

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

8. **Project# 1004462**
11DRB-70344 EXT OF SIA FOR TEMP
DEFER SDWK CONST
- ANDALUCIA DEVELOPMENT request(s) the above
action(s) for all or a portion of **ANDALUCIA @ LA
LUZ Unit(s) 3**, zoned AU-1/PRD/5DV/A, located on
CORNER OF NAMASTE AND SEVILLA containing
approximately 22.8328 acre(s). (F-11)**A TWO YEAR
EXTENSION TO THE 4-YEAR AGREEMENT FOR THE
DEFERRAL OF SIDEWALKS WAS APPROVED.**
9. **Project# 1006006**
11DRB-70339 MAJOR - 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) A-2, **MESA DEL SOL INNOVATION
PARK** zoned PC, located on STRYKER RD AND
UNIVERSITY BLVD SW containing approximately 67.3
acre(s). (R-15 & 16, S-15 & 16)[*Deferred from 12/7/11*]
**THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-
OFF DELEGATED TO PLANNING TO RECORD.**
10. **Project# 1005029**
11DRB-70322 EXT OF MAJOR
PRELIMINARY PLAT
- ISAACSON AND ARFMAN PA agent(s) for WESTERN
ALBUQUERQUE LAND HOLDINGS, LLC C/O
GARRETT DEV CORP request(s) the above action(s) for
all or a portion of Tract(s) B & J & R, **STORMCLOUD
(TBK STORMCLOUD SUBDIVISION UNIT 4 AND 5)
Unit(s) 3**, zoned SU-2/RL-T, located on TIERRA
PINTADA BLVD NW WEST OF UNSER containing
approximately 55.243 acre(s). (H-9)[*Deferred from
11/16/1, 12/7/11*] **WITH APPROVAL OF A REVISED
INFRASTRUCTURE LIST, A ONE-YEAR EXTENSION OF
THE PRELIMINARY PLAT WAS APPROVED.**

NO ACTION IS TAKEN ON THESE CASES:

APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

11. **Project# 1009058**
11DRB-70342 SKETCH PLAT REVIEW
AND COMMENT
- FORSTBAUER SURVEYING CO LLC agent(s) for JACK
LERNER request(s) the above action(s) for all or a portion
of Lot(s) A, Block(s) 38, **MONTE VISTA** zoned C-1,
located on MONTE VISTA BETWEEN LOMAS AND
CARLISLE containing approximately .3004 acre(s).(K-
16)**THE SKETCH PLAT WAS REVIEWED AND
COMMENTS WERE PROVIDE.**
- 12 Other Matters: Minutes - June 2011
ADJOURNED: 9:45

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

3. **Project# 1000015**
11DRB-70340 AMENDED SDP FOR BP
- CONSENSUS PLANNING agent(s) for GENERAL MILLS request(s) the above action(s) for all or a portion of Lot(s) C-1-A, **LANDS OF SPRINGER BUILDING MATERIALS CORP.** zoned SU-2 IP-EP, located on PASEO DEL NORTE BETWEEN EDITH BLVD AND N DIVERSON CHANNEL containing approximately 54.48 acre(s). (C-16) **THE AMENDED SITE PLAN FOR BUILDING PERMIT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION FOR WRITTEN COMMENTS AND TO PLANNING FOR VERIFICATION FROM ZONING OF I-25 SECTOR PLAN.**

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

4. **Project# 1002074**
11DRB-70332 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- BOHANNAN HUSTON INC agent(s) for GALBRETH LAND AND DEVELOPMENT COMPANY LLC request(s) the above action(s) for all or a portion of Tract(s) C-2-A-2, **SAVIGNON** zoned R-D, located on SAN ANTONIO BETWEEN LOWELL AND TENNYSON containing approximately .8561 acre(s). (E-22) **DEFERRED TO 12/21/11 AT THE AGENT'S REQUEST.**
5. **Project# 1002629**
11DRB-70268 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
- RIO GRANDE ENGINEERING agent(s) for BOB MCKINLE AND JASON BUCHANAN request(s) the above action(s) for all or a portion of Lot(s) A&B, Block(s) C, **DAVIDSON** zoned SU-2 RT, located on CANDELARIA BETWEEN 10TH ST AND 7TH ST containing approximately .869 acre(s). (G-14) **THE FINAL PLAT WAS APPROVED.**
6. **Project# 1003551**
11DRB-70333 EXT OF SIA FOR TEMP
DEFR SDWK CONST
- KEITH NAYLOR agent(s) for KEITH NAYLOR request(s) the above action(s) for all or a portion of Lot(s) 1-P1 THRU 13-P1, **LA CUEVA ESTATES** zoned R-1, located on LA TIERRA COURT NE BETWEEN WYOMING NE AND BARSTOW NE (B-19) **TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
7. **Project# 1006006**
11DRB-70339 MAJOR - 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) A-2, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER RD AND UNIVERSITY BLVD SW containing approximately 67.3 acre(s). (R-15 & 16, S-15 & 16) **DEFERRED TO 12/14/11 AT THE AGENT'S REQUEST.**

HEARING DATE: 12-7-11(FP)



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1006006
11DRB-70101 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on STRYKER RD / UNIVERSITY containing approximately 67.3 acre(s). (R-15 & 16 AND S-15 & 16)

At the May 4, 2011 Development Review Board meeting, the Amendment to the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by May 19, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc. 7500 Jefferson St., NE – Albuquerque, NM 87109
Cc: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 - Albuquerque, NM 87106
Marilyn Maldonado
file

HEARINGS DATE: 5/4/11 (AF)



1006006

#2

Date: 1/26/11

**DRB PUBLIC HEARING
SIGN IN SHEET**

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

16.Name: _____ Address: _____

17.Name: _____ Address: _____

18.Name: _____ Address: _____

19.Name: _____ Address: _____

20.Name: _____ Address: _____

21.Name: _____ Address: _____

22.Name: _____ Address: _____



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1006006

10DRB-70355 VACATION OF PUBLIC EASEMENT

10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) *[Deferred from 1/5/11 and 1/19/11]*

At the January 26, 2011 Development Review Board meeting, the vacation was approved as shown on the Exhibit in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated January 14, 2011 and with the signing of the infrastructure list dated January 25, 2011, the preliminary plat was approved.

CONDITIONS:

1. A Park Dedication and Development Agreement must be in place prior to Final Plat, with the development of the park site to come in later phase(s).
2. Sight distance issues at Lot 11 Block 4 and Lot 3 Block 2 must be adequately addressed and provided for prior to Final Plat with right of way dedication or an appropriate easement
3. Lot 9 Block 2 is not approved and shall be eliminated incorporated into adjacent lots or become a common tract on the Final Plat
4. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by February 10, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning

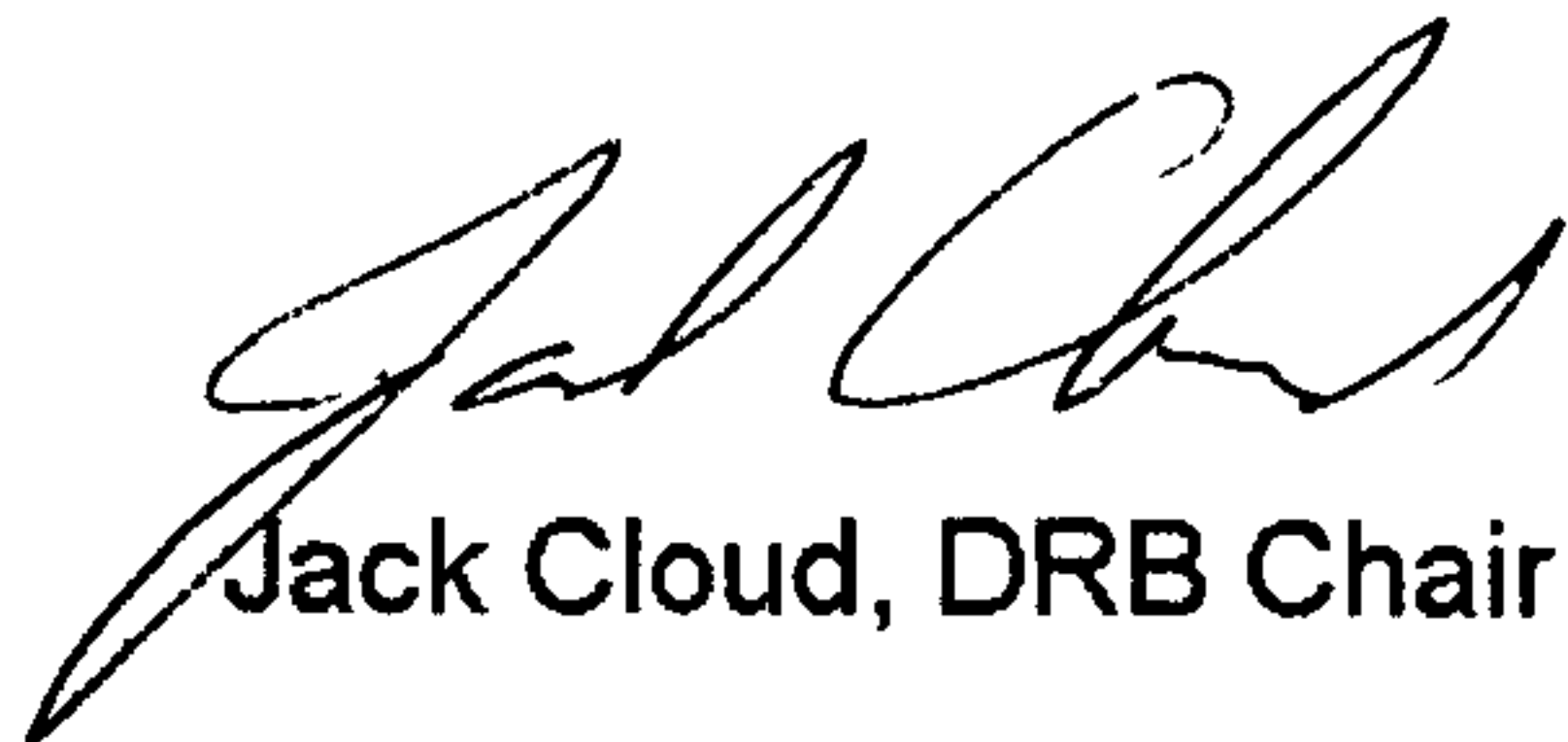
Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)



Jack Cloud, DRB Chair

Cc: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 – 87106

Cc: Bohannon Huston Inc. – 7500 Jefferson NE – Albuquerque, NM 87109

Scott Howell

Marilyn Maldonado

File

TRANSMISSION VERIFICATION REPORT

TIME : 10/26/2011 13:12
NAME :
FAX : 9243864
TEL : 5059243979
SER.# : BR0L6J570919

DATE, TIME 10/26 13:12
FAX NO./NAME 92479109
DURATION 00:00:23
PAGE(S) 02
RESULT OK
MODE STANDARD
ECM

247-9109
Karin



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1006006

10DRB-70355 VACATION OF PUBLIC EASEMENT
10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, MESA DEL SOL INNOVATION PARK, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) *[Deferred from 1/5/11 and 1/19/11]*

At the January 26, 2011 Development Review Board meeting, the vacation was approved as shown on the Exhibit in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance. The temporary deferral of sidewalk construction of sidewalks on the interior streets was approved as shown on Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated January 14, 2011 and with the signing of the infrastructure list dated January 25, 2011, the preliminary plat was approved.

CONDITIONS:

1. A Park Dedication and Development Agreement must be in place prior to Final Plat, with the development of the park site to come in later phase(s).

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006006

AGENDA ITEM NO: 2

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No objection to vacation request.

Condition of Final Plat:

- Sight Distance Issues at Lot 11, Block 4 and Lot 3, Block 2 will be addressed with a right of way dedication or an appropriate easement.

RESOLUTION:

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

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JANUARY 26, 2011



DEVELOPMENT REVIEW BOARD
Action Sheet

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

January 26, 2011 9:00 AM
MEMBERS:

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

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

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

1. **Project# 1008589**
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERRED SIDEWALK CONST
10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL
ESMAIL Haidari request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15, 16, AND 18, Block 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.3961 acre(s). (C-19) **DEFERRED TO 2/16/11 AT THE AGENT'S REQUEST.**

2. **Project# 1006006**
10DRB-70355 VACATION OF PUBLIC EASEMENT
10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) **[Deferred from 1/19/11 THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE. WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 1/26/11, AND WITH AN APPROVED GRADING AND DRAINAGE PLAN ENGINEER STAMP DATED 1/14/11 THE PRELIMINARY PLAT WAS APPROVED.]**

2. **Project# 1006006**
10DRB-70355 VACATION OF PUBLIC EASEMENT
10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION
10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16)**DEFERRED TO 1/26/11 AT THE AGENT'S REQUEST.**

3. **Project# 1008589**
10DRB-70327 VACATION OF PUBLIC RIGHT-OF-WAY
10DRB-70328 VACATION OF PUBLIC EASEMENT
10DRB-70329 MINOR - TEMPORARY DEFERAL SIDEWALK CONST
10DRB-70330 MAJOR - PRELIMINARY PLAT APPROVAL

ESMAIL HAIDARI request(s) the referenced/ above action(s) for all or a portion of Lot(s) 15 & 16, Block(s) 1, **NORTH ALBUQUERQUE ACRES Tract 2, Unit 3**, zoned R-D, located on the west side of WYOMING BLVD NE between EAGLE ROCK NE and MODESTO AVE NE containing approximately 2.1424 acre(s). (C-19)**DEFERRED TO 1/26/11 AT THE AGENT'S REQUEST.**

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

4. **Project# 1003674**
11DRB-70005 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

CARA HAMMONDS request(s) the above action(s) for all or a portion of Lot(s) 9, **RICH CT SUBD**, zoned RD 3DUA, located on ALAMEDA BETWEEN BARSTOW AND VENTURA containing approximately 0.1682 acre(s). (C-20) **DEFERRED TO 2/2/11 AT THE AGENT'S REQUEST.**

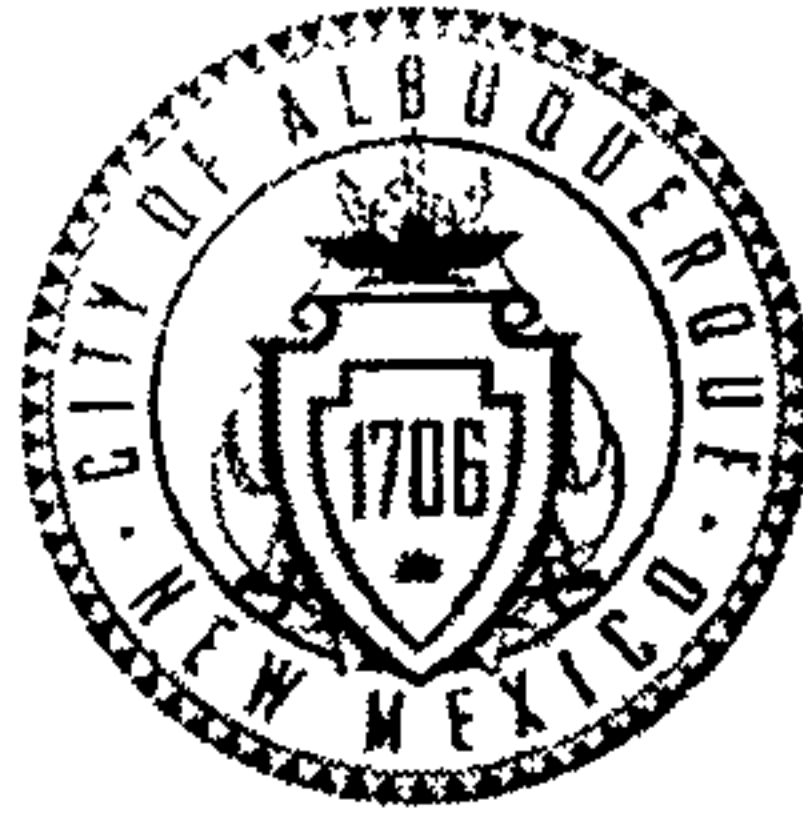
5. **Project# 1007266**
11DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST

SLAGLE HERR ARCHITECTS agent(s) for JAMES 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**, zoned SU-2 O-1, located on containing approximately .886 acre(s). (C-19)**MOVED TO A LATER DATE FOR APPROPRIATE ADVERTISEMENT AS EXTENSION OF SIA.**

6. Approval of the Development Review Board Minutes for 10/20/10, 10/27/10, 11/3/10.

Other Matters:

ADJOURNED:



DEVELOPMENT REVIEW BOARD

Action Sheet

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

January 5, 2011 900 AM

MEMBERS:

Jack Cloud, AICP, DRB Chairman, Planning Department.

Angela Gomez, Administrative Assistant

**Kristal Metro, P.E. , Transportation Development
Brad Bingham, P.E., Hydrology/ Alternate City Engineer**

**Allan Porter, P.E., Albuquerque/ Bernalillo Co.WUA
Christina Sandoval, Parks/Municipal Development**

CASES WHICH REQUIRE PUBLIC NOTIFICATION

MAJOR SUBDIVISIONS, VACATIONS, SIA EXTENSIONS AND SITE DEVELOPMENT PLANS

1. **Project# 1000650**
10DRB-70354 70020 MAJOR – 1 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT
(1 YR SIA)

TIERRA WEST LLC agent(s) for WAL-MART STORES EAST LP request(s) the referenced/ above action(s) for all or a portion of Tract(s) 1-A-1, **LANDS OF LAMONICA AND WENK** zoned SU-1 FOR C-1 PERMISSIVE USES, located in the southeast corner of COORS BLVD SW and RIO BRAVO BLVD SW containing approximately 20.05 acre(s). (P-10) **THE ONE YEAR EXTENSION OF THE SUBDIVISION IMPROVEMENT AGREEMENT (SIA) WAS APPROVED.**

2. **Project# 1006006**
10DRB-70355 VACATION OF PUBLIC
EASEMENT
10DRB-70356 MINOR - TEMP
DEFERRAL OF SIDEWALK
CONSTRUCTION
10DRB-70357 MAJOR - PRELIMINARY
PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16)**DEFERRED TO 1/19/11 AT THE AGENT'S REQUEST.**

3. **Project# 1008437**
10DRB-70339 VACATION OF PUBLIC
RIGHT-OF-WAY

ALBUQUERQUE SURVEYING CO INC agent(s) for RAY ALDERETE & CATHERINE BACA request(s) the referenced/ above action(s) for the Ditch Right of Way adjacent to Lot 83, **ALVARADO GARDENS, Unit 3**, zoned RA-2, located on the north side of CANDELARIA RD NW between TRELIS DR NW and GLENWOOD RD NW containing approximately 0.59 acre. (G-12) **THE VACATION WAS APPROVED AS SHOWN ON EXHIBIT B IN THE PLANNING FILE PER SECTION 14-14-7-2(A) (1) AND (B) (1)(3) OF THE SUBDIVISION ORDINANCE.**

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

CLIENT/COURIER TRANSMITTAL

To: DRB Members *Attn: Angela*
City of Albuquerque
2nd Floor Plaza del Sol
600 Second Street NW

Requested by: Chris Sholtis

Date: 1-25-11

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow _____

Phone:

<u>DELIVERY VIA</u>	
<input type="checkbox"/> Courier	<input type="checkbox"/> Federal Express
<input type="checkbox"/> Mail	<input type="checkbox"/> UPS
<input type="checkbox"/> Other	

<u>PICK UP</u>
Item: _____

Job No.: 20110146-Ph1A04-01

Job Name: Mesa del Sol, Montage Unit 1
(1006006)

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Revised Preliminary Plat (Transportation Section Received by Separate Cover)
2	1	Revised Infrastructure List

COMMENTS / INSTRUCTIONS

REC'D BY: _____ DATE: _____ TIME: _____

DRB/EPC/LUCC APPLICATION CHECKLIST

Steve Sink
APD Crime
Prevention
924.3600

A review of DRB Case 1006006 indicates the following problems or crimes may occur or that the following concerns may need to be evaluated or addressed on this site or in this area. These comments do not indicate that a thorough CPTED evaluation has been done, or that other criminal activities may not occur.

- Traffic volume/Explain:
- Traffic control devices/Explain: The proposed "Private Alley" configuration creates a possible secluded area. Suggest adding additional lighting (possible motion lights) to each residence. Also, consider installing access control/gates or barriers for each alley.
- Burglaries/Explain:
- Speeding violations/Explain:
- Lighting issues/Explain: →
- Maintenance of landscaping/Explain:
- Robbery/Explain:
- Assault/Explain:
- Shoplifting/Explain:
- Accidents in the parking lot/Explain:
- A higher probability of crimes during evening/weekend hours/Explain:
- Commercial burglary/Explain:
- Rape/Explain:
- Adequate security/Explain:
- Alarm security/Explain:
- Alarm response i.e. false alarms, etc/Explain:
- Transients/Explain:
- Need for neighborhood association/Explain:
- Other: No Crime Prevention or CPTED comments concerning the proposed Vacation of Public Easement or Temporary Deterral of Sidewalk Construction at this time.

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006006

AGENDA ITEM NO: 2

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No objection to vacation request.

Plat Comments

Alleyways:

The exhibit provided to the Fire Marshal's Office for approval indicated a 0% cross slope along the entire alley section (see Figure 4A, Level A Master Plan). The cross section provided in the grading and drainage plan has significant slope changes that cause maneuverability problems.

A 20-foot wide pavement section is required for all alleys providing sole vehicular access to one or more lots.

A standard alley section (see City of Albuquerque Specification 2411), utilizing an inverted crown, must be used for the alleyways.

The elevation information provided indicates a cross slope of significantly more than 2 percent within the alleyways.

Local Roadways:

The cross section titled "Residential Local One-Way with Park Frontage" does not match Street Section 3E of the Level A Master Plan. Please revise.

Is the cross section titled "Residential Local Street – 52' ROW" meant to match Street Section 3c of the Level A Master Plan?

Which direction will Stieglitz Avenue flow?

Infrastructure List (IL):

The IL indicates the sidewalk along University Boulevard is to be deferred; this sidewalk should be built, not deferred.

The cross section for Stieglitz Avenue does not match Street Section 3E of the Level A Master Plan. Please revise.

A 20-foot wide pavement section is required for all alleys providing sole vehicular access to one or more lots.

The sidewalk within Tracts B-H is defined as deferred, yet it is not shown as such in the sidewalk exhibit. Please clarify the location of all sidewalk.

Alleys are referred to by both a letter and a number within the IL; however, this notation is not used on the plat. Please revise.

COMMENTS CONTINUED ON NEXT SHEET

DRB CASE NO: 1006006

AGENDA ITEM NO: 2

ENGINEERING COMMENTS CONTINUED

Exhibits:

A clear sight distance exhibit must be provided. This exhibit must clearly define the sight distance available and must demonstrate how adequate sight distance will be maintained within the right of way.

A turning template exhibit, demonstrating the heavy vehicle pathway, must be provided for the traffic circle at Bourke-White Drive SE.

An exhibit must be provided showing the location of all sidewalk within Tracts B-H.

RESOLUTION:

01-19-11

APPROVED __; DENIED __; DEFERRED X; COMMENTS PROVIDED __; WITHDRAWN __

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

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

SIGNED:

Kristal D. Metro

Transportation Development

DATE: JANUARY 5, 2011

505-924-3991



CITY OF ALBUQUERQUE
 PLANNING DEPARTMENT
 DEVELOPMENT REVIEW BOARD

January 5, 2011

Project# 1006006

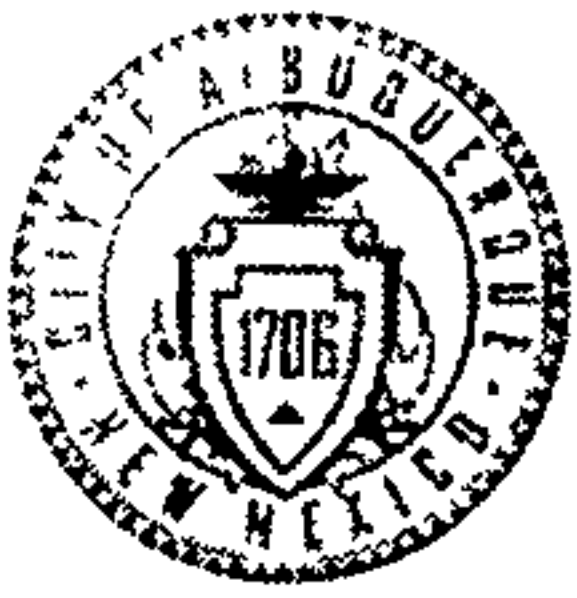
10DRB-70355 VACATION OF PUBLIC EASEMENT

10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16)

<p>AMAFCA No comments</p>
<p>COG For information purposes, University Blvd and Rio Bravo Blvd have a functional classification of urban collector.</p>
<p>TRANSIT Project # 1006006 10DRB-70355 VACCATION OF PUBLIC EASEMENT. 10DRB-70356 MINOR – TEMP DEFERRAL OF SIDEWALK CONSTRUCTION 10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL.</p> <p>Adjacent and nearby routes None.</p> <p>Adjacent bus stops None.</p> <p>Site plan requirements None.</p> <p>Large site TDM suggestions None.</p> <p>Other information None.</p>
<p>ZONING ENFORCEMENT No comments</p>



NEIGHBORHOOD COORDINATION
APS No comments
POLICE DEPARTMENT No comments
FIRE DEPARTMENT No comments
PNM ELECTRIC PNM will allow vacation of the easement for that portion within the boundary of "PRELIMINARY PLAT OF MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1, as shown in the exhibit provided to the DRB for this case. Further, PNM will allow vacation of this easement to extent that it is no longer occupied by PNM facilities.
NM GAS No comments
COMCAST No comments
QWEST No comments
ENVIRONMENTAL HEALTH No comments
M.R.G.C.D No comments
OPEN SPACE DIVISION Open Space has no adverse comments
CITY ENGINEER An approved grading and drainage plan is required for Preliminary Plat approval. No objection to the vacation request.
TRANSPORTATION DEVELOPMENT No objection to vacation request.
<p><u>Plat Comments</u></p> <p>Alleyways: The exhibit provided to the Fire Marshal's Office for approval indicated a 0% cross slope along the entire alley section (see Figure 4A, Level A Master Plan). The cross section provided in the grading and drainage plan has significant slope changes that cause maneuverability problems. A 20-foot wide pavement section is required for all alleys providing sole vehicular access to one or more lots. A standard alley section (see City of Albuquerque Specification 2411), utilizing an inverted crown, must be used for the alleyways. The elevation information provided indicates a cross slope of significantly more than 2 percent within the alleyways.</p> <p>Local Roadways: The cross section titled "Residential Local One-Way with Park Frontage" does not match Street Section 3E of the Level A Master Plan. Please revise.</p>



Is the cross section titled "Residential Local Street – 52' ROW" meant to match Street Section 3c of the Level A Master Plan?

Which direction will Stieglitz Avenue flow?

Infrastructure List (IL):

The IL indicates the sidewalk along University Boulevard is to be deferred; this sidewalk should be built, not deferred.

The cross section for Stieglitz Avenue does not match Street Section 3E of the Level A Master Plan. Please revise.

A 20-foot wide pavement section is required for all alleys providing sole vehicular access to one or more lots.

The sidewalk within Tracts B-H is defined as deferred, yet it is not shown as such in the sidewalk exhibit. Please clarify the location of all sidewalk.

Alleys are referred to by both a letter and a number within the IL; however, this notation is not used on the plat. Please revise.

Exhibits:

A clear sight distance exhibit must be provided. This exhibit must clearly define the sight distance available and must demonstrate how adequate sight distance will be maintained within the right of way.

A turning template exhibit, demonstrating the heavy vehicle pathway, must be provided for the traffic circle at Bourke-White Drive SE.

An exhibit must be provided showing the location of all sidewalk within Tracts B-H.

PARKS AND RECREATION

Parks and Recreation needs more information regarding the development of the park site. It may need to be added to the infrastructure list.

ABCWUA

No comments

PLANNING DEPARTMENT

Refer to comments from affected agencies/ PNM plus any public hearing comments regarding proposed vacation.

Compliance with MdS Level B Plan needs to be demonstrated by a scaled drawing (separate from Grading Details) – Product Types w/ Alley do not appear to comply with minimum building separation (10 feet for Street, 8 feet for Courtyard). Additionally, side setbacks for corner lots that have their rear yard abut a front yard need to match or exceed the adjoining front setback (Lots 8-9 Blk 2, Lots 4-5 Blk 5, and Courtyard buildings around Tracts D & F).

Unless 20 foot garage setbacks can be demonstrated for Street Product Types to allow guest parking in driveways, residential streets should be 32 feet f-f.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARINGS

DATE: 12-5-10 (NPE, TDS, P?)

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

13. **Project# 1006006**
10DRB-70250 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL request(s) the above action(s) for all or a portion of Tract(s) A, **BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK** zoned SU-2 PC, located on UNIVERSITY BLVD SE BETWEEN BOBBY FOSTER RD SE AND STRYKER AVE SE containing approximately 17 acre(s). (R-16)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

14. **Project# 1006007**
10DRB-70249 SKETCH PLAT REVIEW
AND COMMENT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL request(s) the above action(s) for all or a portion of Tract(s) A, **MESA DEL SOL INNOVATION PARK** zoned SU-2/ PC, located on UNIVERSITY BLVD SE BETWEEN BOBBT FOSTER RD SE AND STRYKER AVE SE containing approximately 20.9 acre(s). (R-16)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

15. Other Matters:

Project# 1003532

10DRB-70234 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
10DRB-70235 EPC APPROVED SDP FOR BUILD PERMIT
10DRB-70236 EPC APPROVED SDP FOR SUBDIVISION

GREAT BASIN ENGINEERING agent(s) for SMITH FOOD & DRUG CENTER request(s) the above action(s) for all or a portion of Lot(s) 17 & 18, Block(s) 9, Tract(s) 2, **N ALBUQUERQUE ACRES Unit(s) 3**, zoned SU-2 MIXED USE, located on NW CORNER OF HOLLY NE & WYOMING NE containing approximately 1.61 acre(s). (C-19)

THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING TO COORDINATE WITH SITE PLANS.

THE SITE DEVELOPMENT PLANS FOR BUILDING PERMIT AND SITE PLAN FOR SUBDIVISION WERE APPROVED WITH FINAL SIGN-OFF DELEGATED TO TRANSPORTATION TO ADDRESS COMMENTS AND TO CITY ENGINEER FOR SIA.

16.
ADJOURNED: 11:00

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

September 8, 2010

DRB Comments

13
ITEM # 14 and ~~#15~~

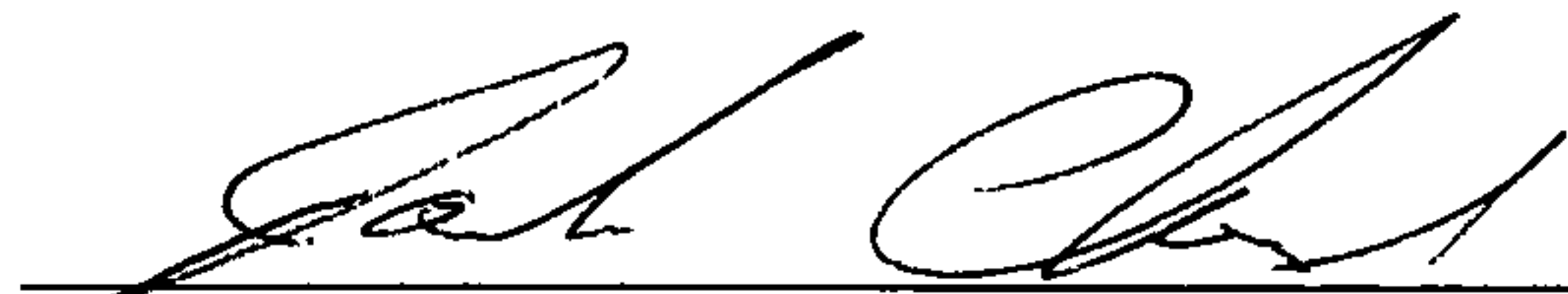
**PROJECT # 1006006/ 1006007
70249**

**APPLICATION # 10-70250/ 10-
70249**

RE: Mesa del Sol/ First Neighborhood

Conformance with Mesa del Sol Level A and Level B Plans must be demonstrated at the time of Preliminary Plat (e.g. density, open space/ parks, design guidelines, etc – provide references).

Two way access (ingress and egress) will need to be provided with perimeter streets (i.e. phase lines should be on outside of street for adjoining phase).



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

HEARING DATE 9-8-10 (SK)

PLANNING DEPARTMENT
DEVELOPMENT AND BUILDING SERVICES
TRANSPORTATION SECTION

DEVELOPMENT REVIEW BOARD – SPEED MEMO

DRB CASE NO: 1006006

AGENDA ITEM NO: 2

SUBJECT:

PRELIMINARY PLAT
SIDEWALK DEFERRAL
VACATION OF PUBLIC EASEMENTS

ENGINEERING COMMENTS:

No objection to vacation request.

Plat Comments

Local Roadways:

The cross section titled “Residential Local One-Way with Park Frontage” does not match Street Section 3E of the Level A Master Plan. Please revise.

Is the cross section titled “Residential Local Street – 52’ ROW” meant to match Street Section 3c of the Level A Master Plan?

Revised cross sections, referring to the specific Level A Street Section, must be provided. Remove all pavement/subgrade design information from the cross sections.

Provide a copy of the revised alleyway cross section, as well as written approval

Define maintenance and beneficiary information for Tracts A-H.

Infrastructure List (IL):

The cross section for Stieglitz Avenue does not match Street Section 3E of the Level A Master Plan. Please revise.

The sidewalk within Tracts B-H is defined as deferred, yet it is not shown as such in the sidewalk exhibit. Please clarify the location of all sidewalk.

Exhibits:

A clear sight distance exhibit must be provided. This exhibit must clearly define the sight distance available and must demonstrate how adequate sight distance will be maintained within the right of way.

RESOLUTION:

01-26-11

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

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

SIGNED:

Kristal D. Metro
Transportation Development

505-924-3991

DATE: JANUARY 19, 2011

6006

DXF Electronic Approval Form

DRB Project Case #: 1006006

Subdivision Name: MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1, LOTS 19A-25A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

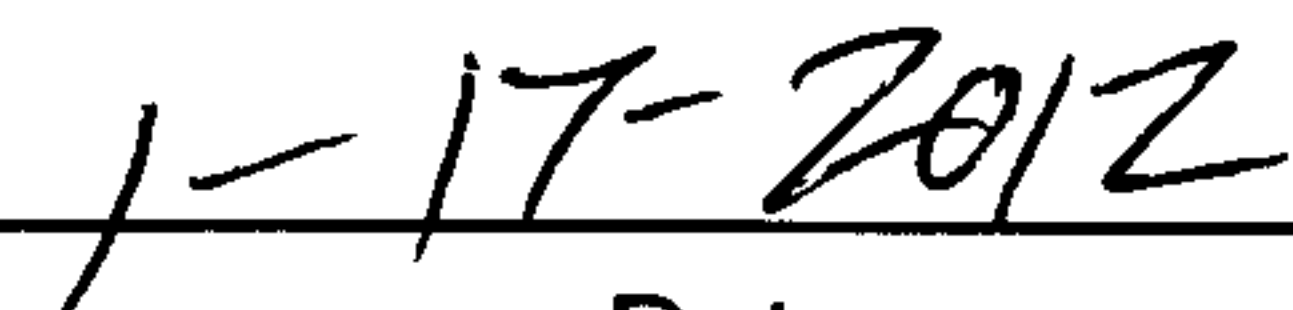
Contact Information: mcole@bhinc.com

DXF Received: 8/29/2012

Hard Copy Received: 8/29/2012

Coordinate System: NMSP Grid (NAD 83)


Approved


Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **6006** to agiscov on **1/17/2013** Contact person notified on **1/17/2013**

6006

DXF Electronic Approval Form

DRB Project Case #: 1006006

Subdivision Name: LOTS 1A-9A, 19A1 - 24A1 & TRACT A1, BLOCK 1, MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

Surveyor: ROBERT GROMATZKY

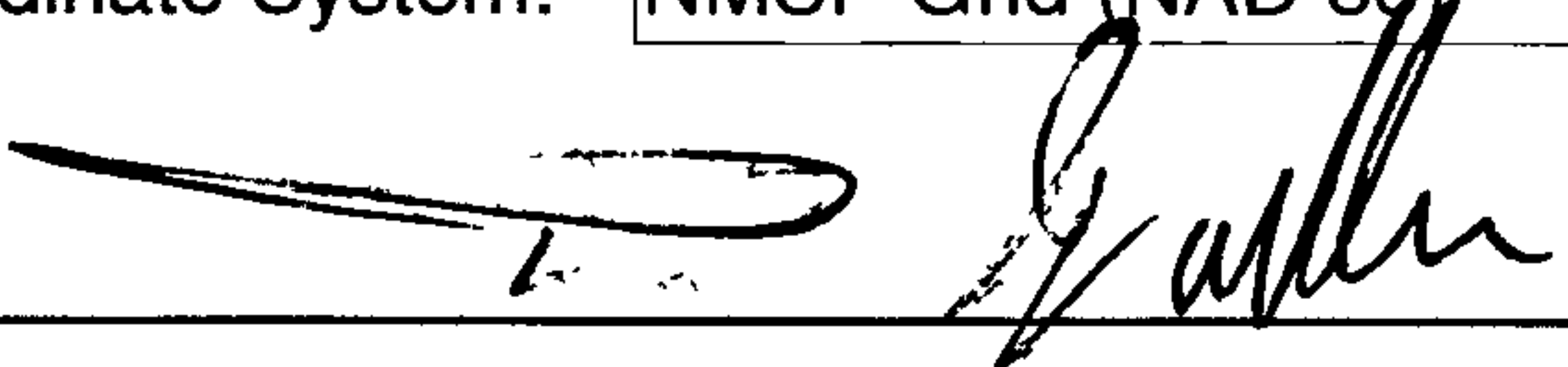
Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 11/13/2012

Hard Copy Received: 11/13/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

11-13-12
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc **6006** to agiscov on **11/13/2012** Contact person notified on **11/13/2012**

6006

DXF Electronic Approval Form

DRB Project Case #: 1006006

Subdivision Name: MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1, LOTS 19A-25A

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: mcole@bhinc.com 798-7826

DXF Received: 8/29/2012

Hard Copy Received: 8/29/2012

Coordinate System: NMSP Grid (NAD 83)


Approved

8-30-2012
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only
Copied fc 6006 to agiscov on 8/30/2012 Contact person notified on 8/30/2012

6006

DXF Electronic Approval Form

DRB Project Case #: 1006006

Subdivision Name: MESA DEL SOL NEIGHBORHOOD MONTAGE UNIT 1

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE

Contact Information: 798-7826

DXF Received: 12/1/2011

Hard Copy Received: 12/1/2011

Coordinate System: NMSP Grid (NAD 83)



Approved

12/1/11

Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc6006

to agiscov on 12/1/2011

Contact person notified on 12/1/2011



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1006006
11DRB-70101 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on STRYKER RD / UNIVERSITY containing approximately 67.3 acre(s). (R-15 & 16 AND S-15 & 16)

At the May 4, 2011 Development Review Board meeting, the Amendment to the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by May 19, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc. 7500 Jefferson St., NE – Albuquerque, NM 87109
Cc: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 - Albuquerque, NM 87106
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

May 4, 2011

Project# 1006006
11DRB-70101 AMENDMENT TO PRELIMINARY PLAT

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on STRYKER RD / UNIVERSITY containing approximately 67.3 acre(s). (R-15 & 16 AND S-15 & 16)

At the May 4, 2011 Development Review Board meeting, the Amendment to the preliminary plat was approved.

The conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)

If you wish to appeal this decision, you must do so by May 19, 2011, in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).


Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc. 7500 Jefferson St., NE – Albuquerque, NM 87109
Cc: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 - Albuquerque, NM 87106
Marilyn Maldonado
file



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

January 26, 2011

Project# 1006006

10DRB-70355 VACATION OF PUBLIC EASEMENT

10DRB-70356 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

10DRB-70357 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referenced/ above action(s) for all or a portion of Tract(s) A-2, **MESA DEL SOL INNOVATION PARK**, zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 17.80 acre(s). (R-16) *[Deferred from 1/19/11]*

At the January 26, 2011 Development Review Board meeting, the temporary deferral of sidewalk construction of sidewalks on the interior streets was approved as shown on exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated January 14, 2011 and with the signing of the infrastructure list dated January 26 2011, the preliminary plat was approved. The vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The Subdivision Ordinance, Section 14-14-7-2, specifies that a vacation may be approved only when the following items are determined:

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

11/29/2011 Issued By: BLDAVM 129756

Category Code 910
2011 070 339

Application Number: 11DRB-70339, Major - Final Plat Approval

Address:

Location Description: STRYKER RD AND UNIVERSITY BLVD SW

Project Number: 1006006

Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD, SUITE 200
ALBUQUERQUE NM 87106
5054003021

Agent / Contact

BOHANNAN HUSTON INC
CHRISTIAN J. SHOLTIS
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	
TOTAL:		\$20.00

City Of Albuquerque
Treasury Division

11/29/2011 11:35AM LOC: ANHX
WS# 007 TRANS# 0010
RECEIPT# 00151677-00151677
PERMIT# 2011070339 TRSYLB
Trans Amt \$20.00
Conflict Manag. Fee \$20.00
CA \$20.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

04/26/2011 Issued By: E08375 107304

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2011 070 101 **Category Code 910**

Application Number: 11DRB-70101, Amendment To Preliminary Plat

Address:

Location Description: STRYKER RD / UNIVERSITY

Project Number: 1006006

Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUITE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact

Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Planning Division

```

04/26/2011 10:57AM LOC: AMN
Lsh 006 TRANS# 0007
RECEIPT# 00182442-00182442
PERMIT# 2011070101 TRS006
Incl Amt $70.00
Conflict Mgmt Fee $20.00
DRB Action $50.00
C. $70.00
CHANGE $0.00
    
```

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

07/13/2011 Issued By: E08375 115493

Category Code **910**
2011 070 189

Application Number: 11DRB-70189, Amendment To Preliminary Plat

Address:

Location Description: STRYKER RD AND UNIVERSITY BLVD SW

Project Number: 1006006

Applicant

MESA DEL SOL

801 UNIVERSITY BLVD
ALBUQUERQUE NM 87106
400-3021

Agent / Contact

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109

KPATTON@BHINC.COM

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$50.00
TOTAL:		\$70.00

City Of Albuquerque
Treasury Division

7/13/2011 1:23PM LOC: ANNX
JSH 008 TRANS# 0040
RECEIPT# 00134751-00134751
PERMIT# 2011070189 TRSLNF
Trans Amt \$70.00
Conflict Manag. Fee \$20.00
DRB Actions \$50.00
CA \$70.00
CHANGE \$0.00

Thank You

Current DRC Project No. 775485

ORIGINAL

Figure 12
INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
(REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)**

Date Submitted April 26, 2011
Date Site Plan for Bldg Permit Approved _____
Date Site Plan for Sub Approved _____

Date Preliminary Plat Approved 5-4-11
Date Preliminary Plat Expires 5-4-12

DRB Project No 1006006

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE LOCATIONS WHERE BULB-OUTS WILL BE CONSTRUCTED

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PRIVATE ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS A - H			/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

10" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

STIEGLITZ AVE

AVEDON DRIVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

/

/

/

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/

/

/

6" DIA

WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

/

/

/

/

/

/

/

/

/

PUBLIC WATER RE-USE IMPROVEMENTS

4" DIA

WATER RE-USE LINE W/ NEC VALVES
MJ'S & RJ'S

AVEDON DRIVE

STIEGLITZ AVE

LOT 6/7 BLOCK 6

/

/

/

4" DIA

WATER RE-USE LINE W/ NEC VALVES
MJ'S & RJ'S

STRAND LOOP

STIEGLITZ AVE

CUNNINGHAM AVE

/

/

/

/

/

/

/

/

/

/

/

/

/

/

/

/

/

/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

/

/

/

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

/

/

/

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

STIEGLITZ AVE

AVEDON DRIVE

WITKIN STREET

/

/

/

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA

SANITARY SEWER W/ NEC.
MH'S & SERVICES

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/

/

/

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

TRACT E

STRAND LOOP

BOURKE-WHITE DRIVE

/

/

/

/

/

/

/

/

/

/

/

/

PRIVATE SANITARY SEWER IMPROVEMENTS

6" DIA

SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT D

LOT 9/10, BLOCK 3

STRAND LOOP

/

/

/

6" DIA

SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT F

LOT 16/17, BLOCK 4

STRAND LOOP

/

/

/

/

/

/

/

/

/

/

/

/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STIEGLITZ AVE	WITKIN STREET	POND 3 (TRACT A-5)	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BOURKE-WHITE AVE	WITKIN STREET	UNIVERSITY BLVD	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
		18"-24" DIA	RCP LATERALS AND INLETS	UNIVERSITY BLVD	AVEDON DRIVE	BOURKE-WHITE DRIVE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS

4.7 AC-FT DRAINAGE POND '2A' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 2A TRACT A-5

3.7 AC-FT DRAINAGE POND '2B' W/ AGR. & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 2B TRACT A-5

3.4 AC-FT DRAINAGE POND '3' W/ AGR & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 3

6.3 AC-FT OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN WEST OF PROPOSED DEVELOPMENT ON TRACT A-1

NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE 4/25/2011
 PREPARED BY PRINT NAME DATE

BOHANNAN HUSTON, INC.
 FIRM

Christian J. Sholtis
 SIGNATURE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>[Signature]</i> DRB CHAIR	5-4-11 DATE	<i>[Signature]</i> PARKS & GENERAL SERVICES	5/4/11 DATE
<i>[Signature]</i> TRANSPORTATION DEVELOPMENT	05-04-11 DATE	<i>[Signature]</i> AMAFCA	
<i>[Signature]</i> ABCWUA	05/04/11 DATE	<i>[Signature]</i> CITY ENGINEER	5-4-11 DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No 775485

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

**MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
(REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)**

Date Submitted December 10, 2010
Date Site Plan for Bldg Permit Approved _____
Date Site Plan for Sub Approved _____

Date Preliminary Plat Approved 1-26-11
Date Preliminary Plat Expires 1-26-12

DRB Project No 1006006

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PUBLIC ROADWAY IMPROVEMENTS

		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE ROADWAY IMPROVEMENTS									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS A - H			/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
-------------------	----------------------	------	---------------------	----------	------	----	----------------------	-------------------	-----------------------

PUBLIC SANITARY SEWER IMPROVEMENTS

		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	UNIVERSITY BLVD	AVEDON DRIVE	STIEGLITZ AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	STIEGLITZ AVE	AVEDON DRIVE	WITKIN STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	TRACT E	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

PRIVATE SANITARY SEWER IMPROVEMENTS

		6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT D	LOT 9/10, BLOCK 3	STRAND LOOP	/	/	/
		6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT F	LOT 16/17, BLOCK 4	STRAND LOOP	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer		
		PUBLIC STORM DRAIN IMPROVEMENTS									
		24"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/		
		24"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STRAND LOOP	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/		
		24"-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STIEGLITZ AVE	WITKIN STREET	POND 3 (TRACT A-5)	/	/	/		
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/		
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BOURKE-WHITE AVE	WITKIN STREET	UNIVERSITY BLVD	/	/	/		
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/		
		18"-24" DIA	RCP LATERALS AND INLETS	UNIVERSITY BLVD	AVEDON DRIVE	BOURKE-WHITE DRIVE	/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		
							/	/	/		

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS

4.7 AC-FT DRAINAGE POND '2A' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 2A TRACT A-5

3.7 AC-FT DRAINAGE POND '2B' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 2B TRACT A-5

3.4 AC-FT DRAINAGE POND '3' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN POND 3

6.3 AC-FT OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN WEST OF PROPOSED DEVELOPMENT ON TRACT A-1

NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE 12/10/2010
 PREPARED BY PRINT NAME DATE

BOHANNAN HUSTON, INC.
 FIRM
Christian J. Sholtis 1-25-11
 SIGNATURE DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION
 _____ DATE

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

Jan Ch... 1-26-11
 DRB CHAIR DATE
 Christina Sandoral 1/26/11
 PARKS & GENERAL SERVICES DATE

Allen Peter 01-26-11
 TRANSPORTATION DEVELOPMENT DATE
 Allen Peter 01/26/11
 ABCWUA DATE
 Bradley d. Bingham 1/26/11
 AMAFCA CITY ENGINEER DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: January 5 2011

Project# 1006006

Zone Atlas Page: R-16

App# _____

Notification Radius: 200'

Cross Reference and Location: University Blvd Between
Solar Mesa Ave and Bobby Foster SE

Applicant: Mesa Del Sol, LLC

801 University Blvd Suite 200
Alb NM, 87106

Agent: Behannan Huston Inc.


7500 Jefferson NE
Alb NM 87109

Special Instructions:

**Notice must be mailed from the
City's 15 day's prior to the meeting.**

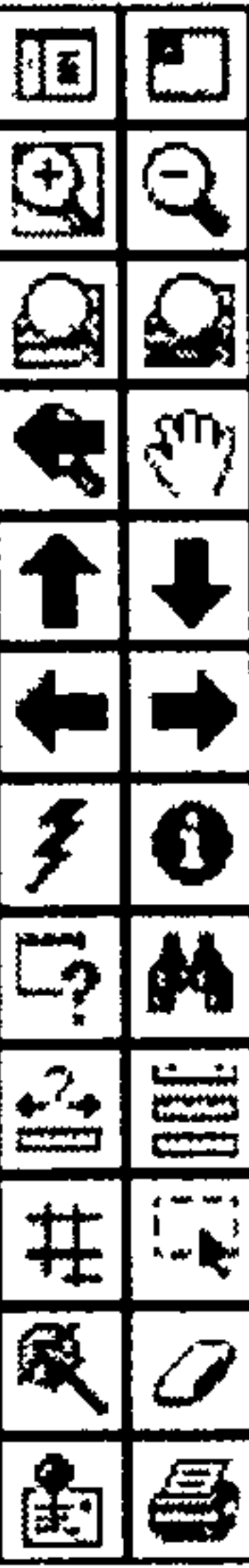
Date Mailed: Dec 10, 2010

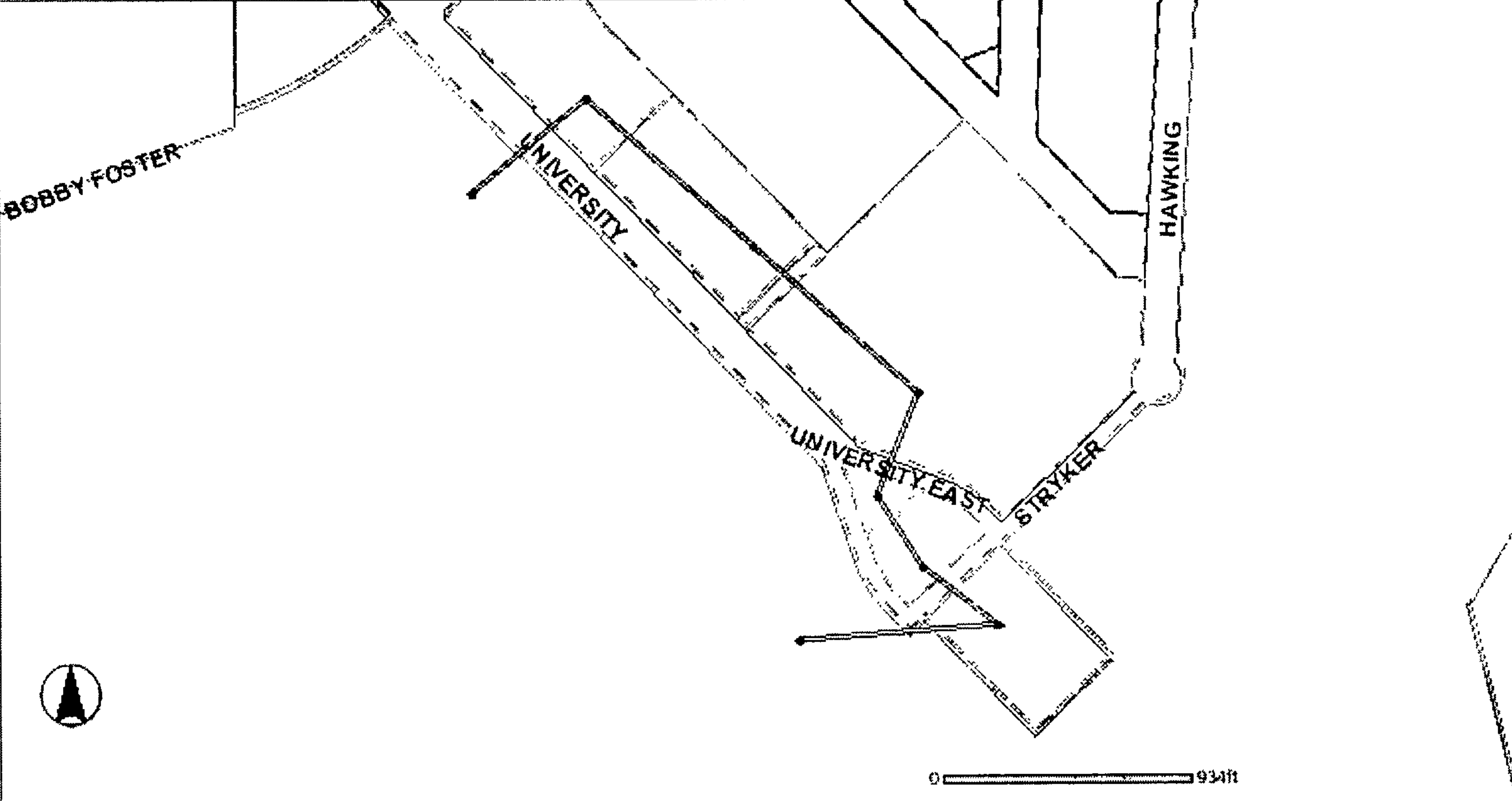
Signature: [Signature]



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
 - 2010 AIR PHOTO
 - 2008 AIR PHOTO
 - 2006 AIR PHOTO
 - 2004 AIR PHOTO
 - 2002 AIR PHOTO
 - 1999 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide
- Layer not visible at this scale.
- Partially visible group, click for visible

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE
1	101605027152510101	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106
2	101605128311440102	PACIFICA MESA STUDIOS LLC C/O RALPH MONTANO	5650 UNIVERSITY BLVD SE	ALBUQUERQUE	NM	87106

Zoom In
[SEARCH](#)
[REFRESH](#)
[HELP](#)
[MAIN PAGE](#)
[CONTACT GIS TEAM](#)

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101605027152510000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	C	A1A	TR 24 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 5.4454 AC	5.44536393
2	101605128311440000	PACIFICA MESA STUDIOS LLC C/O RALPH MONTANO	5650 UNIVERSITY BLVD SE	ALBUQUERQUE	NM	87106	C	A1A	TR 26 BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 28.2756 AC	27.4749185
3	101605116816030000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 22-B PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOL INNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOL INNOVATION PARK) CONT 7.3889 AC	6.97053448
4	101605119812930000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 22-C PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOL INNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOL INNOVATION PARK) CONT 5.278 AC	0.55619434
5	101605111421330000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 22-A PLAT OF TRS 22-A, 22-B & 22-C MESA DEL SOL INNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOL INNOVATION PARK) CONT 7.9075 AC	7.45870864
6	101605124903030000	MESA - TOWNCENTER BUILDING # 1 LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 23-B PLAT OF TRS 23-A & 23-B MESA DEL SOL INNOVATION PARK (A REPLAT OF TR 23 MESA DEL SOL INNOVATION PARK) CONT 2.3664 AC	2.36651583
7	101605024828020000	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR A BULK LAND PLAT FOR MESA DEL SOL INNOVATION PARK(A REPLAT OF TRACTS 4-A-1 & 4-B MESA DEL SOL)CONT 1.989 5739 AC	1.895 836038
8	101605123204630000	MESA - TOWNCENTER BUILDING # 1 LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V	A1A	TR 23-A PLAT OF TRS 23-A & 23-B MESA DEL SOL INNOVATION PARK (A REPLAT OF TR 23 MESA DEL SOL INNOVATION PARK) CONT 8.963 AC	0.89499932

OR CURRENT OWNER
PACIFICA MESA STUDIOS LLC C/O RALPH
MONTANO
5650 UNIVERSITY BLVD SE
ALBUQUERQUE, NM 87106

OR CURRENT OWNER
MESA - TOWNCENTER BUILDING # 1 LLC
801 UNIVERSITY BLVD SE SUITE 200
ALBUQUERQUE, NM 87106

OR CURRENT OWNER
MESA DEL SOL LLC
801 UNIVERSITY BLVD SE SUITE 200
ALBUQUERQUE, NM 87106

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

12/10/2010 Issued By: E08375 95595

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 357 **Category Code 910**

Application Number: 10DRB-70357, Major - Preliminary Plat Approval

Address:

Location Description: UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE

Project Number: 1006006

Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUITE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact

Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	
441032/3416000	CREDIT	\$805.00
441006/4958000	DRB Actions	\$3,015.00
TOTAL:		\$3,820.00

City Of Albuquerque
Treasury Division

12/10/2010 10:01AM LOC: AMXX
WSH 008 TRANS# 0006
RECEIPT# 00125704-00125704
PERMIT# 2010070357 TRSIMG
Trans Amt \$6,320.00
Conflict Manag. Fee \$805.00
DRB Actions \$3,015.00

Thank You

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

12/10/2010 Issued By: E08375 95590

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 355 **Category Code 910**
Application Number: 10DRB-70355, Vacation Of Public Easement
Address:
Location Description: UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE
Project Number: 1006006

Applicant
MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUITE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact
Bohannon Huston Inc
Kevin Patton
7500 Jefferson Ne
Albuquerque NM 87109

kpatton@bhinc.com

Application Fees

441018/4943000	APN Fee	\$75.00
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

12/10/2010 10:02AM LOC: ANNX
MS# 008 TRANS# 0006
RFCEIPT# 00125704-00125705
PERMIT# 2010070355 TRSDMG
Trans Amt \$6,320.00
APN Fee \$75.00
Conflict Mgmt. Fee \$20.00
DRB Actions \$45.00

Thank You

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/04/2012 Issued By: BLDAVM 165643

Category Code **910**
2012 070 318

Application Number: 12DRB-70318, Vacation Of Public Easement

Address:

Location Description: STIEGLITZ AVE/UNIVERSITY BLVD SW BETWEEN STIEGLITZ DR AND BORUKE-WHITE DR

Project Number: 1006006

Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUTIE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

APN Fee	\$75.00
Conflict Mgmt Fee	\$20.00
DRB Actions	\$90.00
TOTAL:	\$185.00

City of Albuquerque Treas.
Cn: 10/5/2012 OFFICER: JEX
Stat ID: W5000007 Cashier: TRSMAR
Batch: 845 Trans: 2.15
Permit: 2012070318
Receipt Num: 10059452
Payment Total: \$185.00
090 APN Fee \$75.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$90.00
Check Tenders: \$1,450.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

10/04/2012 Issued By: BLDAVM 165647

Category Code **910**
2012 070 320

Application Number: 12DRB-70320, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: STIEGLITZ AVE/UNIVERSITY BLVD SW BETWEEN STIEGLITZ DR AND BORUKE-WHITE DR

Project Number: 1006006

Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUTIE 200
ALBUQUERQUE NM 87106
400-3021

Agent / Contact

BOHANNAN HUSTON INC
KEVIN PATTON
7500 JEFFERSON NE
ALBUQUERQUE NM 87109
505-515-5898
KPATTON@BHINC.COM

Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions \$1,265.00

TOTAL: \$1,265.00

City of Albuquerque Tr: 030904
Date: 10/5/2012 Office: ANHEX
Stat ID: 465000007 Cashier: TRSMAB
Clerk: 845 From: 8:15
Permit: 2012070320
Payment Num: 00050452
Payment Total: \$1,265.00
DRB Actions: \$1,265.00
Check Tendered: \$1,450.00

City of Albuquerque Planning Department

DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

DEVELOPMENT REVIEW BOARD

08/07/2012 Issued By: BLDAVM 157657

Category Code **910**
2012 070 246

Application Number: 12DRB-70246, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: ON WITKIN ST SE NEAR UNIVERSITY WEST BLVD AND STIEGLITZ DR. SE

Project Number: 1006006

Applicant
MESA DEL SOL LLC

Agent / Contact
BOHANNAN HUSTON INC.

801 UNIVERSITY BLVD SUITE 200
ALBUQUERQUE NM 87106

7500 JEFFERSON ST. NE
ALBUQUERQUE NM 87109
505-823-1000

Application Fees

APN Fee

Conflict Mgmt Fee \$20.00

DRB Actions \$635.00

TOTAL: \$655.00

City of Albuquerque Treasury
Date: 8/7/2012 Office: ANNEX
Stat ID: WS000007 Cashier: TRSCXG
Batch: 580 Trans #: 44
Permit: 2012070246
Receipt Num: 00041675
Payment Total: \$655.00
0901 Conflict Mgmt Fee \$20.00
0903 DRB Actions \$635.00
Check Tendered: \$655.00



City of Albuquerque
Parks and Recreation Department
PO Box 1293, Albuquerque, New Mexico 87103
Inter-Office Correspondence
Development Review Board Comments

Project Number: 1006006
Application Number: 11DRB-7033

DRB Date: 12/7/2011
Item Number: 7

Subdivision: Montage Unit1
Mesa del Sol Innovation Park

Zoning: PC

Zone Page: R-15&16,S-15&16

New Lots (or units) 113

Request for:

- Sketch Plat Review & Comment
- Bulk Land Variance
- Site Development Plan for Subdivision
- Site Development Plan for Building Permit
- Preliminary Plat
- Final Plat
- Vacation of Public RoW
- Vacation of Public Easement
- Vacation of Private Easement
- Temp. Deferral of Sidewalk Construction
- Sidewalk Variance
- SIA Extension
- Other

Parks and Recreation Comments:

Parks & Recreation is working with the applicant to finalize a Letter of Intent regarding the requirement for the Master Parks Agreement.

Signed: Carol S. Dumont
Carol S. Dumont, Parks & Recreation Dept.

Phone: 768-5387

CITY OF ALBUQUERQUE



DEVELOPMENT REVIEW BOARD MEETING – August 29, 2011

PARKS & RECREATION DEPARTMENT COMMENTS

9

Project #1006006

12DRB-70246

Mesa del Sol Montage Unit 1 – Minor-Preliminary/Final Plat Approval

Parks & Recreation comments for DRB meeting 8/29/12:

The Parks & Recreation Department will sign this Plat with the understanding that this is a merely a REVISED previously approved plat, not a new plat for development at Mesa del Sol. The Letter of Intent dated December 12, 2011 clearly states that “no further plats shall be signed for additional residential projects until the remaining issues are resolved and the Mesa del Sol Parks Master Agreement is finalized, approved and signed by all parties.”

P.O. Box 1293

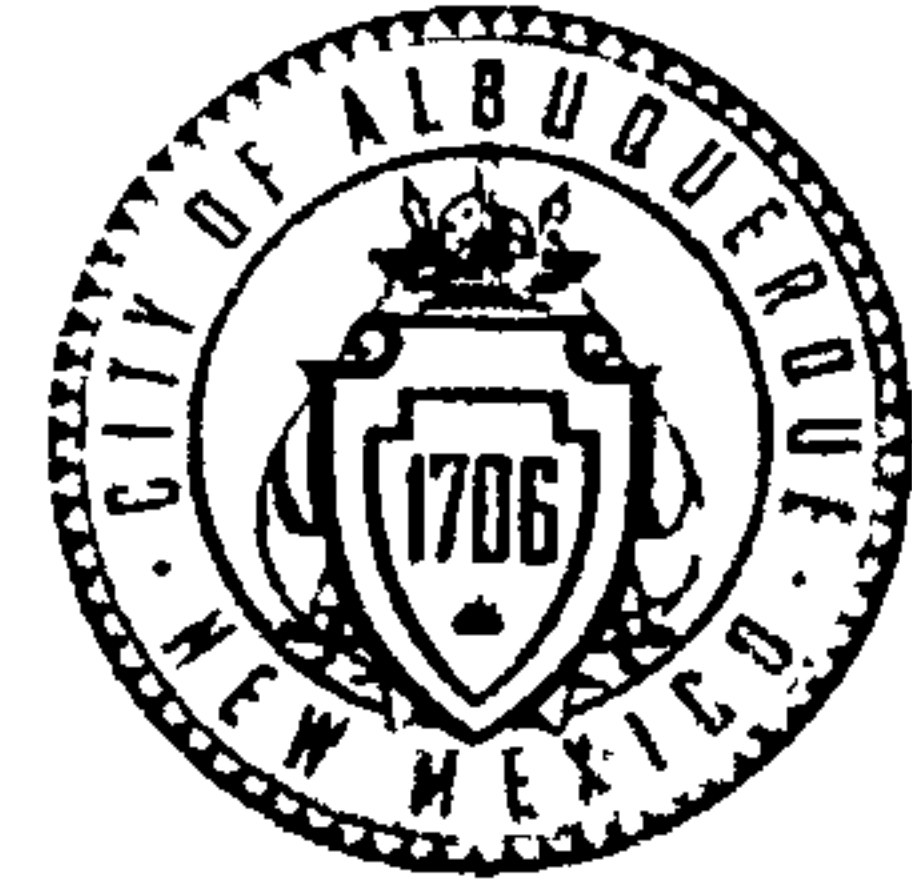
Albuquerque

New Mexico 87103

www.cabq.gov

CITY OF ALBUQUERQUE

Office of the Mayor



December 12, 2011

Mr. John Myers
Myers, Oliver & Price, P.C. as agent for Mesa del Sol, L.L.C.
1401 Central NW
Albuquerque, NM 87104

RE: LETTER OF INTENT – Mesa del Sol Master Parks Agreement

Dear Mr. Myers:

The purpose of this Letter of Intent regarding the Mesa del Sol Master Parks Agreement is to allow for the approval of the Subdivision Plats for Montage Units 1 and 2 Mesa del Sol (the “Montage Plats”) in the absence of an approved and signed Mesa del Sol Master Parks Agreement for the Level B Community Master Plan area. These are the first residential Plats at Mesa del Sol.

The Level B Community Master Plan for 3,082 acres of the Mesa del Sol Planned Community was approved by the Environmental Planning Commission on January 18, 2007 (Project #1004075/06EPC-01444) (the “Level B Plan”). The Level B Plan provides for 2,249 gross acres that include residential development containing a maximum of 13,284 dwelling units.

The Level B Plan stipulates that there shall be a Master Parks Agreement prior to Final Plat approval of the first residential subdivision. The Parks and Recreation Department (the “Department”) requires agreement with Mesa del Sol regarding certain issues prior to signing the Montage Plats.

Please let this Letter serve to outline the Department’s issues that we have discussed to date as follows:

1. The Department has established a dedication requirement of 2 acres of neighborhood parkland per 500 dwelling units (the “Park Standard”). This Park Standard would amount to approximately 53 acres of neighborhood parks at full build out of the Level B Plan residential area. This is consistent with our historic standards for neighborhood parks in the City of Albuquerque.
2. Regarding the Level B Plan “Proposed Responsibilities for Parks and Open Space,” the Department needs additional discussion with Mesa del Sol as to the differences in the responsibilities outlined in the approved Level B Plan and the responsibilities outlined in the proposed draft Master Park Agreement.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

3. The Department agrees to accept dedication of neighborhood parks that are a minimum of 2 acres per park and agrees to accept an additional 40 acre community park as proposed in the Level B Plan ("Public Parks"), as such a community park, which will serve the greater community's active recreation needs. The Public Parks shall meet the City's Development Process Manual (DPM), as amended, construction standards and specifications in place at the time of park construction.
4. Parks smaller than 2 acres, but at least .5 acres, including "pocket parks" shall be private parks, owned and maintained by the homeowner's association ("Private Parks"). Additional discussion is necessary to determine the Private Parks acreage counting toward the Park Standard and the extent to which these parks must meet City construction standards. (Historically, the City has not given park credit for private parks.)
5. The Department agrees that the "linear park corridors" or "trunk open space" ("Linear Parks") identified in the Level B Plan are usable for trails providing off street pedestrian and bicycle connectivity between neighborhoods and parks however no park credit can be granted for trails within the Linear Parks. Further discussion is necessary to determine the potential of the Linear Parks as Public Parks or Private Parks. The Department agrees to maintain the trails within the Linear Parks, but does not agree to maintain the associated streetscape/landscaped areas adjacent to the trails. No park credit can be granted for the portions of these linear parks which are truly drainage facilities.
6. Major Public Open Space to be dedicated will be evaluated prior to City acceptance of each tract to assure that the land is undisturbed and in its natural condition at the time of dedication to the City. Lands disturbed for drainage purposes shall be "platted out" as drainage areas and will not be accepted by the City for Major Public Open Space nor maintained as such.
7. The Department has suggested that a "Park District" map be created to serve as a planning tool for the City and Mesa del Sol to identify the approximate locations of the Public Parks and Private Parks within the Level B Plan area. This planning tool would assure that neighborhood parks would be planned for and developed in an orderly fashion and would allow for equitable distribution of the parks. It would be helpful if Mesa del Sol had an overall development plan for the residential areas, but the attached schematic showing the proposed residential development areas can suffice. The schematic shows a general division of the Level B Plan area into 7 areas, "Park Districts," each having approximately the same neighborhood park acreage based on the number of residential dwelling units to equitably serve each area.
8. It is important that the Parks and Recreation Department have a better understanding of the anticipated funding that may be available for operations and maintenance of the parks prior to signing the Master Parks Agreement that commits the Department for such an extended period of time. Prior to approval of a Master Parks Agreement for the Level B Plan area, the parties must agree upon what obligation there is pursuant to the TIDD Development Agreement for

a financial plan identifying the projected TIDD revenues for City park operations and maintenance. Based on Fiscal Year (FY) 2011 operations and maintenance costs of \$7,840 per acre, this expense would total \$415,520 per year for all Level B area City parks. FY2011 trails maintenance costs is \$3,830/mile/year and FY2011 Open Space operations and maintenance is \$100/acre/yr. Not included in the Parks Master Agreement is the cost of maintaining medians which for FY2011 is \$4,700 per/acre/year. Additional discussion is necessary to determine how this requirement fits under the No Net Expense calculation required by the TIDD.

With the intent of continuing discussions to resolve these and any remaining issues, we are willing to go forward in good faith with this Letter of Intent which addresses the above issues. Upon final signatures of this Letter by both parties, the Department agrees to sign the Final Plats for the Montage Plats (Projects #1006006 and #1006007) so that Mesa del Sol can pursue building homes for the future residents of this new community. No further plats shall be signed for additional residential projects until the remaining issues are resolved and the Mesa del Sol Parks Master Agreement is finalized, approved and signed by all parties.



Robert J. Perry, Chief Administrative Officer
City of Albuquerque

12/13/11
Date



John Myers, Myers, Oliver & Price, P.C.
as agent for Mesa del Sol, L.L.C.

12/13/11
Date

ORIGINAL

Date Submitted December 10, 2010
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub Approved _____
 Date Preliminary Plat Approved 1-26-11
 Date Preliminary Plat Expires 1-26-12
 DRB Project No 1006006

Figure 12
INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

**MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
 (REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PRIVATE ROADWAY IMPROVEMENTS

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS A - H			/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

/	/	/
---	---	---

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/	/	/
---	---	---

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/	/	/
---	---	---

--	--

10" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

STIEGLITZ AVE

AVEDON DRIVE

UNIVERSITY BLVD

/	/	/
---	---	---

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

/	/	/
---	---	---

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/	/	/
---	---	---

--	--

6" DIA WATERLINE W/ NEC VALVES
FH'S, MJ'S & RJ'S

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

--	--

/	/	/
---	---	---

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

STIEGLITZ AVE

AVEDON DRIVE

WITKIN STREET

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

____/____/____

8" DIA

SANITARY SEWER W/ NEC
MH'S & SERVICES

TRACT E

STRAND LOOP

BOURKE-WHITE DRIVE

____/____/____

____/____/____

____/____/____

____/____/____

PRIVATE SANITARY SEWER IMPROVEMENTS

6" DIA

SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT D

LOT 9/10, BLOCK 3

STRAND LOOP

____/____/____

6" DIA

SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT F

LOT 16/17, BLOCK 4

STRAND LOOP

____/____/____

____/____/____

____/____/____

____/____/____

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		24"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STRAND LOOP	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STIEGLITZ AVE	WITKIN STREET	POND 3 (TRACT A-5)	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BOURKE-WHITE AVE	WITKIN STREET	UNIVERSITY BLVD	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
		18"-24" DIA	RCP LATERALS AND INLETS	UNIVERSITY BLVD	AVEDON DRIVE	BOURKE-WHITE DRIVE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS

		4.7 AC-FT DRAINAGE POND '2A' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2A TRACT A-5				/	/	/
		3.7 AC-FT DRAINAGE POND '2B' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5				/	/	/
		3.4 AC-FT DRAINAGE POND '3' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3				/	/	/
		6.3 AC-FT OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	WEST OF PROPOSED DEVELOPMENT ON TRACT A-1				/	/	/

NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE
PREPARED BY PRINT NAME
12/10/2010
DATE

BOHANNAN HUSTON, INC.
FIRM

Christian J. Sholtis
SIGNATURE
1-25-11
DATE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

<i>Pat Chen</i> DRB CHAIR	1-26-11 DATE	<i>Christina Sandoral</i> PARKS & GENERAL SERVICES	1/26/11 DATE
<i>Allen Peter</i> TRANSPORTATION DEVELOPMENT ABCWUA	01-26-11 DATE	<i>Bradley d. Bingham</i> AMAFCA CITY ENGINEER	1/26/11 DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP] Done 12-15-11
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Project #: 1006006 Application #: 11DRB-70339
 Project Name: MESA DE SOL INNOVATION PARK
 Agent: BONANNAN HUSTON INC. Phone #: _____

****Your request was approved on 12-14-11 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed****

TRANSPORTATION: _____

ABCWUA: _____

CITY ENGINEER / AMAFCA: _____

PARKS / CIP: _____

PLANNING (Last to sign): - to record

PLATS:

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

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.

Rebecca Gauna

From: Mary Cole
Sent: Thursday, December 15, 2011 8:48 AM
To: Rebecca Gauna
Subject: FW: Mesa Del Sol, Montage Unit 1 Plat (1006006)

From: Gricius, Michelle A [<mailto:mgricius@cabq.gov>]
Sent: Thursday, December 01, 2011 11:21 AM
To: Mary Cole
Cc: Robert Gromatzky; Gaulden, Tim H.; Sammons, Joshua R.; Bradley, Catherine P.
Subject: RE: Mesa Del Sol, Montage Unit 1 Plat (1006006)

Mary,

This dxf has been approved. I will bring the dxf approval form to Jack Cloud's office. It appears that not exploding the parcels worked for this dxf. For future dxfs, please include Tim, Josh, and Catherine for email distribution (who are copied on this email).

Thanks,

Michelle Gricius
AGIS Manager
Planning Department
City of Albuquerque
mgricius@cabq.gov
505-924-3816

From: Mary Cole [<mailto:mcole@bhinc.com>]
Sent: Wednesday, November 30, 2011 2:32 PM
To: Gricius, Michelle A
Cc: Robert Gromatzky
Subject: Mesa Del Sol, Montage Unit 1 Plat (1006006)

Enclosed are the .pdf and .dxf for the Plat of Mesa Del Sol Neighborhood Montage Unit 1 (1006006). Plat is based on NAD 83 grid bearings and ground distances.
Please let me know if you have any problems. Thanks.

Mary K. Cole
CADD Technician
Survey
direct line: 505.798.7826

Bohannon Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM 87109-4335
www.bhinc.com
voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332



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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: AMMENDMENT TO INFRASTRUCTURE LIST

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

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

Lot or Tract No. TRACT A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK
 Existing Zoning: PC Proposed zoning: PC MRGCD Map No _____
 Zone Atlas page(s) R-15, 16 AND S-15, 16 UPC Code: 101605024828020101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.): _____
1006006, 1006516, 1006007

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 1 No. of proposed lots: 113 Total area of site (acres): 67.3
 LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER ROAD/UNIVERSITY BLVD. SW
 Between: _____ and _____

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

SIGNATURE Christian J. Sholtis DATE 11-29-11
 (Print) CHRISTIAN J. SHOLTIS Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>110RB-70339</u>	<u>FP</u>	_____	\$ <u>20.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
	Hearing date <u>Dec. 7, 2011</u>			Total \$ <u>20.00</u>

Christian J. Sholtis
 Planner signature / date 11-29-11

Project # 1006006

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

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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.

