



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 10, 2012

**Project# 1006007**

12DRB-70286 VACATION OF PUBLIC EASEMENT

12DRB-70287 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

12DRB-70288 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNON HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, MESA DEL SOL INNOVATION PARK (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222

At the October 25, 2012 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the Sidewalk Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated 3/23/11 and with the signing of the infrastructure list dated September 7, 2012, 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 vacation application was filed by the owner of all the footage of land abutting the proposed vacation.

The public welfare is in no way served by retaining the way or easement; based on the proposed replat, the City of Albuquerque does not anticipate any need to utilize the existing easement.

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:

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 October 25, 2012 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: Bohannon Huston Inc.  
Mesa Del Sol LLC  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 16, 2011

**Project# 1006007**

11DRB-70007 MAJOR - PRELIMINARY PLAT APPROVAL

11DRB-70012 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)[*Deferred from 2/9/11*]

At the February 16, 2011 Development Review Board meeting, with the signing of the infrastructure list, the preliminary plat was approved. The temporary deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 3, 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: Mesa Del Sol, LLC – 801 University Blvd., Ste 200 – Albuquerque, NM 87106  
Cc: Bohannan Huston Inc – 7500 Jefferson NE – Albuquerque, NM 87109  
Marilyn Maldonado  
file

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- 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 #: 1006007 Application #: 12DRB-70378  
 Project Name: Mesa Del Sol Innovation Park  
 Agent: Behannan Huston Inc. Phone #: \_\_\_\_\_

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

TRANSPORTATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ABCWUA: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY ENGINEER / AMAFCA: DRAINAGE AND GRADING PLAN  
\_\_\_\_\_  
\_\_\_\_\_

PARKS / CIP: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLANNING (Last to sign): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

4. **Project# 1004776**  
12DRB-70364 EPC APPROVED SDP  
FOR BUILD PERMIT
- BRASHER & LC NZ agent(s) for HORIZON ACADEMY FOUNDATION request(s) the above action(s) for all or a portion of Lot(s) 12A, **VOLCANO BUSINESS PARK PH 1** zoned SU-1, located on TODOS SANTOS STREET NW/BETWEEN ORAY BLVD NW AND PAINTED RD NW containing approximately 3.43 acre(s). (G-10-Z) **DEFERRED TO 1/2/13 AT THE AGENT'S REQUEST.**

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

5. **Project# 1003483**  
12DRB-70375 AMENDMENT TO  
INFRASTRUCTURE LIST
- BORDENAVE DESIGNS agent(s) for KRISHANG LLC request(s) the above action(s) for all or a portion of Lot(s) 17A, Block(s) 12, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) B**, zoned SU-2 IP, located on SIGNAL AVE NE BETWEEN SAN PEDRO DR NE AND I-25 containing approximately 2.44 acre(s). (C-18)**THE AMENDMENT TO THE INFRASTRUCTURE LIST WAS APPROVED.**
6. **Project# 1006007**  
12DRB-70378 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-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRAND LOOP/UNIVERSITY BLVD SW containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO CITY ENGINEER FOR DRAINAGE AND GRADING PLAN AND TO PLANNING FOR AGIS DXF AND A COPY OF THE RECORDED PLAT.**
7. **Project# 1009054**  
12DRB-70380 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 
- WAYJOHN SURVEYING INC agent(s) for MELLOY BROS. MOTOR CO request(s) the above action(s) for all or a portion of Lot(s) F, G, H, J, & K, Block(s) 16, **DEL NORTE** zoned C-2, located on LOMAS BETWEEN MESILLA AND GROVE containing approximately .6033 acre(s). (K-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO CITY ENGINEER FOR ADDITIONAL LANGUAGE ADDED TO PLAT FOR STORM DRAIN MAINTENANCE, AND TO PLANNING DEPARTMENT FOR UTILITY COMPANY SIGNATURE AND AGIS DXF.**
8. **Project# 1009521**  
12DRB-70372 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL
- PRECISION SURVEYS INC agent(s) for ROBERT PEREA SR., ROBERT PEREA JR., MELINDA PEREA request(s) the above action(s) for all or a portion of Lot(s) 1, 2, & 3, Block(s) 1, **GARDEN PARK TRACT** zoned RA-2, located on 12TH ST / MATTHEW BETWEEN LOS ARBOLES AND GARDEN PARK containing approximately .6948 acre(s). (G-13 & 14)[Deferred from 12/12/12]**WITHDRAWN.**



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 25, 2012

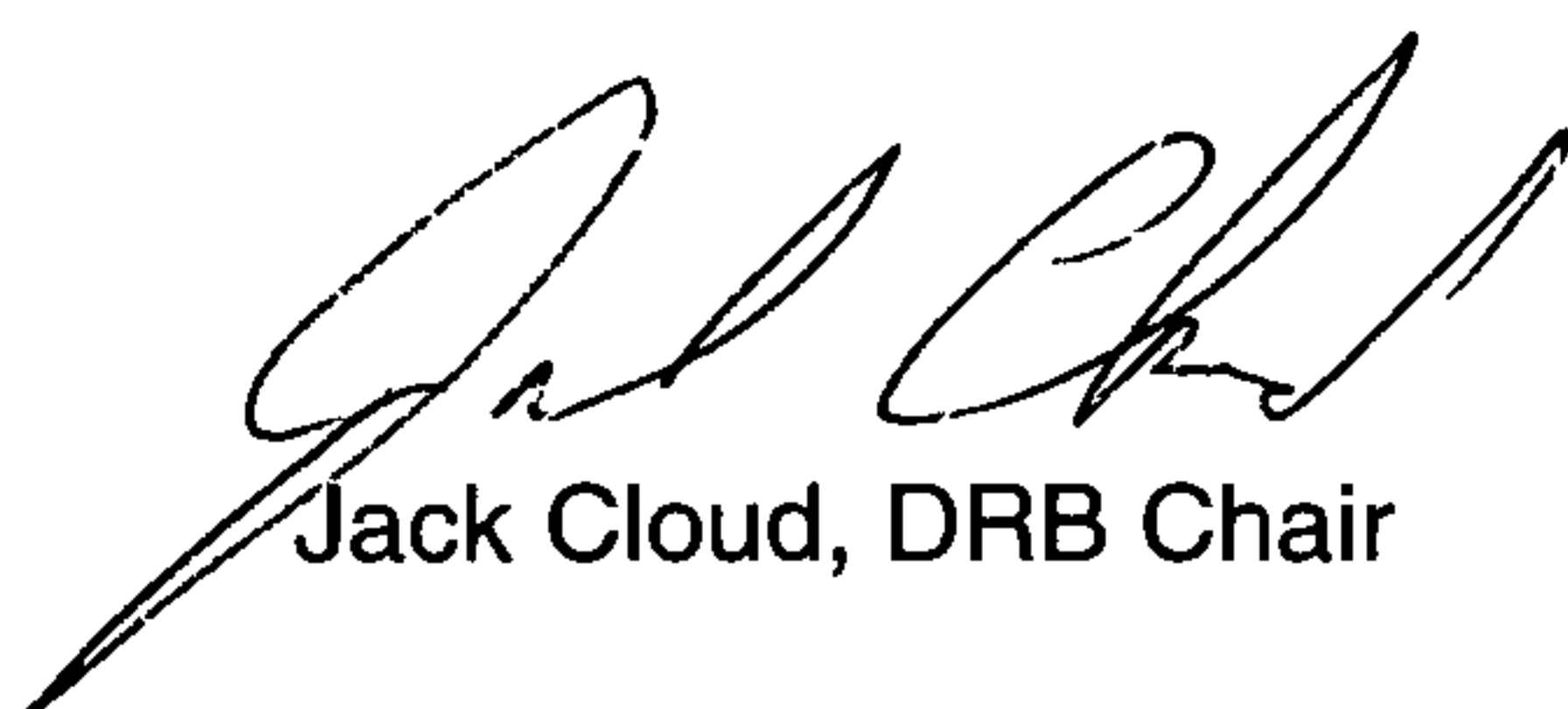
**Project# 1006007**  
12DRB-70010 EXT OF MAJOR PRELIMINARY PLAT

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-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16)  
*[Deferred from 1/18/12]*

At the January 25, 2012 Development Review Board meeting, a six month extension of 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.)



Jack Cloud, DRB Chair

Bohannan Huston Inc.  
Marilyn Maldonado  
File



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

January 25, 2012

**Project# 1002588**  
11DRB-70363 SIDEWALK WAIVER  
11DRB-70364 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

STEVE HALE agent(s) for JAMES IDEN request(s) the above action(s) for all or a portion of Lot(s) 1-6, Block(s) 1 & 2, **MANCHESTER PLACE ADDITION** zoned RA-2, located on MANCHESTER BETWEEN CANDELARIA AND HEADINGLY containing approximately 1.523 acre(s). (G-13) [*Deferred from 1/11/12*]

At the January 25, 2012 Development Review Board meeting, a sidewalk variance for variance to sidewalks was approved as shown on exhibit in the planning file.

If you wish to appeal this decision, you must do so by February 9, 2012, 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: Steve Hale

Cc: James Iden

Marilyn Maldonado, Planning Department, 4<sup>th</sup> Floor, Plaza Del Sol Bldg.  
File



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

October 10, 2012

**Project# 1006007**

12DRB-70286 VACATION OF PUBLIC EASEMENT

12DRB-70287 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION

12DRB-70288 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNON HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)

<b>AMAFCA</b> No comment.
<b>COG</b> No comment provided.
<b>TRANSIT</b> No comment
<b>ZONING ENFORCEMENT</b>
<b>NEIGHBORHOOD COORDINATION</b>
<b>APS</b> No comment provided.
<b>POLICE DEPARTMENT</b> This project is in the Southeast Area Command.  - No Crime Prevention or CPTED comments concerning the proposed Major Subdivision Preliminary Plat Approval, Vacation of Public Easement or Temporary Deferral of Sidewalk Construction requests at this time.
<b>FIRE DEPARTMENT</b> No Comments
<b>PNM ELECTRIC &amp; NMGAS</b> No comment provided.
<b>COMCAST</b> No comment provided.
<b>CENTURYLINK</b> No comment provided.






<b>ENVIRONMENTAL HEALTH</b>	
No comment provided.	
<b>M.R.G.C.D</b>	
1. Previously reviewed 02/02/2011. 2. No Adverse Comments.	
<b>OPEN SPACE DIVISION</b>	
<b>CITY ENGINEER</b>	
Temp Deferral Sdwk Constr	Hydrology defers to Transportation.
Vacation of Public Easement (PUE)	Hydrology has no objection.
Preliminary Plat Approval	Hydrology has an approved grading plan, stamp date 3-23-11, for Preliminary Plat approval.  The plan is over 1 year old. Is there any reason the grading plan is not applicable?
<b>TRANSPORTATION DEVELOPMENT</b>	
<b>PARKS AND RECREATION</b>	
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."	
<b>ABCWUA</b>	
<b>PLANNING DEPARTMENT</b>	
Refer to comments from affected agencies plus any public hearing comments regarding proposed vacation and platting.	


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


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


3. **Project# 1001206**  
12DRB-70002 MINOR - SDP FOR  
BUILDING PERMIT
- TARA ROTHERWELL-CLARK agent(s) for WELLS FARGO CORPORATE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) 3G2, **BLACK FIELD RANCH** zoned SU-1, located on SE CORNER OF COORS AND IRVING containing approximately .578 acre(s). (C-13) [Deferred from 1/11/12] **DEFERRED TO 2/1/12 AT THE AGENT'S REQUEST.**


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


4. **Project# 1004034**  
12DRB-70015 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 
- SOUDER, MILLER & ASSOCIATES, LLC agent(s) for SW JUAN TABO request(s) the above action(s) for all or a portion of Block(s) 101, Tract(s) A, **BRENTWOOD HILLS**, zoned C-2, located on SE CORNER OF JUAN TABO AND CANDELARIA containing approximately 7.41 acre(s). (H-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**
5. **Project# 1008961**  
12DRB-70016 SUBDN DESIGN  
VARIANCE FROM MIN DPM STDS  
11DRB-70338 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL 
- SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately 0.7168 acre(s). (G-12)[Deferred from 12/7/11, 1/18/12] **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR LARGER FONT ON VICINITY MAP. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.**
6. **Project# 1006007**  
12DRB-70010 EXT OF MAJOR  
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-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) [Deferred from 1/18/12] **A 6 MONTH EXTENSION OF THE PRELIMINARY PLAT WAS APPROVED.**
7. **Project# 1008589**  
12DRB-70001 AMENDMENT TO  
PRELIMINARY PLAT 
- ESMAIL HAIDARI request(s) the above action(s) for all or a portion of Lot(s) 15 & 16 AND PORTION OF 18, Block(s) 1, Tract(s) 2, UNIT 3, **NORTH ALBUQUERQUE ACRES** zoned R-D/7 DU/AC, located on WYOMING BETWEEN EAGLE ROCK AND MODESTO containing approximately 2.1 acre(s). (C-19) [Deferred from 1/11/12]


3. **Project# 1002632**  
12DRB-70013 MAJOR - FINAL PLAT APPROVAL 

TIERRA WEST LLC agent(s) for FLASH RESOURCES, LLC request(s) the above action(s) for all or a portion of Tract(s) 2, 3, & 7, **BLK LAND PLAT OF SUNDANCE ESTATES** zoned R-LT, located on UNSER BLVD NE BETWEEN PARADISE BLVD NW AND PASEO DEL NORTE NW (B-10 & 11) **THE FINAL PLAT WAS APPROVED WITH FINAL SIGN-OFF DELEGATED TO >>>>>**
4. **Project# 1002739**  
12DRB-70005 EXT OF SIA FOR TEMP DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for KB HOME OF NEW MEXICO request(s) the above action(s) for all or a portion of **ANDERSON HEIGHTS Unit(s) 2**, zoned R-D, located on 118TH BETWEEN DENNIS CHAVEZ AND GIBSON containing approximately 24.07 acre(s). (N-8) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
5. **Project# 1004715**  
12DRB-70006 EXT OF SIA FOR TEMP DEFR SDWK CONST 

MARK GOODWIN AND ASSOCIATES, P.A. agent(s) for JTH, LLC request(s) the above action(s) for all or a portion of Block(s) 19, 20, Tract(s) 1-A-4, **JUAN TABO HILLS Unit(s) 2**, located on POCONO BETWEEN SALVATOR AND MAYWOOD containing approximately 82.9917 acre(s). (M-21&22) **A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**
6. **Project# 1008961**  
11DRB-70338 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

SBS CONSTRUCTION , LLC agent(s) for ANDRE AND BEVERLY CHACON request(s) the above action(s) for all or a portion of Tract(s) 28-B-7-A, zoned RA-2, located on LOS ANAYAS NW BETWEEN GABALDON RD NW AND LOS LUCEROS NW containing approximately .7168 acre(s). (G-12) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**
7. **Project# 1006007**  
12DRB-70010 EXT OF MAJOR 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-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **DEFERRED TO 1/25/12 AT THE AGENT'S REQUEST.**
8. **Project# 1008435**  
11DRB-70270 MINOR - PRELIMINARY/FINAL PLAT APPROVAL 

JACKS HIGH COUNTRY INC agent(s) for WILLIAM E GALBRETH LAND DEVELOPMENT LLC request(s) the above action(s) for all or a portion of Tract(s) N-7-A, **TANOAN ADDITION** zoned R-D, located on SAN ANTONIO BETWEEN TRAMWAY AND SOUVGNON containing approximately 6.8328 acre(s). (E-22) **INDEFINITELY DEFERRED AT THE AGENT'S REQUEST.**



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CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 16, 2011

**Project# 1006007**

11DRB-70007 MAJOR - PRELIMINARY PLAT APPROVAL

11DRB-70012 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)[*Deferred from 2/9/11*]

At the February 16, 2011 Development Review Board meeting, the temporary deferral of sidewalks was approved as shown on exhibit 'B;' with the signing of the infrastructure list dated February 11, 2011 and with an approved grading plan engineer stamp dated 12/19/10, the preliminary plat was approved with the following conditions:

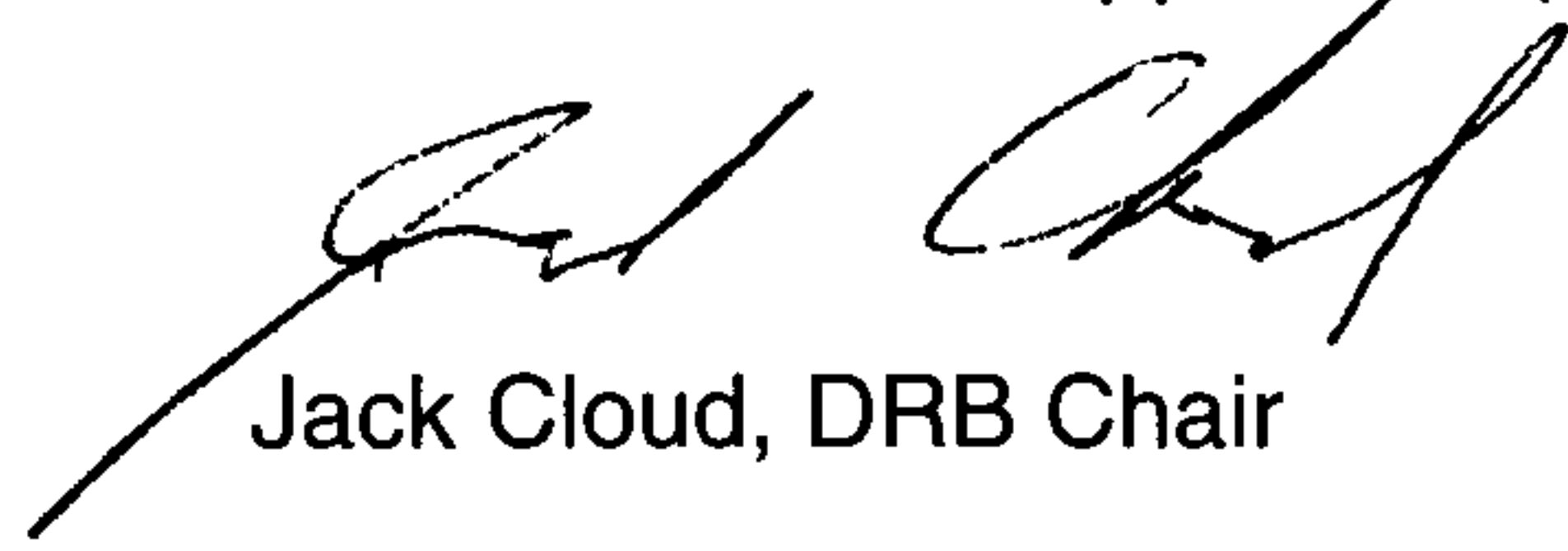
- A Park Dedication and Development Agreement will be in place prior to final plat approval.
- The sight distance issues at Lot 9 Block 7 must be addressed with either a right of way dedication or an appropriate easement.
- Provide a recorded copy of the public roadway easement as will be required for the traffic circle and as noted on the preliminary plat; recording information will need to be added to the final plat.

If you wish to appeal this decision, you must do so by March 3, 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.

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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).

A handwritten signature in black ink, appearing to read "Jack Cloud", is written above the printed name.

Jack Cloud, DRB Chair

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

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

Marilyn Maldonado

file



CITY OF ALBUQUERQUE  
 PLANNING DEPARTMENT  
 DEVELOPMENT REVIEW BOARD

February 9, 2011

**Project# 1006007**

11DRB-70007 MAJOR - PRELIMINARY PLAT APPROVAL

11DRB-70012 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)

**AMAFCA**

No comment.

**COG**

For information purposes, University Blvd has a functional classification of urban collector as per the current Roadway Functional Classification System Map.

**TRANSIT**

No comment.

**ZONING ENFORCEMENT**

No comment.

**NEIGHBORHOOD COORDINATION**

**APS**

**Mesa Del Sol Innovation Park, Tract A-3 (TBKA Montage Unit 2)**, is located on the southwest side of University Blvd SE between Eastman Crossing SE and Stryker Av SE. The owner of the above property requests approval of a Major Preliminary Plat and a Minor Temporary Deferral of Sidewalk Construction for a development that will consist of 117 single family units. This will impact, Mountain View Elementary School, Polk Middle School, and Rio Grande High School. Mountain View Elementary is exceeding capacity, Polk Middle School and Rio Grande High School currently have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
324	Mountain View	410	428	18
448	Polk	456	566	110
540	Rio Grande	1,595	1,856	261

**Residential Units: 117**

**Est. Elementary School Students: 30**



**Est. Middle School Students:** 13  
**Est. High School Students:** 13  
**Est. Total # of Students from Project:** 56

\*The estimated number of students from the proposed project is based on an average student generation rate for the entire APS district.

**POLICE DEPARTMENT**

No comment.

**FIRE DEPARTMENT**

No comment.

**PNM ELECTRIC**

This plat does not meet our standards for utility easements and details governing the use of the easements. Recommend that the Developer meet to discuss location of PNM underground and above ground facilities.

**COMCAST**

No comment.

**QWEST**

Concerning the subject case number, Qwest has several questions and concerns and are as follows.

- There is an unidentified strip of land along the public roads. Is this area to be used for utilities in these areas? The plat as submitted does not have a PUE dedicated along the public roads, which would create an undesirable situation for Qwest.
- The Private Alley, which is also granted as a Blanket PUE for the placement of all dry utilities is narrow in width. With this alley being used for vehicular access, placement of above ground pedestals is a concern. Damage to our facilities can cause service outages and require excessive maintenance and repair. Below ground enclosures for this type of installation is not available.
- A 20'x20' pocket easement for Qwest equipment cabinets will need to be centrally located within the development.

Questions concerning these items and any others are welcomed. Please include Qwest in any future meetings concerning this development. Contact Beverly Young, 245-5934 or Greg Hunt, 245-7199.

**ENVIRONMENTAL HEALTH**

No comment.

**M.R.G.C.D**

No Adverse Comments

**OPEN SPACE DIVISION**

Open Space has no adverse comments

**CITY ENGINEER**

An approved Grading Plan and Infrastructure List are required. Comments have been forwarded to the applicant.

**TRANSPORTATION DEVELOPMENT**

Define the offsets between alley intersections. Please note that the offset must be less than 5 feet or greater than 40 feet.

Sight Distance Issues at Lot 9, Block 7 must be addressed with a right of way dedication or an



appropriate easement.

Define maintenance and beneficiary information for Tracts I-N.

Provide turning template data for the proposed traffic circle.

**Cross Sections:**

The alley section must match the section approved by the City Engineer on 01-25-11.

Identify which Street Section (Level A Master Plan) is being utilized.

**Infrastructure List:**

Alleyways: a stipulation must be added to the infrastructure list noting that prior to construction a wider paved section may be required depending on how unit 1 alleys operate.

Correct spelling of Sagan Loop SE.

Add Avedon Drive from Penn Avenue to University Boulevard to infrastructure list.

Alley 10-W – correct spelling of Gandert Avenue.

Alley Tract 7-E must be included on the infrastructure list.

University Boulevard improvements should begin at the west property line (Arbus Drive).

**PARKS AND RECREATION**

No comment.

**ABCWUA**

No comment.

**PLANNING DEPARTMENT**

Compliance with MdS Level B Plan needs to be demonstrated by a scaled and dimensioned drawing, identifying lot and block numbers.

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



This project is in the SE Area Command.

Steve Sink  
APD Crime  
Prevention  
924.3600

**DRB/EPC/LUCC APPLICATION CHECKLIST**

A review of DRB Case 1006007 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:
- 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 Preliminary Plat Approval request due to insufficient information about garage and home access points, lighting and natural surveillance capabilities at this time.

7. **Project# 1002202**  
11DRB-70177 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
HUITT- ZOLLARS, INC agent(s) for WINROCK PARTNERS, LLC request(s) the above action(s) for all or a portion of Lot(s) A1A, **WINROCK CENTER ADDITION**, zoned SU-3 MU-UPT, located on LOUISIANA BLVD NE BETWEEN I-40 AND INDIAN SCHOOL RD NE containing approximately 81.37 acre(s). (J-19) **INDEFINITELY DEFERRED.**
8. **Project# 1006007**  
11DRB-70189 AMENDMENT TO  
PRELIMINARY PLAT  
BOHANNAN HUSTON INC agent(s) for MESA DEL SOL request(s) the above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** zoned PC, located on STRYKER RD AND UNIVERSITY BLVD SW containing approximately 21.8 acre(s). (R-15, 16 AND S-15, 16) **THE AMENDED PRELIMINARY PLAT, WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**
9. **Project# 1008903**  
11DRB-70185 MINOR - PRELIMINARY/  
FINAL PLAT APPROVAL  
CARTESIAN SURVEYS INC agent(s) for RITCHIE AND SHARON RAY request(s) the above action(s) for all or a portion of Lot(s) PORTION OF LOT 4 AND ALL OF LOT 5, Block(s) 8, **DELLWOOD ADDITION** zoned R-1, located on VERMONT ST NE BETWEEN NEW HAMPSHIRE ST NE AND DELLWOOD RD NE containing approximately .3696 acre(s). (G-19) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO RESOLVE ENCROACHMENT AND TO PLANNING FOR AGIS DXF.**

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

10. **Project# 1008698**  
11DRB-70186 SKETCH PLAT REVIEW  
AND COMMENT  
WAYJOHN SURVEYING INC agent(s) for COE PROPERTIES request(s) the above action(s) for all or a portion of Lot(s) E 40' OF LOT 10 & LOT 11 W 7' ALBERT AVE, Block(s) 68, **UNIVERSITY HEIGHTS** zoned SU-2 O-1, located on GARFIELD AVE SE BETWEEN STANFORD DR SE AND COLUMBIA DR SE containing approximately .75 acre(s). (K-16) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**
11. Other Matters: None

ADJOURNED: 10:10

3. **Project# 1006007**  
11DRB-70007 MAJOR - PRELIMINARY  
PLAT APPROVAL  
11DRB-70012 MINOR - TEMP  
DEFERRAL OF SIDEWALK  
CONSTRUCTION

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-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)[*Deferred from 2/9/11*] **WITH THE SIGNING OF THE INFRASTRUCTURE LIST DATED 2/16/11, THE PRELIMINARY PLAT WAS APPROVED. THE TEMPORARY DEFERRAL OF CONSTRUCTION OF SIDEWALKS ON THE INTERIOR STREETS WAS APPROVED AS SHOWN ON EXHIBIT 'B' IN THE PLANNING FILE.**

4. **Project# 1002962**  
11DRB-70003 MAJOR – 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

THE TRAILS LLC request(s) the referenced/ above action(s) for **HERITAGE AT THE TRAILS Unit(s) I & 2, plus SANTA FE, TAOS, & RESERVE AT THE TRAILS** [Tract(s) A, B, C, D, & F of THE TRAILS], zoned RD, located on either side of RAINBOW BLVD NW between PASEO DEL NORTE NW and WOODMONT AVE NW containing approximately 76 acre(s). (C-9) [*Deferred from 2/9/11*] **DEFERRED TO 2/23/11 AT THE AGENT'S REQUEST.**

5. **Project# 1004353**  
11DRB-70004 MAJOR - 2 YEAR  
EXTENSION OF SUBDIVISION  
IMPROVEMENTS AGREEMENT (2YR  
SIA)

LONGFORD HOMES request(s) the referenced/ above action(s) for **SANTA FE 2 AT THE TRAILS UNIT 2**, zoned R-D, located on the west side of OAKRIDGE ST NW between TREE LINE AVE NW and WOODMONT AVE NW containing approximately 17.0028 acre(s). (C-9) [*Deferred from 2/9/11*] **DEFERRED TO 2/23/11 AT THE AGENT'S REQUEST.**

6. **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, 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 from 1/26/11*] **DEFERRED TO 3/2/11 AT THE AGENT'S REQUEST.**



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD  
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the **Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW**, on **Wednesday, February 9, 2011**, beginning at **9:00 a.m.** for the purpose of considering the following:

**Project# 1006007**  
11DRB-70007 MAJOR - PRELIMINARY  
PLAT APPROVAL  
11DRB-70012 MINOR - TEMP DEFERRAL  
OF SIDEWALK CONSTRUCTION

BOHANNAN HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)

Details of the application(s) may be examined at the Development Services Center of the Planning Department Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361 – TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.

