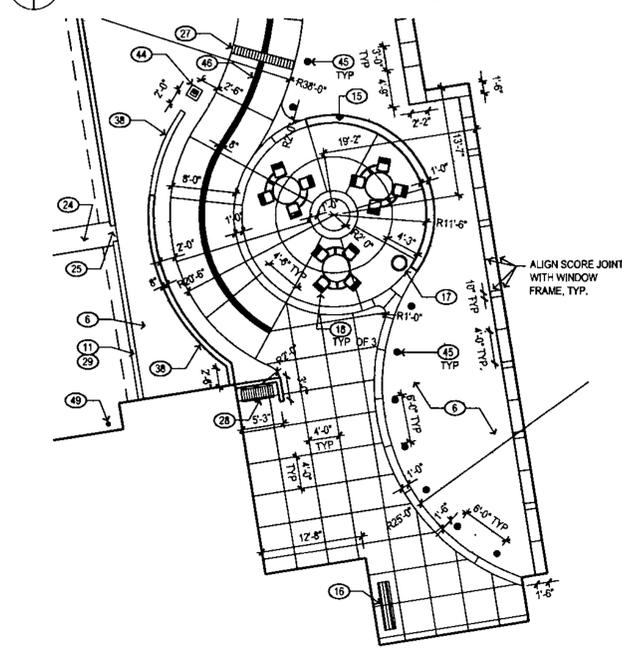
- ↑ TRAFFIC ARROW
- LIGHT POLE (COORDINATE LOCATIONS W/ ELEC)
- FIRE HYDRANT
- - - PROPERTY LINE