Christian J. Sholtis, as Agent

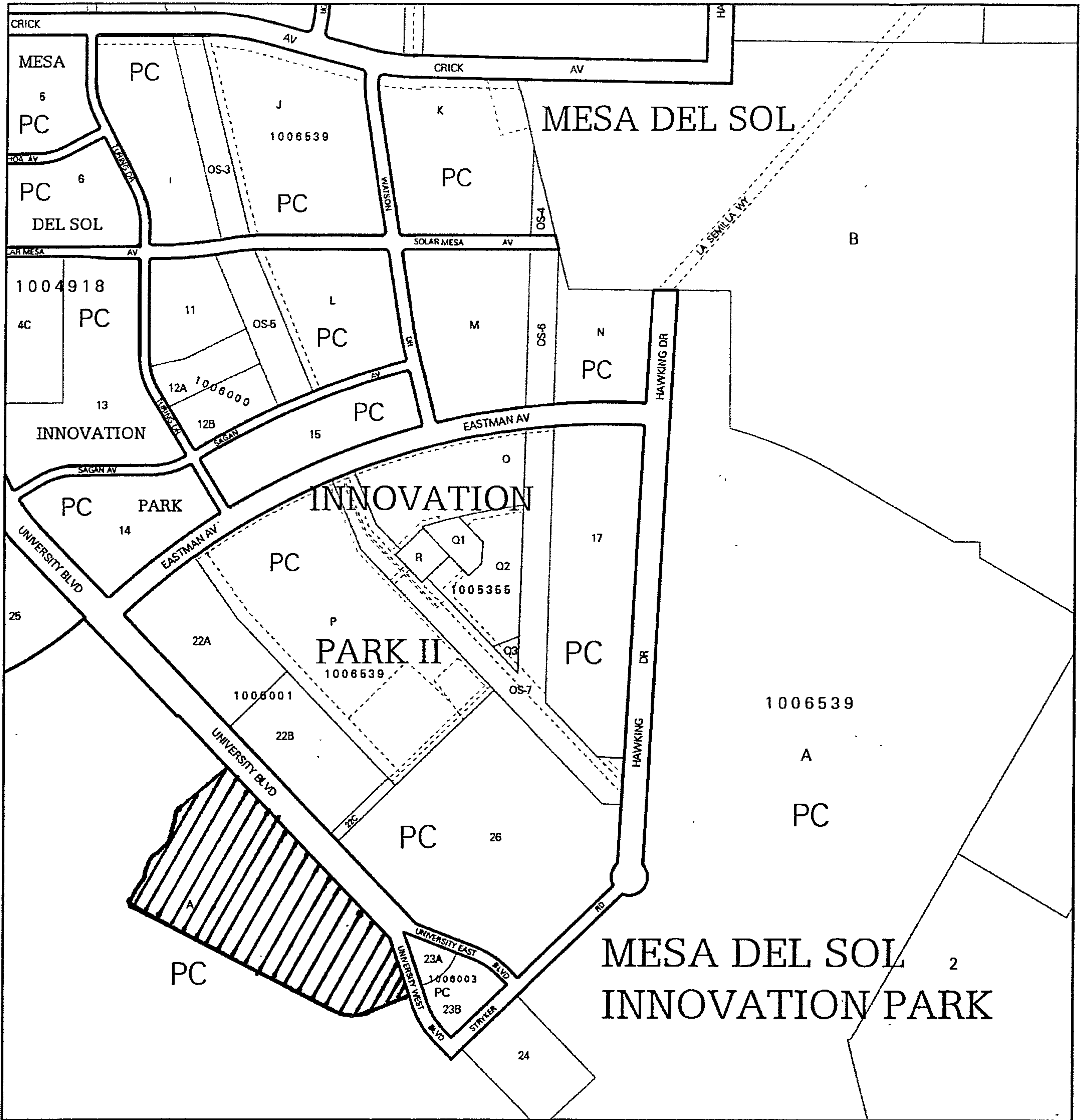
Christian J. Sholtis Applicant name (print)
11-29-11 Applicant signature / date



Form revised October 2007

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70339

[Signature] 11-29-11
 Planner signature / date
 Project # 1006006



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

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

Figure 19

Nearest Major Streets: University West Blvd.
No. of Lots: 113

SIDEWALK DEFERRAL AGREEMENT

PROJECT NO 7754.85

THIS AGREEMENT is made this 29th day of November, 2011, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P.O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103 and Forest City Mesa Residential Development, LLC, a ("Subdivider"), whose address is c/o Mesa del Sol, 5600 University West Blvd., SE, Suite 310, Albuquerque, New Mexico, 87106, and whose telephone number is (505)452-2600, a (state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc. :) a New Mexico limited liability company, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

WHEREAS, the Subdivider is developing certain lands within the City of Albuquerque, County of Bernalillo, State of New Mexico, known as Tract A-2, Mesa del Sol Innovation Park recorded on December 6, 2010, in the records of Bernalillo County at Book Misc.2010C, page 131, as Document No. 2010123421("Subdivision"); and

WHEREAS, the Subdivider has submitted and the City has approved Subdivider's development plans and (state "preliminary" or "final":) final plat, to be identified as (state name of plat:) Mesa del Sol Neighborhood Montage Unit 1; and

WHEREAS, Subdivider has requested and the City has determined that it is acceptable for the Subdivider to defer construction of the sidewalks within the Subdivision until after construction of other required infrastructure; and

WHEREAS, the Subdivision Ordinance requires all sidewalks to be completed within four (4) years after execution of the Agreement to Construct Subdivision Improvements; and

WHEREAS, the Subdivider must execute and deliver to the City an Agreement and an acceptable financial guaranty to provide funds for construction of the sidewalk improvements in the event the Subdivider does not complete the construction as required.

Doc# 2011108512

11/29/2011 10:40 AM Page 1 of 6
AGRE R \$25.00 M. Toulouse Oliver, Bernalillo County



1 of 5

THEREFORE, the City and the Subdivider agree:

1. A. Sidewalk Construction Deadline. Subdivider has obtained a sidewalk deferral, as shown in the attached Exhibit "A", which is a copy of the Development Review Board's decision regarding the deferral granted. Subdivider agrees to utilize the City's sidewalk permit process and complete the sidewalks to the satisfaction of the City by June 14, 2015 ("Sidewalk Construction Deadline").

B. Request for Extension. If this Sidewalk Deferral Agreement establishes a Sidewalk Construction Deadline which is less than four (4) years after execution of the Subdivision Improvements Agreement, the Subdivider may request an extension from the Design Review Section for an additional period of time, which shall not exceed a total of four years after execution of the Subdivision Improvements Agreement. The form of the Financial Guaranty extension and the amount must be approved by the City, but shall not exceed 125% of the City's estimate of the cost of construction at the time Subdivider requests an extension. If the Subdivider will need more than four (4) years after execution of the Subdivision Improvements Agreement to construct the sidewalks, the Subdivider must request and obtain an extension from the Development Review Board and submit the required documentation to the Design Review Section before expiration of the four (4) years.

2. Financial Guaranty. Subdivider will provide a financial guaranty in an amount of not less than 125% of the cost of constructing the sidewalk improvements within the Subdivision, as determined by the City. The financial guaranty must be irrevocable and may be in the form of a City-approved bond, letter of credit, escrow deposit or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Sidewalk Construction Deadline. To meet the Subdivision Ordinance requirements, the Subdivider has provided the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond No. K0859420A
Amount: \$80,430.56
Name of Financial Institution or Surety providing Guaranty: Westchester Fire INS. Co.
Date City first able to call Guaranty (Construction Completion Deadline): June 14, 2015
If Guaranty other than a Bond, last day City able to call Guaranty is:

Additional information: _____

3. Notice of Start of Construction. Before construction begins, the Subdivider's contractor shall obtain all necessary Excavation and Barricading permits.

4. Completion, Acceptance and Release. The Subdivider shall report completion of sidewalk construction in writing to the City. The City shall inspect the sidewalks to verify completion. Upon acceptance of the improvements, the City shall promptly release the financial guaranty and this Sidewalk Deferral Agreement.

5. Conveyance of Property Rights. When the sidewalks have been constructed, if the City does not own the real property upon which the sidewalks are constructed, the Subdivider shall convey to the City the real property rights required by the City together with the improvements, free and clear of all claims, encumbrances and liens, before the City will release the Financial Guaranty and Sidewalk Deferral Agreement. Conveyance may be by dedication on the final plat of the Subdivision.

6. Indemnification. Until the Improvements are accepted by the City, the Subdivider shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Subdivider agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Subdivider, its agents, representatives, contractors or subcontractors or arising from the failure of the Subdivider, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Subdivider herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

7. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of financial institution or surety which has undertaken to guaranty the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

8. Release. If the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release the Subdivider from its obligations under this Agreement and will continue to hold the Subdivider responsible for all Improvements until a successor in interest to the Subdivider has posted a suitable financial guaranty and entered into a Sidewalk Improvements Agreement with the City. Thereafter, when the Subdivider's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

9. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the sidewalks by the Construction Completion Deadline, the City may construct or cause the sidewalks to be constructed as shown on the final plat and in the approved plans and specifications. The Subdivider shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to engineering, legal and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Subdivider's failure to perform as required by this Agreement. If the direct

or indirect costs and damages to the City exceed the amount of the Financial Guaranty, the Subdivider shall be liable to, and shall pay the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to the Financial Guaranty.

10. Binding on Subdivider's Property. The provisions of this Agreement constitute covenants running with Subdivider's Subdivision for the benefit of the City and its successors and assigns until terminated, and are binding on the Subdivider and its heirs, successors and assigns.

11. Notice. For purposes of giving formal written notice, including notice of change of address, the Subdivider's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six days after the notice is mailed if there is no actual evidence of receipt.

12. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

13. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

14. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

15. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meeting or construction of any of its provisions.

16. Form not Changed. Subdivider agrees that changes to this form are not binding unless initialed by the Subdivider and signed by the City's Legal Department on this form.

17. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the owner must provide a Power of Attorney or other evidence of authority to execute this Agreement which is acceptable to the City.

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the **Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico** ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and **Forest City Mesa Residential Development, LLC, a Delaware limited liability company** ("Developer") effective as of this 15th day of November, 2011, and pertains to the subdivision commonly known as a Replat of Tract A-2, Mesa del Sol Innovation Park, and more particularly described as Mesa del Sol Neighborhood, Montage Unit 1 (the "Subdivision"). The following individual lots comprise the subdivision:

Lots 1-25, Block 1; Lots 1-8, Block 2; Lots 1-33, Block 3; Lots 1-24, Block 4; Lots 1-27, Block 5, Mesa del Sol Neighborhood Montage Unit 1

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot)

Doc# 2011107179

11/23/2011 10:27 AM Page: 1 of 3
AGRE R:\$25.00 M. Toulouse Oliver, Bernalillo County



3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

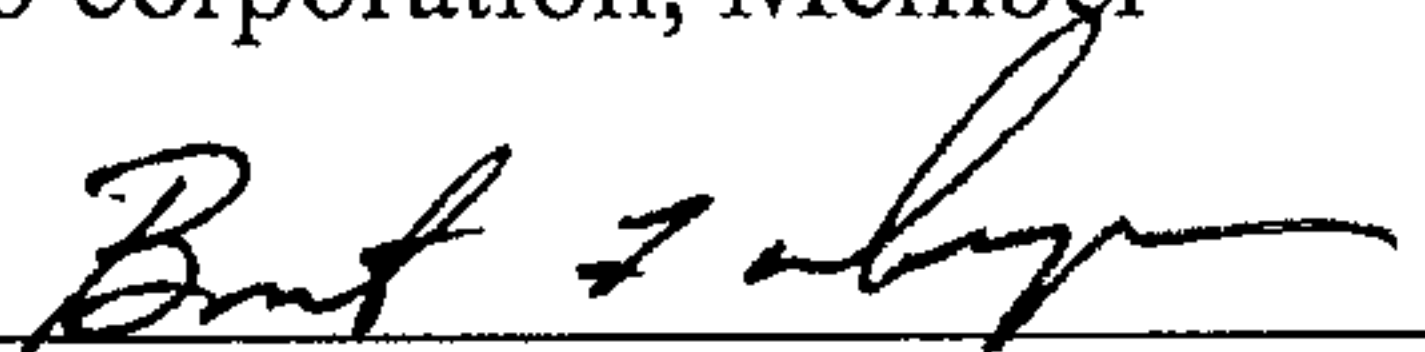
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5 This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement form to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC,
a Delaware limited liability company

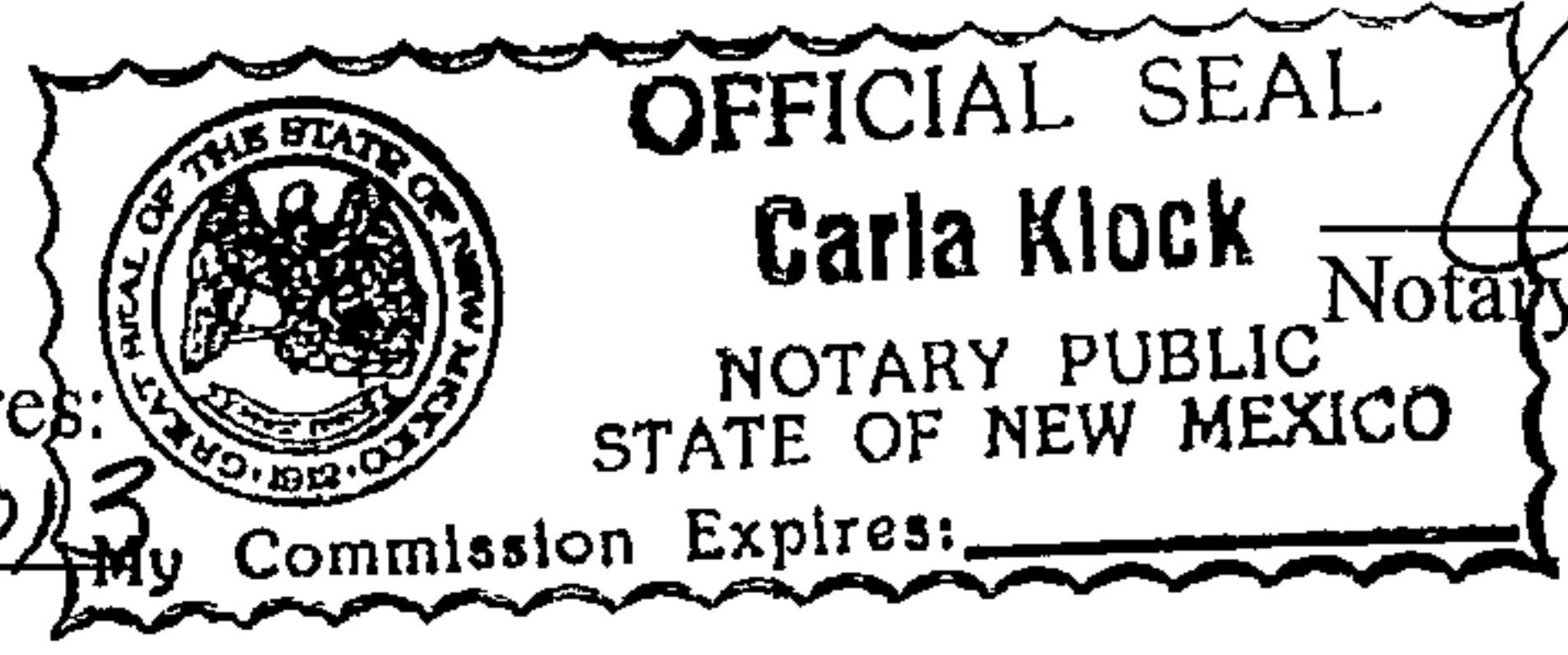
By: Forest City Residential Group, Inc.,
an Ohio corporation, Member

By: 
Brent F. Dupes
Vice President
Date: 11/15/11

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ~~October~~ ^{November} 15, 2011, by Brent F. Dupes, Vice President of Forest City Residential Group, Inc., an Ohio corporation, as Member of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.



Carla Klock

Notary Public

ALBUQUERQUE PUBLIC SCHOOLS

By: *April L. Winters*
Name:
It: *April L. Winters, Facilities Fee Planner*

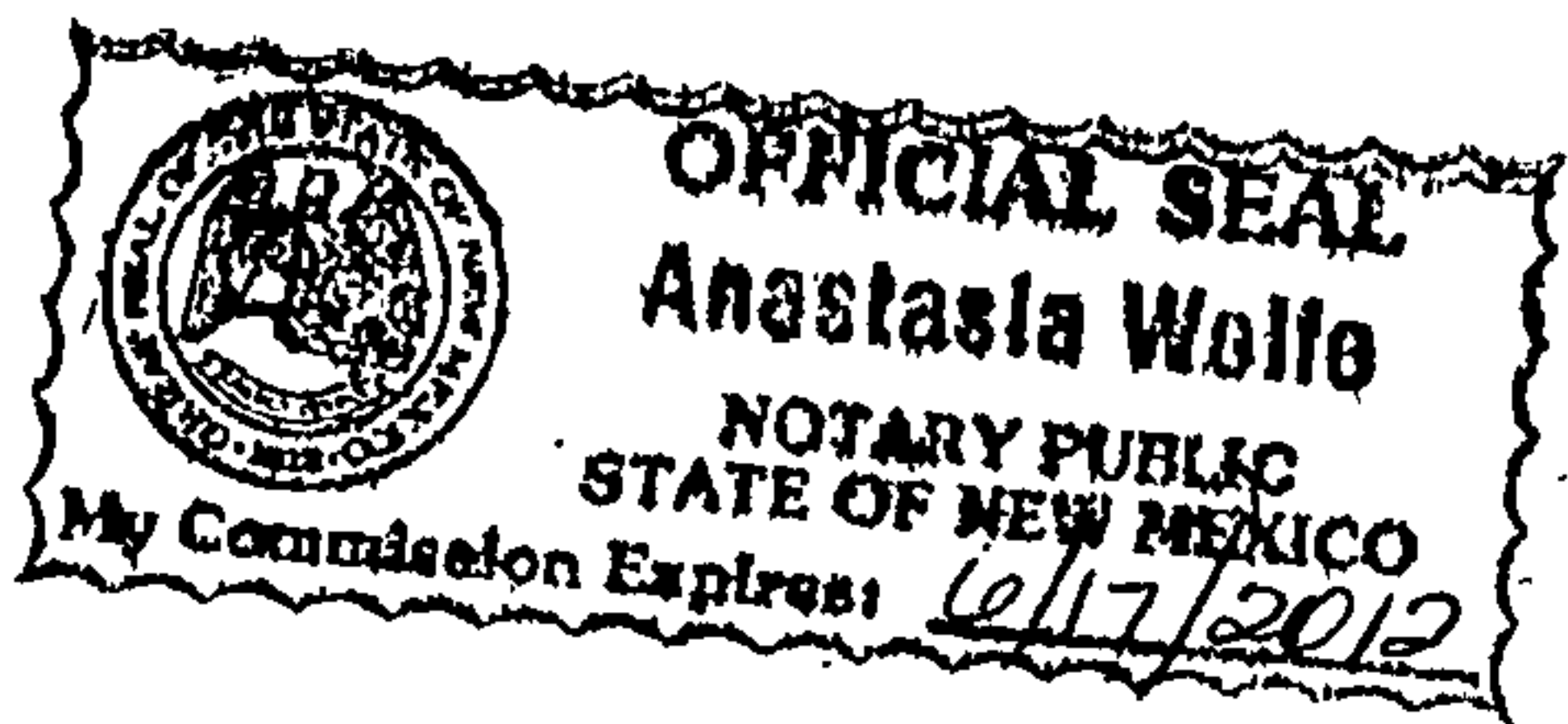
STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me ~~October~~ ^{November} 21, 2011, by *April L. Winters*, of Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe

Notary Public

My Commission Expires:
6/17/2012



**ASSIGNMENT AND AMENDMENT TO AGREEMENT TO
CONSTRUCT SUBDIVISION IMPROVEMENTS**

Assignor: Mesa del Sol, LLC

Assignee: Forest City Mesa Residential Development, LLC

City Project # 7754.85

City Engineer's Signature Date 11-29-2011

THIS ASSIGNMENT AND AMENDMENT is made this 29th day of November, 2011, by the **CITY OF ALBUQUERQUE, NEW MEXICO** (the "City") and original subdivider, **MESA DEL SOL, LLC, a New Mexico limited liability company** ("Assignor") and **FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company** ("Assignee"), whose address is c/o Mesa del Sol, 5700 University West Blvd., SE, Suite 310, Albuquerque, New Mexico, 87106, and whose telephone number is 505-452-2600, is made in Albuquerque, New Mexico, and is entered into as of the date of final execution on this Agreement.

WHEREAS, the City and the Assignor entered into an Agreement to Construct Public and/or Private Subdivision Improvements ("Original Agreement") on June 14, 2011, which was recorded on June 14, 2011, in the records of the Bernalillo County Clerk as Document No. 2011055032, wherein the Subdivider agreed to satisfactorily construct certain infrastructure improvements.

WHEREAS, the Original Agreement provides that if the Subdivision or any part thereof is sold, conveyed or assigned, the City will not release Assignor from its obligations, nor will the City release Assignor's financial guaranty until a successor in interest to the Assignor has entered into a Subdivision Improvements Agreement with the City and posted a substituted financial guaranty satisfactory to the City;

WHEREAS, Assignee will become the Subdivider of the Subdivision, as that term is defined in the Original Agreement.

WHEREAS, the Subdivider has requested to financially guarantee the construction of the public and/or private infrastructure; and

WHEREAS, the Subdivider is able to provide the required financial guaranty.

THEREFORE, the Assignor, Assignee and the City agree as follows to assign the Original Agreement and amend the Original Agreement as follows:

1. Assignment. Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Original Agreement. Assignee hereby accepts said assignment, and assumes the Original Agreement, and all of the duties and obligations to Assignor thereunder. All references in the Original Agreement to the Assignor as "Developer" or "Subdivider" are deleted and the Assignee is substituted hereafter. Assignee agrees that the terms and conditions of the Original Agreement which previously applied to Assignor are hereby ratified and confirmed by, and made applicable to Assignee.



2. Amended Section 2, Improvements and Construction Deadline as follows:

3. Infrastructure. The Subdivider agrees to install and complete the public and/or private improvements described on Exhibit A, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the 14th day of June, 2013. :

4. Amending Section 5, Financial Guaranty, second paragraph, to read as follows:

To meet the Subdivision Ordinance requirements, the Subdivider has acquired or is able to acquire the following "Financial Guaranty":

Type of Financial Guaranty: Subdivision Bond No. K08594168

Amount: \$4,188,047.19

Name of Financial Institution or Surety providing Guaranty:

Westchester Fire Ins. Co.

Date City first able to call Guaranty (Construction Completion Deadline):

June 14, 2013

If Guaranty other than a Bond, last day City able to call Guaranty is:

Additional information: _____

5. Other Terms Unchanged: Except as amended herein, the terms and conditions of the Original Agreement will remain unchanged and will continue in full force and effect unless there is a conflict between the terms and conditions of this Assignment and Amendment, and the terms and conditions of the Original Agreement, in which case the terms and conditions of this Assignment and Amendment to the Original Agreement will control.

6. Entire Agreement. This Amendment contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous hereby.

7. Form Not Changed. Assignor and Assignee agree that changes to this form are not binding unless initialed by both on this form.

8. Authority to Execute. Assignor was the prior owner of the Subdivision and Assignee is the present owner of the Subdivision by virtue of that certain Warranty Deed dated November 18, 2011, and recorded in the Bernalillo County, New Mexico real estate records on November 22, 2011, as Document No. 201106443.

Executed on the date stated in the first paragraph of this Assignment and Amendment.

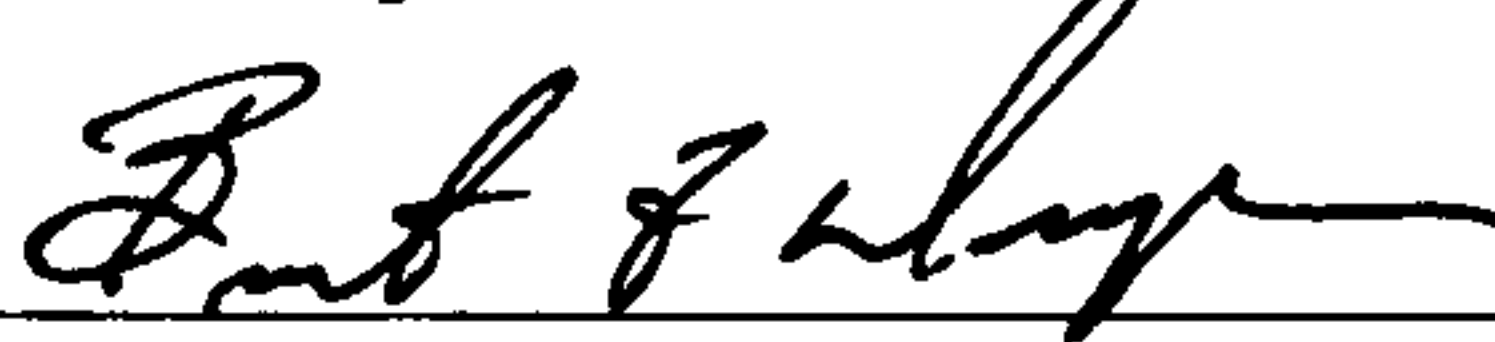
ASSIGNOR:

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

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

By: Forest City NM, LLC, a New Mexico limited liability company, Member

By: Forest City Commercial Group, Inc., an Ohio corporation, Member

By: 
Brent F. Dupes, Vice President
Date: 11/13, 2011

CITY OF ALBUQUERQUE:

By: 
Richard Dourte, City Engineer

Dated: 11-29-11 2011

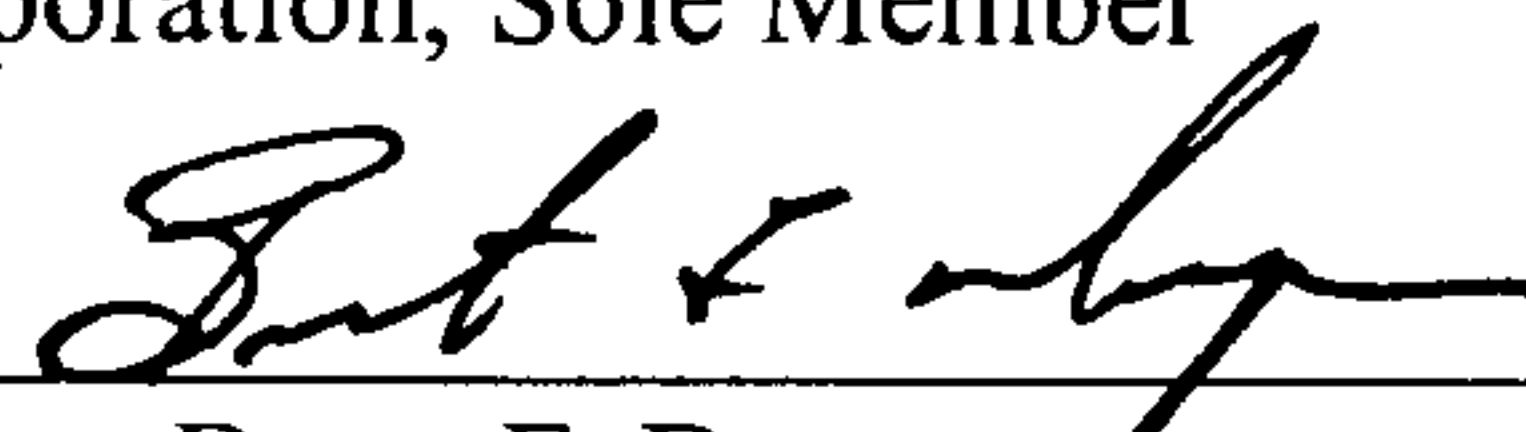
WJE 11/29/11

WJE 11-22-11

ASSIGNEE:

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC, a Delaware limited liability company

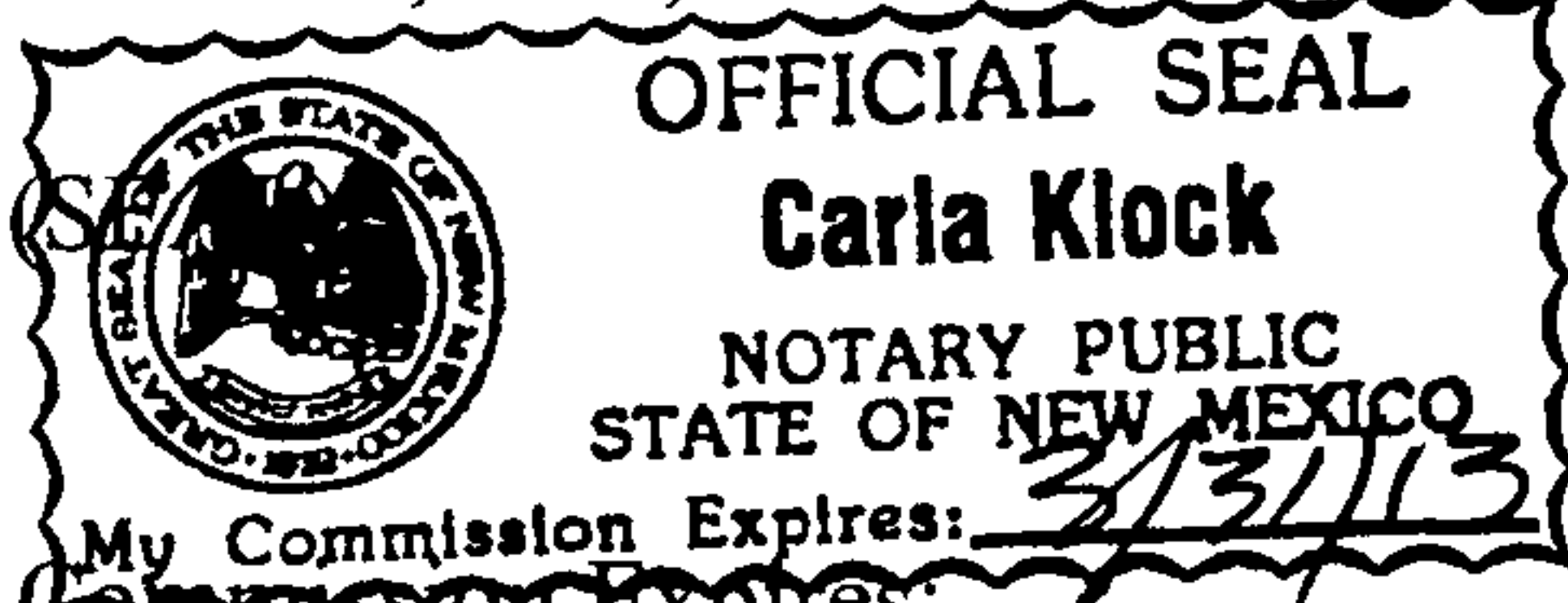
By: Forest City Residential Group, Inc., an Ohio Corporation, Sole Member

By: 
Brent F. Dupes
Vice President
Date: 11/15/11

ASSIGNOR'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF NEW MEXICO)

This instrument was acknowledged before me on this 15th day of November, 2011, by [name of person] Brent F. Dupes, Vice President of Forest City Commercial Group, Inc., an Ohio corporation, as Member of Forest City NM, LLC, a New Mexico limited liability company, as Member of FC Covington Manager, LLC, a New Mexico limited liability company, as member of Mesa del Sol, LLC, a New Mexico limited liability company.



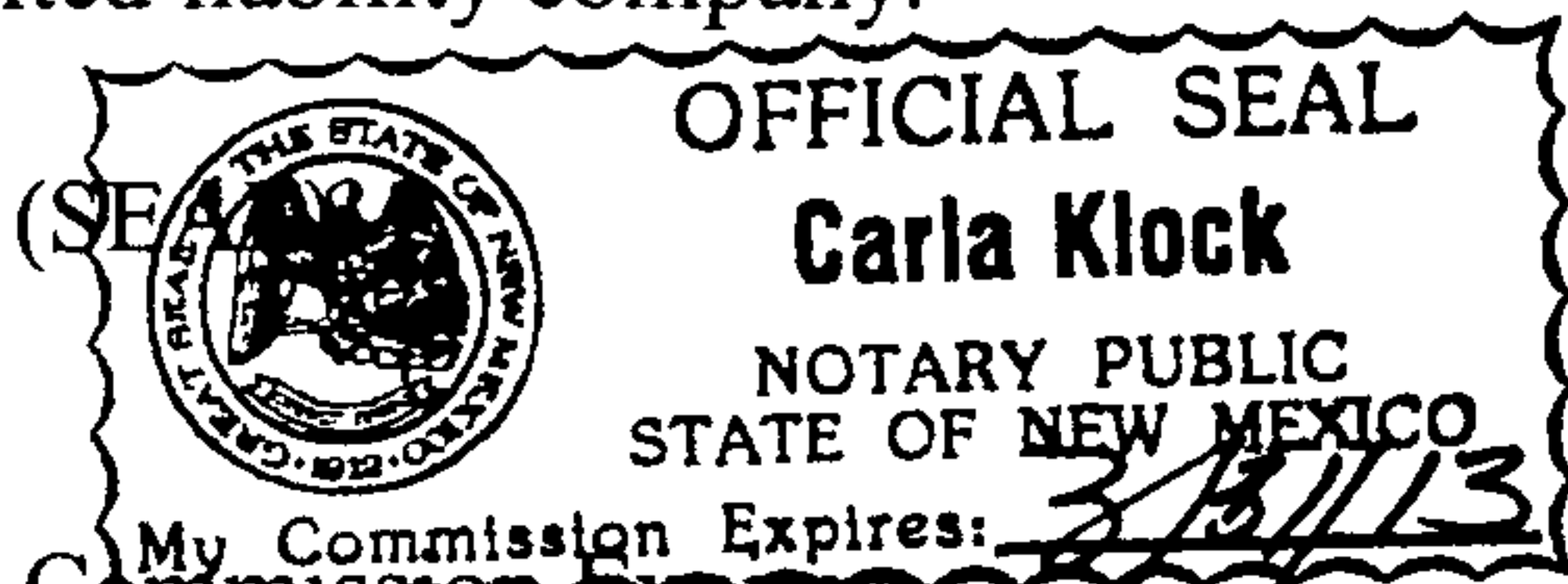
Carla Klock
Notary Public

My Commission Expires: March 31, 2013

ASSIGNEE'S NOTARY

STATE OF NEW MEXICO)
) ss
COUNTY OF NEW MEXICO)

This instrument was acknowledged before me on this 15th day of November, 2011, by [name of person] Brent F. Dupes, Vice President of Forest City Residential Group, Inc., an Ohio corporation, as Sole Member of Forest City Residential Development, LLC, a New Mexico limited liability company.



Carla Klock
Notary Public

My Commission Expires: March 31, 2013

FINANCIAL GUARANTY AMOUNT

08/30/2011

Type of Estimate: SIA Procedure - B - w/F.G.

Project Description:

Project ID #: 775485, Mesa Del Sol Neighborhood Montage Unit 1, Phase/

Requested By: Chris Sholtis

Approved estimate amount:		\$2,883,287.49
Contingency Amount:	0.00%	\$.00
Subtotal:		\$2,883,287.49
NMGRT	7.00%	\$201,830.13
Subtotal:		\$3,085,117.62
Engineering Fee	6.60%	\$203,617.76
Testing Fee	2.00%	\$61,702.36
Subtotal:		\$3,350,437.75
FINANCIAL GUARANTY RATE		1.25
Retainage Amount:		\$.00
TOTAL FINANCIAL GUARANTY REQUIRED		<u>\$4,188,047.19</u>

APPROVAL:

DATE:

A Woodall

8/30/11

Notes: Requires G&D cert prior to release of FG.

FINAL
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the **Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico** ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and **Forest City Mesa Residential Development, LLC, a Delaware limited liability company** ("Developer") effective as of this 15th day of November, 2011, and pertains to the subdivision commonly known as a Replat of Tract A-2, Mesa del Sol Innovation Park, and more particularly described as Mesa del Sol Neighborhood, Montage Unit 1 (the "Subdivision"). The following individual lots comprise the subdivision:

Lots 1-25, Block 1; Lots 1-8, Block 2; Lots 1-33, Block 3; Lots 1-24, Block 4; Lots 1-27, Block 5, Mesa del Sol Neighborhood Montage Unit 1

WHEREAS, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees to pay to APS a facilities fee for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.
 - If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
 - If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot)

Doc# 2011107179

11/23/2011 10:27 AM Page: 1 of 3
AGRE R: \$25.00 M. Toulouse Oliver, Bernalillo County



3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

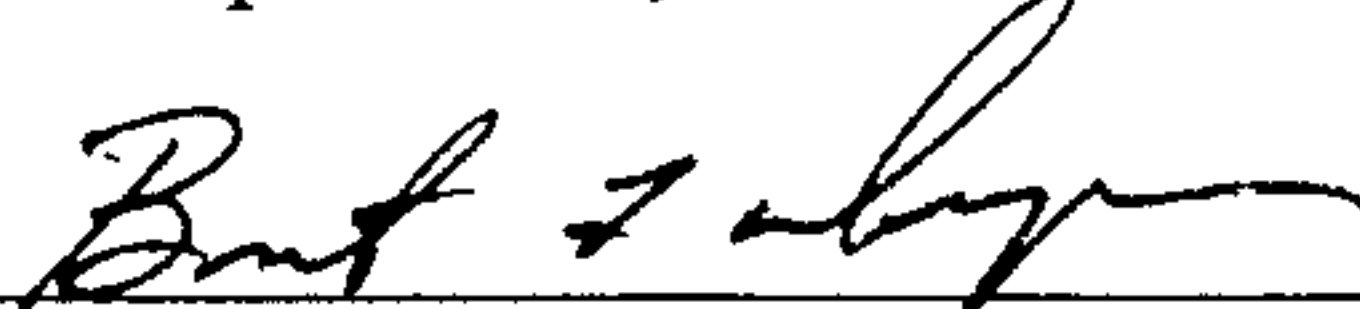
4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract shall be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]"

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement form to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

FOREST CITY MESA RESIDENTIAL DEVELOPMENT, LLC,
a Delaware limited liability company

By: Forest City Residential Group, Inc.,
an Ohio corporation, Member

By: 
Brent F. Dupes
Vice President
Date: 11/15/11

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ~~October~~ ^{November} 15, 2011, by Brent F. Dupes, Vice President of Forest City Residential Group, Inc., an Ohio corporation, as Member of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

My Commission Expires: March 31, 2013

 OFFICIAL SEAL
Carla Klock
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: _____

Carla Klock

Notary Public

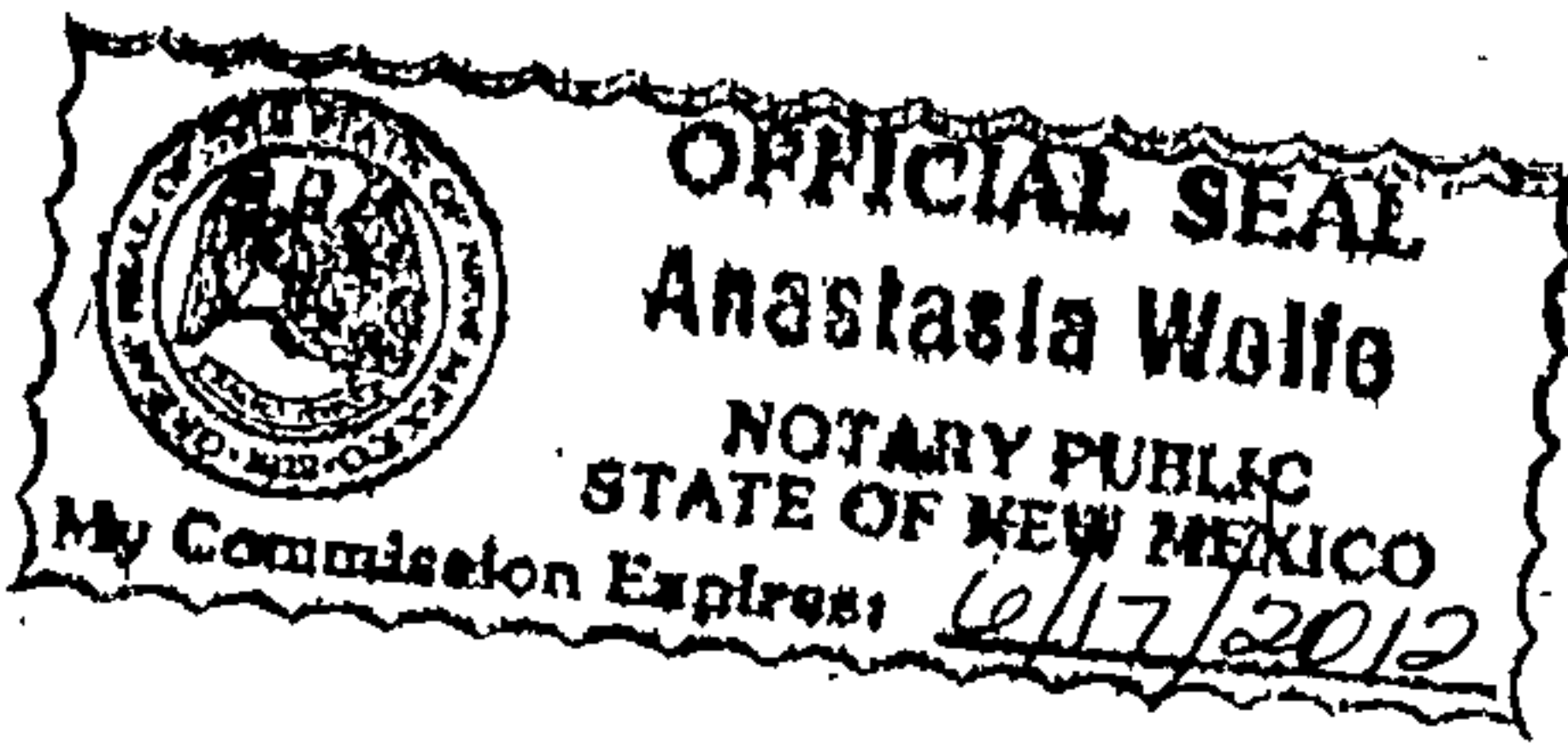
ALBUQUERQUE PUBLIC SCHOOLS

By: *April L. Winters*
Name:
It: *April L. Winters, Facilities Fee Planner*

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ~~October~~ ^{November} 21, 2011, by *April L. Winters*, of Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

My Commission Expires: *6/17/2012*

 OFFICIAL SEAL
Anastasia Wolfe
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: *6/17/2012*

Anastasia Wolfe

Notary Public



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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON INC. PHONE: 505.823.1000
 ADDRESS: 7500 JEFFERSON ST., NE FAX: 505.798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

APPLICANT: MESA DEL SOL, LLC PHONE: 505.400.3021
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: _____

Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: AMMENDMENT TO INFRASTRUCTURE LIST

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

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

Lot or Tract No. TRACT A-2 Block: _____ Unit: _____

Subdiv/Addn/TBKA: MESA DEL SOL INNOVATION PARK

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

Zone Atlas page(s) R-15, 16 AND S-15, 16 UPC Code: 101605024828020101

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.):
1006006, 1006516

CASE INFORMATION:

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

No. of existing lots: 1 No. of proposed lots: 137 Total area of site (acres): 67.3

LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER ROAD/UNIVERSITY BLVD. SW

Between: _____ and _____

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

SIGNATURE Christian J. Sholtis DATE April 26, 2011

(Print) CHRISTIAN J. SHOLTIS Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>11 DRB - 70101</u>	<u>APP</u>	_____	<u>\$ 50.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date <u>May 4, 2011</u>	_____	_____	<u>\$ 70.00</u>

Y. J. 4-26-11
 Planner signature / date

Project # 1006006

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

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 ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- 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.