  
Jack Cloud, DRB Chair  
Development Review Board

**TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, JANUARY 24, 2011.**

HEARING DATE: 2-9-11 (PF)

**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).



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

- BRING DATE (-8-10(SK))



**6007**

### DXF Electronic Approval Form

DRB Project Case #: 1006007

Subdivision Name: MESA DEL SOL, MONTAGE UNIT 2

Surveyor: ROBERT GROMATZKY

Contact Person: MARY COLE


Contact Information: 823-1000

DXF Received: 1/8/2013

Hard Copy Received: 1/8/2013

Coordinate System: NMSP Grid (NAD 83)

  
Approved

  
Date

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

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#### AGIS Use Only

Copied fc 6007

to agiscov on 1/8/2013

Contact person notified on 1/8/2013

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

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### STANDARD APPLICATION, Paper Plans Required

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#### DEVELOPMENT REVIEW BOARD

01/10/2012 Issued By: E08375 133166

Category Code **910**  
**2012 070 010**

**Application Number:** 12DRB-70010, Ext Of Major Preliminary Plat

**Address:**

**Location Description:** UNIVERSITY BLVD SE BETWEEN AVEDON DR SE AND ARBUS DR SE

**Project Number:** 1006007

#### Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD SUITE 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

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

City Of Albuquerque  
Treasury Division

1/10/2012 8:57AM LOC: ANNX  
WSH 005 TRANS# 0001  
RECEIPT# 00143175-00143175  
PERMIT# 2012070010 TRSYLB  
Trans Amt \$70.00  
Conflict Mgmt. Fee \$20.00  
DRB Actions \$50.00  
CA \$70.00  
CHANGE \$0.00

Thank You

Current DRC Project No. 775486

**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 2  
(REPLAT OF TRACT A-3, MESA DEL SOL INNOVATION PARK)

Date Submitted. September 7, 2012  
Date Site Plan for Bldg Permit Approv. \_\_\_\_\_  
Date Site Plan for Sub. Approved \_\_\_\_\_

Date Preliminary Plat Approved 10-10-12  
Date Preliminary Plat Expires 10-10-12

DRB Project No. 1006007

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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	PENN AVE	SAGAN LOOP	ARBUS DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON WEST SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
							/	/	/
							/	/	/
							/	/	/

\* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT, PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS 1 - N			/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
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							/	/	/
NOTE CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYSWAYS A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER									

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		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	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		4" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	WESTERN PORTION OF TRACT J	GANDERT AVE	PENN AVE	/	/	/
							/	/	/
<b><u>PUBLIC WASTE-WATER RE-USE IMPROVEMENTS</u></b>									
		4" DIA	WATER RE-USE LINE W/ NEC VALVES MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	LOT 1/2 BLOCK 10	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVEDON DRIVE / TRACT J	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
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							/	/	/
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<b><u>PRIVATE SANITARY SEWER IMPROVEMENTS</u></b>									
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT I	LOT 11, BLOCK 6	PENN AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT M	LOT 13/14, BLOCK 8	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT K	LOT 13/14, BLOCK 7	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT L	LOT 21/22, BLOCK 7	PENN AVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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**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

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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

BOHANNAN HUSTON, INC.  
 FIRM

*Christian J. Sholtis* 10-10-12  
 SIGNATURE DATE

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

*Paul Ch...* 10-10-12  
 DRB CHAIR DATE

*Carol S. Durrant* 10-10-12  
 PARKS & GENERAL SERVICES recreation DATE

*[Signature]* 10-10-12  
 TRANSPORTATION DEVELOPMENT DATE

*[Signature]* 10/10/12  
 ABCWUA DATE

*Antonia Ch...* 10-10-12  
 AMAFCA CITY ENGINEER 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 \_\_\_\_\_

**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 2  
(REPLAT OF TRACT A-3, MESA DEL SOL INNOVATION PARK)

Date Submitted July 13, 2011  
Date Site Plan for Bldg Permit Approv \_\_\_\_\_  
Date Site Plan for Sub Approved \_\_\_\_\_

Date Preliminary Plat Approved: 2-16-11  
Date Preliminary Plat Expires: 2-16-12

DRB Project No 1006007

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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
							/	/	/
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\* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT, PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS 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 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS 1 - N			/	/	/
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NOTE CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER

SIA Sequence #

COA DRC Project #

Size

Type of Improvement

Location

From

To

Private Inspector

City Inspector

City Crst Engineer

PUBLIC WATERLINE IMPROVEMENTS

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

PENN AVE

SAGAN LOOP

AVEDON DRIVE

/

/

/

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

GANDERT AVE

SAGAN LOOP

AVEDON DRIVE

/

/

/

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

SAGAN LOOP

AVEDON DRIVE

/

/

/

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

SAGAN LOOP

STIEGLITZ AVE

PENN AVE

/

/

/

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

ADDIS DRIVE

STIEGLITZ AVE

PENN AVE

/

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/

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

UNIVERSITY BLVD

ARBUS DRIVE

AVEDON DRIVE

/

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

ARBUS DRIVE

PENN AVE

UNIVERSITY BLVD

/

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

WESTERN PORTION  
OF TRACT J

GANDERT AVE

PENN AVE

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PUBLIC WASTE WATER RE-USE IMPROVEMENTS

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

SAGAN LOOP

STIEGLITZ AVE

LOT 1/2 BLOCK 10

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SIA  
Sequence #

COA DRC  
Project #

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

PUBLIC SANITARY SEWER IMPROVEMENTS

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8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	PENN AVE	SAGAN LOOP	AVEDON DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AVEDON DRIVE / TRACT J	STIEGLITZ AVE	UNIVERSITY BLVD
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SAGAN LOOP	STIEGLITZ AVE	PENN AVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE
8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD

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PRIVATE SANITARY SEWER IMPROVEMENTS

6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT I	LOT 11, BLOCK 6	PENN AVE
6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT M	LOT 13/14, BLOCK 8	GANDERT AVE
6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT K	LOT 13/14, BLOCK 7	GANDERT AVE
6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT L	LOT 21/22, BLOCK 7	PENN 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)

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\_\_\_\_/\_\_\_\_

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24"-36" DIA

RCP W/ NEC MH'S, LATERALS  
& INLETS

PENN AVE

ARBUS DRIVE

AVEDON DRIVE

\_\_\_\_/\_\_\_\_

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\_\_\_\_/\_\_\_\_

24"-36" DIA

RCP W/ NEC MH'S, LATERALS  
& INLETS

PENN AVE

LOT 7 BLOCK 10

SAGAN LOOP

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

24" DIA

RCP W/ NEC MH'S, LATERALS  
& INLETS

GANDERT AVE

ALLEY TRACT 7-E

AVEDON DRIVE

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48"-54" DIA

RCP W/ NEC. MH'S, LATERALS  
& INLETS

SAGAN LOOP

PENN AVE

POND 2A (TRACT A-5)

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54" DIA

STORM DRAIN CONNECTOR PIPE

FUTURE STRAND LOOP/  
TRACT A-5

POND 2B

POND 3

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS</b>						
		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			/	/	/
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NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
CHRISTIAN J. SHOLTIS, PE	7/20/2011	<i>Paul Christ</i>	7-20-11	<i>Wandorval</i>	7/20/11
PREPARED BY: PRINT NAME	DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC.		<i>[Signature]</i>	07-20-11		
FIRM		TRANSPORTATION DEVELOPMENT	DATE		
<i>Christian J. Sholtis</i>		<i>A. Porter</i>	07/20/11	<i>Cynthia Chow</i>	7-20-11
SIGNATURE		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

Current DRC Project No. \_\_\_\_\_

**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 2  
(REPLAT OF TRACT A-3, MESA DEL SOL INNOVATION PARK)**

Date Submitted February 11, 2011  
Date Site Plan for Bldg Permit Approved \_\_\_\_\_  
Date Site Plan for Sub Approved \_\_\_\_\_  
Date Preliminary Plat Approved 2-16-11  
Date Preliminary Plat Expires: 2-16-12  
DRB Project No. 1006007

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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD.	/	/	/
							/	/	/
							/	/	/
							/	/	/

\* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
<input type="text"/>	<input type="text"/>	12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
<input type="text"/>	<input type="text"/>	4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
<input type="text"/>	<input type="text"/>						/	/	/
NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYSWAYS A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER.									



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	PENN AVE	SAGAN LOOP	AVEDON DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE
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	SAGAN LOOP	AVEDON DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE
6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**PUBLIC SANITARY SEWER IMPROVEMENTS**

		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	AVEDON DRIVE / TRACT J	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC MH'S & SERVICES	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
							/	/	/
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**PRIVATE SANITARY SEWER IMPROVEMENTS**

		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT I	LOT 11, BLOCK 6	PENN AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT M	LOT 13/14, BLOCK 8	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC MH'S, CLEANOUTS & SERVICES	TRACT K	LOT 13/14, BLOCK 7	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT L	LOT 21/22, BLOCK 7	PENN AVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
		<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>							
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**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 2/11/2011  
 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**

	2-16-11		2/16/11
DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
	02-16-11		
TRANSPORTATION DEVELOPMENT	DATE		
	02/16/11		2-16-11
ABCWUA	DATE	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: Feb. 9, 2011

Project# 1006007

Zone Atlas Page: R-16

App# 11 ORB-7007

Notification Radius: 250

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

Applicant: Mesa Del Sol, LLC  
801 University Blvd., Suite 200  
Albuq., NM 87106


Agent: Bohannon Huston Inc.  
7500 Jefferson NE  
Albuq., NM 87109

**Special Instructions:**

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

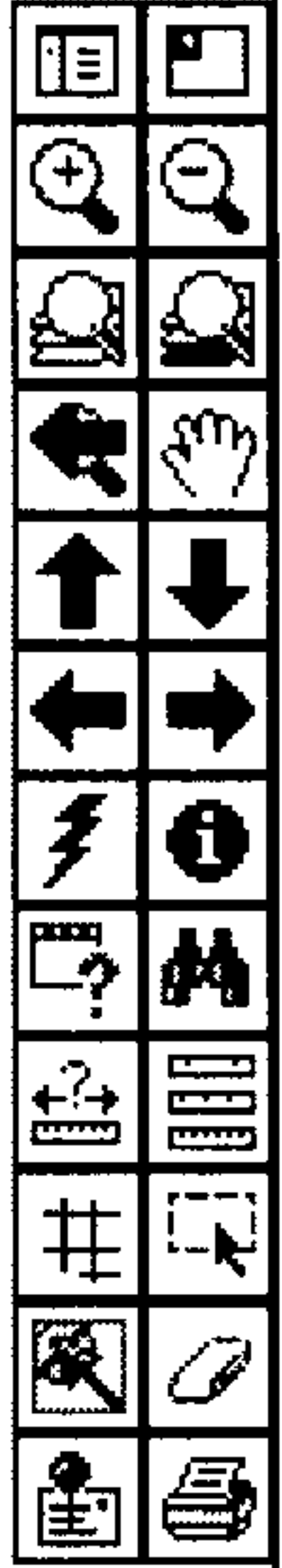
Date Mailed: 1-21-11

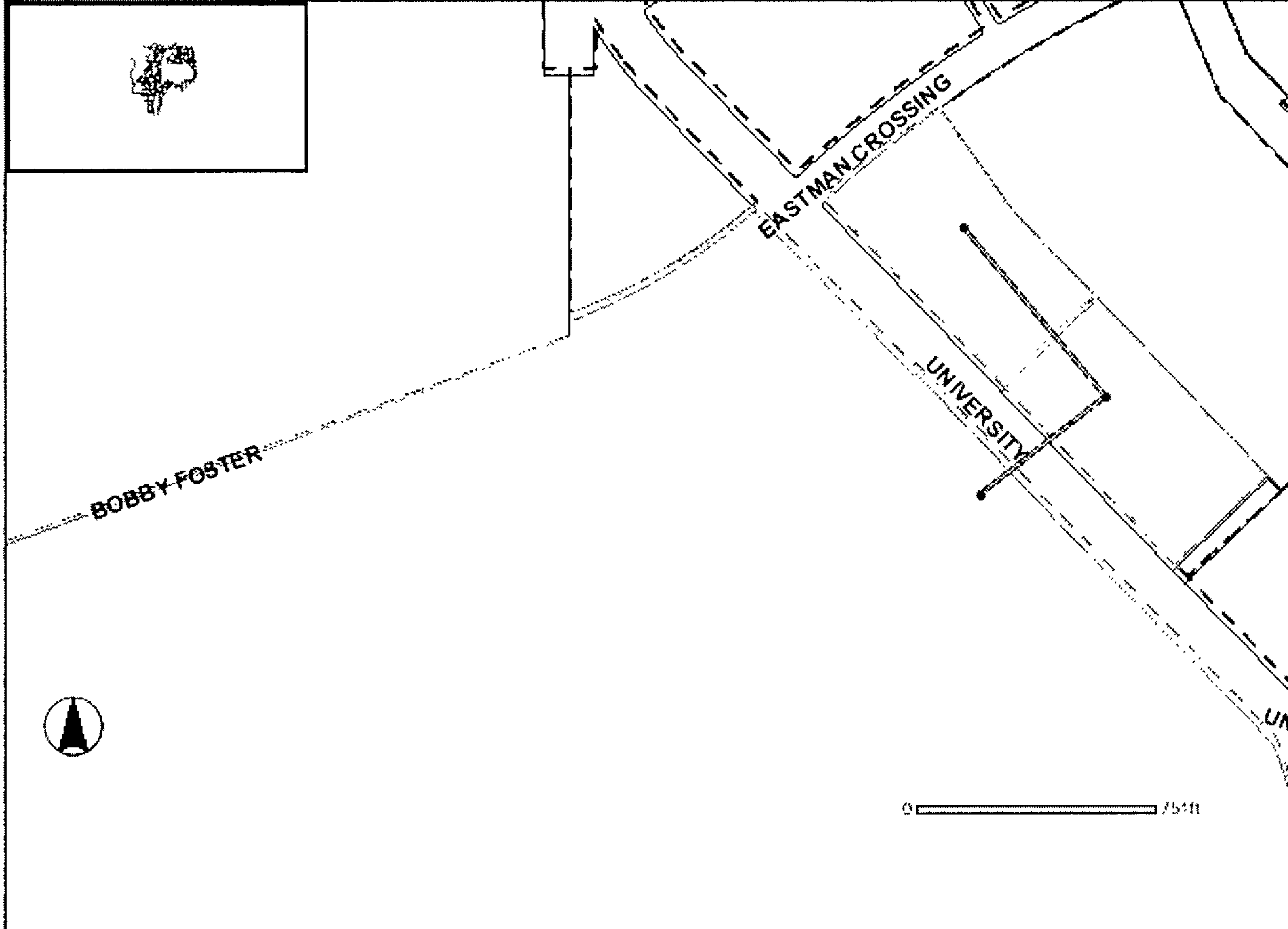
Signature: 



**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

**OWNERSHIP**

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS
1	101605116816030202	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V
2	101605114421320201	MESA DEL SOL LLC	801 UNIVERSITY BLVD SE SUITE 200	ALBUQUERQUE	NM	87106	V

[Select Line/Polygon](#)

[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	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 SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) ONT 7 3889 AC	6 97053448
2	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 SOLINNOVATION PARK (A REPLAT OF TR 22 MESA DEL SOLINNOVATION PARK) ONT 7 9075 AC	7 45870864
3	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	1895 836038

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**

01/14/2011 Issued By: E08375 98296

-----  
**STANDARD APPLICATION, Paper Plans Required**  
-----

**Permit Number:** 2011 070 007 **Category Code 910**  
**Application Number:** 11DRB-70007, Major - Preliminary Plat Approval  
**Address:**  
**Location Description:** UNIVERSITY BLVD SE BETWEEN SOLAR MESA AVE SE AND BOBBY FOSTER SE  
**Project Number:** 1008007

**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	\$2,695.00
<b>TOTAL:</b>		<b>\$2,790.00</b>

City Of Albuquerque  
Treasury Division

1/14/2011 12:10PM LOC: ANNX  
WS# 007 TRANS# 0019  
RECEIPT# 00140415-00140415  
PERMIT# 2011070007 TRSCCS  
Trans Amt \$2,790.00  
APN Fee \$75.00  
Conflict Manag. Fee \$20.00  
DRB Actions \$2,695.00  
CK \$2,790.00  
CHANGE \$0.00

Thank You

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

09/12/2012 Issued By: BLDAVM 162481

Category Code **910**  
**2012 070 286**

**Application Number:** 12DRB-70286, Vacation Of Public Easement

**Address:**

**Location Description:** UNIVERSITY BETWEEN SOLAR MESA AND BOBBY FOSTER

**Project Number:** 1006007

#### Applicant

BOHANNON HUSTON INC

7500 JEFFERSON NE  
ALBUQUERQUE NM 87109

#### Agent / Contact

MESA DEL SOL, LLC  
CHRISTIAN J SHOLTIS  
801 UNIVERSITY BLVD., SUITE 200  
ALBUQUERQUE NM 87106  
5054003021

#### Application Fees

<b>APN Fee</b>	<b>\$75.00</b>
<b>Conflict Mgmt Fee</b>	<b>\$20.00</b>
<b>DRB Actions</b>	<b>\$45.00</b>
<b>TOTAL:</b>	<b>\$140.00</b>

City of Albuquerque Treasury  
Date: 9/12/2012 Office: ANNEX  
Stnt ID: WS0000007 Cashier: TRSMAB  
Batch: 744 Trans #: 26  
Permit: 2012070286  
Receipt Num 00052887  
Payment Total: \$140.00  
0900 APN Fee \$75.00  
0901 Conflict Mgmt Fee \$20.00  
0902 DRB Actions \$45.00  
Check Tendered : \$140.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

STANDARD APPLICATION, Paper Plans Required

### DEVELOPMENT REVIEW BOARD

09/12/2012 Issued By: BLDAVM 162485

Category Code **910**  
**2012 070 288**

**Application Number:** 12DRB-70288, Major - Preliminary Plat Approval

**Address:**

**Location Description:** UNIVERSITY BETWEEN SOLAR MESA AND BOBBY FOSTER

**Project Number:** 1006007

#### Applicant

BOHANNON HUSTON INC

7500 JEFFERSON NE  
ALBUQUERQUE NM 87109

#### Agent / Contact

MESA DEL SOL, LLC  
CHRISTIAN J SHOLTIS  
801 UNIVERSITY BLVD., SUITE 200  
ALBUQUERQUE NM 87106  
5054003021

#### Application Fees

APN Fee

Conflict Mgmt Fee

DRB Actions **\$2,485.00**

**TOTAL: \$2,485.00**

City of Albuquerque Treasurer  
Date: 9/13/2012 Office: ANNEX  
Stat ID: WS000007 Cashier: TRSNAB  
Batch: 744 Trans #: 126  
Permit #: 2012070288  
Receipt Num: 00052288  
Payment Total: \$2,485.00  
0902 DRB Actions \$2,485.00  
Check Tendered: \$2,625.00

# City of Albuquerque Planning Department

## DEVELOPMENT AND BUILDING SERVICES

### STANDARD APPLICATION, Paper Plans Required

#### DEVELOPMENT REVIEW BOARD

12/11/2012 Issued By: BLDAVM 173682

Category Code **910**  
**2012 070 378**

**Application Number:** 12DRB-70378, Major - Final Plat Approval

**Address:**

**Location Description:** STRAND LOOP/UNIVERSITY BLVD SW

**Project Number:** 1006007

#### Applicant

MESA DEL SOL, LLC

801 UNIVERSITY BLVD., SUITE 200  
ALBUQUERQUE NM 87106

#### Agent / Contact

BOHANNAN HUSTON INC  
CHRISTIAN J SHOLTIS  
7500 JEFFERSON NE  
ALBUQUERQUE NM 87109  
5058231000

#### Application Fees

APN Fee

Conflict Mgmt Fee **\$20.00**

DRB Actions

**TOTAL: \$20.00**

City of Albuquerque Treasury  
Date: 12/12/2012 Office: ANNEX  
Stat ID: W50000006 Cashier: TRSASR  
Batch: 1128 Trans #: 18  
Permit: 2012070378  
Receipt Num: 000792286  
Payment Total: \$20.00  
0901 Conflict Mgmt. Fee  
Cash Tendered: \$20



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)
- 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 2<sup>nd</sup> 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: FINAL PLAT APPROVAL

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-3 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.):  
1006007, 1006516

**CASE INFORMATION:**

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

No. of existing lots: 1 No. of proposed lots: 108 Total area of site (acres): 21.8

LOCATION OF PROPERTY BY STREETS: On or Near: STRAND LOOP/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 12-10-12

(Print) CHRISTIAN J. SHOLTIS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers

12 DRB 70378

Action

FD

Form revised 4/07

S.F.	Fees
_____	\$ <u>20.00</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	Total
_____	\$ <u>20.00</u>

Hearing date Dec. 19, 2012

Christian J. Sholtis

12-11-12  
Planner signature / date

Project # 1006007

**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)  
12-10-12 Applicant signature / date



Form revised October 2007

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers  
12 - DRB - 70378

[Signature] 12-11-12  
 Planner signature / date  
 Project # 1006007



**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

Supplemental form

**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 2<sup>nd</sup> 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: FINAL PLAT APPROVAL

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-3 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.): \_\_\_\_\_  
1006007, 1006516

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  NO  
 No. of existing lots: 1 No. of proposed lots: 108 Total area of site (acres): 21.8  
 LOCATION OF PROPERTY BY STREETS: On or Near: STRAND LOOP/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 12-10-12  
 (Print) CHRISTIAN J. SHOLTIS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
12 DRB 70378

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Hearing date Dec. 19, 2012

12-11-12  
 Planner signature / date

Project # 1006007

Form revised 4/07

Action	SF.	Fees
<u>FD</u>	_____	<u>\$ 20.00</u>
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
_____	_____	\$ _____
		Total
		<u>\$ 20.00</u>

**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**
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- Design elevations & cross sections of perimeter walls **3 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
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- 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
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- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
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**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.
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  - 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
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  - 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)  
 Applicant signature / date 12-10-12



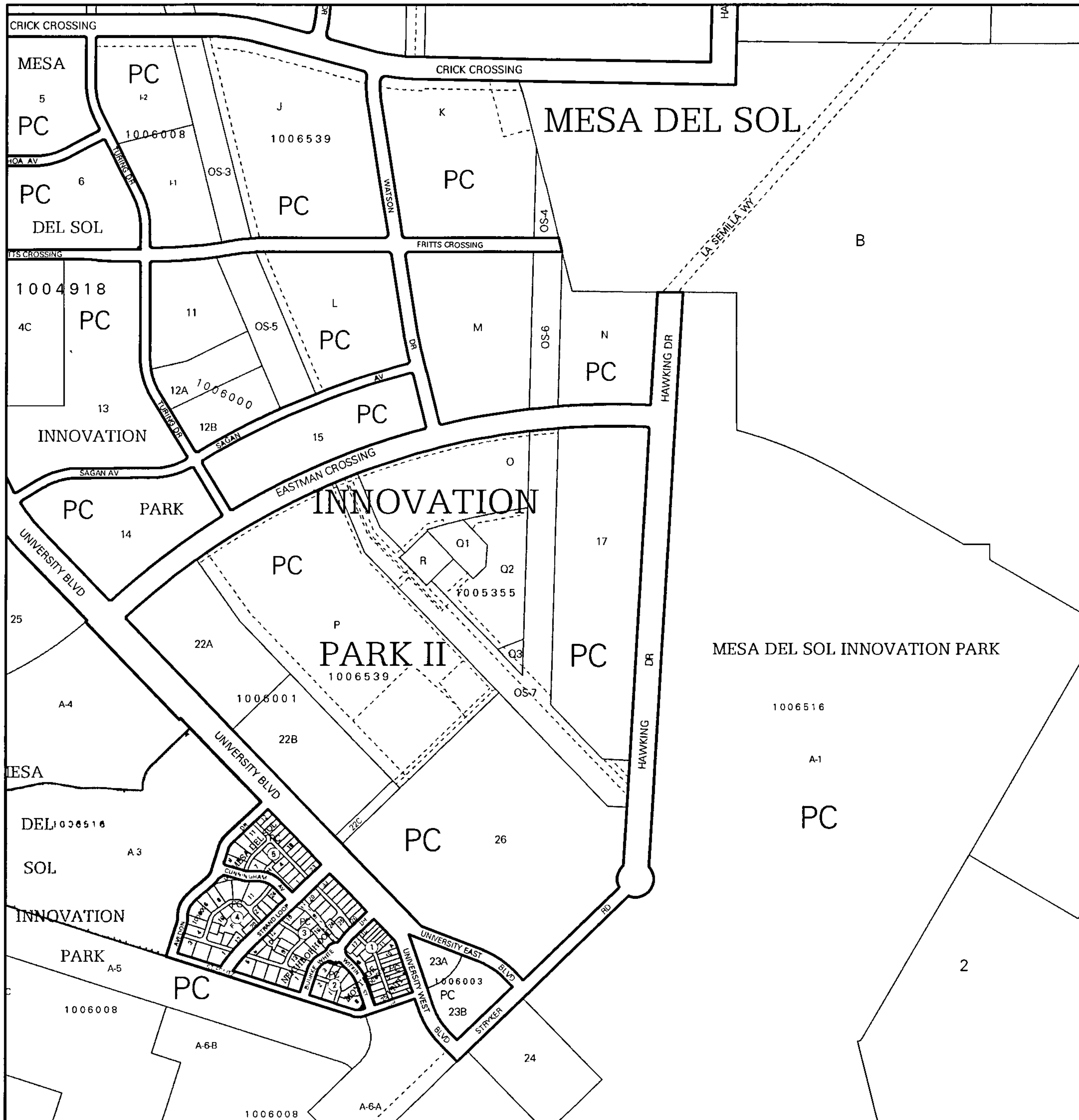
Form revised October 2007

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

Application case numbers  
12 - DRB - 70378

*[Signature]* Planner signature / date 12-11-12  
 Project # 1006007





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

Map amended through: 4/2/2012

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

**SIDEWALK DEFERRAL AGREEMENT**

PROJECT NO 7754.86

THIS AGREEMENT is made this 10<sup>th</sup> day of December, 2012, 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 Delaware 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-3, 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 2; 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# 2012130378

12/10/2012 03:20 PM Page 1 of 9  
AGRE R:\$25 00 M Toulouse Oliver, Bernalillo County



County Clerk's Recording Label

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 **September 15, 2016** ("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. CMS267960

Amount: \$120,645.85

Name of Financial Institution or Surety providing Guaranty: RLI Insurance Company

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

September 15, 2016

If Guaranty is a Letter of Credit or Loan Reserve, then 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 meaning 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.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

CITY OF ALBUQUERQUE:

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

By: [Signature]  
Richard Dourte, City Engineer

By: [Signature]  
Brent F. Dupes, Secretary  
Dated: 11/27/12

Dated: 12-10-12

[Signature]  
12-7-12

SUBDIVIDER'S NOTARY

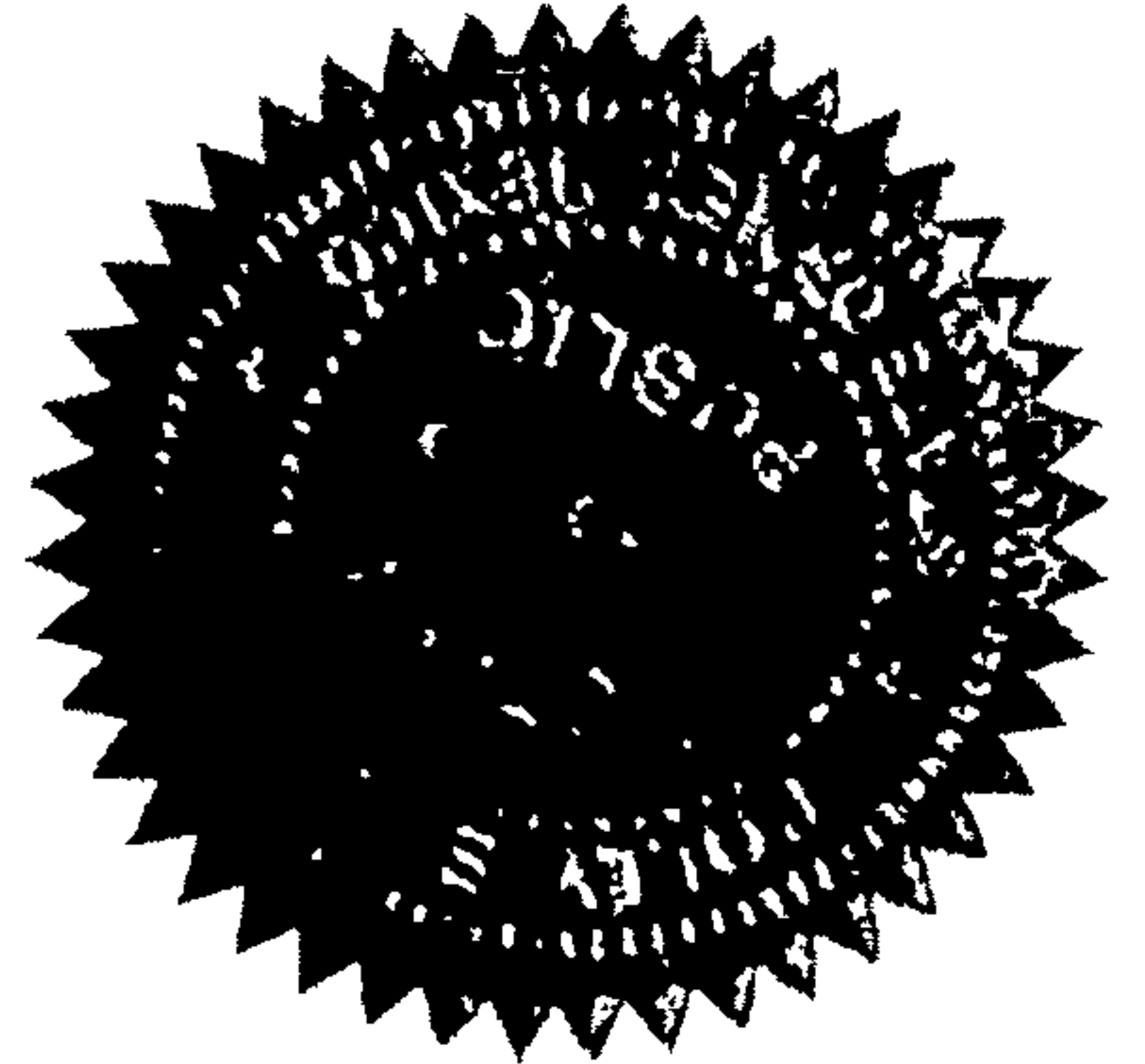
STATE OF NEW MEXICO            )  
  ) ss.  
COUNTY OF BERNALILLO        )

This instrument was acknowledged before me on 27 day of November, 2012, by (name of person:) Brent F. Dupes, (title or capacity, for instance, "President" or "Owner":) Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

(SEAL)

[Signature] Notary Public

My Commission Expires:  
Oct 18, 2015



County Clerk's Recording Label

CITY'S NOTARY

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

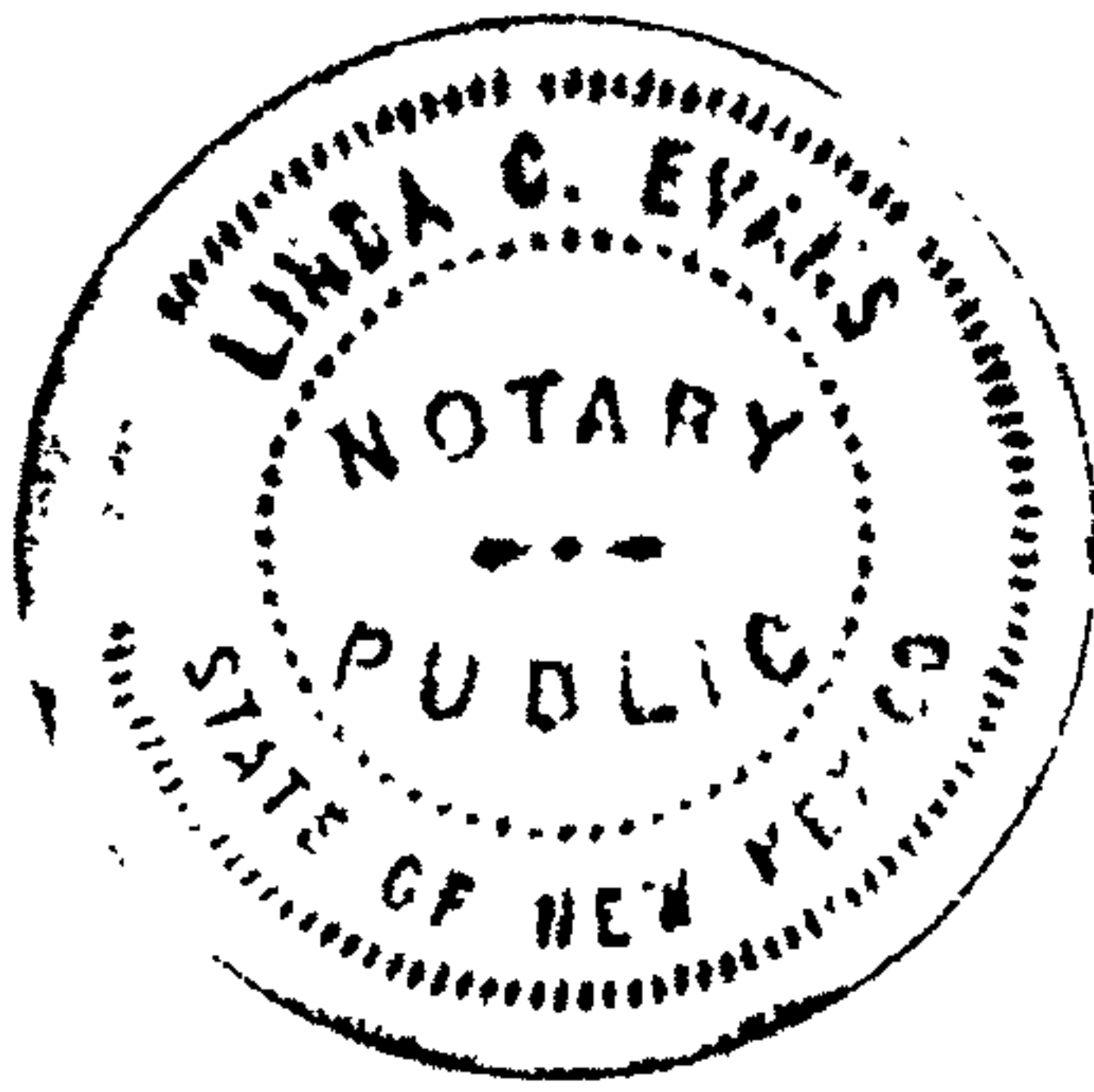
This instrument was acknowledged before me on 10<sup>th</sup> day of December, 2012 by Richard Dourte, City Engineer of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

(SEAL)

  
Notary Public

My Commission Expires:

10-17-16



County Clerk's Recording Label

Exhibit "A"



**OFFICIAL NOTICE OF DECISION**

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

October 10, 2012

**Project# 1006007**

12DRB-70286 VACATION OF PUBLIC EASEMENT  
12DRB-70287 MINOR - TEMP DEFERRAL SIDEWALK CONSTRUCTION  
12DRB-70288 MAJOR - PRELIMINARY PLAT APPROVAL

BOHANNON HUSTON INC agent(s) for MESA DEL SOL, LLC request(s) the referemced/ above action(s) for all or a portion of Tract(s) A-3, MESA DEL SOL INNOVATION PARK (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE bewteen EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222

At the October 25, 2012 Development Review Board meeting, the temporary deferral of construction of sidewalks on the interior streets was approved as shown on the Sidewalk Exhibit 'B' in the planning file. With an approved grading and drainage plan engineer stamp dated 3/23/11 and with the signing of the infrastructure list dated September 7, 2012, 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 vacation application was filed by the owner of all the footage of land abutting the proposed vacation.