GENERAL NOTES

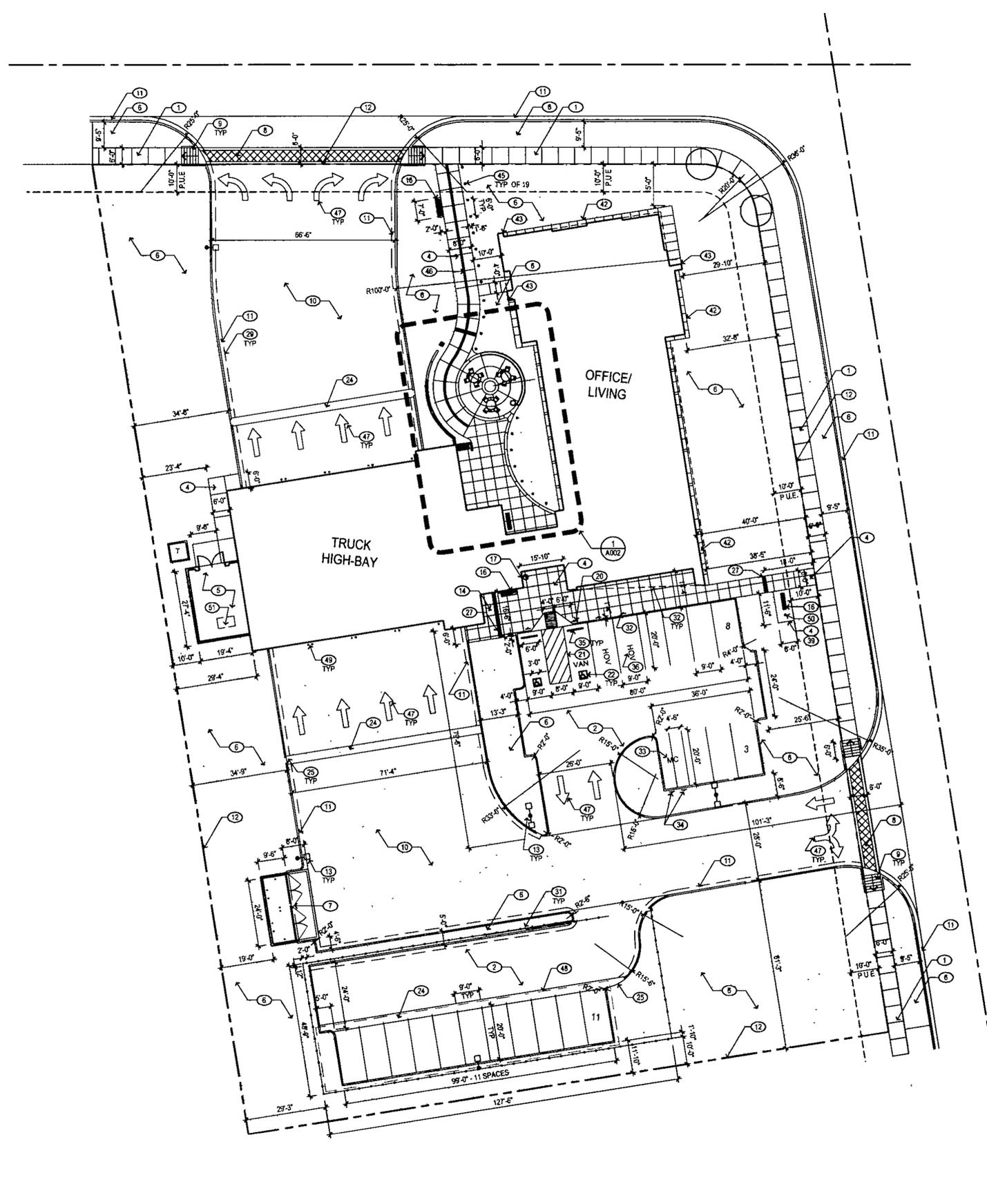
- PARKING AREA SHALL BE DESIGNED & BUILT TO CURRENT DPM STANDARDS
 - SEE CIVIL PLANS FOR ADDITIONAL GRADING, DRAINAGE AND UTILITY INFORMATION
 - THERE ARE NO EXISTING STRUCTURES WITHIN 20 FEET OF THE SITE
 - CROSS LOT ACCESS WILL BE GRANTED WITH REQUIRED REPLAT
 - THERE ARE NO EXISTING RESIDENTS WITHIN 300' OF THE SITE
 - TRACT REFERENCES ARE TO THE TRACTS AS CONFIGURED AND ALIGNED IN THE SITE DEVELOPMENT PLAN. TRACT LINES ARE TO BE ADJUSTED/DELETED WITH REQUIRED REPLAT.
 - SOLAR MESA AVENUE TO HAVE TWO TRAVEL LANES AND ON-STREET PARKING ON EACH SIDE AT ULTIMATE BUILD-OUT
 - DIMENSIONS ARE TO FACE OF CURB OR WALL, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
 - A FUTURE TRANSIT STOP MAY BE LOCATED ON THE EAST SIDE OF UNIVERSITY BOULEVARD, JUST NORTH OF SOLAR MESA AVENUE. THERE ARE NO FUTURE TRANSIT STOPS PLANNED DIRECTLY ADJACENT TO THE PROPERTY
 - THERE ARE NO PEDESTRIAN TRAILS CURRENTLY LOCATED IN THE VICINITY. A FUTURE TRAIL MAY BE LOCATED ON THE WEST SIDE OF UNIVERSITY BOULEVARD, OUTSIDE OF THE RIGHT-OF-WAY.
 - SIGNS SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF MESA DEL SOL EMPLOYMENT CENTER MASTER DEVELOPMENT PLAN. SEE BUILDING ELEVATIONS FOR DESCRIPTION OF SIGNAGE ON BUILDING. TWO TYPES OF SITE SIGNS ARE LOCATED ON THE PROPERTY
- STREET SIGN LOCATED AT THE NE CORNER HEIGHT 8'-4" LIGHTING INTERNAL OR BACKLIT/SILHOUETTE MATERIALS-SEE C2/A092
 - ANY LAND THAT IS NOT IMMEDIATELY COVERED BY A BUILDING, PAVING, LANDSCAPE OR MULCH WILL BE SEEDED
 - BICYCLE AMENITIES TENANT WILL PROVIDE ENCLOSED BICYCLE STORAGE FOR 10% OF THE TOTAL BICYCLE SPACES
 - ALL CURBS WILL BE DESIGNED AND BUILT ACCORDING TO THE CITY OF ALBUQUERQUE STANDARDS. CURBS WILL ALSO BE DESIGNED TO ALLOW WATER HARVESTING IN LANDSCAPE MEDIANS WHEREVER POSSIBLE TO REDUCE SURFACE RUN-OFF AND SUPPLEMENT IRRIGATION
 - ALL LIGHTING SHALL COMPLY TO LIGHTING STANDARDS OF THE MESA DEL SOL EMPLOYMENT CENTER MASTER DEVELOPMENT PLAN.
 - ALL FIXTURES AND DESIGN SHALL COMPLY WITH THE NEW MEXICO NIGHT SKY PROTECTION ACT AND THE CITY OF ALBUQUERQUE ZONING CODE, SECTION 14-16-3-A AREA LIGHTING REGULATIONS
 - LIGHTING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE SUBJECT TO THE STANDARDS AND REVIEW OF PNM. UNLESS MAINTENANCE FOR RIGHT-OF-WAY LIGHTING IS THE FULL RESPONSIBILITY OF OTHER PARTIES
 - LIGHTING DESIGN FOR PARKING AREAS SHALL BE LIGHTED TO PROVIDE FUNCTIONAL, ATTRACTIVE, AND UNIFIED LIGHTING THROUGHOUT THE LOT AND BE EXTINGUISHED ONE HOUR AFTER THE CLOSE OF BUSINESS, EXCEPT AS NEEDED TO PROVIDE FOR MINIMUM SECURITY LEVELS
 - SIGNAGE, BUILDING MOUNTED SIGNS WILL MEET ALL MESA DEL SOL LEVEL B REQUIREMENTS



VICINITY MAP SCALE 1"=1000'



ENLARGEMENT SCALE 1"=10'-0"



1 SITE PLAN SCALE 1"=20'-0"