Christian J. Sholtis

Christian J. Sholtis Applicant name (print)
4-25-11 Applicant signature / date

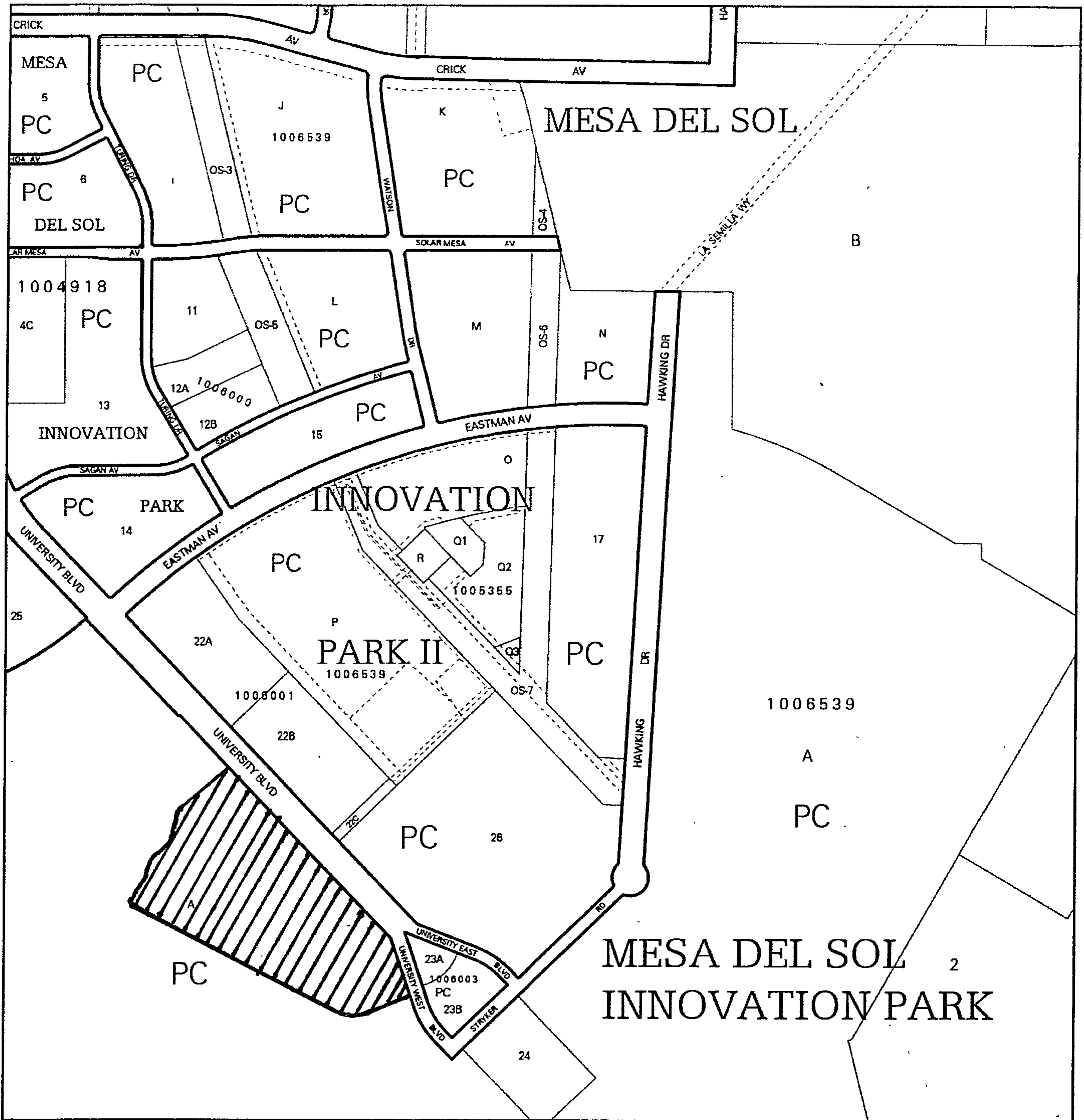


Form revised October 2007

[Signature] 4-26-11
 Planner signature / date

Project # 1006006

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
11DRB - 70101



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

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

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

0 750 1500 Feet

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

April 26, 2011

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Tract A-2, Montage Unit 1 – Infrastructure List Amendment
(Project #1006006)

Dear Mr. Cloud:

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

- Application for Development Review and Required Checklist Items
- Six (6) Copies of Amended Infrastructure List
- Submittal Fee

This amended infrastructure list is being presented to the Development Review Board for the purpose of obtaining City review and approval. The amendment consists of the addition of two 4" water re-use lines required by the Utility Authority, as well as a clarification of the pavement widths at bulb-out locations. To assist you in your review, the proposed changes are highlighted in orange on the amended infrastructure list.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Christian G. Sholtis, P.E.
Senior Project Manager
Community Development and Planning

CJS/di
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲

Current DRC Project No. 775485

Date Submitted: April 26, 2011
 Date Site Plan for Bldg Permit Approv: _____
 Date Site Plan for Sub. Approved: _____
 Date Preliminary Plat Approved: _____
 Date Preliminary Plat Expires: _____
 DRB Project No. 1006006

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

**MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
 (REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE LOCATIONS WHERE BULB-OUTS WILL BE CONSTRUCTED.

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PRIVATE ROADWAY IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS A - H			/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

10" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

STIEGLITZ AVE

AVEDON DRIVE

UNIVERSITY BLVD

/

/

/

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

/

/

/

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/

/

/

6" DIA

WATERLINE W/ NEC. VALVES
FH'S, MJ'S & RJ'S

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

/

/

/

/

/

/

/

/

/

PUBLIC WATER RE-USE IMPROVEMENTS

4" DIA

WATER RE-USE LINE W/ NEC. VALVES
MJ'S & RJ'S

AVEDON DRIVE

STIEGLITZ AVE

LOT 6/7 BLOCK 6

/

/

/

4" DIA

WATER RE-USE LINE W/ NEC. VALVES
MJ'S & RJ'S

STRAND LOOP

STIEGLITZ AVE

CUNNINGHAM AVE

/

/

/

/

/

/

/

/

/

/

/

/

/

/

/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC STORM DRAIN IMPROVEMENTS

24"-66" DIA RCP W/ NEC MH'S, LATERALS & INLETS

AVEDON DRIVE

UNIVERSITY BLVD

POND 2B (TRACT A-5)

/

24"-54" DIA RCP W/ NEC MH'S, LATERALS & INLETS

STRAND LOOP

UNIVERSITY BLVD

POND 2B (TRACT A-5)

/

24"-30" DIA RCP W/ NEC MH'S, LATERALS & INLETS

STIEGLITZ AVE

WITKIN STREET

POND 3 (TRACT A-5)

/

24" DIA RCP W/ NEC MH'S, LATERALS & INLETS

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/

24" DIA RCP W/ NEC MH'S, LATERALS & INLETS

BOURKE-WHITE AVE

WITKIN STREET

UNIVERSITY BLVD

/

54" DIA STORM DRAIN CONNECTOR PIPE

FUTURE STRAND LOOP/
TRACT A-5

POND 2B

POND 3

/

18"-24" DIA RCP LATERALS AND INLETS

UNIVERSITY BLVD

AVEDON DRIVE

BOURKE-WHITE DRIVE

/

/

/

/

/

/

/

/

/


SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS						
		4.7 AC-FT	DRAINAGE POND '2A' W/ AGR. & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2A TRACT A-5			/	/	/
		3.7 AC-FT	DRAINAGE POND '2B' W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
		3.4 AC-FT	DRAINAGE POND '3' W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3			/	/	/
		6.3 AC-FT	OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	WEST OF PROPOSED DEVELOPMENT ON TRACT A-1			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER

CHRISTIAN J. SHOLTIS, PE 4/25/2011
 PREPARED BY: PRINT NAME DATE

BOHANNAN HUSTON, INC.
 FIRM

 SIGNATURE

MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

DRB CHAIR DATE

TRANSPORTATION DEVELOPMENT DATE

ABCWUA DATE

PARKS & GENERAL SERVICES DATE

AMAFCA DATE

CITY ENGINEER DATE

DATE

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No.

775485

ORIGINAL

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
(REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)

Date Submitted: December 10, 2010
Date Site Plan for Bldg Permit Approval: _____
Date Site Plan for Sub. Approved: _____

Date Preliminary Plat Approved: 1-26-11
Date Preliminary Plat Expires: 1-26-12

DRB Project No. 1006006

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC ROADWAY IMPROVEMENTS									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE ROADWAY IMPROVEMENTS									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS A-H			/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC WATERLINE IMPROVEMENTS</u>									
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	10" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>	6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	AVEDON DRIVE	STIEGLITZ AVE	<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>
<input type="text"/>	<input type="text"/>						<u> / </u>	<u> / </u>	<u> / </u>

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<u>PUBLIC SANITARY SEWER IMPROVEMENTS</u>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSITY BLVD	AVEDON DRIVE	STIEGLITZ AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STIEGLITZ AVE	AVEDON DRIVE	WITKIN STREET	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	TRACT E	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
							/	/	/
							/	/	/
<u>PRIVATE SANITARY SEWER IMPROVEMENTS</u>									
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT D	LOT 9/10, BLOCK 3	STRAND LOOP	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT F	LOT 16/17, BLOCK 4	STRAND LOOP	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STRAND LOOP	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-30" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	STIEGLITZ AVE	WITKIN STREET	POND 3 (TRACT A-5)	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	BOURKE-WHITE AVE	WITKIN STREET	UNIVERSITY BLVD	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
		18"-24" DIA	RCP LATERALS AND INLETS	UNIVERSITY BLVD	AVEDON DRIVE	BOURKE-WHITE DRIVE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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 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)
- D L A APPEAL / PROTEST of...**
- Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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

APPLICATION INFORMATION:

Professional/Agent (if any) MESA DEL SOL, LLC PHONE 400.3021
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 242.2978
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL _____

APPLICANT: BOHANNON HUSTON INC. PHONE: 823.1000
 ADDRESS 7500 JEFFERSON NE FAX: 798.7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, VACATION OF PUBLIC EASEMENT, SIDEWALK/WAIVER AND DEFFERAL

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

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

Lot or Tract No. PORTION OF TRACT A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE UNIT 1
 Existing Zoning: PC Proposed zoning: PROPOSED DEVELOPMENT RESIDENTIAL MRGCD Map No _____
 Zone Atlas page(s): R-16 UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App., DRB-, AX_Z_, V_, S_, etc). _____
DRB-1006006, DRB-1006516, DRB-1005332

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill?
 No. of existing lots 1 TRACT No of proposed lots: 138 Total area of site (acres): 17.9801 AC

LOCATION OF PROPERTY BY STREETS On or Near: UNIVERSITY BLVD
 Between: SOLAR MESA AVENUE SE and BOBBY FOSTER SE

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

SIGNATURE Christian J. Sholtis DATE December 07, 2010
 (Print) Christian J. Sholtis Applicant: Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

- 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

ODRB - 70355
LODRB - 70356
LODRB - 70357

Action

VPE
TDS
PP
ADY
CMF

SF

Fees

\$ 45.00
 \$ 0
 \$ 3015.00
 \$ 75.00
 \$ 20.00
 Total
 \$ 3155.00

Hearing date January 5, 2010

[Signature] 12-10-10
 Planner signature / date

Project # 10010006

FORM S(2): SUBDIVISION - D.R.B. PUBLIC HEARING

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

MAJOR SUBDIVISION PRELIMINARY PLAT APPROVAL (DRB13)

- 5 Acres or more: Certificate of No Effect or Approval
- Proposed Preliminary Plat including the Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Proposed Infrastructure List
- Signed Preliminary Pre-Development Facilities Fee Agreement for **Residential** development only
- Design elevations & cross sections of perimeter walls **3 copies** (11" x 17" maximum)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed plat
- FORM DRWS Drainage Report, Water & Sewer availability statement filing information
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- Signed** Pre-Annexation Agreement if Annexation required.
- TIS/AQIA Traffic Impact Study / Air Quality Impact Assessment form
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION AMENDMENT TO PRELIMINARY PLAT (DRB11) (with significant changes)

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

- Proposed Amended Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **24 copies**
- Original Preliminary Plat, and/or Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket)
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Property owner's and City Surveyor's signature on the proposed amended plat, if applicable
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers are listed on the cover application

Amended preliminary plat approval expires after one year.

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

MAJOR SUBDIVISION IMPROVEMENTS AGREEMENT EXTENSION (DRB09)

(Temporary sidewalk deferral extension use FORM-V)

- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Plat or plan reduced to 8.5" x 11"
- Official D.R.B. Notice of the original approval
- Approved Infrastructure List. If not applicable, please initial. _____
- Previous SIA extension notice, if one has been issued. If not applicable, please initial. _____
- Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- Sign Posting Agreement
- List any original and/or related file numbers on the cover application
- Fee (see schedule)

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

CHRISTIAN J. SHOLTIS

Christian J. Sholtis Applicant name (print)
12-8-10 Applicant signature / date



Form revised October 2007

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

Application case numbers
10DRB-_____ - 70357

V. [Signature] 12-10-10
 Planner signature / date
 Project # 1006006

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
 - ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
 - ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
 - ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- VACATION OF PUBLIC EASEMENT (DRB27) 1**
 - VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - ✓ The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
(Not required for City owned public right-of-way.)
 - ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ✓ Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
 - SIDEWALK WAIVER (DRB21)**
 - ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance or waiver
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

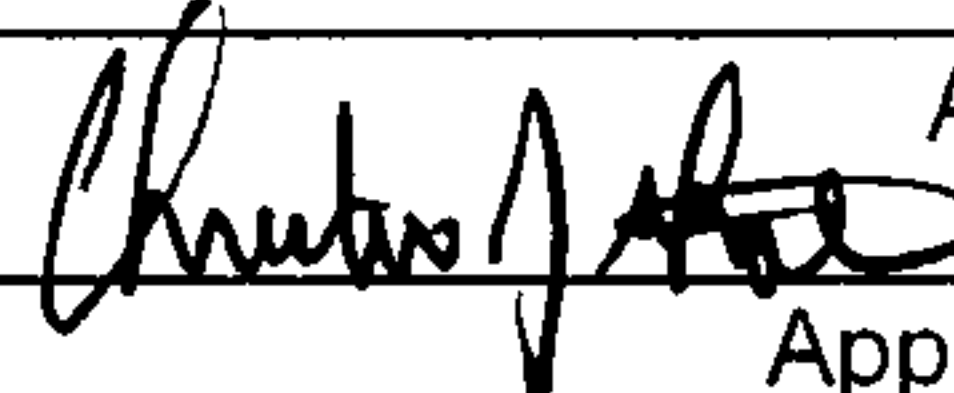
- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the variance
 - ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 - ___ Sign Posting Agreement
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
 - EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - ✓ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - ✓ Zone Atlas map with the entire property(ies) clearly outlined
 - ✓ Letter briefly describing, explaining, and justifying the deferral or extension
 - ✓ List any original and/or related file numbers on the cover application
- DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

- VACATION OF PRIVATE EASEMENT (DRB26)**
 - VACATION OF RECORDED PLAT (DRB29)**
 - ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
 - ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
 - ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
 - ___ Fee (see schedule)
 - ___ List any original and/or related file numbers on the cover application
- Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

CHRISTIAN J. SHOLTIS

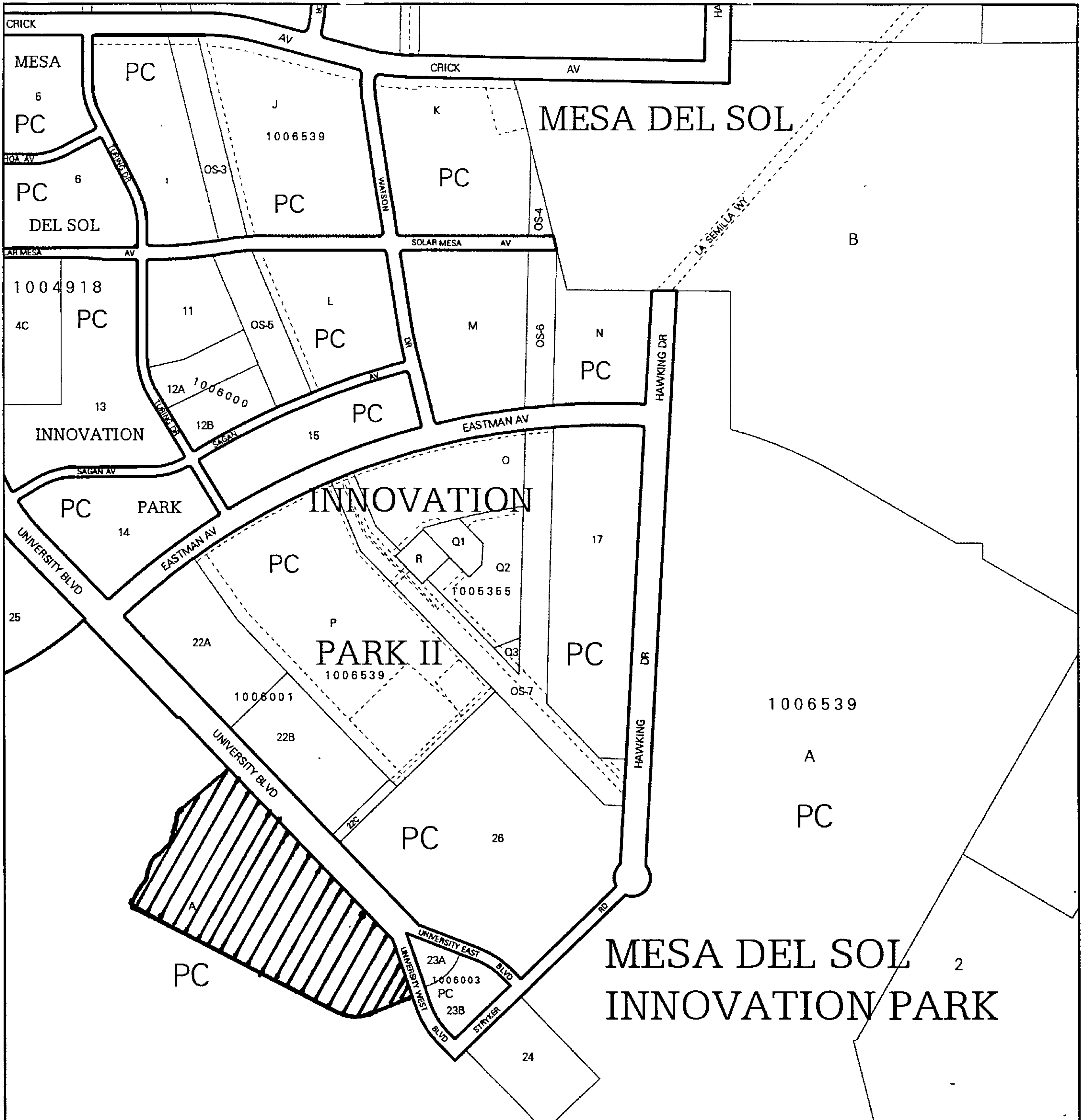
 Applicant name (print)

 Applicant signature / date
 12-8-10



DRB	Checklists complete	Application case numbers
	Fees collected	10DRB - 70355
	Case #s assigned	10DRB - 70356
	Related #s listed	_____

Form revised 4/07

 Planner signature / date
 12-10-10
 Project # 1006006



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

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

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

0 750 1,500 Feet

Map amended through: 2/4/2010

December 9, 2010

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

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol Neighborhood Montage Unit 1 – Preliminary Plat, Vacation of Public Easement, and Sidewalk Deferral/Waiver (DRB 1006006)

Dear Mr. Cloud:

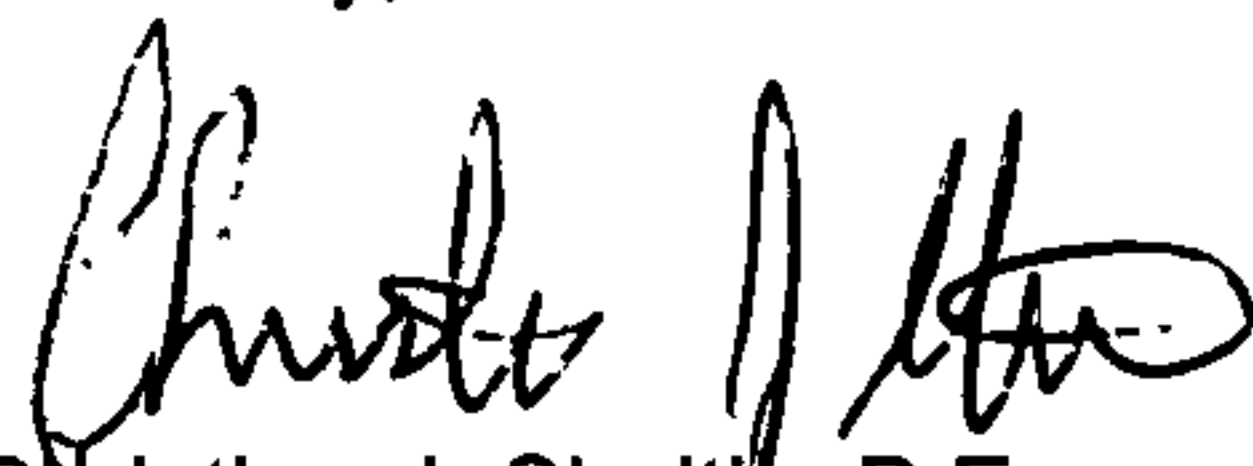
Enclosed for Development Review Board (DRB) preliminary plat review and comment are copies of the following information:

- Application for Development Review
- Twenty-four (24) copies of each of the Preliminary Plat and Grading Plan
- One (1) copy of the Infrastructure List
- Six (6) copies of Sidewalk Deferral and Waiver (Exhibit B)
- Twenty-four (24) copies of Vacation Action Exhibit
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Traffic Distribution Layout (Exhibit A)
- Level C Submittal Checklist and Response Form (created by BHI)
- Submittal Fees

This preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the first phase of the first residential development at Mesa Del Sol and encompasses approximately 17 acres subdivided into approximately 120 lots of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan. Future public parks and interior private parks are also depicted on the plan.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Christian J. Sholtis, P.E.
Senior Project Manager
Community Development and Planning

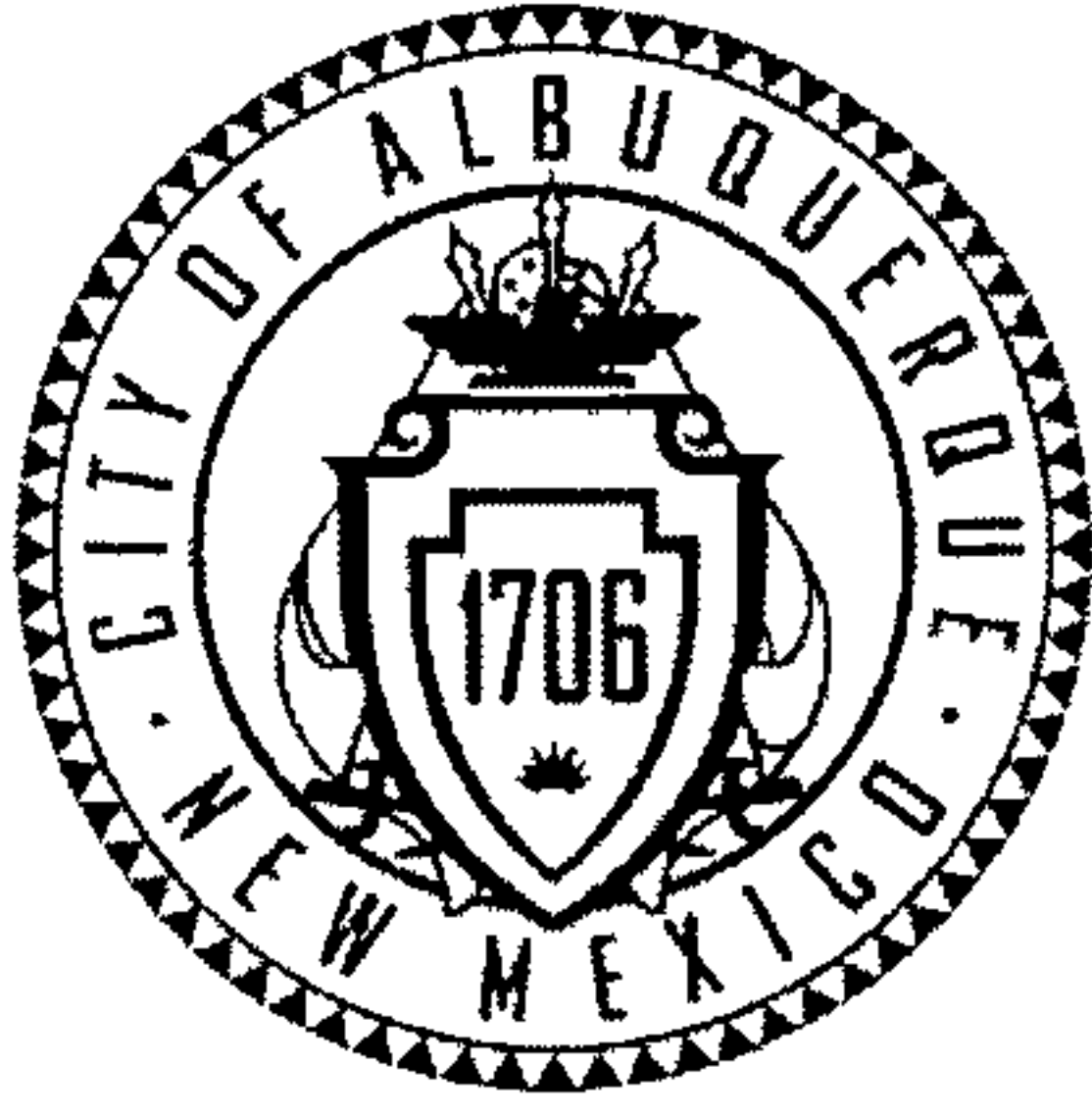
CJS/cc
Enclosures

cc: Manny Barrera, 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.

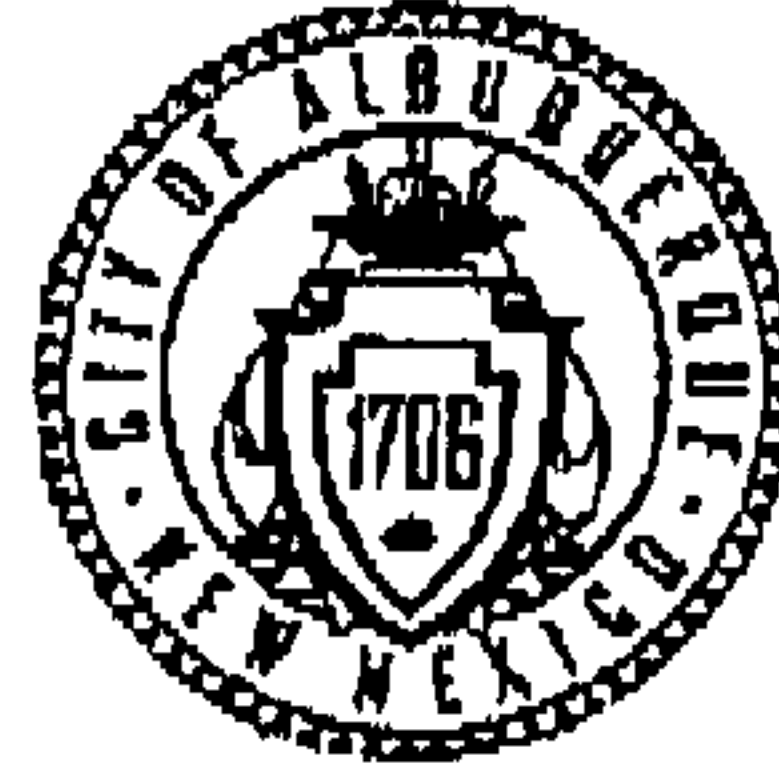
CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(1)-- no significant sites in project area)

SUBMITTED:

Matthew Schmader, PhD

Superintendent, Open Space Division

Acting City Archaeologist



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter - you will need to get an updated letter from our office. It is your responsibility to provide current information - outdated information may result in a deferral of your case.

November 10, 2010

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **November 10, 2010:**

CONTACT NAME: BECKY GAUNA

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **TRACT A-2, BULK LAND PLAT OF TRACTS A-1 THRU A-6, MESA DEL SOL INNOVATION PARK, LOCATED ON UNIVERSITY BOULEVARD SE zone map R-16.**

Our records indicate that as of November 10, 2010, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/10/10)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- [] **ONC's "Official" Letter to the applicant (if there are associations).** A copy must be submitted with application packet -OR-
- [X] **The ONC "Official" Letter (if there are no associations).** A copy must be submitted with application packet.
- [] **Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations).** A copy must be submitted with application packet.
- [] **Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations).** A copy must be submitted with application packet.

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: 11/10/10 Time Entered: 10:15 a.m. ONC Rep. Initials: siw

DRB Project # 1006006

APS Cluster Rio Grande

EXHIBIT A

PRELIMINARY
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT

THIS AGREEMENT is made by and between the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), a public school district organized and existing pursuant to the laws of New Mexico, and Mesa Del Sol, LLC, a New Mexico limited liability company ("Developer") effective as of this 17th day of November, 2010, and pertains to the subdivision commonly known as Mesa Del Sol Neighborhood Montage Unit 1, and more particularly described as Tract A2 as shown and described on the Bulk Land Plat of Tracts A-1 Thru A-6 Mesa del Sol Innovation Park filed in the Bernalillo County, New Mexico real estate records on November _____, 2010, in Book 2010C, Page _____. (the "Subdivision".)

WHEREAS, In order to provide for APS becoming more knowledgeable of development plans within the City so that APS may better plan for future growth, the City of Albuquerque requires that APS approve the plat(s) for any new subdivision; and

WHEREAS, Developer is proposing the development of a new subdivision, and requires APS approval of the plat for said subdivision; and

WHEREAS, Developer is the owner of the real estate being subdivided and platted; and

WHEREAS, Developer is required by the Albuquerque Subdivision Ordinance to provide appropriate infrastructure and improvements as a condition of developing a subdivision; and

WHEREAS, as a condition of approving such plat APS requires the provision of appropriate infrastructure and facilities or the payment of a facilities fee for each new residence to be constructed to help defray the cost of school construction, expansion, or maintenance;

THEREFORE, in consideration of the mutual promises contained herein, APS and Developer agree as follows:

1. Developer agrees that a facilities fee will be paid to APS for each dwelling unit to be constructed in the Subdivision.
2. The amount of the fee shall be:
 - If the building permit is issued on or after January 1, 2007, the fee shall be \$1875 per dwelling unit.

DRB Project # 1006006

APS Cluster Rio Grande

- If the building permit is issued on or after July 1, 2008, the fee shall be \$2425 per dwelling unit.
- If the permit is issued on or after January 1, 2010, the fee shall be \$2975 per dwelling unit.

The fee for each dwelling unit in multi-family residential structures shall be sixty percent (60 %) of the fee for a single family home. "Multi-family residential structure" means any type of residential property other than single-family houses (one single family, detached dwelling unit per lot).

3. Developer agrees that the fee shall be paid to APS at or before the issuance of any building permit for any lot or other parcel of property subject to this agreement.

4. Developer may satisfy all or part of its obligations under this contract by transferring improved or unimproved property to APS, provided that APS must agree to the transfer and to the value placed on the transferred property. APS, upon accepting such transfer, shall credit Developer with an amount equal to the agreed value, and the developer may designate the lot(s) to which such amount(s) shall be applied in satisfaction of its obligations hereunder.

5. This contract may be recorded in the office of the County Clerk of Bernalillo and/or Sandoval County, and shall serve as notice of the Developer's obligation to pay facilities fees. Developer shall include on the plat of the Subdivision a statement that "The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools, recorded at [recording data]."

6. APS, through its Facilities Fee Administrator, will provide a Payment Acknowledgement in the form attached hereto to the Developer reflecting receipt of the facilities fee (or equivalent compensation as described in paragraph 4 above), which form may be given to the City to show satisfaction of the fee obligation and satisfy that condition for receiving building permits. Developer may record that Payment Acknowledgment in the real estate records of Bernalillo or Sandoval County, but APS shall not be responsible for paying any recording fees nor shall APS be responsible for recording any such documents with the office of the County Clerk or any other office.

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

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

By: Forest City NM, LLC, a
New Mexico limited liability company, Member

By: Forest City Commercial Group, Inc., an
Ohio corporation, Sole Member

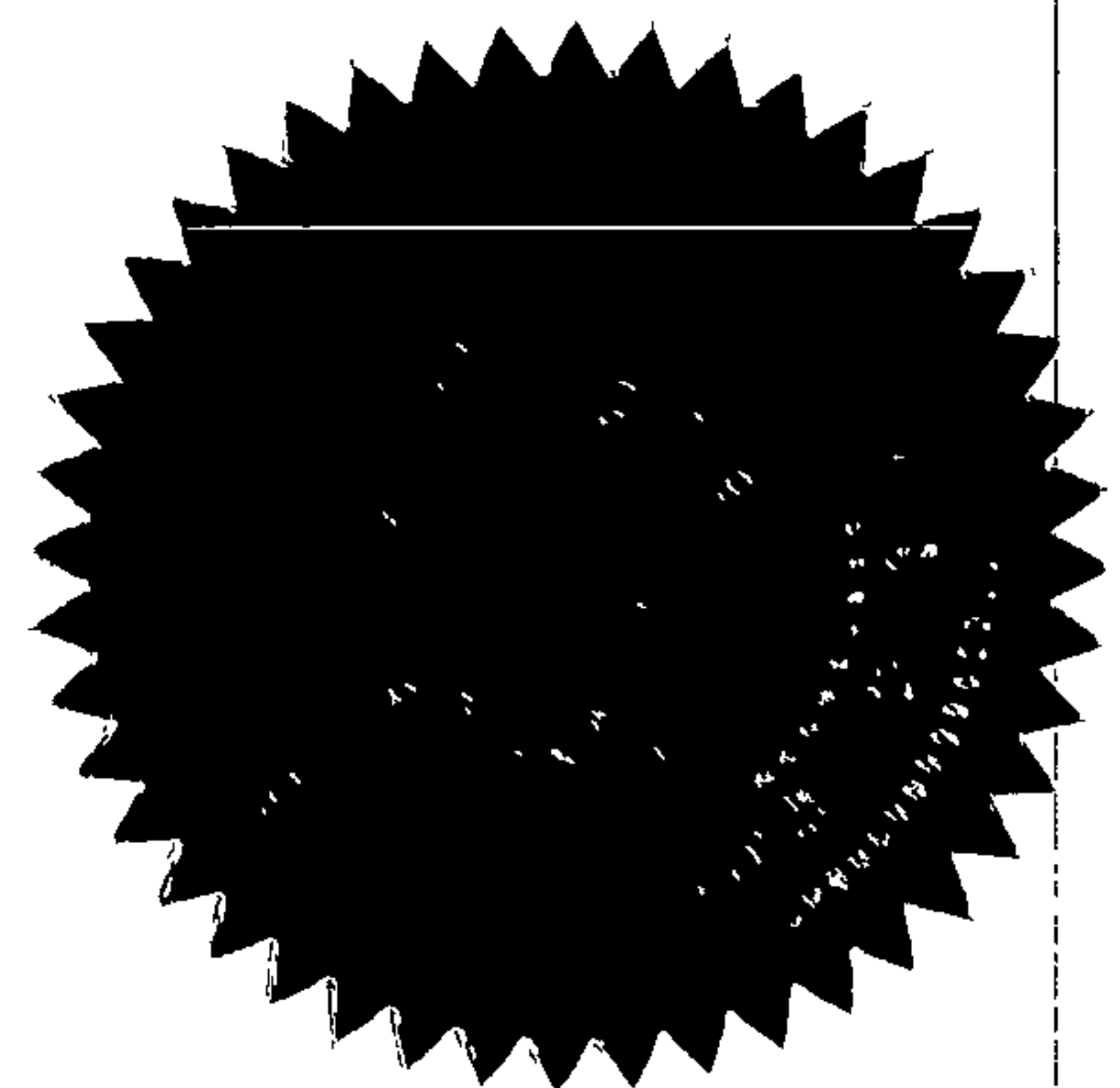
By: _____
Its: _____

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO) ss.