The public welfare is in no way served by retaining the way or easement; based on the proposed replat, the City of Albuquerque does not anticipate any need to utilize the existing easement.

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:

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 October 25, 2012 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.)



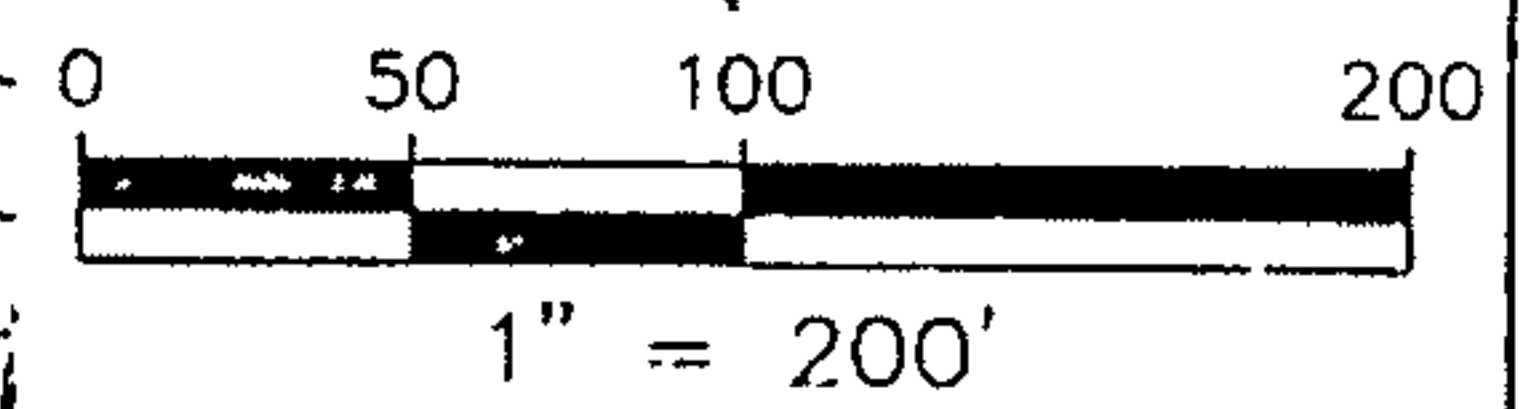
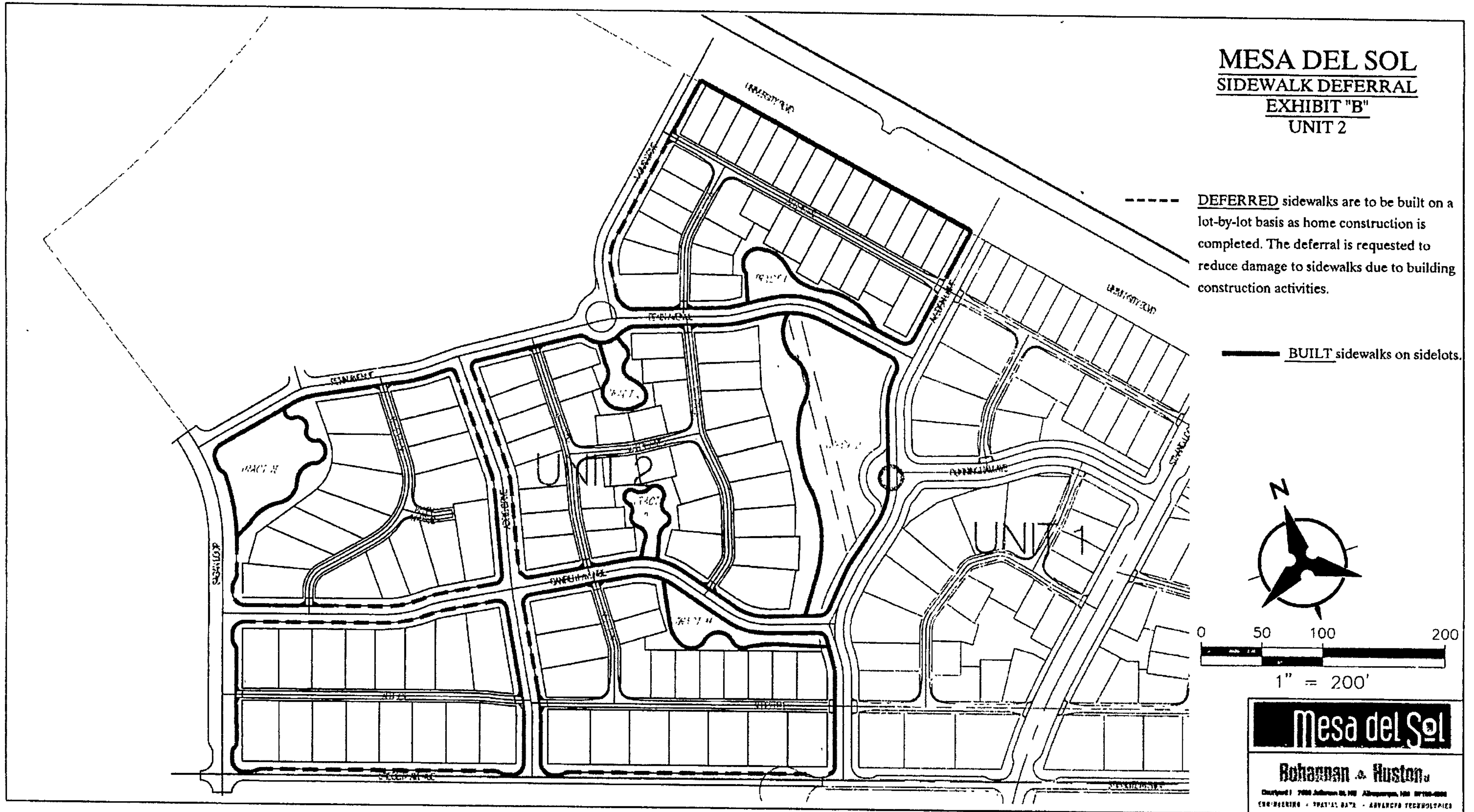
Jack Cloud, DRB Chair

Cc: Bohannon Huston Inc.  
Mesa Del Sol LLC  
Mariilyn Maldonado  
File

**MESA DEL SOL**  
**SIDEWALK DEFERRAL**  
**EXHIBIT "B"**  
**UNIT 2**

----- 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**

Charleston 7000 Johnson St. NE Albuquerque, NM 87109-4000  
 ENGINEERING • PLANNING • DESIGN • CONSTRUCTION

No. of Lots: 109  
Nearest Major Streets:  
University Blvd., SE and  
Avendon Drive, SE

**FIGURE 12**

**SUBDIVISION IMPROVEMENTS  
AGREEMENT-PUBLIC AND/OR PRIVATE  
(Procedure B)**

**AGREEMENT TO CONSTRUCT  
PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS**

THIS AGREEMENT is made this 10<sup>th</sup> day of December, 2012, 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**, ("Subdivider"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:] **a Delaware limited liability company**, whose address is **5700 University Boulevard West, 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 of this Agreement.

1. **Recital**. The Subdivider is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] **Tract A-3, Mesa del Sol Innovation Park**, recorded on **December 6, 2010**, in the records of the Bernalillo County Clerk at Book **2010C**, page **131** (the "Subdivision"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] **Forest City Mesa Residential Development, LLC** ("Owner").

The Subdivider has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Mesa del Sol Montage Unit 2** describing Subdivider's Property.

As a result of the development of the Subdivision, the Subdivision Ordinance ("S.O.") and/or the Zoning Code, Section 14-16-3-11, require the Subdivider, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Subdivision, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Development Plan for the Subdivision.

2. **Improvements and Construction Deadline**. 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 **15<sup>th</sup>** day of **September, 2014**

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AGRE R.\$25.00 M. Toulouse Oliver, Bernalillo County



("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Subdivider's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. 7754.86.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Subdivider meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See S.O. Section 14-14-3.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Subdivider processes an amendment to the Agreement. (See Subdivision Ordinance Section 14-14-3.) If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Subdivider may obtain an extension of the Construction Completion Deadline if Subdivider shows adequate reason for the extension.

3. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Subdivider causes to be submitted all documents, and meets all requirements listed in Development Process Manual, Volume 1, Chapter 5, Work Order Process, and figure 1, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Subdivider has procured or has caused to be procured public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Subdivision, the Improvements or the Subdivider's construction activities within, or related to the Subdivision. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. The Subdivider must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that, if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail 30 days written notice to the City, attention City Engineer.

B. The Subdivider complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

<u>Type of Fee</u>	<u>Amount</u>
<u>Engineering Fee</u>	<u>3.25% of Actual Construction Cost as required per City-approved estimate.</u>
<u>Excavation and Sidewalk</u>	<u>(Figure 7)</u>
<u>Ordinance, Street Restoration Fees</u>	

Note: The Subdivider must pay the City all City fees which have been incurred during construction

before the City will accept the public Improvements.

4. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the public Improvements shall be performed by **Cartesian Surveys, Inc.**, and construction surveying of the private Improvements shall be performed by **Cartesian Surveys, Inc.** If the construction surveying is performed by an entity other than the City, the City may monitor the construction surveying and the Subdivider shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey. The Subdivider shall pay the City a reasonable fee for any construction surveying performed by the City.

B. Construction Inspection Methods. Inspection of the construction of the public Improvements shall be performed by **Bohannan & Huston, Inc.**, and inspection of the private Improvements shall be performed by **Bohannan & Huston, Inc.**, both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Subdivider shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Subdivider shall pay the City a reasonable fee for the level of inspection performed by the City.

C. Field Testing. Field testing of the construction of the public Improvements shall be performed by **Geo-Test, Inc.**, and field testing of the private Improvements shall be performed by **Geo-Test, Inc.**, both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Subdivider shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review. The Subdivider shall pay the City a reasonable fee for any field testing performed by the City.

D. Additional Testing. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Subdivider shall pay the City a reasonable fee therefor.

5. Financial Guaranty. If final plat approval is not requested prior to construction of the Subdivision, a financial guaranty is not required. If final plat approval is requested, the Subdivider must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a 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 Construction Completion Deadline.

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. CMS267959

Amount: \$3,660,694.91

Name of Financial Institution or Surety providing Guaranty: RLI Insurance Company

Date City first able to call Guaranty: September 15, 2014

[Construction Completion Deadline]: September 15, 2014

If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_

Additional information: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Notice of Start of Construction. Before construction begins, the Subdivider shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.

7. Completion, Acceptance and Termination. When the City receives Subdivider's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Volume 1, Chapter 5, Work Order Process, Step 9.) If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the public Improvements and a Certificate of Completion for the private Improvements. Thereafter, the Subdivider's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Subdivider has provided to assure the materials and workmanship, as required by the Subdivision Ordinance. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

8. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon or in which the public Improvements are constructed, the Subdivider will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat of the Subdivision.

9. Reduction of Financial Guaranty Upon Partial Completion. The Subdivider shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the

Financial Guaranty, the Subdivider must follow the procedures and meet the requirements detailed in the Development Process Manual, Volume 1, Chapter 5.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the subdivider must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the Subdivision Ordinance.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

10. 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 defend, indemnify and hold harmless the City and its officials, agents and employees from any claims, actions, suits or other proceedings arising from or out of the negligent 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; provided, however, to the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give directions or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property. 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.

11. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Subdivider and the express written concurrence of any financial institution or surety which has undertaken to guarantee 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.

12. 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 entered into a Subdivision Improvements Agreement with the City. Thereafter, if 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.

13. Payment for Incomplete Improvements. If the Subdivider fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements 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 City's Claim of Lien or any 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 any Financial Guaranty.

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

15. 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 (6) days after the notice is mailed if there is no actual evidence of receipt.

16. 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.

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



18. 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.

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

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

21. Authority to Execute. If the Subdivider signing below is not the Owner of the Subdivision, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

SUBDIVIDER:

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

By: Brent F. Dupes  
Brent F. Dupes, Secretary  
Dated: 11/27/12

CITY OF ALBUQUERQUE:

By: Richard Dourte  
Richard Dourte, City Engineer  
Dated: 12-10-12

12-7-12

12-6-2012

SUBDIVIDER'S NOTARY

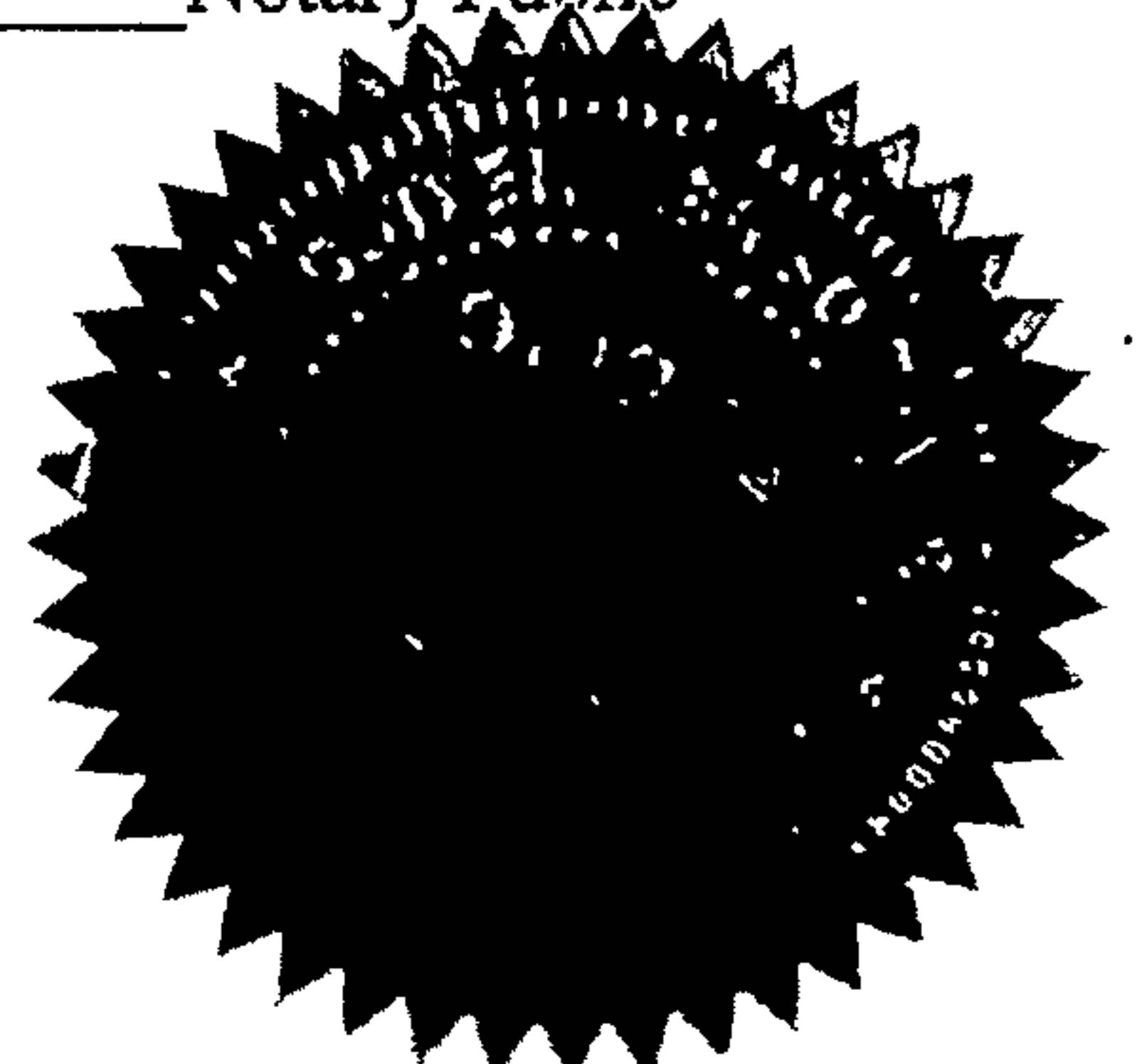
STATE OF NEW MEXICO )  
 ) ss.  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on 27 day of November, 2012, by (name of person:) Brent F. Dupes, (title or capacity, for instance, "President" or "Owner":) Secretary of Forest City Mesa Residential Development, LLC, a Delaware limited liability company.

(SEAL)

Polly E. Lyden Notary Public

My Commission Expires:  
Oct 19, 2015





Current DRC Project No. 775486

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 2  
(REPLAT OF TRACT A-3, MESA DEL SOL INNOVATION PARK)

Date Submitted: September 7, 2012  
Date Site Plan for Bidg Permit Approved: \_\_\_\_\_  
Date Site Plan for Sub. Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 10-10-12  
Date Preliminary Plat Expires: 10-10-12

DRB Project No. 1006007

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 guarantees. 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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	PENN AVE	SAGAN LOOP	ARBUS DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON WEST SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD.	/	/	/
							/	/	/
							/	/	/
							/	/	/

\* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
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NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYWAYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER



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.  
MHS & SERVICES

PENN AVE

SAGAN LOOP

AVEDON DRIVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

GANDERT AVE

SAGAN LOOP

AVEDON DRIVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

AVEDON DRIVE /  
TRACT J

STIEGLITZ AVE

UNIVERSITY BLVD

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

STIEGLITZ AVE

SAGAN LOOP

AVEDON DRIVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

SAGAN LOOP

STIEGLITZ AVE

PENN AVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

ADDIS DRIVE

STIEGLITZ AVE

PENN AVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

UNIVERSITY BLVD

ARBUS DRIVE

AVEDON DRIVE

/ / /

8" DIA

SANITARY SEWER W/ NEC.  
MHS & SERVICES

ARBUS DRIVE

PENN AVE

UNIVERSITY BLVD

/ / /

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PRIVATE SANITARY SEWER IMPROVEMENTS

6" DIA

SANITARY SEWER W/ NEC.  
MHS, CLEANOUTS & SERVICES

TRACT I

LOT 11, BLOCK 6

PENN AVE

/ / /

6" DIA

SANITARY SEWER W/ NEC.  
MHS, CLEANOUTS & SERVICES

TRACT M

LOT 13/14, BLOCK 8

GANDERT AVE

/ / /

6" DIA

SANITARY SEWER W/ NEC.  
MHS, CLEANOUTS & SERVICES

TRACT K

LOT 13/14, BLOCK 7

GANDERT AVE

/ / /

6" DIA

SANITARY SEWER W/ NEC.  
MHS, CLEANOUTS & SERVICES

TRACT L

LOT 21/22, BLOCK 7

PENN AVE

/ / /

/ / /

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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**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

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

CHRISTIAN J. SHOLTIS, PE  
PREPARED BY: PRINT NAME

*[Signature]* 10-10-12  
DRB CHAIR DATE

*[Signature]* 10-10-12  
PARKS & GENERAL SERVICES *recreation* DATE

BOHANNAN HUSTON, INC.  
FIRM

*[Signature]* 10-10-12  
TRANSPORTATION DEVELOPMENT DATE

*[Signature]* 10-10-12  
SIGNATURE DATE

*[Signature]* 10/10/12  
ABCWUA DATE

*[Signature]* 10-10-12  
AMAFCA 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



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 27th day of November, 2012, and pertains to the subdivision commonly known as a Replat of Tract A-3, Mesa del Sol Innovation Park, and more particularly described as Mesa del Sol Neighborhood, Montage Unit 2 (the "Subdivision"). The following individual lots comprise the subdivision:

Lots 1-28, Block 6; Lots 1-32, Block 7; Lots 1-19, Block 8; Lots 1-14, Block 9; Lots 1-15, Block 10; Mesa del Sol Neighborhood Montage Unit 2

**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# 2012130355

12/10/2012 02:47 PM Page 1 of 4  
AGRE R:\$25 00 M. Toulouse Oliver, Bernalillo County



DRB Project #1006007  
APS Cluster Albuquerque High

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.

[Signatures Follow]

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

By: *Brent F. Dupes*

Brent F. Dupes  
Secretary

Date: 11/27/12

SUBDIVIDER'S NOTARY

STATE OF NEW MEXICO

)

)ss.

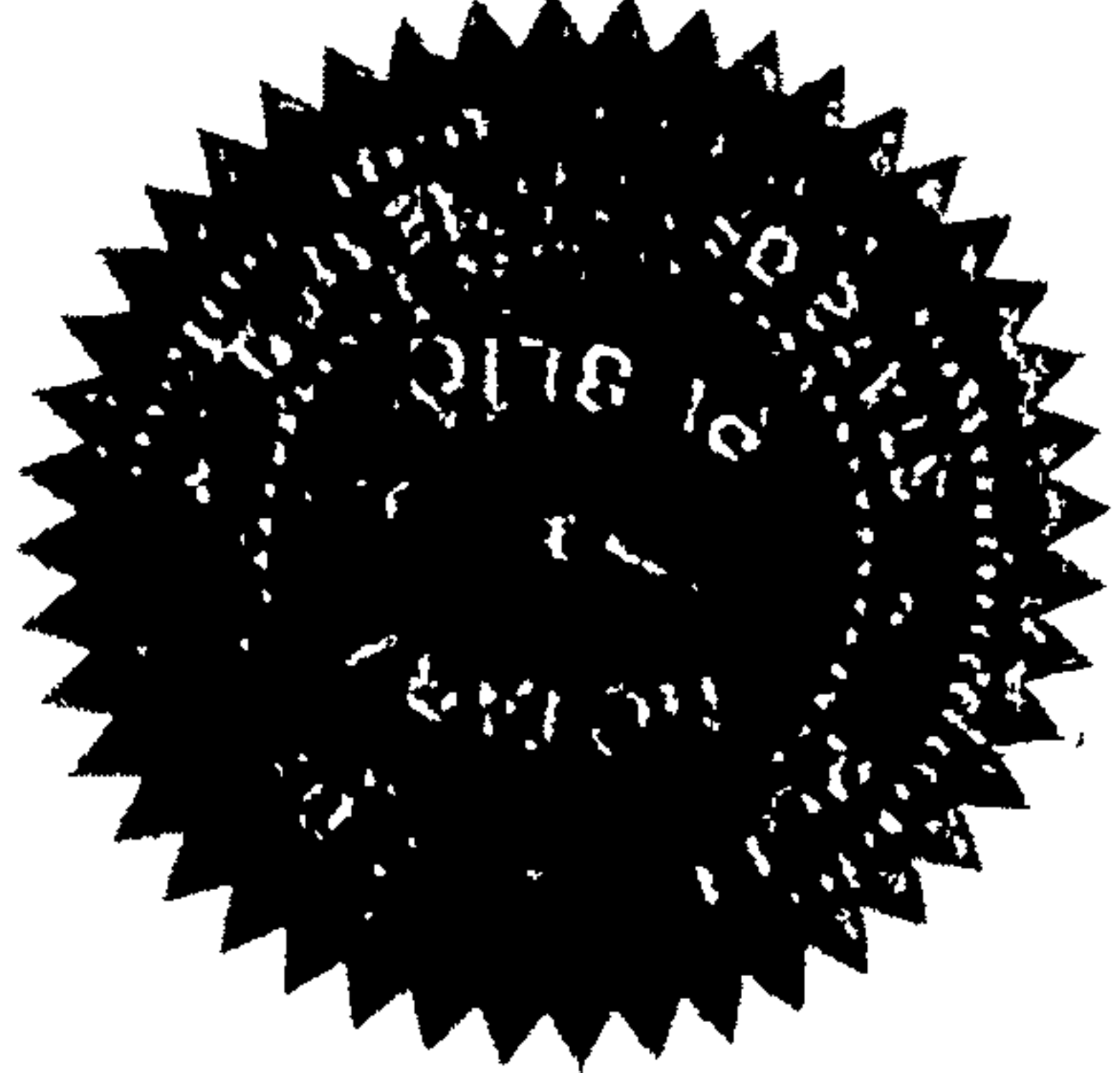
COUNTY OF BERNALILLO

)

This instrument was acknowledged before me on 11/27, 2012, 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.

*Pilly E Lydens*  
Notary Public

My Commission Expires: Oct 18, 2015



DRB Project #1006007  
APS Cluster Albuquerque High

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]

Name:

It: Kizito Wijerje, Director, Capital Master Plan

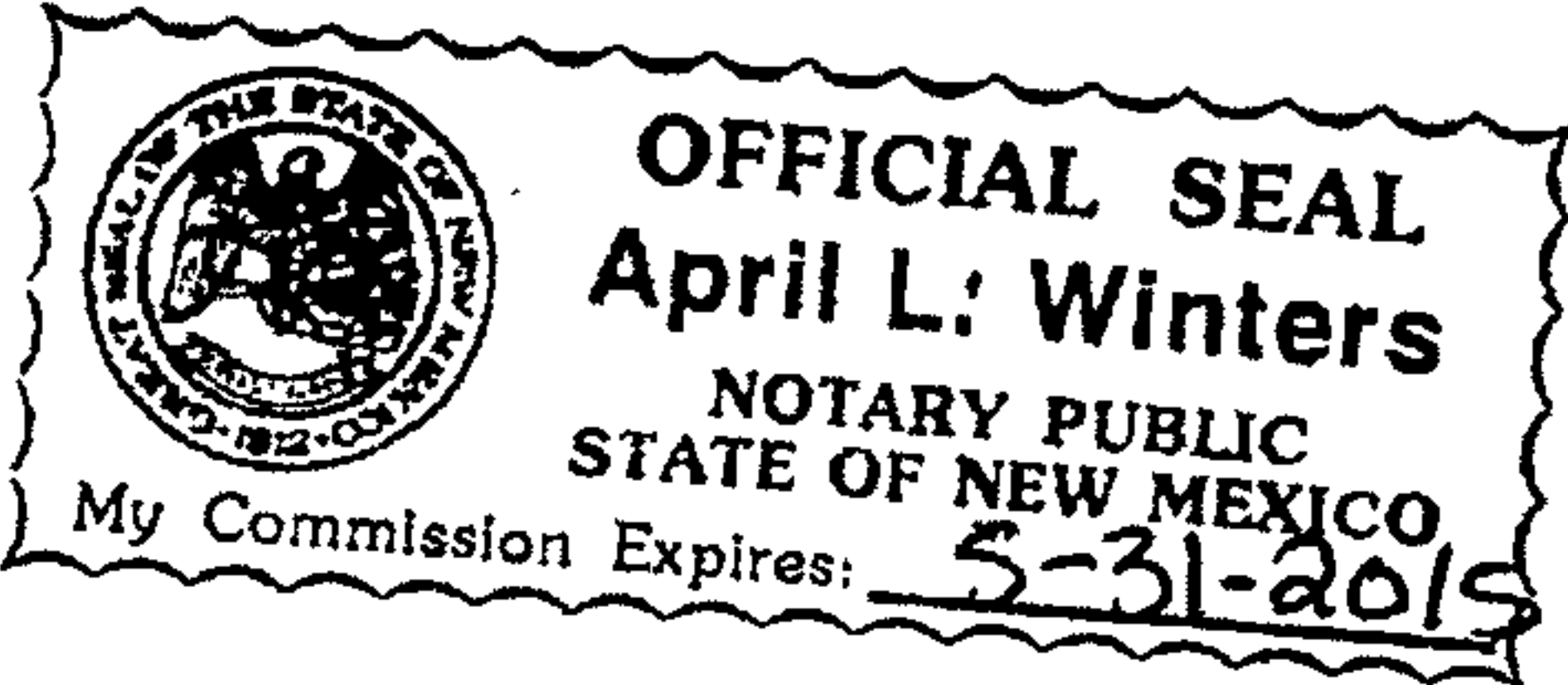
APS NOTARY

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

This instrument was acknowledged before me on 12/10, 2012, by Kizito Wijerje, Director 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.

April L. Winters  
Notary Public

My Commission Expires:  
May 31, 2015





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 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 2<sup>nd</sup> 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: 505.400.3021  
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

APPLICANT: BOHANNON HUSTON INC PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, SIDEWALK DEFFERAL, VACATION OF EASEMENT

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-3 Block: \_\_\_\_\_ Unit: \_\_\_\_\_

Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE UNIT 2

Existing Zoning: PC Proposed zoning: PROPOSED DEVELOPMENT MRGCD Map No \_\_\_\_\_

Zone Atlas page(s): R-16 UPC Code: RESIDENTIAL

**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-1006007

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  X

No. of existing lots: 1 TRACT No. of proposed lots: 128 Total area of site (acres): 21.8222 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 SEPT. 7, 2012

(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  
12 - DRB - 70286  
 \_\_\_\_\_  
12 - DRB - 70287  
12 - DRB - 70288

Action	S.F.	Fees
<u>VPE</u>	_____	\$ <u>45.00</u>
<u>CME</u>	_____	\$ <u>20.00</u>
<u>ADV</u>	_____	\$ <u>75.00</u>
<u>TDS</u>	_____	\$ <u>0</u>
<u>PP</u>	_____	\$ <u>2,485.00</u>
Total		\$ <u>2,625.00</u>

Hearing date 10-0-12

*Christian J. Sholtis*

9-12-12  
Planner signature / date

Project # 1006007

**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
- N/A 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
- N/A **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)  
9-7-12 Applicant signature / date



Form revised October 2007

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

Application case numbers  
12 - DRB - 70088  
 \_\_\_\_\_  
 \_\_\_\_\_

[Signature] 9-12-12  
 Planner signature / date  
 Project # 1006007

**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)  
 \_\_\_\_\_ 9-7-12  
 Applicant signature / date



Form revised 4/07

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	_____	_____
<input checked="" type="checkbox"/> Fees collected	12 - DRB - 70286	_____	9-12-12
<input checked="" type="checkbox"/> Case #s assigned	12 - DRB - 70287	_____	Planner signature / date
<input checked="" type="checkbox"/> Related #s listed	_____	Project #	1006007

# 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 Sept. 25, 2012 To Oct. 10, 2012

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.