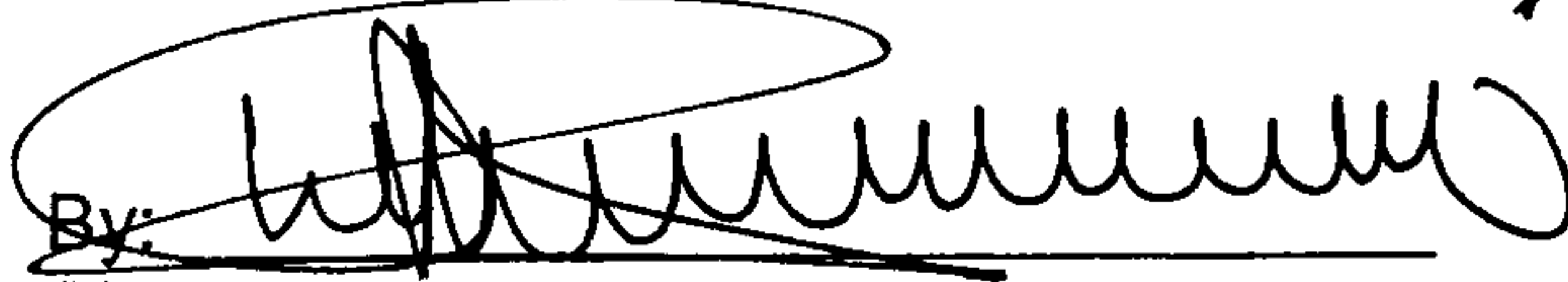
This instrument was duly acknowledged before me this 17 day of November, 2010 by Michael D. Davis, VP of Forest City Commercial Group, Inc., an Ohio corporation, Sole Member, Forest City NM, LLC, a New Mexico limited liability company, Member of FC Covington Manager, LLC, a New Mexico limited liability company, Member of Mesa del Sol, LLC, a New Mexico limited liability company.

Polly E. Gunders
Notary Public

My Commission Expires: Oct 17, 2011



ALBUQUERQUE PUBLIC SCHOOLS

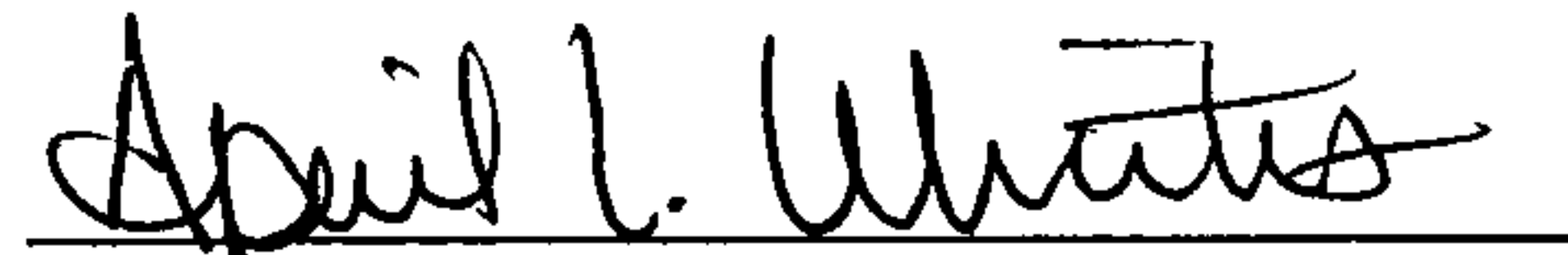
By: 

Signature
Kizito Wijenje, Director, Capital Master Plan

Typed Name and Title

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on the 17th day of NOVEMBER, 2010, by Kizito Wijenje, as Director of CMAP of Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.



Notary Public

My Commission Expires: May 18, 2011

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of \$3.75 each.

1. LOCATION

- A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
- B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
- B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

- A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
- B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from December 21, 2010 To January 5, 2010

5. REMOVAL

- A. The sign is not to be removed before the initial hearing on the request.
- B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Bohannon Huston
(Applicant or Agent)

12/10/10
(Date)

I issued 2 signs for this application, 12-10-10
(Date)

[Signature]
(Staff Member)

DRB PROJECT NUMBER: 1006006

APPLICATION NO. 4961

PERMIT NO.

PERMIT FOR RIGHT-OF-WAY AND EASEMENT

THIS INDENTURE, made this 20th day of May, 1954, by and between the State of New Mexico, acting by and through W. L. WALKER, its Commissioner of Public Lands, party of the first part, and the Public Service Company of New Mexico, a corporation duly organized and existing under the Laws of the State of New Mexico, duly authorized to transact business in the State of New Mexico, party of the second part;

WITNESSETH:

That the said party of the first part for and in consideration of the sum of

fifty two and 53/100

(52.53) DOLLARS

lawful money of the United States in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted and by these presents does grant to the party of the second part, its successors and assigns, a right-of-way and easement for the purpose of constructing, operating and maintaining a line for the transmission of electric energy thereover for any purpose for which electric energy is now or hereafter may be used, with all necessary poles, wires, fixtures and appliances, including guy wires, stubs, anchors and brace poles and lines upon the route granted herein, together with the rights of ingress and egress on, over and through the following described State Land to wit:

Right-of-way and easement for a 4160 volt line within Sec. 14, 15, 22, 27 and 34, T.9N., R.3E., N.M.P.M., Bernalillo County, New Mexico.

An easement ten (10) feet in width, being five (5) feet on either side of the following described center line: Beginning at Sta. 199/91.7, a point on the North line of the above mentioned Section 14, said beginning point being S.89°41'E., 2057.1 feet from the section corner common to Sections 10, 11, 14 and 15, T.9N., R.3E., N.M.P.M., and running thence S.14°13'E., 985.3 feet to Sta. 209/77, running thence S.5°38'E., 1071.0 feet to Sta. 220/48, running thence S.16°33'W., 256.0 feet to Sta. 223/04, running thence S.41°46'W., 2315.0 feet to Sta. 246/19 on the East line of the SW 1/4, Sec. 14 (running thence S.41°46'W., 1240.0 feet across U. S. Government Lands to Sta. 258/59, a point on the West line of said SW 1/4, Sec. 14) continuing thence across State Lands S.41°46'W., 6186.0 feet to Sta. 320/45, running thence S.4°32'W., 303.0 feet to Sta. 323/48, running thence S.3°30'W., 7153.0 feet to Sta. 395/05, running thence S.85°50'E., 592 feet to Sta. 400/97, the Southerly terminus point of this easement, said point being N.17°04'E., 4503.4 feet from the brass capped section corner set as the SW corner of the above mentioned Section 34.

Also the following guy wire and anchor easements:

N.80°09'E., 27.0 feet from Sta. 209/77
N.65°27'E., 25.0 feet from Sta. 220/48
S.84°33'E., 29.0 feet from Sta. 220/48
S.54°33'E., 29.0 feet from Sta. 220/48
S.60°51'E., 28.0 feet from Sta. 223/04
S.47°54'E., 24.0 feet from Sta. 293/42

N. 3°30'E., 25.0 feet from Sta. 320/45
N. 85°50'W., 21.0 feet from Sta. 395/05
S. 3°30'W., 21.0 feet from Sta. 395/05
S. 85°50'E., 20.0 feet from Sta. 400/97

Lateral East off of Sta. 243/89 in Sec. 14

An easement ten (10) feet in width, being five (5) feet on either side of the following described center line: Beginning at Hicks Dairy Line Station 243/89 and running thence S. 44°46'E., 154.0 feet to the Easterly terminus point of this easement.

Lateral Northeasterly off of Sta. 293/42 in Sec. 22

An easement ten (10) feet in width, being five (5) feet in either side of the following described center line: Beginning at Hicks Dairy Line Sta. 293/42 and running thence N. 47°54'W., 3314.0 feet to a pole at Sta. 33/14, continuing thence N. 47°54'W., 19.0 feet to an anchor, the Westerly terminus point of this easement.

Lateral Southwesterly off of Sta. 320/45 in Sec. 22

An easement ten (10) feet in width, being five (5) feet on either side of the following described center line: Beginning at Hicks Dairy Line Sta. 320/45 and running thence S. 41°46'W., 599.0 feet to a pole at Sta. 5/99, thence continuing S. 41°46'W., 28.0 feet to an anchor, the Southwesterly terminus point of this easement.

Containing 5.263 acres more or less, as shown on Public Service Company of New Mexico Drawing No. A-631-D.

Together with the right to cut down and keep cut down all trees, limbs of trees and undergrowth upon said right-of-way. In clearing the right-of-way the party of the second part agrees to dispose of the brush and other debris so as not to prevent the free grazing of livestock of the grazing lessee.

It is understood by and between the parties hereto that no other right-of-way and easement for telephones, telegraph or power line shall be granted or authorized upon the right-of-way herein, which, in the judgment of the party of the second part, its lawful successors and assigns, will interfere with its service or endanger its lines.

The said consideration hereinabove specified is the price for the lands covered in the right-of-way herein granted, and in consideration of the payment of the same by the party of the second part. This grant of easement and right-of-way is made pursuant to the authority conferred by Section 8-856 of the New Mexico Statutes Annotated, 1941 Compilation.

TO HAVE AND TO HOLD the said right-of-way granted for the use and purposes above mentioned unto said party of the second part, its lawful successors and assigns, so long as the said right-of-way shall be used for the purposes hereinbefore expressed.

And this grant is made upon the further condition that should the said right-of-way and easement hereby granted cease to be used by the party of the second part or its

lawful successors for any of the purposes enumerated herein for the period of one (1) year, that part of the right-of-way herein granted which may so cease to be used for such purposes shall ipso facto revert to and become reverted in the party of the first part, free and clear from any claim, interest or demand of the said party of the second part or its successors.

In crossing any right-of-way for a highway, or the right-of-way of any other telephone, telegraph or transmission line, the party of the second part will exercise due care so as not to interfere with said rights-of-way and will comply with all laws, rules and regulations in connection with the making of such crossings.

The said party of the second part, its successors and assigns hereby agree carefully to avoid destruction or injury to any improvements or livestock lawfully upon said premises; carefully to close all gates immediately upon passing through such gates and pay the reasonable and just damages for such injury or destruction, if any, arising from construction, maintaining and removing said power line or lines.

The party of the second part shall have the right to assign this Permit for Right-of-way and Easement, subject to the approval of the party of the first part.

This Permit is issued subject to all valid existing rights.

IN WITNESS WHEREOF, the State of New Mexico has caused this instrument to be executed by its Commissioner of Public Lands thereunto duly authorized with the seal of office affixed, the day and year above written.

STATE OF NEW MEXICO

By *E. Miller*
Commissioner of Public Lands

28421

State of New Mexico } ss
County of Bernalillo }

This instrument was filed for record on:

1062 JUL 2 1954

At 10'clock, m. Recorded in Vol. 285

of records of said County Folio 17

Mary Bell Clerk & Recorder

Mary Bell Deputy Clerk

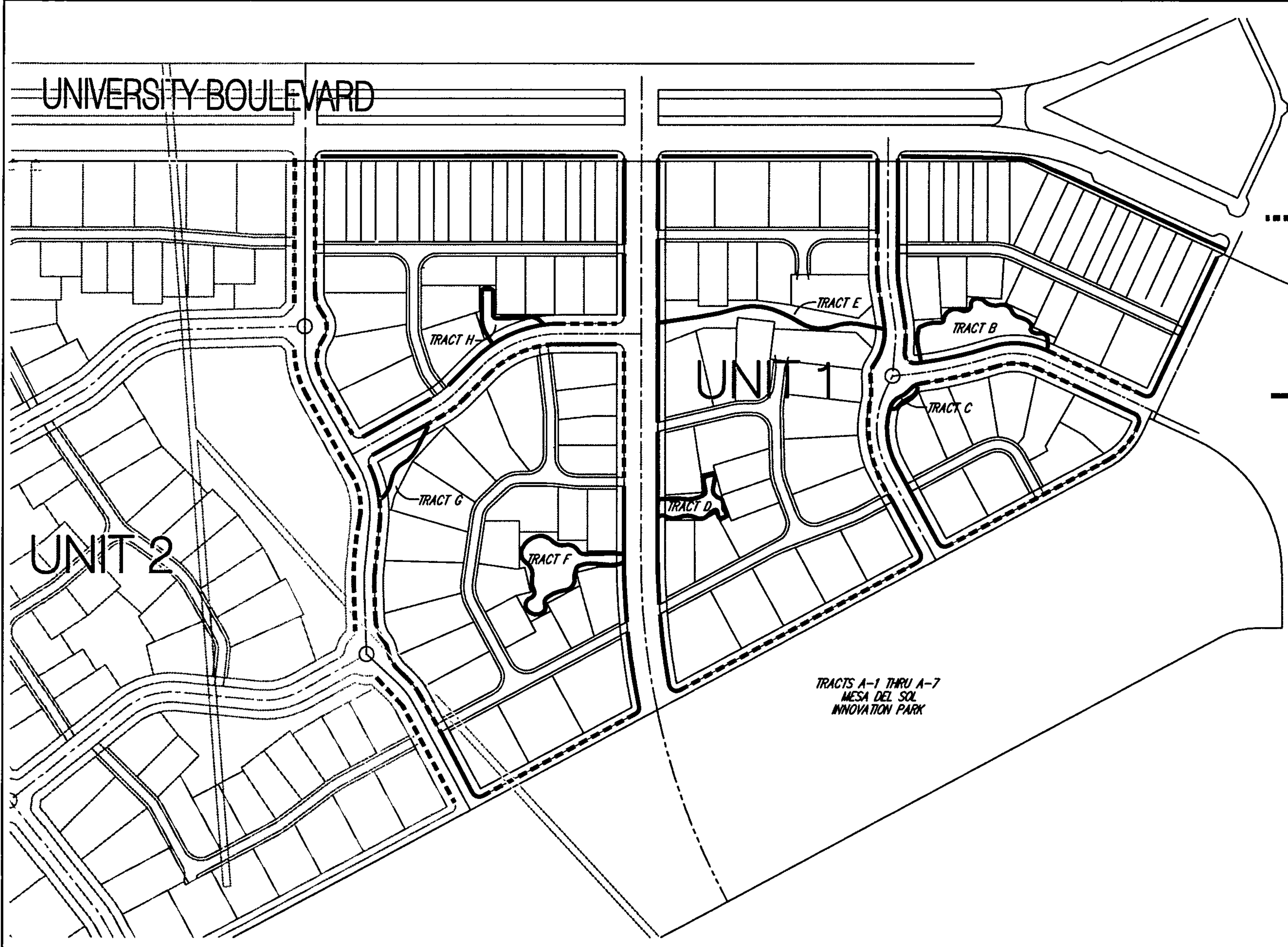
7-2-54



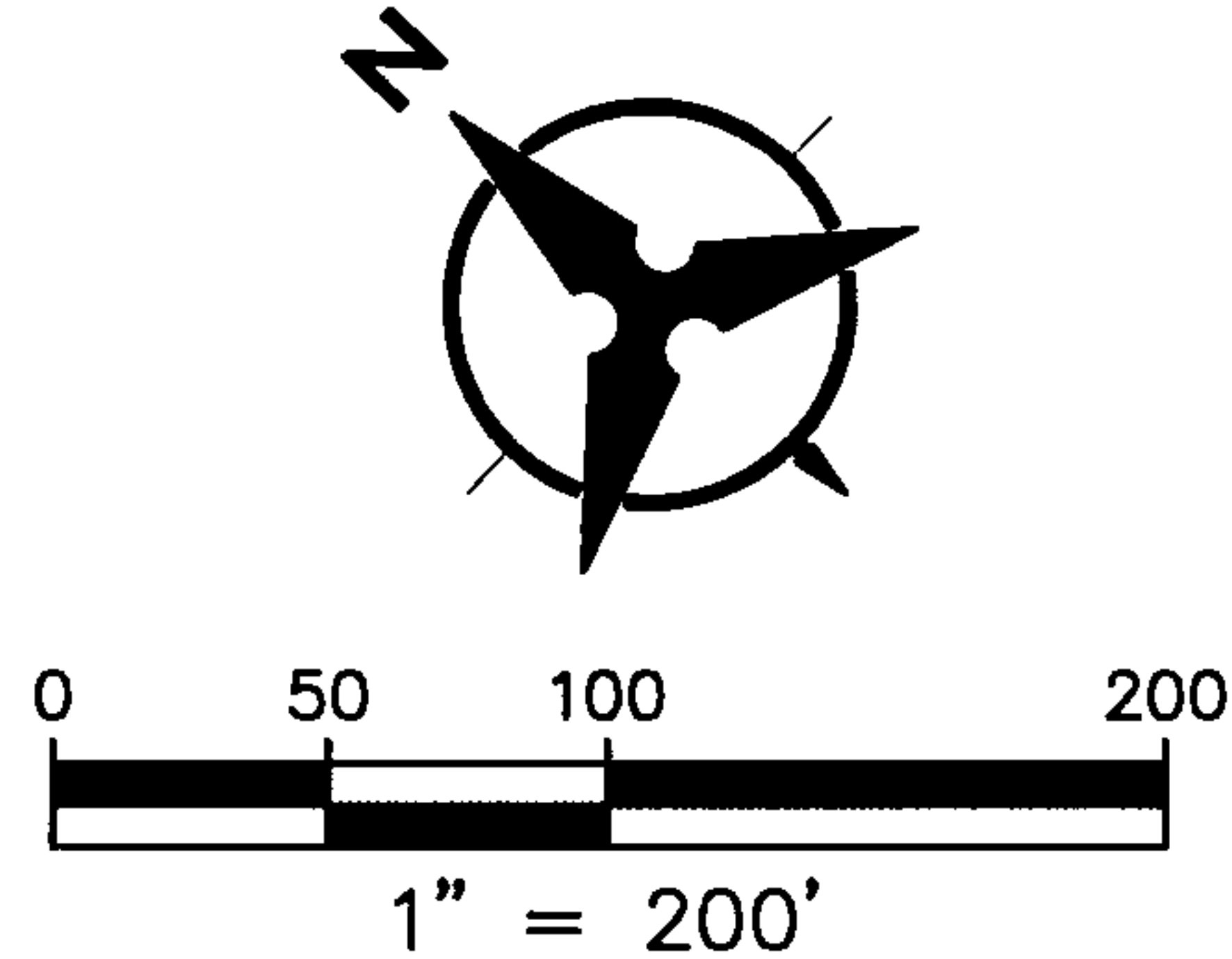
MESA DEL SOL
SIDEWALK DEFERRAL
EXHIBIT "B"
UNIT 1

..... DEFERRED sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

———— BUILT sidewalks on sidelots.



TRACTS A-1 THRU A-7
MESA DEL SOL
INNOVATION PARK



Mesa del Sol
Bohannon & Huston
Company 7000 Williams Dr. 100 Albuquerque, NM 87106-4000
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

DRB FILE

1006006



Current DRC Project No _____

Date Submitted December 10, 2010
 Date Site Plan for Bldg Permit Approv _____
 Date Site Plan for Sub Approved _____
 Date Preliminary Plat Approved _____
 Date Preliminary Plat Expires _____
 DRB Project No 1006006

Figure 12

INFRASTRUCTURE LIST

EXHIBIT 'A'
 TO SUBDIVISION IMPROVEMENTS AGREEMENT
 DEVELOPMENT REVIEW BOARD (D R B) REQUIRED INFRASTRUCTURE LIST

**MESA DEL SOL NEIGHBORHOOD, MONTAGE UNIT 1
 (REPLAT OF TRACT A-2, MESA DEL SOL INNOVATION PARK)**

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

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<u>PUBLIC ROADWAY IMPROVEMENTS</u>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	AVEDON DRIVE	NORTH END OF EXISTING COUPLLET LOCATED 200' SOUTH OF BOURKE-WHITE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	WITKIN STREET	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/

* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PRIVATE ROADWAY IMPROVEMENTS									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 5-N	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 5-S	CUNNINGHAM AVE	ALLEY TRACT 5-N	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 4-S	AVEDON DRIVE	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 4-MID	ALLEY TRACT 4-S	STRAND LOOP	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 4-N	ALLEY TRACT 4-MID	CUNNINGHAM AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 3A-S	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 3A-MID	ALLEY TRACT 3A-S	LOT 16, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 3A-N	STRAND LOOP	ALLEY TRACT 3A-MID	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 3B-N	STRAND LOOP	BOURKE-WHITE DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 3B-STUB	ALLEY TRACT 3B-N	LOT 24, BLOCK 3	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 1	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 2	BOURKE-WHITE DRIVE	STIEGLITZ AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS B - H			/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC WATERLINE IMPROVEMENTS

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	STRAND LOOP	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	BOURKE-WHITE DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	AVEDON DRIVE	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		10" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	STIEGLITZ AVE	AVEDON DRIVE	UNIVERSITY BLVD	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	CUNNINGHAM AVE	AVEDON DRIVE	STRAND LOOP	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		8" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	AVEDON DRIVE	STIEGLITZ AVE	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA
Sequence #

COA DRC
Project #

Size

Type of Improvement

Location

From

To

Private
Inspector

City
Inspector

City Cnst
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

UNIVERSITY BLVD

AVEDON DRIVE

STIEGLITZ AVE

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

CUNNINGHAM AVE

AVEDON DRIVE

STRAND LOOP

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

STIEGLITZ AVE

AVEDON DRIVE

WITKIN STREET

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

AVEDON DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

STRAND LOOP

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

BOURKE-WHITE DRIVE

STIEGLITZ AVE

UNIVERSITY BLVD

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

WITKIN STREET

STIEGLITZ AVE

BOURKE-WHITE DRIVE

/

/

/

8" DIA
SANITARY SEWER W/ NEC
MH'S & SERVICES

TRACT E

STRAND LOOP

BOURKE-WHITE DRIVE

/

/

/

/

/

/

/

/

/

/

/

/

PRIVATE SANITARY SEWER IMPROVEMENTS

6" DIA
SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT D

LOT 9/10, BLOCK 3

STRAND LOOP

/

/

/

6" DIA
SANITARY SEWER W/ NEC
MH'S, CLEANOUTS & SERVICES

TRACT F

LOT 16/17, BLOCK 4

STRAND LOOP

/

/

/

/

/

/

/

/

/

/

/


/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
PUBLIC STORM DRAIN IMPROVEMENTS									
		18"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		18"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STRAND LOOP	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		18"-30" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	STIEGLITZ AVE	WITKIN STREET	POND 3 (TRACT A-5)	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	WITKIN STREET	STIEGLITZ AVE	BOURKE-WHITE DRIVE	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	BOURKE-WHITE AVE	WITKIN STREET	UNIVERSITY BLVD	/	/	/
			STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
----------------	-------------------	------	---------------------	----------	------	----	-------------------	----------------	--------------------

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS						
		4 7 AC-FT	DRAINAGE POND '2A' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2A TRACT A-5			/	/	/
		3 7 AC-FT	DRAINAGE POND '2B' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 2B TRACT A-5			/	/	/
		3 4 AC-FT	DRAINAGE POND '3' W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	POND 3			/	/	/
		6 3 AC-FT	OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR & COV, NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN	WEST OF PROPOSED DEVELOPMENT ON TRACT A-1			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

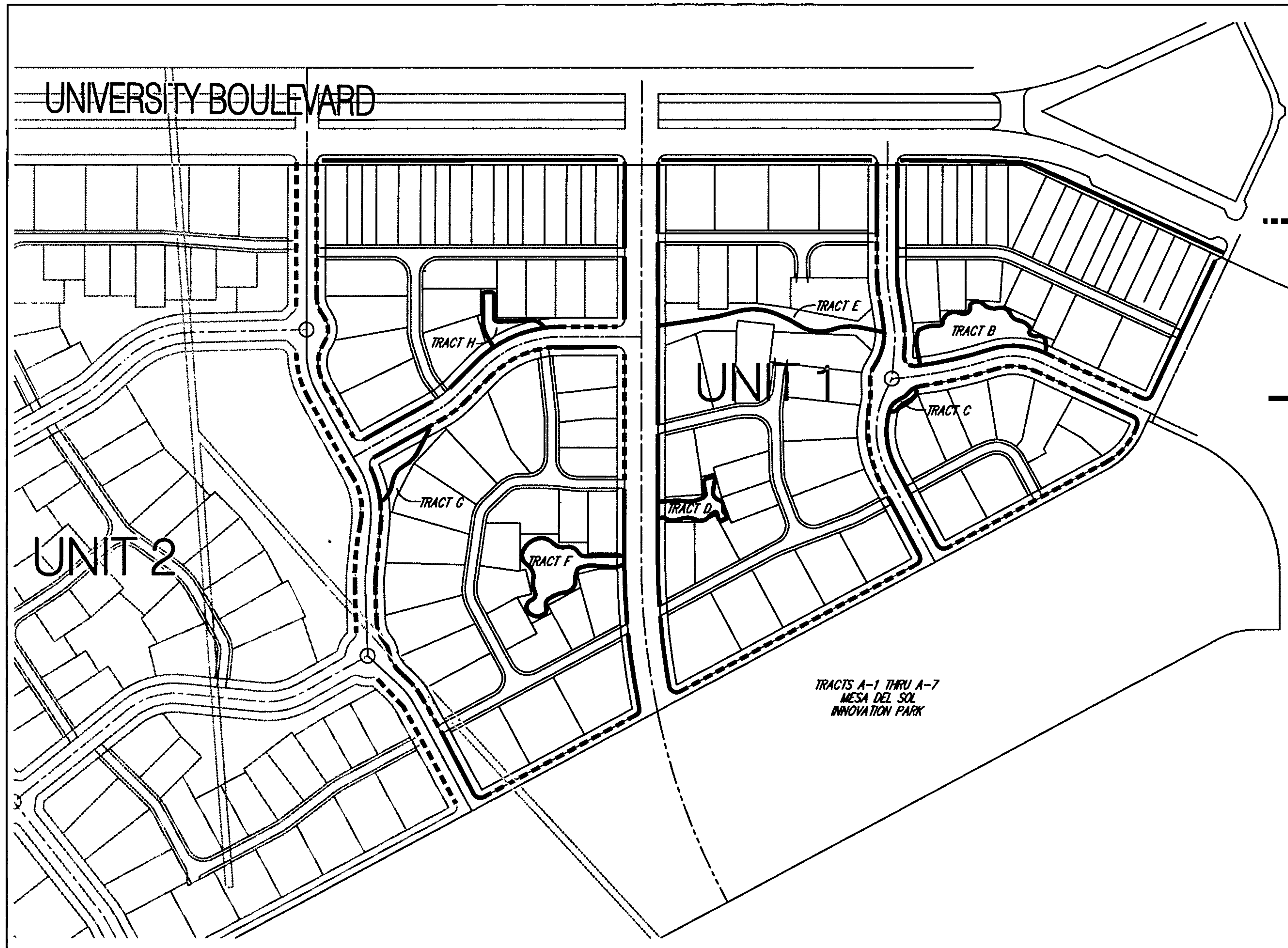
AGENT/OWNER	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
-------------	---

CHRISTIAN J. SHOLTIS, PE PREPARED BY PRINT NAME	12/10/2010 DATE	DRB CHAIR DATE	PARKS & GENERAL SERVICES DATE
BOHANNAN HUSTON, INC. FIRM	 SIGNATURE	TRANSPORTATION DEVELOPMENT DATE	AMAFCA DATE
	1-14-11 DATE	ABCWUA DATE	CITY ENGINEER DATE
MAXIMUM TIME ALLOWED TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION			DATE

DESIGN REVIEW COMMITTEE REVISIONS

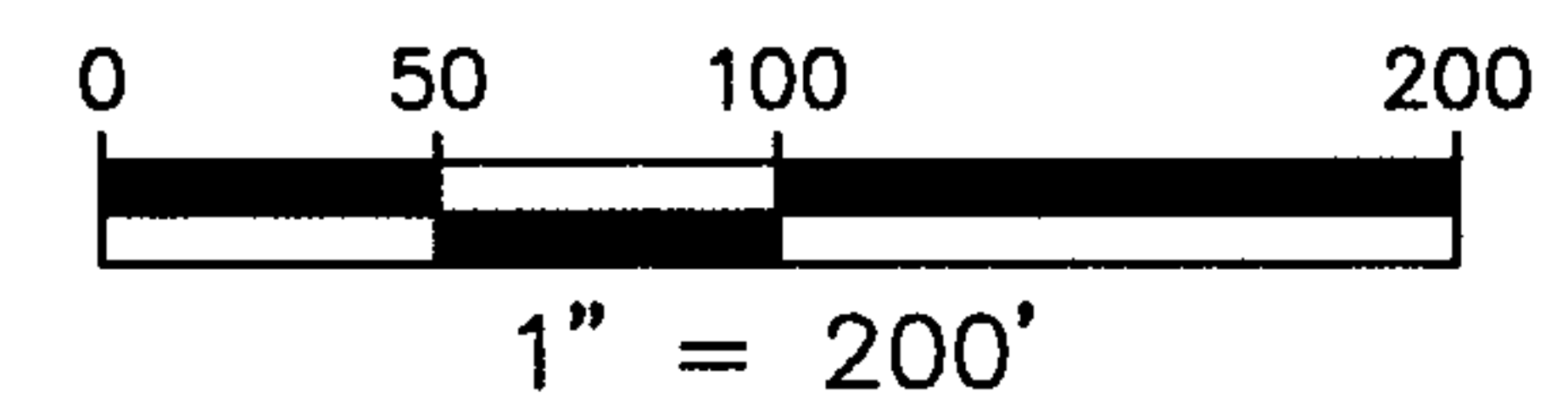
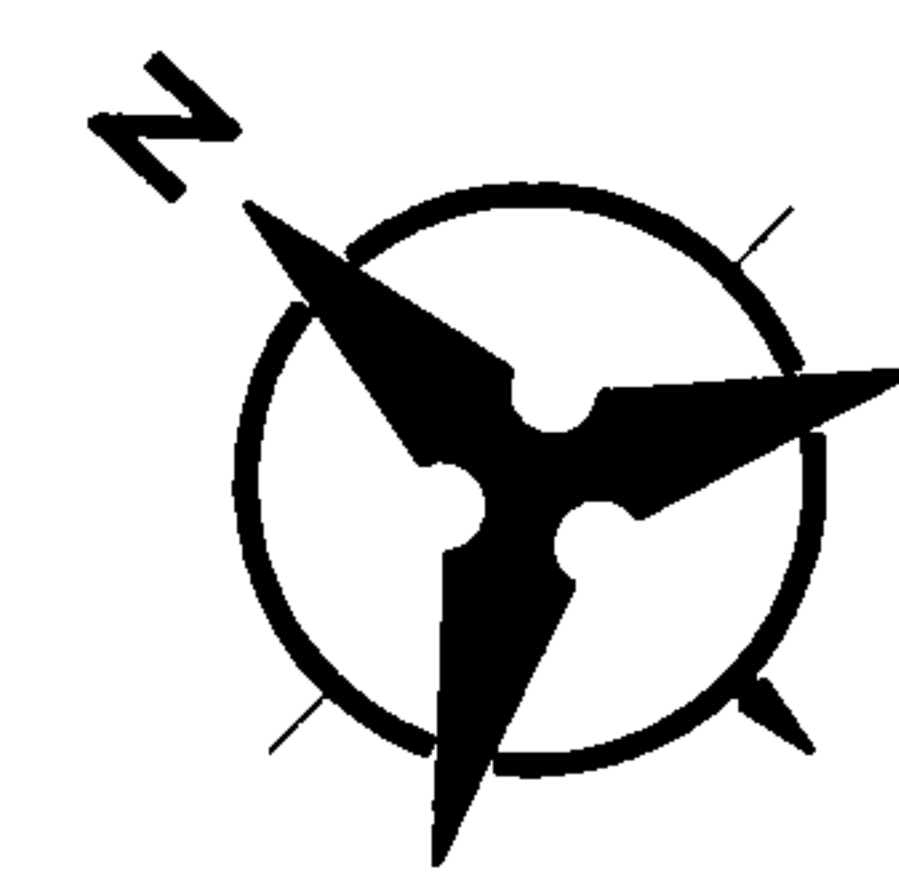
REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

MESA DEL SOL
SIDEWALK DEFERRAL
EXHIBIT "B"
UNIT 1



----- DEFERRED sidewalks are to be built on a lot-by-lot basis as home construction is completed. The deferral is requested to reduce damage to sidewalks due to building construction activities.

———— BUILT sidewalks on sidelots.



Mesa del Sol

Bohannon & Huston

Copyright © 2000 Bohannon & Huston, All Rights Reserved. 02/00-0000
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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

- SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Maximum Size: 24" x 36"**
 - Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (folded to fit into an 8.5" by 14" pocket) **6 copies.**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Scaled site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Completed Site Plan for Subdivision Checklist
 - Infrastructure List, if relevant to the site plan
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)** **Maximum Size: 24" x 36"**
 - 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
 - Solid Waste Management Department signature on Site Plan
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Copy of the document delegating approval authority to the DRB
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist
 - Copy of Site Plan with Fire Marshal's stamp
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

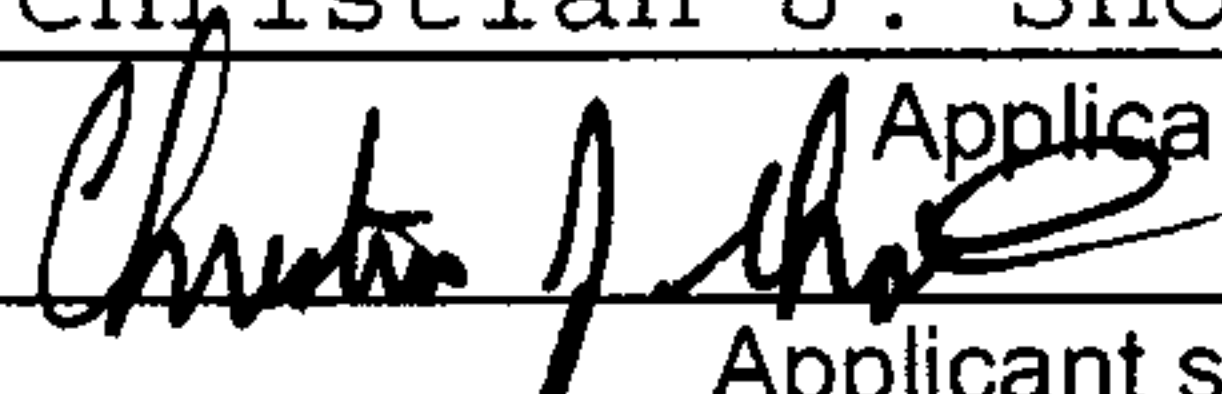
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
 - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Infrastructure List, if relevant to the site plan
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

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

- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)**
- FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)**
 - Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - Solid Waste Management Department signature on Site Plan for Building Permit
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter carefully explaining how each EPC condition has been met **and** a copy of the EPC Notification of Decision
 - Infrastructure List, if relevant to the site plan
 - Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
 - List any original and/or related file numbers on the cover application

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

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

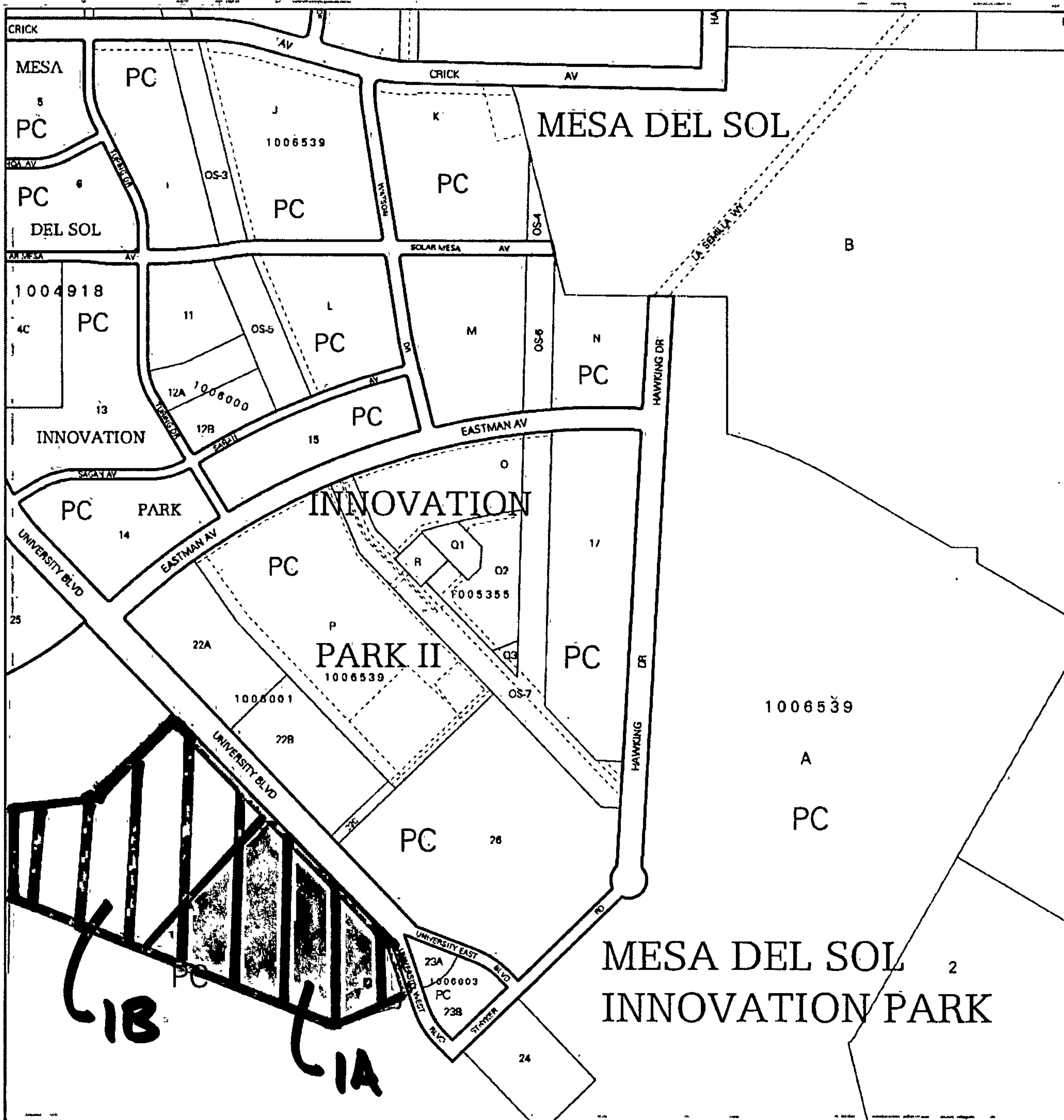
Christian J. Sholtis, PE
 Applicant name (print)

 Applicant signature / date



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
10 DRB - 70250

V. [Signature] 8-30-10
 Planner signature / date
 Project # 1006006



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

Map amended through: 2/4/2010

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
R-16-Z

Selected Symbols

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

0 750 1,500 Feet

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 30, 2010

Mr. Jack Cloud, DRB Chair
City of Albuquerque
Planning Department
600 2nd Street NW
Albuquerque, NM 87103

Re: Mesa del Sol – Phase 1A Sketch Plat Submittal

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) sketch plat review and comment are copies of the following information:

- Development Review Application
- Six (6) copies of the Exhibit/sketch plat of site
- Six (6) copies of the Mesa Del Sol Master Plan depicting the site location of this request.
- Zone Atlas page

This sketch plat is being presented to the Development Review Board for the purpose of obtaining City input and comment. It represents the first phase of the first residential development at Mesa Del Sol and encompasses approximately 17 acres subdivided into approximately 120 lots of varying sizes. Roadway right-of-way and pavement widths are indicated on the plan. Future public parks and interior private parks are also depicted on the plan.