Chris Skoltis  
(Applicant or Agent)

9-12-12  
(Date)

I issued 2 signs for this application, 9-12-12  
(Date)

[Signature]  
(Staff Member)

DRB PROJECT NUMBER: 1006007





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 2<sup>nd</sup> 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: 505.400.3021  
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

APPLICANT: BOHANNON HUSTON INC PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM  
 Proprietary interest in site: \_\_\_\_\_ List all owners \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, SIDEWALK DEFERRAL, VACATION OF EASEMENT

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-3 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA MESA DEL SOL MONTAGE UNIT 2  
 Existing Zoning: PC Proposed zoning PROPOSED DEVELOPMENT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s). R-16 UPC Code. RESIDENTIAL

**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-1006007

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  X  
 No. of existing lots. 1 TRACT No. of proposed lots. 128 Total area of site (acres). 21.8222 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 SEPT. 7, 2012  
 (Print) CHRISTIAN J. SHOLTIS Applicant  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers  
12 DRB 70286

12 DRB 70287  
12 DRB 76288

Hearing date 10-10-12

9-12-12  
 Planner signature / date

Project # 1006007

Form revised 4/07

Action	SF.	Fees
<u>VPE</u>	_____	\$ <u>45.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
<u>ADV</u>	_____	\$ <u>75.00</u>
<u>TDS</u>	_____	\$ <u>0</u>
<u>PP</u>	_____	\$ <u>2,485.00</u>
		Total
		\$ <u>2,625.00</u>

*CS*

**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
- N/A 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
- N/A **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) \_\_\_\_\_  
 Applicant signature / date 9-7-12



Form revised October 2007

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

Application case numbers  
 12 - DRB - 70088

*[Signature]* 9-12-12  
 Planner signature / date  
 Project # 1006007

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.**

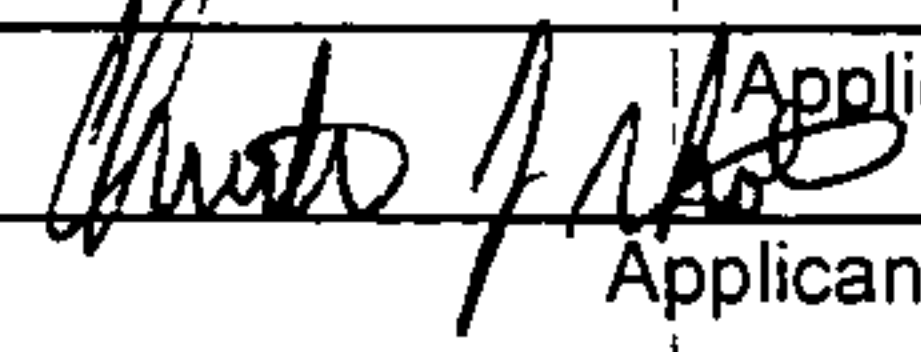
- SIDEWALK VARIANCE (DRB20)**
  - SIDEWALK WAIVER (DRB21)**
    - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
    - Zone Atlas map with the entire property(ies) clearly outlined
    - Letter briefly describing, explaining, and justifying the variance 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 9-7-12



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

Application case numbers  
 12 - DRB - 70286  
 12 - DRB - 70287

Form revised 4/07  
  
 Planner signature / date 9-12-12  
 Project # 1006007

September 7, 2012

[www.bhinc.com](http://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  
PO Box 1293  
Albuquerque, NM 87102

Re: Mesa del Sol Neighborhood Montage Unit 2 – Preliminary Plat,  
and Sidewalk Deferral (DRB 1006007)

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
- Six (6) copies of the Infrastructure List
- Six (6) copies of Sidewalk Deferral (Exhibit B )
- Letter from the Office of Neighborhood Coordination
- DR/WS and TIS forms
- Traffic Distribution Layout (Exhibit A)
- Submittal Fees

This previously approved preliminary plat is being presented to the Development Review Board for the purpose of obtaining City review and approval, subsequent to the previous approval expiration. It represents the second phase of the first residential development at Mesa del Sol and encompasses approximately 22 acres subdivided into approximately 117 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, although public parks will not be dedicated at this time.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 505-823-1000 with questions or comments.

Sincerely,



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

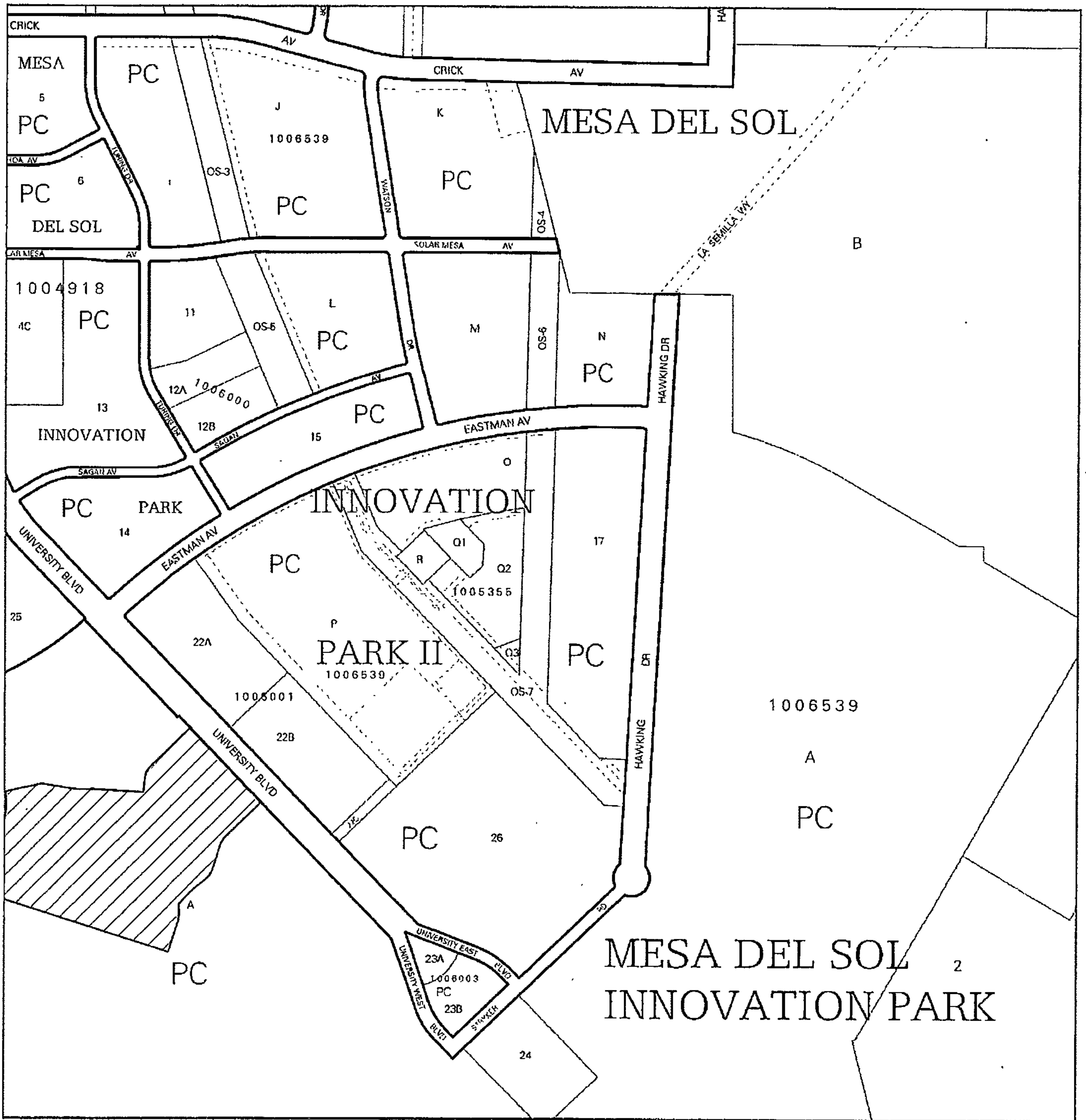
CJS/di  
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**



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: 2/1/2010



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

Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

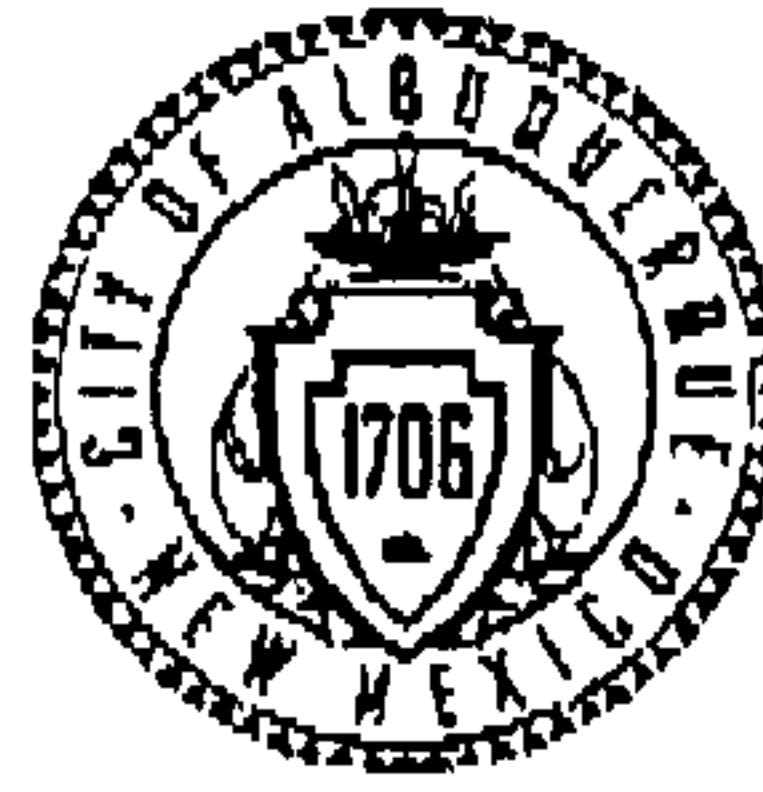
Zone Atlas Page:  
**R-15-Z**

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	

0 760 1,500 Feet

Map amended through: 2/4/2010



**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

September 5, 2012

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

This letter will serve to notify you that on September 5, 2012:

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 **(DRB SUBMITTAL) - MESA DEL SOL NEIGHBORHOOD MONTAGE, UNIT 2 (A REPLAT OF TRACT A-3, MESA DEL SOL INNOVATIN PARK), LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN EASTMAN AVENUE SE AND STRYKER ROAD SE** zone map R-15-16.

***Our records indicate that as of September 5, 2012, 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](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,

***Stephani Winklepleck***

Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
PLANNING DEPARTMENT

planningnrnaform(03/20/12)

# !!!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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

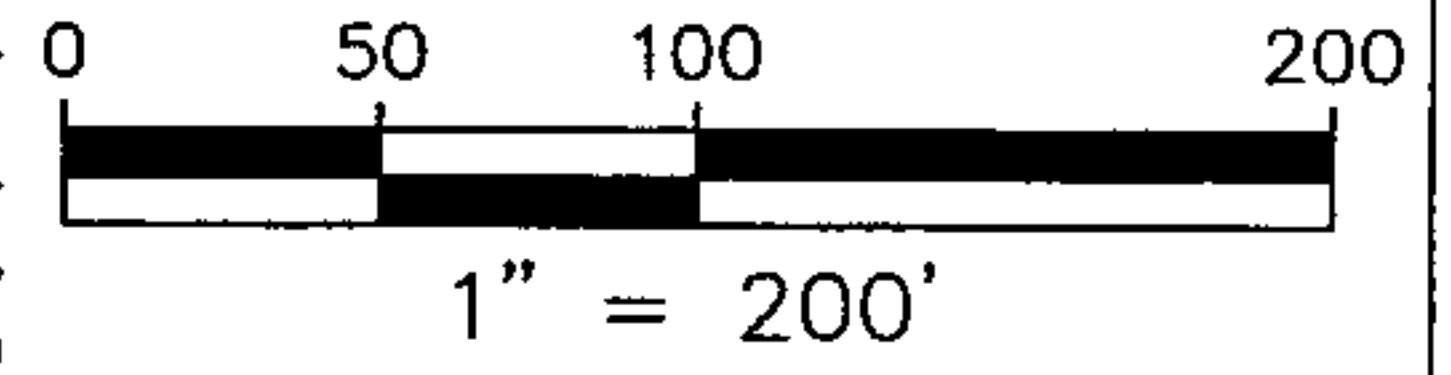
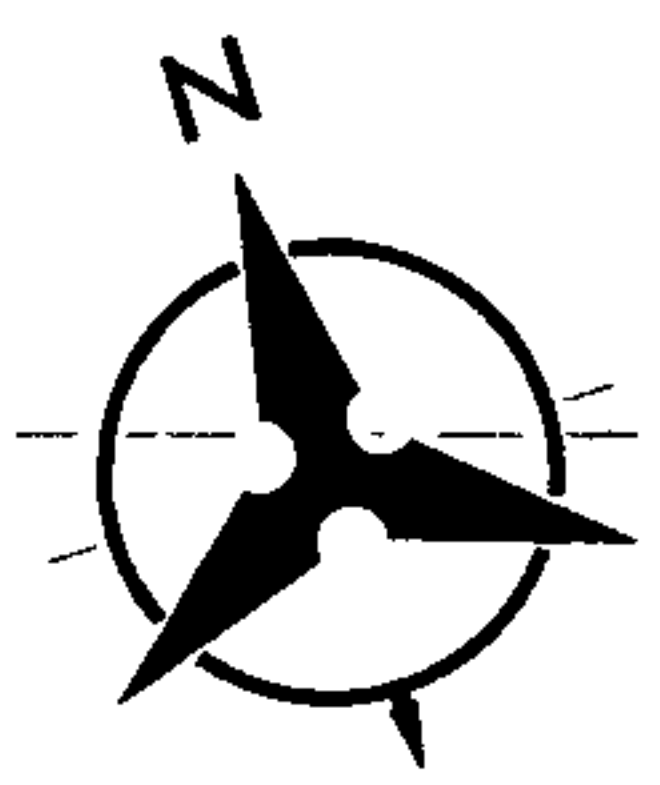
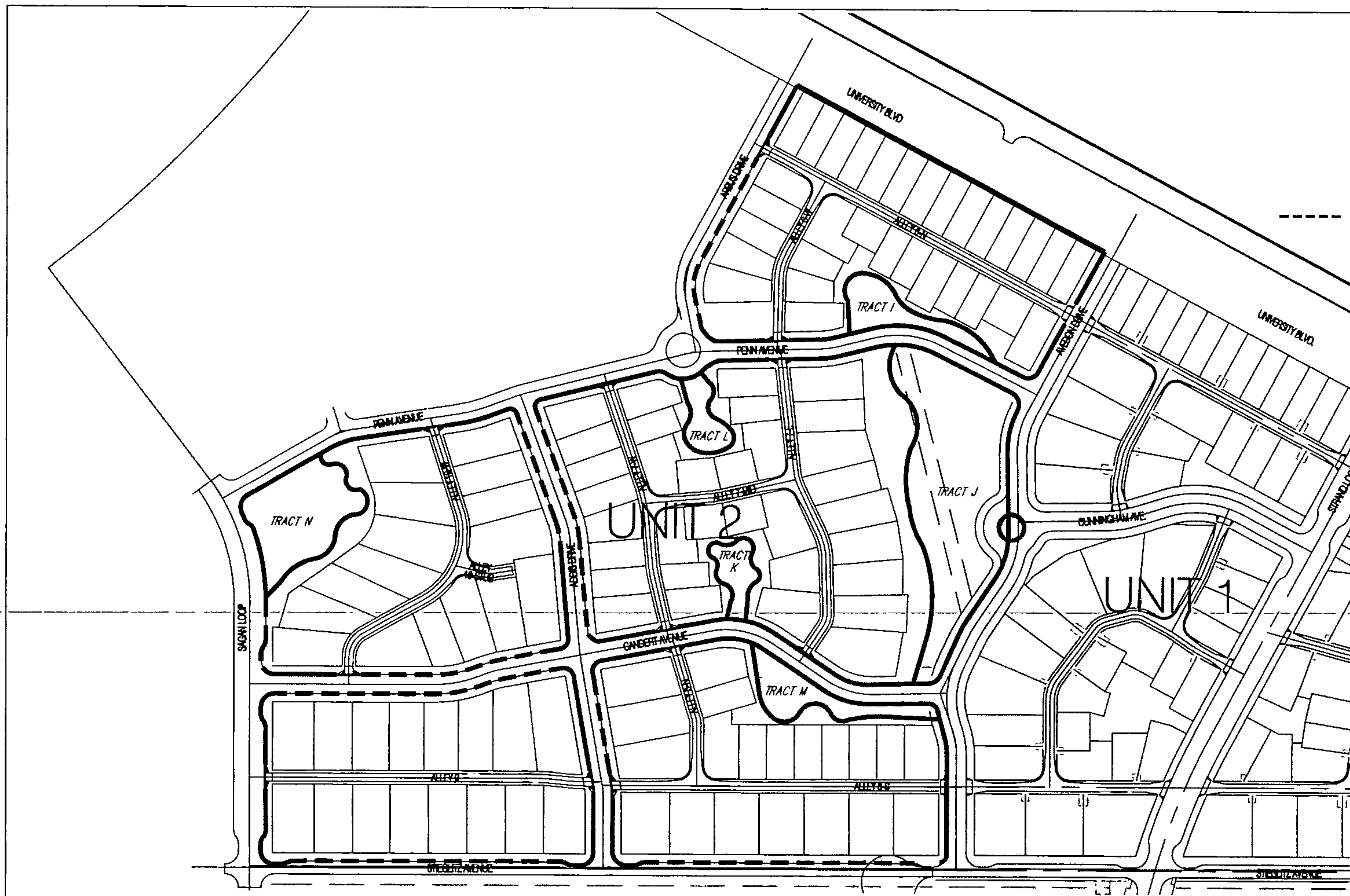
Date of Inquiry: 09/05/12 Time Entered: 1:50 p.m. ONC Rep. Initials: siw



**MESA DEL SOL**  
**SIDEWALK DEFERRAL**  
**EXHIBIT "B"**  
**UNIT 2**

----- 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.

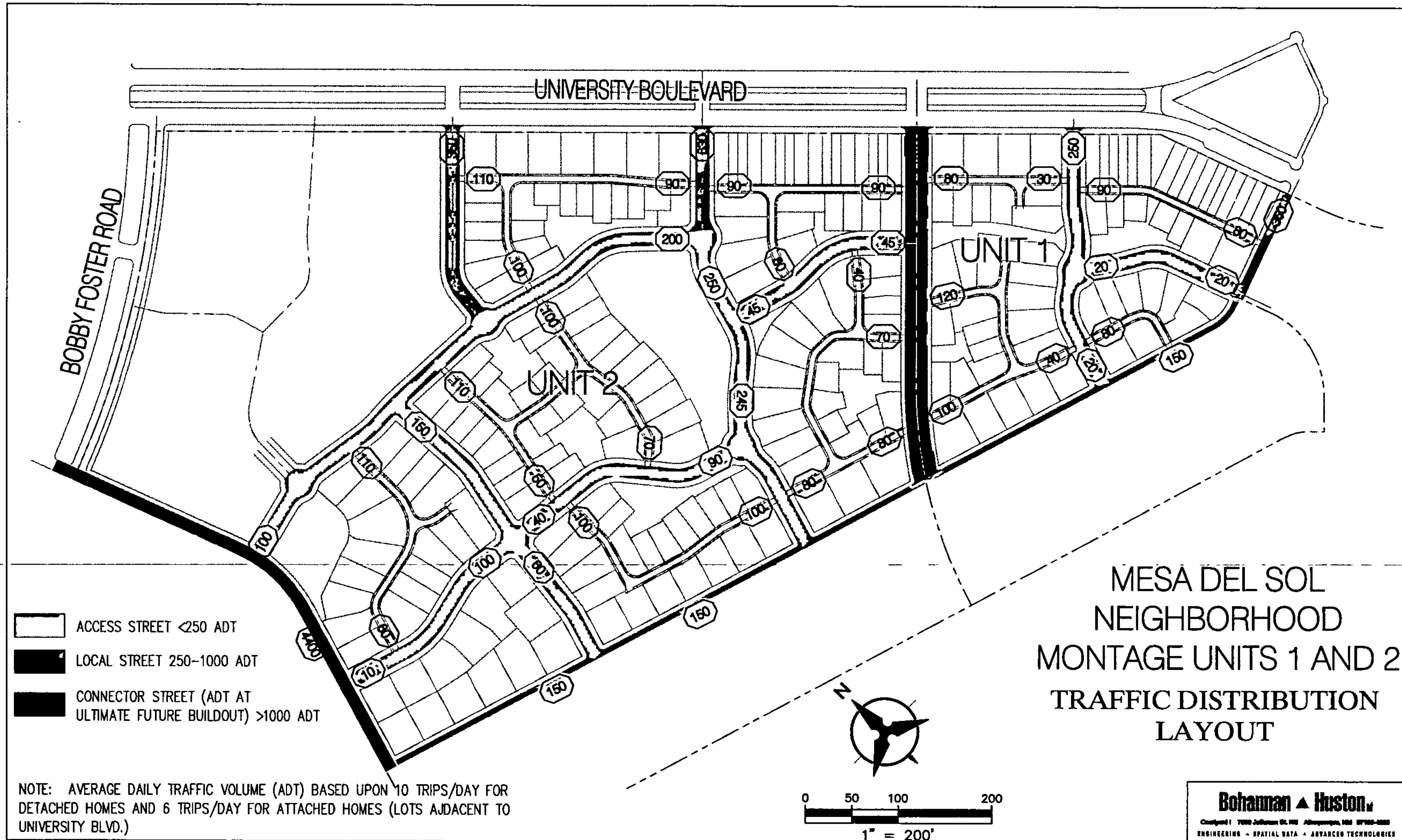
———— BUILT sidewalks on sidelots.



**Mesa del Sol**

**Bohannon & Huston**

Charleston 1 7000 Jefferson St, NE Albuquerque, NM 87108-0000  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

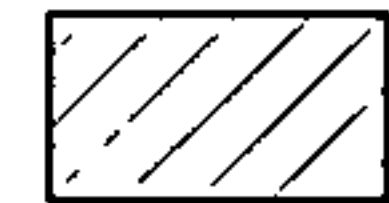


UNIVERSITY BOULEVARD

**MESA DEL SOL  
MONTAGE UNIT 1**

**VACATION OF PUBLIC  
EASEMENT  
EXHIBIT**

**VACATION OF 10' PUBLIC  
UTILITY EASEMENT**

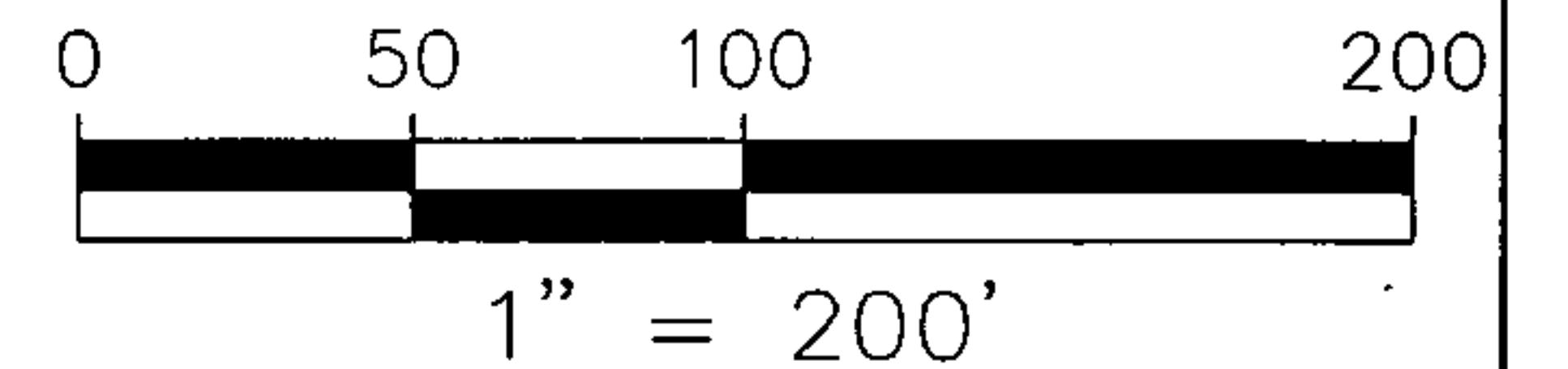
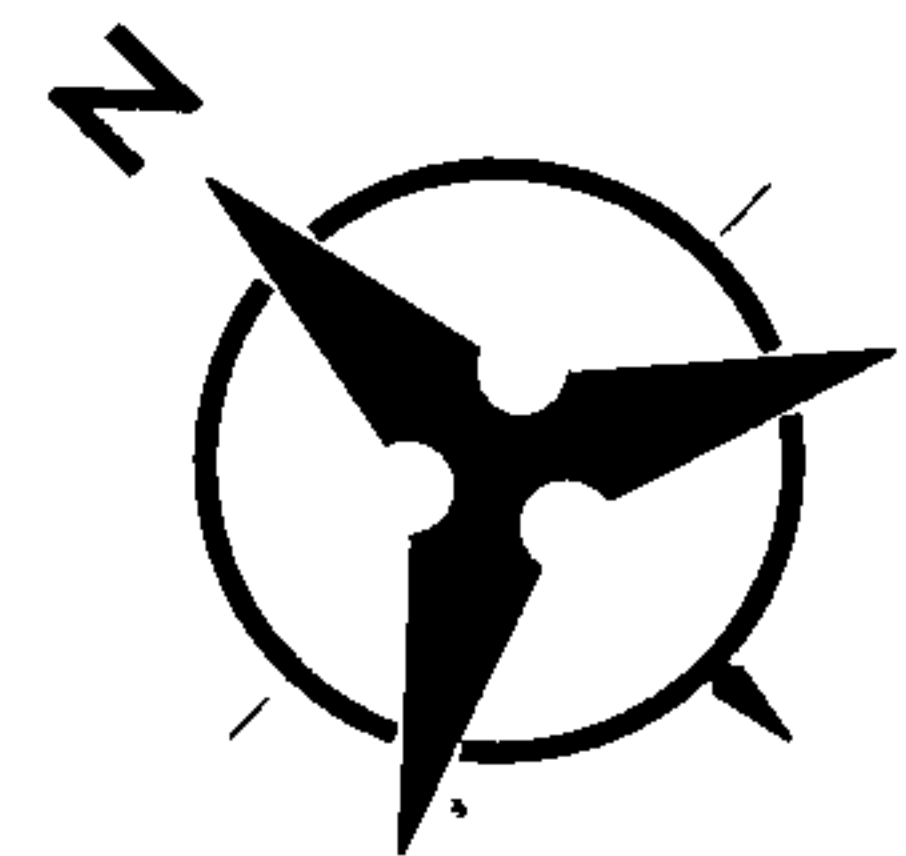


*MESA DEL SOL  
MONTAGE UNIT 1*

EXISTING 10' PNM  
EASEMENT FILED JULY 22,  
1954 (BK D285, PG 517)  
DOC# 28421 TO BE  
VACATED

*TRACTS A-3  
MESA DEL SOL  
INNOVATION PARK*

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



**Mesa del Sol**

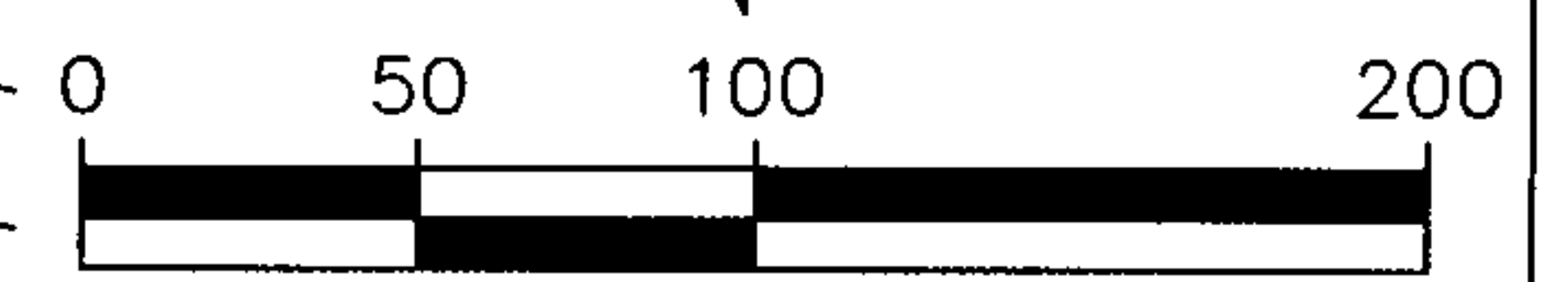
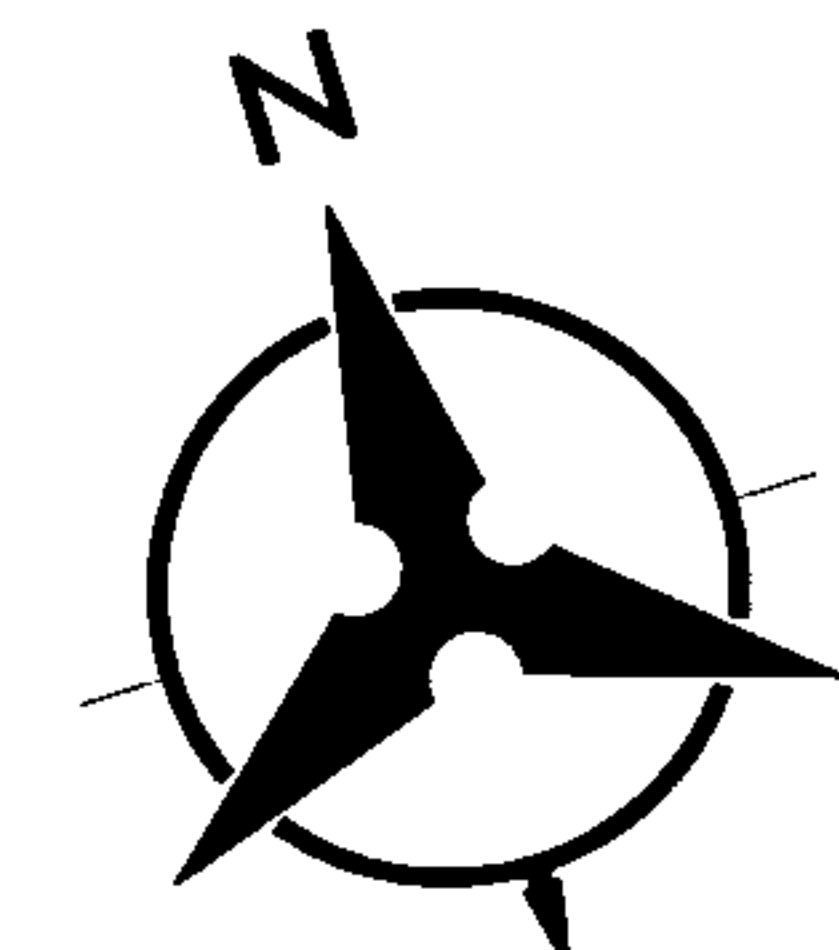
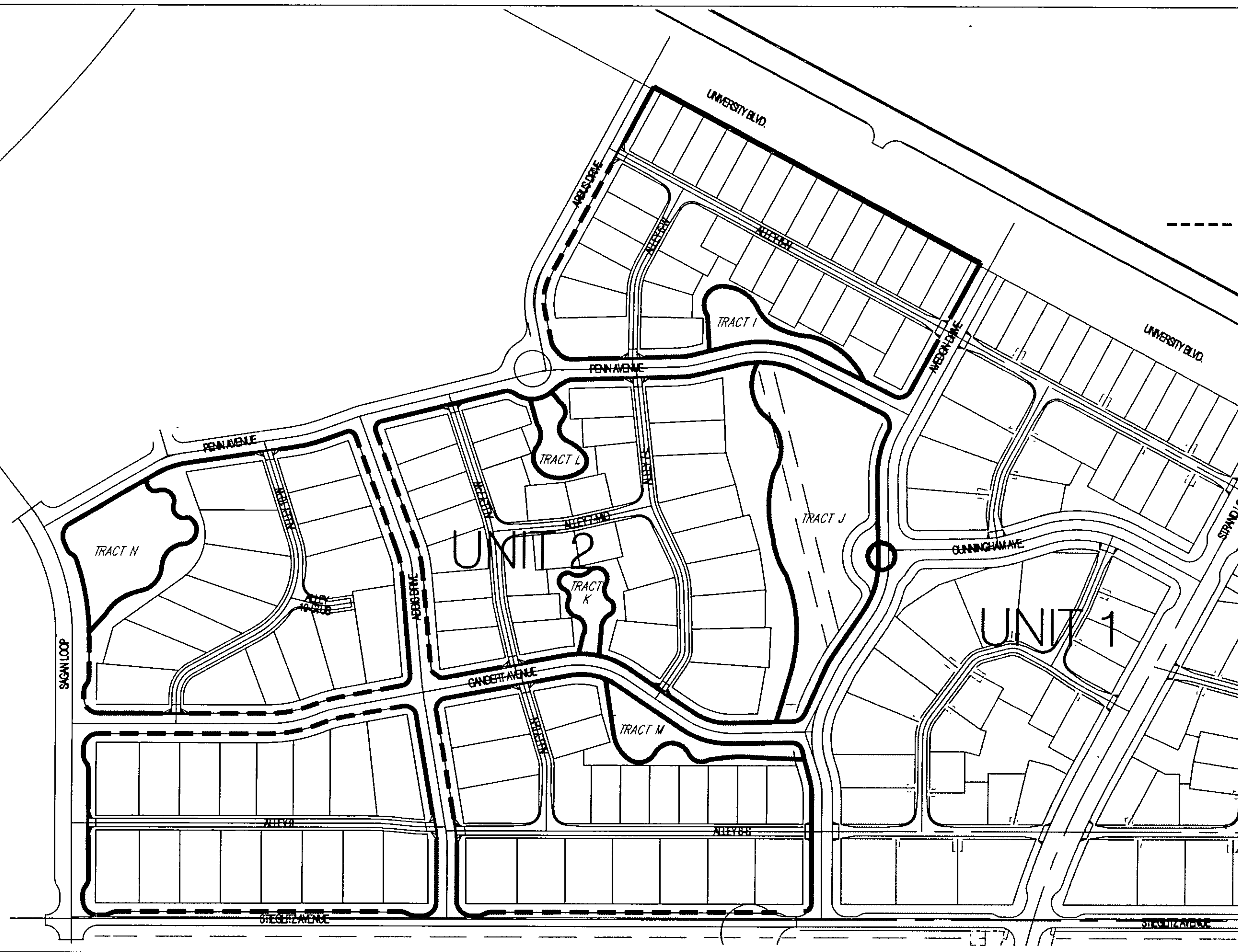
**Bohannon ▲ Huston**

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**MESA DEL SOL**  
**SIDEWALK DEFERRAL**  
**EXHIBIT "B"**  
**UNIT 2**

----- 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.

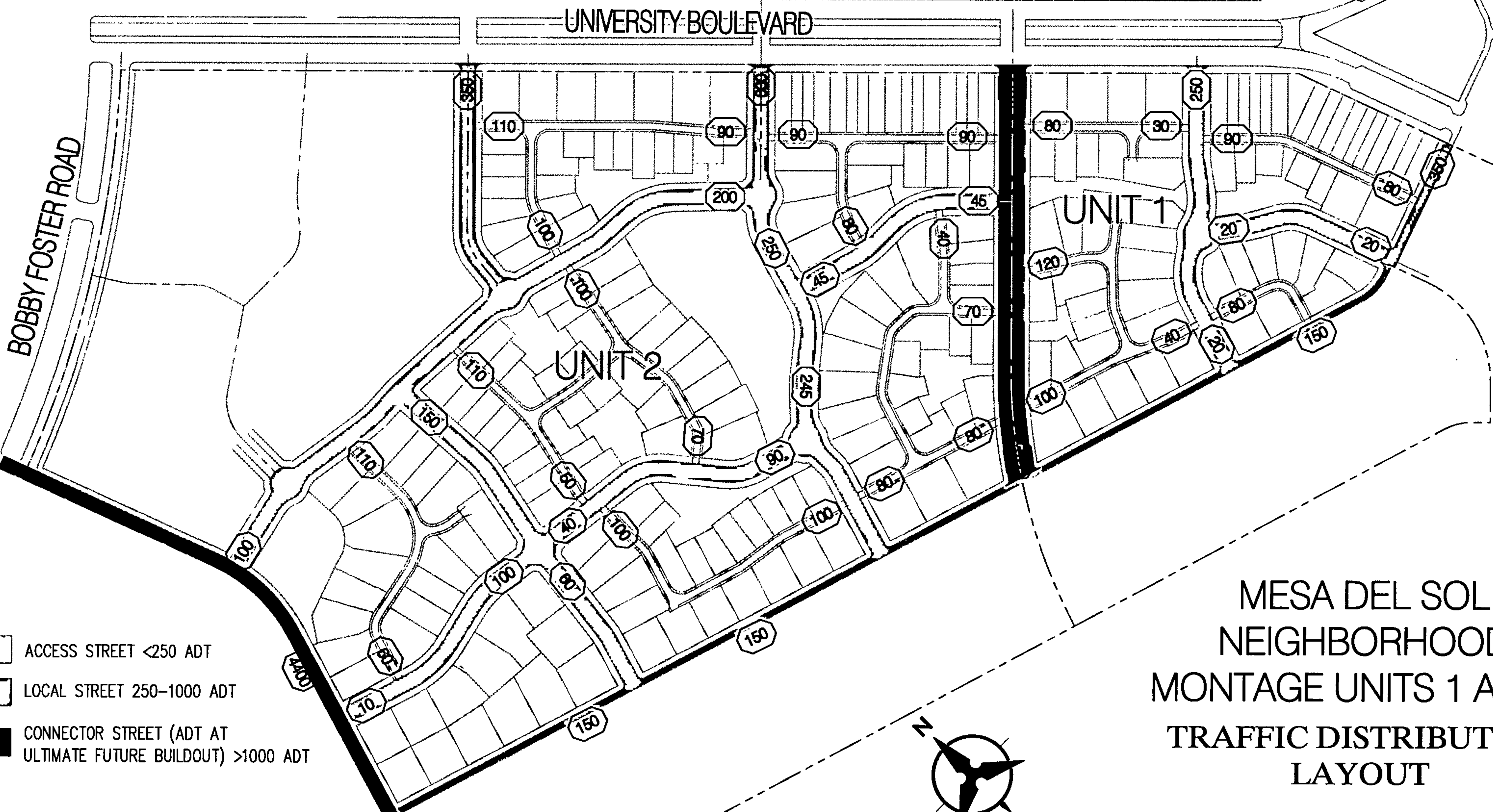


1" = 200'

**Mesa del Sol**

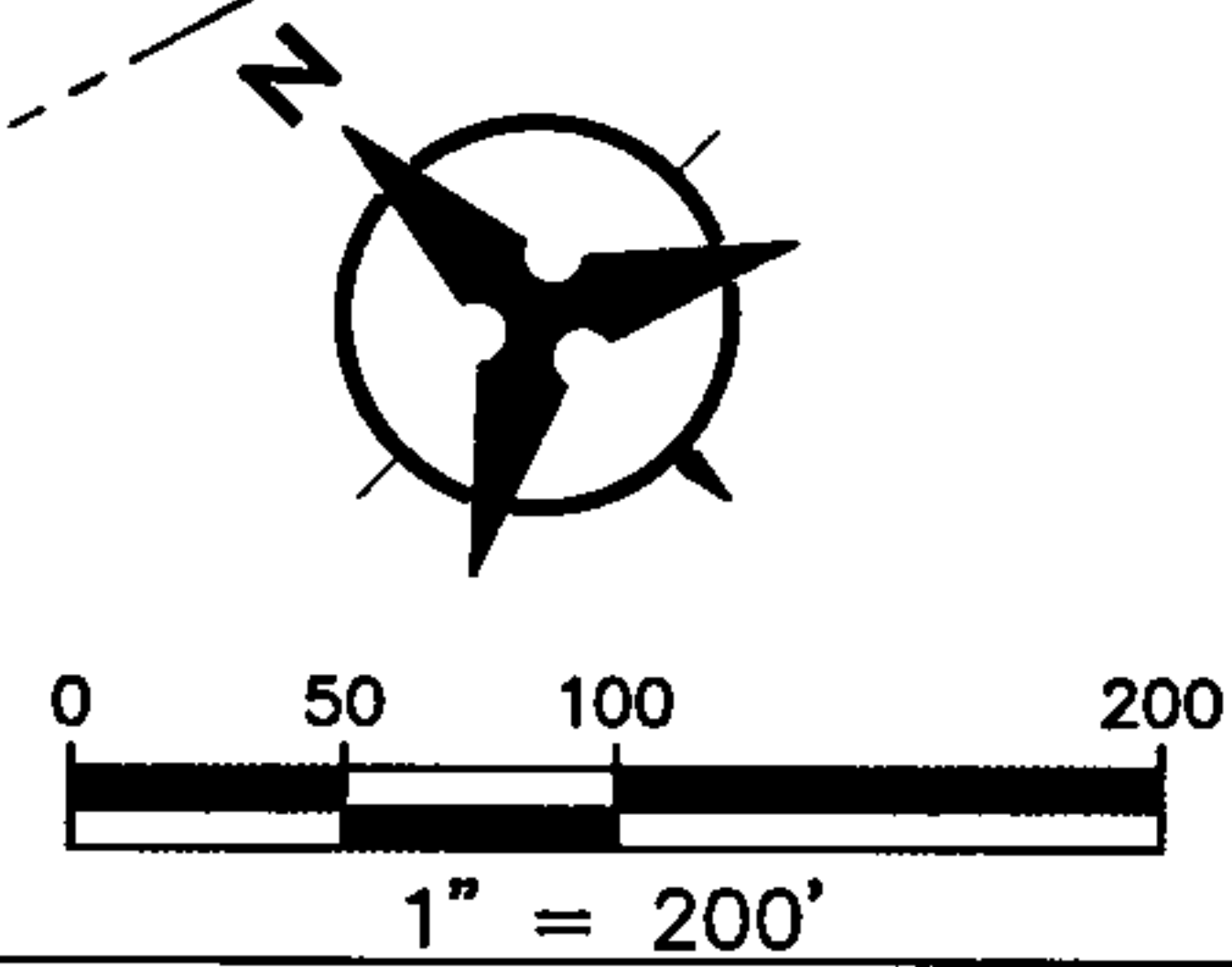
**Bohannon & Huston**

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- ACCESS STREET <250 ADT
- LOCAL STREET 250-1000 ADT
- CONNECTOR STREET (ADT AT ULTIMATE FUTURE BUILDOUT) >1000 ADT

NOTE: AVERAGE DAILY TRAFFIC VOLUME (ADT) BASED UPON 10 TRIPS/DAY FOR DETACHED HOMES AND 6 TRIPS/DAY FOR ATTACHED HOMES (LOTS ADJACENT TO UNIVERSITY BLVD.)



MESA DEL SOL  
NEIGHBORHOOD  
MONTAGE UNITS 1 AND 2  
TRAFFIC DISTRIBUTION  
LAYOUT

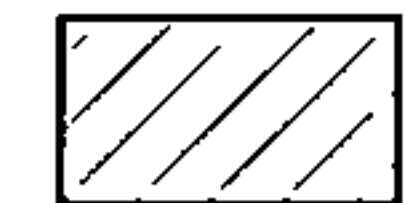
**Bohannon & Huston**  
Company | 7000 Jefferson Blvd. Houston, TX 77030-4205  
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UNIVERSITY BOULEVARD

**MESA DEL SOL**  
**MONTAGE UNIT 1**

**VACATION OF PUBLIC**  
**EASEMENT**  
**EXHIBIT**

**VACATION OF 10' PUBLIC**  
**UTILITY EASEMENT**

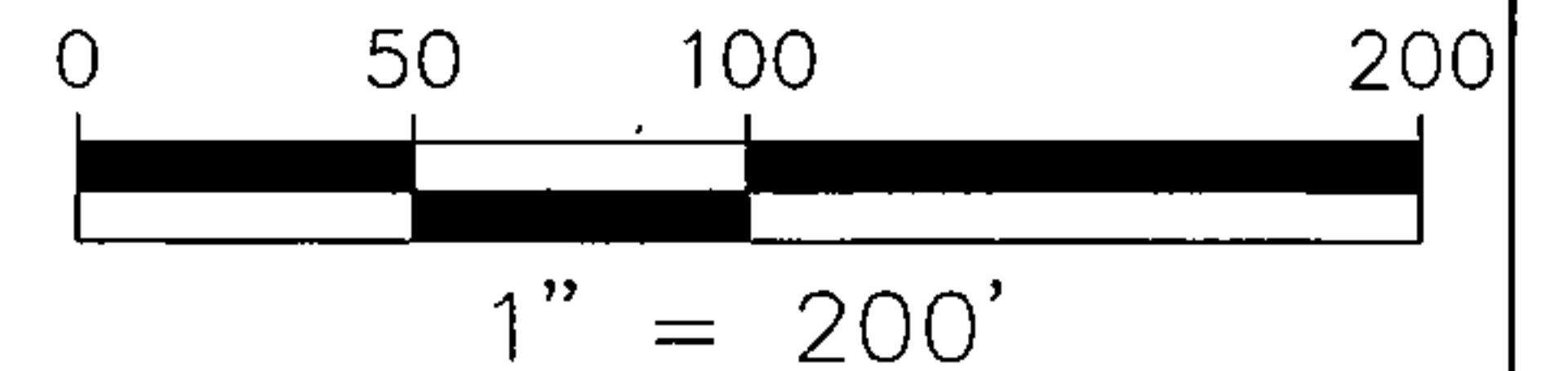
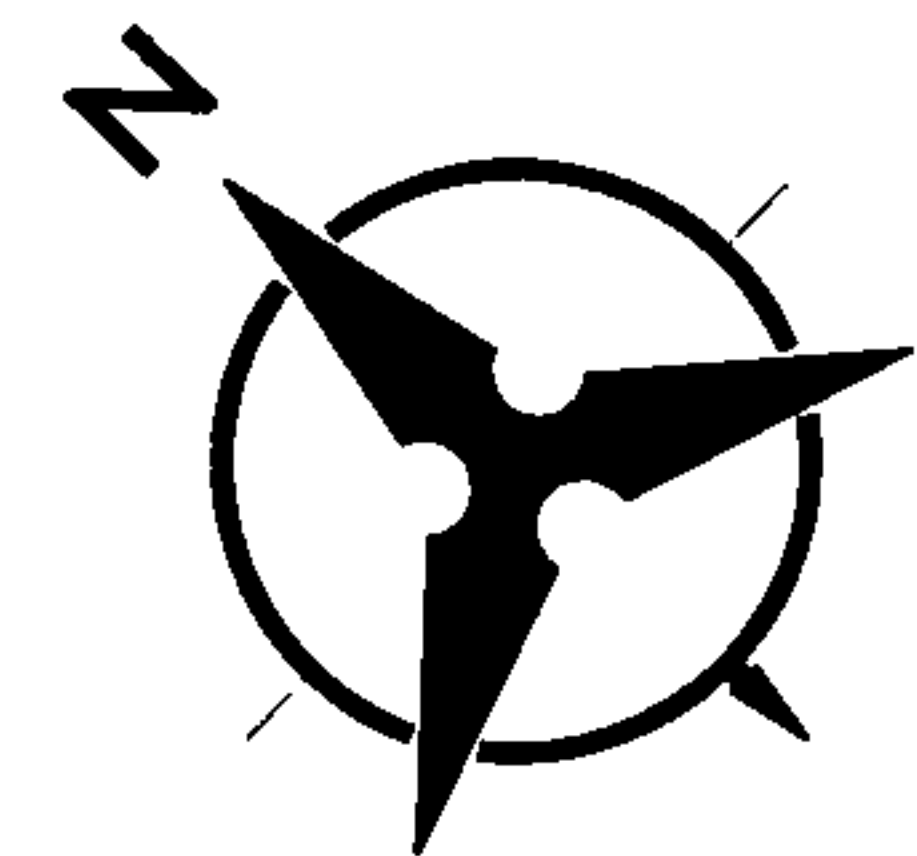


*MESA DEL SOL*  
*MONTAGE UNIT 1*

EXISTING 10' PNM  
EASEMENT FILED JULY 22,  
1954 (BK D285, PG 517)  
DOC# 28421 TO BE  
VACATED

*- TRACTS A-3*  
*MESA DEL SOL*  
*INNOVATION PARK*

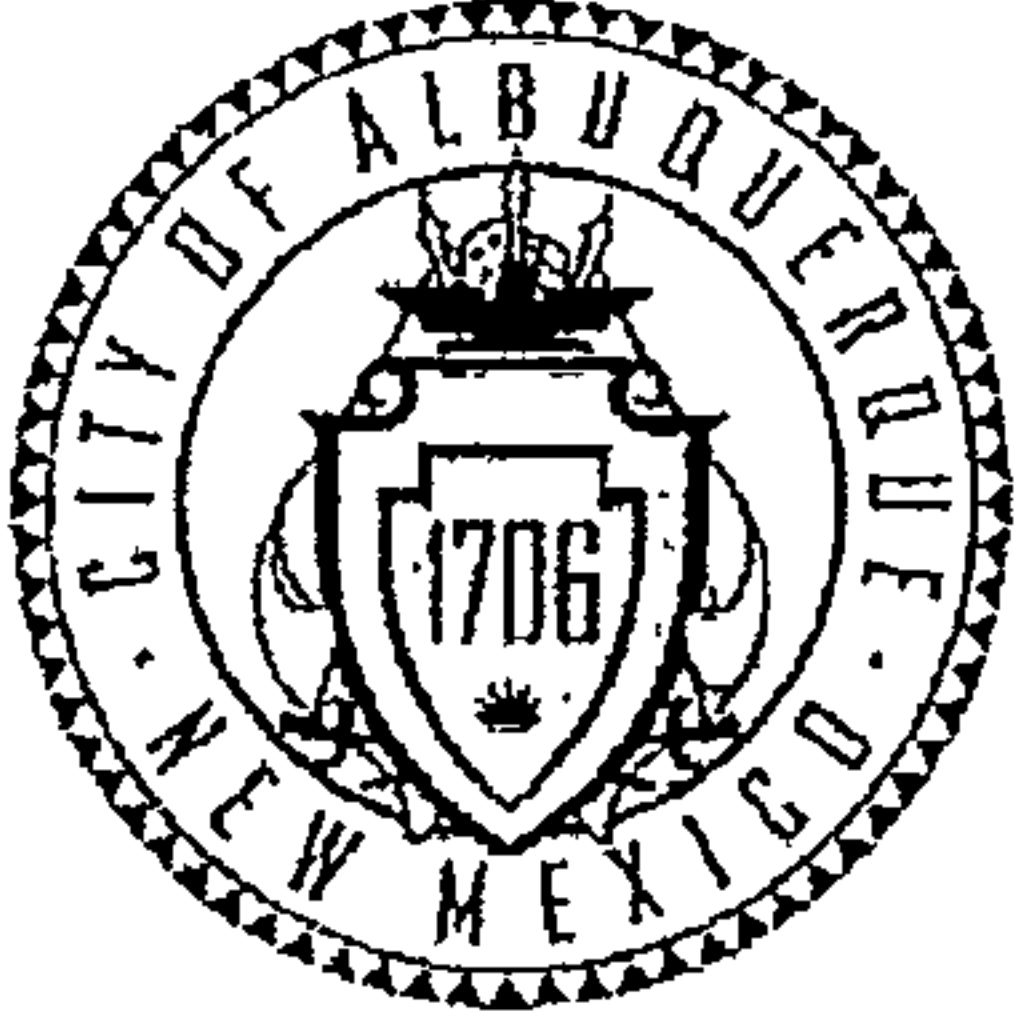
*TRACTS A-1 THRU A-7*  
*MESA DEL SOL*  
*INNOVATION PARK*



**Mesa del Sol**

**Bohannon ▲ Huston**

Courtyard | 7800 Jefferson St, NE | Albuquerque, NM 87109-4888  
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.) NMCRI#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

DRB Project # 1006007

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 17<sup>th</sup> day of November, 2010, and pertains to the subdivision commonly known as Mesa Del Sol Neighborhood Montage Unit 2, and more particularly described as Tract A3 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 # 1006007

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

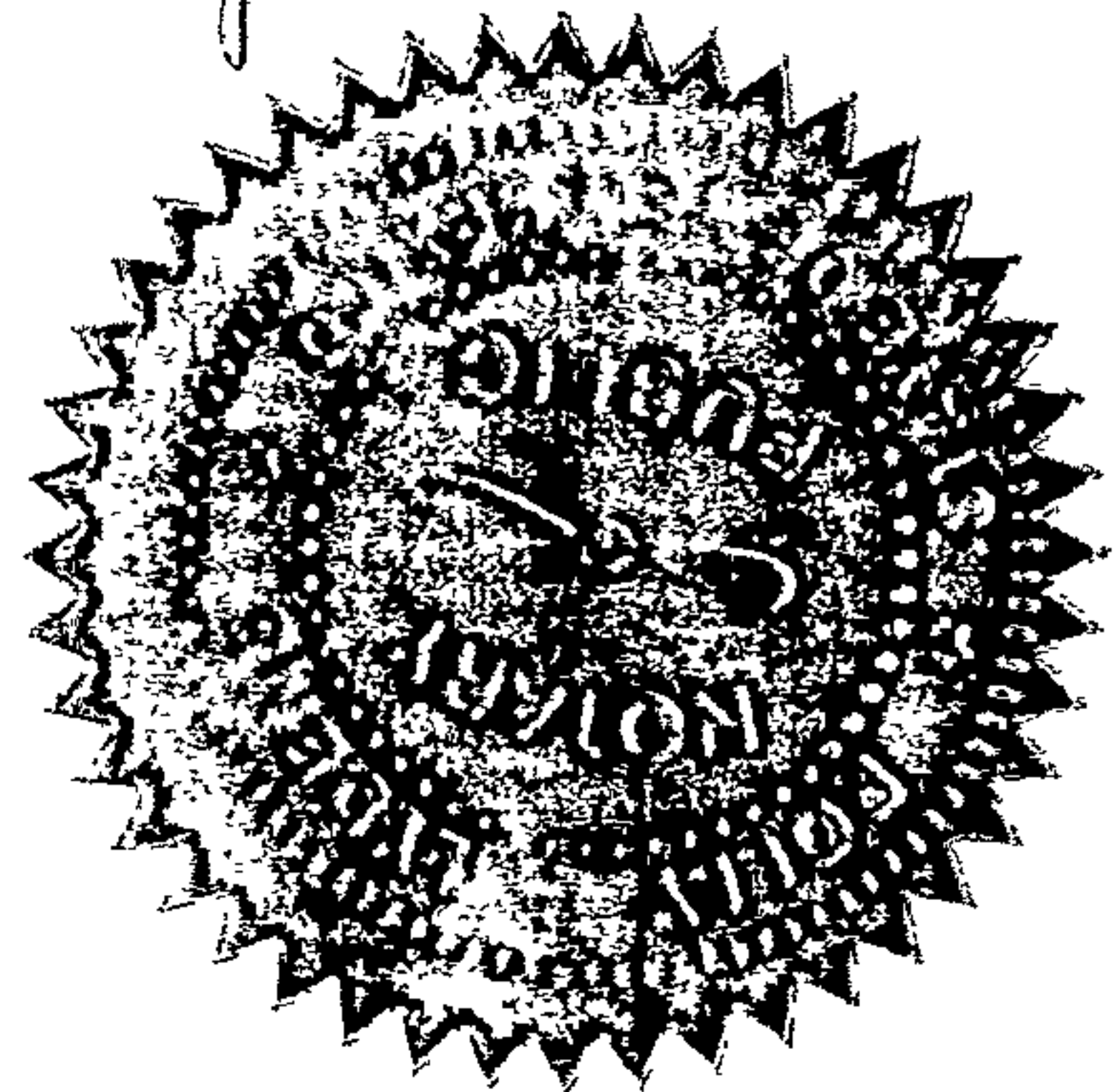
By: \_\_\_\_\_  
Its: \_\_\_\_\_

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

This instrument was duly acknowledged before me this 17 day of November, 2010 by Michael D Dahn, 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.

Penny Grynolds  
Notary Public

My Commission Expires: Oct 17, 2011



ALBUQUERQUE PUBLIC SCHOOLS

By: [Handwritten Signature]  
Signature

Kizito Wijenje, Director, Capital Master Plan

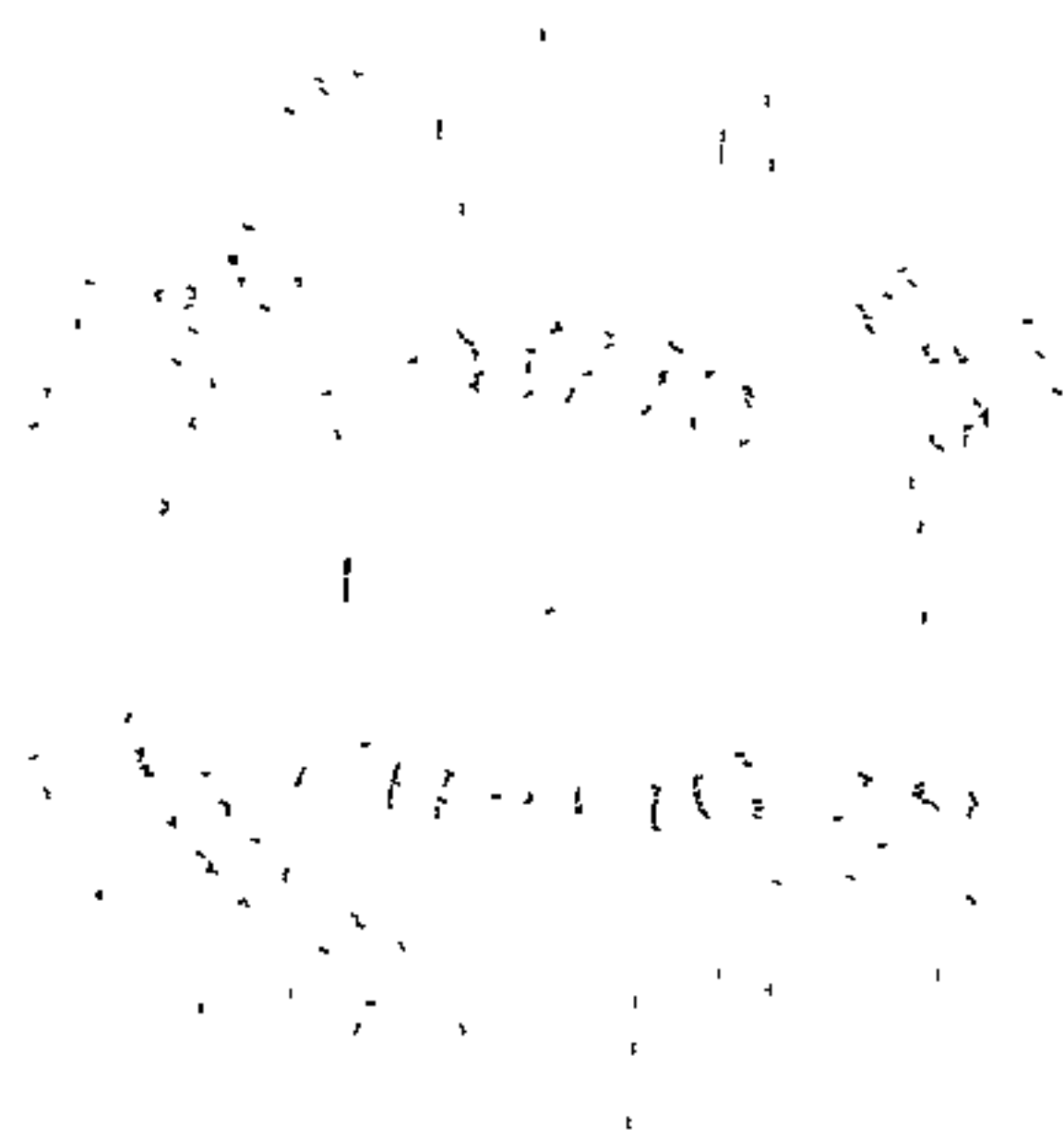
\_\_\_\_\_  
Typed Name and Title

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 Capital Master Plan 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.

[Handwritten Signature]  
Notary Public

My Commission Expires: May 18, 2011





## INTER-OFFICE MEMORANDUM

### COMMENTING AGENCIES

DEBBIE BAUMAN, Transportation Development  
SHABIH RIZVI, Transit & Parking Department  
STEVE MONTIEL, Council of Governments  
LYNN MAZUR, AMAFCA  
STEVE SINK, APD Crime Prevention  
JAY LEE EVANS, Open Space Division  
RAY SANCHEZ, Fire Department  
DAVID KILPATRICK, Zoning Enforcement Inspector  
STEPHANI WINKLEPLECK, Neighborhood Coordination  
DANIEL ARAGON, Public Service Company of New Mexico  
PATRICK SANCHEZ, New Mexico Gas Company  
APRIL WINTERS, Albuquerque Public Schools  
MICHELE RAMIREZ, CenturyLink  
MIKE MORTUS, Comcast Cable  
RAY GOMEZ, Middle Rio Grande Conservancy District (MRGCD)  
SUZANNE BUSCH, Environmental Health

Your comments on the following case(s) are requested. Board hearing date:

PROJECT # 1006007

**Wednesday, October 10, 2012**

Comments must be received by:

**Friday, October 5, 2012**

If comments are not received by this date, "no comments" will be listed on the staff report. Attached are copies of the requests.