We request that this item be scheduled for the September 8, 2010 DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Christian J. Sholtis, P.E.
Project Manager
Community Development and Planning

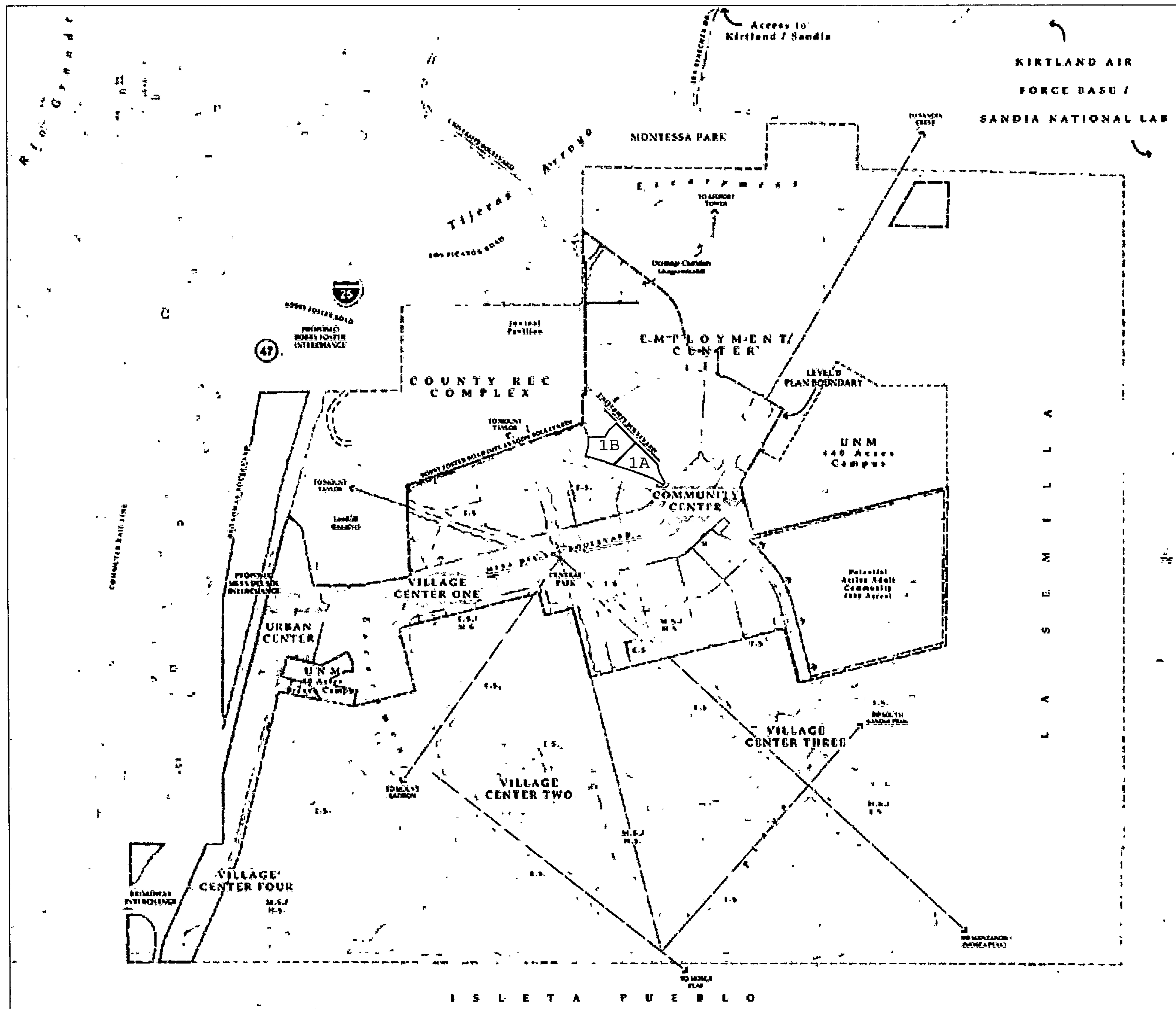
CJS/cc
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

ENGINEERING ▲

SPATIAL DATA ▲

ADVANCED TECHNOLOGIES ▲



LEVEL B PLAN AREA

Figure 1-1

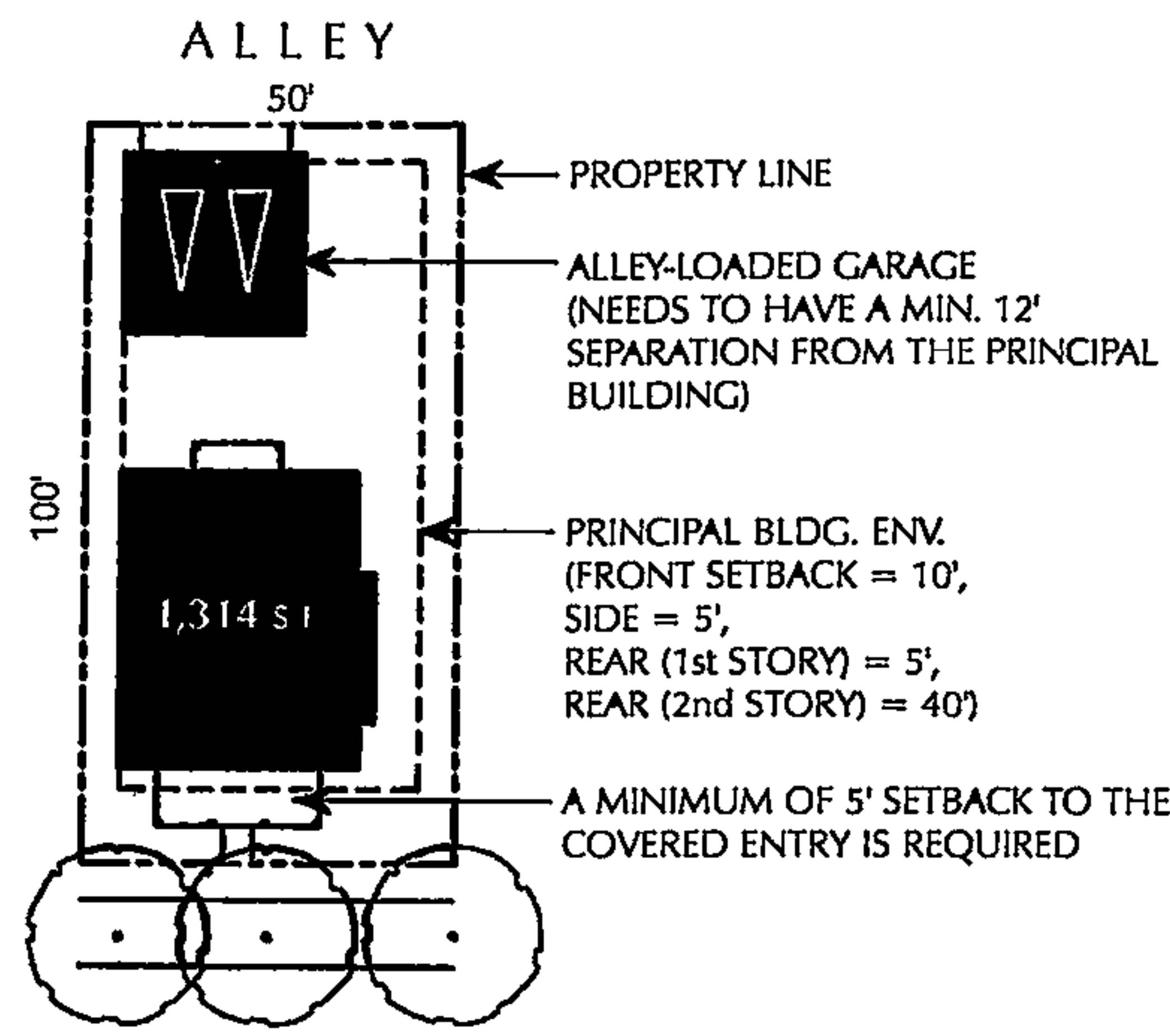
Legend

- Mixed Use Centers
- Neighborhood Centers (diagrammatic placement)
- Commercial
- Schools and UNM Land
- Office / R&D
- Corridor Residential
- Residential
- Large Parks
- Trunk Open Space Network
- Steep Slopes and Playas

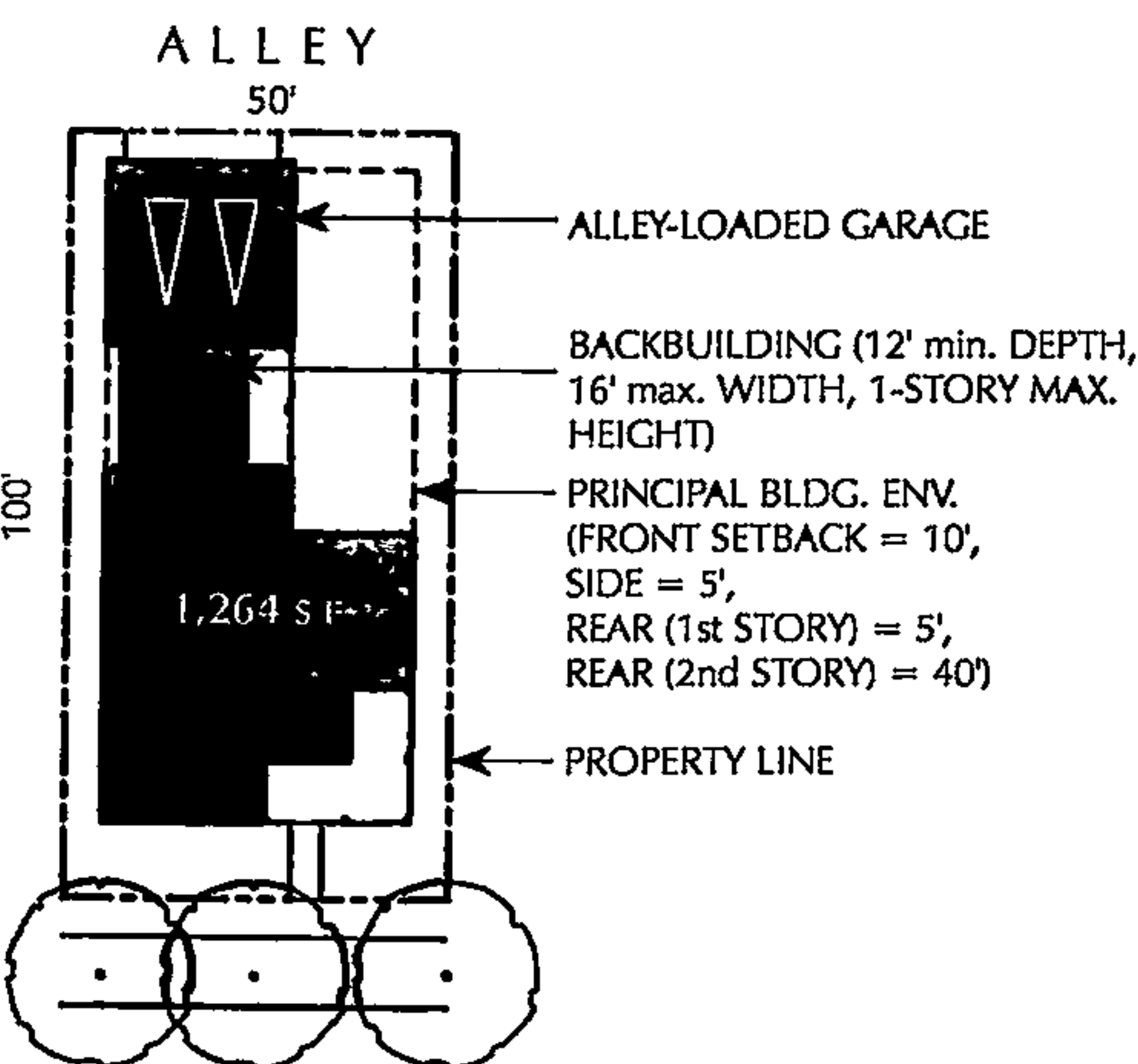


TYPICAL LOT

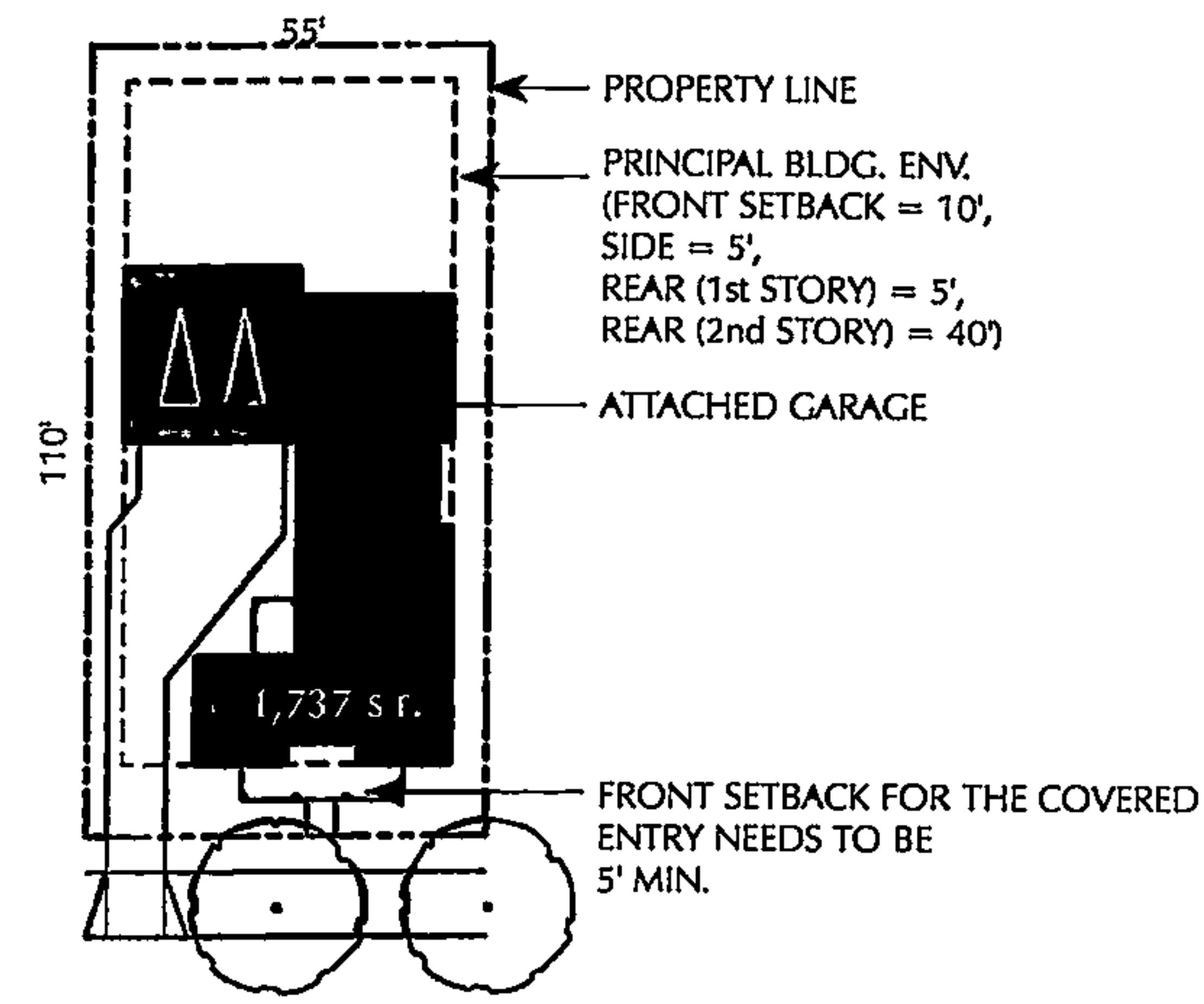
DETAILS



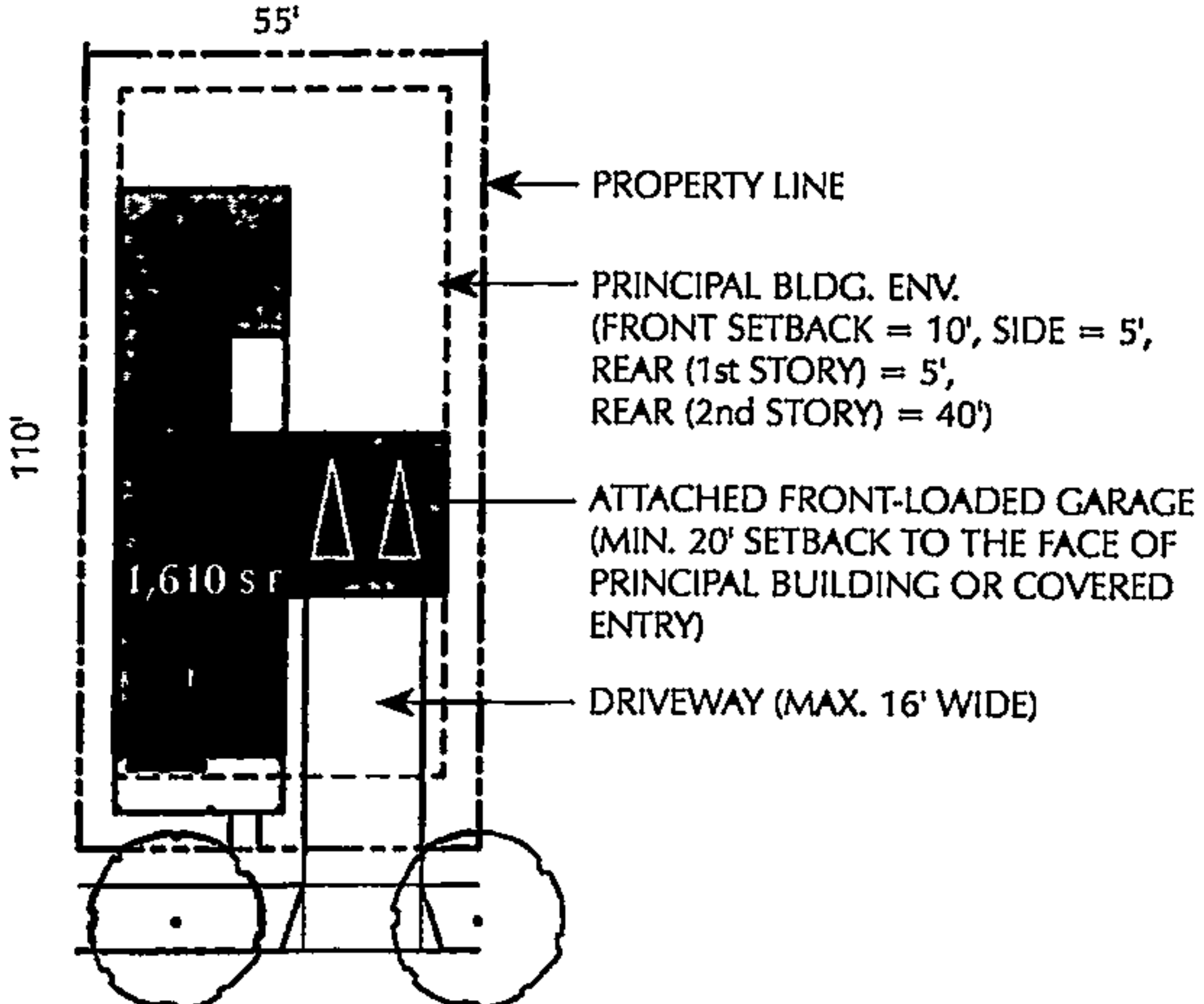
Alley-Loaded - Detached 2-Car Garage



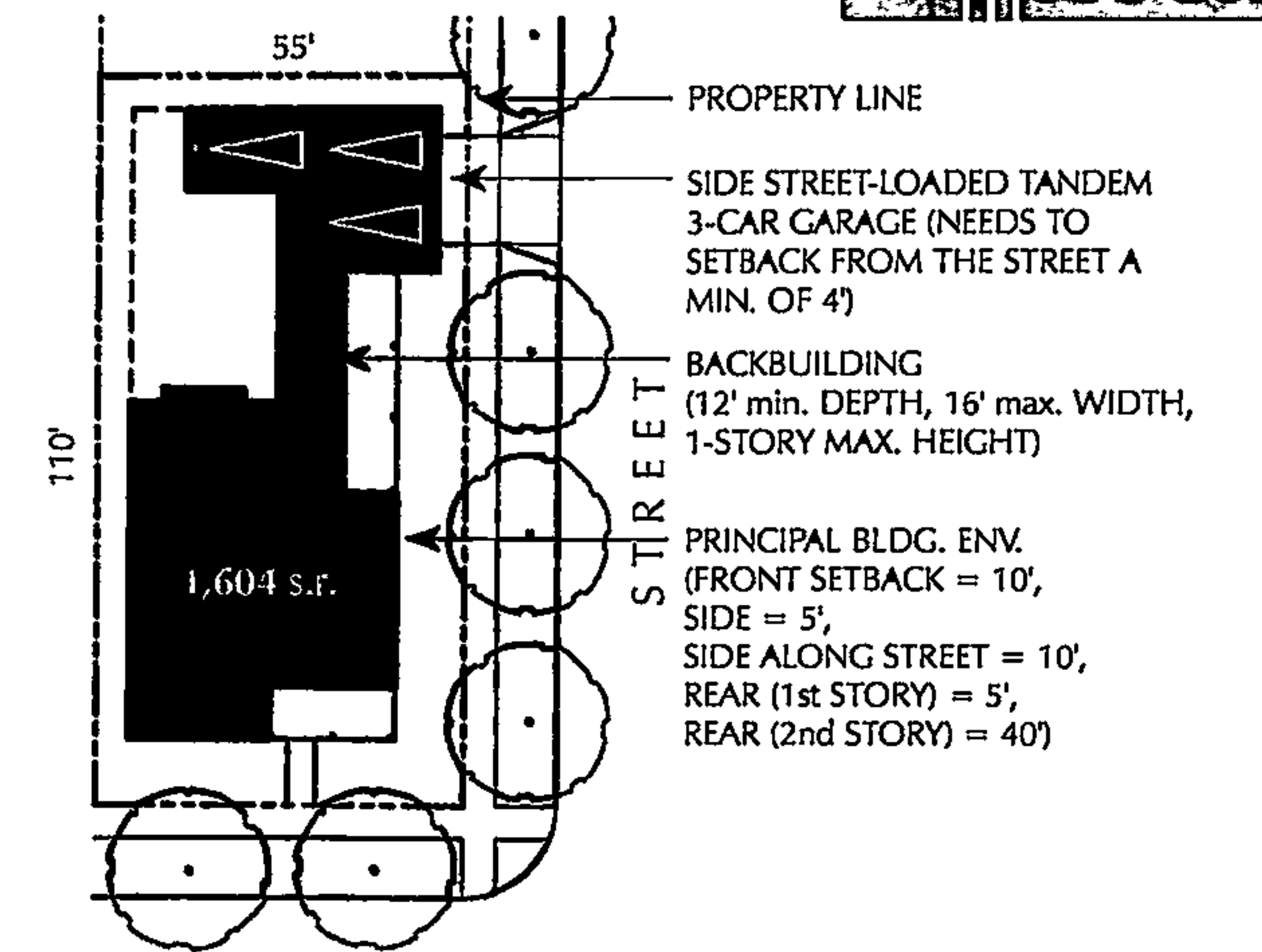
Alley-Loaded - Semi-Detached 2-Car Garage



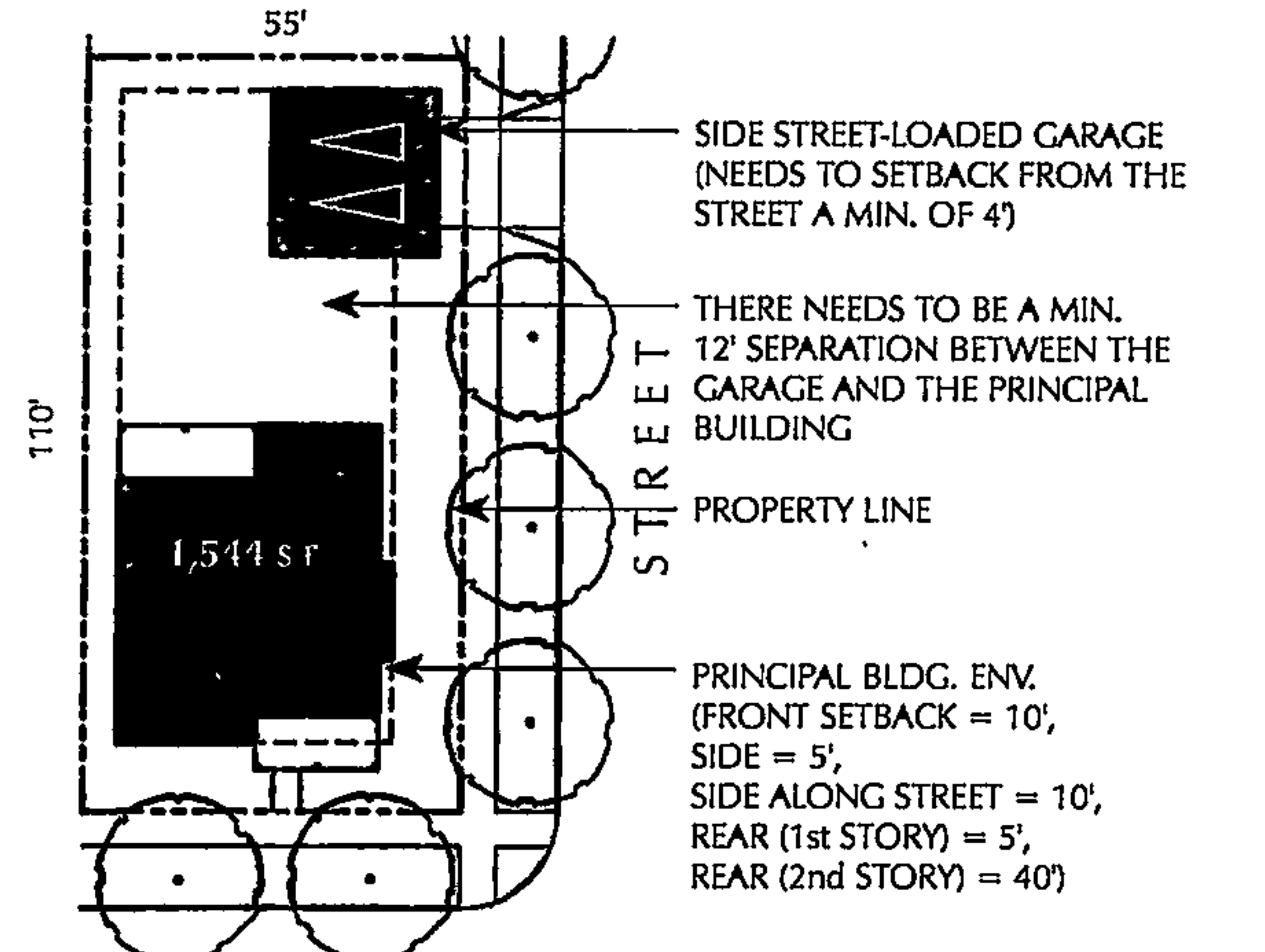
Street-Loaded - Side Drive, Attached 2-Car Garage



Street-Loaded - Front-Facing Attached 2-Car Garage



Side Street-Loaded - Semi-Detached Tandem 3-Car Garage



Side Street-Loaded - Detached 2-Car Garage

COVERED ENTRY

SETBACK:

- Front 5' min.
- Side 5' min.

SIZE AND DEPTH:

- Pueblo Revival 60 s.f./6' min.
- Territorial 80 s.f./6' min.
- Northern New Mexican 80 s.f./7' min.
- Spanish Eclectic 60 s.f./6' min.
- Craftsman 80 s.f./7' min.
- Contemporary Southwestern N/A

NOTE:

- Square Footage indicated in the Lot Diagrams refers to the area shown for principal building and backbuilding (if any), not including the garage.

ACCESSORY UNIT

- Size Allowed 500 s.f. max.
- Location: Over Detached or Semi-Detached Garage
- Percentage Allowed Per Block Face 50% max.

NOTE:

- No additional parking required.

BUILDING MASS

- Maximum Height 2 stories
- Lot Coverage 60% max.

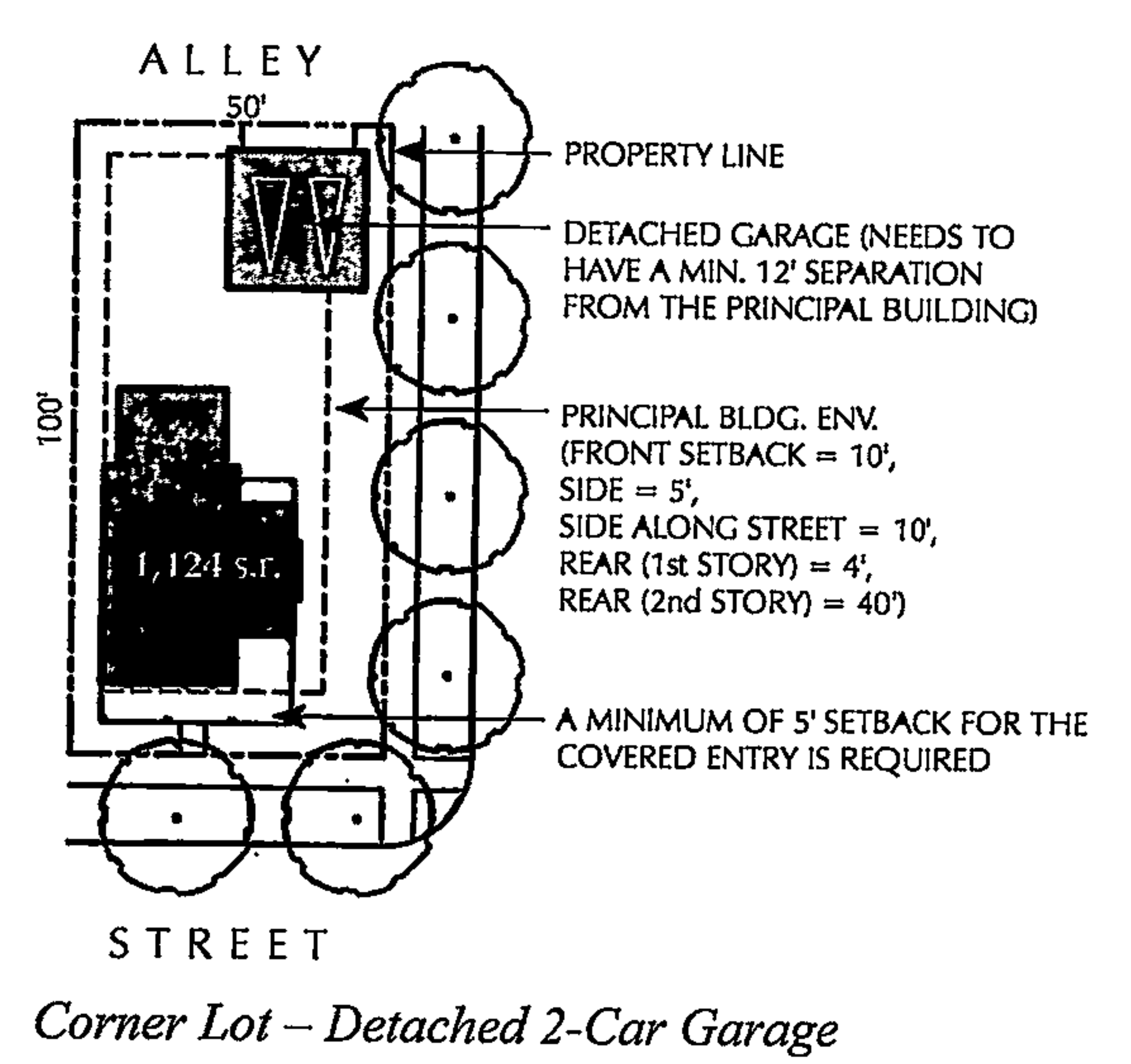
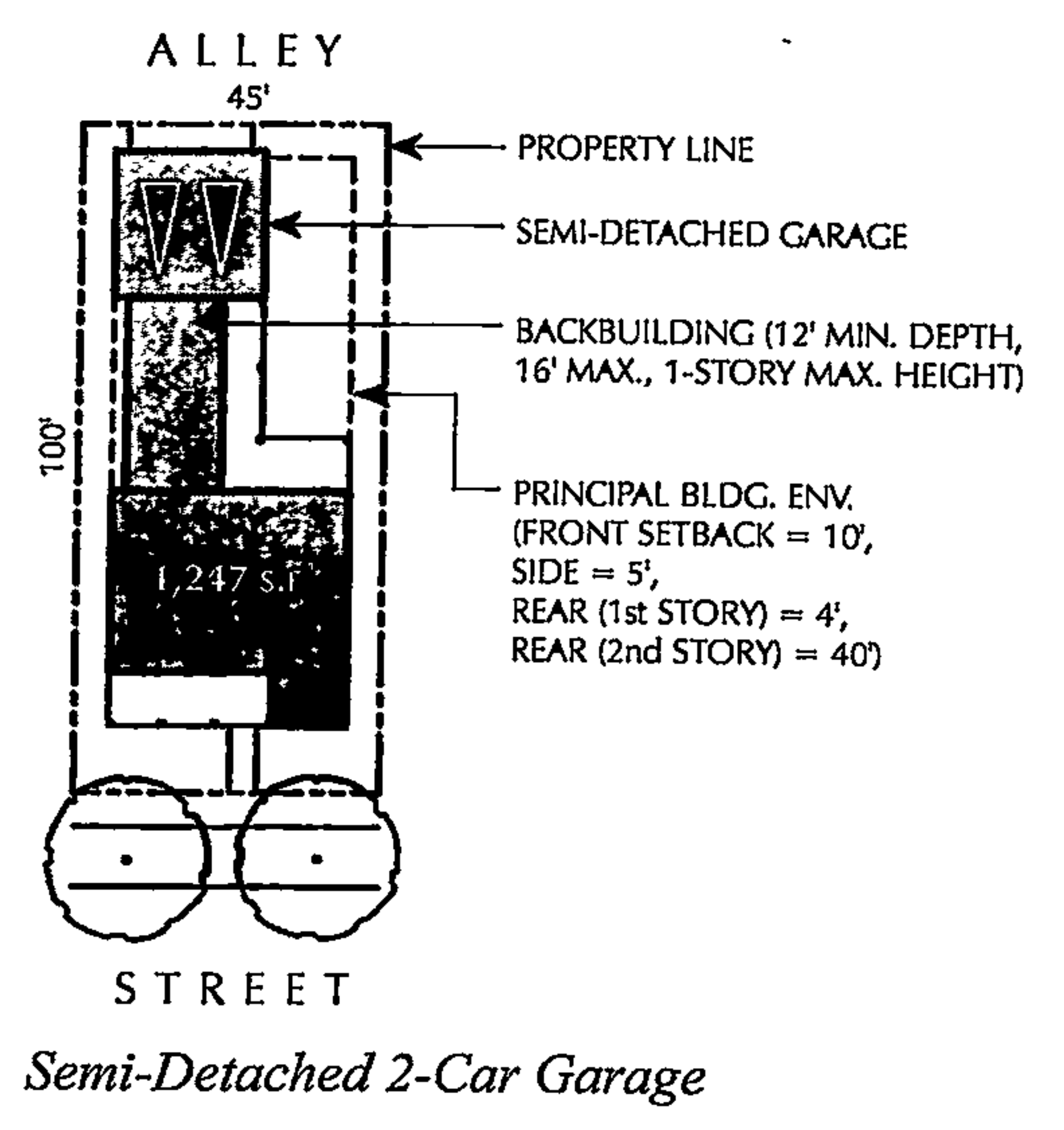
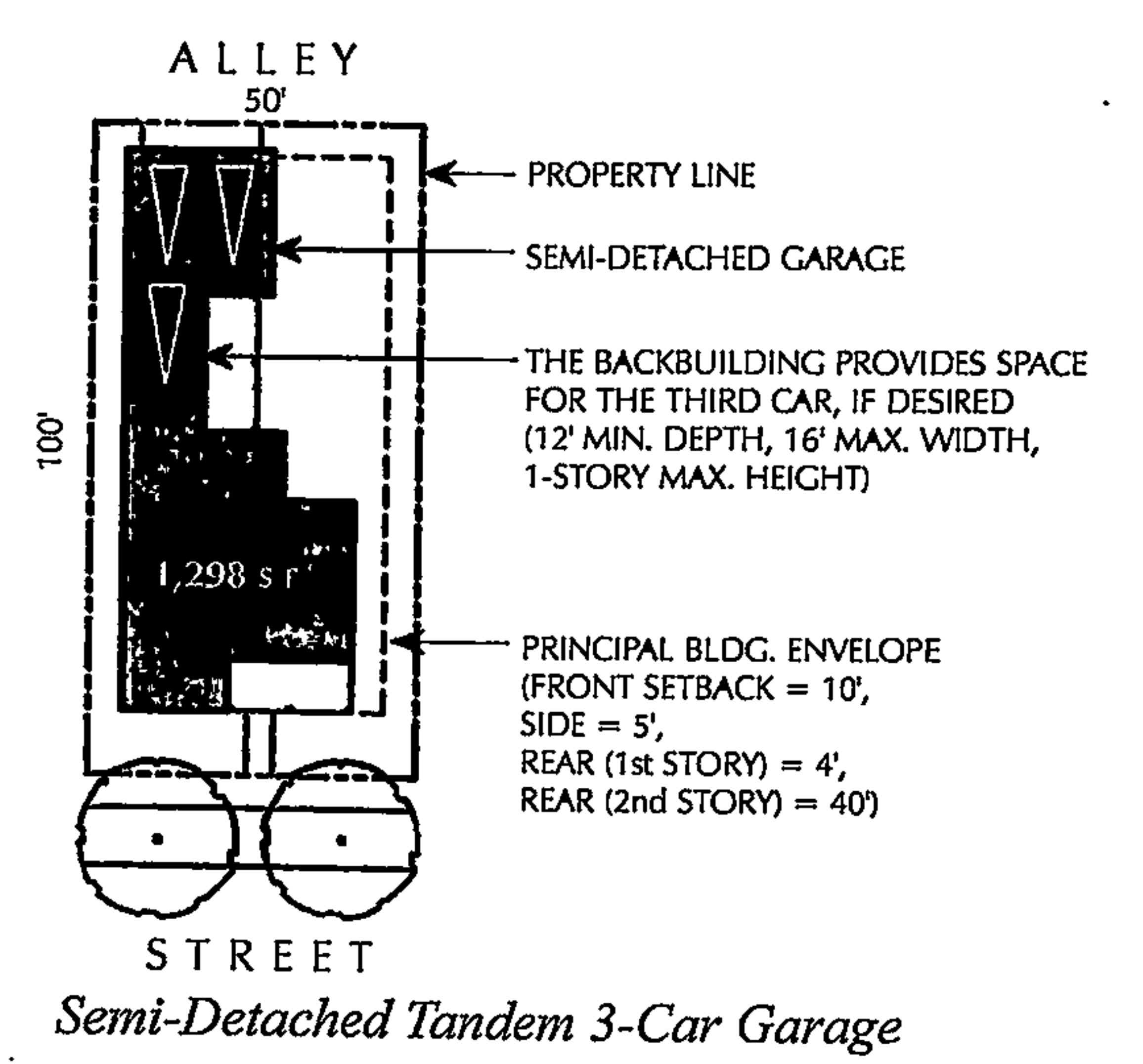
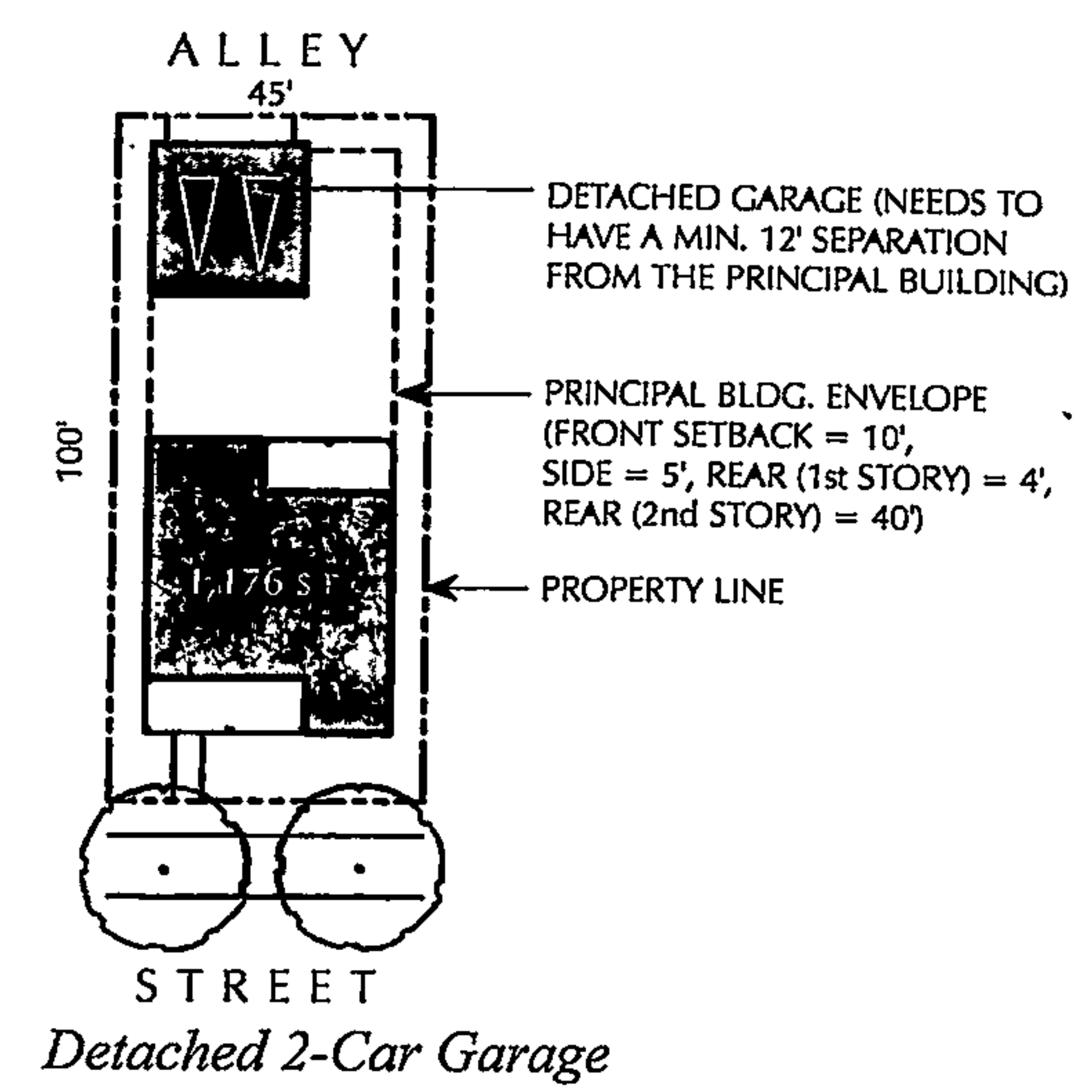
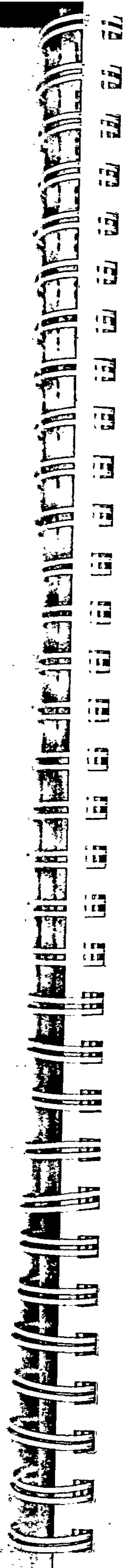
PERMITTED STYLES

- Pueblo Revival
- Territorial
- Northern New Mexican
- Spanish Eclectic
- Craftsman

Additional design principles for Residencia lots are presented on Pages II.2-II.9.

TYPE C

(Refer to Preliminary Plat for lot types by block)



COVERED ENTRY

- SETBACK:**
- Front 5' min.
 - Side 5' min.
- SIZE AND DEPTH:**
- Pueblo Revival 60 s.f./6' min.
 - Territorial 80 s.f./6' min.
 - Northern New Mexican 80 s.f./7' min.
 - Spanish Eclectic 60 s.f./6' min.
 - Craftsman 80 s.f./7' min.
 - Contemporary Southwestern N/A

NOTE:

- Square Footage indicated in the Lot Diagrams refers to the area shown for principal building and backbuilding (if any), not including the garage.

ACCESSORY UNIT

- Size Allowed 500 s.f. max.
- Location: Over Detached or Semi-Detached Garage
- Percentage Allowed Per Block Face 50% max.

NOTE:

- No additional parking required.

BUILDING MASS

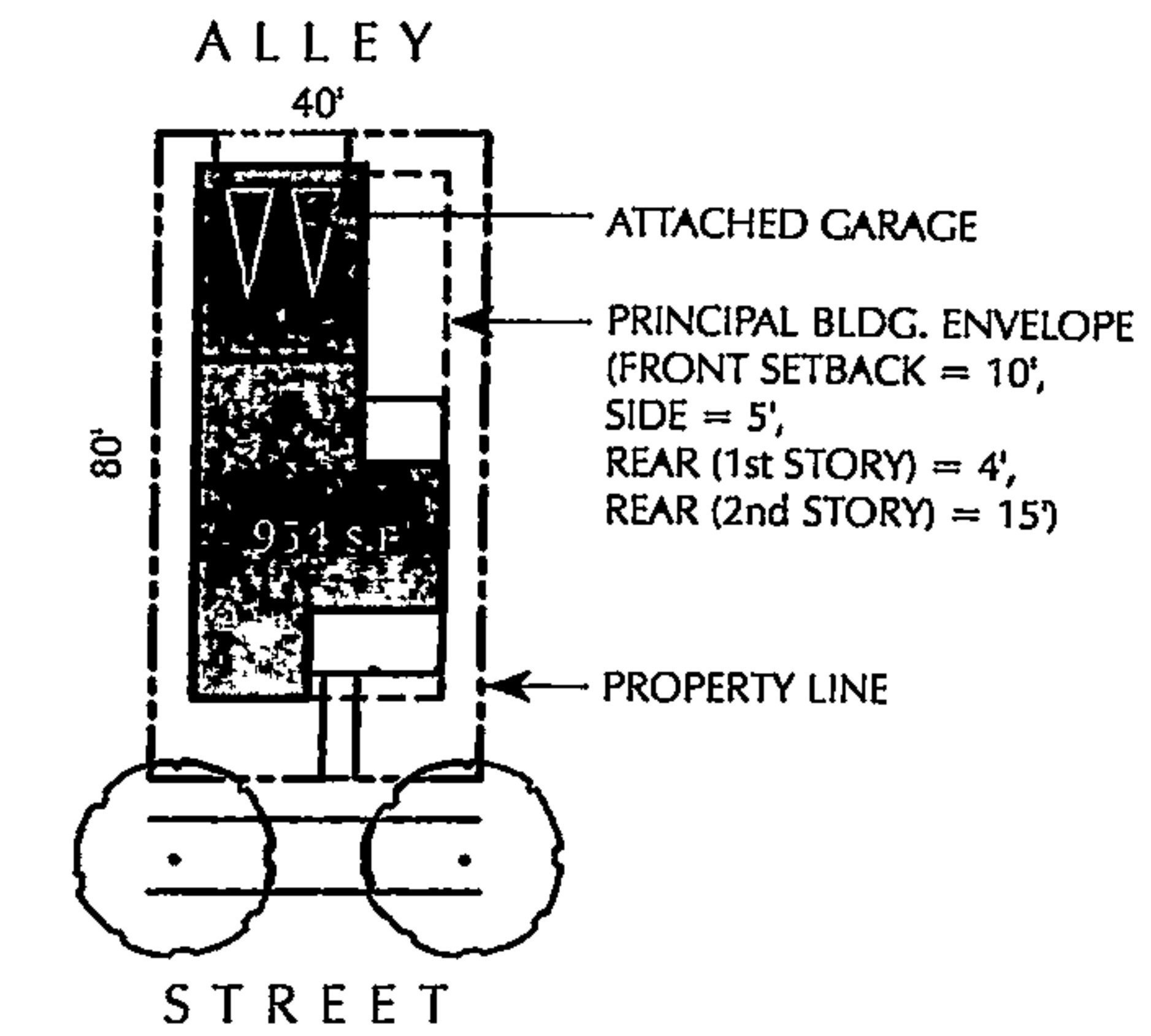
- Maximum Height 2 stories
- Lot Coverage 60% max.

PERMITTED STYLES

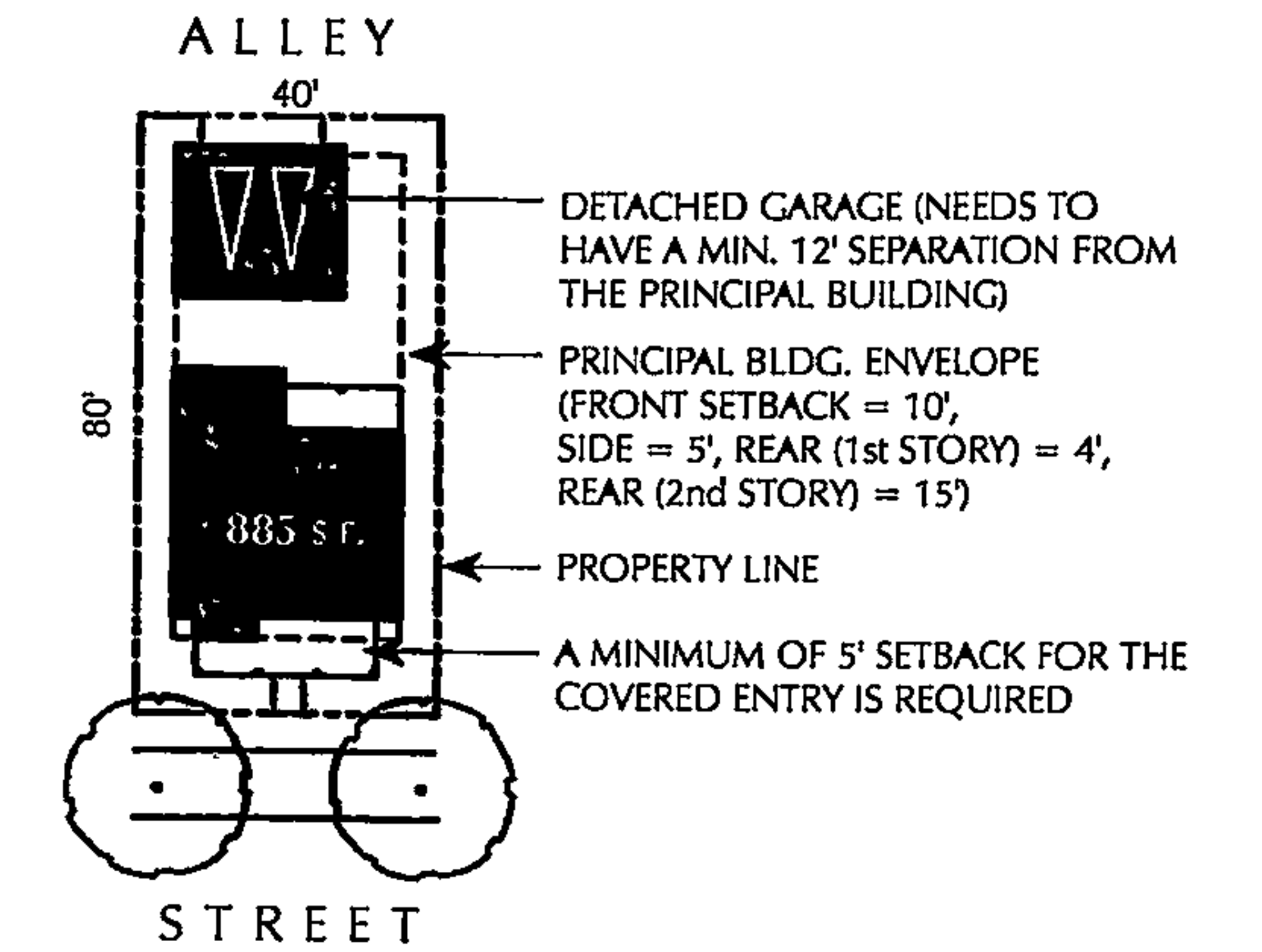
- Pueblo Revival
- Territorial
- Northern New Mexican
- Spanish Eclectic
- Craftsman

Additional design principles for Morada lots are presented on Pages II.2-II.9.

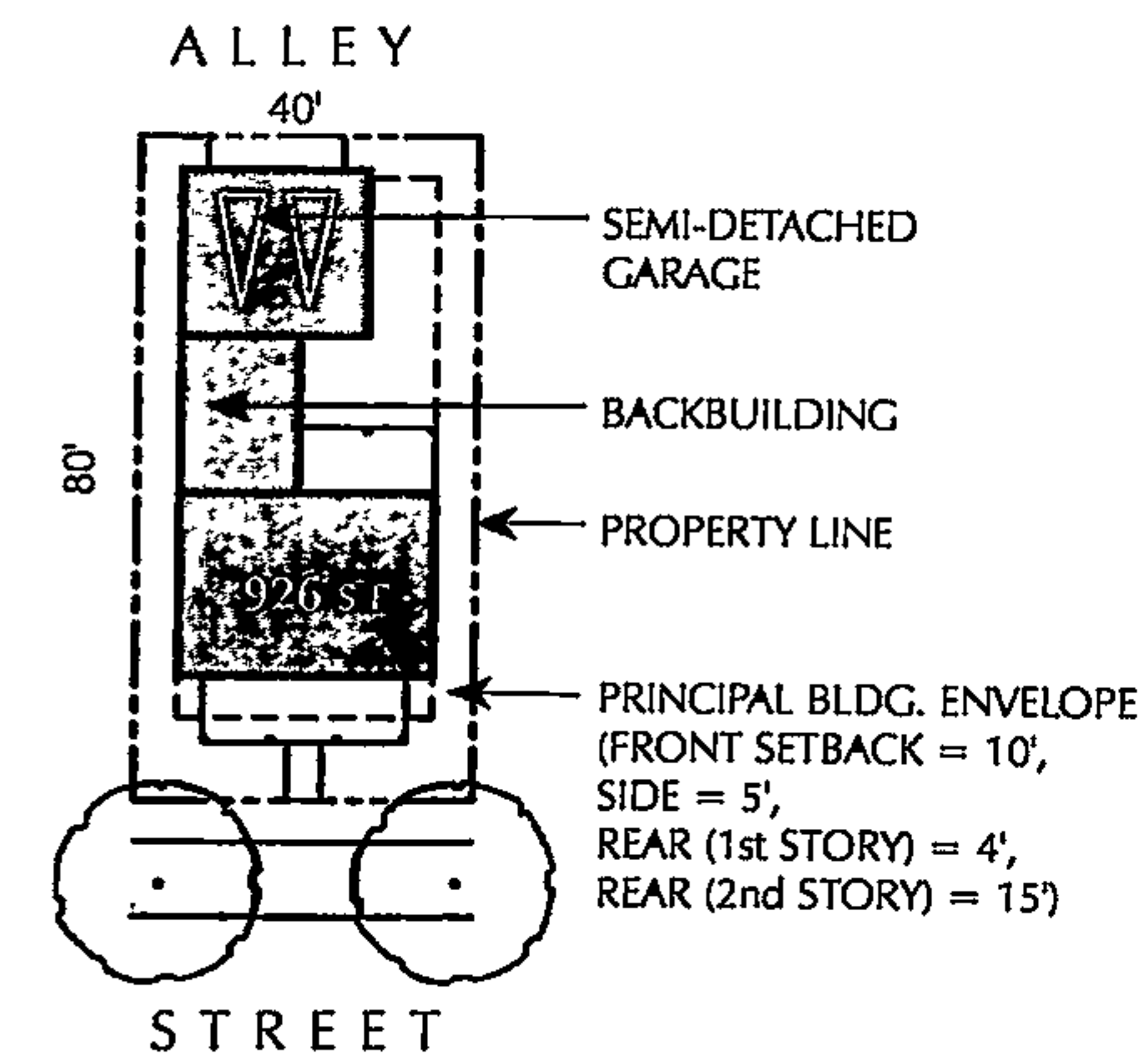
TYPE D1



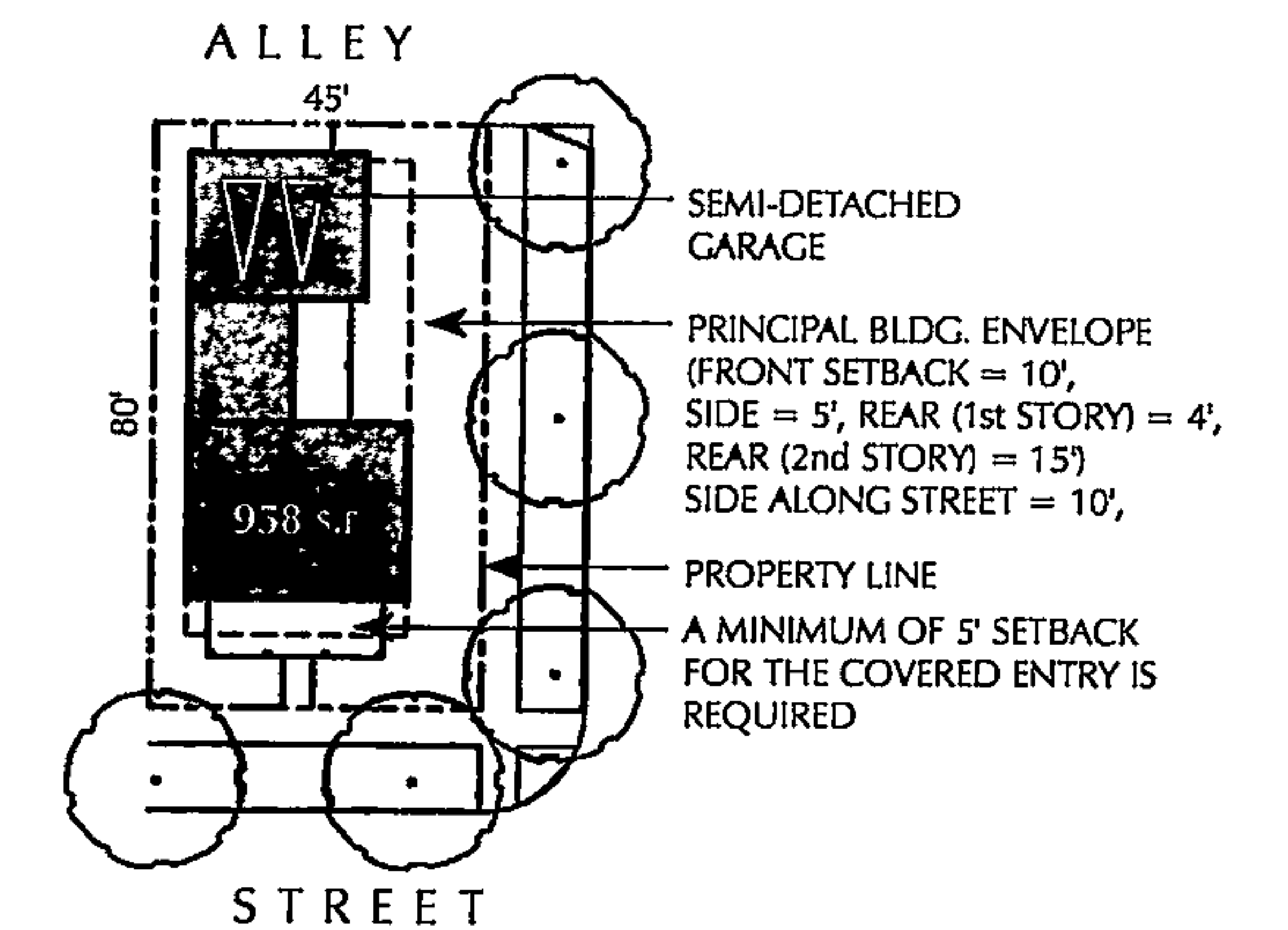
Attached 2-Car Garage



Detached 2-Car Garage



Semi-Detached 2-Car Garage



Corner Lot - Semi-Detached 2-Car Garage

COVERED ENTRY

SETBACK:

- Front 5' min.
- Side..... 5' min.

SIZE AND DEPTH:

- Pueblo Revival.....50 s.f./6' min.
- Territorial.....70 s.f./6' min.
- Northern New Mexican.....70 s.f./6' min.
- Spanish Eclectic.....50 s.f./6' min.
- Craftsman.....70 s.f./6' min.
- Contemporary SouthwesternN/A

NOTE:

- Square Footage indicated in the Lot Diagrams refers to the area shown for principal building and backbuilding (if any), not including the garage.

ACCESSORY UNIT

■ Percentage Allowed

Per Block Face..... None Allowed

BUILDING MASS

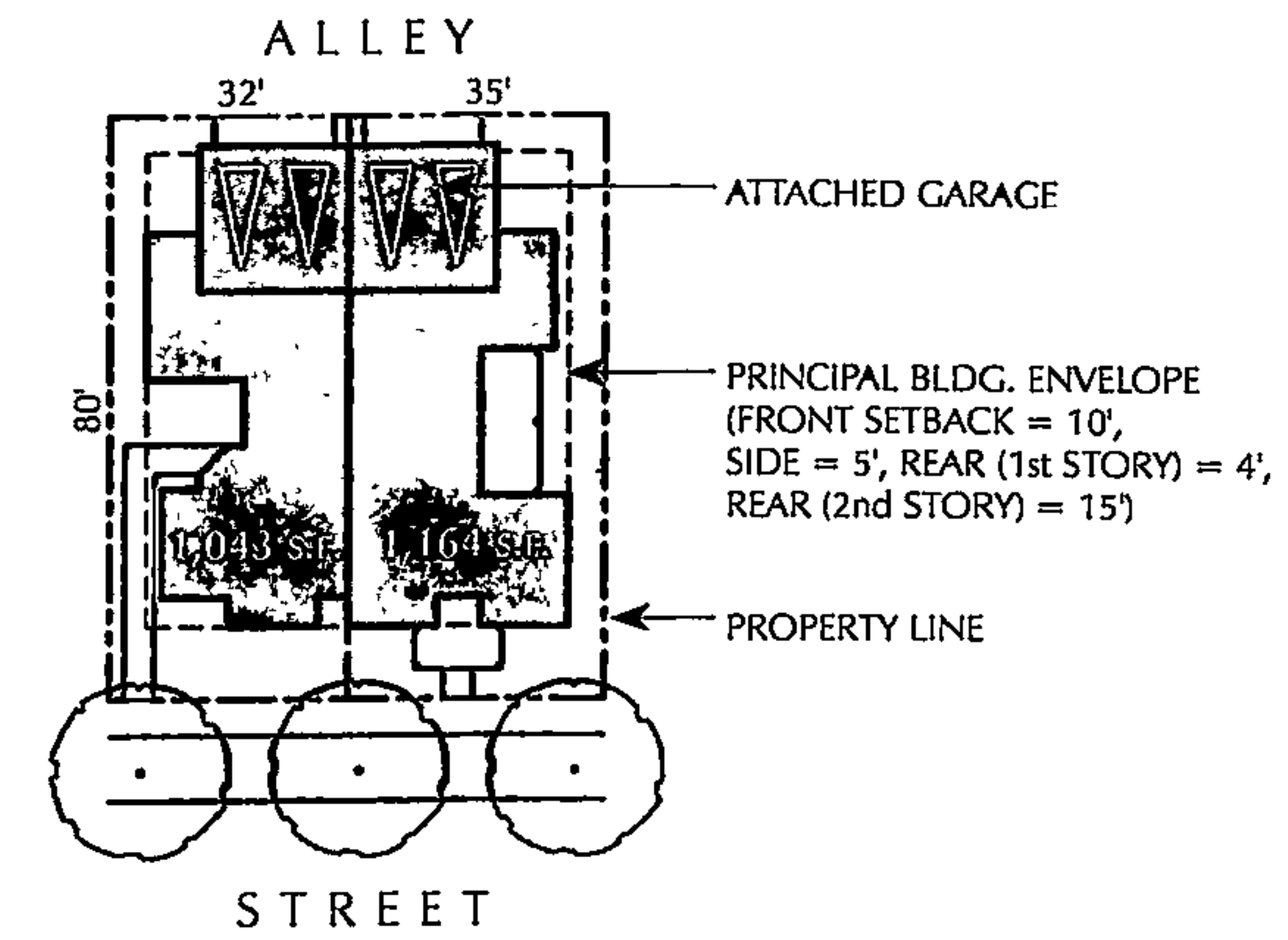
- Maximum Height..... 2 stories
- Lot Coverage..... 60% max.

PERMITTED STYLES

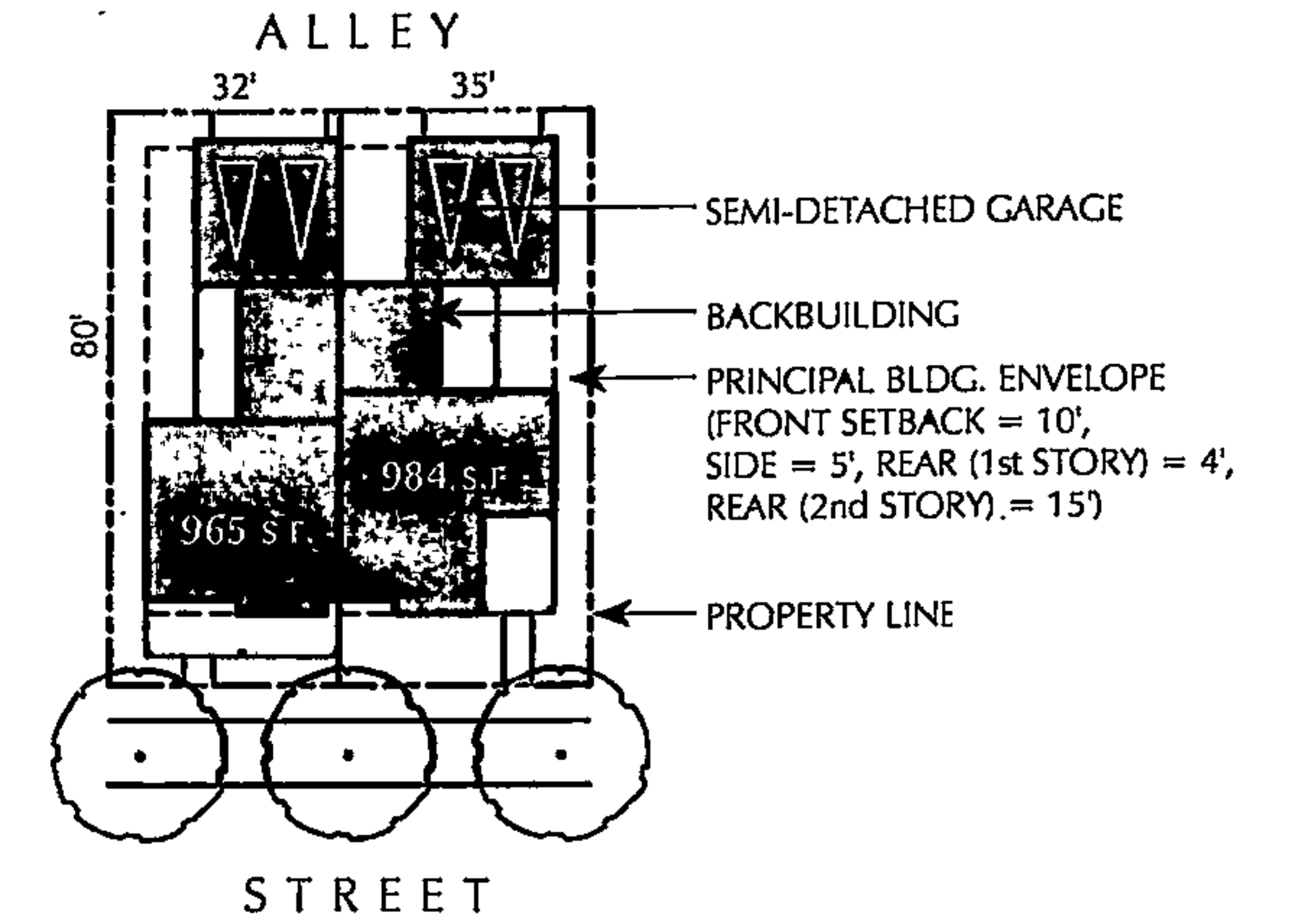
- Pueblo Revival
- Territorial
- Northern New Mexican
- Spanish Eclectic
- Craftsman

Additional design principles for Casita lots are presented on Pages II.2-II.9.

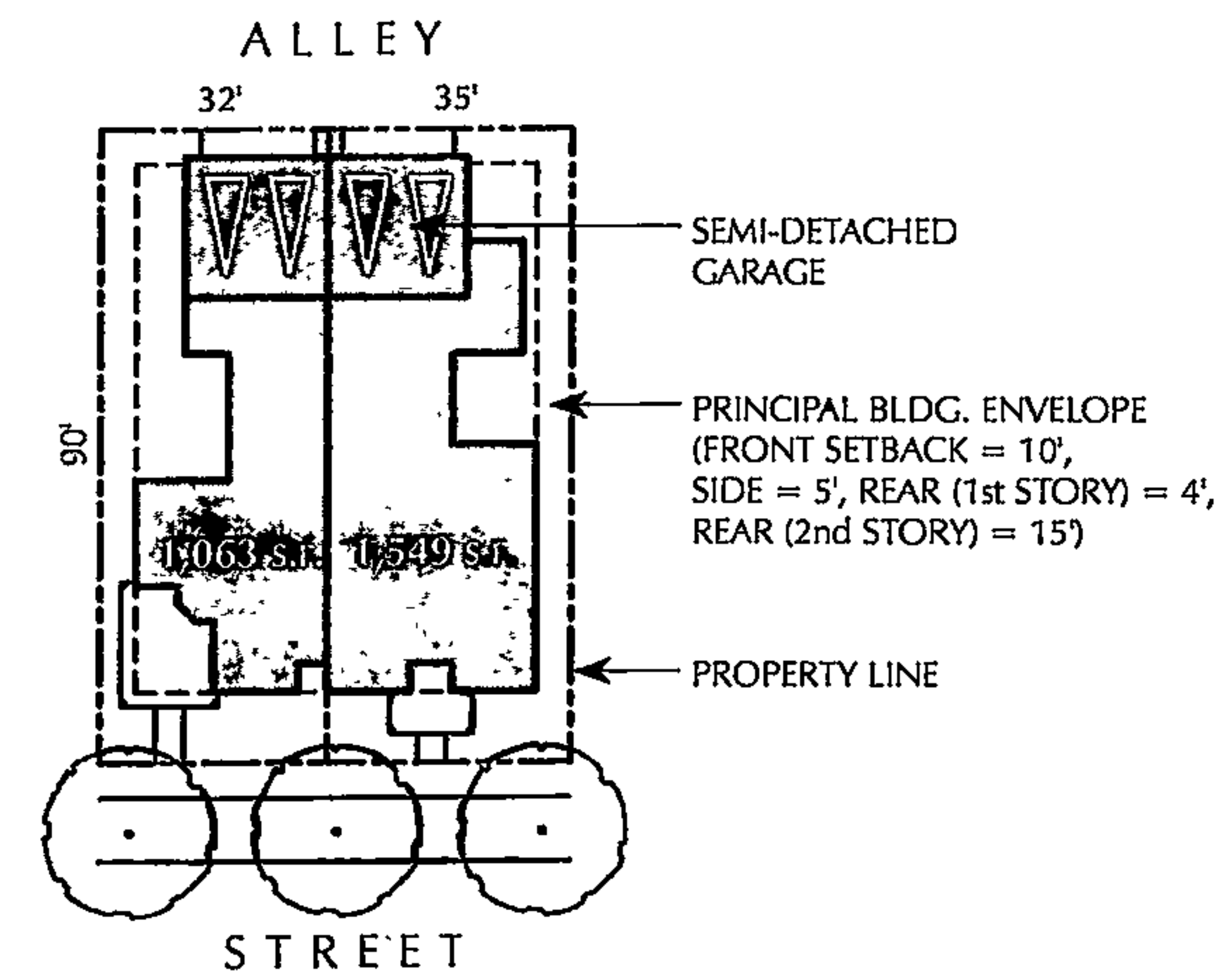
TYPE D2



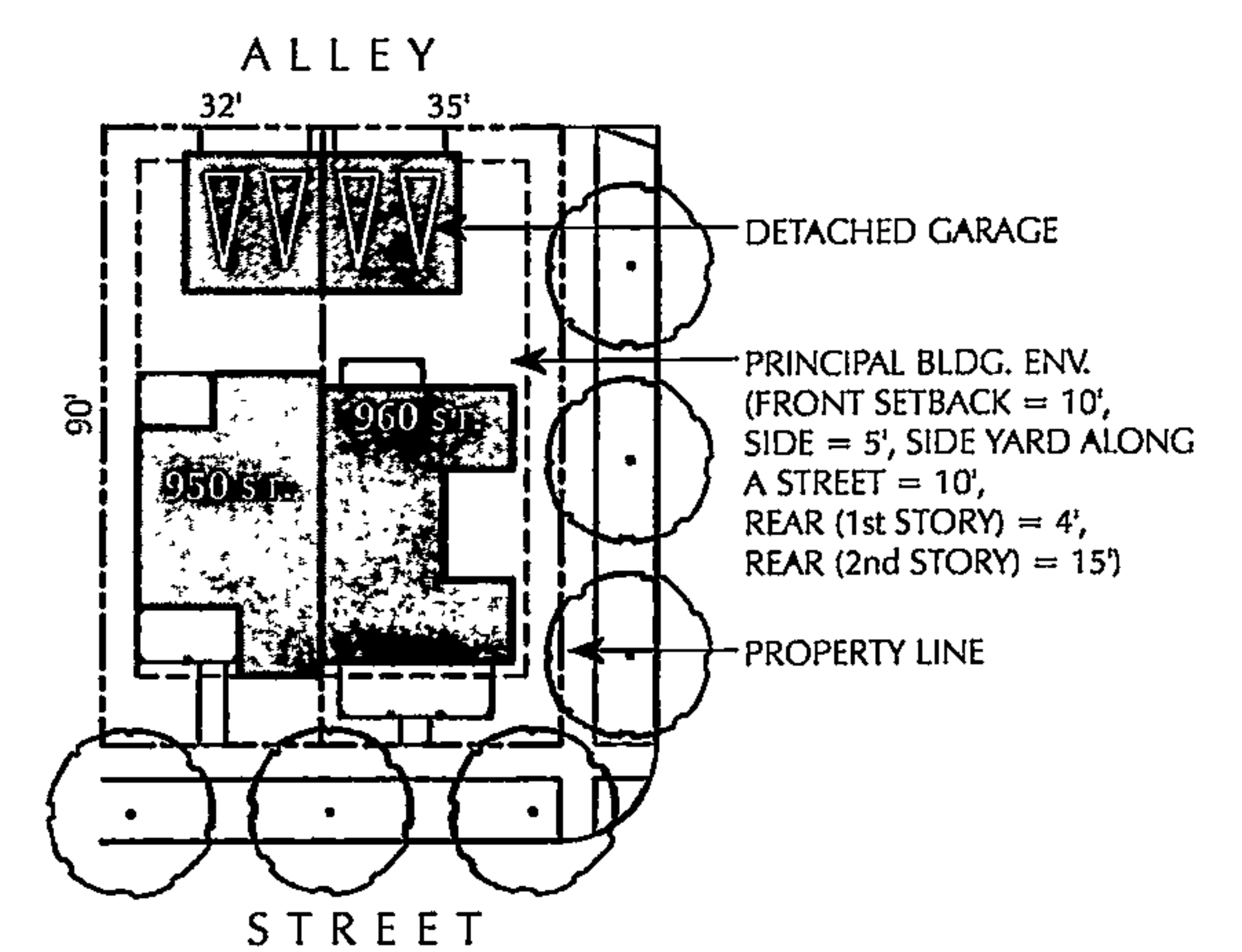
Attached 2-Car Garages



Semi-Detached 2-Car Garages



Semi-Detached 2-Car Garages



Corner Lot - Detached 2-Car Garages

COVERED ENTRY

SETBACK:

- Front 5' min.
- Side 5' min.

SIZE AND DEPTH:

- Pueblo Revival 40 s.f./5' min.
- Territorial 70 s.f./6' min.
- Northern New Mexican 70 s.f./6' min.
- Spanish Eclectic 50 s.f./6' min.
- Craftsman N/A
- Contemporary Southwestern N/A

NOTE:

- Square Footage indicated in the Lot Diagrams refers to the area shown for principal building and backbuilding (if any), not including the garage.

ACCESSORY UNIT

Percentage Allowed

Per Block Face None Allowed

BUILDING MASS

- Maximum Height 2 stories
- Lot Coverage 60% max.