**If you have any questions, please contact me at 924-3946 or [agomez@cabq.gov](mailto:agomez@cabq.gov)**

Current DRC Project No 775486

Date Submitted: September 7, 2012  
 Date Site Plan for Bldg Permit Approved: \_\_\_\_\_  
 Date Site Plan for Sub Approved: \_\_\_\_\_

Date Preliminary Plat Approved: \_\_\_\_\_

Date Preliminary Plat Expires: \_\_\_\_\_

DRB Project No. 1006007

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 2  
 (REPLAT OF TRACT A-3, 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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON SOUTH SIDE ONLY*	PENN AVE	SAGAN LOOP	ARBUS DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON EAST SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON WEST SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
							/	/	/
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							/	/	/

\* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**PRIVATE ROADWAY IMPROVEMENTS**

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
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NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC WATERLINE IMPROVEMENTS</b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		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	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WESTERN PORTION OF TRACT J	GANDERT AVE	PENN AVE	/	/	/
							/	/	/
<b>PUBLIC WASTE WATER RE-USE IMPROVEMENTS</b>									
		4" DIA	WATER RE-USE LINE W/ NEC. VALVES MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	LOT 1/2 BLOCK 10	/	/	/
							/	/	/
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							/	/	/





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"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**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	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS
-------------	---

CHRISTIAN J. SHOLTIS, PE PREPARED BY: PRINT NAME	_____ DRB CHAIR	_____ DATE	_____ PARKS & GENERAL SERVICES	_____ DATE
BOHANNAN HUSTON, INC. FIRM:	_____ TRANSPORTATION DEVELOPMENT	_____ DATE	_____ AMAFCA	_____ DATE
SIGNATURE: <i>Christian J. Sholtis</i> DATE: 9-6-12	_____ 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

APPLICATION NO. 4961

PERMIT NO. 7521

PERMIT FOR RIGHT-OF-WAY AND EASEMENT

THIS INSTRUMENT, made this 20th day of May, 1954, by and between the State of New Mexico, acting by and through MR. 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 West line of the SW/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/4, Sec. 14) continuing thence across State Lands S.41°46'W., 6186.0 feet to Sta. 320/05, 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 telephone, 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 easements 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 or seems to be used for such purposes shall ipso facto revert to and become reversioned 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.

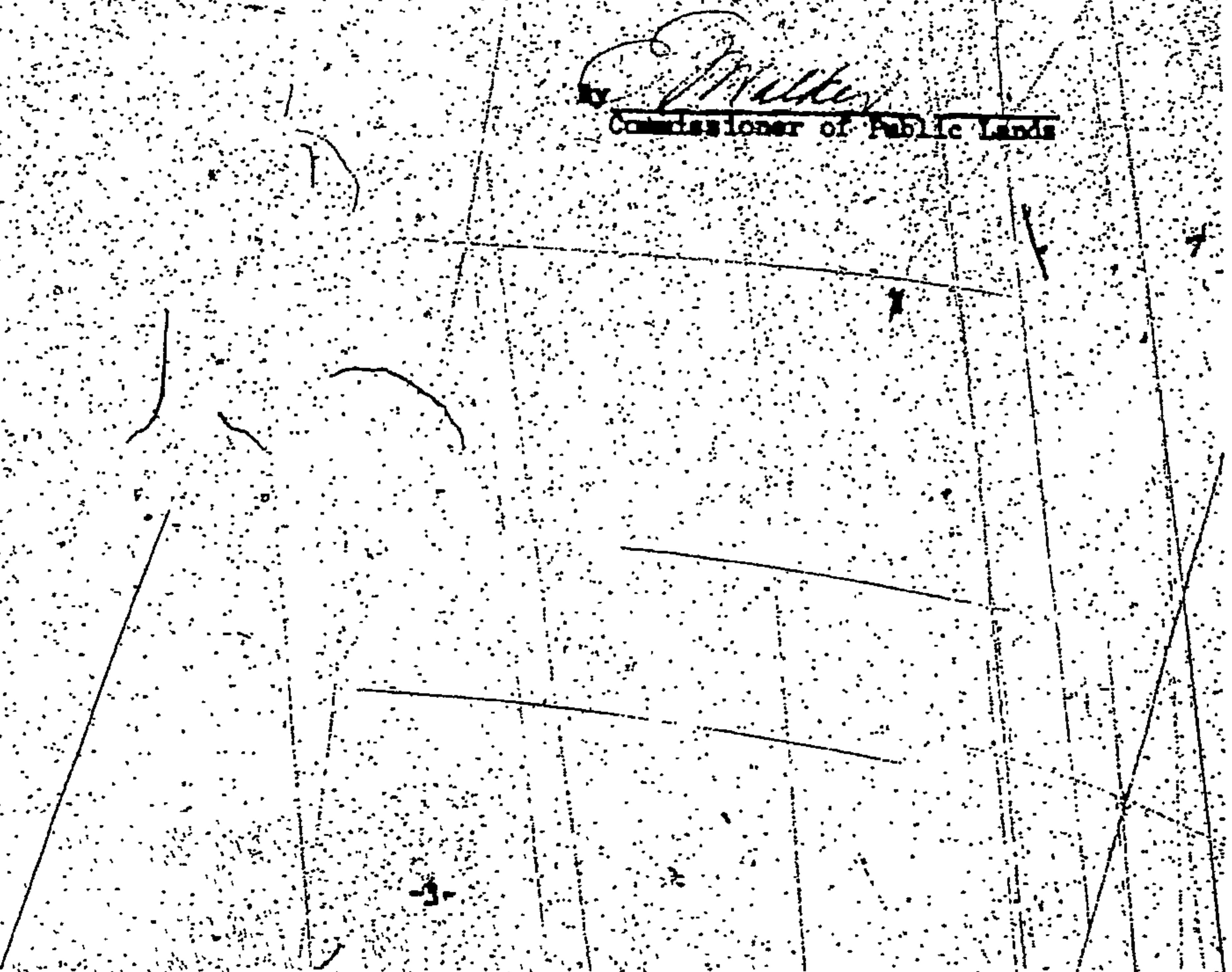
The party of the second part shall have the right to assign this Permit for Right-of-way and Easement, subject to the approval of the party of the first part.

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

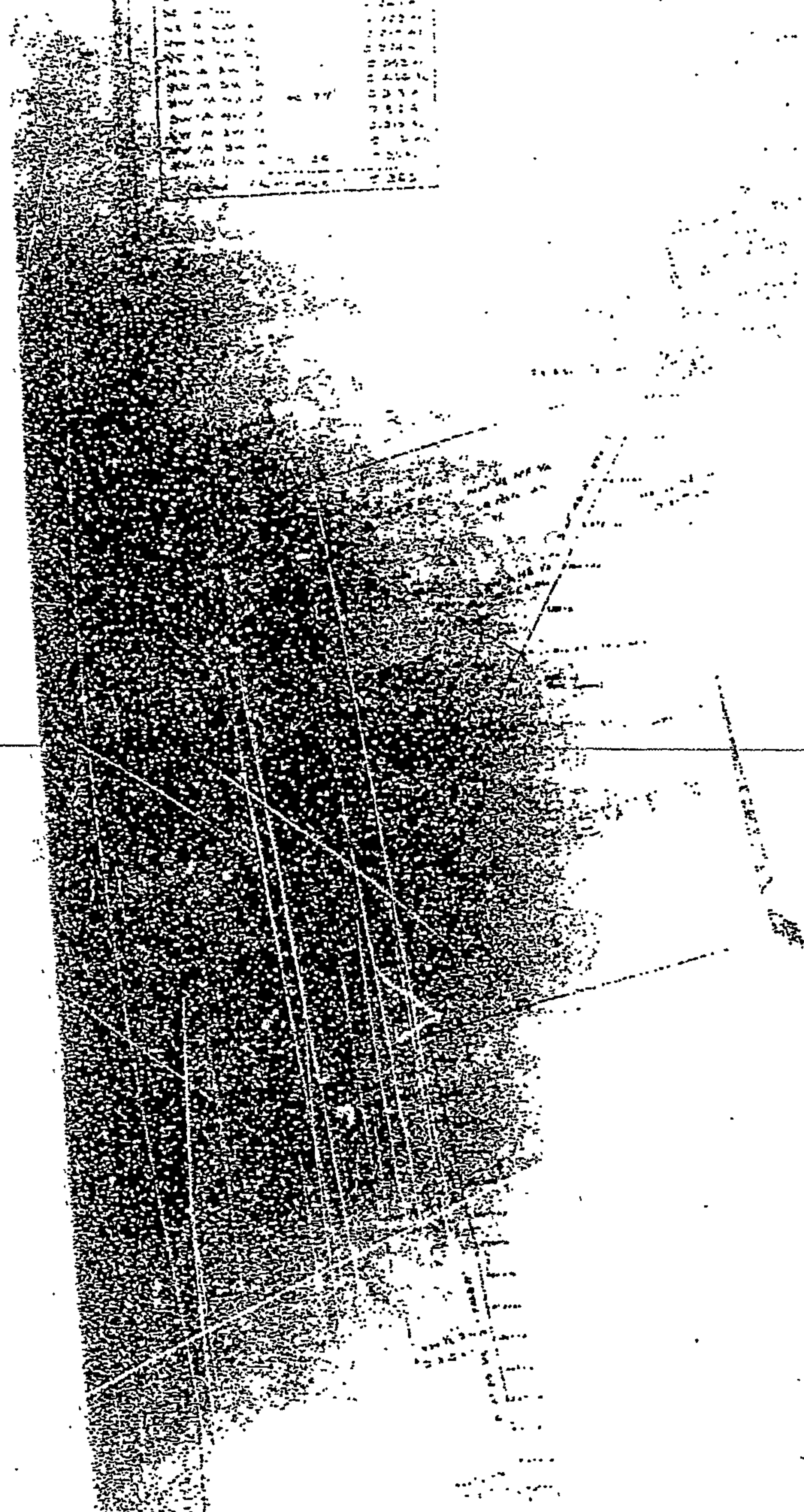
*[Signature]*  
Commissioner of Public Lands



1-11-1954

1-11-1954

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28421

State of New Mexico } ss  
County of Bernalillo }  
This instrument was filed for record on

10:02 JUL 22 1954  
At 10:02 a.m. Recorded in Vol. 285  
of records of said County Folio 17  
Max P. [unclear] Clerk & Recorder  
Deputy Clerk  
7-22-54

100

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

## CLIENT/COURIER TRANSMITTAL

To: DRB Members  
Attn: Angela Gomez  
2<sup>nd</sup> Floor Plaza del Sol  
600 Second Street NW

Requested by: Chris Sholtis

Date: 2-11-11

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.: 20110147-Ph1B03-01

Job Name: Mesa del Sol, Montage Unit 2  
(1006007)

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Hard Copy of Revised Preliminary Plat
2	1	Hard Copy of Revised Infrastructure List

### COMMENTS / INSTRUCTIONS

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_



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

## CLIENT/COURIER TRANSMITTAL

To: DRB Members  
2<sup>nd</sup> Floor Plaza del Sol  
600 Second Street NW

Requested by: Chris Sholtis

Date: 2-8-11

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	

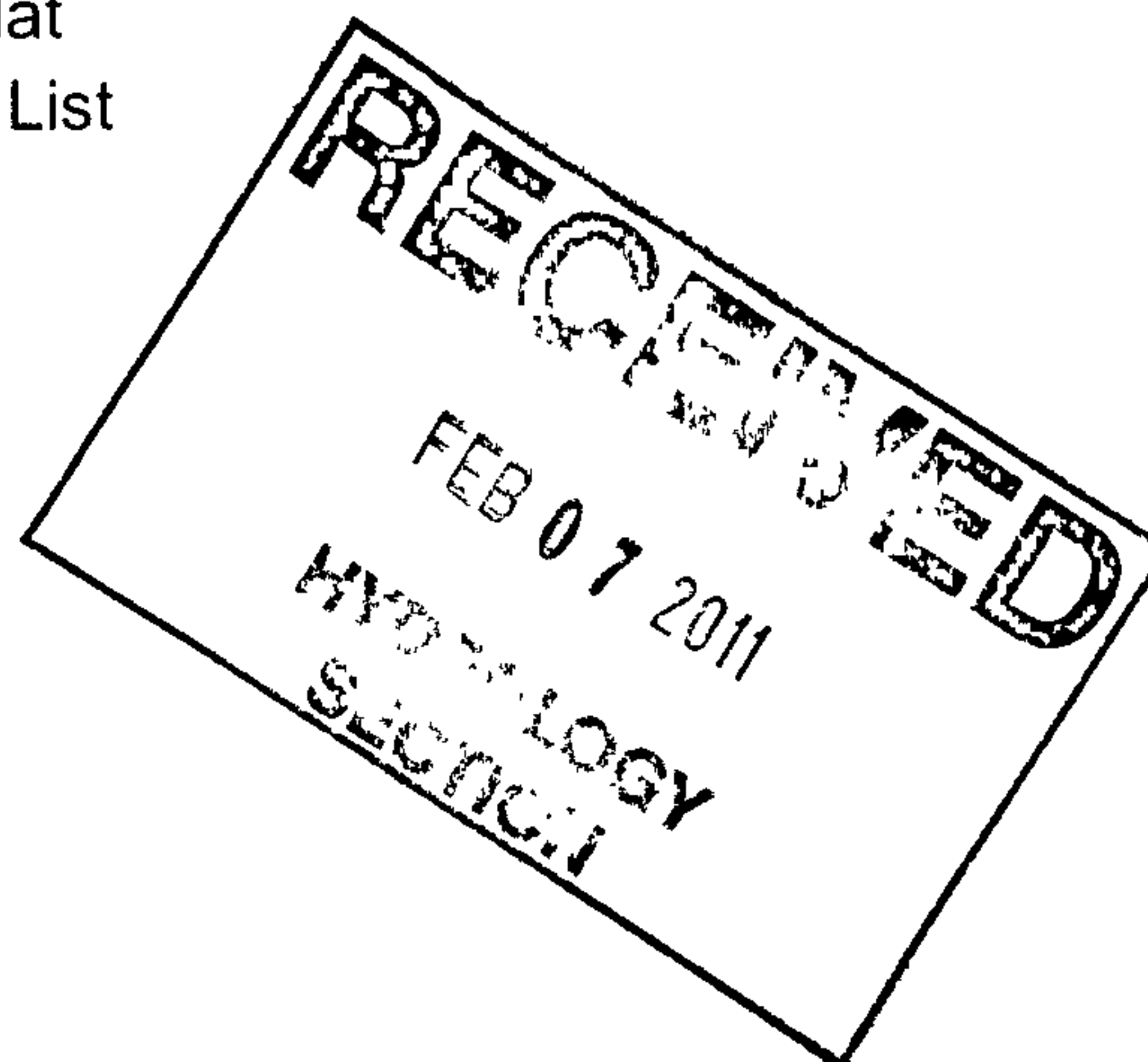
<u>PICK UP</u>
Item: _____

Job No.: 20110147-Ph1B03-01

Job Name: Mesa del Sol, Montage Unit 2  
(1006007)

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Revised Preliminary Plat
2	1	Revised Infrastructure List

### COMMENTS / INSTRUCTIONS



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

Current DRC Project No \_\_\_\_\_

Date Submitted January 13, 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 1006007

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 2  
 (REPLAT OF TRACT A-3, 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
<b><u>PUBLIC ROADWAY IMPROVEMENTS</u></b>									
		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*	SAGAIN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
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\* 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
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 10-W	GANDER AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 4' GRAVEL STRIP BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
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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	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		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	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**PUBLIC STORM DRAIN IMPROVEMENTS**

		18"-66" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		18"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		18"-24" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		18"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SAGAN LOOP,	PENN AVE	POND 2A (TRACT A-5)	/	/	/
			STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**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

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**AGENT/OWNER**

CHRISTIAN J. SHOLTIS, PE  
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 PARKS & GENERAL SERVICES DATE

TRANSPORTATION DEVELOPMENT DATE AMAFCA DATE

ABCWUA DATE CITY ENGINEER DATE

DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. \_\_\_\_\_

Date Submitted: February 11, 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. 1006007

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 2  
 (REPLAT OF TRACT A-3, 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	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD.	/	/	/
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\* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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**PRIVATE ROADWAY IMPROVEMENTS**

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
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NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYWAYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER.

DRB File

1006007

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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	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		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	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
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SIA  
Sequence #

COA DRC  
Project #

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

**PUBLIC SANITARY SEWER IMPROVEMENTS**

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES PENN AVE SAGAN LOOP AVEDON DRIVE

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES GANDERT AVE SAGAN LOOP AVEDON DRIVE

--	--

8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES AVEDON DRIVE / TRACT J STIEGLITZ AVE UNIVERSITY BLVD

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES STIEGLITZ AVE SAGAN LOOP AVEDON DRIVE

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES SAGAN LOOP STIEGLITZ AVE PENN AVE

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES ADDIS DRIVE STIEGLITZ AVE PENN AVE

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES UNIVERSITY BLVD ARBUS DRIVE AVEDON DRIVE

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8" DIA SANITARY SEWER W/ NEC. MH'S & SERVICES ARBUS DRIVE PENN AVE UNIVERSITY BLVD

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**PRIVATE SANITARY SEWER IMPROVEMENTS**

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6" DIA SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES TRACT I LOT 11, BLOCK 6 PENN AVE

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6" DIA SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES TRACT M LOT 13/14, BLOCK 8 GANDERT AVE

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6" DIA SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES TRACT K LOT 13/14, BLOCK 7 GANDERT AVE

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6" DIA SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES TRACT L LOT 21/22, BLOCK 7 PENN AVE

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SIA  
Sequence #

COA DRC  
Project #

Size

Type of Improvement

Location

From

To

Private  
Inspector

City  
Inspector

City Cnst  
Engineer

**PUBLIC STORM DRAIN IMPROVEMENTS**

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

AVEDON DRIVE

UNIVERSITY BLVD

POND 2B (TRACT A-5)

/	/	/
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24"-36" DIA RCP W/ NEC. MH'S, LATERALS & INLETS

PENN AVE

ARBUS DRIVE

AVEDON DRIVE

/	/	/
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24"-36" DIA RCP W/ NEC. MH'S, LATERALS & INLETS

PENN AVE

LOT 7 BLOCK 10

SAGAN LOOP

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

GANDERT AVE

ALLEY TRACT 7-E

AVEDON DRIVE

/	/	/
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48"-54" DIA RCP W/ NEC. MH'S, LATERALS & INLETS

SAGAN LOOP

PENN AVE

POND 2A (TRACT A-5)

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54" DIA STORM DRAIN CONNECTOR PIPE

FUTURE STRAND LOOP/  
TRACT A-5

POND 2B

POND 3

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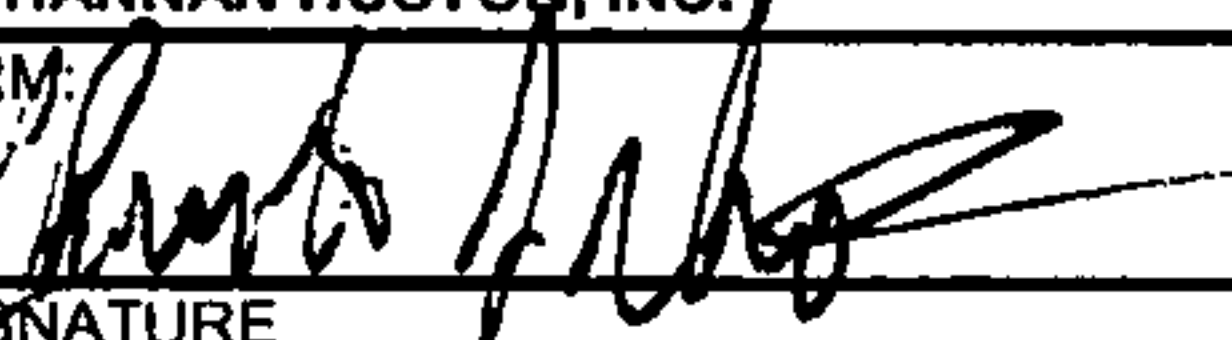

**PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS**

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      2/11/2011  
 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      PARKS & GENERAL SERVICES      DATE

TRANSPORTATION DEVELOPMENT      DATE      AMAFCA      DATE

ABCWUA      DATE      CITY ENGINEER      DATE

\_\_\_\_\_  
 DATE

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT/OWNER

Current DRC Project No. \_\_\_\_\_

Date Submitted July 13, 2011  
 Date Site Plan for Bldg Permit Approved \_\_\_\_\_  
 Date Site Plan for Sub Approved \_\_\_\_\_  
 Date Preliminary Plat Approved \_\_\_\_\_  
 Date Preliminary Plat Expires \_\_\_\_\_  
 DRB Project No. 1006007

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 2  
 (REPLAT OF TRACT A-3, 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
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PUBLIC ROADWAY IMPROVEMENTS

		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD.	/	/	/
							/	/	/
							/	/	/

\* INCLUDING STREETLIGHTS, SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
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**PRIVATE ROADWAY IMPROVEMENTS**

		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3 4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS I - N			/	/	/
							/	/	/
							/	/	/
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NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER.





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

PENN AVE

SAGAN LOOP

AVEDON DRIVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

GANDERT AVE

SAGAN LOOP

AVEDON DRIVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

AVEDON DRIVE /  
TRACT J

STIEGLITZ AVE

UNIVERSITY BLVD

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

STIEGLITZ AVE

SAGAN LOOP

AVEDON DRIVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

SAGAN LOOP

STIEGLITZ AVE

PENN AVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

ADDIS DRIVE

STIEGLITZ AVE

PENN AVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

UNIVERSITY BLVD

ARBUS DRIVE

AVEDON DRIVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

8" DIA

SANITARY SEWER W/ NEC.  
MH'S & SERVICES

ARBUS DRIVE

PENN AVE

UNIVERSITY BLVD

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**PRIVATE SANITARY SEWER IMPROVEMENTS**

6" DIA

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

TRACT I

LOT 11, BLOCK 6

PENN AVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

6" DIA

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

TRACT M

LOT 13/14, BLOCK 8

GANDERT AVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

6" DIA

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

TRACT K

LOT 13/14, BLOCK 7

GANDERT AVE

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

\_\_\_\_/\_\_\_\_

6" DIA

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

TRACT L

LOT 21/22, BLOCK 7

PENN AVE

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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>									
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
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SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
			<b>PHASE 1B PUBLIC STORM DRAIN IMPROVEMENTS</b>						
		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			/	/	/
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NOTE: CERTIFICATION OF THE APPROVED GRADING PLAN IS REQUIRED PRIOR TO RELEASE OF THE FINANCIAL GUARANTEE

AGENT/OWNER		DEVELOPMENT REVIEW BOARD MEMBER APPROVALS			
CHRISTIAN J. SHOLTIS, PE PREPARED BY. PRINT NAME	2/11/2011 DATE	DRB CHAIR	DATE	PARKS & GENERAL SERVICES	DATE
BOHANNAN HUSTON, INC FIRM.		TRANSPORTATION DEVELOPMENT	DATE	AMAFCA	DATE
SIGNATURE		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



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 2<sup>nd</sup> 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: EXTENSION OF PRELIMINARY PLAT

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-3 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: 117 No. of proposed lots: 117 Total area of site (acres): 21.8  
 LOCATION OF PROPERTY BY STREETS: On or Near: STRYKER ROAD/UNIVERSITY BLVD. SE  
 Between: Avedon Dr SE and Arbus Dr 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 JAN 6, 2012  
 (Print) CHRISTIAN J. SHOLTIS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
<u>12DRB - 70010</u>	<u>EPP</u>	_____	<u>\$50.00</u>
_____	<u>CMF</u>	_____	<u>\$20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____

Hearing date January 18, 2012

Total  
\$70.00

[Signature]  
 Planner signature / date 1-10-12

Project # 1006007

**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 (Agent)

Christian J. Sholtis Applicant name (print)  
1-6-12 Applicant signature / date



Form revised October 2007

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

Application case numbers  
12DRB - 70010

[Signature] Planner signature / date  
 Project # 1006007

January <sup>10 12</sup> ~~8~~, 2011

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

Re: Mesa del Sol Tract A-3, Montage Unit 2 – Extension of Preliminary Plat  
(Project #1006007)

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
- Submittal Fee

Mesa del Sol is anticipating DRB approval and filing of the Unit 2 Final Plat sometime in the spring of 2012; therefore, we are requesting a one year extension of the preliminary plat to accommodate the current schedule for lot delivery to the homebuilders.

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 & Planning

CJS/di  
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Current DRC Project No. \_\_\_\_\_

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 2  
(REPLAT OF TRACT A-3, MESA DEL SOL INNOVATION PARK)

Date Submitted: July 13, 2011  
Date Site Plan for Bldg Permit Appro: \_\_\_\_\_  
Date Site Plan for Sub. Approved: \_\_\_\_\_

Date Preliminary Plat Approved: 2-16-11  
Date Preliminary Plat Expires: 2-16-12

DRB Project No. 1006007

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
<b>PUBLIC ROADWAY IMPROVEMENTS</b>									
		36' F-F	ARTERIAL PAVING W/ PCC CURB & GUTTER/ MEDIAN CURB W/ 6' SIDEWALK ON SOUTH SIDE	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		46' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		19' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON BOTH SIDES*	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		28' F-F	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 5' WIDE SIDEWALK ON NORTH SIDE ONLY*	AVEDON DRIVE	PENN AVE	UNIVERSITY BLVD.	/	/	/
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							/	/	/

\* INCLUDING STREETLIGHTS; SIDEWALKS DEFERRED PER EXHIBIT; PAVEMENT WIDTHS ARE TYPICAL WIDTHS AND EXCLUDE AREAS WHERE BULBOUTS WILL BE CONSTRUCTED.



SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
<b>PRIVATE ROADWAY IMPROVEMENTS</b>									
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-N	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 6-W	ALLEY TRACT 6-N	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-W	PENN AVE	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-MID	ALLEY TRACT 7-W	ALLEY TRACT 7-E	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-S	ADDIS DRIVE	AVEDON DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 8-N	ALLEY TRACT 8-S	GANDERT AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 9	SAGAN LOOP	ADDIS DRIVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-W	GANDERT AVE	PENN AVE	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 10-STUB	LOT 12, BLOCK 10	ALLEY TRACT 10-W	/	/	/
		12' PRIVATE ALLEY	RESIDENTIAL PAVING W/ PCC CURB & GUTTER AND 3.4' GRAVEL STRIP OUTSIDE CURB BOTH SIDES	ALLEY TRACT 7-E	GANDERT AVE	PENN AVE	/	/	/
		4' WIDE	PCC SIDEWALK WITHIN COMMON LANDSCAPE TRACT TO SERVE ADJOINING LOTS	TRACTS 1 - N			/	/	/
							/	/	/
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NOTE: CURRENT ALLEY WIDTHS APPROVED WITH THE CONDITION OF ACCEPTABLE OPERATION OF THE MONTAGE UNIT 1 ALLEYS. A MAXIMUM PAVEMENT WIDTH OF 20 FEET MAY BE REQUIRED. FINAL DETERMINATION TO BE MADE BY THE TRAFFIC ENGINEER.

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC WATERLINE IMPROVEMENTS</u></b>									
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		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	SAGAN LOOP	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		6" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
		4" DIA	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WESTERN PORTION OF TRACT J	GANDERT AVE	PENN AVE	/	/	/
							/	/	/
							/	/	/
<b><u>PUBLIC WASTE WATER RE-USE IMPROVEMENTS</u></b>									
		4" DIA	WATER RE-USE LINE W/ NEC. VALVES MJ'S & RJ'S	SAGAN LOOP	STIEGLITZ AVE	LOT 1/2 BLOCK 10	/	/	/
							/	/	/
							/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Cnst Engineer
<b><u>PUBLIC SANITARY SEWER IMPROVEMENTS</u></b>									
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	PENN AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	GANDERT AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	AVEDON DRIVE / TRACT J	STIEGLITZ AVE	UNIVERSITY BLVD	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	STIEGLITZ AVE	SAGAN LOOP	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	SAGAN LOOP	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ADDIS DRIVE	STIEGLITZ AVE	PENN AVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	UNIVERSITY BLVD	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		8" DIA	SANITARY SEWER W/ NEC. MH'S & SERVICES	ARBUS DRIVE	PENN AVE	UNIVERSITY BLVD	/	/	/
							/	/	/
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<b><u>PRIVATE SANITARY SEWER IMPROVEMENTS</u></b>									
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT I	LOT 11, BLOCK 6	PENN AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT M	LOT 13/14, BLOCK 8	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT K	LOT 13/14, BLOCK 7	GANDERT AVE	/	/	/
		6" DIA	SANITARY SEWER W/ NEC. MH'S, CLEANOUTS & SERVICES	TRACT L	LOT 21/22, BLOCK 7	PENN AVE	/	/	/
							/	/	/

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		<b>PUBLIC STORM DRAIN IMPROVEMENTS</b>							
		24"-66" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	AVEDON DRIVE	UNIVERSITY BLVD	POND 2B (TRACT A-5)	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	ARBUS DRIVE	AVEDON DRIVE	/	/	/
		24"-36" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	PENN AVE	LOT 7 BLOCK 10	SAGAN LOOP	/	/	/
		24" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	GANDERT AVE	ALLEY TRACT 7-E	AVEDON DRIVE	/	/	/
		48"-54" DIA	RCP W/ NEC. MH'S, LATERALS & INLETS	SAGAN LOOP	PENN AVE	POND 2A (TRACT A-5)	/	/	/
		54" DIA	STORM DRAIN CONNECTOR PIPE	FUTURE STRAND LOOP/ TRACT A-5	POND 2B	POND 3	/	/	/
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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  
 3.7 AC-FT DRAINAGE POND '2B' W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN  
 3.4 AC-FT DRAINAGE POND '3' W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN  
 6.3 AC-FT OFFSITE PRIVATE DRAINAGE POND SYSTEM W/ AGR. & COV; NOT TO BE FINANCIALLY GUARANTEED, TO BE CERTIFIED W/ THE GRADING PLAN

POND 2A  
TRACT A-5  
 POND 2B  
TRACT A-5  
 POND 3  
 WEST OF PROPOSED DEVELOPMENT  
ON TRACT A-1

/	/	/
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/	/	/

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

AGENT/OWNER

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

CHRISTIAN J. SHOLTIS, PE 7/20/2011  
PREPARED BY: PRINT NAME DATE

*Pat Clark* 7-20-11  
DRB CHAIR DATE

*Q. Sandoval* 7/20/11  
PARKS & GENERAL SERVICES DATE

BOHANNAN HUSTON, INC.

*Pat Clark* 07-20-11  
TRANSPORTATION DEVELOPMENT DATE

*Christian J. Sholtis*  
SIGNATURE

*A. Porter* 07/20/11  
ABCWUA DATE

*Curtis A. Chan* 7-20-11  
AMAFCA 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



## OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
DEVELOPMENT REVIEW BOARD

February 16, 2011

**Project# 1006007**

11DRB-70007 MAJOR - PRELIMINARY PLAT APPROVAL

11DRB-70012 MINOR - TEMP DEFERRAL OF SIDEWALK CONSTRUCTION

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-3, **MESA DEL SOL INNOVATION PARK** (T.B.K.A. MONTAGE UNIT 2), zoned PC, located on the southwest side of UNIVERSITY BLVD SE between EASTMAN CROSSING SE and STRYKER AVE SE containing approximately 21.8222 acre(s). (R-16)[*Deferred from 2/9/11*]

At the February 16, 2011 Development Review Board meeting, with the signing of the infrastructure list, the preliminary plat was approved. The temporary deferral of sidewalks was approved.

If you wish to appeal this decision, you must do so by March 3, 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).

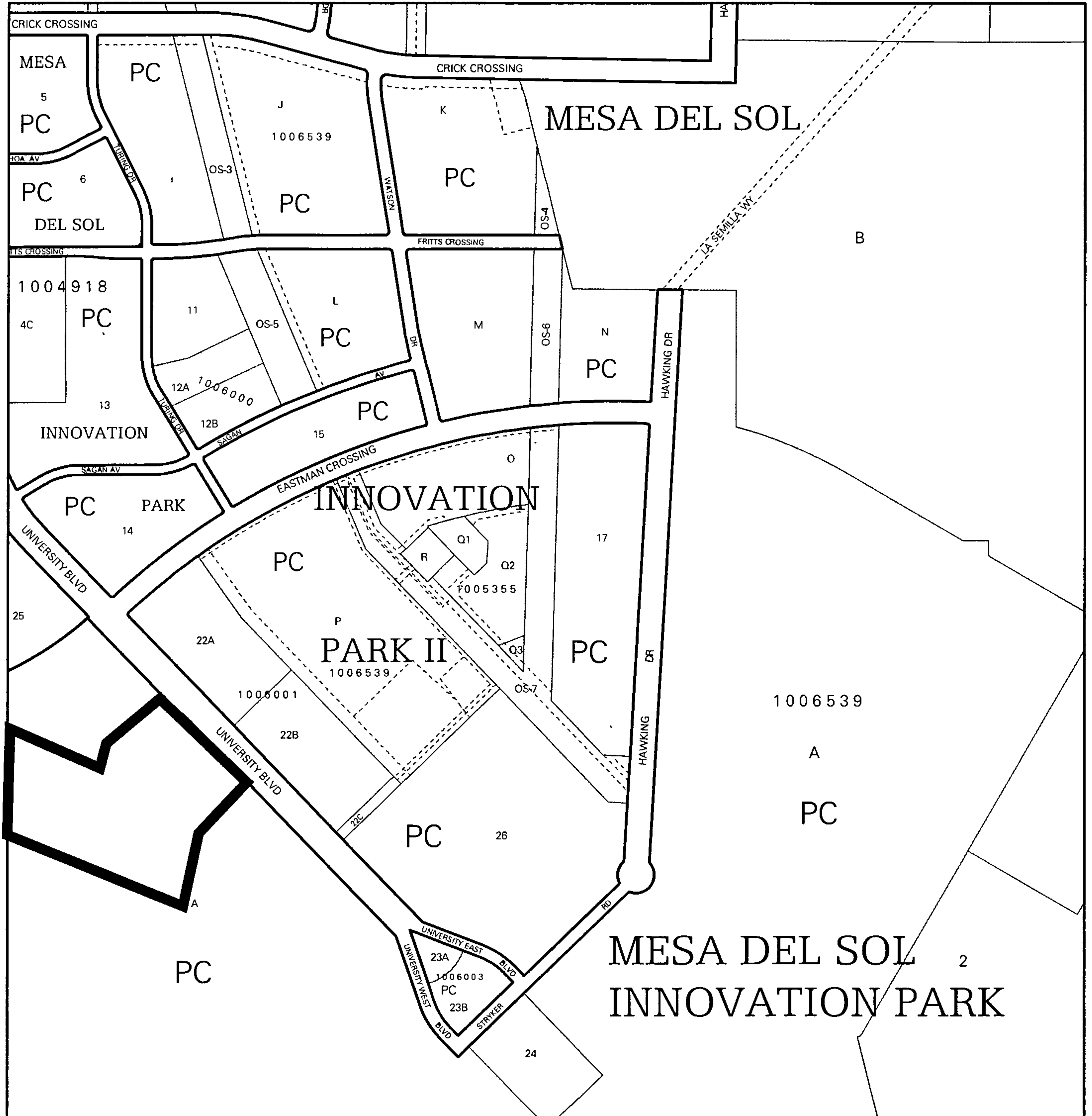
Jack Cloud, DRB Chair

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

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

Marilyn Maldonado

file



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: 1/24/2011







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 2<sup>nd</sup> 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-3 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: 117 No. of proposed lots: 117 Total area of site (acres): 21.8  
 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 July 12, 2011

(Print) CHRISTIAN J. SHOLTIS Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Form revised 4/07

<input type="checkbox"/>	INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/>	All checklists are complete	<u>11DRB - 70189</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	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	\$ _____
					Total
					<u>\$ 70.00</u>

Hearing date July 20, 2011

*Christian J. Sholtis*  
 Planner signature / date 7-13-11

Project # 1006007

**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.

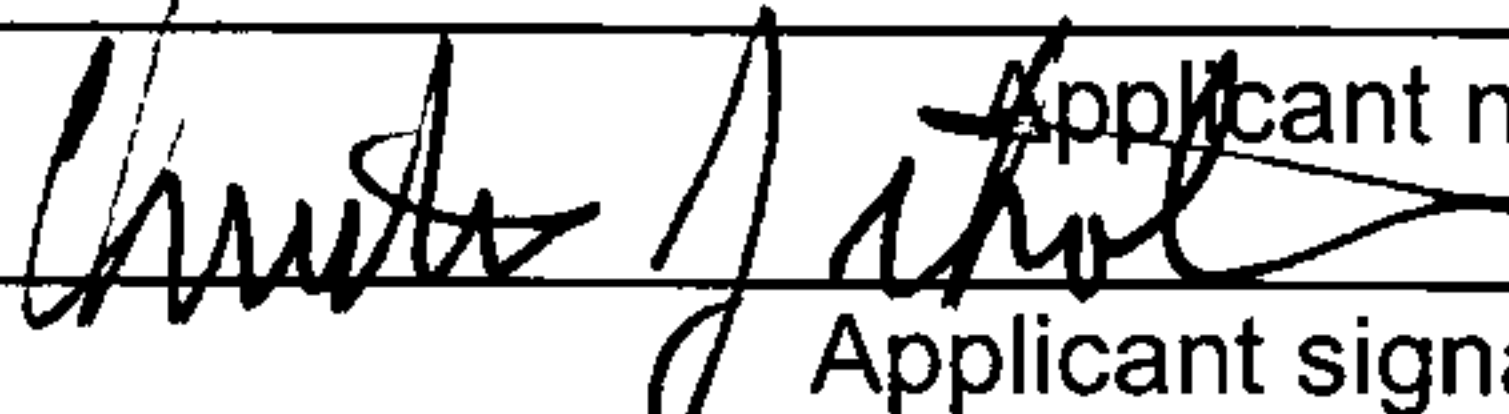
**AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

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.

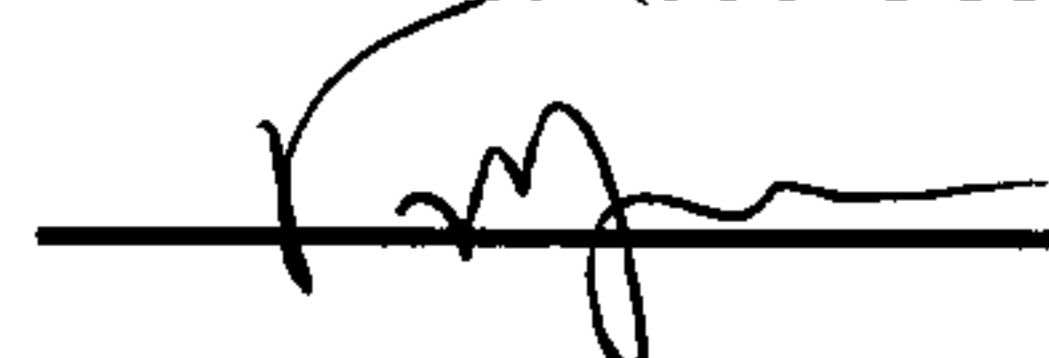
Christian J. Sholtis  
 Applicant name (print)  
  
 Applicant signature / date 7-12-11



Form revised **October 2007**

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

Application case numbers  
 11DRB - \_\_\_\_\_ - 70189

  
 Planner signature / date 7-13-11  
 Project # 1006006

July 13, 2011

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

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

Re: Mesa del Sol Tract A-3, Montage Unit 2 – Infrastructure List Amendment  
(Project #1006007)

Dear Mr. Cloud:

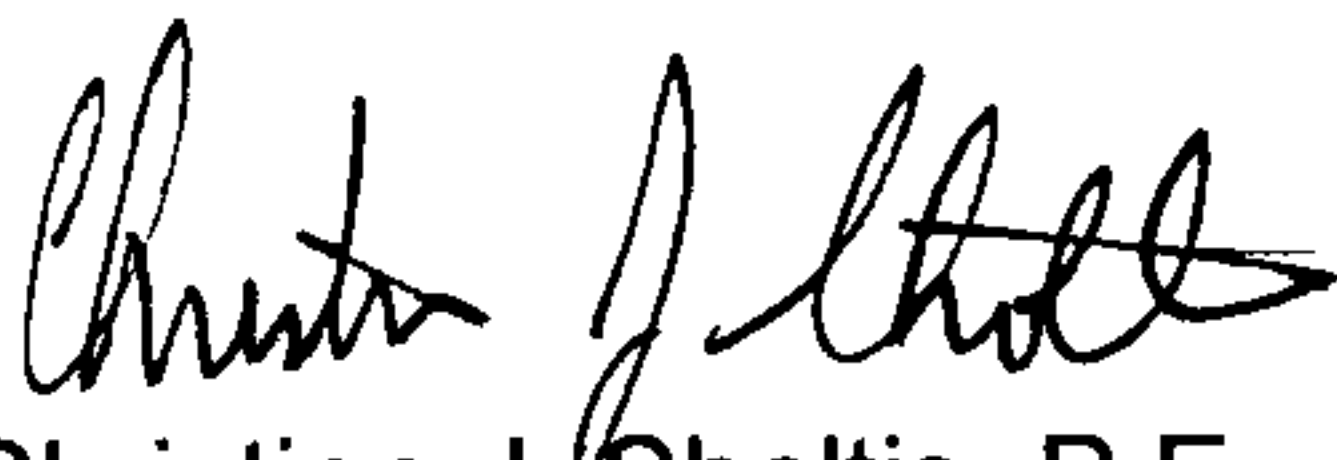
Enclosed for Development Review Board (DRB) review and comment are copies of the following information:

- 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 a 4" water re-use line required by the Utility Authority, the addition of a 4" potable water line in Tract J to serve adjoining lots, and the deletion of sidewalk on the north side of Stieglitz Ave which is consistent with Unit 1 and also the Level A Plan. 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 J. Sholtis, P.E.  
Senior Project Manager  
Community Development & Planning

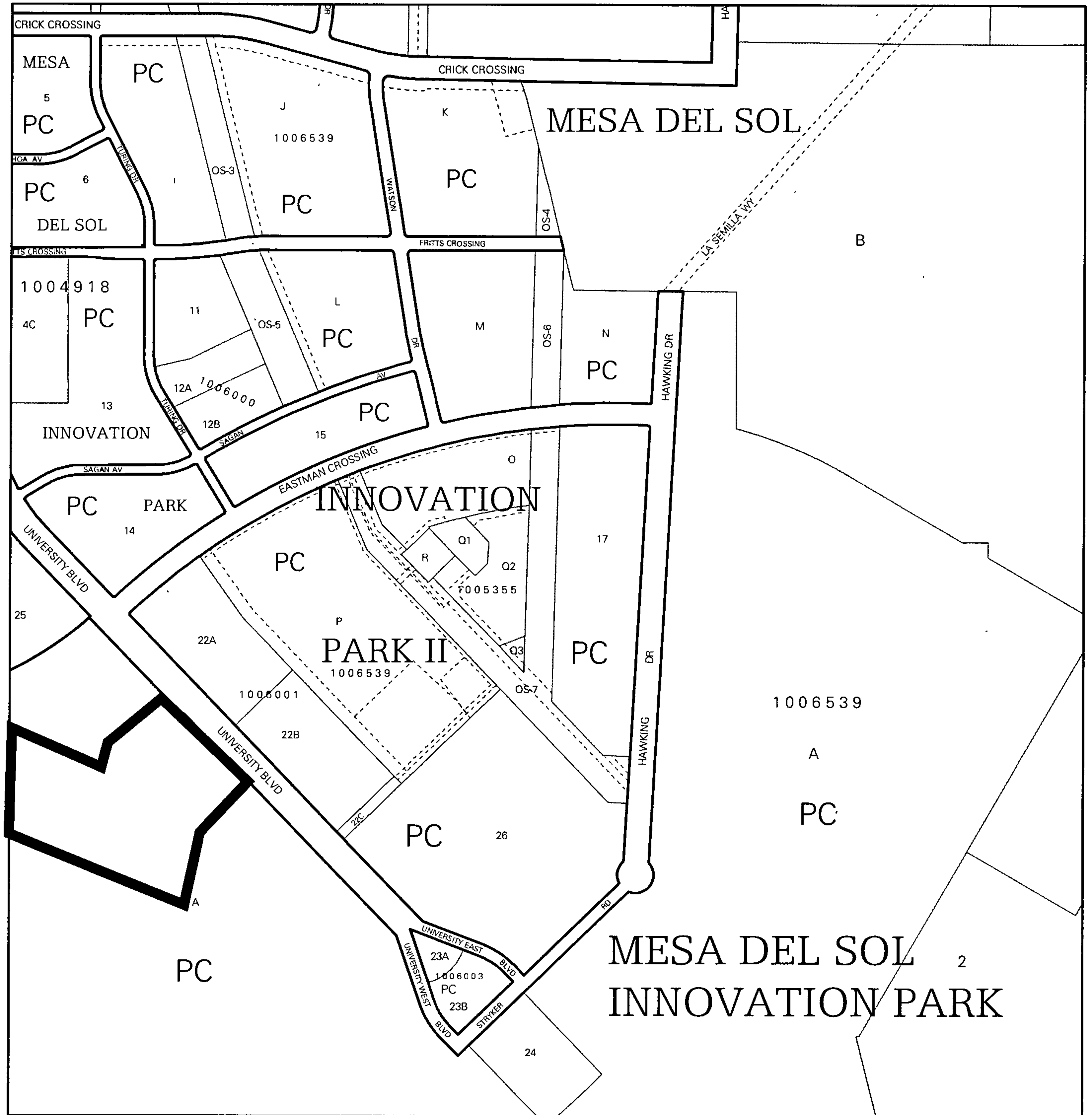
CJS/tms  
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC

**Engineering ▲**

**Spatial Data ▲**

**Advanced Technologies ▲**



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: 1/24/2011



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 2<sup>nd</sup> 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: 505.400.3021  
 ADDRESS: 801 UNIVERSITY BLVD., SUITE 200 FAX: 505.242.2978  
 CITY: ALBUQUERQUE STATE NM ZIP 87106 E-MAIL: \_\_\_\_\_

APPLICANT: BOHANNON HUSTON INC PHONE: 505.823.1000  
 ADDRESS: 7500 JEFFERSON NE FAX: 505.798.7988  
 CITY ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: CSHOLTIS@BHINC.COM

Proprietary interest in site: \_\_\_\_\_ List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: PRELIMINARY PLAT, SIDEWALK 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. TRACT A-3 Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: MESA DEL SOL MONTAGE UNIT 2  
 Existing Zoning: PC Proposed zoning: PROPOSED DEVELOPMENT MRGCD Map No \_\_\_\_\_  
 Zone Atlas page(s): R-16 UPC Code: RESIDENTIAL

**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-1006007

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?   
 No of existing lots 1 TRACT No of proposed lots: 128 Total area of site (acres): 21.8222 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 JANUARY 14, 2011  
 (Print) CHRISTIAN J. SHOLTIS Applicant  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers

11DRB - 70007  
 \_\_\_\_\_  
 \_\_\_\_\_  
70012

Action

PP  
ADV  
CMF  
TSD

S.F.

Fees 3,500.00  
\$ 2465.00  
\$ 75.00  
\$ 20.00  
 Total  
\$ 2580.00

Hearing date Feb 9, 2011

[Signature]

1-14-11  
 Planner signature / date

Project # 1006007

Form revised 4/07

**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)  
1-14-11 Applicant signature / date



Form revised **October 2007**

[Signature] Planner signature / date  
 Project # 1006007

<input checked="" type="checkbox"/> Checklists complete	Application case numbers
<input checked="" type="checkbox"/> Fees collected	<u>11DRB - 7007</u>
<input checked="" type="checkbox"/> Case #s assigned	_____
<input checked="" type="checkbox"/> Related #s listed	_____

**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)**
- 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.**

- SEWALK VARIANCE (DRB20)**
- SEWALK 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 SEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SEWALK 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

Christian J. Sholtis Applicant name (print)  
1-20-11 Applicant signature / date



Form revised 4/07

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

Application case numbers  
11 DRB - 70012

K. [Signature] 1-20-11  
 Planner signature / date  
 Project # 1006007

# 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 January 25 2011 To February 9 2011

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.

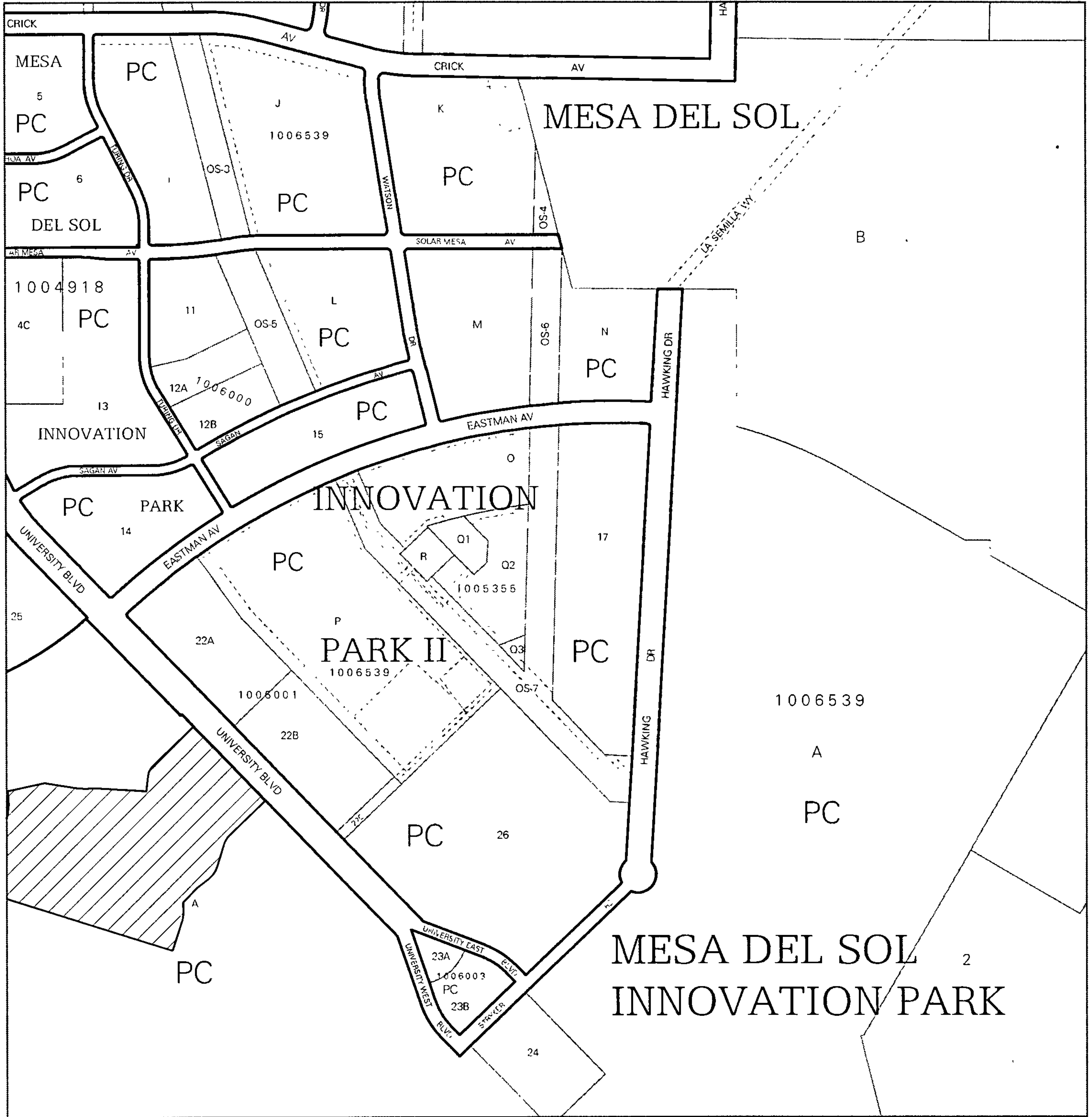
I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

[Signature] (Applicant or Agent) 1/14/11 (Date)

I issued 1 signs for this application, 1-14-11 (Date) [Signature] (Staff Member)

DRB PROJECT NUMBER: 1006007





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	



JOURNAL PAVILION

Mesa del Sol Regional  
Recreation Complex

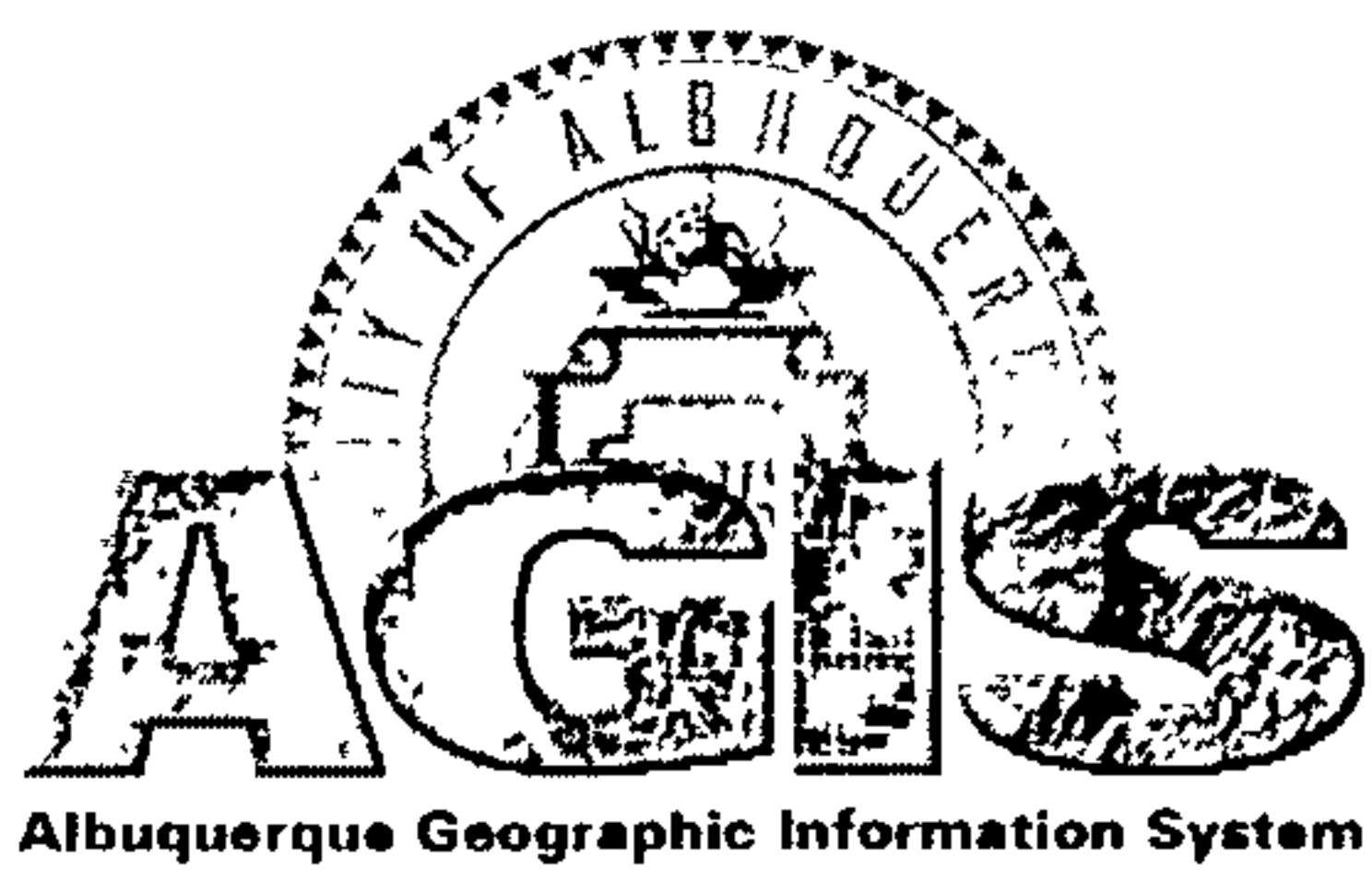
13  
1004075

**MESA DEL SOL**  
SU-1/URBAN REGIONAL PARK

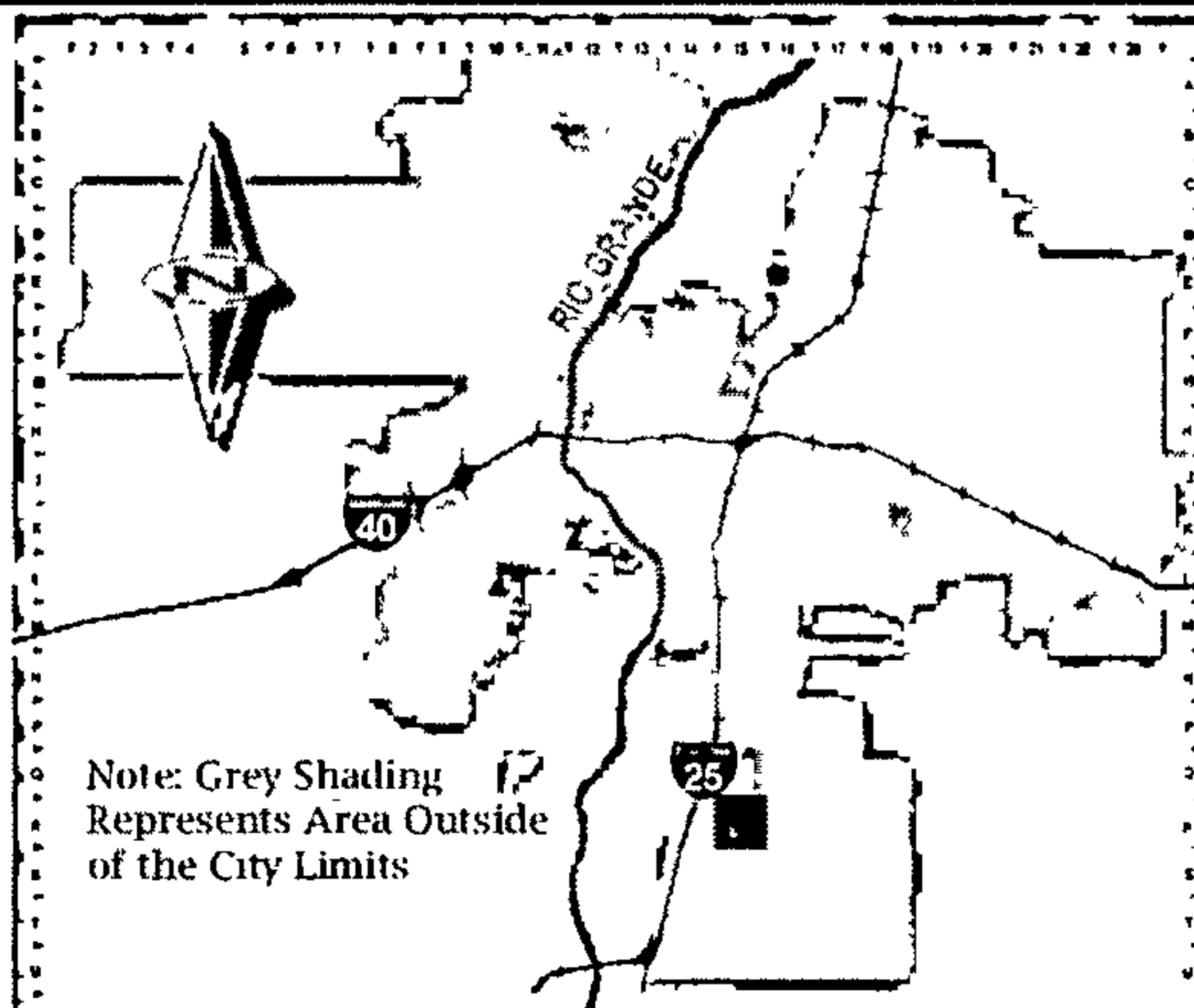
PC

**MESA DEL SOL**  
INNOVATION PARK

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



Map amended through 2/4/2010

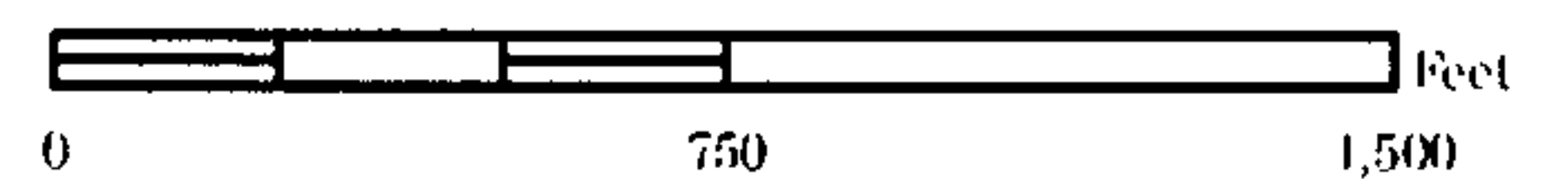


Zone Atlas Page:

**R-15-Z**

Selected Symbols

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



January 14, 2010

[www.bhinc.com](http://www.bhinc.com)voice: 505 823 1000  
facsimile: 505 798.7988  
toll free: 800 877.5332Mr. Jack Cloud, DRB Chair  
City of Albuquerque  
Planning Department  
PO Box 1293  
Albuquerque, NM 87102Re: Mesa del Sol Neighborhood Montage Unit 2 – Preliminary Plat, and Sidewalk Deferral (DRB  
1006007)

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 (Exhibit B )
- Letter from the Office of Neighborhood Coordination
- DRWS 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 second phase of the first residential development at Mesa del Sol and encompasses approximately 22 acres subdivided into approximately 117 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, although public parks will not be dedicated at this time.