NOTE:

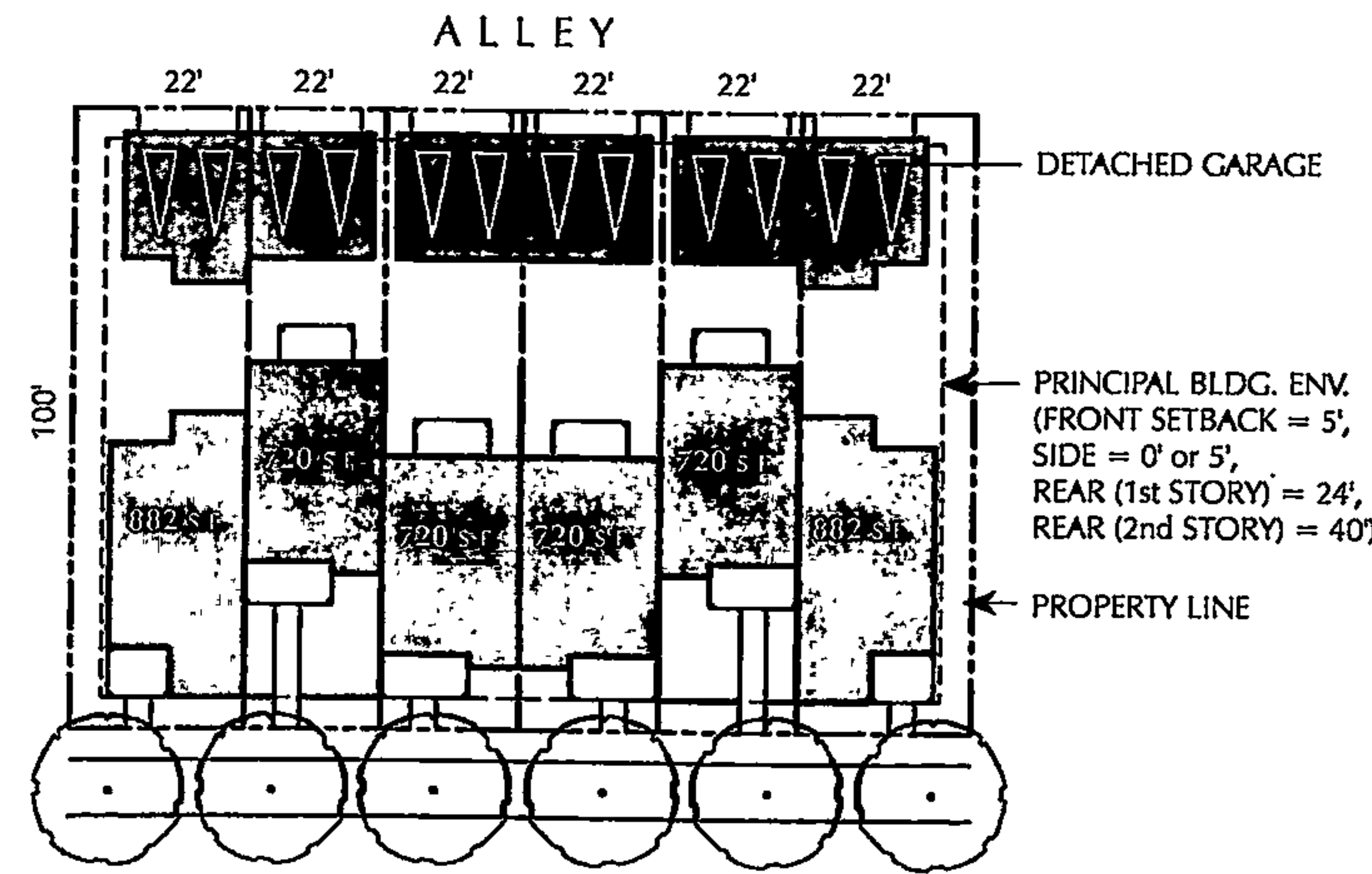
- A third-story with a maximum size of 300 square feet is permitted.

PERMITTED STYLES

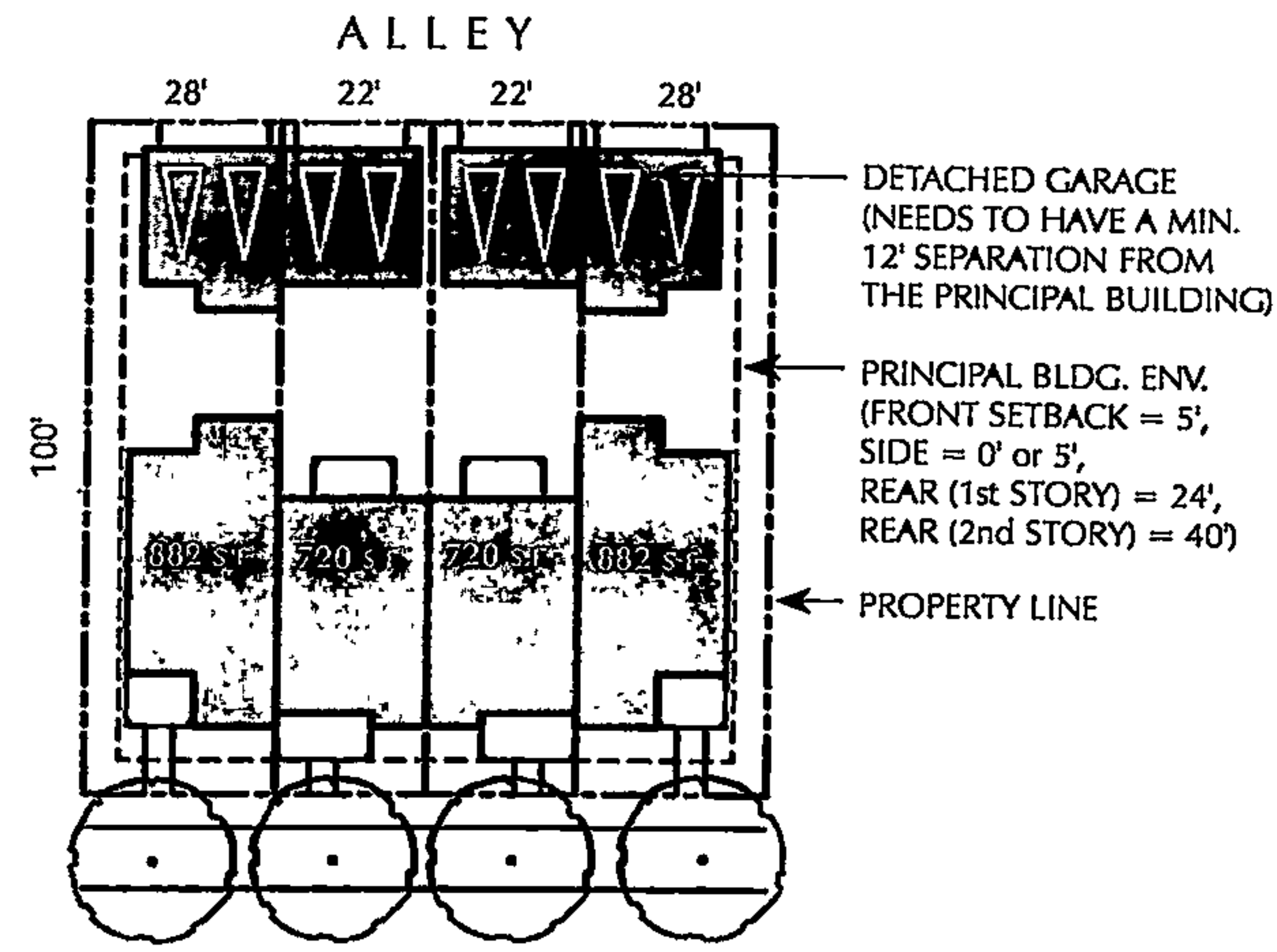
- Pueblo Revival
- Territorial
- Northern New Mexican
- Spanish Eclectic

Additional design principles for Street Pairs are presented on Pages II.20 and II.44.

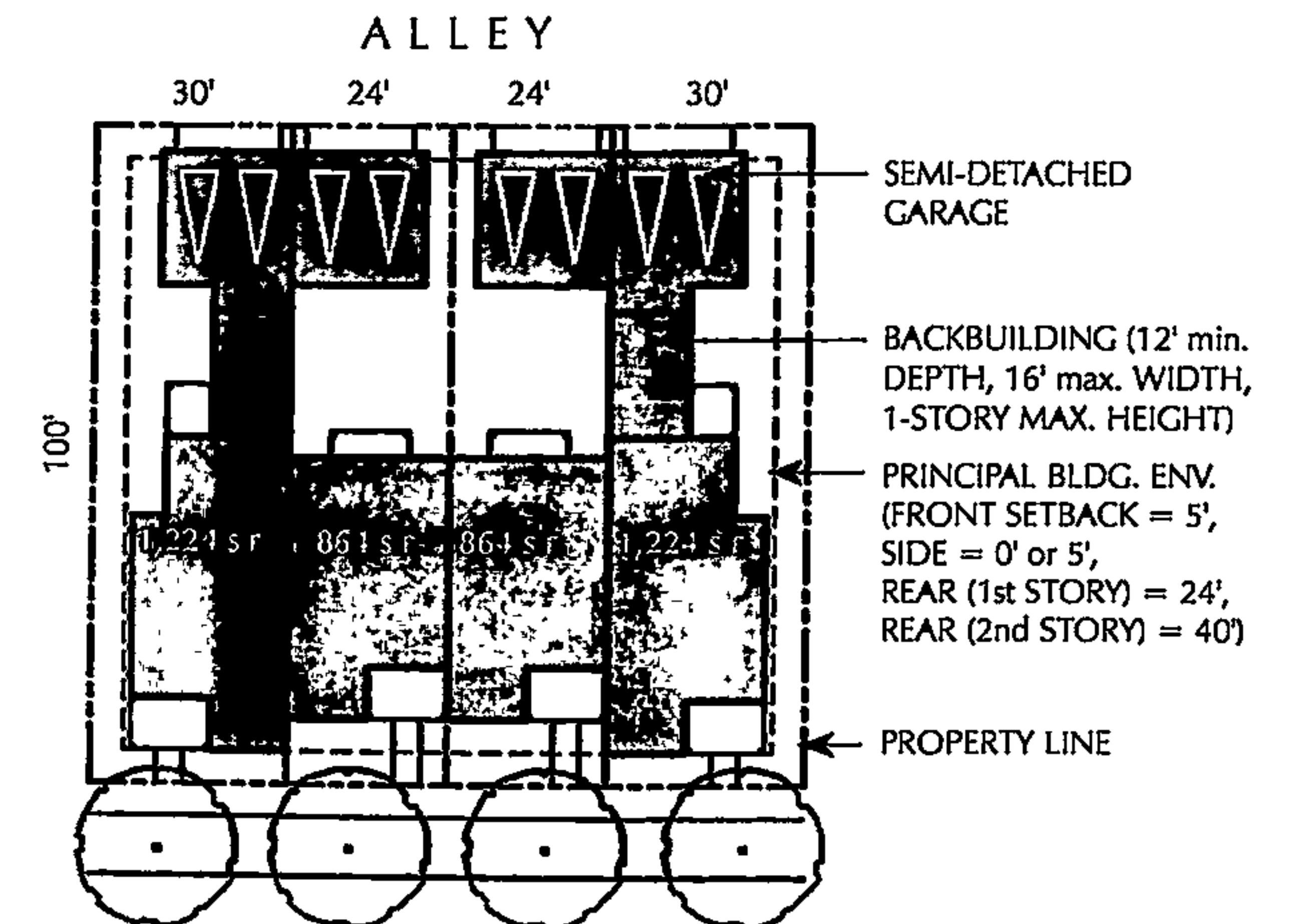
TYPE SP



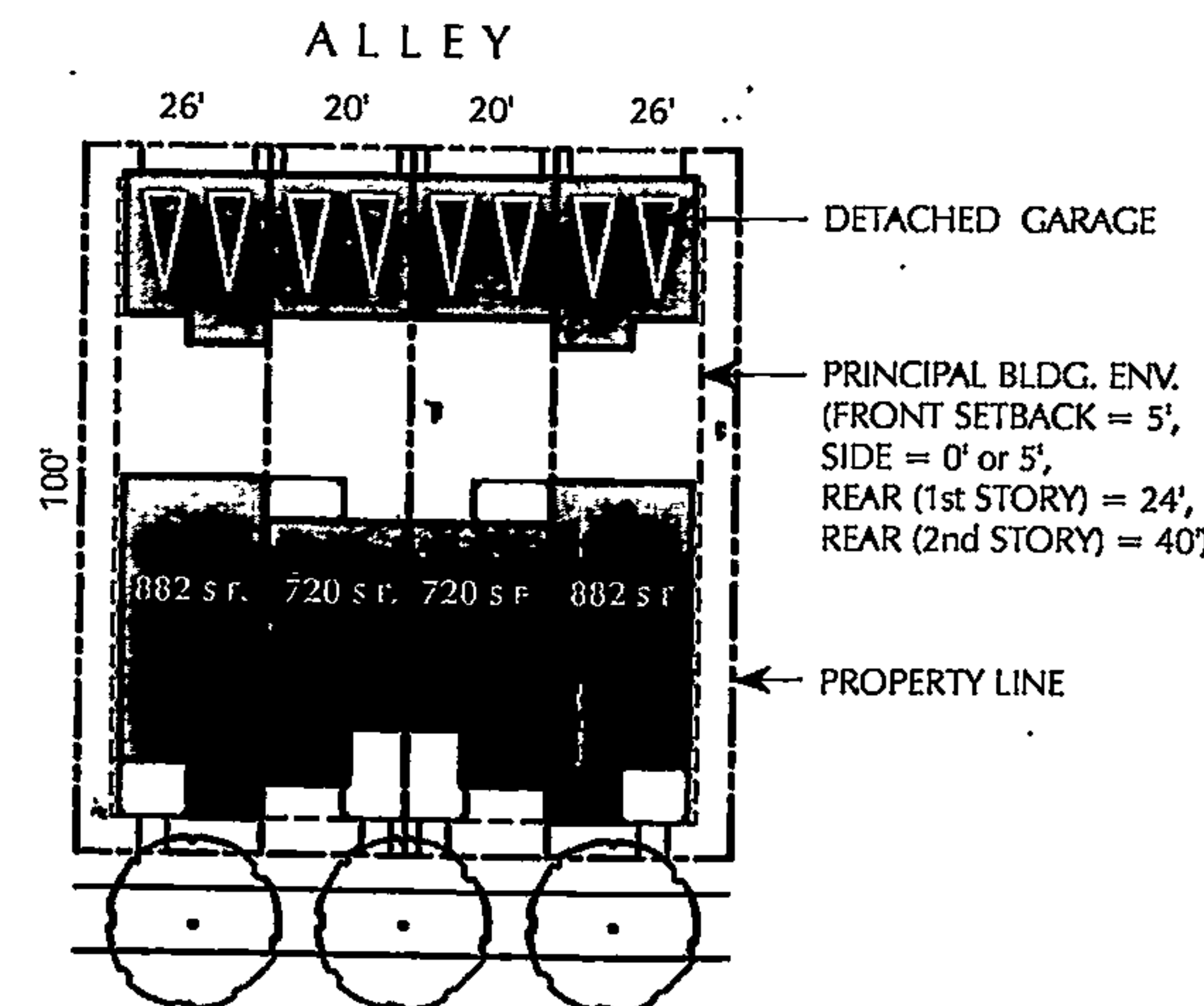
22' Lot Widths with Alternating Off-set Courtyards - 6-Unit Block



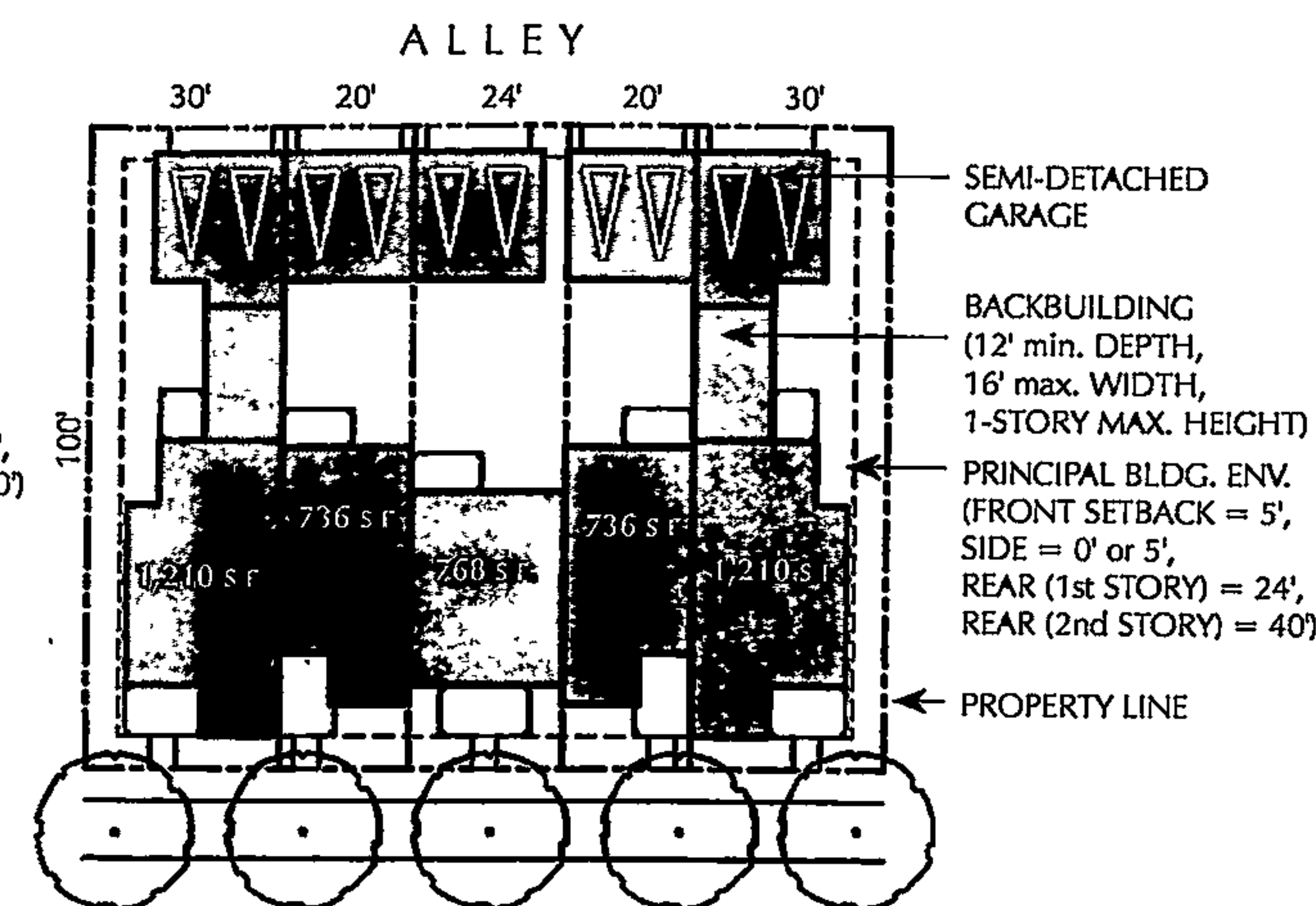
22' Lot Widths/4-Unit Block - Detached 2-Car Garages



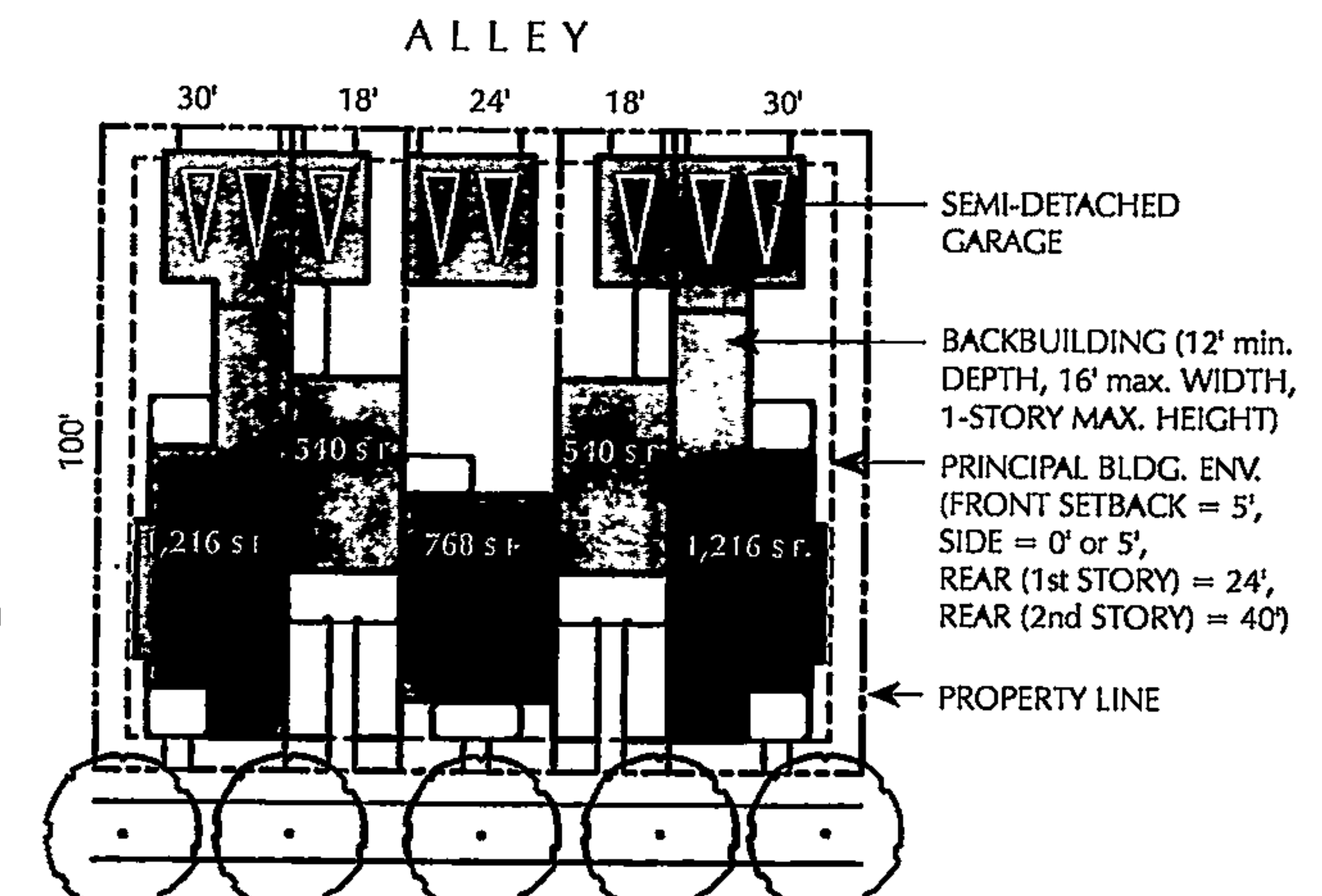
24' Lot Widths/4-Unit Block - Semi-Detached 2-Car Garages



20' Lot Widths/4-Unit Block - Detached 2-Car Garages



Mix of Lot Widths with Two Townhomes at 20' and Three Townhomes at 24' - 5-Unit Block



24' and 18' Wide Townhomes with Alternating Off-set Courtyards - Semi-Detached Garages at Corners (Front Yards and Backyards)

COVERED ENTRY

SETBACK:

- Front5' min.
- Side.....0' min.

SIZE AND DEPTH:

- Pueblo Revival.....30 s.f./4' min.
- Territorial..... N/A
- Northern New Mexican..... N/A
- Spanish Eclectic.....60 s.f./4' min.
- Craftsman..... N/A
- Contemporary Southwestern30 s.f./4' min.

NOTE:

- Square Footage indicated in the Lot Diagrams refers to the area shown for principal building and backbuilding (if any), not including the garage.

ACCESSORY UNIT

■ Percentage Allowed

Per Block Face..... None Allowed

BUILDING MASS

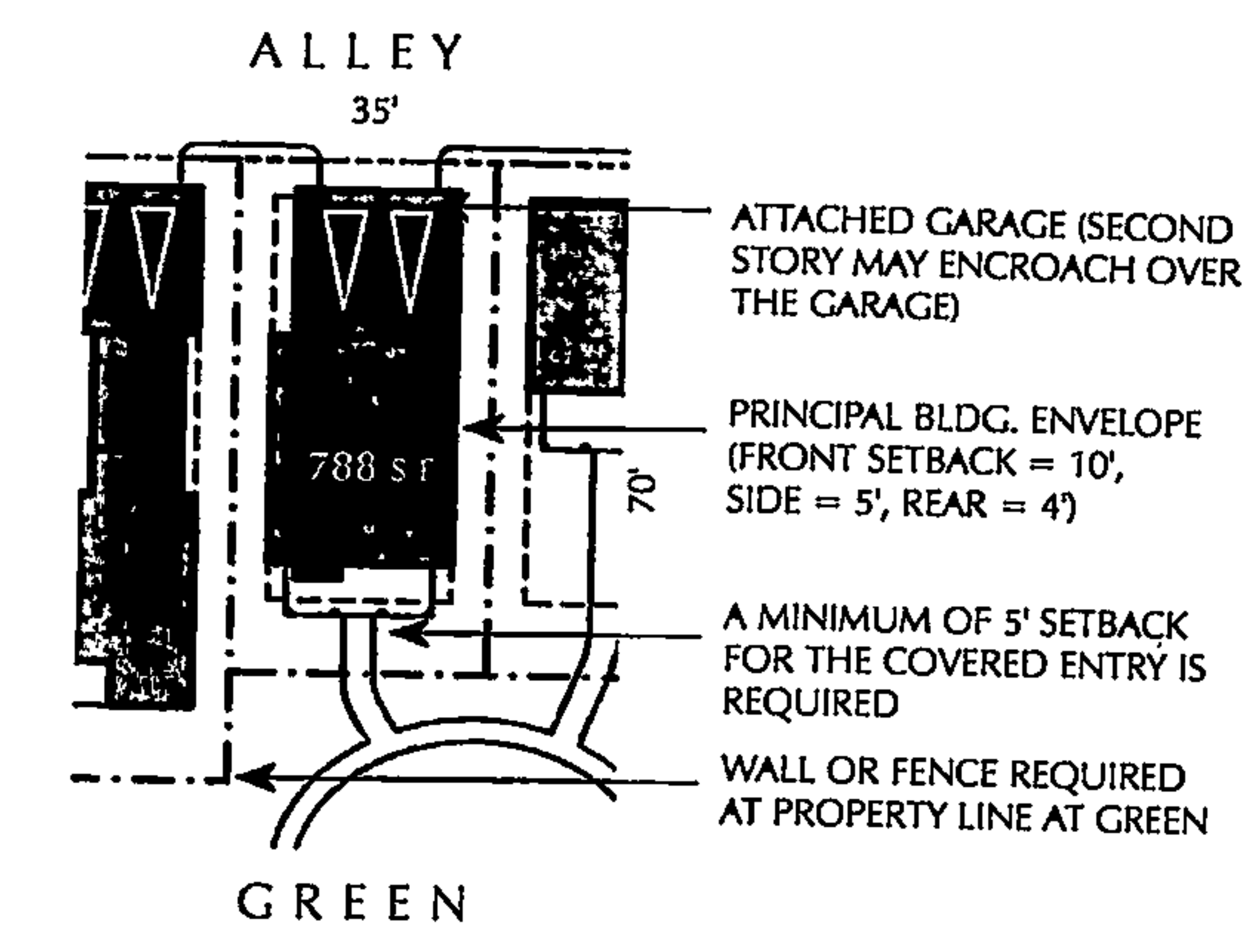
- Maximum Height2 stories
- Lot Coverage.....70% max.

PERMITTED STYLES

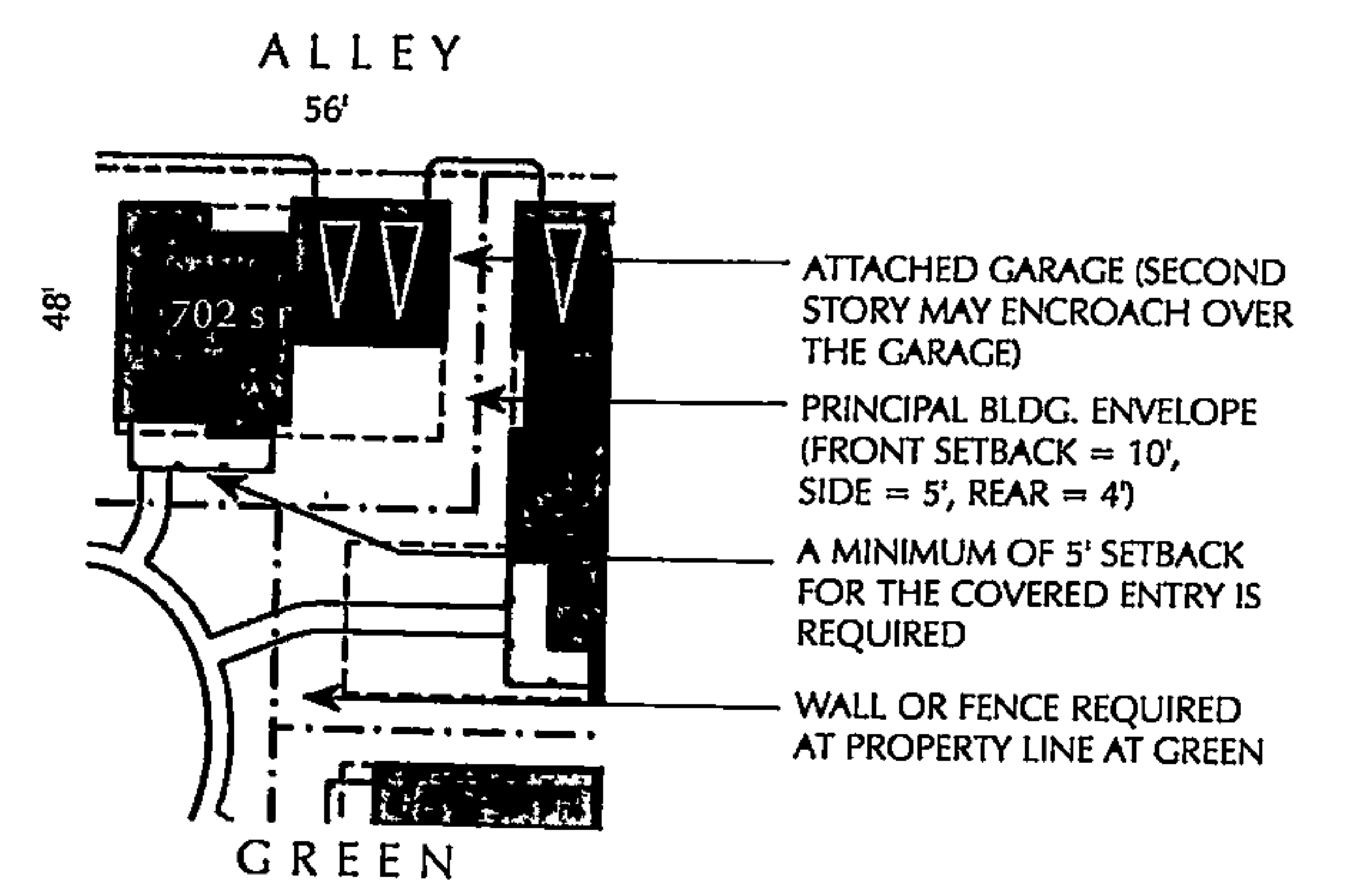
- Pueblo Revival
- Spanish Eclectic
- Contemporary Southwestern

Additional design principles for Townhomes are presented on Pages II.21-II.22.

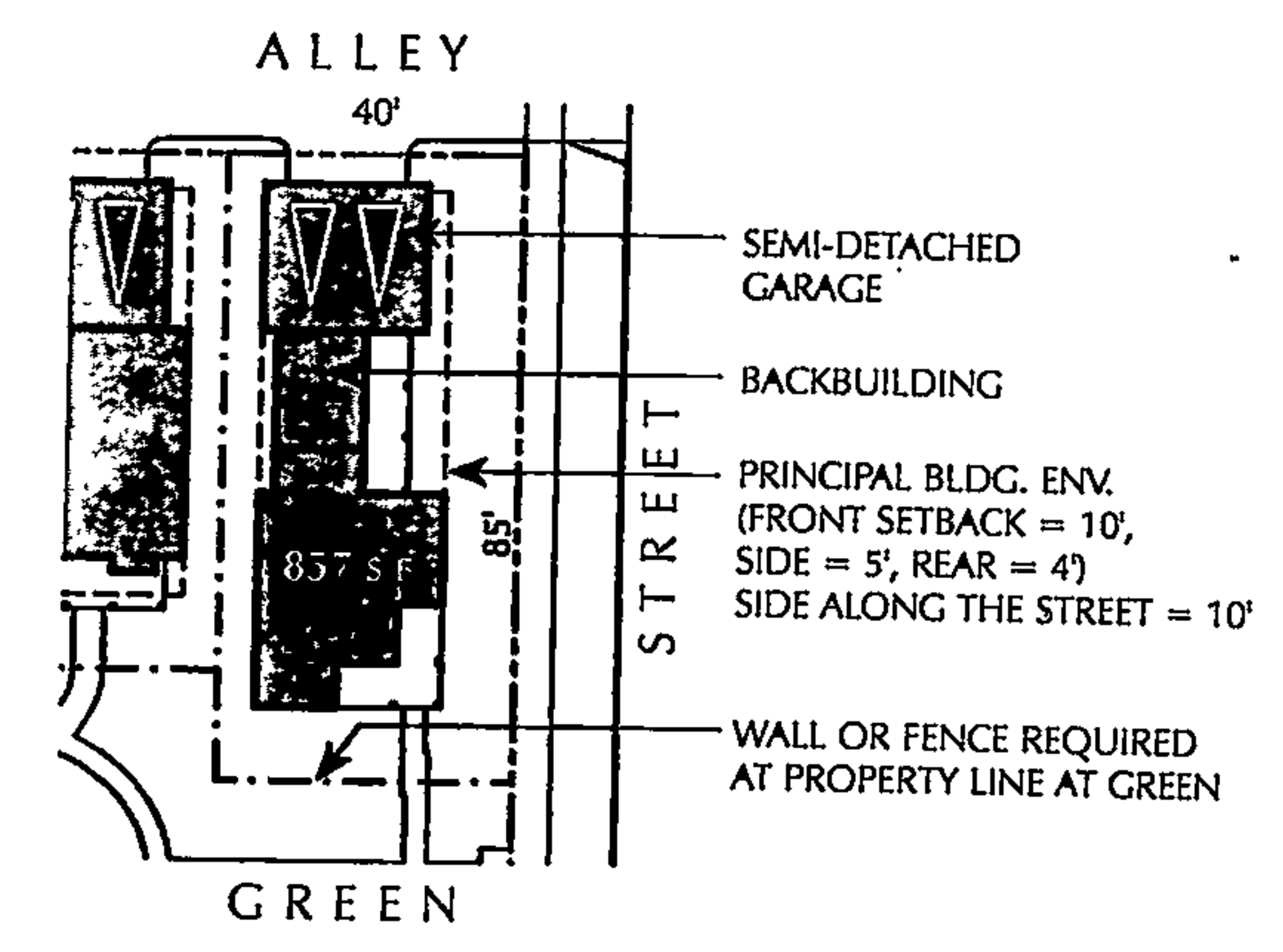
TYPE TH



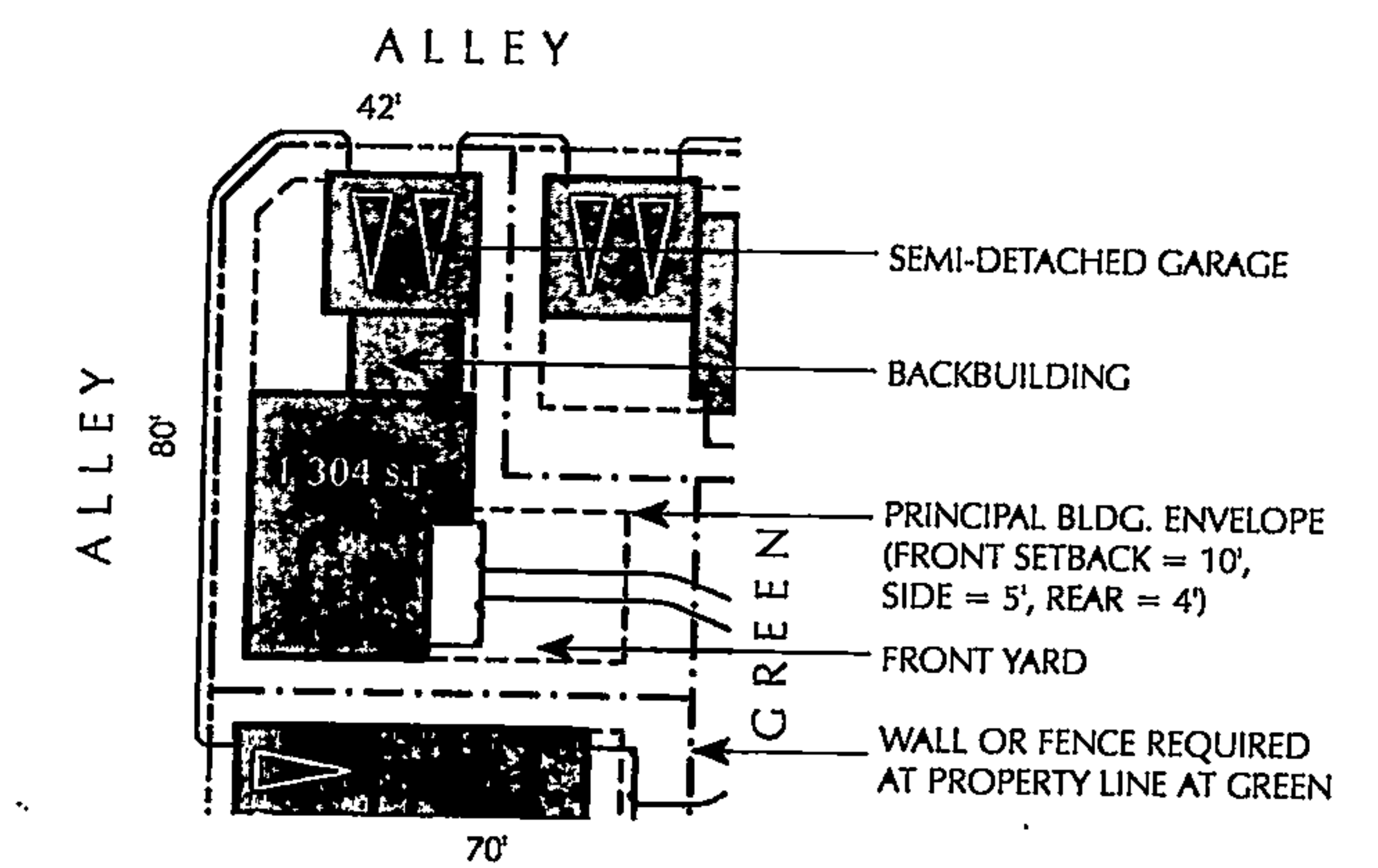
Standard Lot – Attached, 2-Car Garage



Rear Interior Lot – Attached, 2-Car Garage



Lot with Side Yard Along a Street – Semi-Detached, 2-Car Garage



Rear Corner Lot (L-Shaped) – Semi-Detached, 2-Car Garage

COVERED ENTRY

- SETBACK:**
- Front5' min.
 - Side.....5' min.

- SIZE AND DEPTH:**
- Northern New Mexican.....125 s.f./7' min.
 - Spanish Eclectic.....125 s.f./7' min.
 - Arts & Crafts.....125 s.f./7' min.

SIDE YARD ALONG A STREET

- Cottage Green lots with frontage along the street shall address both street and green with appropriate articulation and building elements that create visual interest. Side yard privacy fences within 50 feet of the Cottage Green common areas are not permitted.

ACCESSORY UNIT

- Percentage Allowed Per Block Face..... None Allowed

FRONTAGE LINE AT GREEN

- The property line fronting on the Cottage Green shall contain a low wall or fence.
- For each individual home, a gate with side supports up to 3 feet 6 inches in height shall be constructed at the property line along the sidewalk.

Refer to Chapter V, Landscape Design for further information on the height, character, and placement of walls and fences.

BUILDING MASS

- Maximum Height2 stories
- Lot Coverage..... N/A

PERMITTED STYLES

- Northern New Mexican
- Spanish Eclectic
- Craftsman

Additional design principles for Cottage Green lots are presented on Pages II.40-II.42.

TYPE E1