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. Shottis, P.E.  
Senior Project Manager  
Community Development and PlanningCJS/cc  
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC

**ENGINEERING** ▲**SPATIAL DATA** ▲**ADVANCED TECHNOLOGIES** ▲

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) / AIR QUALITY IMPACT ASSESSMENT (AQIA) FORM

APPLICANT: Bohannon Huston Inc DATE OF REQUEST: 1/4/11 ZONE ATLAS PAGE(S): R15-16

CURRENT:

ZONING PC

PARCEL SIZE (AC/SQ. FT.) 21.8222

REQUESTED CITY ACTION(S):

- ANNEXATION [ ] SECTOR PLAN [ ] SITE DEVELOPMENT PLAN:
COMP. PLAN [ ] ZONE CHANGE [ ] A) SUBDIVISION [ ] BUILDING PERMIT [ ]
AMENDMENT [ ] CONDITIONAL USE [ ] B) BUILD'G PURPOSES [ ] ACCESS PERMIT [ ]
Preliminary Plat [X] C) AMENDMENT [ ] OTHER [ ]

LEGAL DESCRIPTION:

LOT OR TRACT # TRA-3 BLOCK # Tracts A-1 thru A-6
SUBDIVISION NAME Mesa Del Sol MDS Innovation
Montage Unit 2 Parcel

PROPOSED DEVELOPMENT:

- NO CONSTRUCTION/DEVELOPMENT [X]
NEW CONSTRUCTION [ ]
EXPANSION OF EXISTING DEVELOPMENT [ ]

GENERAL DESCRIPTION OF ACTION:

# OF UNITS:
BUILDING SIZE: (sq. ft.)

NOTES: 1. Changes made to development proposals / assumptions, from the information provided above, may change the TIS or AQIA analysis requirements.

APPLICANT OR REPRESENTATIVE Bohannon Huston Inc DATE 1/4/11
(TO BE SIGNED UPON COMPLETION OF PROCESSING BY TRAFFIC ENGINEER AND ENVIRONMENTAL HEALTH)

Planning Department, Development & Building Services Division, Transportation Development Section -
2nd Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [X] NO [ ] BORDERLINE [ ]

THRESHOLDS MET? YES [X] NO [ ] MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: [ ]

Notes: FIRST NEIGHBORHOOD TIS (8/21/07)

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

Tony Zel TRAFFIC ENGINEER DATE 1-4-11

Air Quality Impact Analysis (AQIA) May Be Required: N/A

Section 14-16-3-14 of the COA Comprehensive Zoning Code contains threshold requirements for air quality studies. Criteria and thresholds contained in the Zoning Code specify which land use or plan actions will require preparation of an AQIA. Please refer to this section in order to determine if your proposal merits study for air quality impacts. An AQIA is not required, if a TIS is not required by the City or an associated TIS shows all signalized intersections functioning at Level of Service (LOS) C or better. An AQIA will only be required for a Sector Development Plan or Sector Development Plan Amendment if it meets AQIA thresholds in the Zoning Code.

AIR QUALITY IMPACT ANALYSIS (AQIA) REQUIRED: YES [ ] NO [ ] N/A

Contact an Air Quality Planner at 768-2660 to insure that input is received from the Air Quality Division during the scoping of the companion TIS. Any subsequent changes to the development proposal identified above may require an update or new AQIA.

APPLICANT DATE

Required TIS and/or AQIA must be completed prior to applying to the EPC. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 8/21/07 -FINALIZED 1/1/11
TRAFFIC ENGINEER Tony Zel DATE 1-4-11

**FORM DRWS: DRAINAGE REPORT / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION  
FOR MAJOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS.

**PROJECT NAME:** \_\_\_\_\_

**AGIS MAP #** \_\_\_\_\_

**LEGAL DESCRIPTIONS:** Tract A-3, Bulk Land Plat Tracts  
A-1 thru A-6 Mesa Del Sol  
Innovation Park

**DRAINAGE REPORT**

A drainage report, as per the Drainage Ordinance, was submitted to the City of Albuquerque Public Works Department, Hydrology Division (2<sup>nd</sup> Floor Plaza del Sol) on a while ago (date).

- Bohannon Huston Inc  
Applicant/Agent

- 1/4/11  
Date

[Signature]  
Hydrology Division Representative

1/4/11  
Date

**WATER AND SEWER AVAILABILITY STATEMENT**

A Water and Sewer Availability Statement for this project was requested from the City of Albuquerque Utilities Development Division (2<sup>nd</sup> floor, Plaza del Sol) on \_\_\_\_\_ (date).

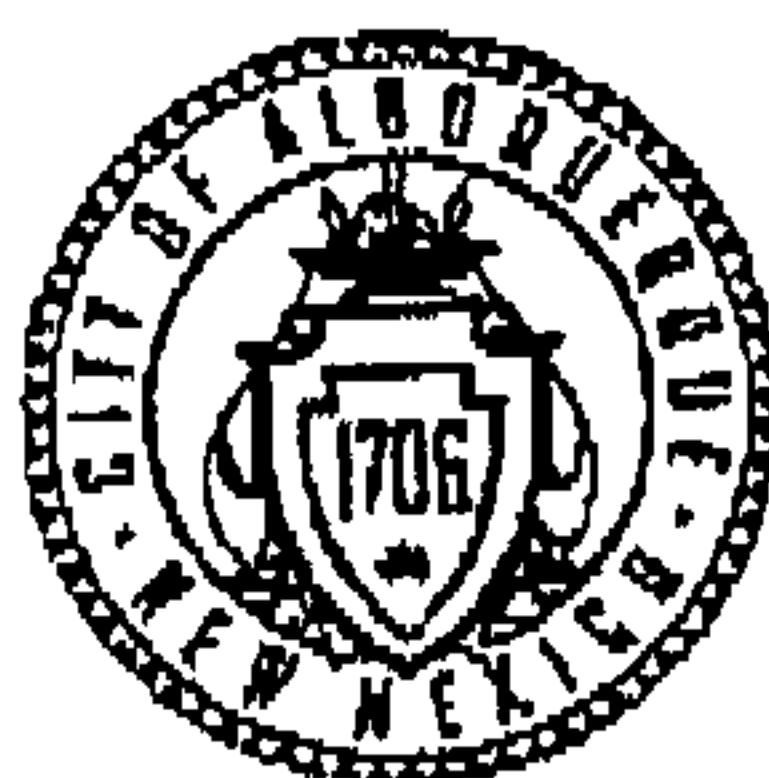
Bohannon Huston Inc  
Applicant/Agent

1/4/11  
Date

[Signature]  
Utilities Division Representative

1-14-11  
Date

**PROJECT #** \_\_\_\_\_



*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.

January 4, 2011

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

This letter will serve to notify you that on **January 4, 2011:**

**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-3, BULK LAND PLAT OF TRACTS A-1 THRU A-6, MESA DEL SOL INNOVATION PARK, LOCATED ON UNIVERSITY BOULEVARD SE BETWEEN BOBBY FOSTER ROAD SE AND SOLAR MESA AVENUE SE zone map R-15-16.**

**Our records indicate that as of January 4, 2011, 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](mailto: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-
- 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](mailto:swinklepleck@cabq.gov).

Thank you for your cooperation on this matter.

\*\*\*\*\*

(below this line for ONC use only)

Date of Inquiry: **01/04/11** Time Entered: **1:30 p.m.** ONC Rep. Initials: **siw**



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



DRB Project # 1006007

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 2, and more particularly described as Tract A3 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 # 1006007

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: [Signature]  
Its: [Signature]

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

This instrument was duly acknowledged before me this 17 day of November, 2010 by Michael D Palm, 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.

Pamela Gaudin  
Notary Public

My Commission Expires: Oct 17, 2011



ALBUQUERQUE PUBLIC SCHOOLS

By: [Handwritten Signature]  
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 Capital Master Plan 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.

[Handwritten Signature]  
Notary Public

My Commission Expires: May 18, 2011

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

## CLIENT/COURIER TRANSMITTAL

To: DRB Members

Requested by: Chris Sholtis

Date: 1-14-10

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

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

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	Revised Preliminary Plat
2	1	Revised Sidewalk Deferral Exhibit
3	1	Revised Infrastructure List
4	1	Building Setback Exhibit (Jack Only)
5	1	Truck Turning Template for Bourke White/Witkin (Kristal Only)

### COMMENTS / INSTRUCTIONS

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335  
[www.bhinc.com](http://www.bhinc.com)  
voice: 505.823.1000  
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<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: _____

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### COMMENTS / INSTRUCTIONS

REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

# A City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### Supplemental form

#### SUBDIVISION

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

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)

#### SITE DEVELOPMENT PLAN

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

V

P

D

L A

#### STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

#### APPEAL / PROTEST of...

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

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2<sup>nd</sup> 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): Bohannon Huston, Inc. PHONE: (505) 823-1000

ADDRESS: 7500 Jefferson NE FAX (505) 798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: csholtis@bhinc.com

APPLICANT: Mesa del Sol PHONE: 400-3021

ADDRESS: 5700 University West SE, Suite 310 FAX: 452-2800

CITY: Albuquerque STATE NM ZIP 87106

Proprietary interest in site: Owner/Developer List all owners:         

DESCRIPTION OF REQUEST: Sketch Plat Review for Mesa del Sol, Residential Plat No. 1, Phase 1B

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

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

Lot or Tract No. Replat of Tract A Block:          Unit:         

Subdiv/Addn/TBKA: Bulk Land Plat for Mesa del Sol Innovation Park

Existing Zoning: SU-2/PC Proposed zoning: SU-2/PC MRGCD Map No         

Zone Atlas page(s): R-16 UPC Code: 101605127127110138

#### CASE HISTORY:

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

Proj. No's 1006516,1005332 Appl case # 07DRB-00046

#### CASE INFORMATION:

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

No. of existing lots: 0 No. of proposed lots: 117 Total area of site (acres): 20.9 ac

LOCATION PROPERTY BY STREETS: On or Near: University Blvd. SE.

Between: Bobby Foster Road SE and Stryker Ave. SE

Check-off if project was previously reviewed by Sketch Plat/Plan X or Pre-application Review Team . Date of review: May 2007

SIGNATURE Christian J. Sholtis, PE DATE 8/30/2010

(Print) Christian J. Sholtis, PE Applicant  Agent

#### FOR OFFICIAL USE ONLY

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

#### INTERNAL ROUTING

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

Application case numbers

10 DRB - 70249

Action

SK

S.F.

P(3)

Fees

\$ 0

\$

\$

\$

\$

\$

Total

\$ 0

Hearing date 09/8/10

Sandy Handley 08/30/10  
Planner signature / date

Project # 1006007

**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.**

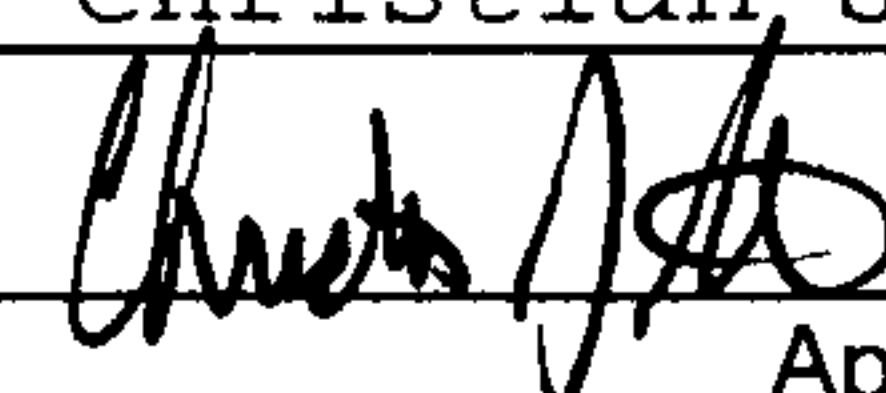
- AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01)** **Maximum Size: 24" x 36"**
- AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02)** **Maximum Size: 24" x 36"**
  - Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
  - DRB signed Site Plan being amended (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.

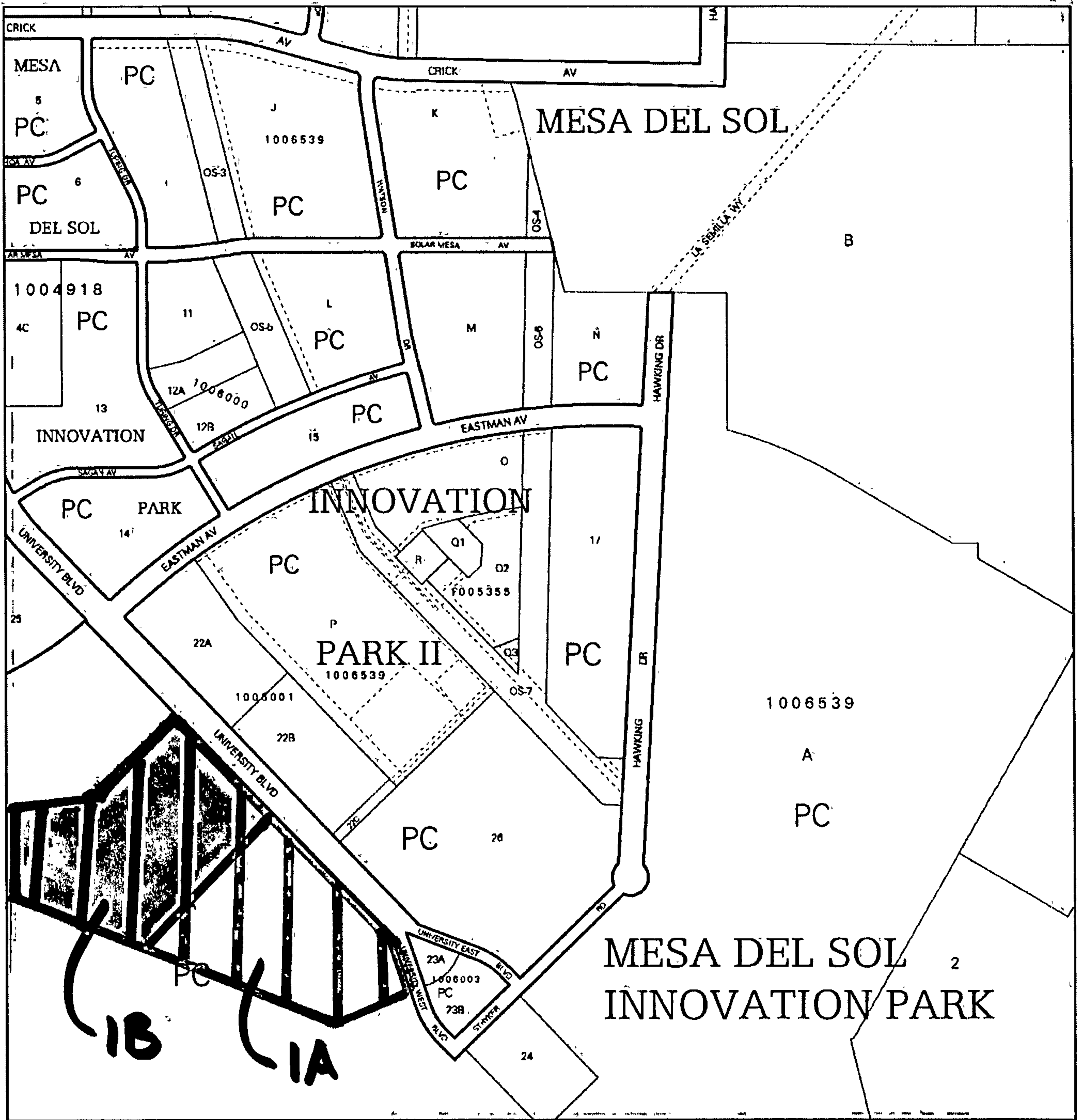
Christian J. Sholtis, PE  
 Applicant name (print)  
  
 Applicant signature / date



Form revised **October 2007**

<input checked="" type="checkbox"/> Checklists complete	Application case numbers	<u>Sandy Handley 08/30/10</u>
<input checked="" type="checkbox"/> Fees collected	<u>ODEB - 70249</u>	Planner signature / date
<input checked="" type="checkbox"/> Case #s assigned	_____	Project # <u>1006007</u>
<input checked="" type="checkbox"/> Related #s listed	_____	





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

Map amended through: 2/4/2010

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.	

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

[www.bhinc.com](http://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 2<sup>nd</sup> Street NW  
Albuquerque, NM 87103

Re: Mesa del Sol – Phase 1B 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 second phase of the first residential development at Mesa Del Sol and encompasses approximately 21 acres subdivided into approximately 117 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

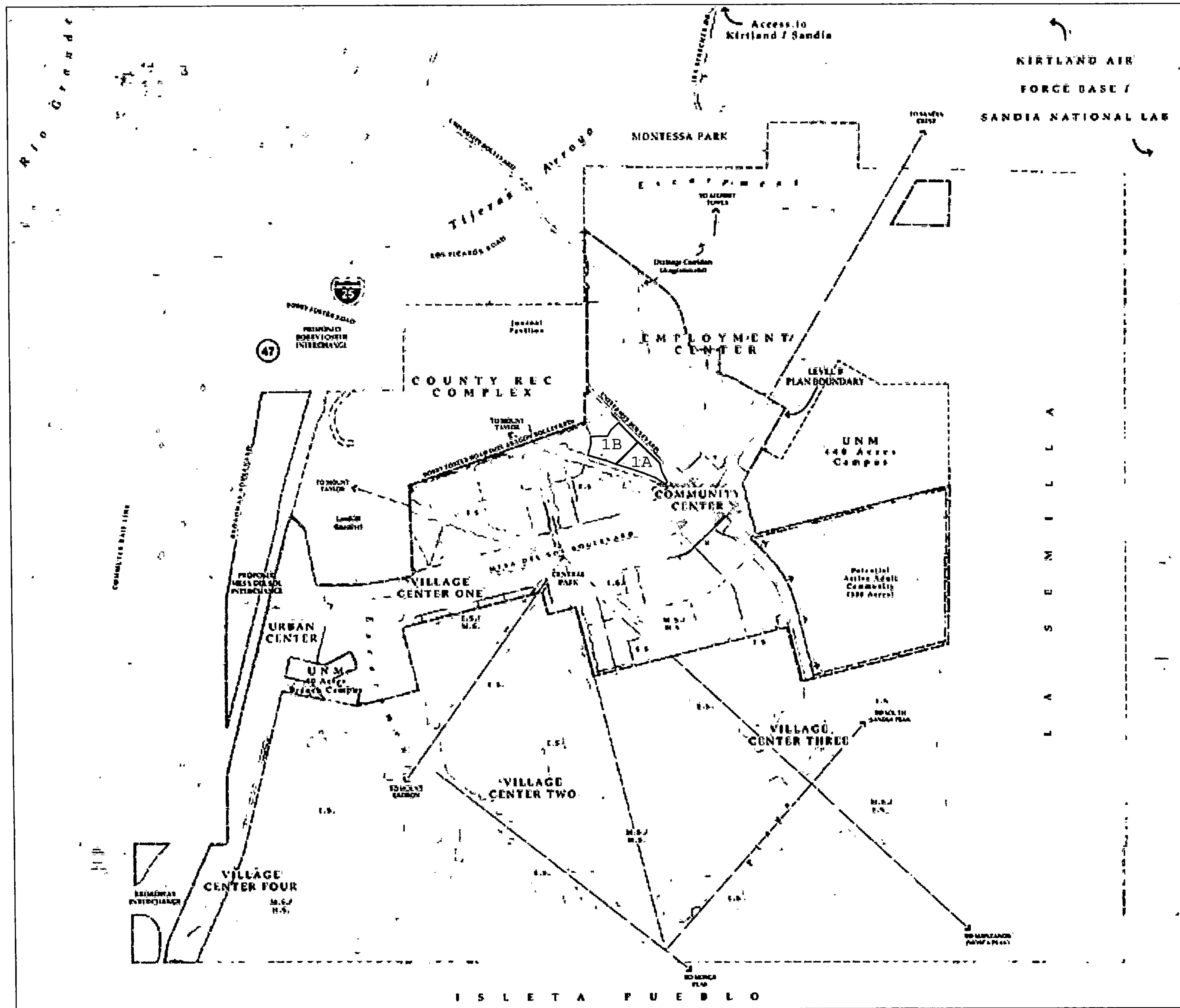
CJS/cc  
Enclosures

cc: Manny Barrera, Mesa Del Sol, LLC.

**ENGINEERING ▲**

**SPATIAL DATA ▲**

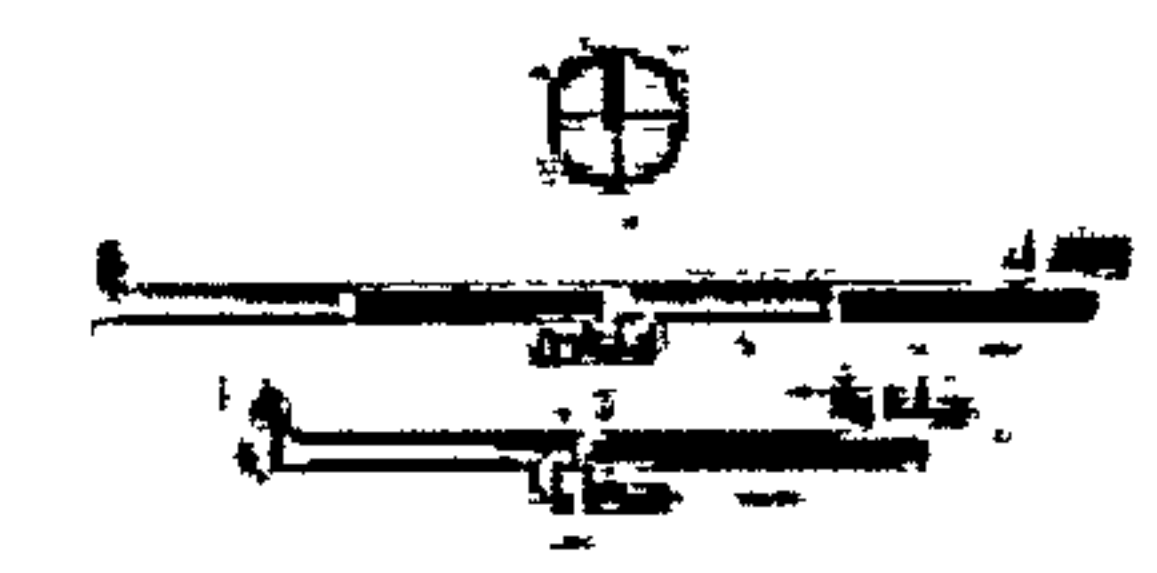
**ADVANCED TECHNOLOGIES ▲**



**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



# PROJECT #

1006007

*App #*

*Action*

*Date*

12DRB-70378

FP

12-19-12

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# PROJECT #

1006007

*App #*

*Action*

*Date*

12DRB-70010

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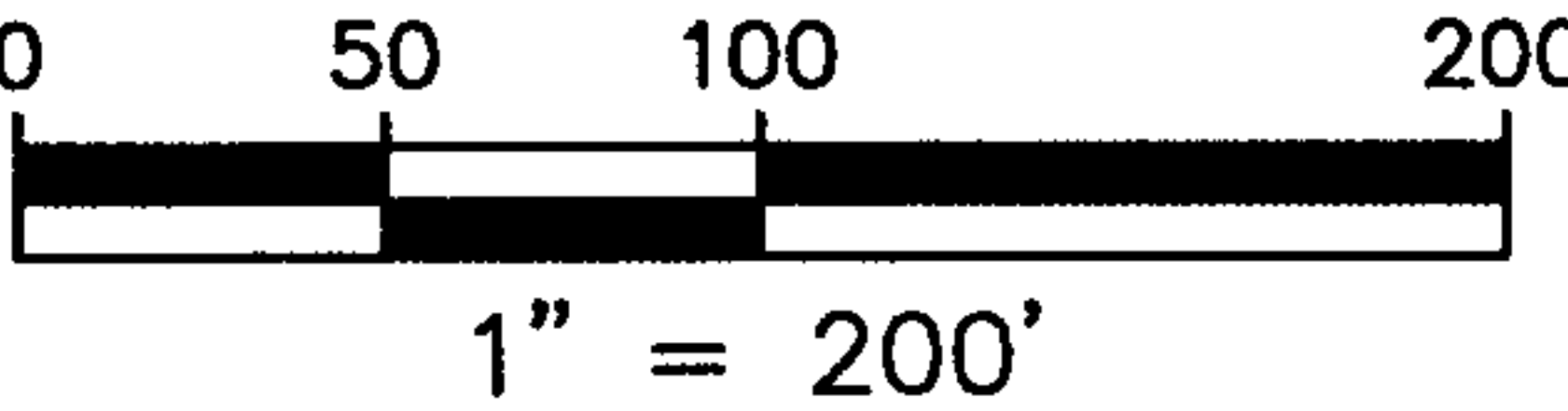
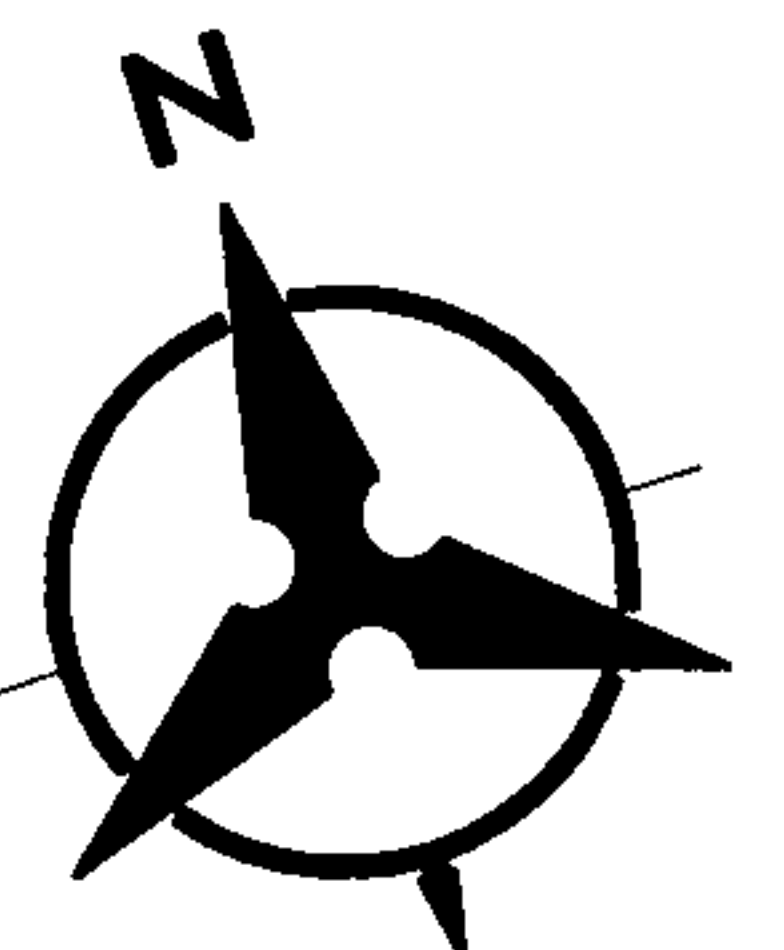
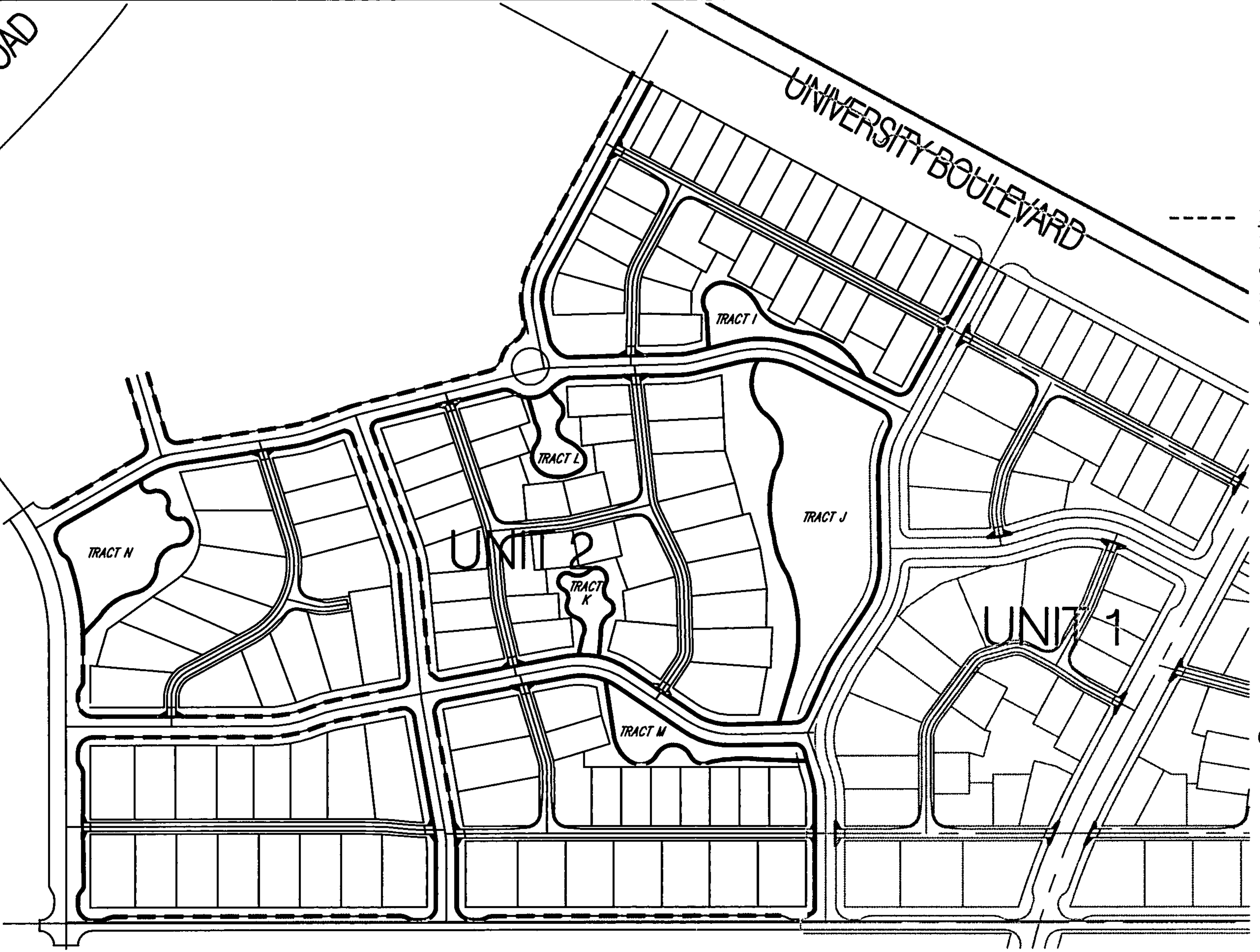
MESA DEL SOL  
SIDEWALK DEFERRAL  
EXHIBIT "B"  
UNIT 2

----- 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.

BOBBY FOSTER ROAD

UNIVERSITY BOULEVARD



**Mesa del Sol**  
**Bohannon & Huston**  
Copyright © 1999 Bohannon & Huston, All Rights Reserved. 09/1999-0005  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

